

SUSTAINABLE UNIVERSITY HOUSING THAT SERVES OUR RESIDENTS

THE NATIONAL STRATEGY FOR CROUS

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1. CNOUS & Les Crous : About us

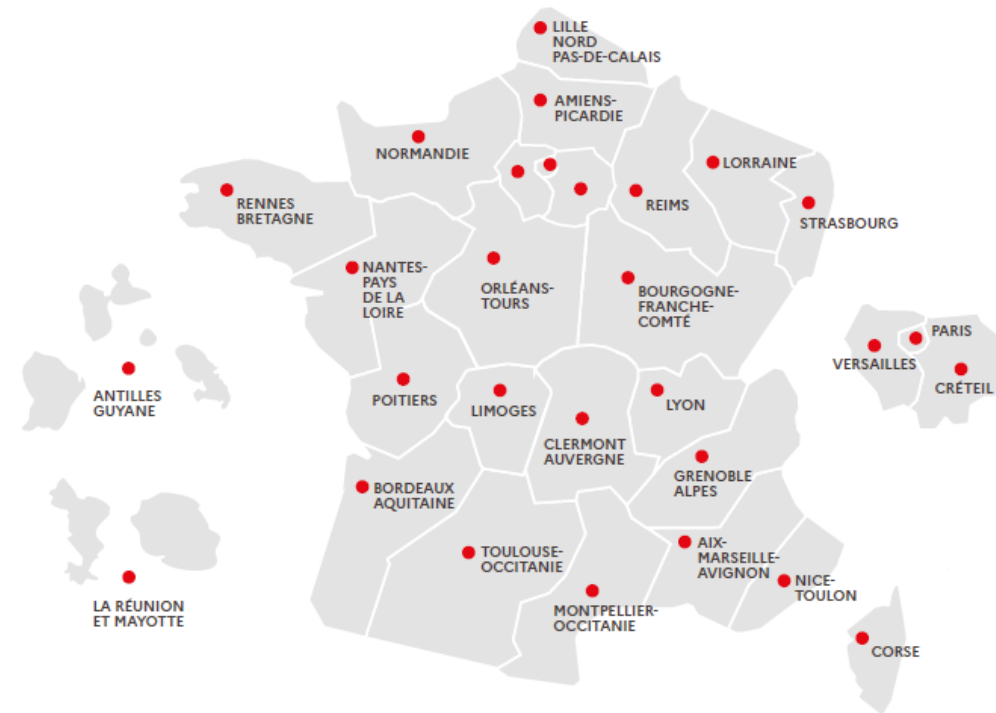


Cnous & the 26 Crous established in 1955

The Centre National des Œuvres Universitaires et Scolaire (*French National Center for University and Academic Affairs*) is a French public administration agency responsible for social assistance, international student reception, student housing, university canteen and student cultural life. The CNOUS and 26 regional Centers make up the French network.

Housing

- 815 student residences
- 174,691 available places
- 88.4% of occupancy rate



Picture 1 – Map of the 26 Regional Centers for University and Academic Affairs (CROUS)

2. National initiatives for student housing



The « Caisse des dépôts » and CROUS partnership

One common goal : accelerate the construction of student housing nationwide

The “caisse des dépôts” or CDC is a public-sector group and long-term investor dedicated to the public interest and the country’s economic development.

A concrete partnership for **2025-2030** :

- Finance the construction and renovation of more than **50,000 housing units** by raising **3,5 billion € in loans**.
- The engineering component of the partnership : **20 million €** to accelerate efforts and boost projects.

The « Caisse des dépôts » and CROUS partnership

A National CDC-Crous Agreement to Support the Development Strategy of the CROUS Network

- Study on the Formation of a Real Estate Holding Company: CNOUS – CROUS – CDC
- Securing New Land Through the Development of Master Plans for University Housing Complexes in Areas with High Demand for Student Housing
- Support in developing a national strategy for the continued operation of university housing under various leasing arrangements
- Study of four building-height-increase demonstration projects and development of a toolkit for the CROUS
- Development of a Project Management Methodology Based on 5 Pilot Sites
- Developing an action plan to address urban heat islands in university housing complexes
- A training program on real estate professions to enhance the network's skills

CDC-Crous-Crous Agreements to Support the Development of New Projects

- 10 agreements signed with the CROUS in Paris, Créteil, Versailles, Île-de-France, Montpellier, Aix-Marseille, Lyon, Clermont-Ferrand, Rennes-Bretagne, Strasbourg, and Lille
- Up to now, 2,750 M€ committed to co-fund feasibility studies for 6,120 new housing units
- 5 Other agreements are being prepared with the CROUS in Réunion-Mayotte, Grenoble, Nice-Toulon, Bordeaux, and Nantes-Pays de la Loire
- The goal is to have a partnership agreement in place with every CROUS by the first semester of 2027

The national off-site construction strategy

Urgent issues related to government objectives and climate change

- **Energy-efficient renovations** : vital response to climate change.
- **Densifying the capacity of our existing structures** related to the zero net land artificialisation by 2050 imposed by the national regulation.

