

Student Accommodation Survey



2024

Now in its fifth year, the Knight Frank/UCAS Student Accommodation Survey provides a unique insight into the opinions and preferences of students about where and how they live. The results help developers, investors and universities plan effectively for the future.

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UCAS

Messages for the sector

Student preferences are evolving. Accommodation providers need to move with that change in order to best support the future student cohort. Our report, now in its fifth edition, outlines the views and expectations of incoming and current students.



65%

Accommodation drives decisions on where to study: 65% of those applying to university for the first time said that the availability of accommodation had an influence on their decision on where to apply. The results point to a need for universities and the private sector to work closely to ensure the housing options available – to both new and existing students – meet expectations. When it comes to accommodation, quality, cost and location are the most important factors for new students when choosing where to live. Our full analysis of what students applying to university are looking for is on [pages 6-7](#).



69%

By the end of the decade, the purpose-built sector will accommodate the majority of second and third-year students: Higher levels of satisfaction among those living in purpose-built accommodation are one factor underpinning that view, but it is also going to be driven by convenience and cost. Some 69% of those living in private purpose-built student accommodation (PBSA) rated the option to live in a property for more than one year as good or excellent. More than half of those applying to university noted that purpose-built accommodation had become more appealing because of the increased cost of living. We look in more detail at students' likes and dislikes when it comes to accommodation on [pages 8-10](#).



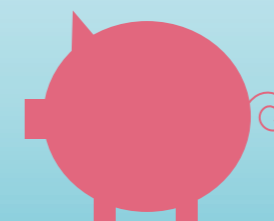
3.5%

Students value amenity that provides clear and obvious benefits: That may feel like an obvious statement to make, but one thing that came through emphatically in both our survey and focus groups was a preference for high quality accommodation that offers amenities that add value. That includes things like fast WiFi, which just 3.5% of students said they would be willing to live without for cheaper rent. In contrast, 66% of respondents said they'd rather have cheaper rent than pay for an on-site swimming pool. We explore this further on [page 11](#).



44%

Price sensitivity around accommodation costs is high, and rising: While 44% of students living in private PBSA said their accommodation was good or excellent value for money, a combination of strong rental growth and below inflation increases to grants and loans means students are focused on outcomes and value. Survey results specific to the intersection between cost, value and the impact on budgets are explored on [pages 12-13](#). For investors and operators this means delivering the highest quality accommodation possible within the constraints of viability. The sector scores well in this regard relative to the other options available, but there is room for improvement.



51%

Investors, developers and operators need to focus on the affordability of their offering to students and understand how accommodation feeds into students' decision making. Some 51% of first year students indicated that there were not enough housing options for students in the location where they are studying. To alleviate this pressure, partnerships to build new or refurbish existing stock between universities and private accommodation providers are likely to become more widespread. We look at this and other metrics related to affordability on [pages 14-15](#).



78%

The overarching theme from this year's survey in relation to ESG is the importance of feeling supported and, crucially, how this is impacting student decisions on where they live. Some 78% of respondents to our survey indicated that their accommodation providers' commitment to supporting student wellbeing and mental health was an important factor in their decision about where they live. For operators, the importance of accommodation-based pastoral staff and their impact on student support is critical. In this year's results, an on-site wellbeing rep or practitioner scored above physical amenities such as a gym when students were asked to rank amenities that were important to their wellbeing. [See pages 16-19 for more.](#)

Surveying the market

Understanding student views and preferences when it comes to accommodation will allow the sector to plan effectively for the future.

Investors continue to view the student accommodation sector favourably, driven by changing student demographics and a heightened focus on quality living experiences. A 2.6% year-on-year increase in total acceptances, coupled with a growing population of 18-year-olds projected to 2030, provides a good foundation for accommodation demand.

The UK higher education system also remains attractive, despite widely acknowledged challenges for institutions surrounding the twin

pressures of reduced income in real terms and increasing costs.

More specifically, the accommodation sector continues to be defined by an imbalance between supply and demand, with the delivery of new beds not keeping pace with student numbers.

Fewer than 17,500 new purpose-built student beds will be added to supply in the 2024/25 academic year. Longer-term, just 258,000 new purpose-built student accommodation (PBSA) beds have been added across the UK since 2012. Over that same period, almost 470,000 full-time students have joined the student population.

Different markets are seeing varying levels of new supply, and of student number growth. But at a headline level such disparity points to ongoing pressure on an already undersupplied market. It also puts the quality and value of existing accommodation under the spotlight.

In this context, understanding and identifying the changing needs of

students is important if the sector is to deliver the very best living experience, and to maintain occupancy and drive lease up. Our research with UCAS, now in its fifth year, provides unique insights into the opinions and preferences of students about where they live and what they want from their accommodation.

In a change from previous years, this year we conducted three surveys of students at different points of the cycle, one covering prospective new undergraduates and the others focusing on current students. For the first time, insight was also collected from dedicated focus groups. This approach has given us a deeper understanding of student expectations of their accommodation before they start university, as well as the reality during their studies.

The results highlight both the importance students place on where they will be living while at university, as well as the role accommodation plays in where they choose to study.

We know, for example, that when it comes to choosing what and where to study, the quality of education and post-study employment opportunities are critical, but students also think about practicalities. Where will they live? How much will it cost?

Reflecting this, some 65% of those applying to university for the first time said that the availability of accommodation had influenced their decision on where to apply. Nearly a third of applicants thought there were not enough accommodation options in their chosen city.

This year's survey once again points to affordability being the number one issue facing students when it comes to accommodation. For investors and operators this means delivering the highest quality

accommodation possible within the constraints of viability. Operators must be quick to identify and prioritise the elements in accommodation that are most important to students.

Our survey also confirms that student accommodation is so much more than bricks and mortar. Over the last decade we have seen an evolution of student demand and of the expectation placed on the role accommodation plays in the overall university experience. PBSA has had to evolve and innovate to support

this shift and to provide the base from which students can succeed academically, whilst also creating an environment that promotes safety, community and wellbeing.

It is for this reason that we continue to work in partnership with UCAS to bring the highest quality insight to the sector. The views and opinions of the students shared in this report give a unique perspective into their changing needs and will help investors, developers and universities better plan for the future.

65%

of those applying to university for the first time said the availability of accommodation had influenced their decision on where to apply

KNIGHT FRANK / UCAS SURVEY: SAMPLE STRATIFICATION

Students were surveyed three times at different points of the academic cycle. The first survey canvassed the views of applicants before they started university. The second targeted existing students at the start of the academic year; the third took place at the end of the academic year. The sample size of each pulse survey was 1,500 students. In total, 4,500 students took part.



Year of study

50% first years, 50% second year plus students



Type of accommodation

33% university operated PBSA, 33% private PBSA, 33% private rented sector, including those living in HMOs and Build to Rent. All of our respondents to our survey are renters.



Domicile

50% UK, 50% Non-UK



Regional breakdown

50% London based, 50% outside of London

“Quotes from students who took part in our focus groups are included throughout the report.”



Building foundations

The results of our applicant survey provides insight into students' expectations of their accommodation and their decision-making process before they start university.

“It’s stressful to not know that there is a guarantee that you’ll have the housing that you want.”

The survey and focus groups point to the important role that accommodation plays in students' decisions on where to study. Some 44% of applicants started researching their accommodation options before they had formally applied to university, while nearly two thirds (65%) indicated that the availability of accommodation influenced their decision on where to apply.

For students applying to university, it is often their first time living away from home. For them, quality (86%), cost (85%) and location (85%) are the

most important factors when choosing where to live. Student peer reviews of accommodation were also flagged as important, particularly to those living in private PBSA. In total, 64% of applicants said that reviews had an important influence on their decision on where to live. For applicants moving into private PBSA, that figure rose to 75%.

“Quality, over cost and location, was the most important factor to me.”

This year's student accommodation survey was conducted at a time when a period of soaring inflation is coming under control, but the long-term impact has been notable increases in the cost of many goods and services, including rents.

To this end, 31% of applicants noted that their accommodation budget had increased during their search for somewhere to live – of those, nearly half said the increase was needed because they could not find accommodation within their original budget.

SHIFTING SENTIMENT

One consequence stemming from the sharp rise in the cost of living has been a change in sentiment towards PBSA versus that of the private rented sector, thanks to its fixed cost model where certain bills are often included in rent. This came through in both our survey and focus groups.

Indeed, more than half (53%) of applicants indicated that PBSA has become more appealing because of increases in the cost of living, with 62% believing that living in PBSA would enable them to manage their costs more easily. As one of our focus group noted, *“I think purpose built is better as you don't have to deal with the extra stress of paying utility bills on top of accommodation”*.

Some international students in our focus groups also pointed to a preference for purpose-built accommodation on account of a lack of familiarity with the UK private rented sector.

