

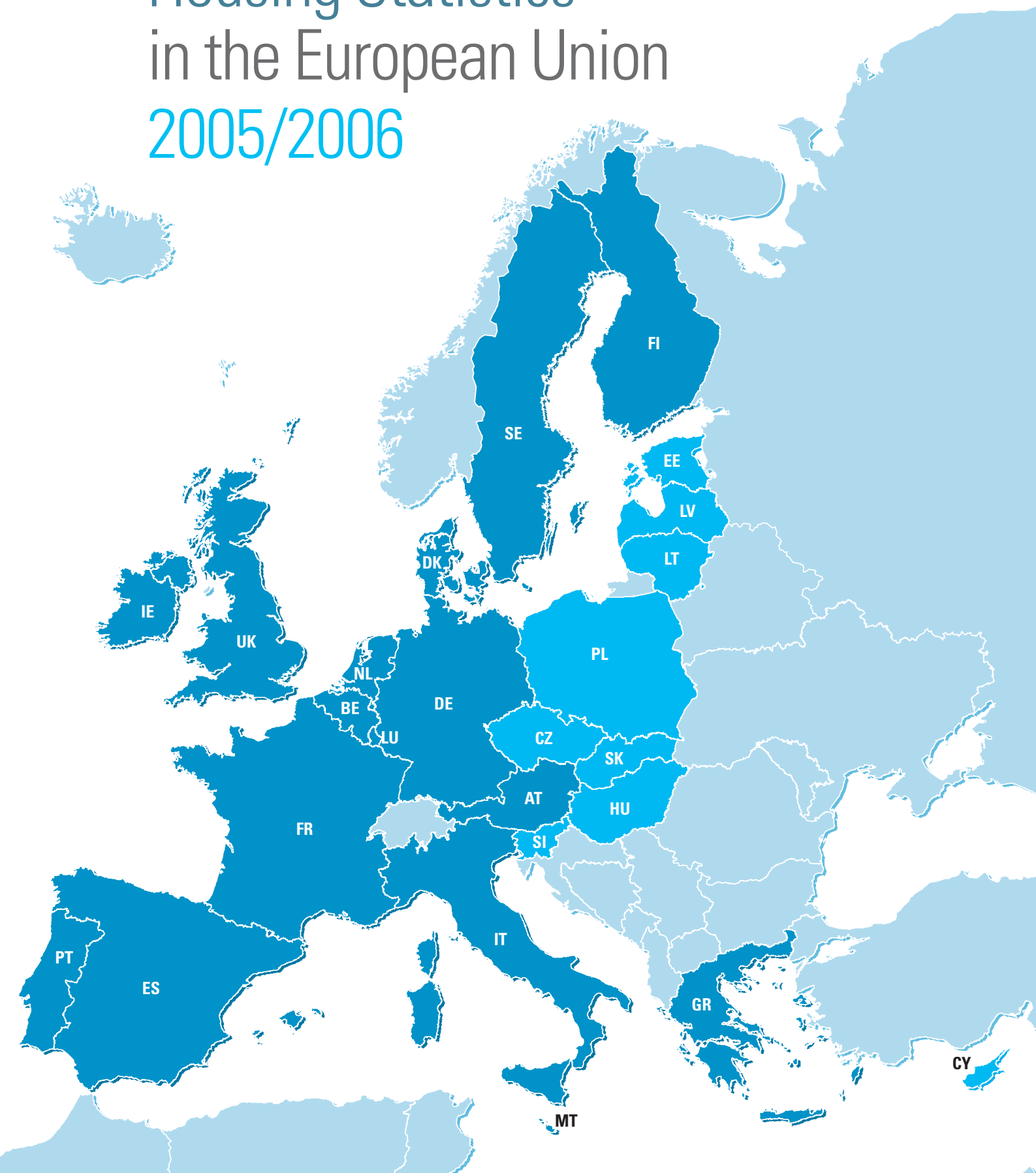


Ministry of Infrastructure  
of the Italian Republic



Federcasa  
Italian Housing Federation

# Housing Statistics in the European Union 2005/2006





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# Foreword

During the 2005 meeting of the Housing Ministers in Prague (14-15 March 2005), Italy took on the task of drafting the Report on Housing Statistics in the European Union. This follows the work already carried out by Sweden and the Czech Republic, and before them by Denmark, Belgium and the Netherlands, just to mention the last two editions.

The working method adopted makes this Report a rare example of European cooperation. The Report on Housing Statistics in the European Union has reached its 11th edition and this commitment has been handed on from one country to another in a sort of ideal relay. The data collection method as well as data organization and presentation have been refined; nevertheless, a rationale of continuity has been maintained between the various editions, thus enabling comparisons between the trends of observed phenomena.

With this publication we intend to give our contribution to the Housing Ministers Meeting that will take place in Barcelona on 16 and 17 October 2006. We believe that this Report is a precious tool for creating a common data base on life conditions in different countries, current and expected population trends, and the economic dynamics affecting housing policies. The creation of a United Europe, in fact, should make us change our local approach to political choices, and consider the larger framework of European medium and long-term dynamics, with a view to fostering cohesion and overcoming disparities between and within countries. Knowing and analysing these dynamics is not always an easy task.

This Report, however, is not only a statistical document. The appendices contain a useful glossary of the main terms referring to housing and the socio-economic contexts. This glossary also includes the definitions adopted in each of the 25 European countries, thus providing an overview of different housing policies through the different expressions and interpretations of the same term.

We hope that this work will be taken up by another country, but, most of all, we believe that the European Union may contribute to make it regular and systematic. We propose two different lines of work. Firstly, the housing statistical data base might be incorporated into the Eurostat's data base system by expanding the Urban Audit Indicators. This would enable us to grasp how phenomena are spread over the territory (urban areas, regions), and would provide continuity in data collection and data harmonisation.

Secondly, we believe that creating this common language is key for both governments and citizens. The former will be able to better compare their policies, while the latter will enjoy greater mobility and better understand life conditions in various countries.

Therefore, we propose that the European Union support a comparative study on housing policies stemming from the different definitions used by member states in this field. Thus, the creation of a common language and the use of data would make it easier for us to understand and talk to each other and to the European Commission. As a result, our meetings would be less formulaic and would focus more on a real debate on the future of the Europe of citizens.

Rome, September 2006



**Antonio Di Pietro**

Minister of Infrastructure of the Italian Republic

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# Presentation

This report contains the most updated housing statistics of the 25 European Union member countries. The document is a follow up to the work carried out by the countries that drafted the previous 11 reports and gradually refined the methodology of data organization and presentation.

Therefore, our work has been made much easier by the reports produced by our predecessors, in particular by the Ministries of Sweden and the Czech Republic, which we also want to thank for their advice and collaboration.

We have simply adjusted many tables according to the developments of Eurostat's data collection method, which has been increasingly focusing on key housing indicators. We hope that this document will stimulate the implementation of the database with the indicators that are still lacking. We have also added some topics to give a more complete overview of the sectorial trends.

We would have liked to include further data on housing demand, but the little availability of this kind of data and the difficulty in finding a common survey methodology have prevented us from doing so. To this end, we would like to point out the important work performed by FEANTSA in seeking a common definition of the indicators of homelessness.

Also, this kind of reports might usefully include data on the geographical distribution of the observed phenomena, in particular their concentration in urban areas. This analysis is already partly available in the Urban Audit promoted by the UE Commission's DG Regio; the problem is rather to implement and update this kind of data and to make it consistent with the rest of the Eurostat data system, where the data is contained.

Despite these limitations, the report gives a complete overview of the socio-economic conditions and housing policies in the different European countries as well as of the resources devoted to the housing sector.

The results presented below invite some remarks on the relationship between demographic and economic trends and housing-related issues in European countries, which are particularly important after the enlargement to 25 countries. For the first time the report contains a collection of data covering all 25 countries and almost all indicators. This enables us to analyse the factors of socio-economic convergence between old and new member countries and the weight of housing policies within this framework.

The data that we have collected, thanks to the collaboration of the Focal Points of the National Housing Ministers, is much more abundant than the few examples we have illustrated in the following Synthesis. We hope that this survey will help those who want to further explore housing-related issues in Europe, to find new links between indicators and use it as a starting point for improving the effectiveness of national policies. The dynamics that triggered the creation and the enlargement of the European Union compels us to look with increasing attention at what our neighbours are doing. We are aware that we find ourselves in an interconnected system and that failures and problems in a country concern all countries. For this reason, the exchange of ideas and experiences among the Housing Ministers should continue in an increasingly concrete and productive fashion.

We hope that with this Report we have given our contribution to this end.



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# Synthesis

Chiara Barile<sup>1</sup> and Anna Maria Pozzo<sup>2</sup>

## Demographic trends

Today, the 25-member Europe accounts for about 7% of the world's population, as against 12% in the 1960s. Population growth is concentrated in less developed countries which now account for more than 80% of the world's population. Increasing pressure is put on the so-called more developed countries and this is bound to remain unchanged, according to population trend forecasts for 2050 predicting a population decrease both in Europe and in the rest of the world.

The same disparity exists between European countries. The European population has grown by an average of 8% since 1980, but the lowest population growth rates are concentrated in Eastern countries, some of them even showing a population drop of 8.5% (Estonia). The countries with the highest population growth rate are Cyprus (47%), Luxembourg, Malta and Ireland, whereas the other countries are more or less in line with the European average.

Forecasts for 2050 suggest that the population decrease trend will strongly intensify, not only in Eastern countries but also in many other countries. Today, only countries with the highest growth confirm this trend.

The phenomena underlying this trend are already identifiable: a strong presence of population above 65 years of age (16.5%), with dependency ratio of almost 0.5; very low fertility rates (1.5 mean); and a population growth potential that is mainly linked to the constant increase in migration flows (4.6% being the European mean in 2004). At present migration flows mainly come from the Eastern European countries that are waiting to join the European Union (Romania, Albania, Bulgaria etc.), but also from some of the ten new member countries, thus contributing to worsen the imbalance that is already existing between old and new member countries.

## Economic disparities

Economic disparities, which were already significant in the 15-member Europe, have dramatically worsened with the enlargement to 25 countries. We can have a measure of these disparities analysing the GDP per capita and unemployment data of these countries.

GDP per capita is surely one of the most interesting indicators of the strong disparities that still exist among countries. In 2004 figures ranged from 252% (Luxembourg) of the European average (22,300 euro) to the lowest figures of 30% below the European average (Estonia, the Slovak Republic, Lithuania, Poland and Latvia). The reading of this data converted into PPS<sup>3</sup> confirms this situation: Estonia, the Slovak Republic, Lithuania, Poland and Latvia always fell under 55% of the European average, while the richest countries were Luxembourg and Ireland.

And some of these new countries (Poland and the Slovak Republic) had the highest unemployment rates - around 17%. Poland and the Slovak Republic alone accounted for approximately 20% of the European Union's 19 million unemployed, with a population of only 9%.

Despite these strong economic disparities among countries, the population at risk of poverty was quite close to the European average (17%) in almost all countries, ranging from 11 to 21%. The difference lay in public intervention (social benefits) aiming at reducing this risk. Northern Europe's richest countries, for example Sweden and Denmark, reduced the poverty risk from 30% to 11% through strong social policies. Of course, housing has a bearing on the economic conditions of households, as we will see below.

