

COLLEGE STUDENT ACCOMMODATION SURVEY



Welcome to the Knight Frank College Student Accommodation Survey

The September scramble for college accommodation has always been a feature of student life. However, in recent years, this perennial challenge has worsened considerably as the supply shortage in the wider residential market leaves students particularly squeezed. One cannot but feel empathy for students, with low availability, high prices and sub-standard accommodation among the hurdles that they need to navigate.

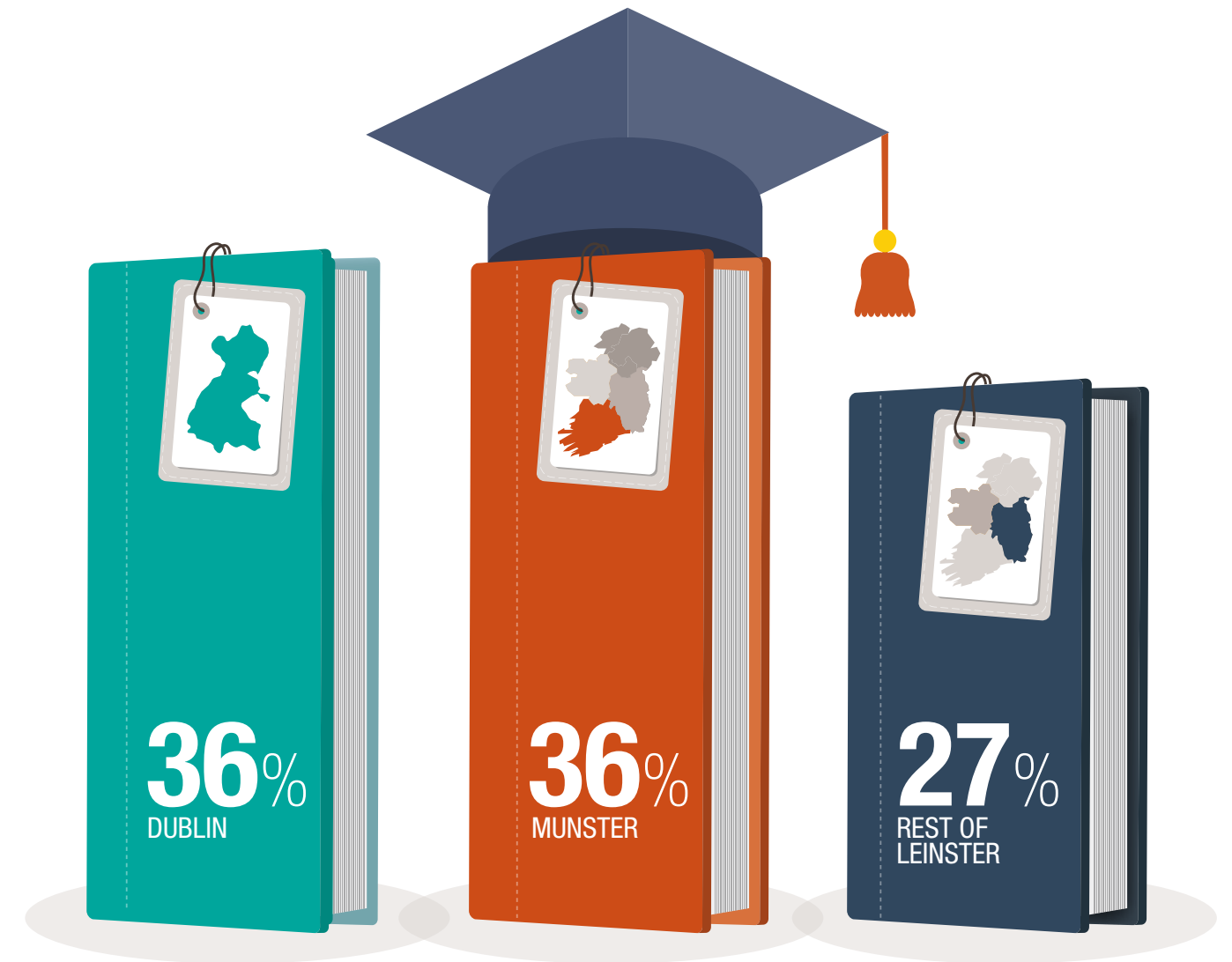
In order to address these problems in an effective way, we must have an evidence based conversation which is anchored by rigorous research and analysis. To this end, we released the 'Dublin Student Housing Report 2017' earlier this year, which gave a detailed insight into the dynamics at play in the student housing market. However, as we listened to the viewpoints expressed, it became clear to us that the voice of the third level institutions has largely been absent from the debate thus far. In order to address this deficiency, we have surveyed Ireland's largest colleges to get their views on student housing. We received terrific engagement from eleven Universities and Institutes of Technology, including all four of the major third-level institutions in Dublin.