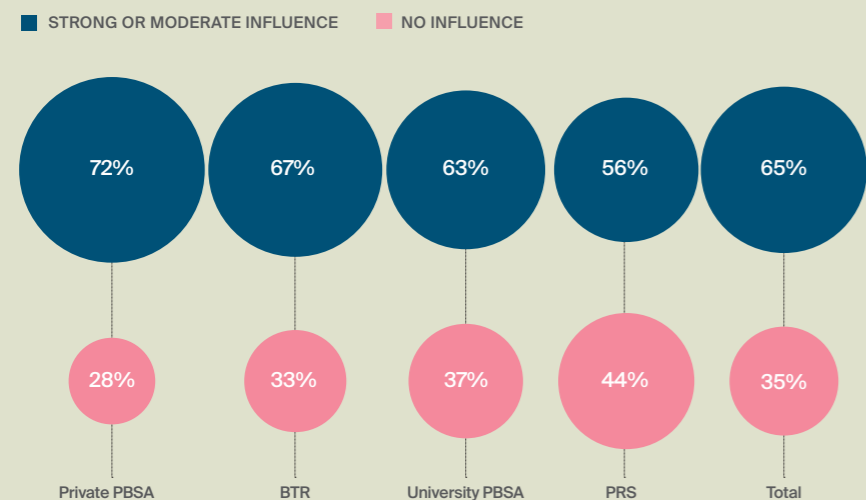
Given the focus on cost and budgets, it is unsurprising that the use of deals

53%

of applicants said PBSA has become more appealing because of the increase in the cost of living

Fig 1: To what extent has the availability of accommodation influenced your decision on where to apply to study?

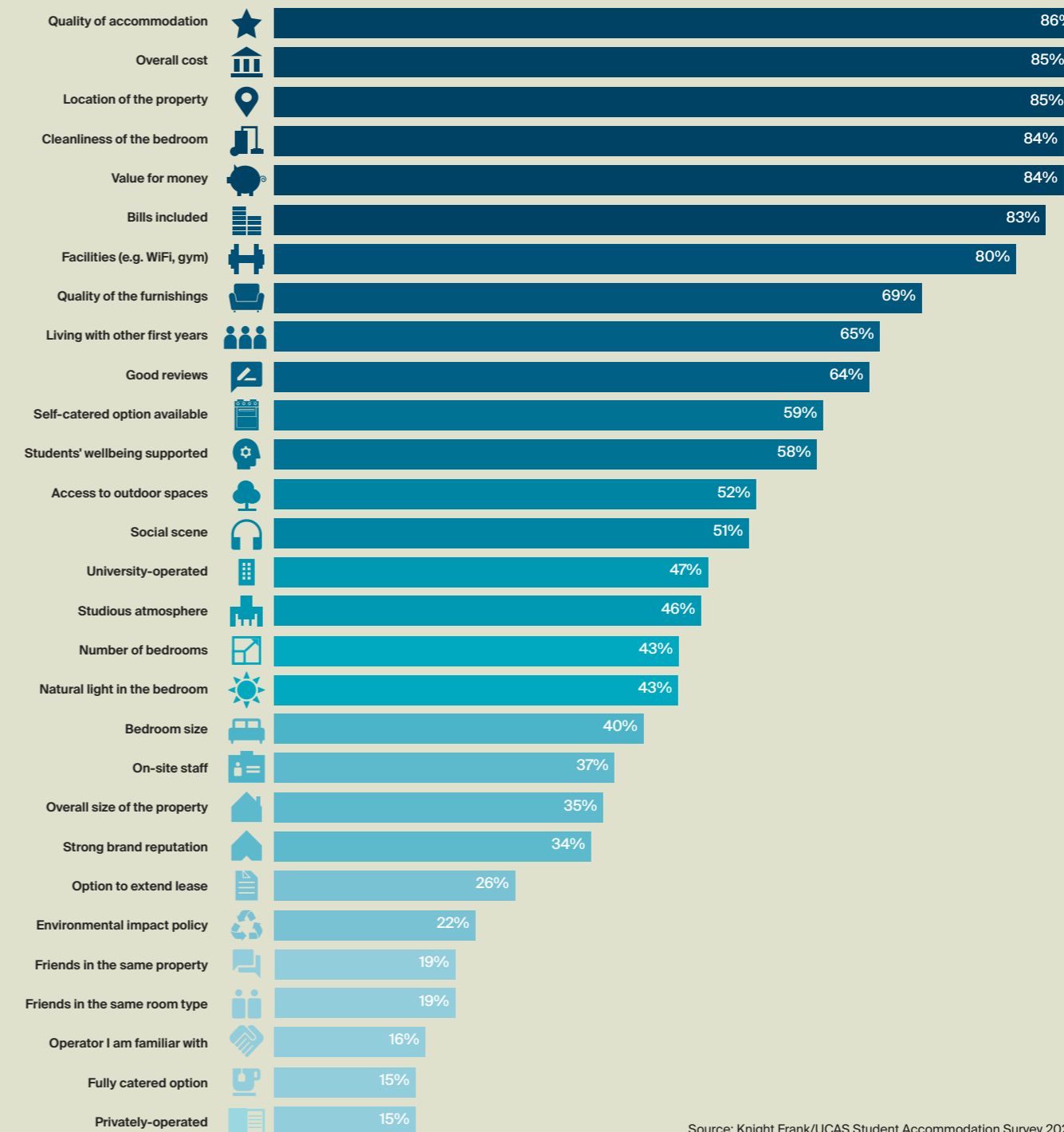
% of applicants surveyed



Source: Knight Frank/UCAS Student Accommodation Survey 2024

Fig 2: How important were/are the following factors when choosing accommodation for your first year?

% of applicants selecting each factor as 'extremely' or 'very' important



Source: Knight Frank/UCAS Student Accommodation Survey 2024

and incentives appears to have had a notable bearing on some students' decisions, with 46% of applicants saying this influenced their decision on where to live.

FUNDING

When it comes to paying for accommodation, most respondents

(76%) said they will be using their student loan, with 45% indicating that they would be receiving support from their parents. Some 38% said they plan to fund accommodation costs, at least in part, by working.

Parental involvement also had a bearing on decision making. Some 86% of respondents to our applicant survey

indicated this was the case, with nearly a quarter saying their parents were highly involved in their choice.

“At first I didn’t expect to need a part-time job, but I think I might get one now.”

Back to basics

Students living in purpose-built accommodation are most satisfied with their accommodation, but insights into amenity provision point to a preference for getting the basics right.

As has been the case in previous surveys, the majority of students said that they were satisfied with their accommodation. Those living in private PBSA or university-run halls were the most satisfied, with 76% and 77% indicating this was the case respectively.

At 70%, a lower proportion of students living in the private rented sector were satisfied overall. Interestingly, the proportion of students living in the private rented sector who said they were satisfied with their accommodation has fallen from 78% in last year's survey.

Higher levels of satisfaction among those living in purpose-built accommodation are one factor underpinning our expectation that within the next decade the PBSA sector will accommodate the majority of second and third-year students. Arguably, this shift is already happening, partly as students recognise that the quality and amenity provided by their accommodation is an essential element of a good student experience.

That view is further reinforced by the fact that, when asked to rate specific aspects of their term-time accommodation, 69% of those living in private PBSA rated the option to live in the property for more than one year as good or excellent.

67%

of first year students in private PBSA would recommend it

Furthermore, some 67% of first year students living in private PBSA would recommend their accommodation to other students. That compares with just 41% of first years living in house shares in the private rented sector.

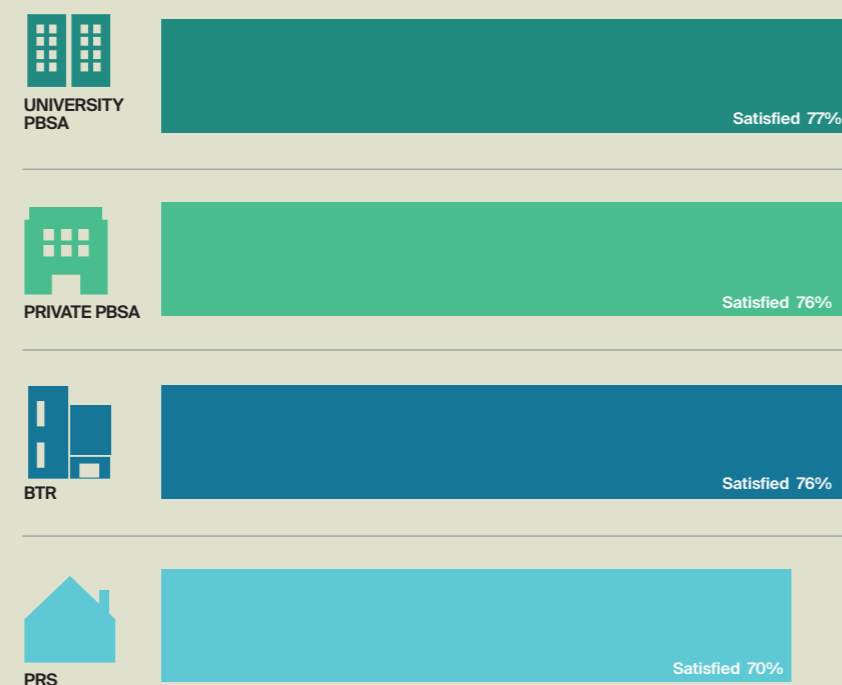
Where students were dissatisfied, the most cited reasons among those living in privately operated PBSA related to a lack of value for money and problems with the building, followed by noise. For those in university-operated accommodation it was value, noise problems and a lack of – or poor – facilities in the building.