## Quality of dwellings

The quality of dwellings reflects the same issue described in the demographic and economic analysis: there is a clear-cut break between the former Eastern-bloc countries and the countries of the 15-member Europe. This also applies to housing conditions and the quality of the housing stock.

All European countries share similar problems: low housing standards and high concentration of dwellings in multi-storey buildings, which implies a great need for refurbishment and for increasing the quality, but also the quantity, of the surface area available to dwellers.

As regards housing standards in terms of surface area per dweller, all Eastern-bloc countries fall below 30 sqm per person, while the countries with the highest average standards (above 40 sqm per person) are Denmark, Germany, the Netherlands, the United Kingdom, Sweden and Luxembourg. Also, Eastern countries (Estonia, Latvia, Lithuania, Poland and Hungary) and Portugal are the countries that have the lowest level of facilities: presence of a bath or a shower with running water in less than 90% of dwellings, and central heating in less than 70%.

With reference to the age of the housing stock, the countries with the most recent housing assets are the Slovak Republic, Greece, Finland, Spain, Portugal and Ireland, where more than 80% of dwellings were built after World War II. The countries with the oldest dwellings are Luxembourg, Belgium, France, the United Kingdom and Denmark, where fewer than 70% of buildings were built after 1945. However, the age indicator cannot be correlated to the quality of housing, because it does not take into account the refurbishment work that may be carried out on the old housing stock - often in city centres and on buildings of architectural value.

The Report read during the Meetings of Housing Ministers in Prague<sup>4</sup> is instead more interesting, in particular the analysis of the quality of high-rise buildings, of which a table has also been included in this Report. According to the data collected in that document, buildings that have more than four storeys are mainly concentrated in Eastern European countries, in Italy, Finland and Portugal, with percentages ranging from 20% to 40%. The countries that have fewer high-rise buildings are the United Kingdom, Belgium, Germany and the Netherlands, with percentages below 10%. The country that has the highest number of multi-family buildings is Italy (75%), whereas single-household dwellings prevail in Ireland (81%).

### **Housing Availability**

The total housing stock in the European Union in 2004 was equivalent to 206.7 million dwellings. However, for a number of reasons, some of them are vacant. The phenomenon of houses that are left empty and are therefore taken off the housing market is particularly prevalent in some countries where it has risen significantly over the last decade, like the Czech Republic, Germany and Slovenia<sup>5</sup>. The countries with the highest percentages of vacant dwellings were Italy (20.7), Spain (21.9), Cyprus (24.1) and Greece (33.2). A high percentage of empty dwellings in some countries such as Greece and Cyprus is, of course, due to the phenomenon of second homes, which are often calculated in the vacant housing stock. The vacant stock indicator should be assessed on a case-by-case basis with more information on market conditions. However, it is often a sign of market tensions and housing difficulties. It indicates the trend of house owners to keep their stock in reserve while waiting for a rent increase, as in Italy; whilst it is linked to migration or the abandonment of some less attractive inhabited centres in Eastern countries.

Another phenomenon that usually characterises Europe as a whole is the reduction in the rental housing stock.

This is particularly true in some Eastern countries (Latvia, Slovak Republic and Hungary) and in Portugal and Italy. In these countries, the rental housing stock went from percentages such as 79% in Latvia in 1980 down to 19% in 2004, or from 28% down to 5% in the Slovak Republic, from 29% to 6% in Hungary, from 36% to 19% in Italy, and from 39% to 20% in Portugal.

Major drops (between 15 and 10 percentage points) were recorded also in the Netherlands, the Czech Republic, the United Kingdom, Luxembourg and Spain. This trend may be attributed to two main factors that co-exist in some countries: the shift of housing support policies from rental to ownership, and major sales of the public housing stock in Eastern countries, England and the Netherlands. Finland and Sweden moved against this trend and saw their rental housing stock increase, also as a result of the rise in the public housing stock.

Social housing policies play an important role in redressing housing market imbalances. In fact, the countries with a larger rental stock are the very same countries where much of the social housing stock is publicly owned or is in the hands of non-profit organizations. Besides, the decrease in rental stock, coincides with a percentage increase in the proportion of social housing in this sector. Social

housing went from 13% in 1980s to 25% in 2004 in Italy and from 58% to 77% in the Netherlands. The incidence is remained nearly constant only in Sweden and Ireland, while it went down by 10 percentage points in the United Kingdom (from 74% to 64%), following a large-scale sale programme.

The presence of social or public rented housing (as Sweden prefers to put it: “public non-profit housing”) is highly diversified from country to country. In the past, countries such as Greece, Cyprus and Spain mainly targeted their policies towards promoting ownership and only now are they starting to consider a share of social rented housing. Other countries, France, Austria and Denmark among others, continue to support the production of social housing. After the collapse of communist regimes, Eastern countries indiscriminately sold and massively reduced their public stock. Now they have to face a new kind of emergency, linked to the degradation of the stock and to speculative phenomena triggered by an uncontrolled market.

The average number of poor households living in overcrowding conditions has diminished in all European countries (the EU percentage went from 19.1% in 1995 down to 15.7% in 2005), but this phenomenon is still very serious in Hungary (71.5%), Italy (36.7%), Greece (23.4%) and Portugal (22.8%). The increase in the number of owner-occupied dwellings affects almost indiscriminately low-income and high-income groups, as shown by Table 3.17. As a matter of fact, in Europe 50.3% of poor households with an income lower than 60% of the average income and 74.1% of high-income households home owners in 2000. In 2005, the number had increased by 5 percentage points in both groups. However, situations may vary significantly at the level of individual countries, since the share of poor home owners ranges from 32% in Germany and the Netherlands to 80% and above in Spain, Greece and Slovenia.

The building activity in the residential sector was basically stable in the period 1980-2005, with around 2,250,000 dwellings per year and a small sign of increase in 2005 (2,392,200). The scope of the building activity is not the same in all countries: if we look at the number of dwellings built per 1,000 inhabitants, we observe a variability that goes from a minimum in Lithuania (1.3) to a maximum in Ireland (19). Among the countries with the lowest relative building activity, there are Estonia (1.8), Italy (2), the Slovak Republic (2.35), Latvia and Poland (2.8). The highest relative building activity is found in Spain (12.6), Cyprus (8.6), France (6) and Finland (5.8).

Demolition activity due to obsolete or poor housing or other reasons has started to play an important role, even if in some countries it is not systematically surveyed. The limited data available sketches the following picture: a regular demolition activity in France (around 2,000 dwellings a year demolished from 1980 to 2004) and in Austria (approximately 15,000) and a diminishing figure in Eastern Europe.

### **Housing affordability**

Both the European average price and prices in individual countries have continually increased. However, the housing price index has risen more rapidly than the general index. Similarly, a regular rise has been recorded in the incidence of the housing price over the total household consumption in all countries. The same goes for rents, which have suffered the highest increase in the Slovak Republic, where they have doubled in just four years, and in Poland.

Likewise, building costs have regularly gone up and in the Slovak Republic they have doubled in the last decade. A similar phenomenon has occurred also in the United Kingdom and in Ireland.

The housing markets suffers strong imbalances in the various countries: the average national property values vary greatly between countries. Data collected for this indicator is still too scarce to make in-depth considerations.

Average rents are very diversified as well, according to the economic conditions of different countries. It is interesting to observe the difference in the rents of the regulated sector (social housing or housing under public control). Social housing rents are equivalent to 5% of the market value in Lithuania, 16% in Ireland, 26% in Italy, and up to 94% in Sweden.

Housing has a weight on the household budget that ranges from the lowest values in Malta and Cyprus (8.7% and 12.9% respectively) to the highest figure in Sweden (28.2%). In most countries, the incidence stands between 20% and 25%, i.e. approximately one quarter of the household expenses. The household's housing spending includes rent, but also maintenance work and water, gas and electricity bills. However, the highest weight is represented by the rent, which alone reaches 13% of the household budget in the case of Italy. The same for relative incidence.

If we take a look at the housing expenditure per person in the different countries, we realise how big the gap still is in the purchasing power of old and new member countries. Eastern countries (Latvia, the Slovak Republic, Hungary, Poland, Estonia and the Czech Republic), Malta and Portugal spend between Euro 500 and Euro 1,000 per person, whereas the spending in other countries exceeds Euro 1,000 to reach almost Euro 4,500 (Austria).

The analysis of the housing relative price (compared to that of the 15-member Europe equivalent to 100) confirms this situation: Lithuania, Poland, the Czech Republic, the Slovak Republic, Latvia, Hungary, Malta and Estonia show an index less than or very close to 50, whereas the countries with the highest index are once again Ireland and Denmark.

Thus, families' housing conditions are also far from being good in the 15-member Europe: in 2000, 18.6% of households had very serious economic difficulties due to the housing cost, and 34.8% had some difficulties. As regards the 10 new countries, we only have data for the Slovak Republic, where 26.5% of households were in serious difficulty and 21.18% in difficulty in 2005.

In Europe, the percentage of low-income households was equivalent to 15% in 2004. Many countries make up for these difficulties by granting personal benefits: Austria, Denmark, Finland, France, Germany, Italy, the Slovak Republic, Spain, Sweden and the United Kingdom. The extent of these benefits as well as the percentage of households concerned vary greatly from country to country.

In conclusion, the analysis of the data presented suggests that the housing problem is an emergency in all countries and is particularly intense in Eastern and Southern Europe.

## Housing policies

The leverages in the hands of Governments to reach their social policy objectives in the housing sector are of five kinds:

- regulation of the private market (in particular the rental markets),
- incentives – mainly fiscal,
- indirect control of the market through the creation of a large public or publicly controlled housing stock,
- housing supply for the vulnerable groups managed by the Government or local authorities,
- reduction of the rent burden for low-income groups through family income support allowance.

The combination of one or more of these measures and the government's priority objectives gives rise to the housing policy of each country.

European countries share common objectives: to ensure the access to a decent dwelling to all, in accordance with the European Union's "Charter of Fundamental Rights" <sup>6</sup>.

The specific goals of individual states can be summarised in different kinds of approach. Some countries give priority to promoting home ownership, such as Greece, Cyprus and the Netherlands. Nevertheless their situations are very different since the first two countries do not have a social housing stock and have a very low share of rental housing; by contrast the Netherlands has a significant share of social housing, which some consider to be excessive relative to the needs of vulnerable groups. Other countries combine the goal of increasing housing ownership with that of increasing the rental stock, both in the private and in the social – or government-supported - market (Belgium, Italy, France, Luxembourg, Malta, Spain, the Slovak Republic and Hungary). Moreover, Eastern countries devote their efforts to a regulatory framework, since they have rapidly moved from a state-owned to a market system that now requires control and policy tools. In almost all countries, policy objectives include urban renewal and housing quality.

Housing policies have been developed in almost all the countries through the division of roles and competences between central Governments, Regions and Local Administrations and other entities. Towards regionalisation is evident in almost all countries and has reached its peak in Belgium, which has devolved almost all competences to its three regional governments. By contrast, the central government still maintains a strong role in France where it works in a direct dialogue with the local administrations.

Most financing is still provided by the national authorities in all European countries.

The operators which build and manage social housing are spin-offs from the public sector (which plays an important role in all countries) or non-profit organizations (associations, co-operatives, etc). Private operators are present in many countries (Austria, the Czech Republic, Finland, Germany, Latvia, Lux-

embourg, Poland, Portugal, Slovenia and Spain).

