



# **Demand and supply of student accommodation in Italy:**

the role of public investment  
changing patterns of student demand  
open challenges for the Social Dimension

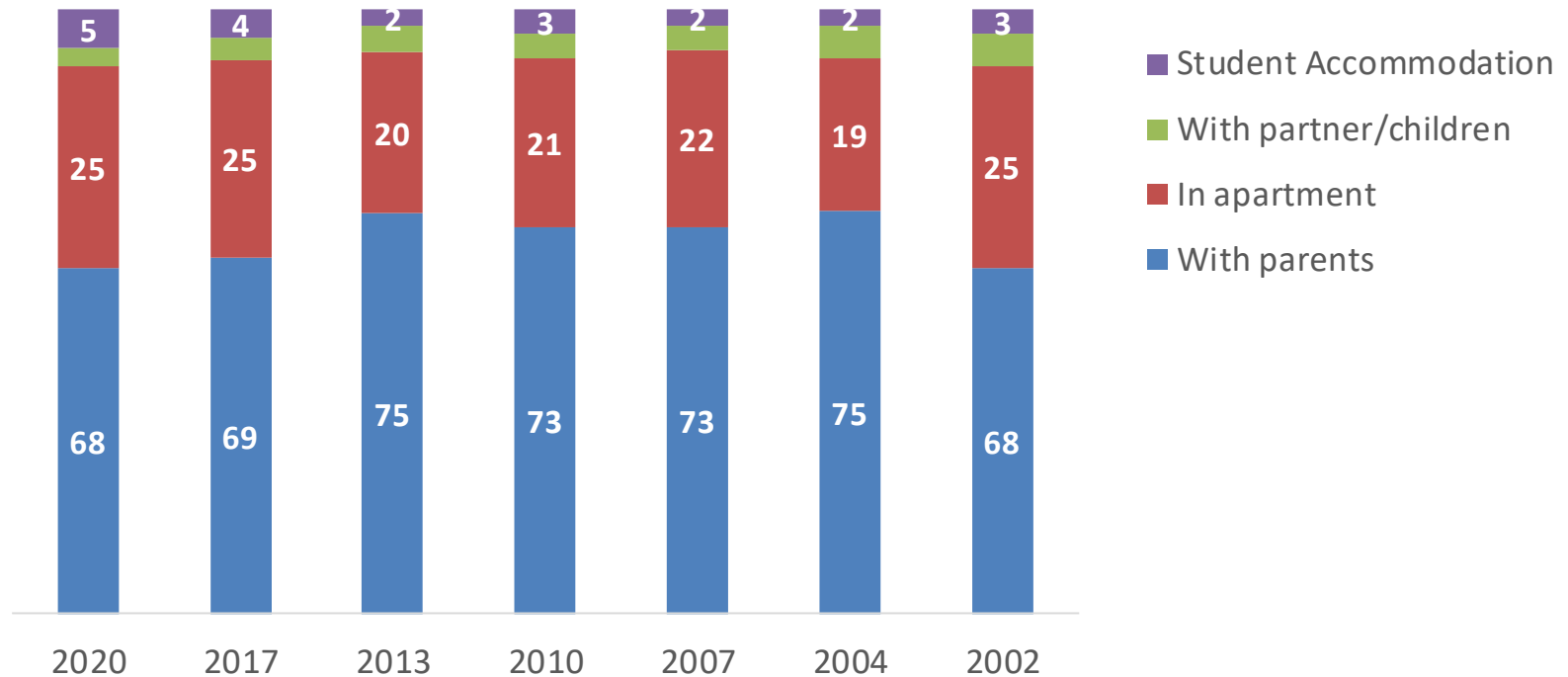
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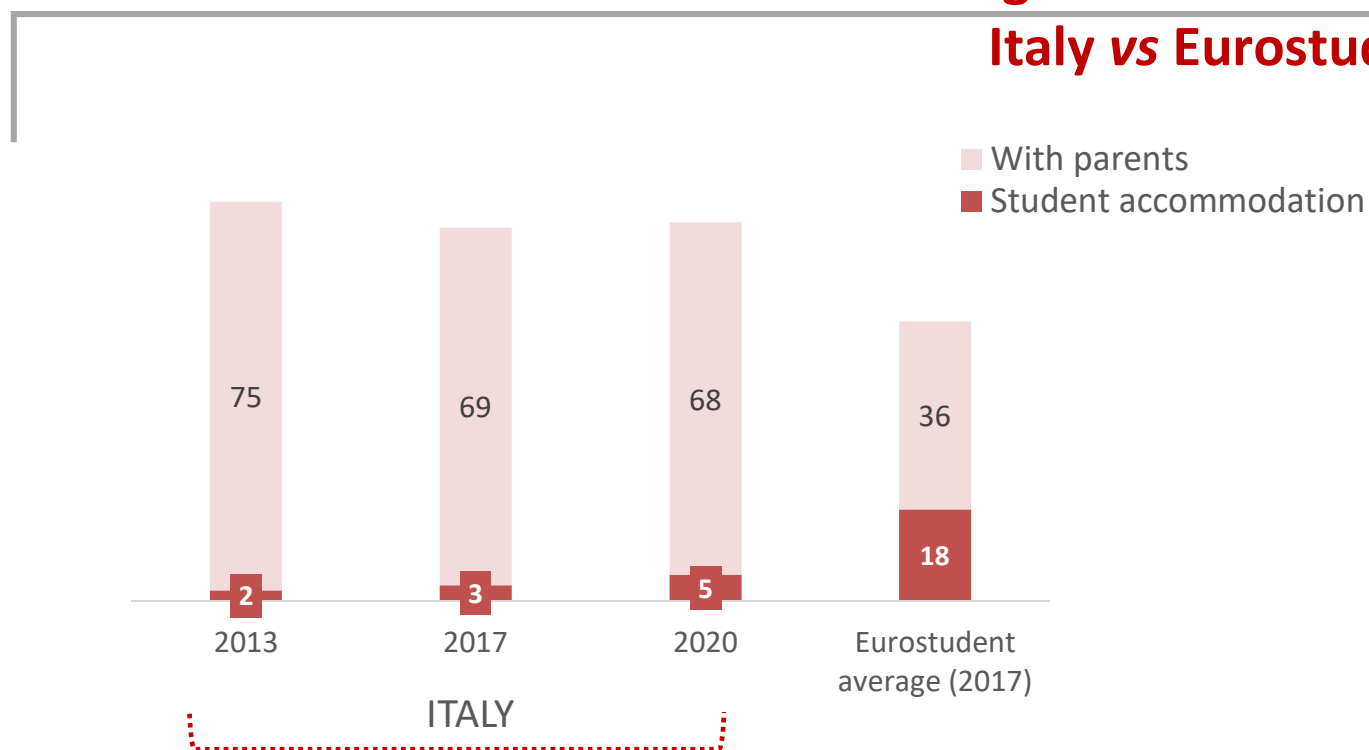
**Eurostudent VII – Final Conference**  
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## Student housing situation in Italy: comparison between different Eurostudent editions