The findings of our survey detail the shortage of supply of both public and private sector student accommodation with just 18% of colleges providing more than 2,500 beds despite the average student population of the college's surveyed being over 11,000. Furthermore, 75% do not believe there is enough zoned land to aid student housing development close to their college while, interestingly, 63% of colleges are open to joint ventures with private operators of student housing, reflecting the view that public-private partnerships may be the best way forward to overcoming college funding constraints. The survey responses show that the pressures on student housing are set to grow, with 80% of colleges expecting an increase in demand for accommodation from international students. Crucially, however, of these, 44% do not believe there is sufficient accommodation to currently cater for such an increase.

I hope you enjoy leafing through the survey results and please do not hesitate to contact us for further insights on the student accommodation market.


EVAN LONERGAN
DIRECTOR

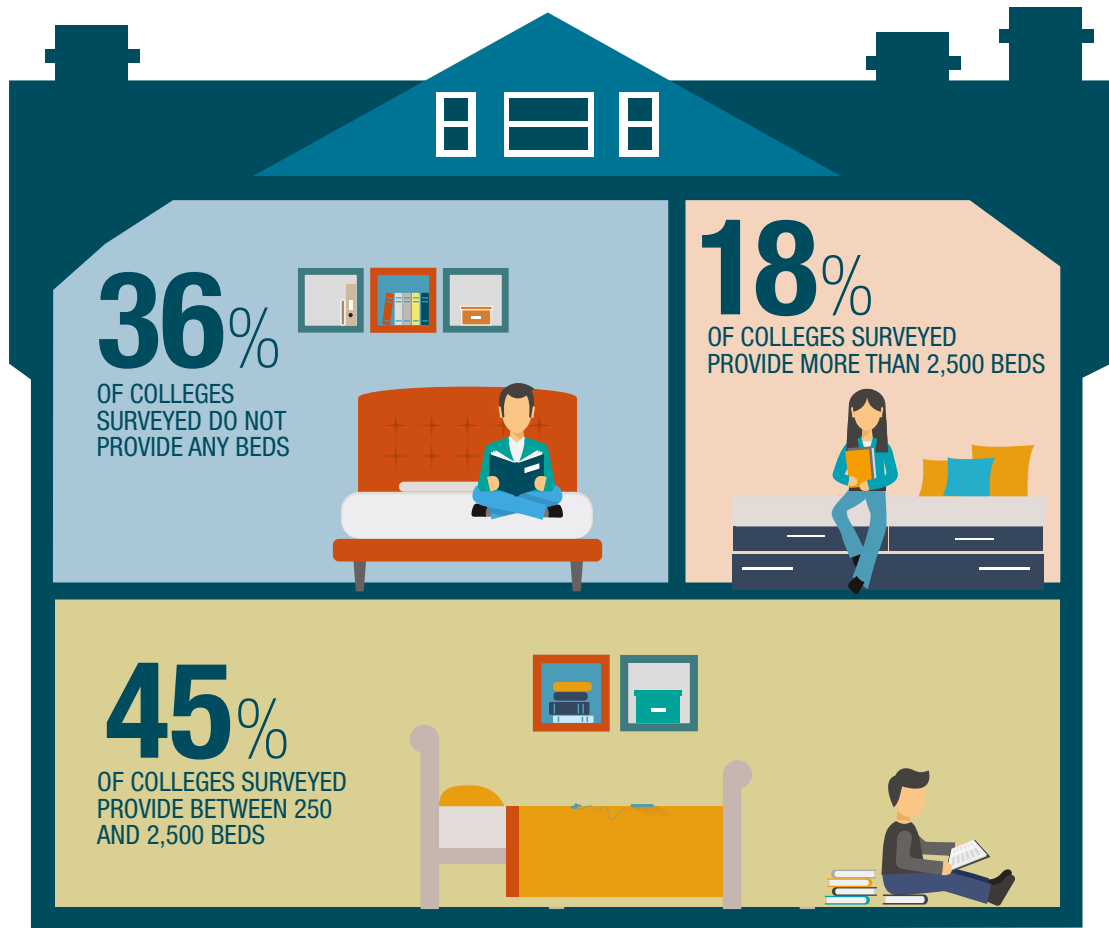
The geographical distribution of the colleges which have participated in our survey is detailed below



