

Beds, bricks & higher education

CGHE Webinar, 20 Oct 2020

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Image: Matt Kenyon, The Guardian 1 June 2019



Student residential accommodation in the news

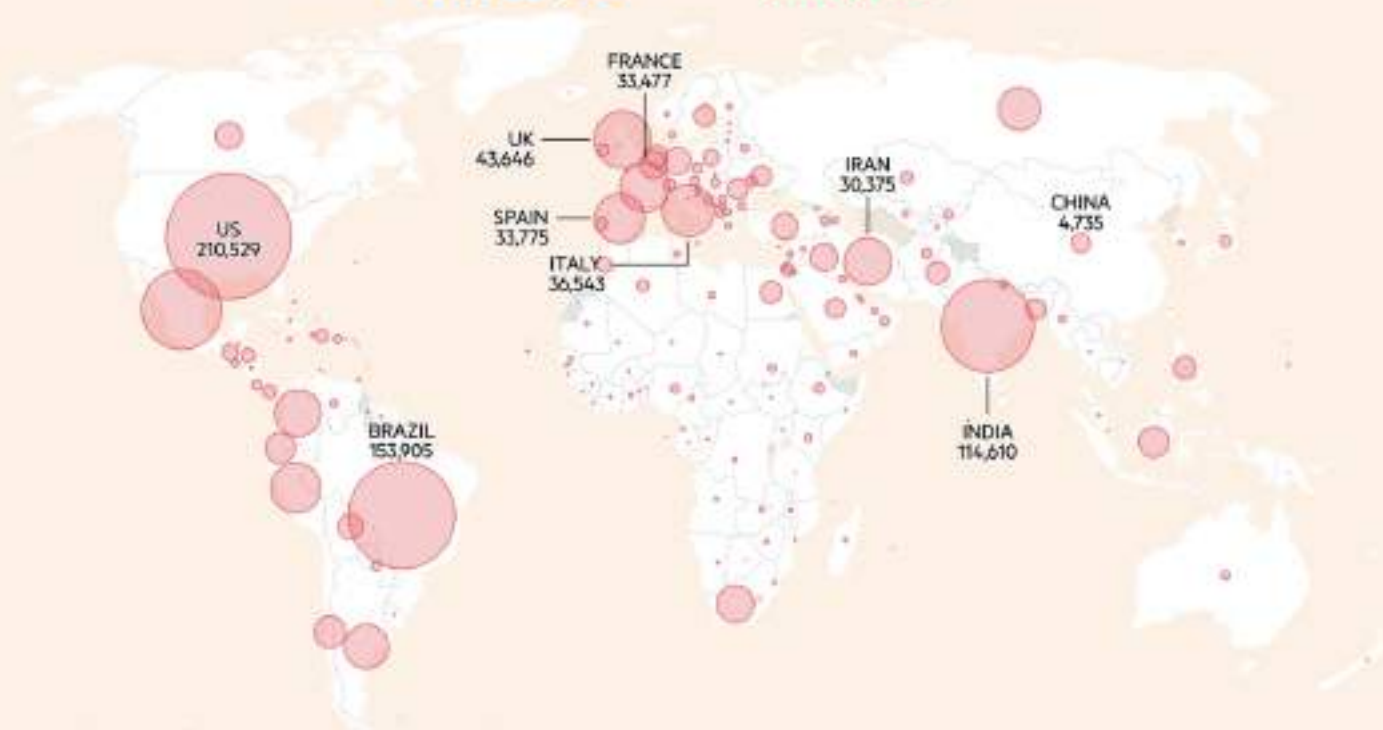


Mapping the coronavirus outbreak

As of 4:40pm October 19 BST

Confirmed cases
40,003,295

Deaths
1,105,480



Graphic: Steven Bernard and Cale Tifford
Sources: ECDC; Covid Tracking Project; FT research
@FT

Source: Map: <https://www.ft.com/content/a2901ce8-5eb7-4633-b89c-cbdf5b386938> [Accessed 19.10.20]

Source: Image: <https://pixabay.com/illustrations/corona-coronavirus-virus-blood-5174671/>



The places where most people caught coronavirus, according to new NHS Test and Trace figures

New NHS data shows eight times as many people were infected in schools, universities and nurseries, compared to pubs or restaurants in England

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8 COMMENTS

12:20, 19 OCT 2020

by [Alexandra Murray](#)

NEWS

‘(The government) has faced criticism over allowing the return to universities, which have seen mass quarantines imposed on student halls of residences as the return to campuses prompts outbreaks.’

Source: <https://www.chroniclelive.co.uk/news/north-east-news/coronavirus-infections-homes-not-pubs-19127837>

[Accessed 19.10.20]



'Up to 1,700 students at Manchester Metropolitan University and hundreds at other institutions, including in Edinburgh and Glasgow, are self-isolating following Covid-19 outbreaks. In Manchester, students are being prevented from leaving by security. Universities UK said the wellbeing of students was "the first priority". Robert Halfon, the conservative chairman of the Education Select Committee, said 3,000 students were in lockdown at universities from Dundee to Exeter. He called for the government and its scientific advisers to reassure students and families by setting out the policy for England - and warned having students in lockdown at Christmas would cause "huge anguish". Mr Halfon said universities should also consider discounts to students who were not being taught face-to-face.'



‘Students at the University of East Anglia (UEA) started a petition after facing higher than expected rents as a result of the need for social distancing. The twin rooms in the university’s Ziggurat halls of residence would normally be shared by two students paying £79.45 a week each. But to allow for social distancing UEA allocated each of the rooms to just one person, and charged them the full room £158.90 rate.

Matthew Fulton-McAlister, Labour councillor for the University ward, says the move will have hit the poorest students looking for the lowest campus rents..’

Source: <https://www.theguardian.com/money/2020/oct/03/student-accommodation-tenancies-covid-lockdowns-university-closure-illness>

[Accessed 19.10.20]



The Cube, Bolton, 200 students, high pressure laminate cladding

Source: <https://www.bbc.co.uk/news/uk-england-manchester-50457593>
<https://www.theconstructionindex.co.uk/news/view/experts-call-for-combustible-cladding-ban-to-be-widened>

[Accessed 20.11.2019]

Residents asked to leave London blocks immediately over safety concerns

Nearly 900 people, mostly students, told to move from Paragon site in Brentford

“Earlier building performance issues, together with fire safety issues related to the cladding and the subsequent new government guidance since the fire at Grenfell Tower, triggered a series of safety checks at Paragon undertaken by technical consultants, which have each revealed further problems with this development”



▲ The Paragon site in west London is owned by Notting Hill Genesis housing association. Photograph: Jill Mead/The Guardian