The social rental housing sector is intended for the economically and socially vulnerable groups and, with few exceptions, both rents and building costs are controlled.

The last analysis to be added to the 2005 Report concerns the privatisation or sale of social housing, mainly public. The sale of dwellings is permitted almost everywhere, but it is also strongly regulated. The “right to buy” is applicable in few cases (Austria, Finland and England), while, as a general rule, the decision is up to the Government, the Region or the landlords. The sale price is never the market price, but it is calculated on the basis of conventional criteria or the building cost.

## Notes

- 1 Head of Observatory, UE division, of General Management for Residential Building and Urban and Housing Policies
- 2 Technical Director of Federcasa
- 3 Purchasing Power Standards
- 4 14th and 15th March, 2005, “Sustainable refurbishment of high-rise residential buildings and restructuring of surrounding areas in Europe” PRC Bowcentrum international, commissioned by Ministry of Housing, The Netherlands.
- 5 In particular, vacant housing went up from 3.9% to 10.1% of the total stock in Slovenia, and from 2.9% to 8.2% in Germany.
- 6 The European Union’s Charter of Fundamental Rights was solemnly proclaimed within the European Council of Nice on 7 December 2000.

# Structure of the report

The contents of this report are structured in the following way

Chapter 1 **General data** (demographics, socio-economics), presents a range of general data on the demographic and socio-economic context for housing.

Chapter 2 **Quality of the housing stock** (average useful floor area, endowment and age of the housing stock, high-rise buildings) deals with the quality of the housing stock, concentrating on the average useful floor area, amenities and age of the housing stock.

Chapter 3 **Availability of housing** (including the distribution of different types of housing by tenure) is devoted to the availability of housing, including the distribution of different types of housing by tenure.

Chapter 4 **Affordability of housing** (weight of housing in household budgets) looks at the affordability of housing and illustrates the weight of housing in household budgets; the different indexes which offer an overview of the changes in the cost of housing; and trends in mortgage lending.

Chapter 5 **The role of government** (role of government and of state intervention in the housing market) focuses on the role of government and of state intervention in the housing market, paying particular attention to public expenditure on housing and to the existence and characteristics of social housing.

The content of the concepts used in the various tables may vary between countries.

This is why **Appendix 1** offers an overview of how Member States as well as international organizations define these concepts.

**Appendix 2** gives a list of the national ministries responsible for housing and of national statistical institutes, without whom this report would not have been possible.

# List of abbreviations

## Countries

- AT Austria
- BE Belgium
- CY Cyprus
- CZ Czech Republic
- DE Germany (FRG = Former West Germany, GDR = Former East Germany)
- DK Denmark
- EE Estonia
- ES Spain
- FI Finland
- FR France
- GR Greece
- HU Hungary
- IE Ireland
- IT Italy
- LT Lithuania
- LU Luxembourg
- LV Latvia
- MT Malta
- NL Netherlands
- PL Poland
- PT Portugal
- SE Sweden
- SI Slovenia
- SK Slovak Republic
- UK United Kingdom (GB = Great Britain = UK excl. the Channel Islands and the Isle of Man)
- EU-15 15 European countries which have joined Europe before 2004  
(AT, BE, DK, FI, FR, DE, GR, IE, IT, LU, NL, PT, ES, SE, UK)
- EU-10 10 European countries which have joined Europe after 2004  
(CY, CZ, EE, HU, LV, LT, MT, PL, SK, SI)
- EU-25 15 European countries plus 10 which have joined Europe after 2004

## Symbols

- na not available, not applicable or not answered
- p provisional value
- s Eurostat estimate
- b break in series
- e estimated value
- i see explanatory text
- T Total
- MF Multi-family
- OF One-family
- R Rent
- OO Owner-occupied
- CO Cooperative
- O Other
- HBS Household Budgetary Survey





# Chapter 1

## General Data

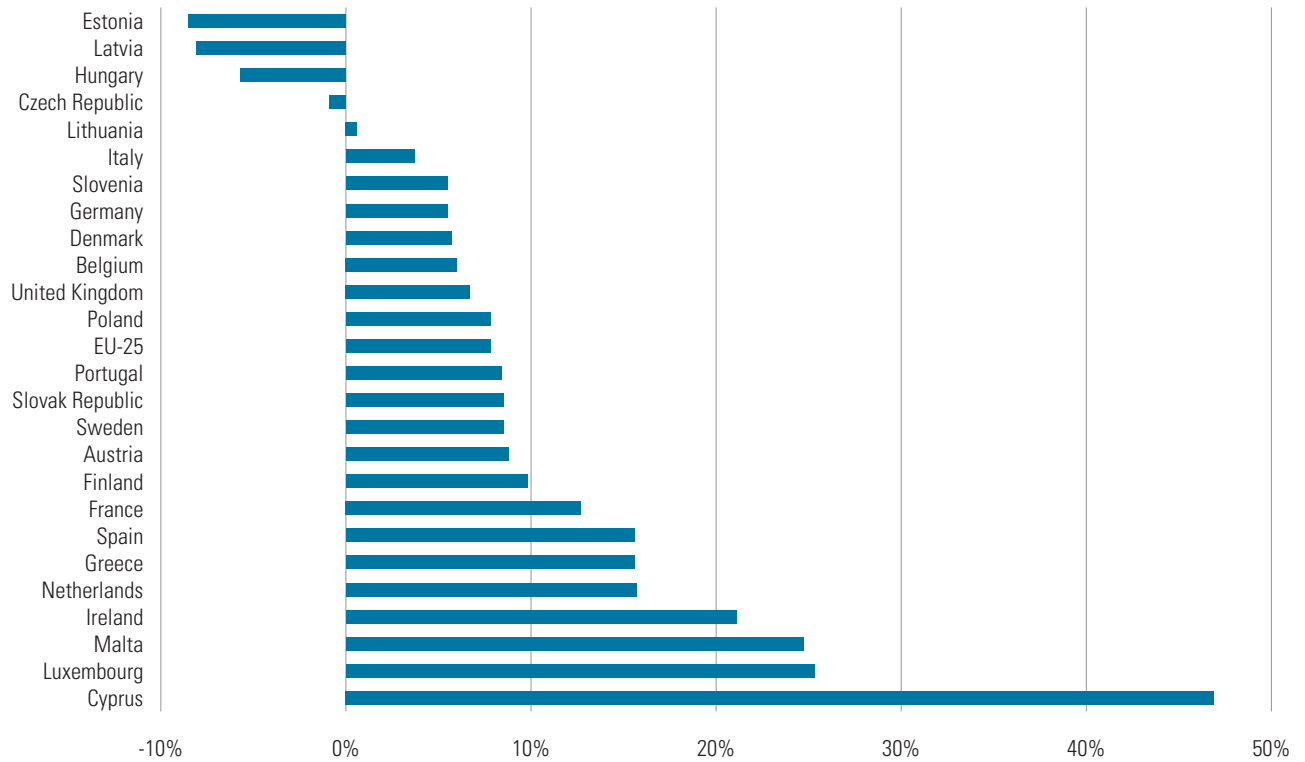
## 1.1 Population (\*1000), 1 January, 1980–2005

	1 80	1 85	1 0	1 5	2000	2001	2002	2003	2004	2005	Change (%) 1 80-2005
Austria	7,546	7,563	7,645	7,944	8,002	8,021	8,065	8,102	8,140	8,207	8.8%
Belgium	9,855	9,858	9,948	10,131	10,239	10,263	10,310	10,346	10,396	10,446	6.0%
Cyprus	510	538	573	645	691	698	706	715	730	749	46.9%
Czech Republic	10,316	10,334	10,362	10,333	10,278	10,267	10,206	10,203	10,212	10,221	-0.9%
Denmark	5,122	5,111	5,135	5,216	5,330	5,349	5,368	5,384	5,398	5,411	5.7%
Estonia	1,472	1,523	1,571	1,448	1,372	1,367	1,361	1,356	1,351	1,347	-8.5%
Finland	4,771	4,894	4,974	5,099	5,171	5,181	5,195	5,206	5,220	5,237	9.8%
France	53,731	55,157	56,577	57,753	58,797	59,143	59,501	59,856	60,200	60,561	12.7%
Germany	78,180	77,709	79,113	81,539	82,164	82,260	82,440	82,537	82,532	82,501	5.5%
Greece	9,584	9,920	10,121	10,595	10,904	10,931	10,969	11,006	11,041	11,076	15.6%
Hungary	10,709	10,657	10,375	10,337	10,222	10,200	10,175	10,142	10,117	10,098	-5.7%
Ireland	3,393	3,544	3,507	3,601	3,790	3,848	3,917	3,979	4,043	4,131	21.8%
Italy	56,388	56,588	56,694	56,844	56,944	56,978	57,157	57,605	58,175	58,607	3.9%
Latvia	2,509	2,570	2,668	2,501	2,382	2,364	2,346	2,332	2,319	2,306	-8.1%
Lithuania	3,404	3,529	3,694	3,643	3,512	3,487	3,476	3,463	3,446	3,425	0.6%
Luxembourg	363	366	379	406	434	439	444	448	452	455	25.3%
Malta	323	338	352	370	380	391	395	397	400	403	24.7%
Netherlands	14,091	14,454	14,893	15,424	15,864	15,987	16,105	16,193	16,258	16,306	15.7%
Poland	35,413	37,063	38,038	38,581	38,654	38,254	38,242	38,219	38,191	38,174	7.8%
Portugal	9,714	10,009	9,920	10,018	10,195	10,257	10,329	10,408	10,475	10,529	8.4%
Slovak Republic	4,963	5,145	5,288	5,356	5,399	5,379	5,379	5,379	5,380	5,385	8.5%
Slovenia	1,893	1,949	1,996	1,990	1,988	1,990	1,994	1,996	1,996	1,998	5.5%
Spain	37,242	38,353	38,826	39,343	40,050	40,477	40,964	41,664	42,345	43,038	15.6%
Sweden	8,303	8,343	8,527	8,816	8,861	8,883	8,909	8,941	8,976	9,011	8.5%
United Kingdom	56,285	56,596	57,459	57,944	58,785	59,000	59,218	59,438	59,700	60,035	6.7%
EU-25	426,081	431,993	438,410	445,871	450,379	451,388	452,990	455,023	457,189	459,488	7.8%

For definitions see Appendix 1

Source: Eurostat; Slovak Republic, The Statistical Office of the Slovak Republic; Italy, Istat; Ireland, CSO