Source: Eurostudent.

## Share of students living in student accommodation: Italy vs Eurostudent countries



Source: Eurostudent V, VI, VII

In Italy, the share of students living in student accommodation has increased from 2013 to 2020 (+2 p.p.). Nevertheless, the available supply is still significantly lower than the potential demand (5%).

Furthermore, student accommodation is a much less used form of accommodation in comparison with the average of Eurostudent countries (18%).

## Few places available

**49,000 places** for 1.7 million students

Three different forms of student housing:

- halls of residence **managed by Regional Bodies for Student Services:** 40,500 places

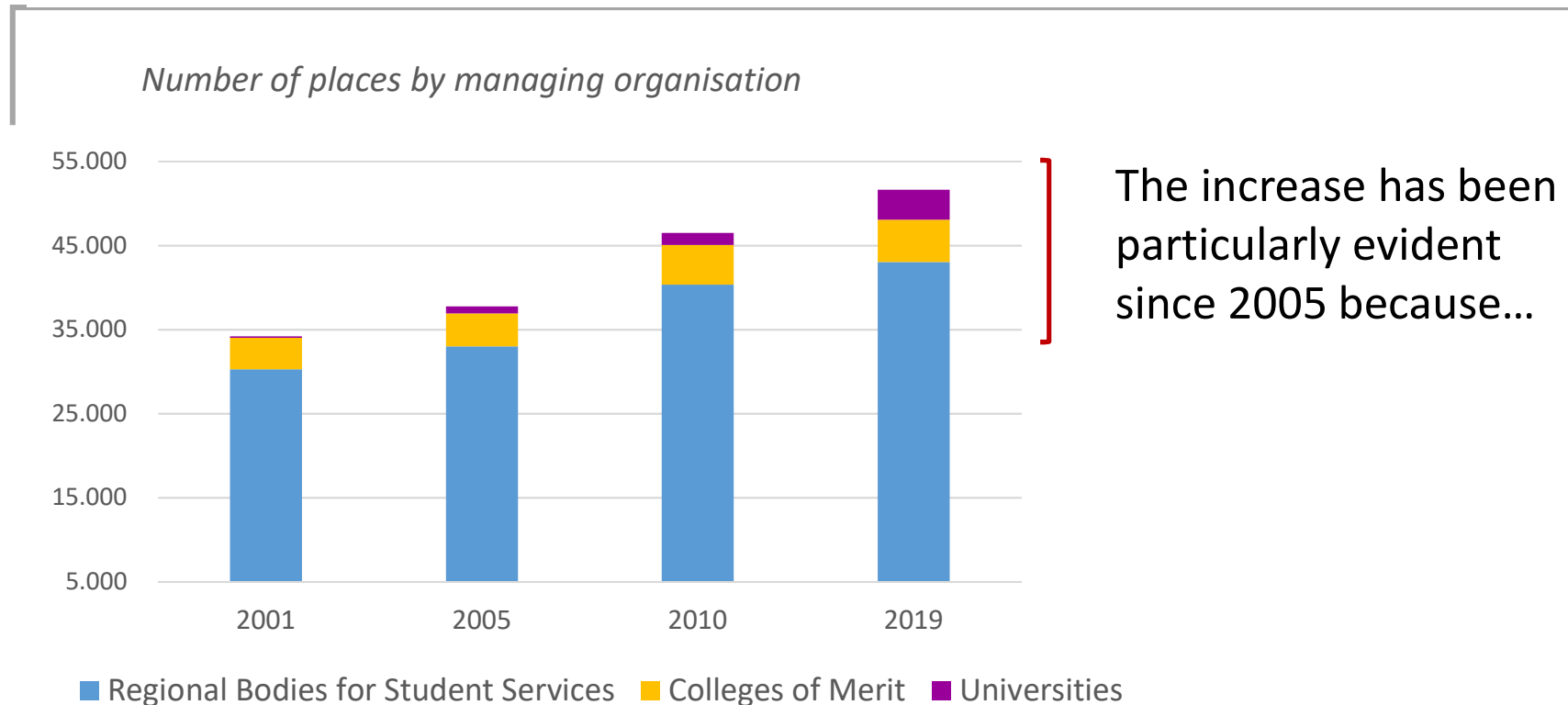


...of which **31,000** places  
**at a low rate**  
for 106,000 grant-holders

- **“Colleges of Merit”** (private halls of residence recognised and co-financed by the State): 5,000 places
- halls of residence **managed by Universities:** 3,600 places

Source: UFF. STAT. MUR.

## N. of places increased by 44%



Source: UFF. STAT. MUR.

Available places have increased by 44% in 18 years  
(2001: 34,200; 2019: 49,100).


## N. of places has increased thanks to Law 338/2000

...in 2005, the Law n. 338/2000 began to produce its effects.

This law co-finances (up to 50%) new halls of residence **built or renovated** by Regional Bodies for Student Services, Universities, Colleges of Merit or other entities

Years	New accommodation
2005-2020	18,413
2021-	5,600*

\*Expected, presently accepted for co-funding.

A critical point  The increase of new places has been delayed by long implementation times (bureaucracy)

## Next Generation EU: National Recovery and Resilience Plan (PNRR)

The National Recovery and Resilience Plan (PNRR) allocates 960 million euros to build student housing.

The **target** stated in the Plan is to **create over 60,000 places by 2026**.

The expected outcome is to reach more than 100,000 places available overall.

How?

The Plan provides for the promotion of private investments, granting financial benefits to investors.

## Why is public investment in student accommodation important?

- It helps to reduce student living costs, especially for those in disadvantaged economic conditions