Our focus group conversations also highlighted the speed of response to deal with issues when they arose.

“I think that university owned accommodation is pretty old, [and] then the maintenance and the look isn't so great ... now I'm in privately owned accommodation, I can see the difference. The maintenance is way better, the buildings are more modern.”

Fig 3: What type of accommodation are students most satisfied with?

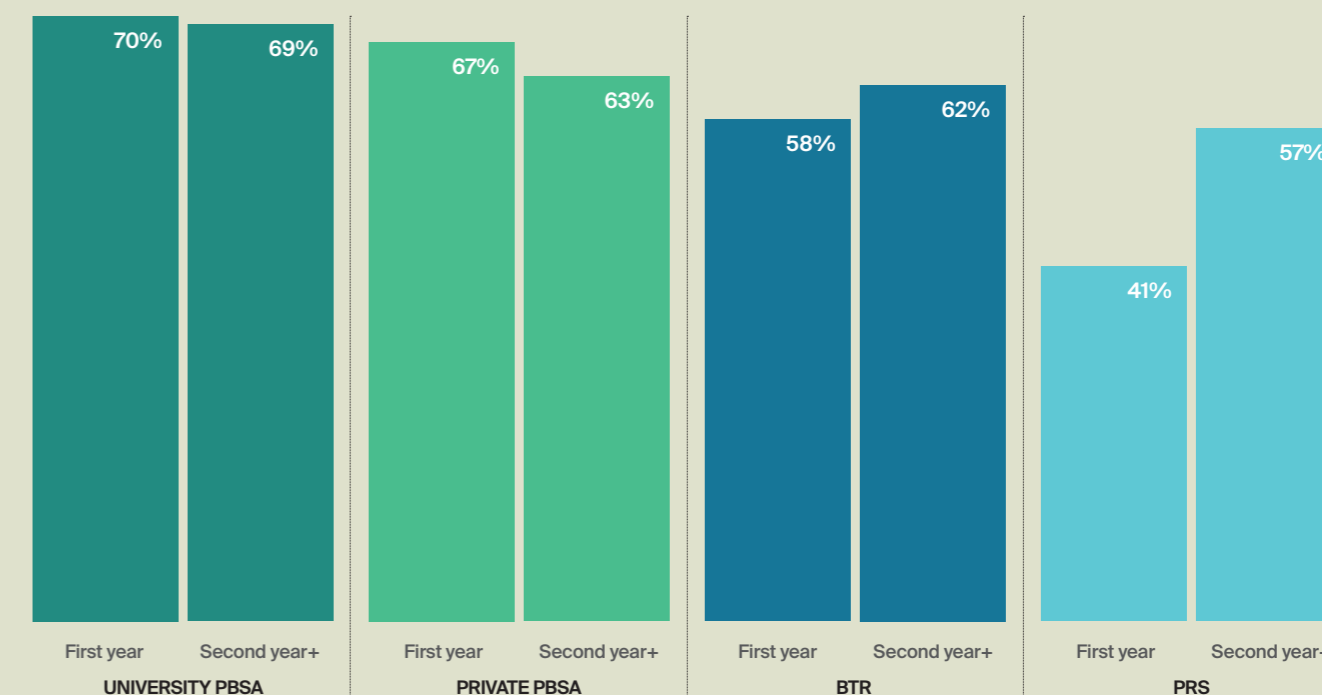
% of students who said they were 'extremely' or 'somewhat' satisfied



Source: Knight Frank/UCAS Student Accommodation Survey 2024

Fig 4: Would students recommend their current term-time accommodation to other students?

% of students who would recommend their accommodation



Source: Knight Frank/UCAS Student Accommodation Survey 2024

82%

of those living in private PBSA rated the location of the property as either good or excellent

The most cited problem for students living in privately rented house-shares related to the quality

of the accommodation, perceived lack of value and having problems with the landlord.

LOCATION AND QUALITY

Location has already been flagged as a key factor influencing where students choose to live. It is, arguably, one area students have a good idea about before they move into accommodation, and it is likely to be one they had most control of in their decision-making, so it is unsurprising that 82% of those living in private PBSA rated the location of the

property as either good or excellent. Only university-operated stock, at 85%, scored more highly.

“If you're close to university you can really cut out travel costs. I haven't gone on any transport in my university city at all ... and because it's close I can go back home for lunch instead of buying out.”

Encouragingly, two thirds (66%) of respondents living in private PBSA rated the quality of their accommodation as either good or excellent. This compares to 44% and 54% of those living in the private rented sector or in university-owned accommodation.

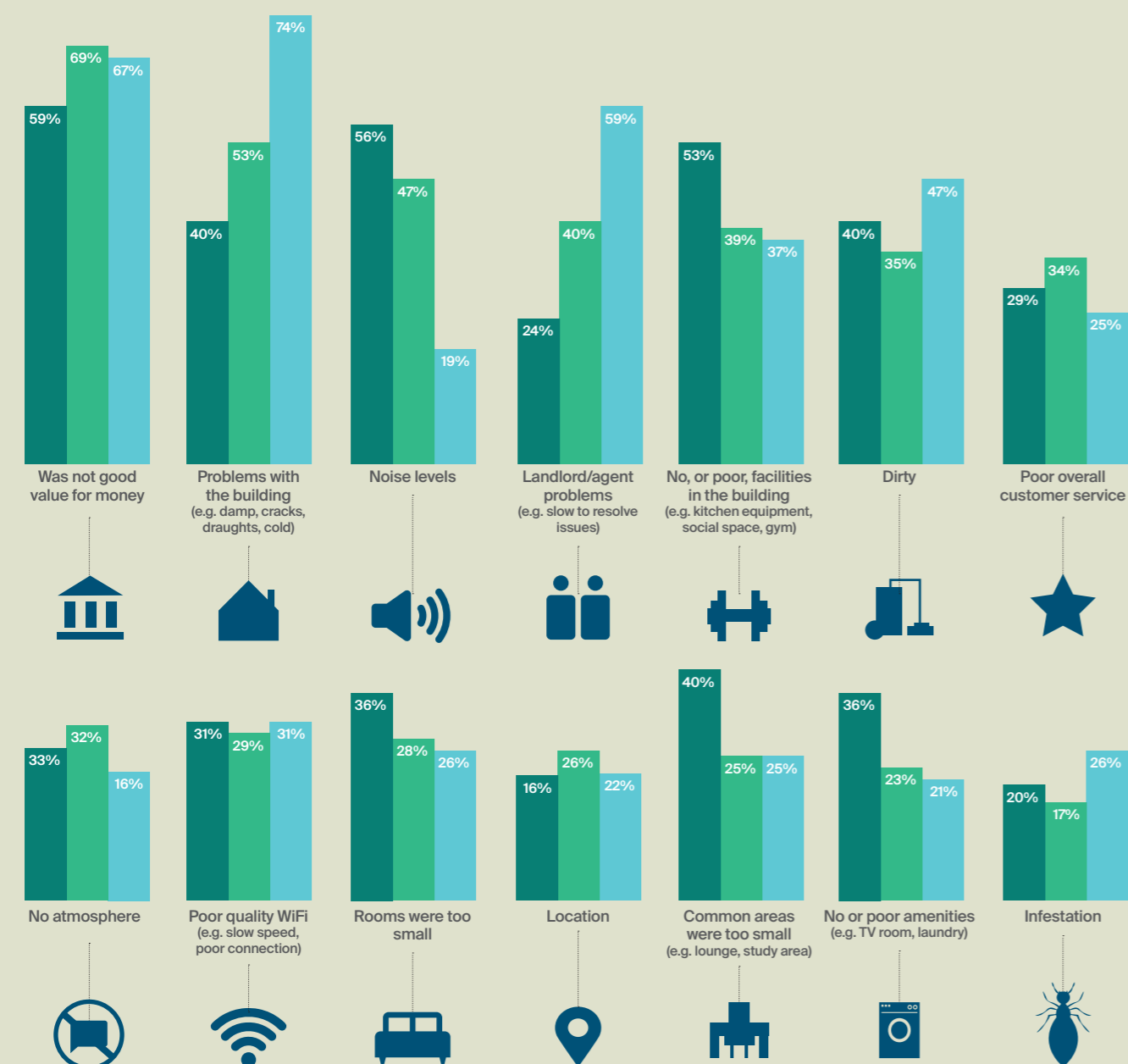
In addition to location and quality, other aspects of private PBSA rated positively were the option to live with friends and the number of bedrooms. The atmosphere and an operator's ability to deal with issues also scored highly, highlighting the importance of good building management.