Underlying trends, global and UK: Demography, growth in HE & SRA/PBSA

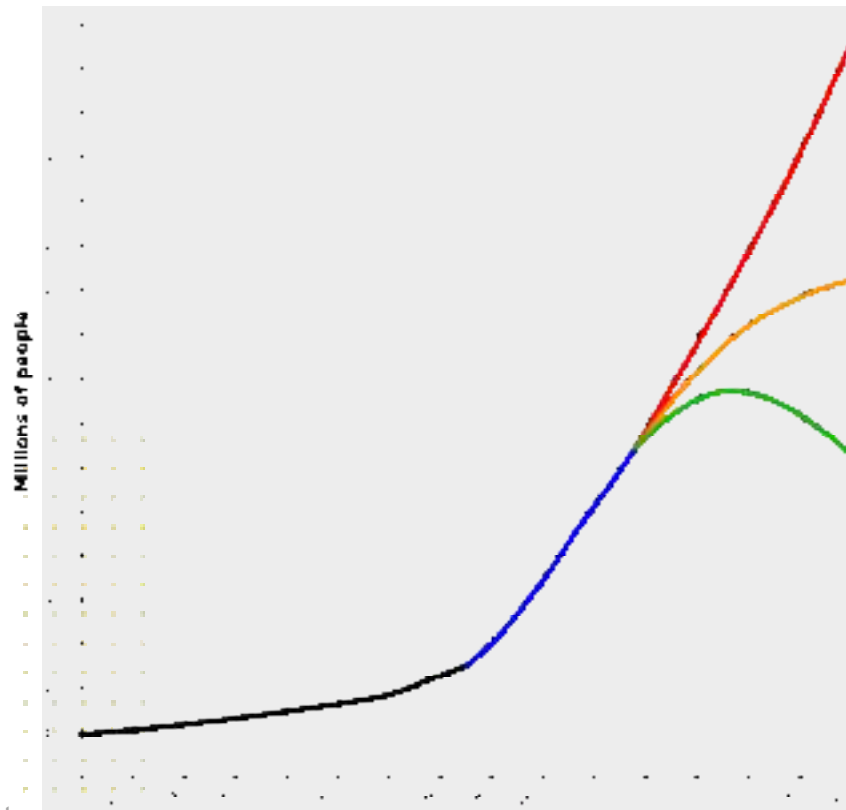
SRA: Student residential accommodation

PBSA: Purpose-built student accommodation

Global population

1919 1.8 billion

2019 7.6 billion



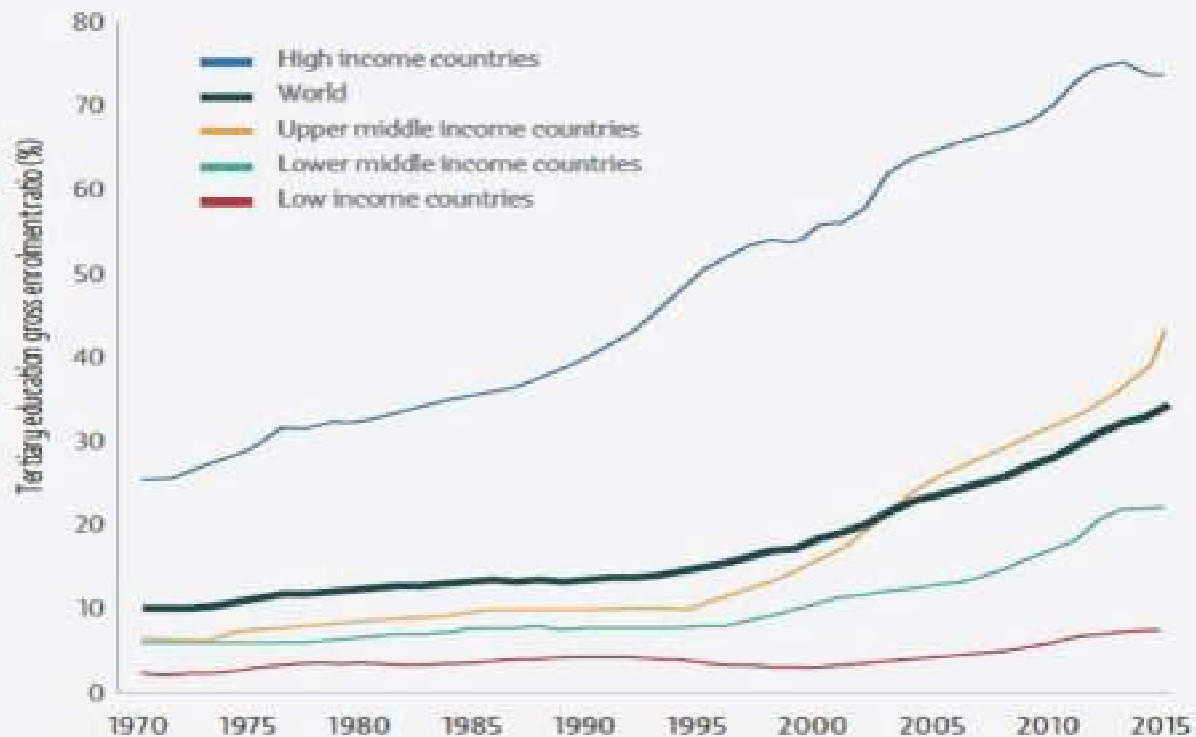
https://en.wikipedia.org/wiki/World_population_estimates

Image: https://en.wikipedia.org/wiki/World_population_estimates#1950_to_present

University students



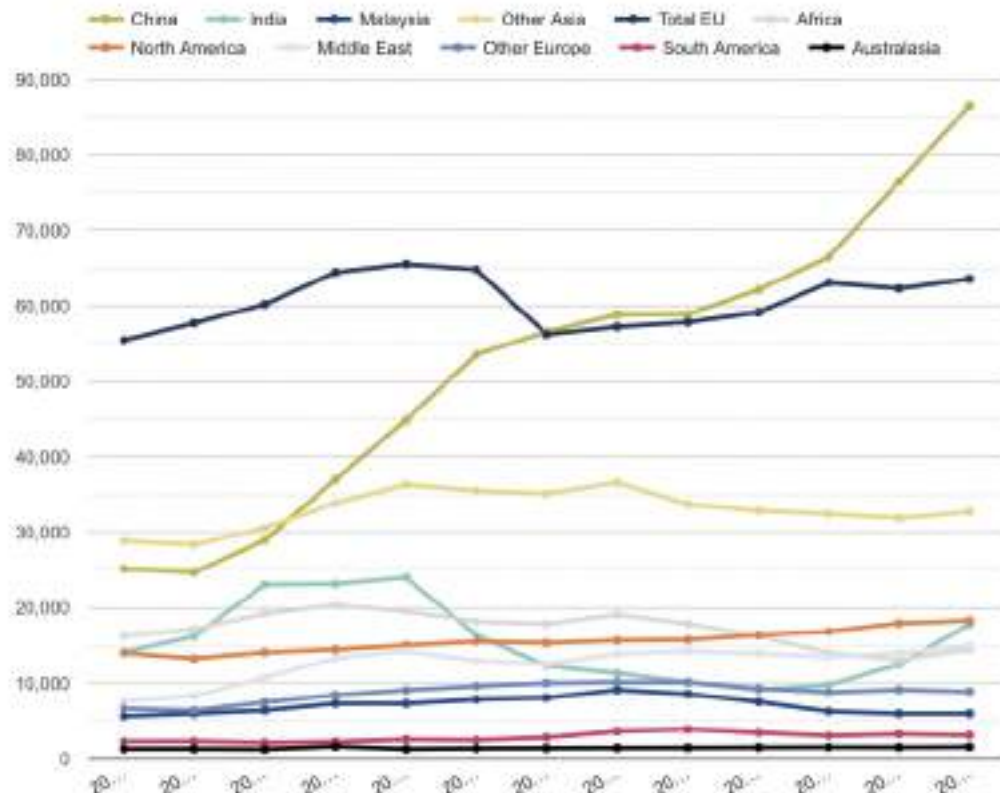
Enrolment in upper-middle income countries has grown by 7% per year in the past 20 years²¹
Tertiary education gross enrolment ratio, by country income group, 1970-2014 (%)



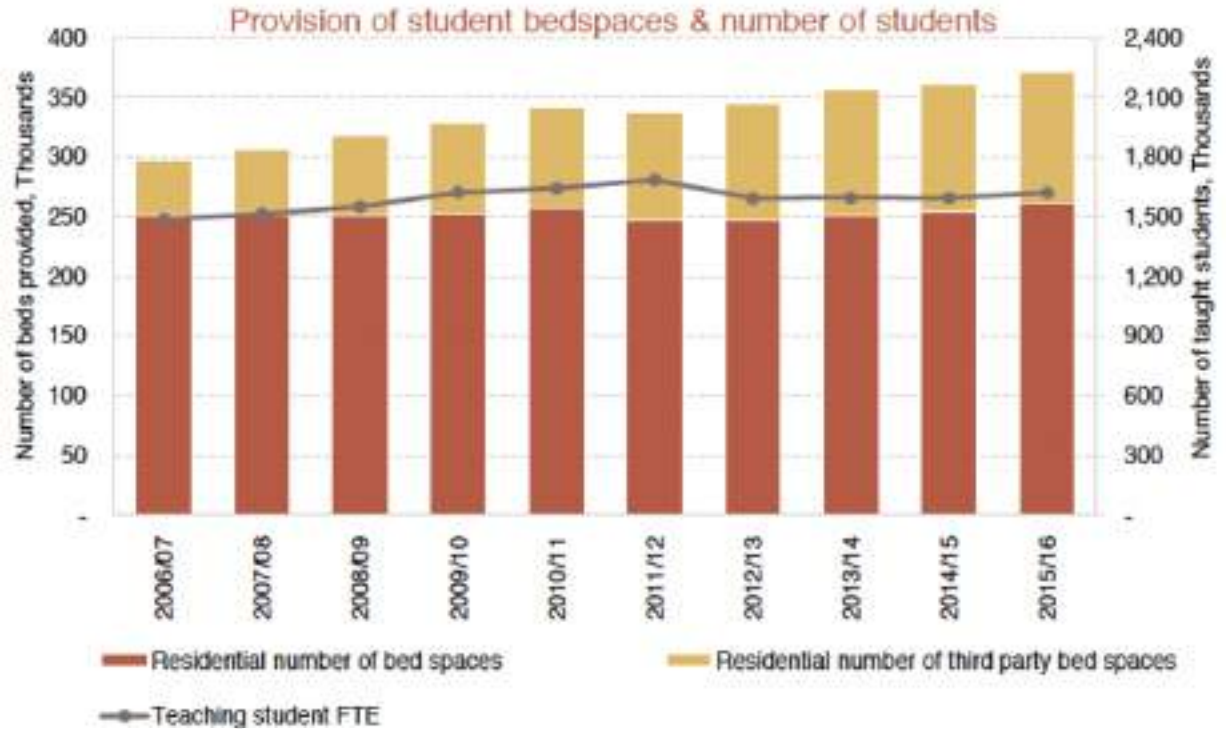
Source: UIS database.

