

‘Social Housing at the centre’ A vision for 2020 and beyond



**Contribution of Housing Europe to the
Habitat III conference
Quito - 17th-20th October 2016**

About us in brief

Network of national and regional housing provider federations

- 4,500 public, voluntary housing organisations
- 28,000 cooperative housing organisations

43 members in 23 countries (19 EU Member States)

Manage 26 million dwellings, about 11% of existing dwellings in the EU



OUR MEMBERS

UK

NHF
www.housing.org.uk

SFHA
www.sfha.co.uk

NIHE
www.nihe.gov.uk

NIFHA
www.nifha.org

BSHF
www.bshf.org

CHCYMRU
www.chcymru.org.uk

IE

ICSH
www.icsi.ie

**NABCO Sector(s) represented:
Co-operative**
www.nabco.ie

FR

FLCM
www.fondsdutogement.lu

SNHBM
www.snhbm.lu

USH
www.union-habitat.org

ESH
www.esh-fr.org

Les Offices de l'Habitat
www.offices-habitat.org

FNARHLM
www.offices-habitat.org/fnar

PROCIVIS
www.procivis.fr

FNCOOPHLM
www.union-habitat.org/coop

ES

CECODHASPORTUGAL
www.cecodhasp.org

ASSOCIATE MEMBERS

ARMENIA
ASBA
www.asba.am

SWITZERLAND
SVW
www.svw.ch

NORWAY
NBBL
www.nbbl.no

FESOCOLAB
FLW
www.flw.be

SLRB
www.slrblirisnet.be

SWL
www.swl.be

VMSW
www.vmsw.be

BL
www.bl.dk

AEDES
www.aedesnet.nl

NL

BE

DE

CH

IT

FederCasa
www.federCasa.it

FEDERABITAZIONE
www.federabitazione.unifcooperative.it

Legacoop Abitanti
www.legacoopabitanti.coop

AGCI-ABITAZIONE
www.agci.it

EKB
www.ekb.gov.al

EKÜL
www.ekyl.ee

GdW
www.gdw.de

PL

ZRSM RP
www.zrsmrp.com.pl

TBS
www.lzbatbs.pl

SCMBD
www.scmbd.cz

GBV
www.gbv.at

LOSZ
www.losz.hu

TU

TÜRKKENT
www.turkkent.coop

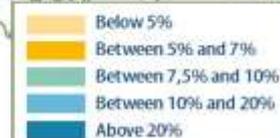
FI

Kunta-Asunnot Oy
www.kunta-asunnot.fi

SABO
www.sabo.se

HSB
www.hsb.se

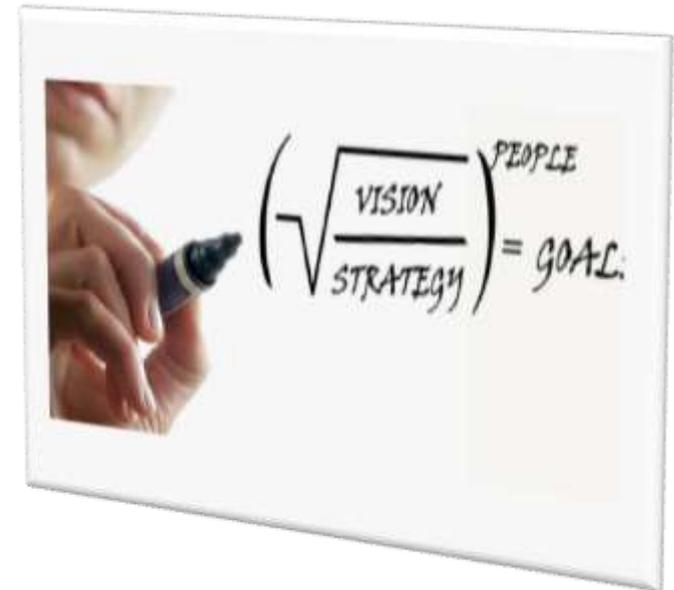
RIKSBYGGEN
www.riksbyggen.se



Stock owned as rental or cooperatives by CECODHAS members as % of the total housing stock in each country.