"If we have an issue, it is fixed within the next 24 hours. You build up trust with the accommodation and you know that if there is an issue, you can immediately get it fixed."

Fig 5: Reasons why students would not recommend their current term-time accommodation to other students

% of students selecting each option

UNIVERSITY PBSA PRIVATE PBSA PRS



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FOCUS ON VALUE-ADD AMENITY

Students living in PBSA must carefully consider the balance between pricing and amenity. For many, this can be an important factor that influences their decision on where to live.

In this year's survey, students were asked which features or facilities they would be happy to remove in exchange for cheaper rent. The results point to a preference for high quality accommodation that provides clear and obvious elements that add value.

"There should be more investment on the space inside the room, rather than the communal spaces. They are really important but having a good experience within [your] private room is really important."

Respondents were less willing to remove fast WiFi, on-site laundrettes, 24-hour security, or communal kitchen and dining facilities, for example, suggesting these are considered essential features for which they are prepared to pay a premium to access. The opposite is true for amenities such as on-site swimming pools, cinemas and games rooms.

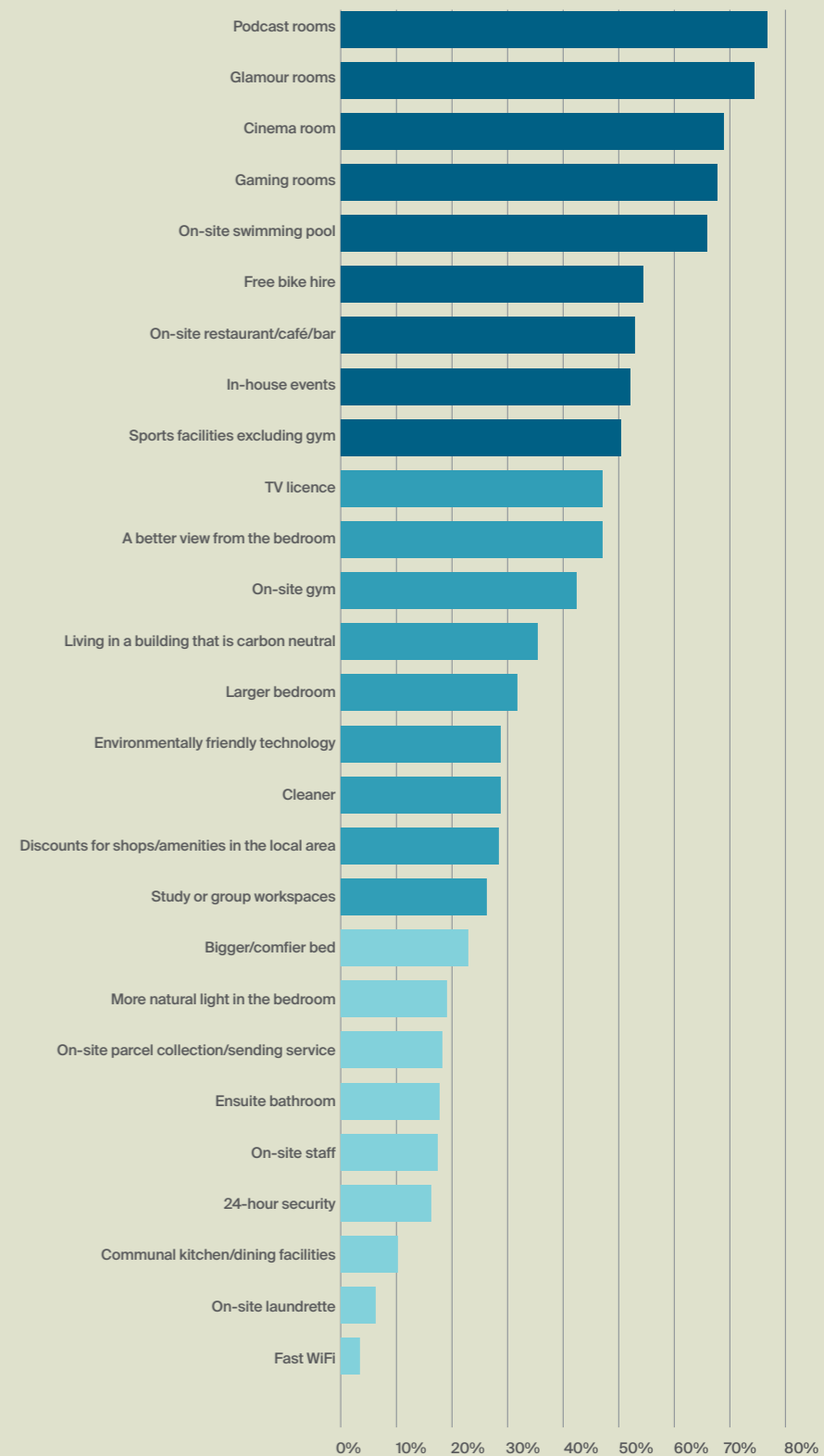
"Other than the basics like a clean kitchen and bathroom, and a comfy bed, I think WiFi is the most important."

66%

of students in private PBSA rated the quality of their accommodation as good or excellent

Fig 6: Which amenities would students EXCLUDE from their accommodation if they could achieve a cheaper rent?

% of students willing to remove certain amenities



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Cost and value

Accommodation forms a significant portion of the overall cost associated with university and this has a major impact on students' ability to thrive.

Traditionally, a house in the private rented sector has been regarded as the most cost-effective option for accommodation. Outside of London, our data shows that, on average, students living in private PBSA pay £9,760 per annum, inclusive of bills. This compares with an average of £8,700 for those living in university-operated accommodation, also inclusive of bills, and £6,760 for students living in privately rented houses, excluding bills.

But cost does not equal value. Just under half of students living in private PBSA rated their accommodation as good or excellent value for money, the highest proportion of any property

type. The figure is broadly in line with last year's survey.

Similarly, when asked to rate aspects of their accommodation at the end of the academic year, 36% of those living in private PBSA said the overall cost of their accommodation was either good or excellent, higher than the 35% who said the same about university-operated homes and 31% of those living in the private rented sector. A further 34% indicated that they thought the overall cost of their private PBSA was fair.

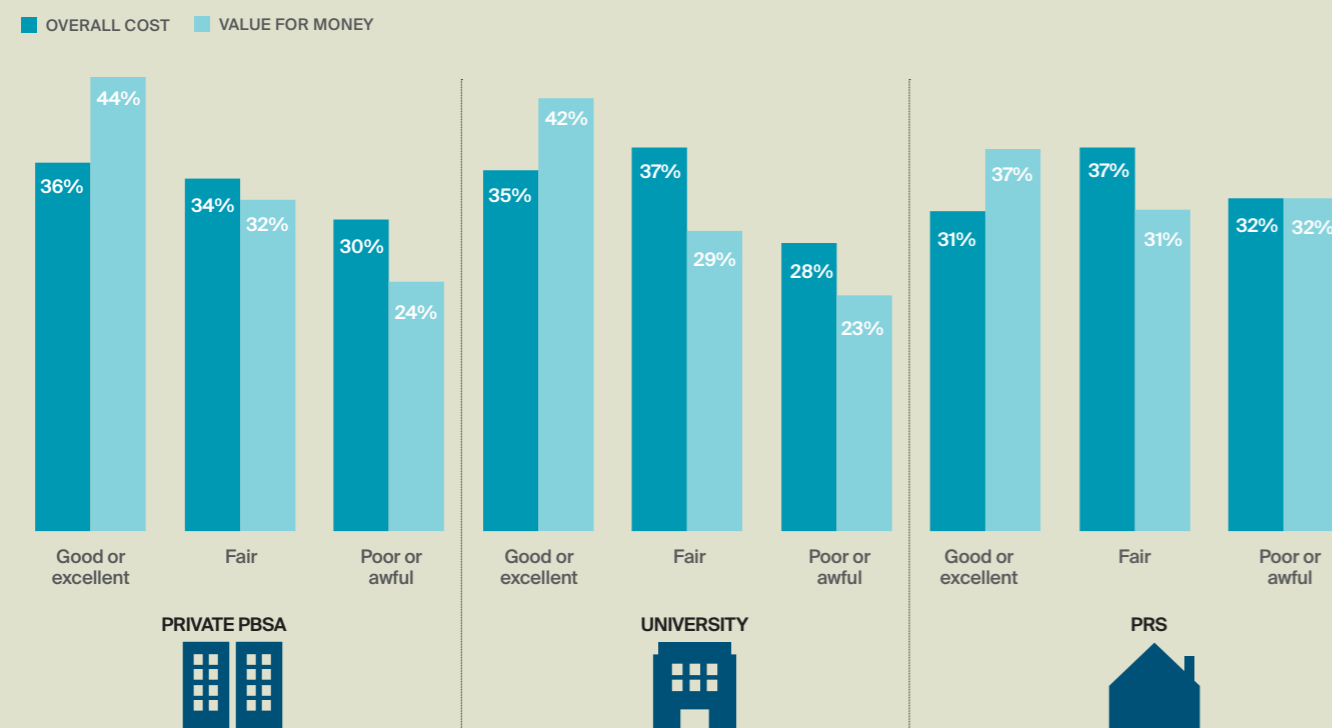
Our focus group attendees were generally more downbeat, however, with many referencing the increasing cost of accommodation and the

resultant strain that was putting on finances, on top of other costs. According to one: *"It is overwhelming to think about food, accommodation and university fees. As students we find it very stressful because we have to study, work and finance ourselves."*