Note: Due to rounding, percentages may not add up to 100%

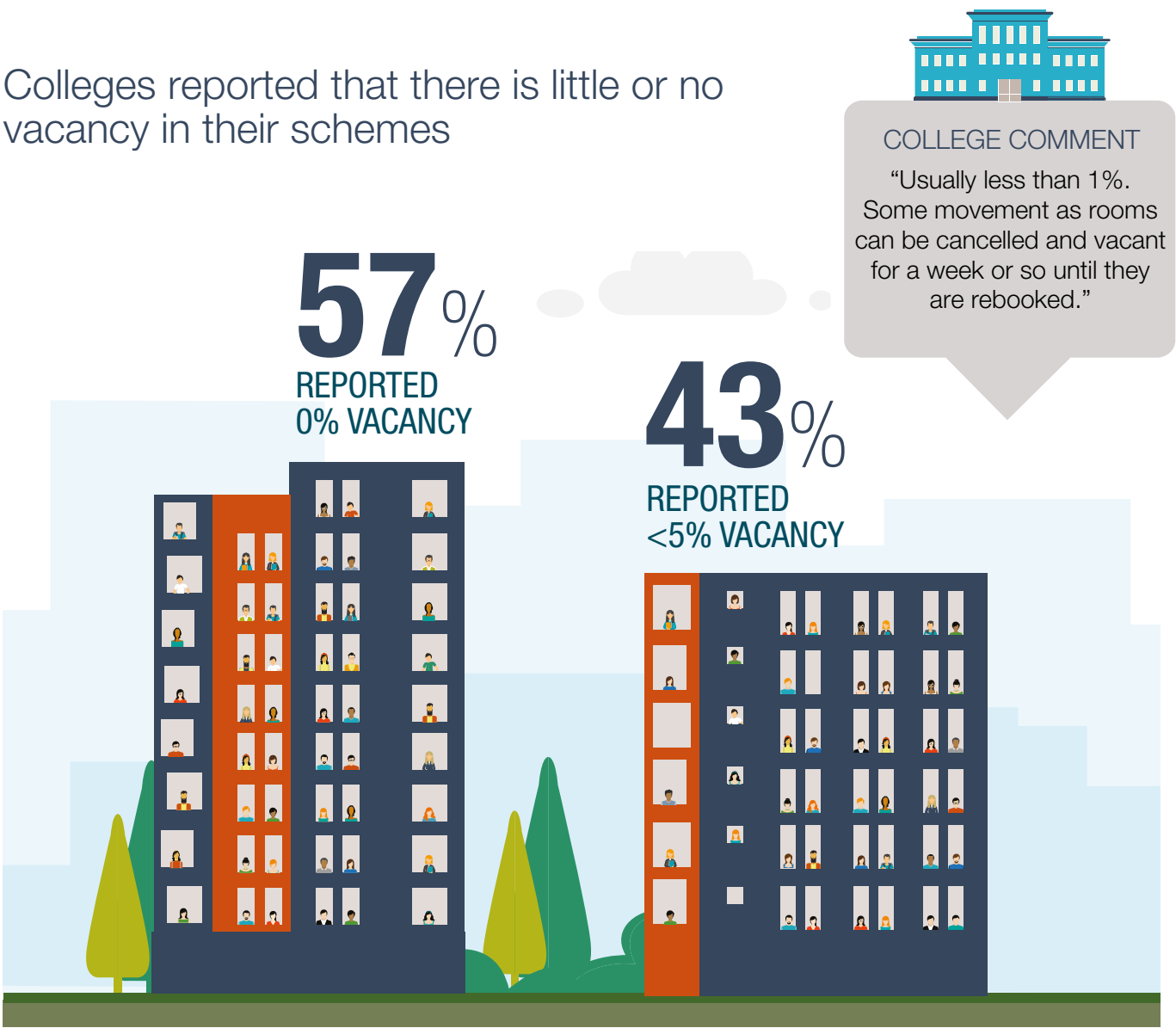
COLLEGE PROVIDED STUDENT ACCOMMODATION

Although the average student population of the colleges in our survey is 11,169, just 18% of these colleges provide more than 2,500 beds