Our Vision, our guide

- We, not-for-profit, public and co-operatives housing providers, have a vision of a Europe which provides access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable and where all are enabled to reach their full potential.
- We provide housing for socially sustainable neighborhoods.



Positive elements in the Quito Declaration

-importance of affordable housing

- **§ 31**-A call for local governments to put in place housing policies. This is the first step in many countries where housing public policy is either absent or dysfunctional.
- **§ 33** –The recognition of the importance of the variety of housing options. Crucial for ex. in Easter Europe where there are 90% of homeowners but a lot of them have no means to maintain their dwellings.
- **§ 46**-Commitment to promote the role of affordable and sustainable housing and housing finance → affordable housing is something difficult to get in cities that are growing economically and demographically.

BUT something is missing in the Declaration

➤ **The recognition of the necessity to set up long term housing institutions and structures**

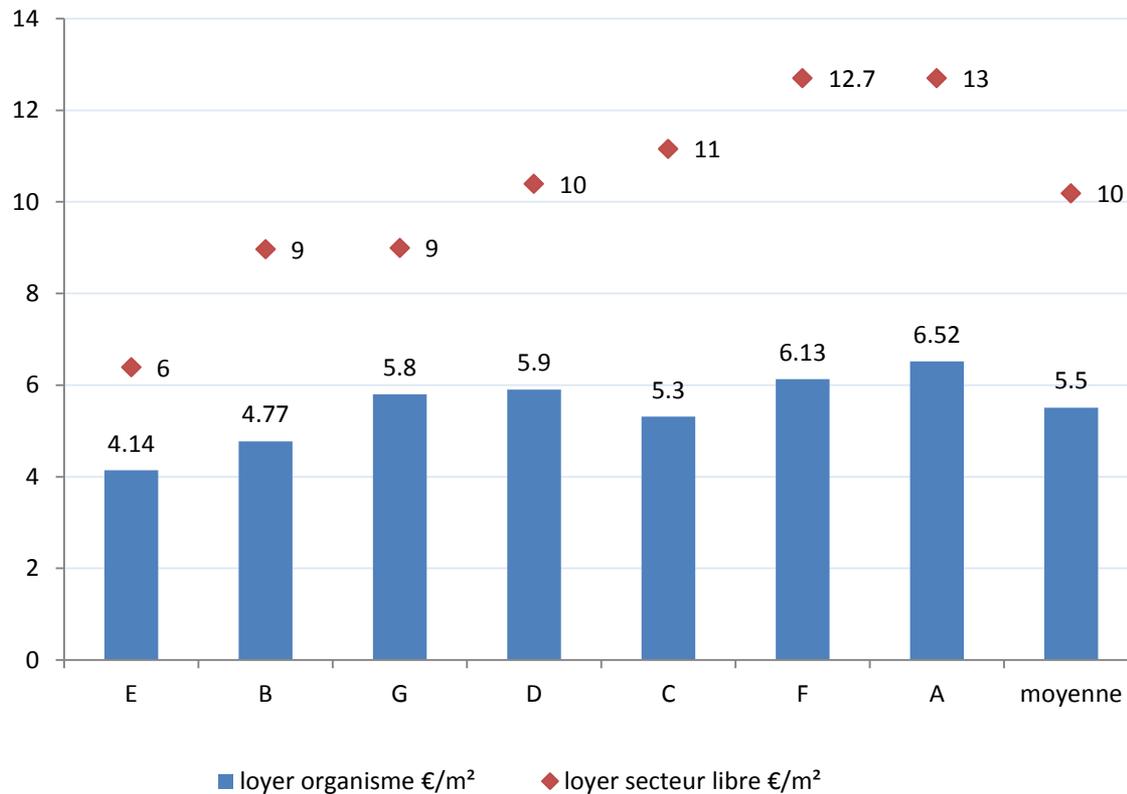
All countries need

- professional and efficient housing providers which focus on social and affordable housing
- a (regulatory) framework for the governance
- regulation and supervision of minimal housing quality (besides rent regulation)
- dedicated financial instruments/bodies, government support and supervision mechanisms