44%

of respondents living in private PBSA rated their accommodation as good value for money

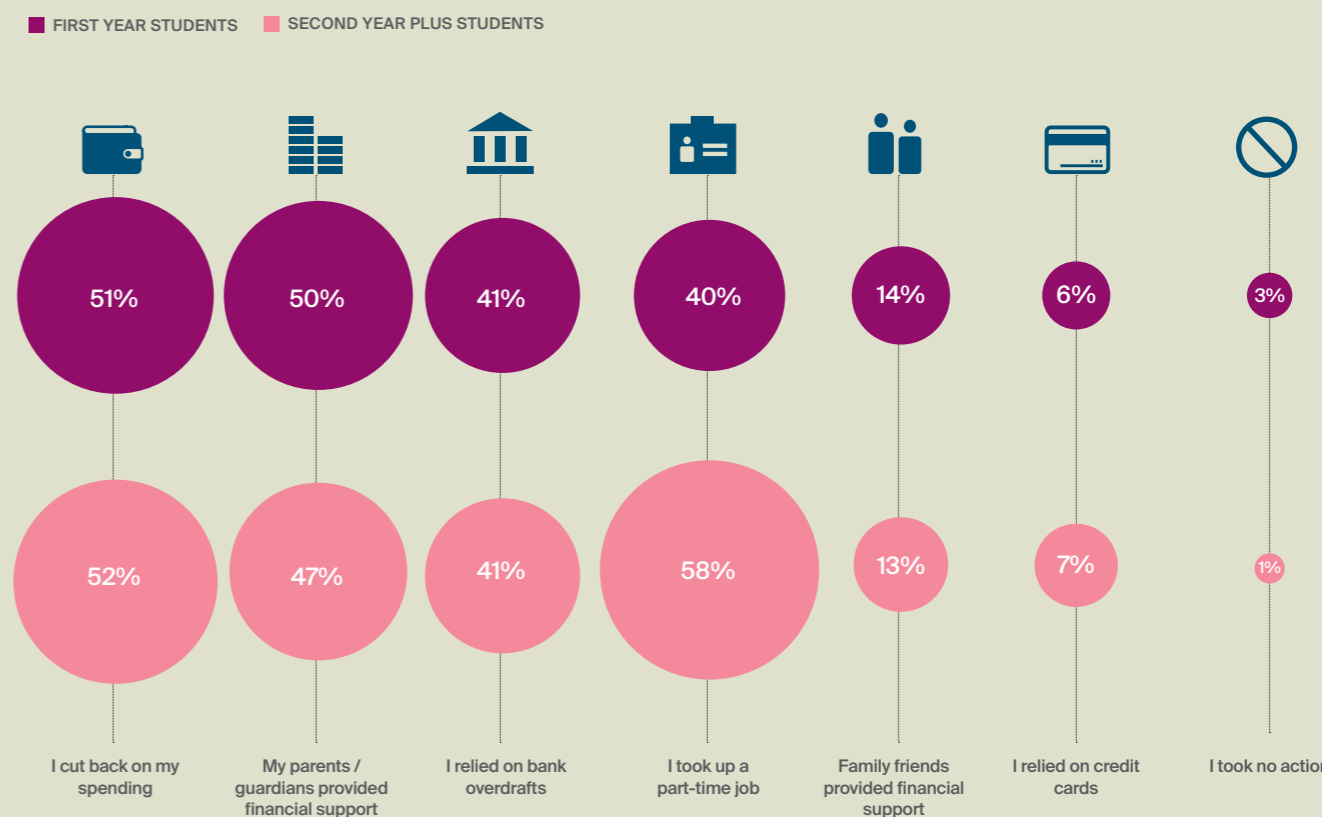
Fig 7: Cost and value ratings by type of rented accommodation



Source: Knight Frank/UCAS Student Accommodation Survey 2024

Fig 8: Action taken by students throughout the academic cycle to help their finances

% of students who said they had overspent their budget



Source: Knight Frank/UCAS Student Accommodation Survey 2024

BUDGETS UNDER PRESSURE

While significant, accommodation is just one part of the overall cost associated with university. When asked about budgets, more than half (52%) of students said that they had overspent their budgeted allowance last year. Of those who had overspent, nearly half described the overspend as moderate, with just over a quarter saying it was significant.

Any overspend is likely to require students to find additional sources of income to cover their expenses, particularly given maintenance loans are generally insufficient to cover accommodation and other living costs.

The survey and focus groups confirm that students are becoming more reliant on other sources of income during their studies. When asked what action they had taken to help their finances, 50% of first years and 47% of second years who had overspent their budget said that their

"My accommodation [cost] is rising for next year, even with the cashback that I've saved. It's not going up by much, but it is still a hefty increase. I'm lucky that I have financial support from my mum, she pays for my accommodation which allows me to not work so many hours and I can just finance myself. I feel quite guilty for that. I know that there must be a mental strain on students who don't get the support."

parents or guardians had provided financial support.

Students are also seeking employment supplemental to their studies, with 40% of first years and

58% of second years who had overspent their budget saying that they had taken up a part time job as a result.

LONG-TERM IMPACTS

Assuming the current supply and demand imbalance persists, there is a strong likelihood that student accommodation rents in a number of cities across the UK will continue to grow at a pace above the rate of inflation, and above the rate of proposed increases to grants and loans available to students to help fund their studies.

As a result, many students may experience reduced access and choice in relation to the location, quality and type of accommodation they can afford, and this may contribute to a diminished experience of studying at university. Reflecting this, some 44% of students said the cost of their accommodation had negatively impacted their university experience.

Affordability

This year’s survey once again points to affordability being the number one issue facing students when it comes to accommodation.

After two years of record rental growth and escalating living costs, affordability is a concern for students. Average rents for students living in PBSA increased by 7.6% in 2024, according to Knight Frank’s Student Property Rental Growth Model. This compares with an average increase in cost for private renters of close to 9% (not including bills).

At the same time, as participants in our focus groups noted, maintenance loans for students in England

increased at a rate of just 2.8% for the 2023/24 academic year.

Taken together, this is a strong indicator that there is a growing discrepancy between what a student is able to pay for accommodation, versus what they might have to pay because there are no alternatives. This brings the topic of affordability into sharp relief, with rising costs stretching some students’ budgets beyond what is considered to be ‘within their means’.

“The student loan hasn’t gone up at all, so others who only get the student loan and no other support, it is essentially making student accommodation unaffordable.”

CHANGING VIEWS

Perceptions of affordability also worsened throughout the year. In our first survey, conducted at the start of the academic cycle, most students (75%) indicated that their accommodation costs were either affordable or just about affordable. Some 17% said their accommodation was unaffordable and that it had required them to adjust their spending elsewhere.

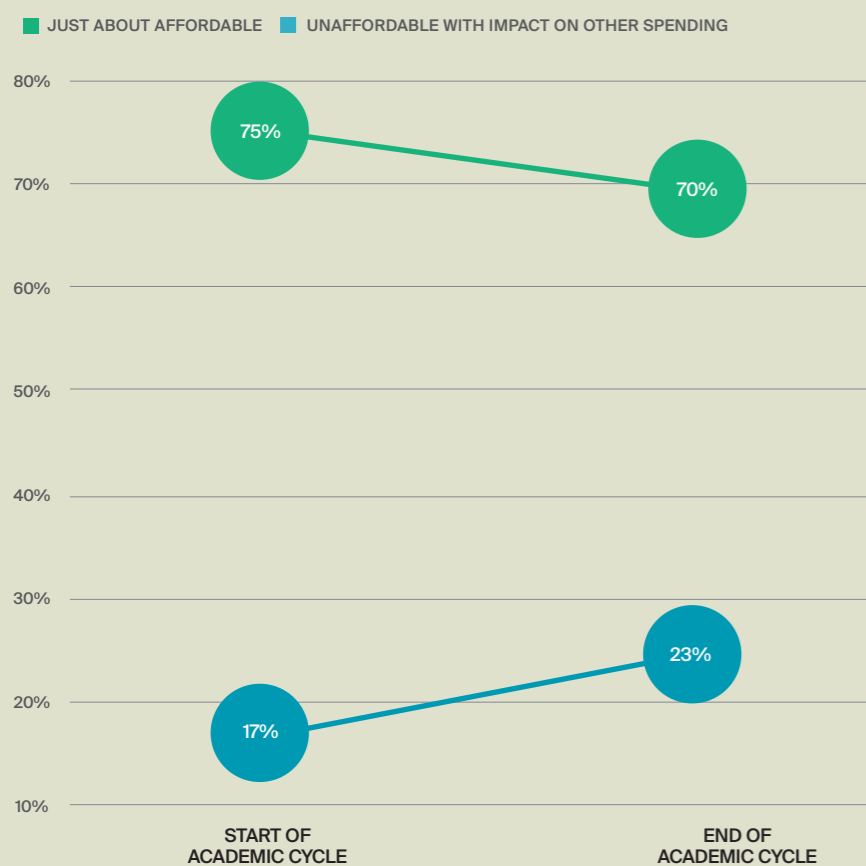
By the time of our second survey, at the end of the academic year, the majority still indicated that their accommodation costs were affordable but the proportion saying this fell to 70%. Meanwhile, the proportion who said their accommodation was unaffordable and that it had required them to adjust their spending elsewhere had risen to 23%.