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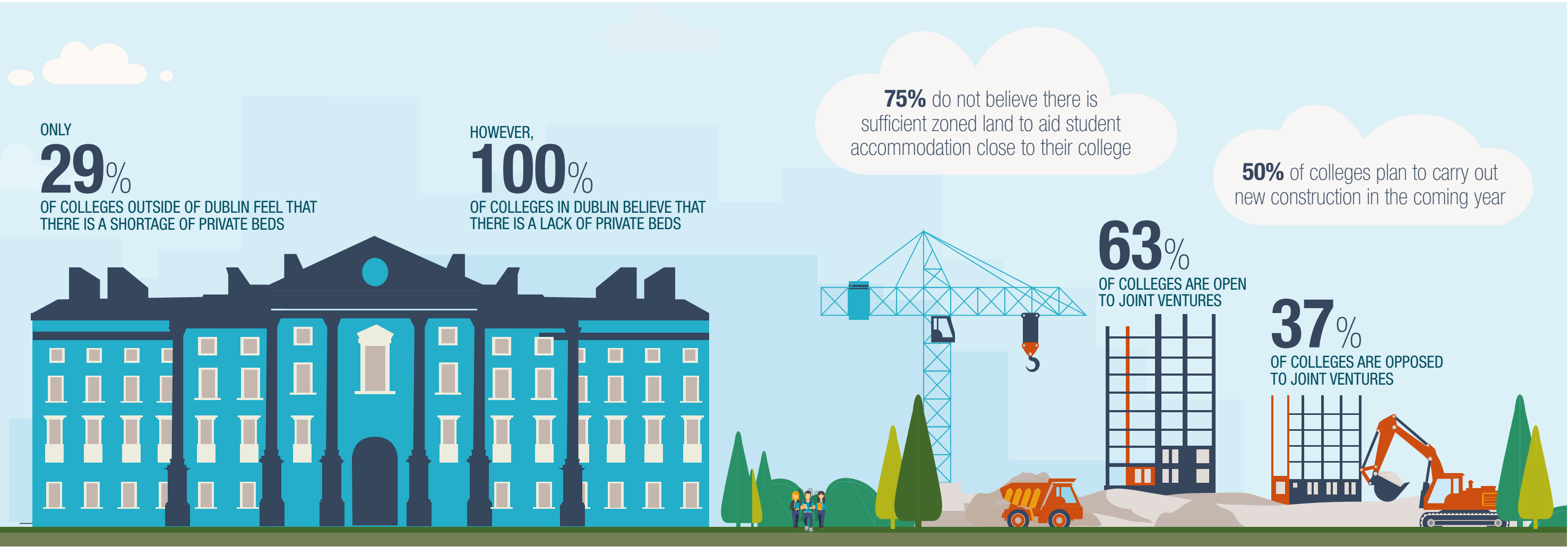
Colleges reported that there is little or no vacancy in their schemes



PRIVATE SECTOR PROVIDED STUDENT ACCOMMODATION

There is a split in views between Dublin and the rest of the country as to the current provision of private sector delivered student accommodation

63% of colleges are open to joint ventures with private operators when constructing new accommodation



INTERNATIONAL STUDENTS

International students account for an estimated one in every four students staying in college accommodation, confirming them as a sizeable source of demand



Over 80% of colleges are expecting an increase in demand for accommodation from international students