International students in UK 2006/7-2018/19

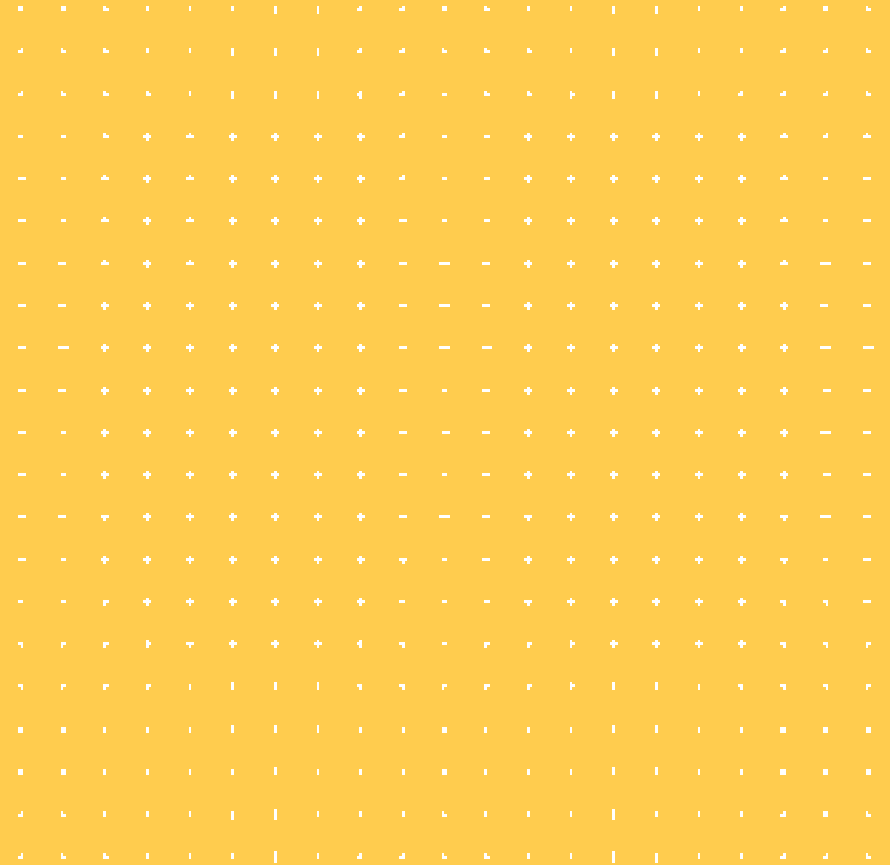
First year non-UK domiciled students by domicile
Academic years 2006/07 to 2018/19



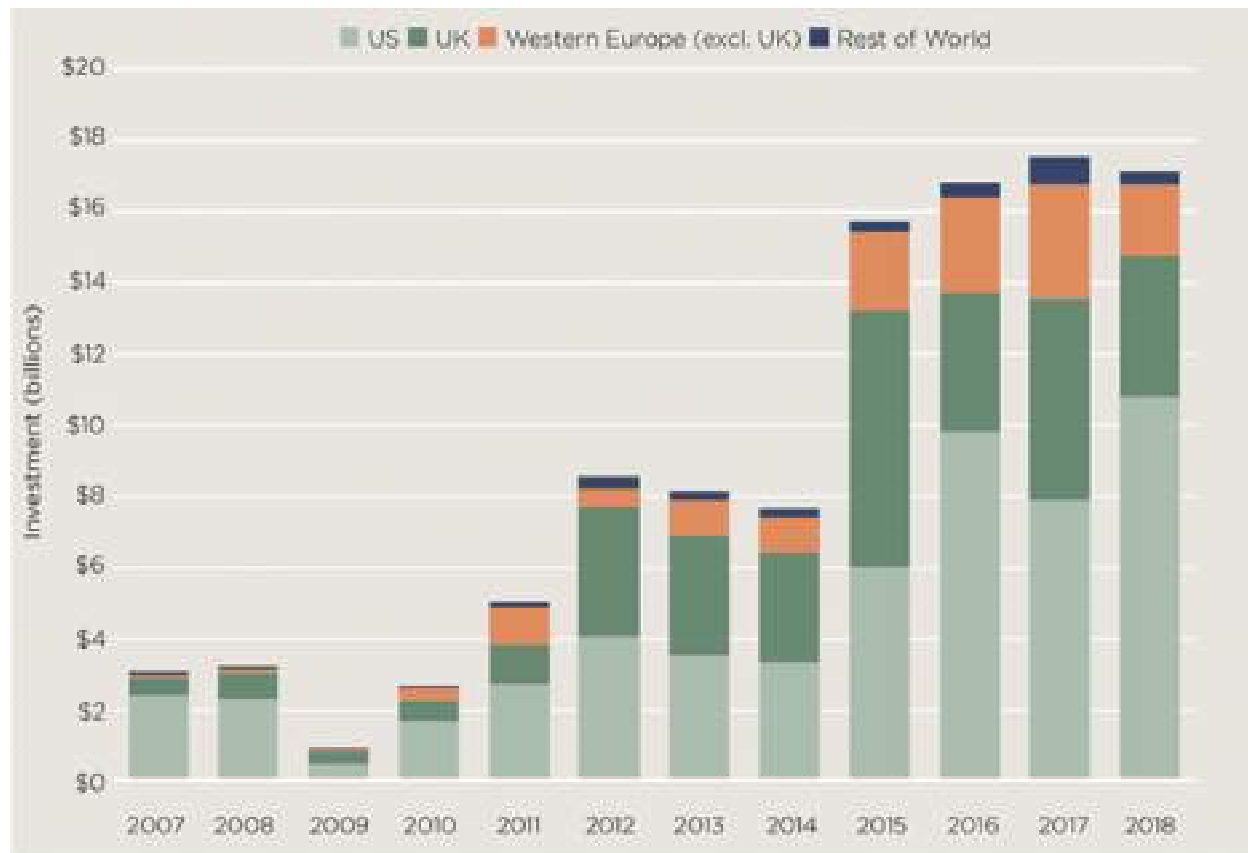
Bedspaces & students, UK



SRA investment



SRA growth, Global 2007-2018



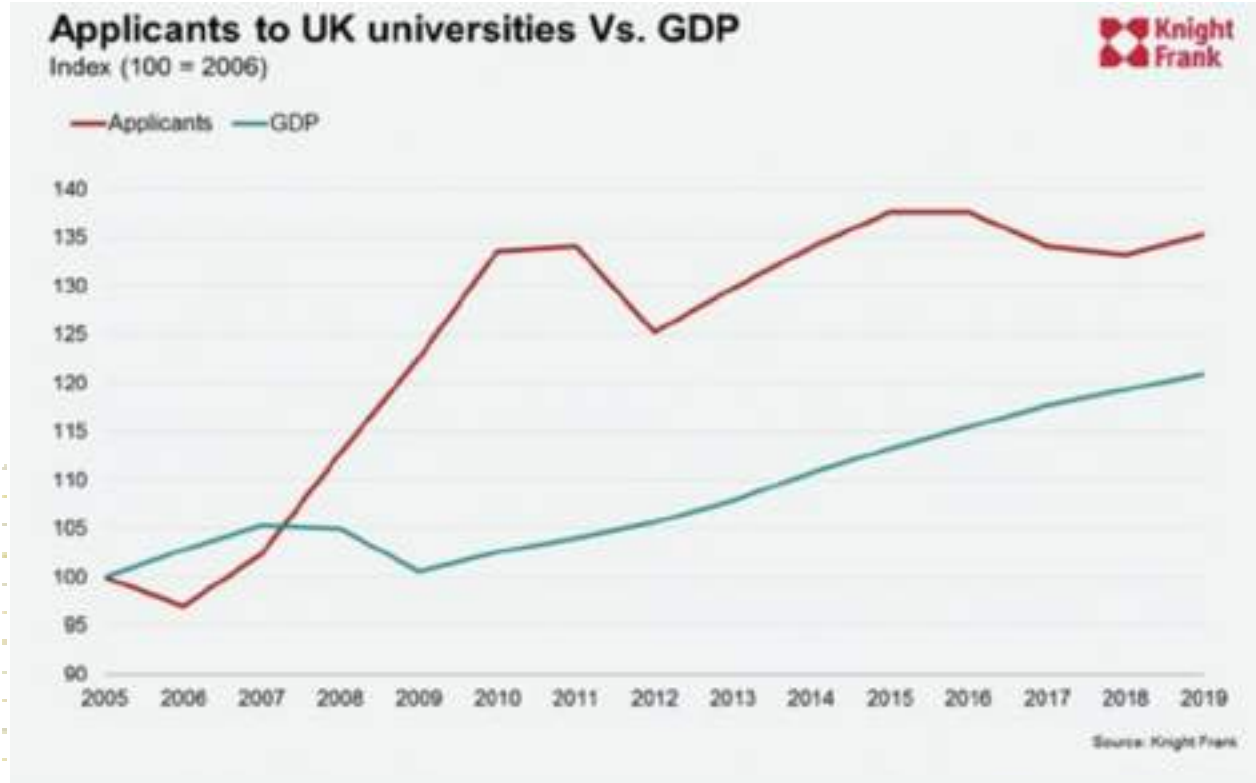
Global student housing investment volumes