## 1.1F Population change, 1980-2005



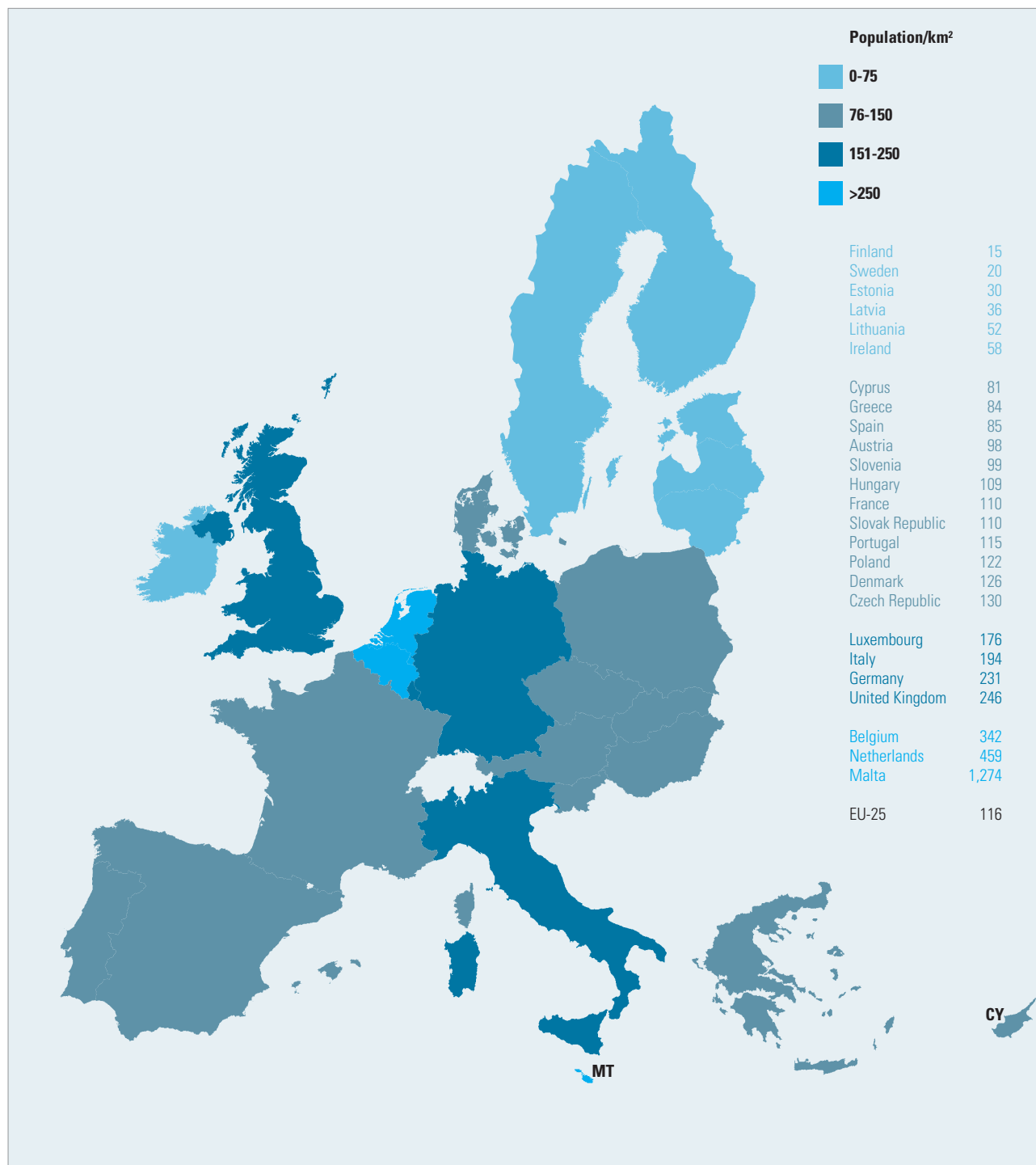
## 1.2 Land area, population (\*1000) and population density, 2005

	<b>Km<sup>2</sup></b>	<b>Population *1000</b>	<b>Population/km<sup>2</sup></b>
Austria	83,858	8,207	98
Belgium	30,538	10,446	342
Cyprus	9,251	749	81
Czech Republic	78,866	10,221	130
Denmark	43,094	5,411	126
Estonia	45,227	1,347	30
Finland	338,150	5,237	15
France	549,087	60,561	110
Germany	357,031	82,501	231
Greece	131,957	11,076	84
Hungary	93,030	10,098	109
Ireland	70,295	4,109	58
Italy	301,338	58,607	194
Latvia	64,589	2,306	36
Lithuania	65,300	3,425	52
Luxembourg	2,586	455	176
Malta	316	403	1,274
Netherlands	35,518	16,306	459
Poland	312,685	38,174	122
Portugal	91,916	10,529	115
Slovak Republic	49,035	5,385	110
Slovenia	20,273	1,998	99
Spain	505,124	43,038	85
Sweden	449,974	9,011	20
United Kingdom	244,101	60,035	246
EU-25	3,973,139	459,488	116

Land area is measured as national territory not including territorial or inland water

Source: Eurostat

## 1.2F Population density, 2005



### 1.3 Population projections (\*1000) and change (%), 2005–2050 (basic variant)

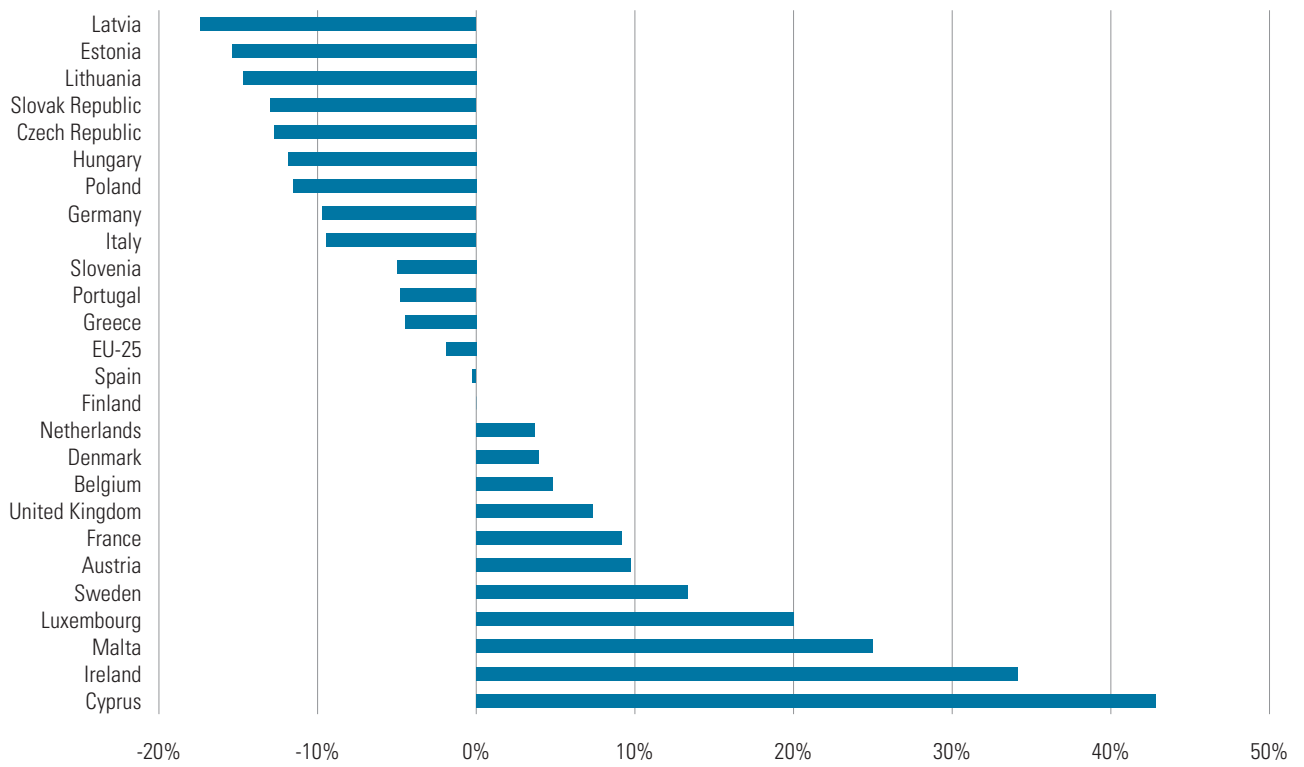
	2005	2010	2015	2020	2030	2040	2050	Change (%) 2005-2050
Austria	8,200	8,400	8,500	8,700	8,800	8,900	9,000	9.76%
Belgium	10,400	10,600	10,700	10,800	11,000	11,000	10,900	4.81%
Cyprus	700	800	800	900	900	1,000	1,000	42.86%
Czech Republic	10,200	10,100	10,000	9,900	9,700	9,300	8,900	-12.75%
Denmark	5,400	5,500	5,500	5,600	5,700	5,700	5,600	3.94%
Estonia	1,300	1,300	1,300	1,200	1,200	1,200	1,100	-15.38%
Finland	5,200	5,300	5,400	5,400	5,400	5,400	5,200	0.00%
France	60,200	61,500	62,600	63,600	65,100	66,000	65,700	9.14%
Germany	82,600	82,800	82,900	82,700	81,100	78,400	74,600	-9.69%
Greece	11,100	11,300	11,400	11,400	11,300	11,100	10,600	-4.50%
Hungary	10,100	10,000	9,800	9,700	9,500	9,200	8,900	-11.88%
Ireland	4,100	4,300	4,600	4,800	5,100	5,300	5,500	34.15%
Italy	58,200	58,600	58,600	58,300	57,100	55,300	52,700	-9.45%
Latvia	2,300	2,200	2,200	2,100	2,000	1,900	1,900	-17.39%
Lithuania	3,400	3,300	3,300	3,200	3,100	3,000	2,900	-14.71%
Luxembourg	500	500	500	500	600	600	600	20.00%
Malta	400	400	400	500	500	500	500	25.00%
Netherlands	16,300	16,500	16,600	16,800	17,000	17,000	16,900	3.68%
Poland	38,100	37,800	37,400	37,100	36,500	35,400	33,700	-11.55%
Portugal	10,500	10,700	10,800	10,800	10,700	10,400	10,000	-4.76%
Slovak Republic	5,400	5,300	5,300	5,300	5,200	5,000	4,700	-12.96%
Slovenia	2,000	2,000	2,000	2,000	2,000	2,000	1,900	-5.00%
Spain	42,900	44,600	45,300	45,600	45,400	44,600	42,800	-0.23%
Sweden	9,000	9,200	9,400	9,600	9,900	10,100	10,200	13.33%
United Kingdom	59,900	60,900	61,900	62,900	64,400	64,700	64,300	7.35%
EU-25	458,500	464,100	467,300	469,300	469,400	463,000	449,800	-1.90%

See "Population forecast" in Appendix 1 for assumptions and methodology

This table cannot be compared with tables 1.4 and 1.6 due to the different methods adopted by each source

Source: Eurostat Europop 2004, Basic variant, Austria, Statistics Austria, revised population forecast 10/2005