When asked about their concerns for next year, nine in ten students said they were worried about rising living costs and three in five said

88%

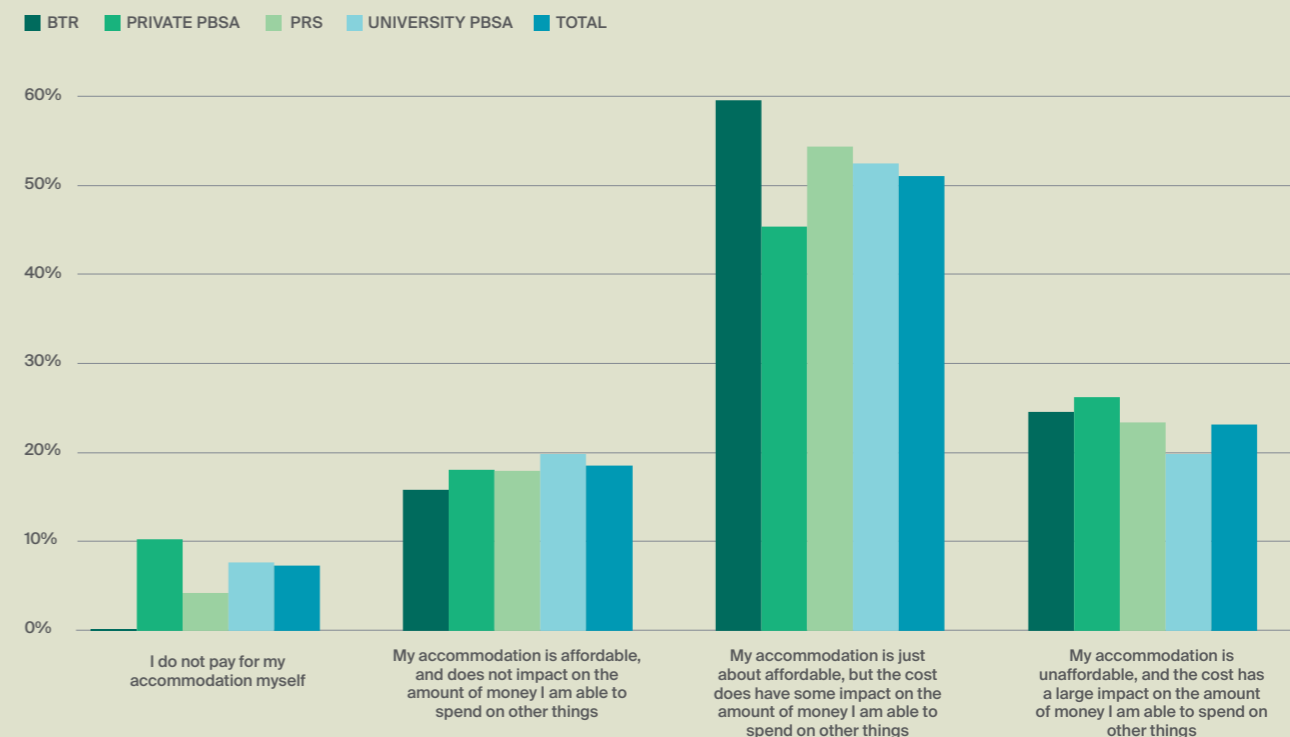
of students said they were worried about rising living costs

Fig 9: Changing perceptions of affordability across the academic year



Source: Knight Frank/UCAS Student Accommodation Survey 2024

Fig 10: Thinking about the cost of your term-time accommodation this year, which of the following statements best reflects your experience?



Knight Frank/UCAS Student Accommodation Survey 2024

they regularly worried about not having enough money to live on. The findings were broadly the same regardless of which point in the cycle students were asked.

Thinking specifically about accommodation, a significant majority of students indicated that they were worried about how much their accommodation is going to cost next year.

AFFORDABILITY, AVAILABILITY AND WELLBEING

The link between the affordability of accommodation and the availability of accommodation should not be overlooked. Operators, investors and universities continue to navigate markets characterised by contrasting forces of supply and demand whilst also having to respond to external cost pressures, both of which mean prices have been steadily rising across all accommodation types.

In total, 51% of first years and 50% of second and third years said they

“For students who are looking for basic accommodation, it is becoming difficult because prices are rising and competition is so high.”

did not believe there was enough stock in their town or city. 63% of first years said they felt apprehensive that they may not find accommodation within budget.

The relationship between affordability and wellbeing is also a strong one. Regardless of where students were living, or their year of study, affordable living costs were flagged as the most important factor in supporting wellbeing.

As the market evolves, investors, developers and operators will need to focus on the affordability of their offering to students and understand how accommodation costs feed into students’ decision making. This is

highlighted by the fact that nearly half of students indicated that the student funding and financial support available to them had a bearing on their decision to study.

More broadly, the results suggest that universities need to work more closely with the private sector to ensure that the housing options available – to both new and existing students – are sufficient. That’s especially relevant given funding constraints on the part of institutions mean partnerships to build new or refurbish existing stock are likely to become more widespread.

51%

of first years think there is not enough housing for students where they are studying

Social spaces

There is a growing awareness from students towards Environmental, Social and Governance (ESG) factors and our survey suggests that high quality accommodation underpins positive outcomes for students. Accommodation ranked as the most important factor influencing student wellbeing, with students ranking the quality and usability of social and amenity space highly.

CULTIVATING COMMUNITY COHESION

The survey results reinforced the importance that students place on the quality and usability of the social and amenity space provided in their accommodation, with 79% of students saying that the standard of amenity space in their term-time accommodation is important in supporting their wellbeing.

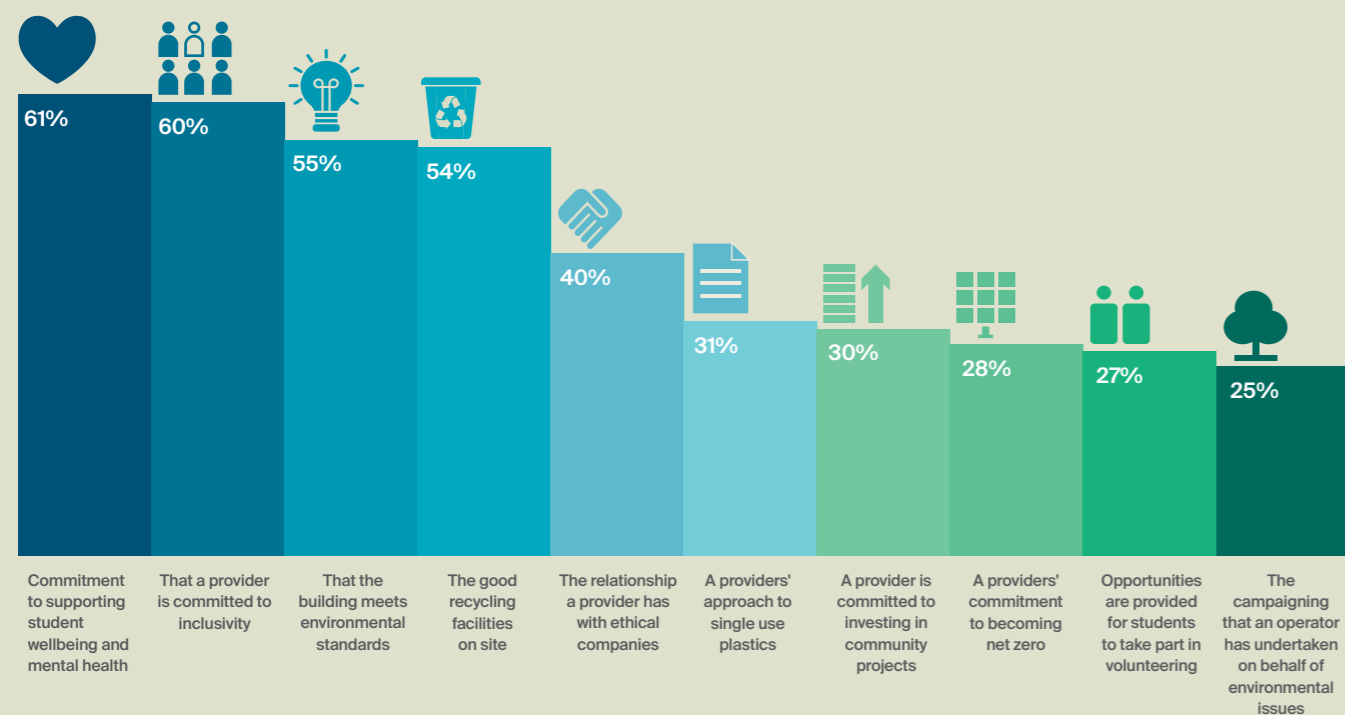
But students are not just inward looking when it comes to accommodation. The survey results highlighted the role students believe accommodation can play in contributing to surrounding communities and integrating students into the local area. Some 60% of those applying to university indicated that their accommodation providers' commitment to inclusivity was

69%

of students in private PBSA agreed that the quality of their accommodation can impact their academic outcomes

Fig 11: How important are the following factors when choosing accommodation?