Source: Savills Research using RCA

Source: https://www.savills.co.uk/research_articles/229130/280872-0

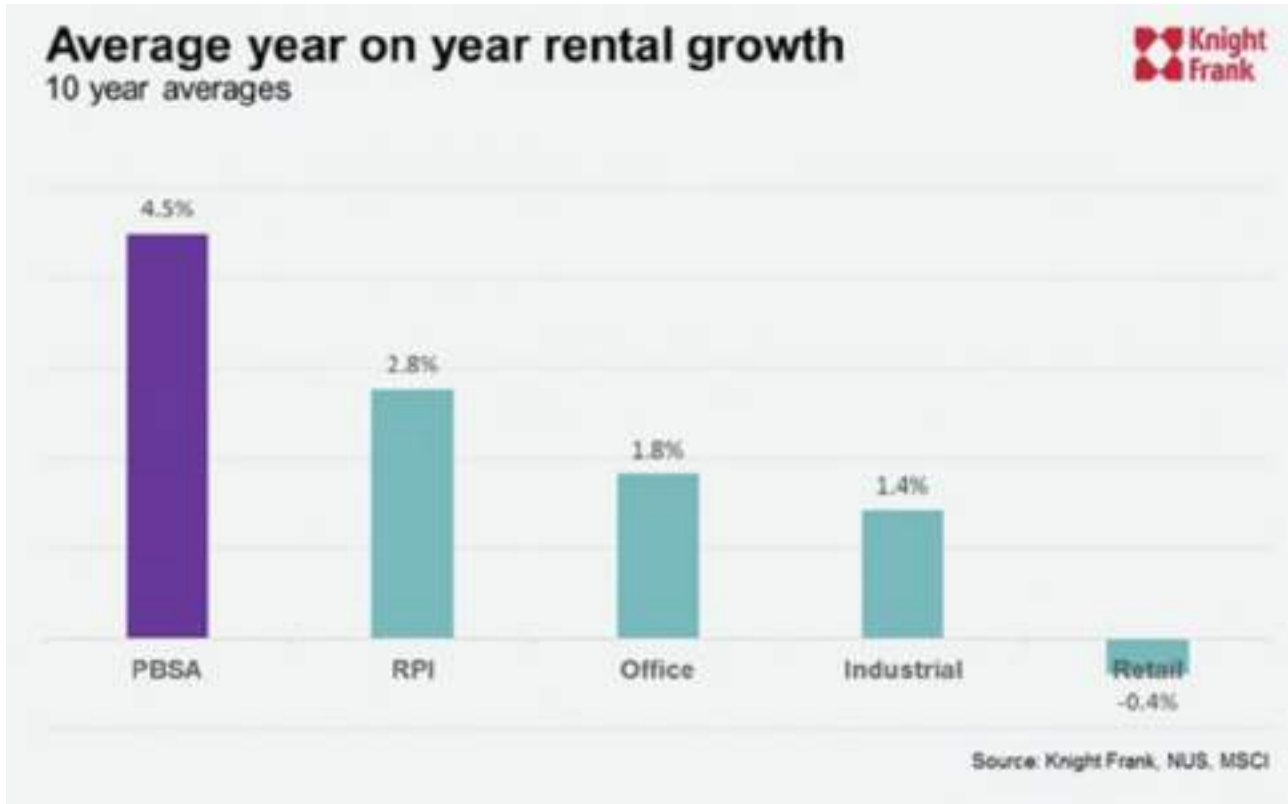
[Accessed 09.10.2019]

UK uni student growth vs GDP 2005-2019



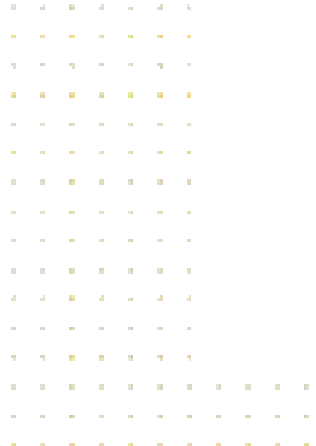
PBSA UK

%annual growth
(10yr average)



Source: <https://www.knightfrank.co.uk/research/article/2020-04-15-how-will-purposebuilt-student-accommodation-markets-react-to-covid19> [Accessed 19.10.2020]

IQ sold to Blackstone
28,000 UK student beds
(27 Feb 2020)



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MARKETS | DEALS

Blackstone Bets Big on U.K. Student Housing, Acquiring IQ for \$6 Billion

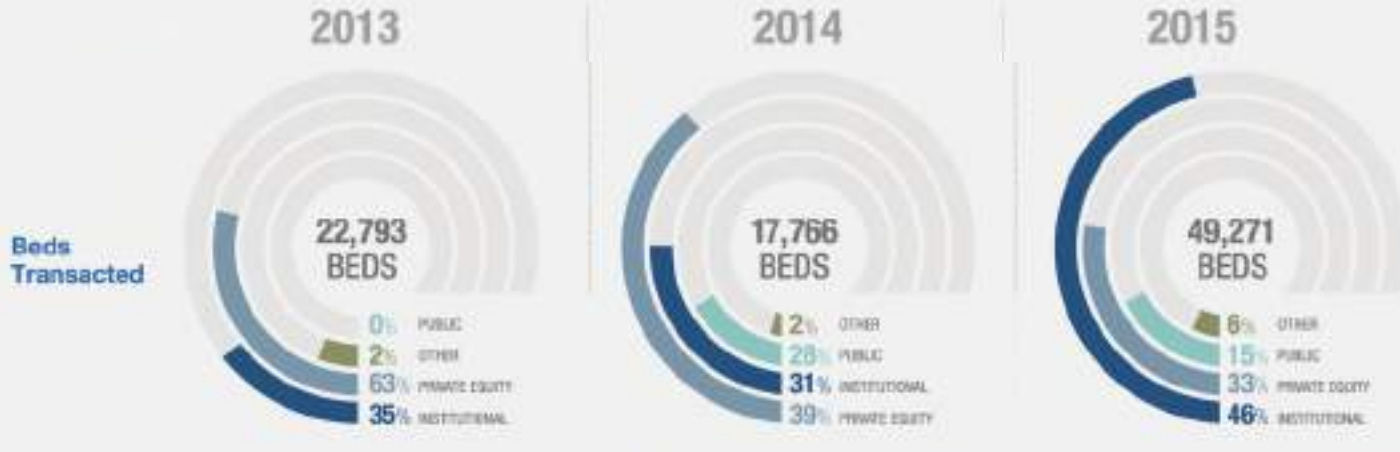
Acquisition comes as early signs point to revival in European deal-making



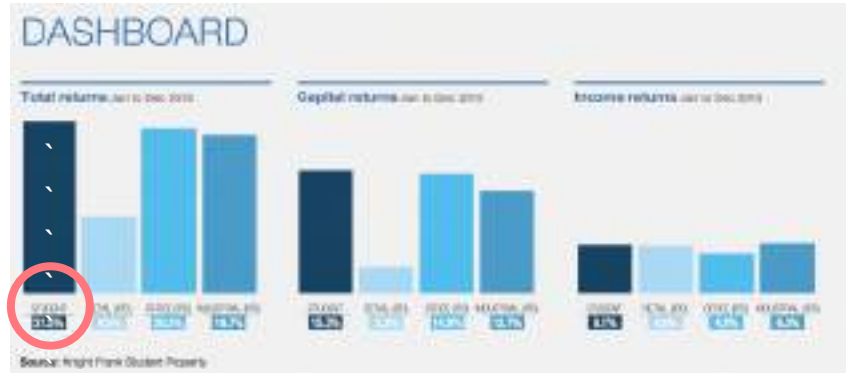
IQ caters to students across several major U.K. campuses, including that of Edinburgh University.

PHOTO: JANE BARLOW/PA WIRE/ZUMA PRESS

UK student assets transactions Jan to Dec 2015



£5.1bn
 spent on 172 assets
 throughout 2015.



Location, built form, management

Best student cities 2019



London

Tokyo

Melbourne

Munich

Berlin

Montreal

"The fact that London has again been ranked the best city in the world in which to be a student is fantastic news – and is no surprise given that London is home to world-leading higher education institutions and a vibrant cultural life. This is further evidence that London is open to students and talent from around the world."

- Sadiq Khan, London Mayor



Based on: University rankings, Student mix, Desirability, Employer Activity, Affordability, Student views

Source: QS Rankings (2019 <https://www.prnewswire.com/news-releases/qs-best-student-cities-ranking-2019-london-named-worlds-best-student-city-300893742.html>) [accessed 14.11.2019]

“UK has the second largest number of top educational institutions in the world and many of these institutions struggle to deal with the problem of underinvestment in their existing student accommodation stock, forcing students into the private rented sector”

“One of the many effects of the Oxbridge duopoly was to create an assumption that one left home to go to university”

“Higher education is the main way in which the western world manages the adolescent’s transition to adulthood. It has displaced the classic alternatives – apprenticeships and military service”



Source: Cartwright Gardens London
[accessed 23Nov2017]

Global Centre for Learning Environments



John Adams House, London

[<https://www.ucl.ac.uk/prospective-students/accommodation/residences/houses/john-adams-hall>].