### 1.3F Forecasted population change (%), 2005-2050 (basic variant)





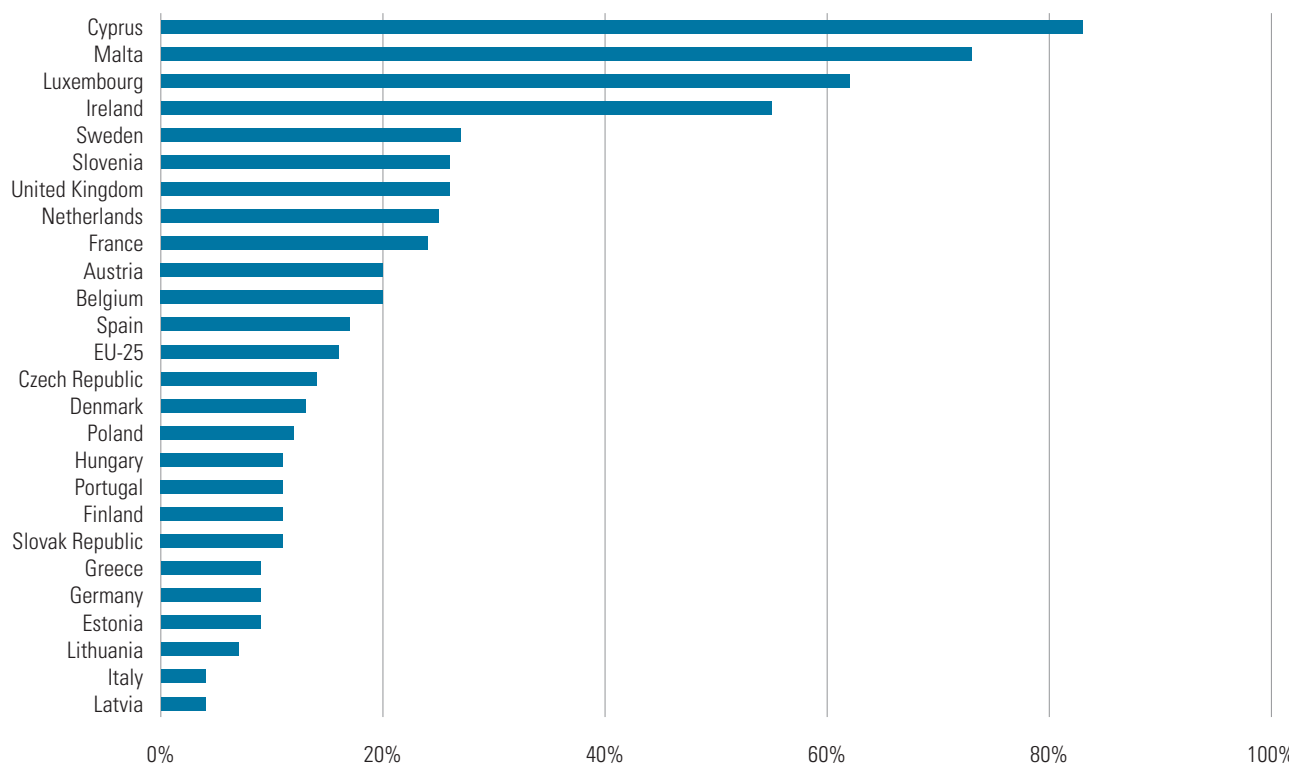
## 1.4 Population forecast (\*1000) and change (%), 2004–2050 (high variant)

	2004	2010	2030	2050	Change (%) 2004-2050
Austria	8,114	8,344	9,245	9,705	19.61%
Belgium	10,396	10,645	11,670	12,432	19.58%
Cyprus	730	807	1,072	1,334	82.74%
Czech Republic	10,211	10,238	10,657	11,670	14.29%
Denmark	5,398	5,502	5,863	6,099	12.99%
Estonia	1,351	1,345	1,359	1,468	8.66%
Finland	5,220	5,333	5,715	5,792	10.96%
France	59,901	61,927	68,651	74,107	23.72%
Germany	82,532	83,624	88,069	89,943	8.98%
Greece	11,041	11,374	12,011	12,062	9.25%
Hungary	10,117	10,086	10,385	11,275	11.45%
Ireland	4,028	4,368	5,409	6,240	54.92%
Italy	57,888	59,157	60,823	60,444	4.42%
Latvia	2,319	2,274	2,246	2,413	4.05%
Lithuania	3,446	3,393	3,418	3,674	6.62%
Luxembourg	452	482	607	734	62.39%
Malta	400	432	552	693	73.25%
Netherlands	16,258	16,857	18,845	20,318	24.97%
Poland	38,191	38,250	40,210	42,812	12.10%
Portugal	10,475	10,769	11,433	11,658	11.29%
Slovak Republic	5,380	5,404	5,649	5,960	10.78%
Slovenia	1,996	2,069	2,272	2,521	26.30%
Spain	42,345	45,076	48,504	49,420	16.71%
Sweden	8,976	9,259	10,482	11,404	27.05%
United Kingdom	59,652	61,607	69,371	75,142	25.97%
EU-25	456,815	468,622	504,515	529,007	15.80%

Projected population on 1st January for selected years, high variant of the Trend scenario  
See "Population forecast" in Appendix 1 for assumptions and methodology.

Source: Eurostat, EUROPOP2004, high variant

## 1.4F Forecasted population change (%), 2004-2050 (high variant)

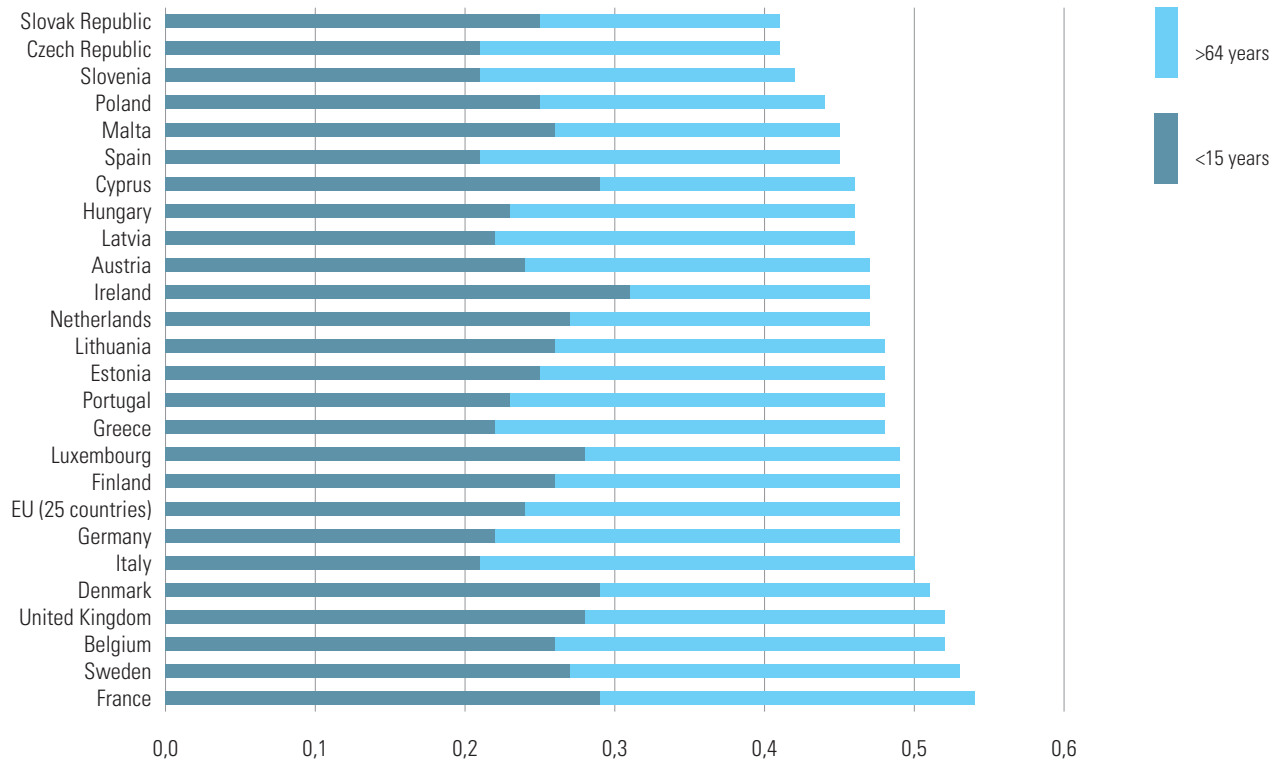


## 1.5 Population by age (%), 1 January, 2004

	<15 years	15–24 years	25–4 years	50–64 years	65–7 years	>80 years	15–64 years	>64 years	Total *1000
Austria	16.2	12.3	37.8	18.0	11.6	4.2	68.0	15.7	8,175
Belgium	17.3	12.1	36.0	17.5	13.0	4.1	65.6	17.1	10,396
Cyprus	20.0	15.7	36.2	16.2	9.3	2.6	68.1	11.9	730
Czech Republic	15.1	13.8	36.7	20.4	11.1	2.9	70.9	14.0	10,212
Denmark	18.9	11.0	35.7	19.6	10.9	4.0	66.2	14.9	5,398
Estonia	16.6	15.1	34.7	17.8	13.0	2.8	67.6	15.8	1,351
Finland	17.6	12.5	33.9	20.4	11.8	3.7	66.8	15.5	5,220
France	18.6	13.0	34.7	17.4	12.0	4.4	65.1	16.4	60,200
Germany	14.7	11.7	36.9	18.7	13.8	4.2	67.3	18.0	82,532
Greece	14.6	13.3	37.1	17.4	14.3	3.2	67.8	17.5	11,041
Hungary	15.9	13.4	36.1	19.1	12.3	3.2	68.6	15.5	10,117
Ireland	20.9	15.9	36.8	15.2	8.5	2.6	67.9	11.1	4,028
Italy	14.2	10.6	37.5	18.4	14.4	4.8	66.5	19.2	58,175
Latvia	15.4	15.4	35.4	17.7	13.3	2.9	68.5	16.2	2,319
Lithuania	17.7	15.3	35.9	16.1	12.2	2.8	67.3	15.0	3,446
Luxembourg	18.8	11.5	39.1	16.6	11.0	3.1	67.2	14.1	452
Malta	18.2	14.7	34.9	19.2	10.3	2.7	68.8	13.0	400
Netherlands	18.5	11.9	37.3	18.4	10.4	3.4	67.6	13.8	16,258
Poland	17.2	16.7	36.1	17.0	10.6	2.4	69.8	13.0	38,191
Portugal	15.7	13.0	37.1	17.4	13.1	3.7	67.5	16.8	10,475
Slovak Republic	17.6	16.5	37.5	16.8	9.3	2.3	70.8	11.6	5,380
Slovenia	14.6	13.8	38.2	18.4	12.2	2.9	70.4	15.1	1,996
Spain	14.5	12.7	39.7	16.2	12.7	4.1	68.6	16.8	42,345
Sweden	17.8	12.0	33.6	19.5	11.9	5.3	65.1	17.2	8,976
United Kingdom	18.2	12.8	35.3	17.7	11.7	4.3	65.8	16.0	59,700
EU-25	16.4	12.7	36.5	17.9	12.5	4.0	67.1	16.5	457,189

Source: Eurostat, Austria, Statistics Austria, Revised population forecast 10/2005; Denmark, Statistics Denmark

