

Housing for All & Services of General Economic Interest

Sorcha Edwards, Secretary General



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**

Vision

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**.



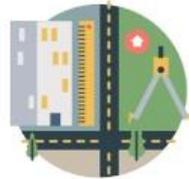
Structure

Housing Europe
Observatory (Research)



Social Affairs

Urban Affairs



Energy &
Construction

Financial Affairs



- Housing Europe shall be **administered** by a **Board of Directors**
- It is **organized in five (5) thematic Working Committees** open to all members

OUR MEMBERS

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

ICSH
www.icsch.ie

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

FLCM
www.fondsdulogement.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.procovis.fr

FNCOOPHLM
www.union-habitat.org/coop

CECODHASPORTUGAL
www.cecodhasp.org

ASSOCIATE MEMBERS

ARMENIA

ASBA
www.asba.am

NORWAY

NBBL
www.nbbl.no

SWITZERLAND

SVW
www.svw.ch

FESOCOLAB

FLW
www.flw.be

SLRB
www.slrbririsnet.be

SWL
www.swl.be

VMSW
www.vmsw.be

BL
www.bl.dk

AEDES
www.aedesnet.nl

FederCasa
www.federCasa.it

FEDERABITAZIONE
www.federabitazione.confcooperative.it

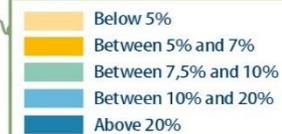
Legacoop Abitanti
www.legacoopabitanti.coop

AGCI-ABITAZIONE
www.agci.it

AVS
www.promotorespublicos.org

CONCOVI
www.concovi.es

EKB
www.ekb.gov.al



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

Our added value

Advocacy

Through the constant **monitoring** of the work of the EU in the field of housing and related **advocacy** work, **being heard** at the top level by developing a positive message to EU leaders.

Capacity Building

Conferences, workshops, study visits, exchange of **good practices, toolkits**, e.g. EU election 2014 [#HousingEP14](#), funding opportunities etc...

Publications

Research briefings, social housing country **profiles, reports, toolkits**. The observatory identifies and analyses key trends and research needs in the field of housing and social housing at European level

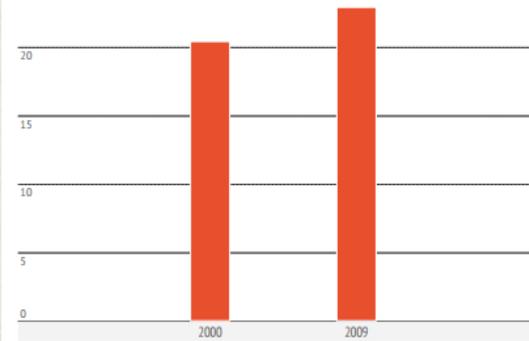
It is important, because...

 **120 million**
Europeans at risk of poverty

 **33.8%**
Europeans feel that they are facing disproportionate housing costs

 **52 million**
People in the EU unable to keep their homes adequately warm

Growing housing costs



Housing expenditure as % of income

SGEI legal framework

- PROTOCOL 26 of the Lisbon Treaty on SGEI
- European Commission's SGEI Decision (2012/21/EU)

Exempt Member States from the obligation to notify compensation for social housing as long as this is **limited to *'disadvantaged citizens or socially less advantaged groups'***

This limitation **restricts the provision of social and affordable housing in certain communities and urban areas in Member States.**



Sources of concern

1. State Aid

- decision of 2009 defines the target group as disadvantaged citizens or socially less advantaged groups
- high influence on social housing, e.g. in Netherlands

2. The Commission does not have a clear **provision on social housing in the SGEI framework**

BUT, European Parliament report (2013) mentions common elements:

- a mission of general interest;
- the objective of increasing the supply of affordable housing;
- the definition of target groups in terms of socio-economic status or the presence of vulnerabilities



The Dutch case

A brief timeline of events

1. **Appeal against the SGEI decision of 2009**
 2. General Court decides in 2011
 3. AEDES appeals again- reasoning admissible in 2014
 4. However, the General Court in May 2015 claims that “the appeal is manifestly unfounded”.
- In summer 2015 AEDE appealed again to raise awareness about the situation and would like the Court to give a definition and position on social housing. Housing Europe participated to the formulation of the position



More info: www.housingeurope.eu/resource-487/european-court-objection-housing-associations-to-sgei-decision-manifestly-unfounded

Why is a universal concept for social housing needed?



- a) It is fundamental to create the necessary flexibility on the ground to provide the best response possible to **growing and complex housing needs.**
- b) The **effects on the ground are important**
 - for example mixed urban regeneration, less sustainable business models with use of ERDF also depends on the capacity of authorities to use an adequate SGEI framework
- c) More efforts would improve the financial, environmental and social situation of citizens in line with **EU2020 objectives.**

Recommendations to the European Commission (1/2)

- **Clarify the definition of social housing based on exchanges** of best practices and experience, taking into account the different national social housing schemes.
- Keep under **constant review** all systems of aid existing in Member States.
- **Maintain the current exemption** of social housing under the SGEI Decision.

Recommendations to the European Commission (2/2)

- Provide guidance to **streamline the SGEI rules with social housing investments.**
- Use the **EU Urban Agenda** to work together with relevant actors to achieve better and more coherent European policies.
- Integrate social indicators in the case-by-case assessment of SGEI in the **country specific recommendations (CSRs)** issued within the EU Semester.

Policy Demands

The EU should ensure...

- **a wide discretion of national, regional and local authorities** in providing and organising services of SGEI as closely as possible to the needs of the users;
- **diversity between various SGEI** and the **differences in the needs** of users;
- **a high level of quality, safety and affordability,** equal treatment and the **promotion of universal access** (Protocol 26).



HOUSING EUROPE

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 [Housing Europe](https://www.linkedin.com/company/HousingEurope)