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Newcastle

Source: Photos by research team

Rethinking PBSA-city relationship

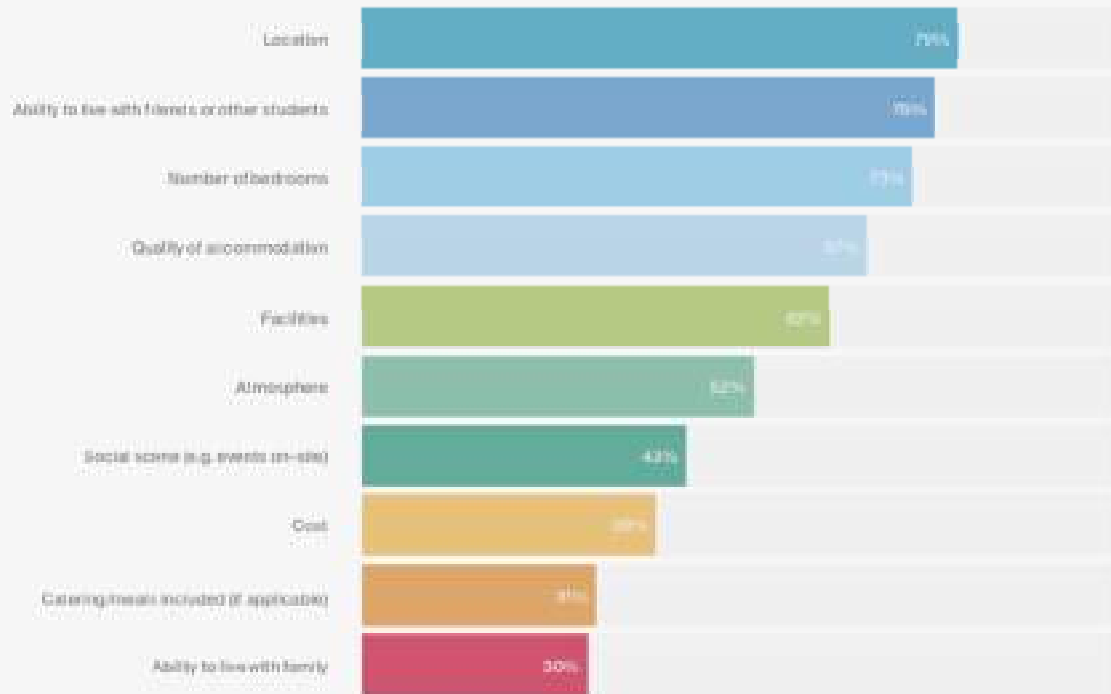
Draft London Plan

Policy H17 Purpose-built student accommodation

- A. Boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed, provided that:
1. at the neighbourhood level, the development contributes to a mixed and inclusive neighbourhood
 2. the use of the accommodation is secured for students
 3. the accommodation is secured for occupation by members of one or more specified higher education institutions
 4. at least 35 per cent of the accommodation is secured as affordable student accommodation as defined through the London Plan and associated guidance
 5. the accommodation provides adequate functional living space and layout.
- B. Boroughs, student accommodation providers and higher education institutions are encouraged to develop student accommodation in locations well-connected to local services by walking, cycling and public transport, but away from existing concentrations in central London as part of mixed-use regeneration and redevelopment schemes.

Figure 2. What influences how happy you are with your accommodation?

% of students living in privately operated PRSU at King's College London having a positive impact on their happiness

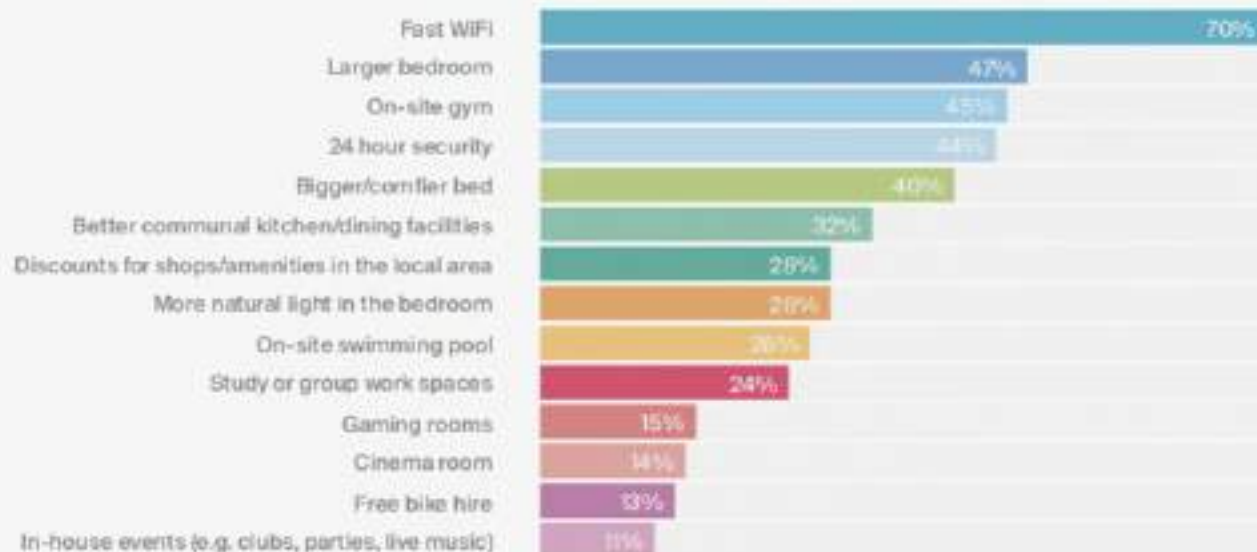


Source: Knight Frank UCAS Student Accommodation Survey 2018/19

https://www.ucasmedia.com/sites/default/files/Student%20Accommodation%20Survey%202018%20FINAL_WEB.PDF [accessed 20.11.2019]

Figure 5. For which of the following would you be willing to pay a rental premium?

3% of students living in privately-operated PBSA who said they would pay a rental premium



Source: Knight Frank UCAS Student Accommodation Survey 2018/19

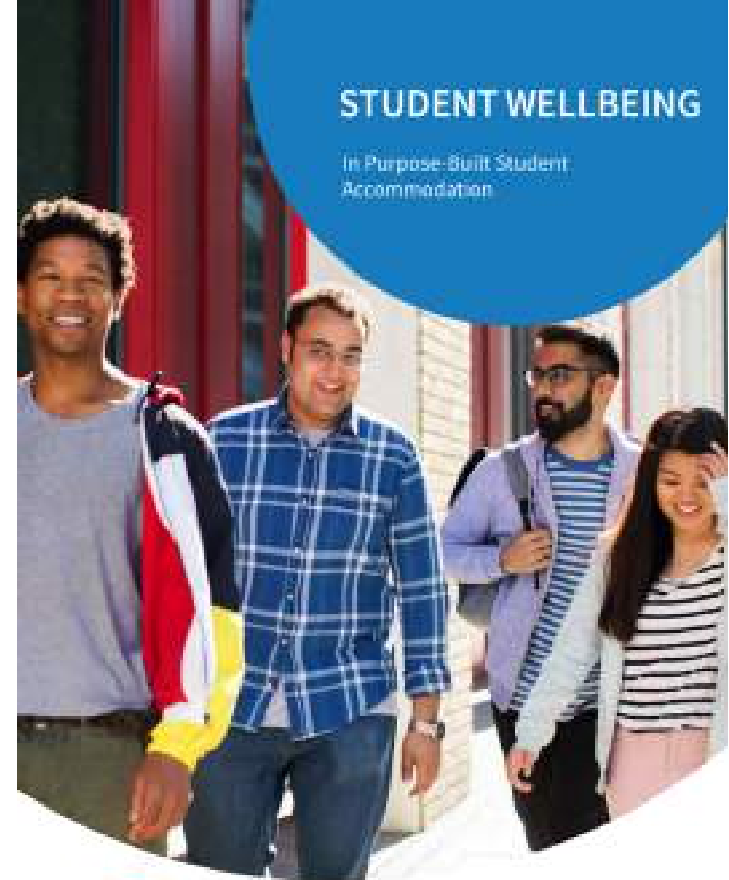
https://www.ucasmedia.com/sites/default/files/Student%20Accommodation%20Survey%202018%20FINAL_WEB.PDF [accessed 20.11.2019]