The national answer to these issues

A national programmatic study launched in 2025 with 3 objectives :

- To suggest **technical solutions and eco-friendly processes** that can be reproduced in building elevation and off-site projects.
- To create a **decision-making toolkit** which can be applied by each CROUS.
- To provide **support and training** to the CROUS property management departments.

The national off-site construction strategy

Off-site construction : undeniable benefits

Energy-efficient renovations :

- **Minimizes disruption** to occupants : reduce noise and dust.
- **Facilitate work** on occupied sites : no scaffolding and construction time reduced.

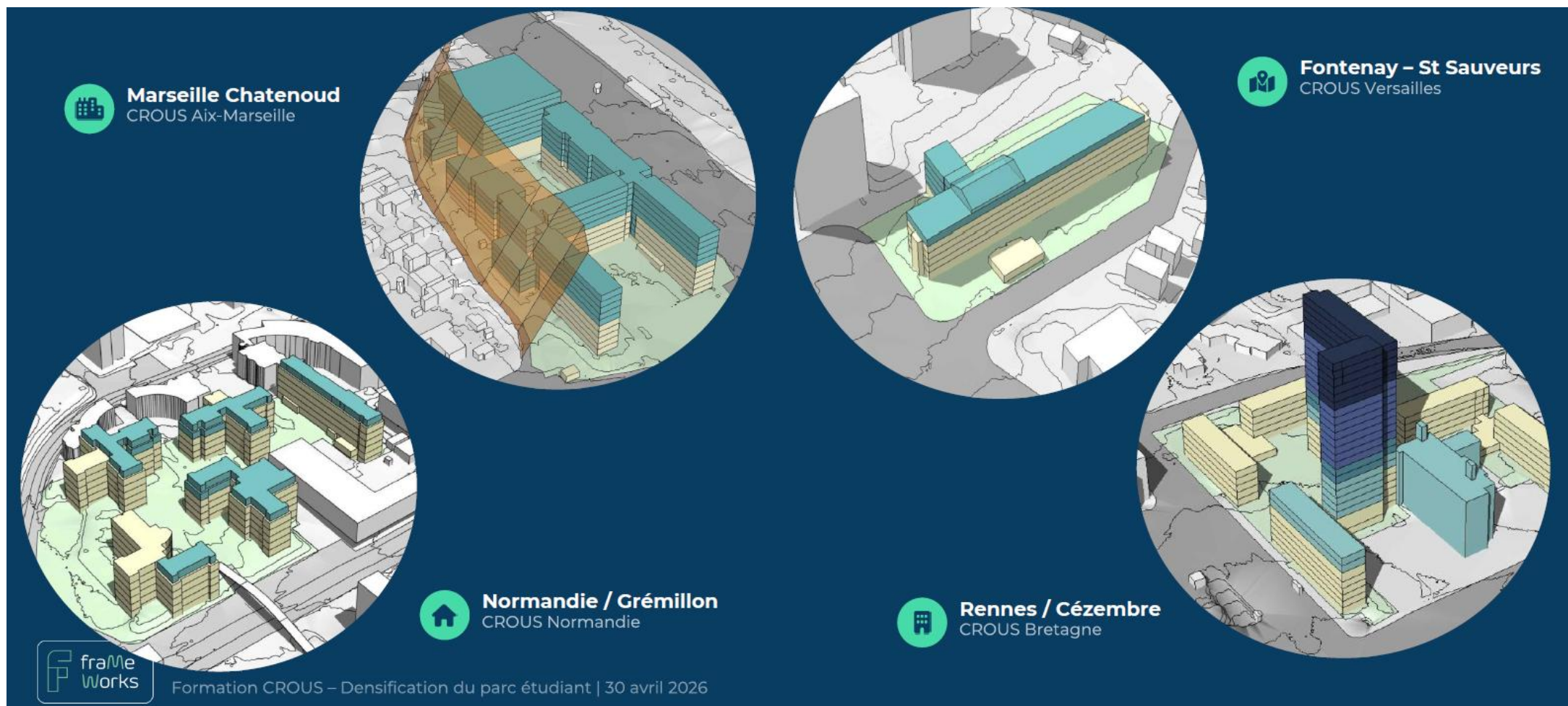
Densifying our structures :

- Potential to create **20 000 housing units** by raising the heights of buildings.
- The national toolkit will accelerate the processes and develop a robust and proven methodology.

Energy-efficient renovations



Increasing height buildings : the four pilot sites of the study



3. User's quality of life : national solutions



The initial step

Research and training chair “changing student lives”

Action research approach through design, led by the School of Decorative Arts and the CNOUS from 2019 to 2024.

- A research method based on immersion.
- Analyse usage patterns in order to identify dysfunctions.
- Leads to the publication of several guides.
- One principal objective : ensure a better level of public service that is more sober, sustainable and efficient.

