

## **EUROPEAN STUDENT LIVING MONITOR 2024 REVEALS KEY CHALLENGES AND OPPORTUNITIES IN FRENCH STUDENT HOUSING**

Paris and Montpellier, September 17, 2024 – The Class Foundation’s 2024 Student Living Monitor (SLM) has revealed important insights into the state of student housing across Europe, with specific focus on key European markets for higher education, including France. The survey, which gathered responses from nearly 11,000 students across the continent, highlights the varying impacts of living conditions on student well-being, emphasising the need for targeted improvements.

### **Key Highlights from the Survey**

The 2024 SLM report provides a comprehensive overview of the student housing landscape in Europe, revealing an average Mental Health Index (MHI-5) score of 57.8 among students, which is slightly below the benchmark of 60 indicating good mental health. This score is largely influenced by the experiences of specific disadvantaged groups, including students with disabilities, non-binary students, and those facing financial hardships. The report explores four key areas: Availability and Choice, Services and Facilities, Living and Community, and Targeted Support, offering detailed insights into both achievements and areas needing attention.

### **Country Highlight: Insights on France**

The survey included 315 responses from students in France, shedding light on the current state of student well-being in the country:

- Happiness Index: The average MHI-5 score for students in France is 58.7, which is slightly above the European average. However, this score indicates there is room for improvement, particularly in addressing the needs of vulnerable student groups.
- Accommodation Challenges: Only 67% of students in France were able to secure their preferred accommodation, compared to the EU average of 75%. Of those who missed out, 57% cited unavailability as the primary reason, highlighting the need for greater availability and choice in student housing.
- Impactful Facilities: French students emphasised the positive impact of amenities such as gyms, social areas (including games rooms and community kitchens), and shared outdoor spaces on their living experience. Practical services like cleaning of personal rooms and common areas, as well as parcel delivery facilities, were also highly valued by students.
- Areas for Improvement: Despite these positives, there is a significant opportunity to enhance the availability of key resources such as professional mental health support

and career guidance, as more than 50% of students in France currently do not have access to these essential services.

### **Leading the Way: UXCO Group's Contribution to French Student Housing**

Despite the challenges highlighted by the survey, France also has examples of best practices within the student housing sector. UXCO Group, a leading investor, promotor and operator of PBSA residence in France, and Class partner, has set high standards in creating diverse and innovative housing options through their brands ECLA and UXCO Student. These brands have successfully developed vibrant communities by offering a variety of accommodation types that cater to the different needs of students. Their focus on providing well-designed spaces, both private and communal, has positively influenced student experiences and serves as a model for future developments in the sector.

**Mael Aoustin, CEO and President of the Management Board at UXCO Group, notes** “As the market leader in France for exceptional student and co-living real-estate (PBSA) over 15 000 beds, UXCO Group takes immense pride in crafting living spaces that embody unparalleled quality and comfort. Our unwavering commitment to excellence, strongly represented by our Group's unique wealth of expertises and illustrated best by our premium XXL coliving residences brand ECLA, leads us to wholeheartedly support the Student Living Monitor research project. Understanding how a student's living conditions influence their well-being is a vital aspect of our mission to provide the best possible residential experience for our residents, that goes beyond traditional accommodation to contribute to transforming the way we live”

### **The Path Forward**

The 2024 report highlights significant strides made by the student housing sector in enhancing living experiences, offering valuable insights for investors, developers, universities, housing operators, and policymakers on what aspects of accommodation have the most impact on students. The Student Living Monitor (SLM) serves as a roadmap for optimizing student accommodation and ensuring no student is left behind. While the sector has made considerable progress, there is still opportunity to do more.

“Our findings make it clear: student happiness is deeply connected to where and how they live,” says Kelly-anne Watson, Managing Director of The Class Foundation. “This report is a call to action for us all to build environments that do more than just house students, but actively contribute to giving them a positive experience, make them feel like they supported and are part of a community, thus leading to their overall success.”

### **A Call to Action for the Future of Student Housing in France**

The findings from the SLM survey emphasise the need for housing providers, investors, developers, and policymakers in France to address the gaps in student housing. By expanding the availability of preferred accommodation options and improving access to essential services like mental health and career support support, the sector can better meet the needs of all students. The successes of operators like UXCO Group demonstrate that with the right

approach, it is possible to create living environments that not only meet basic needs but also actively enhance student well-being.

### Access the Full Report

The full 2024 Student Living Monitor report, offering detailed insights into these findings, is available for download [HERE](#)

**Student Living Monitor (SLM):** The Student Living Monitor is an annual survey by The Class Foundation to explore the connection between student happiness, experience and living environments in Europe. Engaging thousands of participants across Europe, the survey offers valuable insights into students' experiences and provides recommendations for the sector. The 2024 report is available [HERE](#).

### ABOUT THE CLASS FOUNDATION

The Class Foundation, established in 2011, operates as a partner-based non-profit organisation with the goal of advancing the professionalism and understanding of student housing across Europe. Serving as the largest European student living eco-system, its mission centres on being the foremost think tank dedicated to the realm of student housing and experience. With research, events, collaborations and awards, The Class Foundation fosters an extensive international network comprising more than 100 complementary partners creating homes for more than 3 million students. By facilitating connections among operators, investors, policy makers, universities, service providers and student organisations, we provide a community and platform for thought leaders to the exchange high-quality information and best practices. [Learn more.](#)

### ABOUT UXCO GROUP

- 76 STUDENT AND COLIVING RESIDENCES
- 15,000 BEDS OPERATED
- 100 APARTHOTELS
- 1,500 EMPLOYEES
- €480M ANNUAL REVENUE
- Over €1.2 BILLION IN ASSETS

UXCO Group is an integrated group specializing in investment, development, and operations of residential, student, and hospitality real estate, present in France for 25 years. Majority-owned by Brookfield, we control the entire value chain to deliver innovative products. We are organized into three entities: Student and Coliving Real Estate (managed by UXCO Property &

UXCO Management, including Ecla and UXCO Student residences) – Development (led by Océanis Promotion) – Hospitality (managed by Appart'City).

**"Transforming lifestyles"** is what drives us every day. We believe in the power of collective effort to reinvent housing, making it bolder, livelier, and more environmentally friendly. Thus, we offer much more than living spaces: we provide our clients with memorable experiences and inspiring encounters, creating vibrant communities that combine the comfort of home with shared living.

**As a leader in housing for students and young professionals**, we leverage our high standards and unique expertise to enhance the well-being, success, and fulfillment of our residents.

#### **Note to Editors:**

Please attribute survey results to The Class Foundation and use the provided quotes as indicated. High-resolution images and additional information are available upon request.

The MHI-5 is a globally recognized and well-documented measure of well-being. It operates on a scale of 0 to 100, with scores above 60 indicating good mental health, reflecting optimal well-being.

#### **Student Living Monitor (SLM):**

The Student Living Monitor is an annual survey conducted by The Class Foundation to explore the connection between student happiness, their experience, and their living environment in Europe. Involving thousands of participants across Europe, the survey provides valuable insights into student experiences and offers recommendations for the sector. The 2024 report is available [HERE](#).

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