SRA evolution

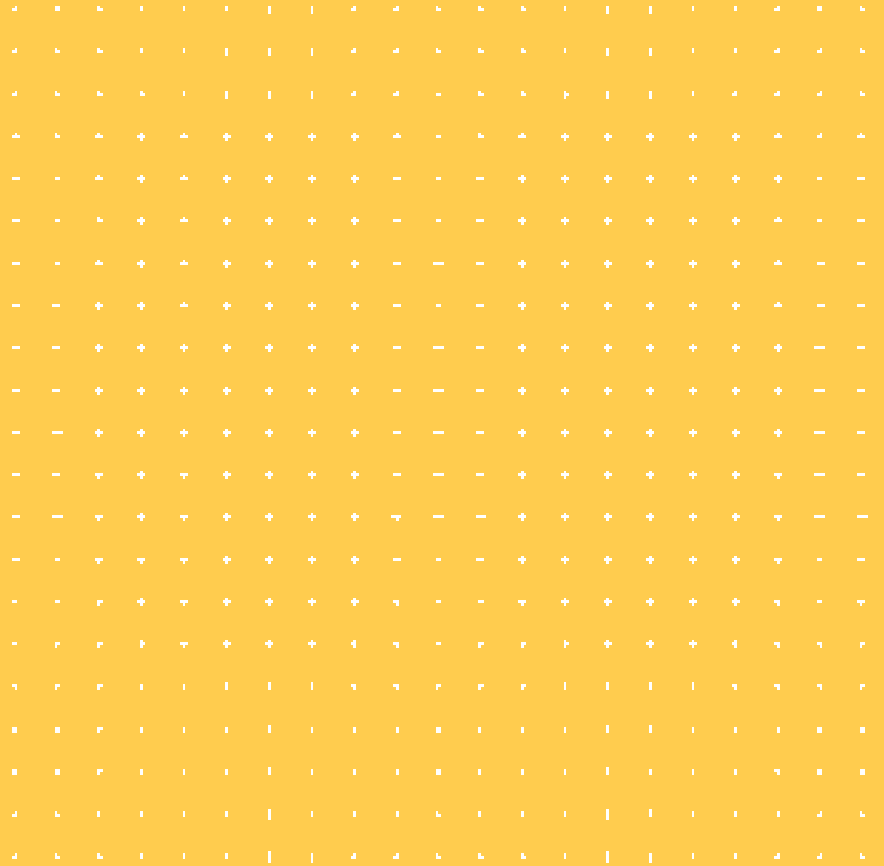
- Oxbridge model: residence based education
- Study bedroom, shared bathrm & kitchenette, dining hall
- Study bedroom, ensuite bathrm, shared kitchen
- Ditto + common rm, study areas, music rm, gym, cinema
- Provision & management by HE provider, now by others

Recommendations of BPF report (July 2019)

- Staff wellbeing training
- Wellbeing policies
- Holistic wellbeing initiatives



Research gaps



SRA Research gaps

- Planning & design of SRA: urban impacts; uni proximity; balance of community & group spaces vs study bedrooms;
- Safety – fire, construction
- Environmental sustainability
- Finances, including student housing poverty
- User experience & wellbeing
 - Commuter vs living close to ‘campus’; out-of-town vs local;
 - International vs national students
 - Different staffing models; creative, effective SRA apps

The Bartlett Global Centre for
Learning Environments

Thank you

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www.ucl.ac.uk/bartlett/real-estate/about-us/bartlett-global-centre-learning-environments



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Student residential accommodation & Student Engagement: a study of two cases in England

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Overview

- ❑ Primary research questions and aims for fieldwork
- ❑ Definitions of key terms
- ❑ A brief history of student residential accommodation in England
- ❑ A set of existing approaches/lenses on study of SRA and student engagement
- ❑ My multidimensional and relational approach
- ❑ Methodology and methods
- ❑ Case studies
- ❑ Key findings
- ❑ Significance and importance of findings
- ❑ Opportunities for future research

Research questions

- ❑ What factors influence higher education institutions' provision of student residential accommodation?
- ❑ What is the relationship between student residential accommodation and student engagement?
- ❑ What does student engagement in and with student residential accommodation mean to students and staff

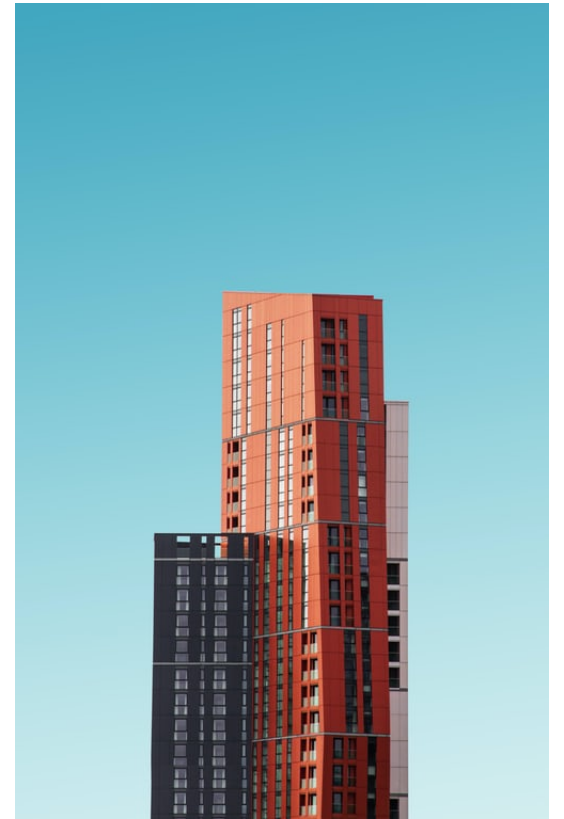
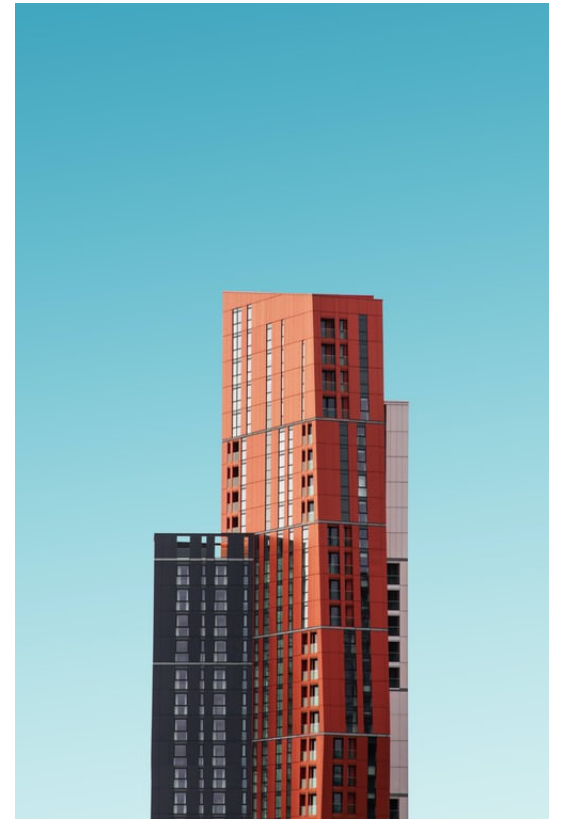


Photo by [Simone Hutsch](#) on [Unsplash](#)



Aims of my fieldwork

- ❑ to gather, synthesise and analyse key texts and policy documents related to provision of student residential accommodation
- ❑ to provide a description of a set of student residential accommodation using observations, field notes and photographs
- ❑ to collect student and staff feedback on student engagement in and with student residential accommodation
- ❑ to contrast institution policy related to student residential accommodation with student and staff feedback on institution provided student residential accommodation





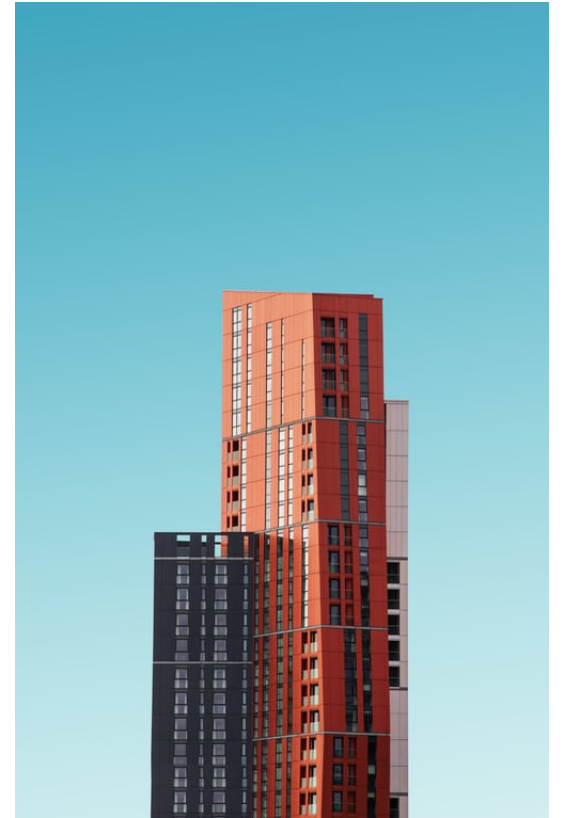
Definitions

- ❑ Student residential accommodation (SRA): Student residential accommodation was defined as an exclusive purpose built or fit for purpose residence where students reside while on a course in higher education (Blimling, 2015).
- ❑ Student engagement (SE): is defined as the time, energy, effort and other relevant resources invested by institutions and students in purposeful activities related to student experience in higher education (Trowler, 2010).