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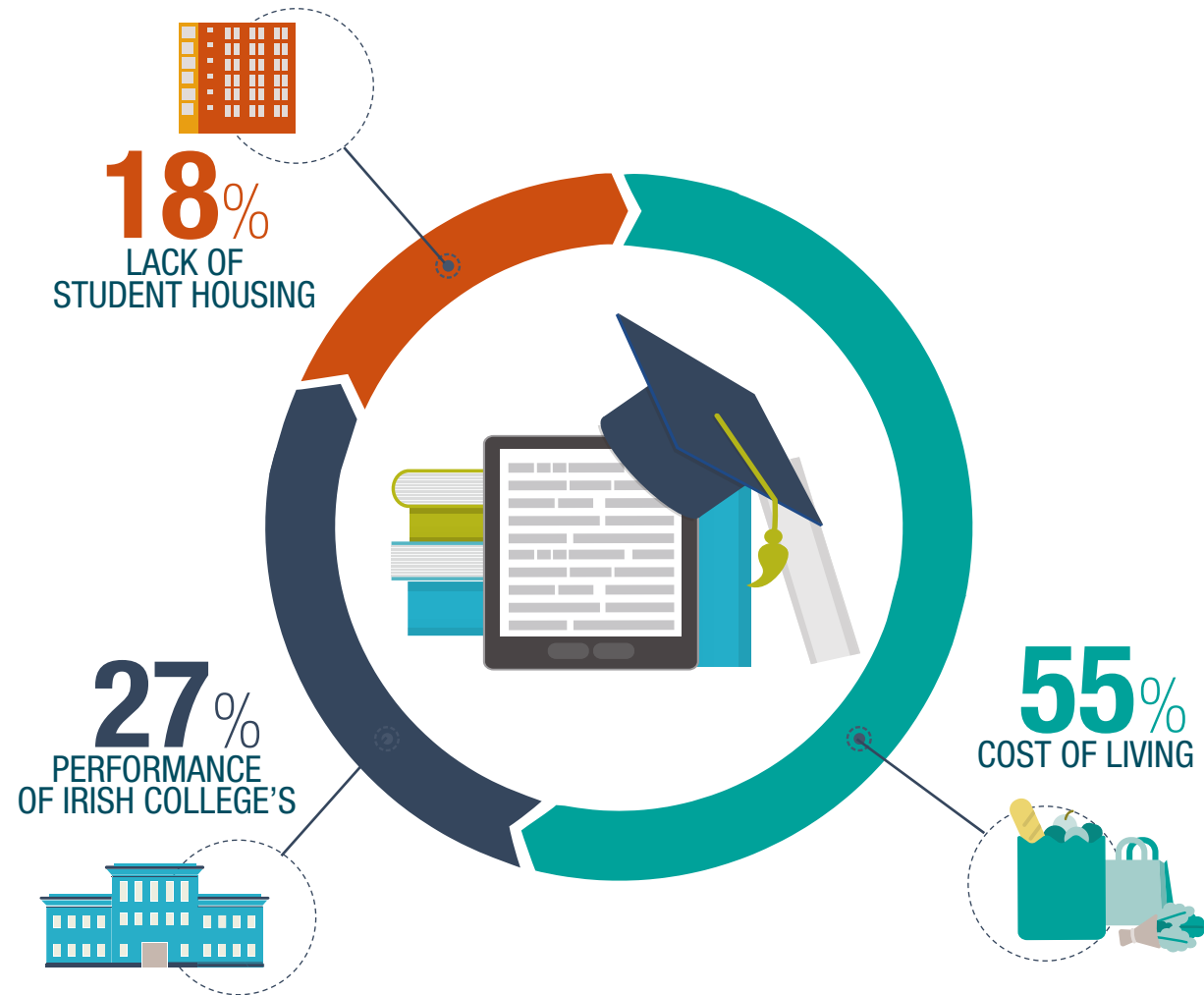


KNIGHT FRANK COMMENT

“Applications to UK universities from EU students declined by 5% for the 2017/2018 academic year, in a clear indication that Brexit is having an impact on the UK higher education sector. Colleges here are optimistic that Ireland stands to benefit, with 45% expecting an increase as a result of Brexit.”

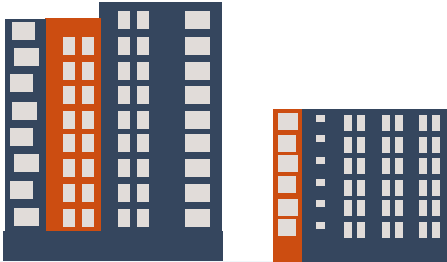
OUTLOOK

The shortage of student housing is ranked as the third most significant impediment to international students coming to Ireland



Of the colleges anticipating an increase in student numbers, 44% do not believe there is sufficient accommodation to currently cater for this expected increase





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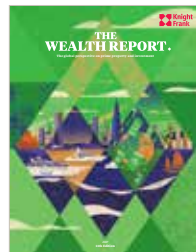
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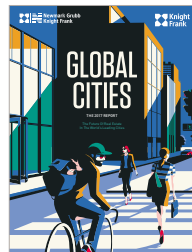
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