### 1.5F Dependency ratio (<15 and >64/15÷64), 2004

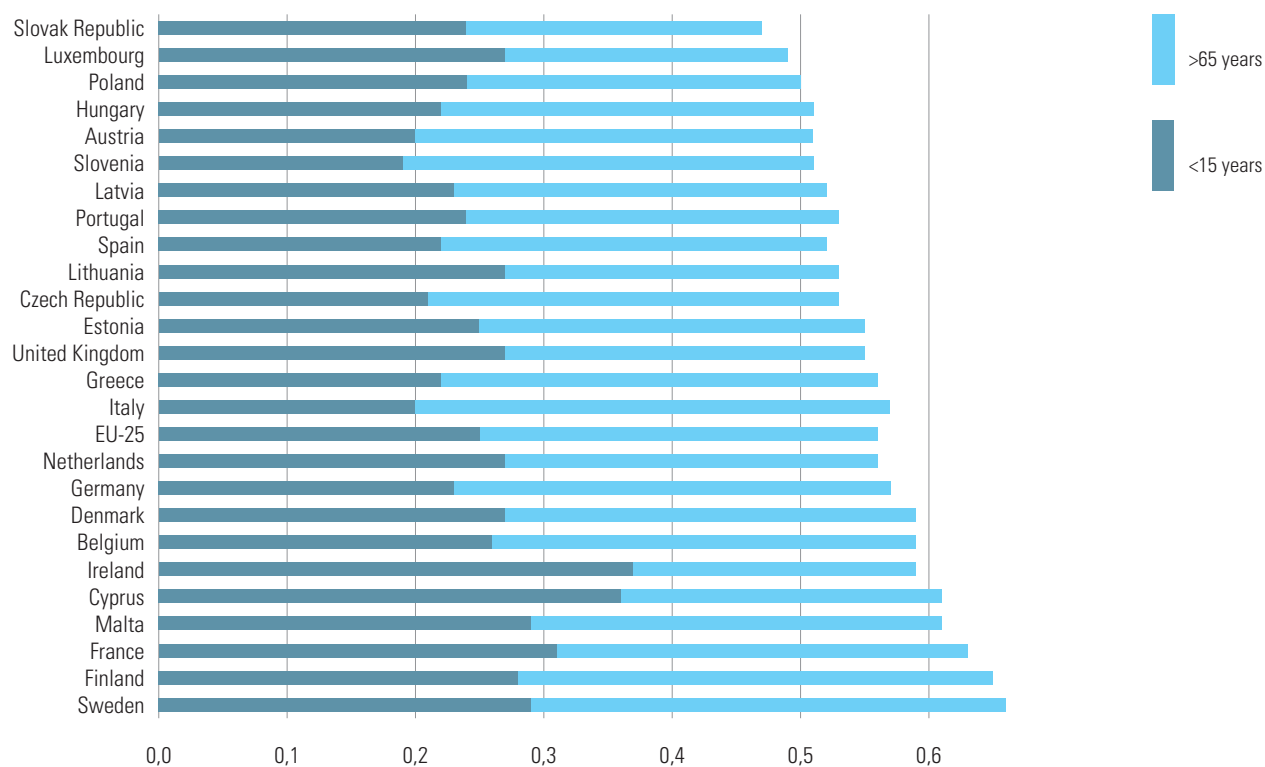


## 1.6 Population forecast by age, (%), 1 January, 2020 (high variant)

	<15 years	15–24 years	25–34 years	35–44 years	45–64 years	65–7 years	>80 years	15–64 years	>64 years	Total *1000
Austria	14.4	10.9	13.2	13.4	28.8	14.0	5.3	66.2	19.3	8,651
Belgium	16.5	10.9	12.1	12.1	27.7	14.7	6.0	62.8	20.7	10,681
Cyprus	22.4	12.2	13.8	12.9	23.1	12.2	3.4	62.0	15.6	928
Czech Republic	13.9	9.2	12.4	15.6	27.8	16.9	4.2	65.0	21.1	10,083
Denmark	16.8	12.3	12.0	11.6	26.9	15.6	5.1	62.9	20.7	5,577
Estonia	16.3	9.2	14.3	14.9	26.1	14.0	5.3	64.5	19.3	1,117
Finland	17.1	10.9	12.0	12.2	25.4	17.0	5.3	60.6	22.3	5,390
France	19.2	12.0	11.6	11.9	25.6	14.2	5.5	61.1	19.7	65,402
Germany	14.6	10.3	12.1	11.9	29.5	15.2	6.5	63.7	21.7	83,818
Greece	14.2	9.9	10.7	14.1	29.2	15.3	6.4	64.0	21.7	11,075
Hungary	14.3	10.2	13.0	15.7	27.4	15.3	4.1	66.3	19.4	9,217
Ireland	23.3	12.7	12.2	15.0	22.8	11.1	2.9	62.7	14.0	4,811
Italy	12.6	9.6	10.4	12.3	31.7	16.4	7.0	64.0	23.4	54,903
Latvia	15.0	9.0	14.8	14.6	27.5	13.8	5.3	65.9	19.1	2,007
Lithuania	17.8	11.3	14.3	12.8	26.8	12.0	4.9	65.3	16.9	3,204
Luxembourg	18.0	11.4	12.9	14.5	28.2	11.1	3.9	67.0	15.0	560
Malta	18.2	11.3	12.7	13.7	24.3	15.3	4.5	62.0	19.8	424
Netherlands	16.9	12.6	13.0	12.2	28.9	15.2	4.3	66.8	19.6	16,800
Poland	15.8	10.0	13.8	16.7	26.3	13.6	3.7	66.8	17.3	38,425
Portugal	15.5	11.3	11.1	14.4	28.7	14.2	4.8	65.5	19.0	10,089
Slovak Republic	16.5	10.3	13.8	16.5	27.0	12.8	3.0	67.7	15.8	5,510
Slovenia	12.7	9.1	11.8	15.1	30.0	16.1	5.2	66.0	21.3	1,918
Spain	14.6	9.9	10.3	14.7	30.6	14.0	5.9	65.5	19.9	42,012
Sweden	17.7	10.3	12.9	11.1	25.9	16.4	5.8	60.1	22.2	9,237
United Kingdom	17.4	11.7	13.6	13.0	26.1	13.3	4.9	64.4	18.2	63,668
EU-25	15.9	10.7	12.1	13.1	28.1	14.6	5.5	64.0	20.1	465,565

Source: UN, *World Population Prospects 2002 revision, high variant*; Austria, *Statistics Austria, Revised population forecast 10/2005*; Denmark, *Statistics Denmark*  
*The Maltese and Slovenian authorities consider that their national projections provide a more reasonable picture of likely future and therefore have expressed their reservation upon the common migration projections as a part of population projections*

## 1.6F Dependency ratio (<15 and >64/15÷64), 2020



For dependency ratio definition see Appendix 1

## 1.7 Population of economically active age and over 65 years (\*1000), 2004 and forecast 2010-2030 (high variant)

	2004					2010					2030							
	Total		Active age (15-64)		>65	Total		Active age (15-64)		>65	Total		Active age (15-64)		>65			
	*1000	%	*1000	%	%	*1000	%	*1000	%	%	*1000	%	*1000	%	%			
Austria	8,175	68%	5,562	68%	1,287	16%	8,397	68%	5,682	68%	1,461	17%	8,838	62%	5,509	62%	2,067	23%
Belgium	10,396	66%	6,819	66%	1,780	17%	10,645	66%	7,019	66%	1,851	17%	11,670	59%	6,873	59%	2,788	24%
Cyprus	730	68%	497	68%	87	12%	807	70%	561	70%	107	13%	1,072	62%	663	62%	212	20%
Czech Republic	10,211	71%	7,234	71%	1,423	14%	10,238	70%	7,203	70%	1,581	15%	10,657	62%	6,593	62%	2,401	23%
Denmark	5,398	66%	3,575	66%	805	15%	5,479	65%	3,586	65%	906	17%	5,673	59%	3,367	59%	1,356	24%
Estonia	1,351	68%	916	68%	218	16%	1,345	68%	918	68%	223	17%	1,359	63%	853	63%	343	25%
Finland	5,220	67%	3,486	67%	813	16%	5,333	66%	3,541	66%	902	17%	5,715	57%	3,269	57%	1,476	26%
France	59,901	65%	38,969	65%	9,806	16%	61,927	65%	40,119	65%	10,361	17%	68,651	58%	40,151	58%	16,239	24%
Germany	82,532	67%	55,510	67%	14,860	18%	83,624	66%	54,951	66%	17,003	20%	88,069	58%	50,934	58%	25,705	29%
Greece	11,041	68%	7,472	68%	1,971	18%	11,374	67%	7,605	67%	2,134	19%	12,011	55%	6,554	55%	3,764	31%
Hungary	10,117	69%	6,944	69%	1,567	15%	10,086	68%	6,863	68%	1,682	17%	10,385	62%	6,399	62%	2,265	22%
Ireland	4,028	68%	2,738	68%	449	11%	4,368	67%	2,929	67%	513	12%	5,409	64%	3,451	64%	973	18%
Italy	57,888	67%	38,549	67%	11,122	19%	59,157	65%	38,611	65%	12,127	20%	60,823	43%	26,084	43%	19,953	33%
Latvia	2,319	68%	1,587	68%	375	16%	2,274	68%	1,557	68%	393	17%	2,246	62%	1,394	62%	454	20%
Lithuania	3,446	67%	2,319	67%	518	15%	3,393	69%	2,329	69%	542	16%	3,418	62%	2,134	62%	691	20%
Luxembourg	452	67%	303	67%	64	14%	482	67%	325	67%	70	15%	607	62%	377	62%	115	19%
Malta	400	69%	275	69%	52	13%	432	69%	298	69%	61	14%	552	61%	334	61%	117	21%
Netherlands	16,258	68%	10,991	68%	2,251	14%	16,857	67%	11,301	67%	2,497	15%	18,845	60%	11,355	60%	4,084	22%
Poland	38,191	70%	26,659	70%	4,951	13%	38,250	71%	27,242	71%	5,130	13%	40,210	62%	24,733	62%	8,703	22%
Portugal	10,475	67%	7,064	67%	1,761	17%	10,769	66%	7,160	66%	1,899	18%	11,433	61%	7,021	61%	2,733	24%
Slovak Republic	5,380	71%	3,815	71%	620	12%	5,404	72%	3,901	72%	661	12%	5,649	64%	3,605	64%	1,132	20%
Slovenia	1,996	70%	1,405	70%	300	15%	2,069	70%	1,439	70%	337	16%	2,272	61%	1,382	61%	541	24%
Spain	42,345	69%	29,050	69%	7,144	17%	45,076	68%	30,477	68%	7,741	17%	48,504	62%	30,213	62%	11,670	24%
Sweden	8,976	65%	5,835	65%	1,541	17%	9,259	65%	6,032	65%	1,685	18%	10,482	59%	6,164	59%	2,364	23%
United Kingdom	59,652	66%	39,218	66%	9,543	16%	61,607	66%	40,761	66%	10,241	17%	69,371	60%	41,679	60%	15,557	22%
EU-25	456,815	67%	306,764	67%	75,284	16%	468,622	67%	312,348	67%	82,106	18%	504,515	60%	303,060	60%	120,830	24%

Projected population on 1st January for selected years

Source: Eurostat, EUROPOP 2004, High variant, Austria, Statistics Austria, Revised population forecast 10/2005; Denmark, Statistics Denmark.