Before and after photos

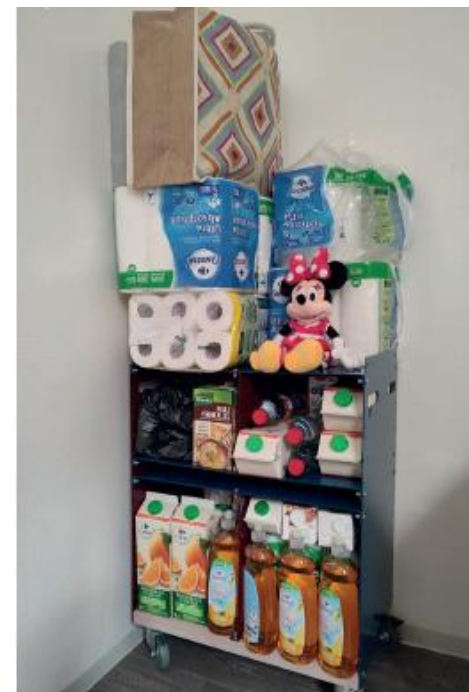
Before

After



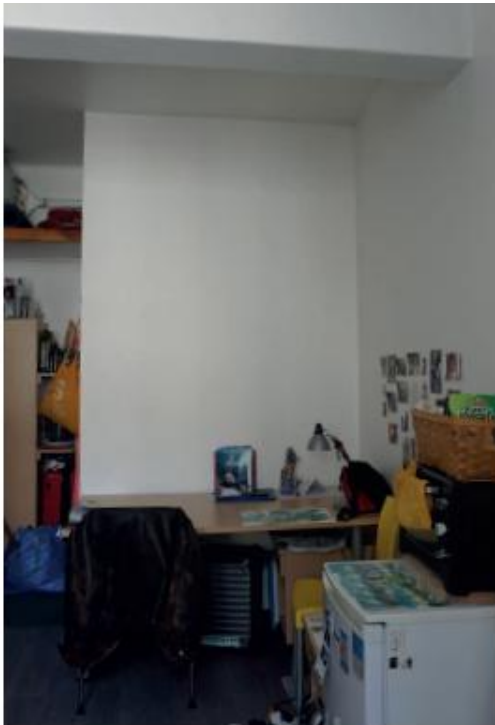
Before

After



Before and after photos

Before



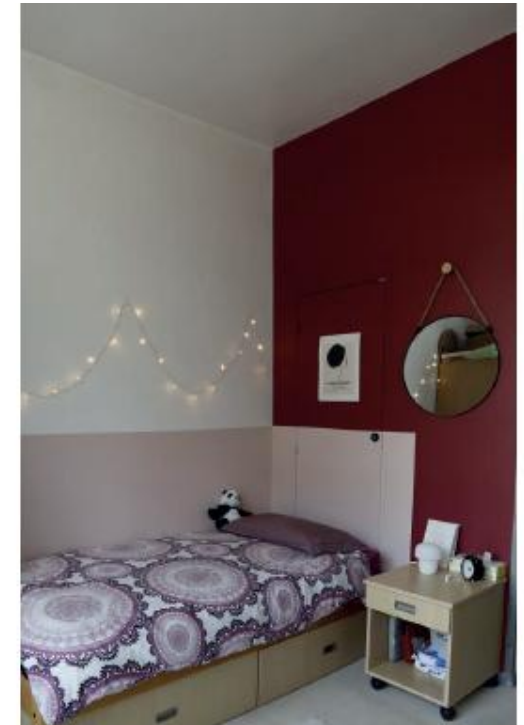
After



Before



After



Partnerships that benefits users

“Habitat étudiant” Label



A national pilot program for certification where the student housing must be :

- Integrated into the local community.
- Designed, developed and renovated with sustainability in mind.
- Welcoming, safe and offering a variety of services.
- Designed to support academic success, attentive to **student's well-being** and promoting social cohesion.

An ambitious national agreement

“NF Habitat” and “NF Habitat HQE”



National certification program led by the CNOUS and focusing on several criteria's :

- **Quality of life** for the users.
- Environmental responsibility.
- Economic performance.

The importance of the quality of life criteria based on :

- Safer, healthier living environments.
- Spaces that are pleasant to live in, practical and comfortable.
- Services that improve community life.

Focusing on user's experience in our projects

User-centered design in our projects

National initiative to improve the **quality of student housing in renovation programs** :

- In line with government roadmap and real estate strategy of CROUS network.
- Continuation of the work carried out by the research chair in design.

The purpose of this mission :

- Facilitate the recruitment of project management assistants for user-centered design.
- Promote the **nationwide adoption** of this method.
- **Harmonize** CROUS practices in this area.

Focusing on user's experience in our projects

The usage assessment

The timeframe for this diagnosis :

- Must be conducted **prior to the planning studies**.
- **Identify actual uses, needs and expectations of users** before any technical or architectural decisions.
- Serves as a preliminary and complementary step to the program development.

Objectives of this assessment :

- Identify user's needs, expectations and challenges.
- **Analyse lifestyles**, practices and expectations.
- Provide a qualitative assessment of the existing facilities.
- Develop proposals for **improvement and guidance**.

Vielen Dank für Ihre Aufmerksamkeit !

Thank you for your attention !

Merci pour votre attention !