Social, public or cooperative housing providers are **dedicated social enterprises**

that have a key role not only in housing policy **but also in urban development, social inclusion and climate action**

1. Social housing helps mitigating increasing poverty and declining purchasing power



Example in France of difference between social housing rent and private rent

2. Social housing providers help improve health of their tenants by renovating their homes and adapting them to the old age

Eurofound: the total cost of inadequate housing across the EU is 295 billion EUR

The total cost of leaving people in an existing 'unimproved' housing is 194 billion EUR (= societal medical savings if the repair is done)

→ a payback of just over 1.5 years.

3. Social housing helps making better use of energy

- 1.843.000 dwellings have been refurbished, average refurbishment rate of 1,2 % of their stock.
an average energy saving of 45 kWh/m²/year which makes their tenants able to save on average 724 € on their energy bill
- Mietstrom



4. Social housing helps integrating people in a culturally diversified society

Mind Your Own Business in 15 neighborhoods

Empowerment
Entrepreneurship
Social benefit
Personal development
Cooperation with business

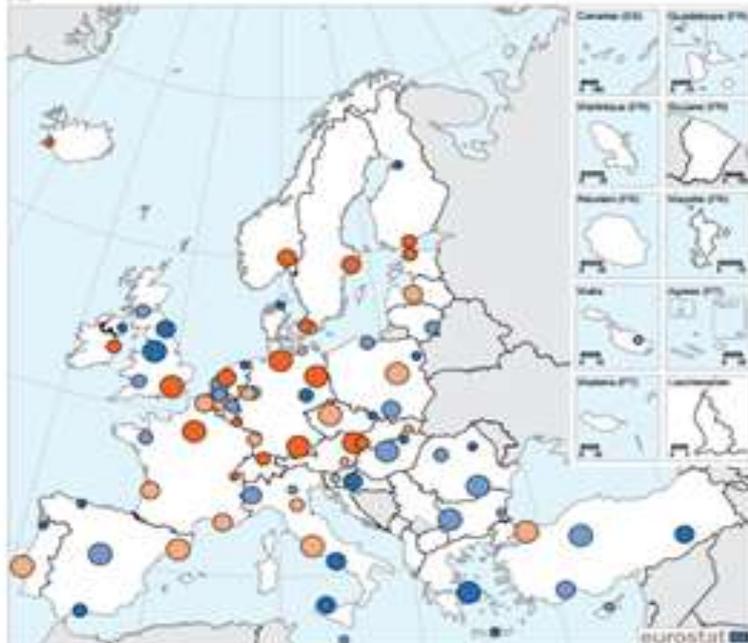


Fire cadets - municipality and housing company



5. Social housing helps sharing the benefits of urban growth

Map 10.2: Proportion of people who agree that it is easy to find good housing at a reasonable price in their city, 2015 (%)



People agreeing it is easy to find good housing at a reasonable price (%)

Population (persons)

Administrative boundaries: © EuroGeographics © UN/FAO © Eurostat
Cartography: Eurostat - GISCO, 2016

© Athens, Greece; Paris, France; Lisbon (Portugal) (Lisboa), Greater Manchester and Liverpool conurbation (all United Kingdom) (Greater city); Population data generally refer to 1 January 2014, Portugal 2015, Denmark, Estonia, Latvia, Lithuania, Hungary, the Netherlands, Austria, Poland and Norway 2015, France, Slovakia and Finland 2012, Greece and Sweden 2011, Cyprus, Luxembourg and Malta 2009, Turkey 2006, Bulgaria, Ireland, Lithuania, Malta, Poland, Portugal, the United Kingdom and Turkey 2010-2015.