Sources:

Blimling, G. S. (2015). Student learning in college residence halls: What works, what doesn't, and why. John Wiley & Sons.

Trowler, V. (2010). Student engagement literature review. The higher education academy, 11(1), 1-15.





Over eight centuries of emergent and complex history

- Higher education institutions
- Planning
- Policy
- Practice
- Repetition, replication & reinforcement



Photo by [Sidharth Bhatia](#) on [Unsplash](#)

Existing approaches to SE and SRA

- SRA as a student housing pathway (Clapham, 2005)
- SRA as a student service (Blimling, 2015)
- SRA and students' preferences and satisfaction (Thomsen, 2008)
- SRA and student characteristics and identities (Thomas, 2012)
- SRA and local housing contexts (studentification) (Sage, 2010)

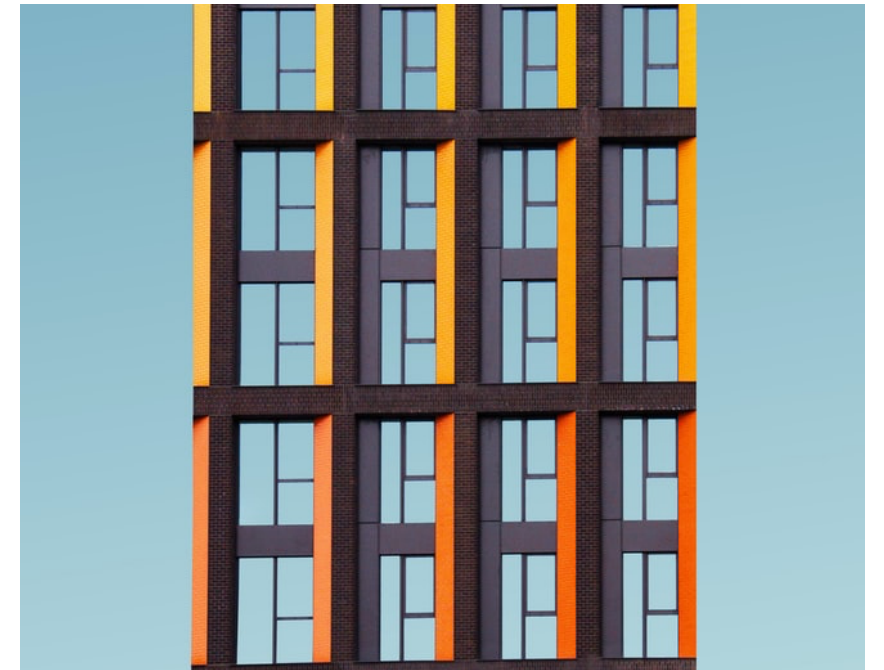
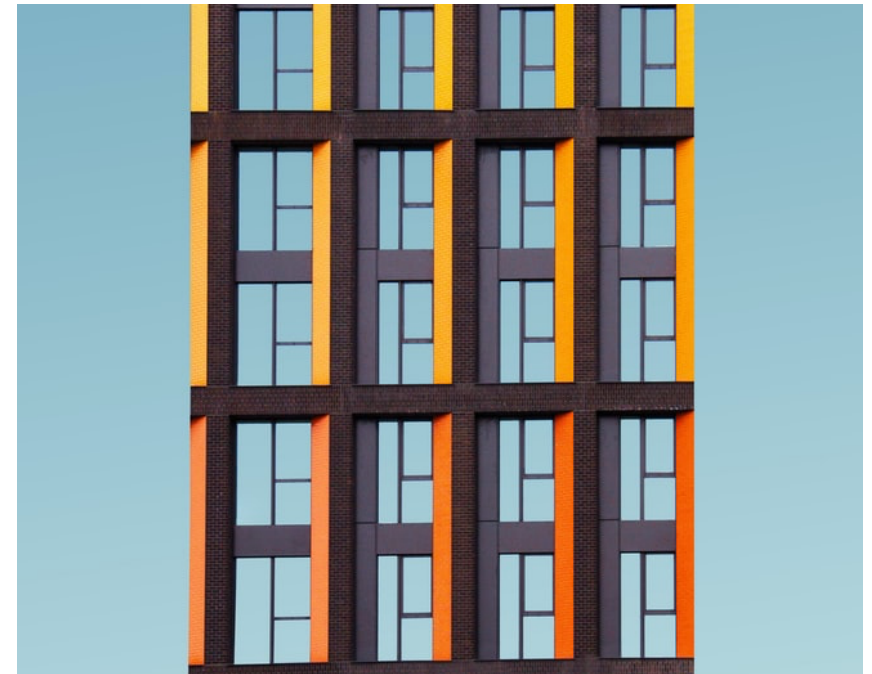


Photo by [Simone Hutsch](#) on [Unsplash](#)

SE in and with SRA

- Multidimensional**
- Relational**
- Ecological**





Methodology and methods

Approach

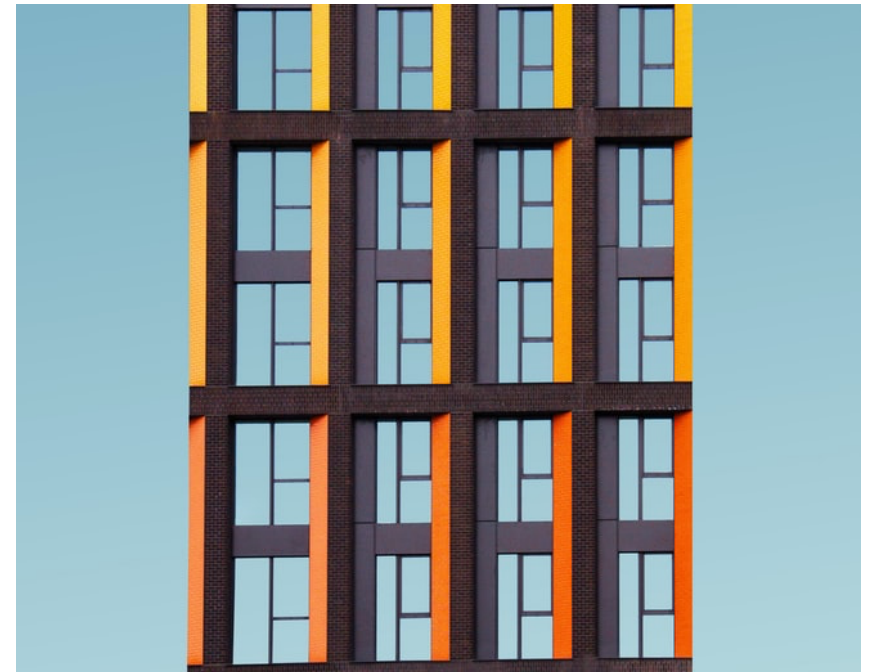
- Qualitative
- Social constructivist
- Case studies

Methods

- Literature reviews
- Review of policy documents
- Observations, interviews & electronic questionnaires

Data analysis

- Verbatim transcription and coding
- Thematic analysis



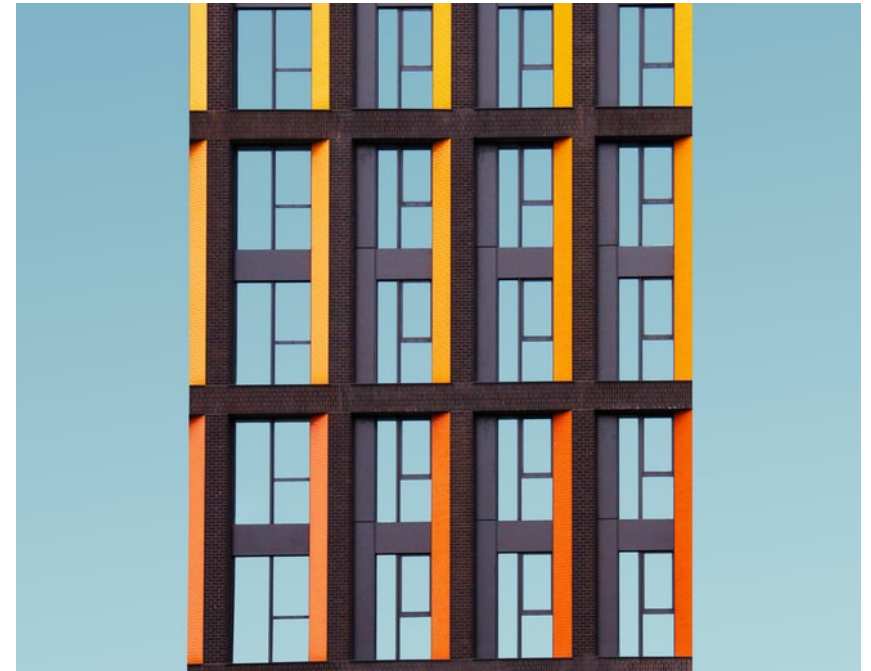
Case studies

(I)

