



Cooperative housing- a key model for sustainable housing in EU

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Co-operatives, Mutuels, Social Businesses, CSR



2 Introduction

- *2012 International Year of Cooperatives.*
- *housing cooperatives offer solutions to Europe's staggering shortage of affordable housing*
- *various models of property ownership depending on country traditions. Whatever the model, the co-ownership operates in accordance with the Coops Principles and Values*
- *The coop allows construction cost and time savings, reduction in defects on completion, advanced manufacturing technology, environment friendly houses*





3 The Role of coops

- Cooperatives thrive in markets, like banking, insurance, food retail, and agriculture, housing, pharmacy, business services, education, and health care and energy supply, telecoms.
- Creation of a highly competitive social market economy. Actors helping new EU policies to meet the challenges in the context of Europe 2020
- Promoting workforce of women, elderly people, youth, minorities, migrants and socially excluded.
- Housing cooperatives offer access to decent and affordable housing condition for inclusion and integration in society/ culture.





4. Related Acts and Initiatives

- *During the last decade, the position of coops strengthened in relation to their competitors who use other forms of business.*
- *Reasons: the economic-financial crisis. Coops that were faithful to coop values resisted well.*
- *Spring 2011 the Commission adopted the “Single Market Act” and October 2011 the “SBI Initiative”.*
- *Explicit references to the need to examine SCE needs for review, or simplification in order to serve coops*
- *The EP/EESC/CoR expressed support to revision.*





5. Previous acts

- Various decisions of last decade. Until then their recognized only within the sectors they operate.
- Council in 2003 of the SCE; Commission 2004 Communication on the promotion of coops.
- Opinions of the EESC (M Hoffelt 2005, Ms. Zvolská and Olsson 2012) of the CoR (Ms Anne Santamäki), the resolutions of the EP (Ms. Toia of 2009 on Social Economy and Mr Guigold on the SCE), the hearing of EP on coops and renewable energy production, judgments of the CJEU
- This week's conferences hosted in EU buildings





6. Policy on coops

It tries to ensure that their legal and administrative environment is not detrimental to growth.

Coops, compared to traditional commercial enterprises, do not need preferential treatment but level playing field.

Their social role, functioning style, ethics etc are taken into account in policies like State aids, harmonization of company law, accounting rules, public procurement etc.





7. The future of the SCE Regulation

- February report: complexity major obstacle*
- lack of interest in SCE. Only 24*
- stakeholders consultation on how to simplify the SCE. A list " questionnaire" is circulated*
- Conference in Cyprus with MS*
- Evaluation of need for eventual modification of the Regulation and, where appropriate, for the appropriate instruments after 2012*