The Maltese authorities consider that their national projections provide a more reasonable picture of likely future and therefore have expressed their reservation upon the common migration projections as a part of population projections

## 1.8 Total fertility rate, 1980–2004

	1 80	1 85	1 0	1 5	2000	2004
Austria	1.65	1.47	1.46	1.42	1.36	1.42
Belgium	1.68	1.51	1.62	1.55 e)	1.66	1.64 e)
Cyprus	na	2.38	2.42	2.13	1.64 e)	1.49 p)
Czech Republic	2.10	1.96	1.89	1.28	1.14	1.23
Denmark	1.55	1.45	1.67	1.80	1.77	1.78
Estonia	na	2.12	2.04	1.32	1.34	1.40 e)
Finland	1.63	1.65	1.78	1.81	1.73	1.8
France	1.95	1.81	1.78	1.70	1.88 p)	1.90 p)
Germany	1.56	1.37	1.45	1.25	1.38 e)	1.37 e)
Greece	2.21	1.67	1.39	1.32	1.29 e)	1.29 e)
Hungary	1.92	1.85	1.87	1.58	1.32	1.28
Ireland	3.25	2.47	2.11	1.84	1.90 p)	1.99 e)
Italy	1.64	1.42	1.33	1.18	1.24 e)	1.33
Latvia	1.90	2.09	2.01	1.26	1.24	1.24
Lithuania	2.00	2.10	2.03	1.55	1.39	1.26
Luxembourg	1.49	1.38	1.61	1.69	1.76	1.7
Malta	1.99	1.96	2.05	1.83	1.72	1.37
Netherlands	1.60	1.51	1.62	1.53	1.72	1.73
Poland	2.28	2.33	2.04	1.61	1.34	1.23
Portugal	2.18	1.72	1.57	1.41	1.55	1.42 e)
Slovak Republic	2.32	2.25	2.09	1.52	1.30	1.25
Slovenia	2.11	1.72	1.46	1.29	1.26	1.22 e)
Spain	2.20	1.64	1.36	1.18	1.24 p)	1.32 e)
Sweden	1.68	1.74	2.13	1.73	1.54	1.75
United Kingdom	1.90	1.79	1.83	1.71	1.64	1.74 e)
EU-25	1.88	1.70	1.64	1.44	1.48	1.50 e)

For definition see Appendix 1

Source: Eurostat



## 1.9 Private households (\*1000), 1980–2004

	1 80	1 85	1 0	1 5	2000	2002	2004	Change (%) 1 80–2004
Austria <sup>1)</sup>	2,669	2,809	2,937	3,131	3,276	3,312 <sup>2)</sup>	3,429 <sup>2)</sup>	28.5%
Belgium	3,608 <sup>3)</sup>	na	3,890 <sup>a)</sup>	na	4,237	4,325	4,402	22.0%
Cyprus	na	158	172	202	224	233	239 <sup>4)</sup>	na
Czech Republic <sup>5)</sup>	3,791	na	3,984	na	4,216 <sup>6)</sup>	na	na	na
Denmark <sup>7)</sup>	2,062	2,159	2,265	2,358	2,434	2,456	2,481	20.3%
Estonia <sup>8)</sup>	na	na	na	592 <sup>9)</sup>	575	567	566 <sup>4)</sup>	na
Finland <sup>10)</sup>	1,782	1,888	2,037	2,181	2,295	2,354	2,402	34.8%
France	19,044 <sup>11)</sup>	20,316	21,478 <sup>11)</sup>	22,656	23,055	24,525	26,046	36.8%
Germany <sup>12)</sup>	24,811	26,367	34,681 <sup>a)</sup>	36,938	38,124	38,720	39,122	57.7%
Greece <sup>13)</sup>	2,974	na	3,203	na	3,674	na	3,999	34.5%
Hungary	3,719	na	3,890	na	3,863 <sup>14)</sup>	na	4,002 <sup>15)</sup>	7.6%
Ireland <sup>16)</sup>	880	971	1,015	1,091	1,251	1,288	1,382 <sup>4)</sup>	46.4%
Italy <sup>17)</sup>	18,632	na	19,909	na	21,811	na	22,187	19.1%
Latvia	na	na	na	967	929	917	910	na
Lithuania	na	na	na	1,322 <sup>9)</sup>	1,354	1,357	1,346 <sup>4)</sup>	na
Luxembourg <sup>13)</sup>	128	na	144	na	171	na	176 <sup>e)</sup>	37.5%
Malta	na	104	na	119	128 <sup>e)</sup>	129 <sup>e)</sup>	na	na
Netherlands	5,006	5,613	6,061	6,469	6,801	6,934	6,996 <sup>4)</sup>	38.5%
Poland <sup>16)</sup>	10,948	10,906	11,970	12,501	na	13,337	na	na
Portugal <sup>13)</sup>	2,924	na	3,147	na	3,651	na	na	na
Slovak Republic <sup>18)</sup>	1,660	na	1,832	na	2,072	na	na	na
Slovenia <sup>19)</sup>	595	na	632	na	na	685	na	na
Spain <sup>20)</sup>	10,025	10,531	11,299	12,001	13,086	13,843	14,428	43.9%
Sweden <sup>21)</sup>	3,498	3,670	3,830	4,244	4,363	4,449	4,400 <sup>6)</sup>	25.8%
United Kingdom <sup>22)</sup>	19,900	21,017	22,140	23,315	24,121	24,346	24,200	21.6%

Private household: The usual definitions concern the "same address" or sharing common arrangements such as meals and rent, see definitions in Appendix 1. See also Table 1.10

- 1 Annual average
- 2 Austria Labour Force Census Statistics
- 3 1981
- 4 2003
- 5 Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001
- 6 Housekeeping units (see Appendix 1)
- 7 Households in dwellings
- 8 Annual average estimation, Source: HBS
- 9 1996
- 10 31st December
- 11 1982 and 1999
- 12 April for 1980, 1990, 1995 and 2002, June for 1985, May for 2000 and 2003. From 1991 onwards, reunited Germany  
The figure for ex-GDR January 1981 = 6,510
- 13 1981, 1991 and 2001
- 14 2001
- 15 2005
- 16 31.12.2000 and 2003 = Q3 2003. Information on number of households will not be available until the results of 2006 Census have been published
- 17 For 1980 Census 1981, for 1990, Census 1991, for 2000, census 2001, for 2004, data Istat 2003
- 18 For 1980 - data of the National Census as of 7 Dec. 1978. For 1985 - data of the Micro-census as of 6 Dec. 1984  
For 1990 - data of the National Census as of 7 Dec. 1988. For 1995 - data of the Micro-census as of 17 May 1995  
For 2002 - data of the National Population and Housing Census as of 20 May 2002
- 19 From Population and Housing Census 1.11.1980, 3.3.1991, 26.5.2001
- 20 Censuses 1981, 1991 and 2002. Data for 1991 recalculated according to the 2002 Census methodology
- 21 1 November 2001 (Census), years 2000, 2002 and 2004 « Encuesta Continua de Presupuestos Familiares »
- 22 From 1995 onwards the values are for housekeeping units. September 15 for 1980, November 1 for 1985 and 1990, December 31 for 1995 onwards
- 23 Values are for mid-year and only for GB; Data 2004, source: Social Trends, No. 36, 2006 edition, Office for National Statistics

Source: National Statistical Institutes (a) Source Eurostat Urban Audit (reference year 1991)

## 1.10 Average number of persons per household, 1980–2004

	1 80	1 85	1 90	1 95	2000	2003	2004	Change 1 80–2000
Austria <sup>1)</sup>	2.8	2.7	2.6	2.5	2.4	2.4	2.4	-0.4
Belgium	2.7 <sup>2)</sup>	na	na	2.5	2.4	2.5	2.4	-0.3
Cyprus <sup>3)</sup>	3.5	na	3.2	3.2	3.0	3.0	na	-0.4
Czech Republic <sup>4)</sup>	2.7	na	2.6	na	2.4	na	na	-0.3
Denmark	2.5	2.4	2.3	2.2	2.2	2.2	2.2	-0.3
Estonia	na	na	na	2.4 <sup>5)</sup>	2.6	2.7	na	na
Finland	2.6	2.6	2.4	2.3	2.2	2.2	2.1	-0.4
France <sup>6)</sup>	2.7	2.7	2.6	2.5	2.4	2.4	2.3	-0.3
Germany <sup>7)</sup>	2.5	2.3	2.3	2.2	2.2	2.1	2.1	-0.3
Greece <sup>8)</sup>	3.1	na	3	na	2.8	2.7	2.7	-0.3
Hungary	2.8	na	2.6	na	2.7	2.6	2.5 <sup>9)</sup>	-0.2
Ireland <sup>21)</sup>	3.7	3.5 <sup>e)</sup>	3.4	3.3	3.0	2.9	2.9	-0.7
Italy	3.0 <sup>2)</sup>	3.0	2.8 <sup>12)</sup>	2.6	2.6	2.6	2.6	-0.4
Latvia	na	na	na	na	2.5	2.5	2.5	na
Lithuania	na	na	na	2.8 <sup>5)</sup>	2.6	2.9	na	na
Luxembourg	2.8	na	2.6 <sup>13)</sup>	na	2.5	2.5	2.5	-0.3
Malta <sup>10)</sup>	na	3.2	na	3.1	3.0	3.0	3.0	na
Netherlands	2.8	2.5	2.4	2.4	2.3	2.3	na	-0.5
Poland <sup>14)</sup>	3.1	3.3	3.1	3.1	na	3.1	na	na
Portugal	3.3	3.3	3.1 <sup>13)</sup>	na	2.8 <sup>15)</sup>	2.8	na	-0.5
Slovak Republic	3	na	2.9 <sup>16)</sup>	na	2.6 <sup>16)</sup>	3.1	na	-0.4
Slovenia <sup>20)</sup>	3.2	na	3	na	2.8	2.6	na	-0.4
Spain <sup>17)</sup>	3.5	3.5	3.4	3.2	3.1	2.6	2.9	-0.4
Sweden <sup>18)</sup>	2.3	2.2	2.1	2	2	2	2	-0.3
United Kingdom <sup>1)</sup>	2.7	2.6	2.5	2.4 <sup>19)</sup>	2.4	2.3	2.4	-0.3
EU-25	na	na	na	2.5 <sup>e)</sup>	2.5 <sup>e)</sup>	2.4 <sup>e)</sup>	na	na

For definitions of households, see Appendix 1. There are two slightly different concepts here, the dwelling household and the housekeeping unit. We cannot always be sure which concept is being used in practice in each particular case. Compare also Table 3.7 in Chapter 3

- 1 Population = Total of households and institutional population, 2004 Austria Labour Force Census Statistics, IIBW; UK: Data 2004 source: Social Trends, No. 36, 2006 edition, Office for National Statistics
- 2 1981
- 3 1982 and 1992
- 4 Population and Housing Census: 1.11.1980, 3.3.1991 and 1.3.2001
- 5 1996
- 6 Population = Total of households and institutional population, years 1982, 1984, 1996 and 1999
- 7 From 1991 onwards, reunited Germany
- 8 Population = Total of households and institutional population, years 1981, 1991 and 2001
- 9 2005
- 10 2000, 2003 and 2004 are LFS estimates
- 11 Q3 2003
- 12 Istat, Sample Survey on Households Consumption
- 13 1991
- 14 For 1980 - data of the National Census as of 7 Dec. 1978. For 1985 - data of the Micro-census as of 6 Dec. 1984  
For 1990 - data of the National Census as of 7 Dec. 1988. For 1995 - data of the Micro-census as of 17 May 1995  
For 2003 - data of the National Population and Housing Census as of 20 May 2002
- 15 2001
- 16 From Population and Housing Census 1991 and 2001
- 17 1 November 2001 (Census), 2004: Encuesta Continua de Presupuestos Familiares, 2 trimestre 2004
- 18 2000 onwards: Private households only
- 19 1994
- 20 From population and Housing Census 1981, 1991 and 2002. Data for 1991 recalculated according to the 2002 Census methodology
- 21 The average number of households in Ireland in 2003 was also 2.9 per household