% of applicants selecting each option as 'important' or 'very important'



Source: Knight Frank/UCAS Student Accommodation Survey 2024

important or very important to their choice.

Indeed, nearly half of private PBSA residents either agreed or strongly agreed that it was important their accommodation provider is committed to investing in local community projects. This highlights the importance students place on feeling a sense of belonging and community during their time at university.

“Anything that builds more connection between students and community really helps integration.”

However, some students recognised the difficulty in mitigating the effects of online life when it comes to fostering community. The modern challenge of creating a community can be difficult when there is a real digital immersion of students and participation in social media. Indeed, this means that accommodation and building layouts must be designed to allow for the serendipitous encounter.

“What my buildings’ communal spaces got right is the chance of meeting someone new.”

TANGIBLE OUTCOMES

Equally, the survey results highlighted a notable preference among students for tangible outcomes which impact on day-to-day liveability. For example, good recycling facilities were flagged

55%

of students said it is important that their accommodation meets environmental standards

as an important or very important factor when choosing accommodation by 54% of new students, while 55% said it is important that a building meets environmental standards.

However, factors relating to governance and brand were less of a consideration. Just 28% said an accommodation providers' commitment to becoming net zero had an impact on their decision, and just 25% said the same about campaigning that an operator has undertaken on behalf of environmental issues.

FEELING SUPPORTED IN YOUR HOME

We have known for some time that university support services are crucial for many students, whether through providing direct support or signposting to appropriate local services. Student accommodation can also be a safe space to seek out support to manage mental health issues.

In this regard, the overarching theme from this year's survey is the importance of accommodation-based pastoral staff and their impact on student support. For the first time ever in our survey results, an on-site wellbeing rep or practitioner, scored above physical amenities such as an gym, when students were asked to rank amenities that were important to their wellbeing.

INFLUENCING DECISIONS

Crucially, this is also impacting student decisions on where they live. Some 61% of applicants starting university indicated that their accommodation providers' commitment to supporting student wellbeing and mental health was important or very important to their choice. When we asked the same question to current students at the start of the academic cycle, this percentage rises to 69%. By the time the academic calendar ended this proportion had climbed to 78%.

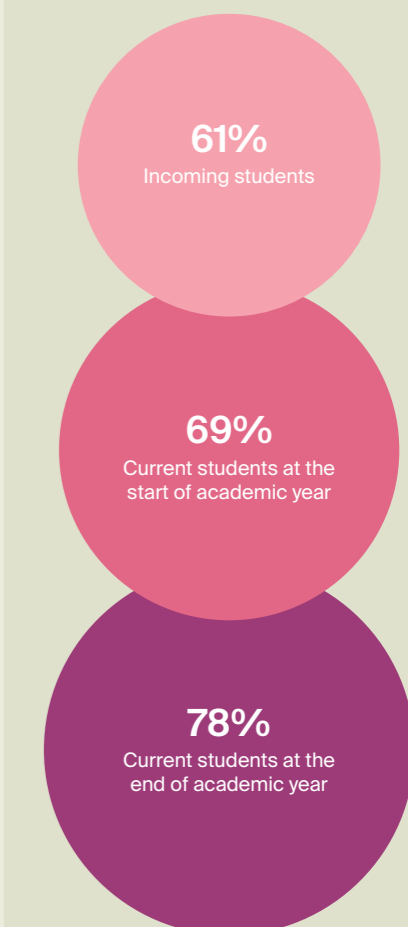
For developers and operators, this means that as well as designing accommodation that facilitates community, a sense of wellness and belonging, it is also crucial that there is a human element and support touch points.

“The managers in the office are always supportive and really care about the students.”

“There seems to be a sense of commitment to health in purpose-built accommodation... [The] private rented sector has been lacking on that front.”

Fig 12: Increasing emphasis on accommodation providers' commitment to supporting student wellbeing and mental health

Students rating wellbeing as important or very important to their accommodation choice at different points of the academic cycle



Source: Knight Frank/UCAS Student Accommodation Survey 2024

SAFETY AND SECURITY

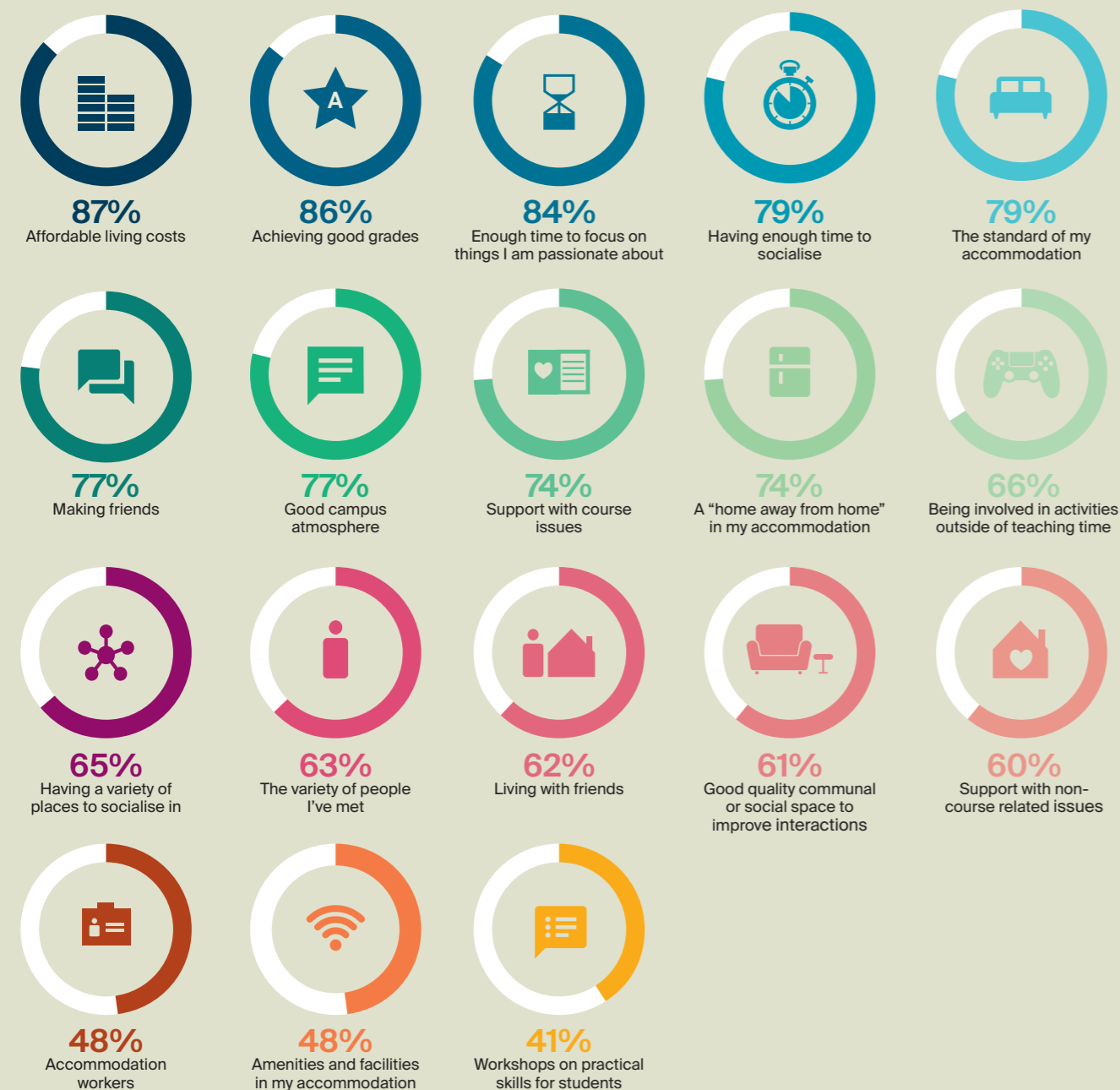
Safety and security have always been at the heart of the community-wide approach to student wellbeing between universities and accommodation providers. Our focus group students further emphasised the importance of feeling secure in your accommodation, and how purpose-built accommodation is aiding that.