- It encourages geographical mobility across the country
- It supports good study performance:
  - Eurostudent data show that students not living at home have a time budget for studies higher than those living with parents
  - An IRES survey shows that they progress more regularly and drop-out less
- It helps to create a community among peers. In some focus groups\*, students say:
  - “Living in halls of residence makes you grow; you learn to respect others when you live together”*
  - “Here there is also a lot of collaboration in the studies, it comes from the need for help and support in the study”*
  - “Being in a community made me feel immediately at home, we are all united”*

\*F. Laudisa (2017), *Il costo di gestione delle residenze universitarie: un'analisi comparativa, Regione Piemonte*, Celid, Torino



### The National Scenario

- Public investment is strategic to face the mismatch in demand/supply of student accommodation
- The present policies and future plans are challenging for the Italian HE System and the whole country but could result in a structural upgrade of the student accommodation supply

### Social dimension

Investment in (new) public student housing is a well-targeted political measure

- to contrast the risk of declining social and geographical mobility due to the effects of Pandemic on access to Higher Education
- to create an inclusive environment that fosters equity, diversity, and responsiveness to the needs of local communities (EHEA Rome 2020 – Ministerial Communiqué)

### Post-Covid student accommodation demand

Effect of pandemic on the balance of onsite/online education - shift to a mixed model?

- expected increase of distance education students (traditional/non-traditional)
- expected impact on student accommodation: increasing demand of flexible/non-continuous accommodation in addition to “traditional”, medium-long time demand

### A national commitment

Fulfilling the existing and the new student accommodation demands cannot be spasmodic or be delegated to the private sector; it must be a goal of the whole public student welfare system.



THANKS FOR YOUR ATTENTION!



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