Source: Eurostat online data tables, <http://ec.europa.eu/eurostat> and <http://www.citypopulation.de>

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WELSH ECONOMY RESEARCH UNIT
Yr Unitd Ymchwil / Economi Cymru

Cartrefl Cymunedol Cymru | Community Housing Cymru

SPEND

In 2014/15, housing associations directly spent

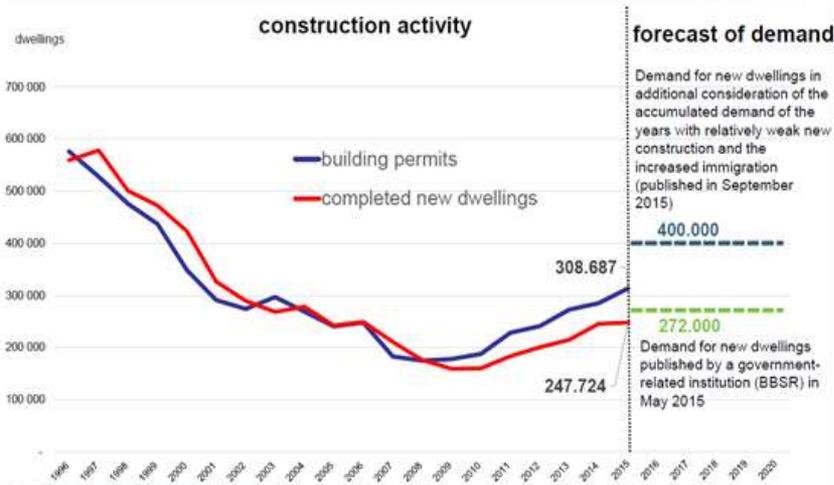
£1.1bn

with 79% of this spend being retained in Wales.

Above all, social housing helps people live in dignity and maintain trust within and between communities

BUT, public budget constraints and increasing social demand from new migrants/refugees and new poor put the system under pressure

Construction activity and future needs of new built dwellings up to 2020 in Germany
building permits and completed new dwellings since 1996



GdW Bundesverband deutscher Wohnungs- und Immobilienunternehmen e.V. Quelle: BBSR Wohnungsmarktprognoze 2010, eigene Berechnung © GdW-Schreiber - 04.04.2016 2

This matters a lot for integration of migrants (cf. Make Heimat)

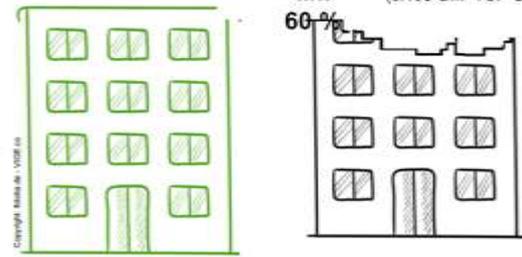
Kostensteigerung beim Neubau insgesamt:
Für das gleiche Geld gibt es immer weniger Wohnen
Neubaukosten Kostengruppen 300 bis 700 (ohne grundstücksbezogene Kosten)



2000 1.739 €/m² Städtische Regionen
Baukosten ohne Grundstückskosten

Anstieg um 60%

2016 2.788 €/m² Städtische Regionen
(3.190 €/m² TOP-Standorte)



Für den gleichen Geldbetrag gibt es 2016 inflationsbereinigt statt 10 Einheiten Wohnen nur noch 7,8 Einheiten Wohnen

GdW Bundesverband deutscher Wohnungs- und Immobilienunternehmen e.V. Berechnung nach: IWSG-GdW und ARGE eV (2016), Instrumentenkatalog für wichtige Handlungsfelder der Wohnungspolitik, Berlin.

Housing4All campaign



A great moment to gather inputs from various sectors/countries

On how to cope with this challenging context and how to make social housing providers future proofed.

There is a need to promote dedicated responsible housing enterprises

- FLEXIBILITY (in rents, activities, housing types)
- INVESTMENT (in various forms)
- COOPERATION (social housing providers/public authorities/social services and care providers)



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