“I’ve gone from living with my family to people I don’t know. It is really important that you feel safe in that environment.”

“There is an accommodation option which is a bit further away, but it has a front desk, and someone is always there... That definitely made an impact.”

Fig 13: How important have the following been in supporting your wellbeing?

% of students selecting important or very important



Source: Knight Frank/UCAS Student Accommodation Survey 2024

ACADEMIC OUTCOMES

It has long been debated that the quality and suitability of accommodation has a role to play in the academic outcome for students. Although we cannot measure the academic success of the students included in our survey, we did ask them what role accommodation plays in the expectations of their

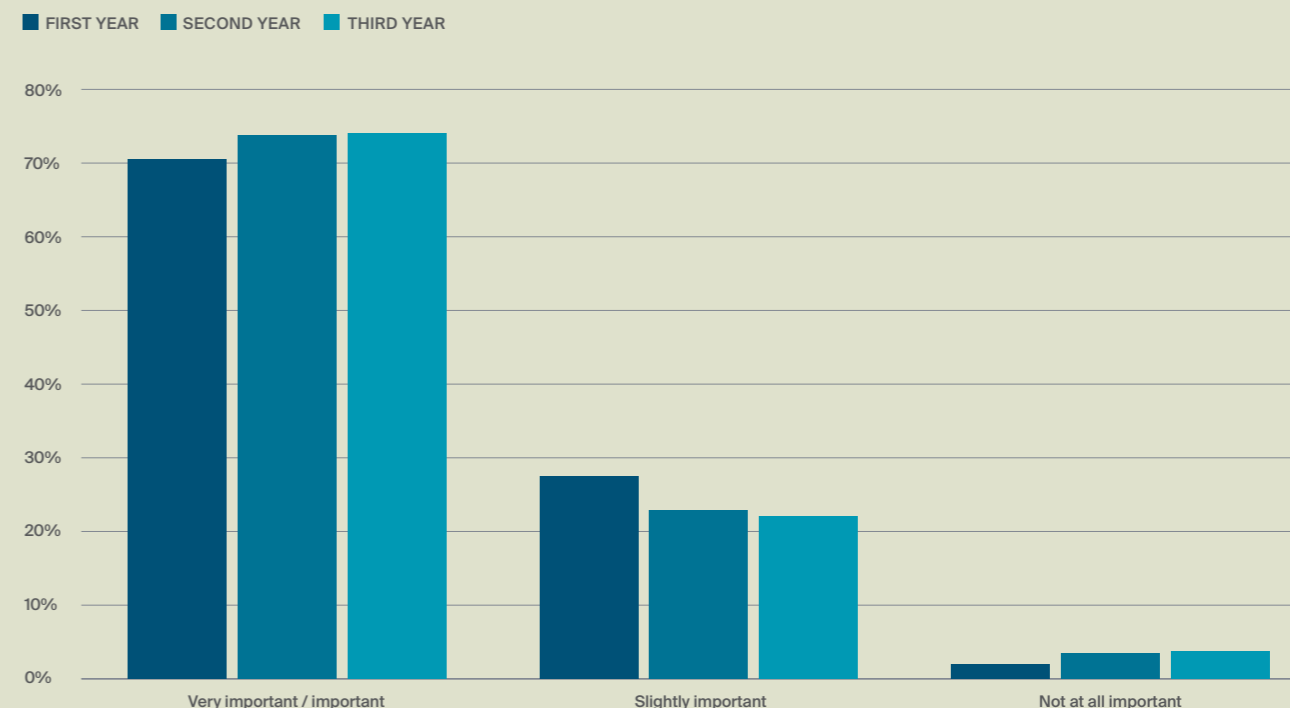
academic outcomes. Some 54% of students overall said they agree or strongly agree that the quality of their accommodation impacts their academic outcomes.

When we split this by accommodation type, 69% of those in private PBSA agreed it positively impacts their academic outcome and 55% in university halls

thought the same. Only 50% of those living in the private rented sector believed it had a positive impact on academic performance.

Fig 14: How important do you think your accommodation is in supporting you whilst at university?

% of students choosing each option, by year of study



Source: Knight Frank/UCAS Student Accommodation Survey 2024

Fig 15: The quality of my accommodation impacts my expectations of my academic outcome

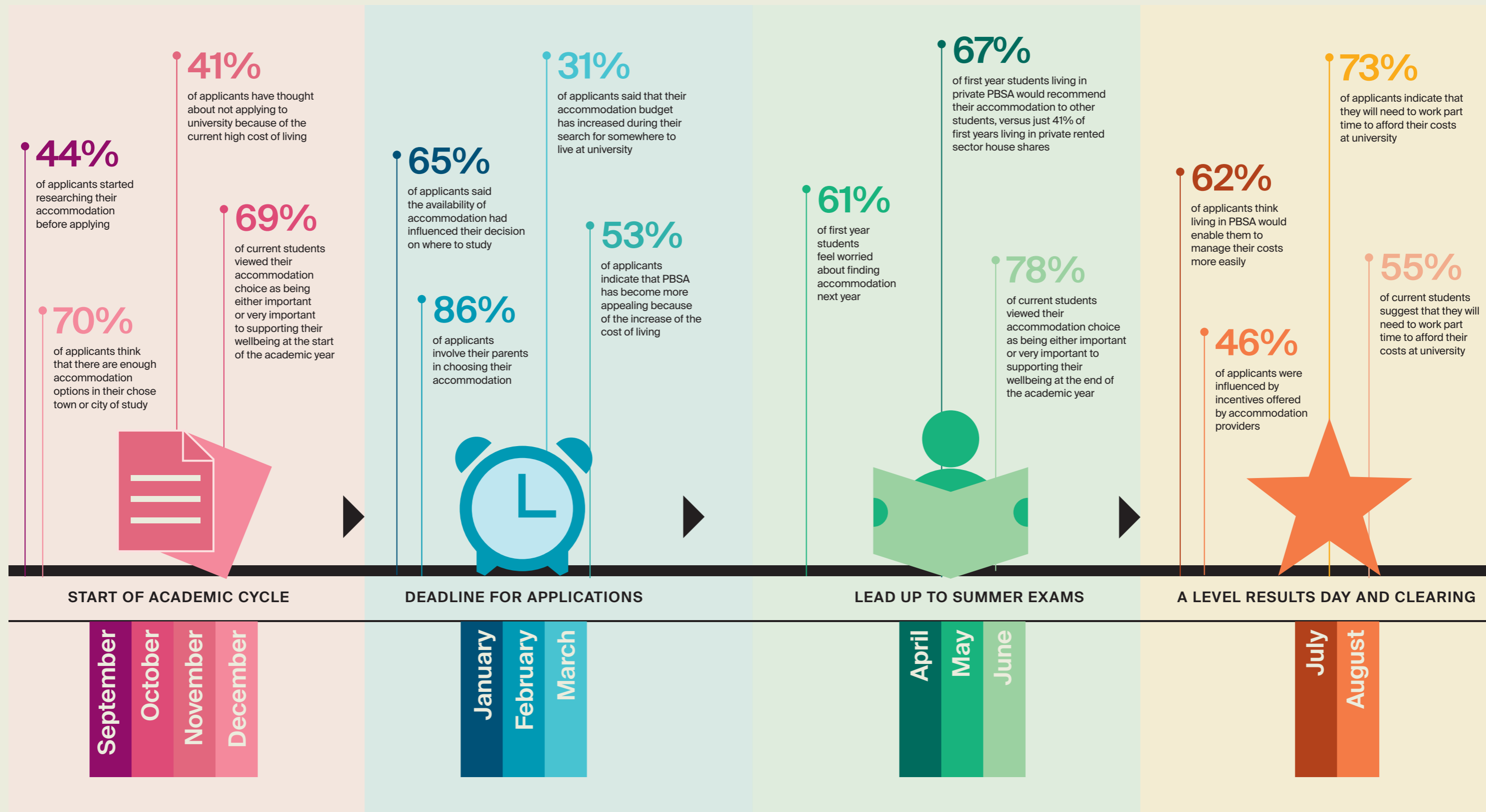
Students who agree or strongly agree (%)



Source: Knight Frank/UCAS Student Accommodation Survey 2024

Evolution of demand

Factors which influence accommodation choices throughout the academic cycle.



Recent Research



UK Student Housing - Q2 2024



UK BTR market update Q2 2024



Residential Development Land Index Q2 2024



Senior Housing Annual Review 2023

For more information on the Knight Frank/UCAS Student Accommodation Survey please contact us.

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