Post-1992
South England
Purpose built SRA completed in early 1990s
5 separate 'blocks' joined by courtyards
Interviewees: Staff (5), Students (4)
Electronic Questionnaires completed: 24

(II)

Pre-1992
South England
Fit for Purpose SRA
Five adjoining Victorian Houses, merged by remodel
Interviewees: Staff (4), Students (9)
Electronic questionnaires completed: 21



Staff feedback

CS (I):

- Supply, demand and distribution of HEI provided SRA
- 1st year student experience of university
- Students as ‘customers’
- Value for money
- Residence life

CS (II):

- Student-staff relations
- Expectation setting
- Contractual obligations
- Community, student wellbeing and mental health
- Policy, planning and practice



Photo by [Luke van Zyl](#) on [Unsplash](#)

Student feedback

CS (I)

- **Accessibility and importance of SRA location in relation to HEI facilities**
- **Personal development**
- **Social networking**
- **Value for money**
- **Policies and policy enforcement**

CS (II)

- **Physical space: study bedrooms, shared kitchens, multipurpose facilities, computer labs**
- **Social space: use of shared spaces**
- **Personal space: issues with the diversity in study bedrooms**



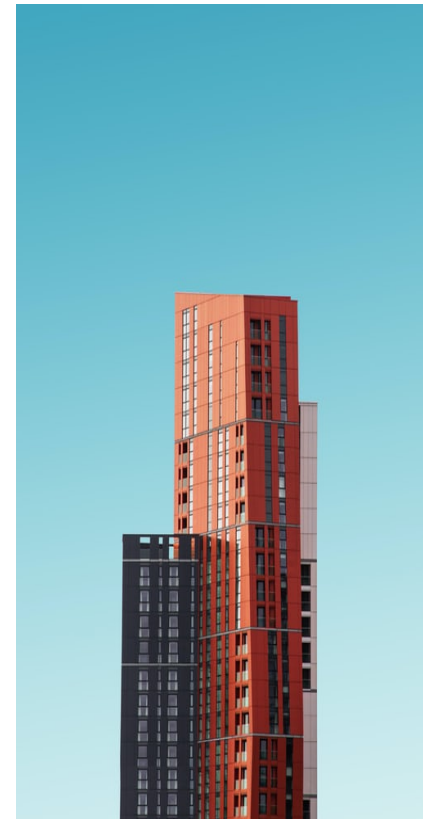
Photo by [Marcus Loke](#) on [Unsplash](#)



Significance and contributions of this research (I)

Empirical and theoretical

- SE as a lens to explore and understand SRA
- Staff and students' attitudes, perceptions and experiences in and with SRA
- Challenge a totalizing discourse, illuminate the intra-inter group contrasts
- Physical environment influencing social relations and cascading influence on knowledge creation and dissemination in and beyond HEIs

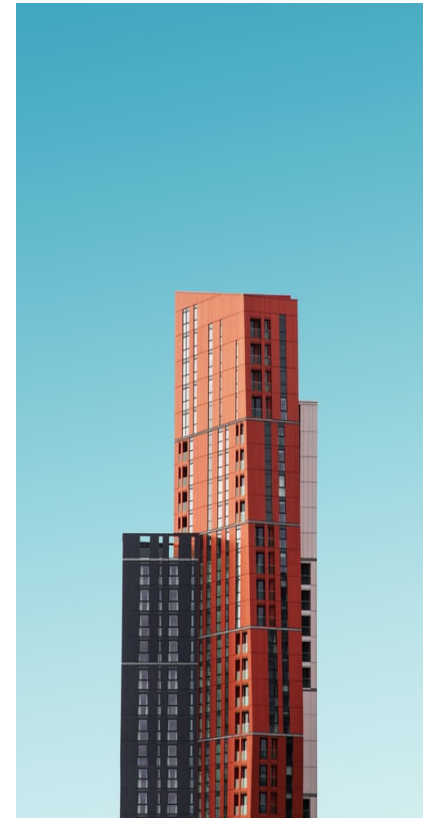




Significance and contributions of this research (II)

Operational

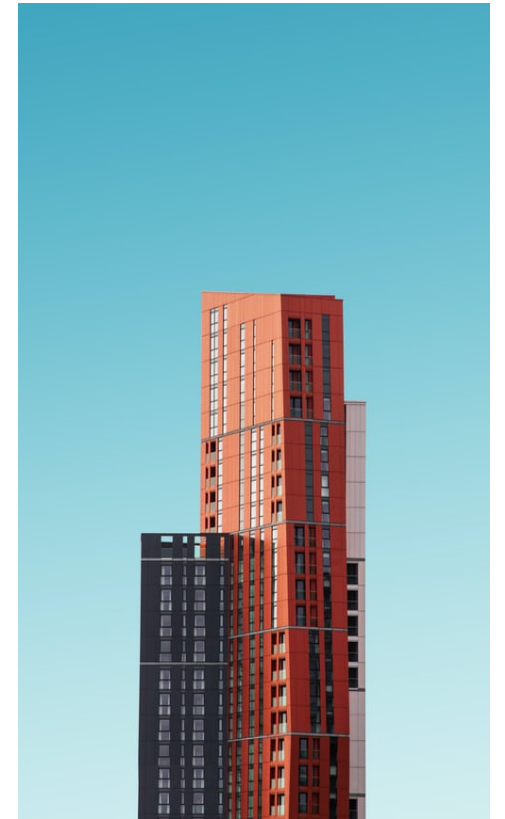
- Contribution to institutional and professional practice
- Contributions to institutional and HE policy
- Identifying gaps in and between HEI SRA policies, practice and provision
- Accommodation Codes and issues with enforcement
- Managing Student-Staff relations
- Feedback, representation and operational quality





Opportunities for further study

- Longitudinal studies
- Additional case studies
- Local, regional, national and international comparative studies
- More qualitative and mixed-methods study to counterbalance prevalence of existing quantitative research
- Students' housing and food insecurity
- Students' mental health and wellbeing



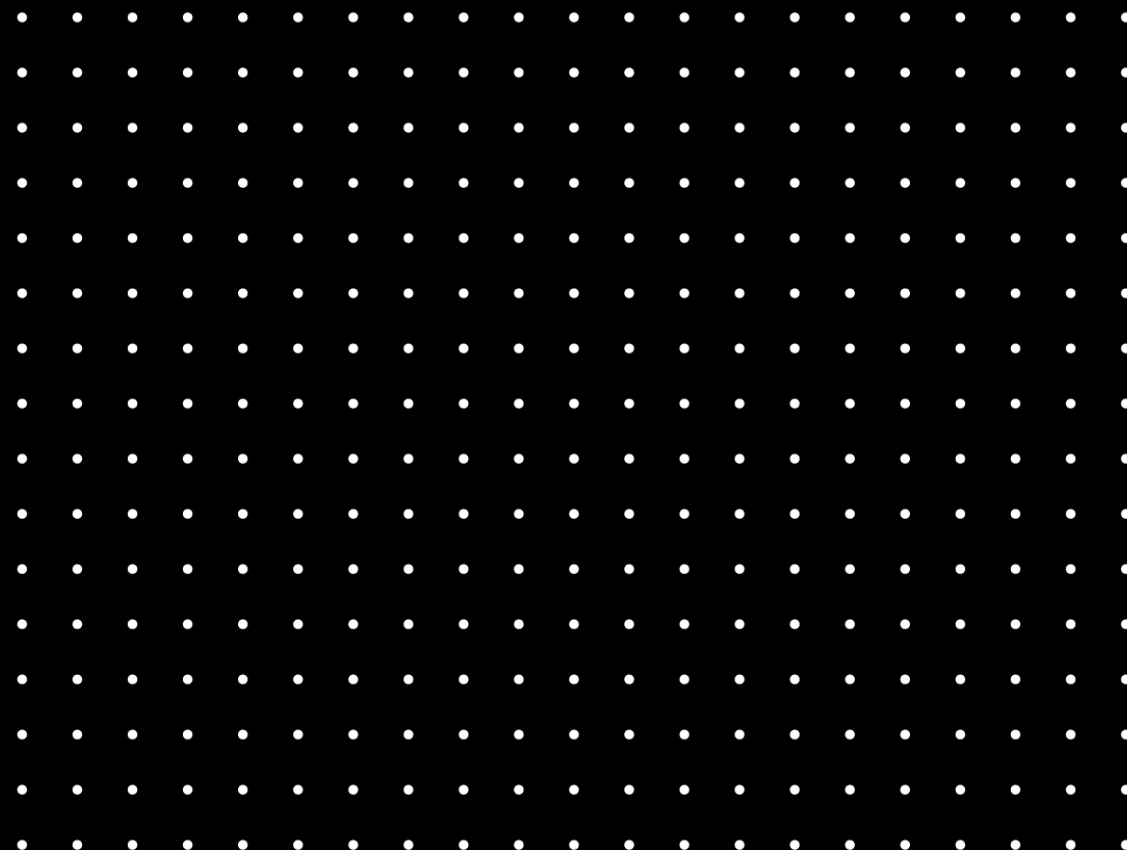
Thank You

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