Source: National Statistical Institutes

## 1.11 Distribution of household size (%), 1981 and 2003-2004

	1 person			2 persons			3 persons			4 persons			≥5 persons		
	1981	2003	2004	1981	2003	2004	1981	2003	2004	1981	2003	2004	1981	2003	2004
Austria <sup>1)</sup>	26	31	34	26	29	28	17	17	17	16	15	14	14	8	8
Belgium	23	32	33	30	31	31	20	16	16	16	14	13	11	7	7
Cyprus <sup>2)</sup>	10	16	na	22	27	na	17	17	na	26	22	na	25	18	na
Czech Republic <sup>3)</sup>	24	30	na	26	28	na	19	19	na	22	17	na	9	6	na
Denmark <sup>4)</sup>	30	37	38	31	33	33	16	12	12	16	12	12	7	6	5
Estonia <sup>5)</sup>	33	31	na	29	31	na	19	18	na	13	14	na	6	6	na
Finland <sup>6)</sup>	27	39	39	26	32	32	19	13	13	18	10	10	10	6	6
France <sup>7)</sup>	24	30	32.5	29	33	32.3	18	15	28.1 <sup>22)</sup>	16	14	na	12	8	7.1
Germany <sup>8)</sup>	31	37	37	29	34	34	17	14	14	14	11	11	9	4	4
Greece <sup>9)</sup>	15	20	20.9	25	28	28.4	20	21	21.1	24	20	19.7	16	11	9.9
Hungary <sup>10)</sup>	20	26	29	28	29	29	22	20	19	19	16	15	11	9	8 <sup>23)</sup>
Ireland <sup>11)</sup>	17	22	na	20	26	na	15	18	na	15	17	na	32	18	na
Italy <sup>12)</sup>	18	25	25.4	24	27	25.8	22	21	22	22	19	20	14	8	6.8
Latvia <sup>3)</sup>	na	24	24	na	30	30	na	23	23	na	15	15	na	8	8
Lithuania <sup>14)</sup>	na	29	na	na	26	na	na	20	na	na	17	na	na	8	na
Luxembourg <sup>9)</sup>	20	29	21	29	29	31	21	17	21	18	16	17	12	9	10
Malta <sup>5)</sup>	13	15	14	21	23	22	22	22	24	25	26	27	19	13	13
Netherlands <sup>16)</sup>	21	34	34	29	33	33	16	13	13	21	14	14	13	6	6
Poland <sup>17)</sup>	17	25	na	22	23	na	23	20	na	21	18	na	17	14	na
Portugal <sup>9)</sup>	13	17	na	23	29	na	23	25	na	20	20	na	21	9	na
Slovak Republic <sup>6) 9)</sup>	18	26	na	22	22	na	19	18	na	23	21	na	18	14	na
Slovenia <sup>21)</sup>	17	22	na	18	23	na	22	21	na	24	23	na	19	11	na
Spain <sup>18)</sup>	10	20	14	22	25	28	20	21	24	22	22	24	26	12	10
Sweden <sup>19)</sup>	33	47	46	31	28	28	15	11	10	15	10	11	6	4	5
United Kingdom <sup>20)</sup>	22	31	29	31	34	35	17	16	16	18	13	13	11	6	7

1 Annual average, private households

2 1982 and 2001

3 Population and Housing Census: 1.11.1980 and 1.3.2001

4 Households in dwellings

5 HBS 1996

6 1980

7 2003 = 2002 (survey)

8 1981 = Ex-FRG, 2003, 2004 = Reunited Germany

9 2003 = Population Census 2001

10 1980 and 2001 Census

11 2003 = Q3 2003

12 Population and Housing Census 2001

13 2002, Ministry of Regional Development and Local Governments

14 2001 Population and Housing Census data

15 1981 = 1985 Census

16 1982

17 For 1981 - data of the National Census as of 7 Dec. 1978. For 2003 - data of the National Population and Housing Census as of 20 May 2002

18 2003 = 1 November 2001 (Census), 2004: Encuesta Continua de Presupuestos Familiares, 2 trimestre 2004

19 Private households. 1981=1980 Census. In the Census the numbers refer to dwelling households

20 Data is for GB. 1981 = GB, unweighted, 2003 = 2001, weighted; Data 2004 source: Social Trends, No. 36, 2006 edition, Office for National Statistics

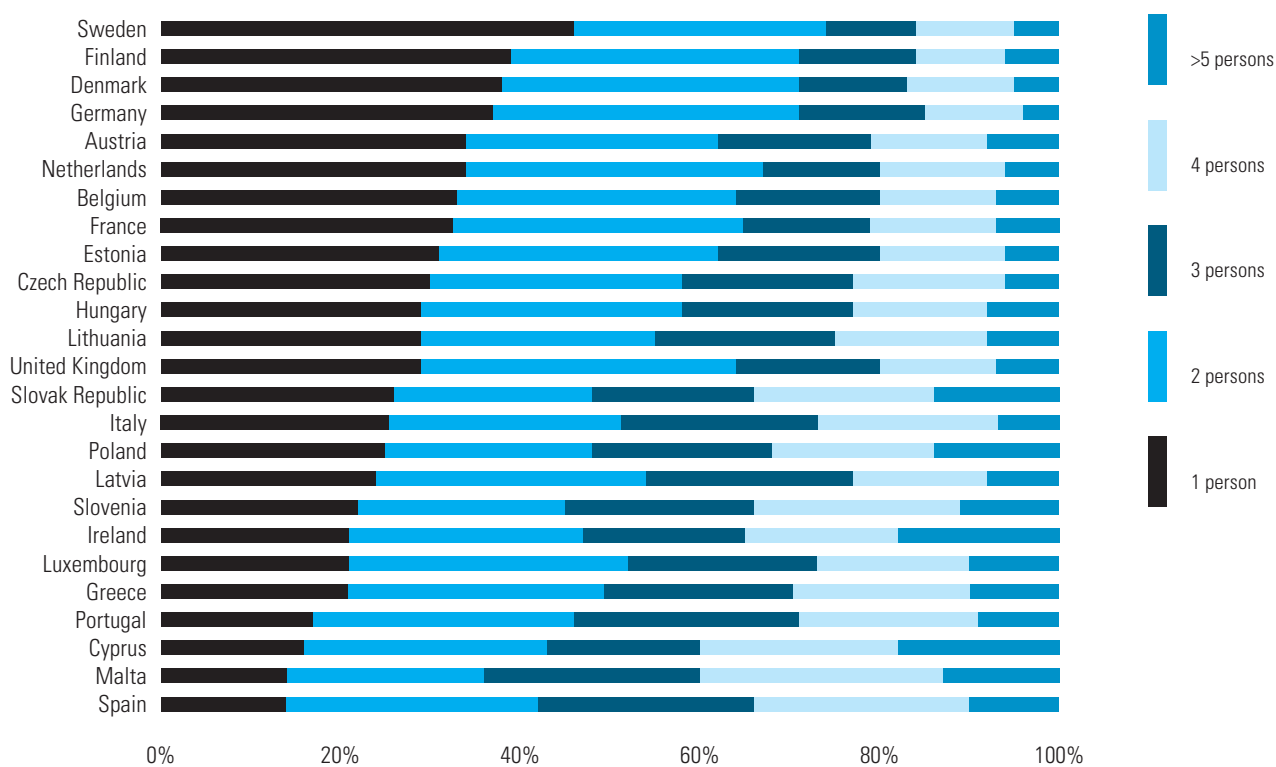
21 2003 = 31 March 2002 (Census)

22 All together 3 and 4 persons

23 HU: 2005

Source: National Statistical Institutes

## 1.11F Distribution of household size, 2004



## 1.12 Immigration, emigration, net migration 1990–2004 (\*1000) and net migration 2004 (‰)

	1 0			1 5			2000			2004			Net migration 2004 ‰ of total population
	I	E	Net	I	E	Net	I	E	Net	I	E	Net	
Austria <sup>1)</sup>	na	na	71.9	70.0	68.6	1.4	79.3	62.0	17.3	127.4	76.8	50.6	6.2
Belgium <sup>2)</sup>	na	na	30.2	na	na	29.5	na	na	25.1	82.0	42.0	28.0	3.9
Cyprus	na	na	8.7	na	na	6.0	na	na	4.0	na	na	na	17.2
Czech Republic <sup>3)</sup>	12.4	11.8	0.6	10.5	0.5	10.0	7.8	1.3	6.5	53.5	34.8	18.6	1.8
Denmark	40.7	32.4	8.3	63.2	34.6	28.6	52.9	43.4	9.5	49.9	45	4.9	0.9
Estonia	na	na	na	na	na	na	na	na	na	na	na	na	0.0
Finland	13.6	6.5	7.1	12.2	9.0	3.3	16.9	14.3	2.6	20.3	13.7	6.7	1.3
France	91.0	na	80.0	106.2	na	145.1	86.7	na	na	133.4	na	na	4.4
Germany <sup>4)</sup>	1,199.0	596.5	602.5	1,096.0	698.1	397.9	841.2	674.0	167.2	780.2	697.6	82.5	1.0
Greece <sup>5)</sup>	na	na	63.9	na	na	77.3	na	na	29.4	na	na	na	3.2
Hungary	37.2	11.3	26.0	14.0	2.4	11.6	20.2	2.2	18.0	na	na	na	1.5
Ireland <sup>6)</sup>	33.3	56.3	-22.9 <sup>1)</sup>	31.2	33.1	-1.9	52.6	26.6	26.0	50.1	18.5	31.6	7.8
Italy <sup>7)</sup>	173.5	57.1	116.4	100.8	50.1	50.7	236.3	66.8	169.5	470.0	63.0	407.0	10.6
Latvia	2.1	15.2	-13.1	2.8	16.5	-13.7	1.6	7.1	-5.5	1.6	2.7	-1.1	-0.4
Lithuania	14.7	23.6	-8.8	2.0	25.7	-23.7	1.5	21.8	-20.3	na	na	na	-1.8
Luxembourg	10.2	6.3	3.9	10.3	5.7	4.6	11.7	8.1	3.6	12.5	10.9	1.6	3.5
Malta	2.4	0.4	2.0	0.6	0.1	0.5	1.1	0.2	1.0	2.6	0.2	2.5	2.5
Netherlands	117.4	57.4	60.0	96.1	63.3	32.8	132.9	61.2	71.7	94.0	75.0	19.0	1.2
Poland <sup>8)</sup>	2.6	18.4	-15.8	8.1	26.3	-18.2	7.3	27.0	-19.7	9.5	18.9	-9.4	-0.2
Portugal <sup>9)</sup>	na	na	-39.0	na	na	22.0	na	na	47.0	na	na	na	6.1
Slovak Republic	0.9	0.8	0.1	3.0	0.2	2.8	2.3	0.8	1.5	4.5	1.6	2.9	0.5
Slovenia	7.1	4.9	2.2	5.9	3.4	2.5	6.2	3.6	2.6	10.2	8.3	1.9	1.0
Spain <sup>10)</sup>	44.2	34	10.2	36.1	9.5	26.6	362.5	7.7	354.8	684.6	55.1	629.5	14.6
Sweden	60.0	25.2	34.8	45.9	34.0	11.9	58.7	34.1	24.6	62.0	36.6	25.4	2.8
United Kingdom <sup>11)</sup>	na	na	36.0	311.9	236.5	75.4	483.4	320.7	162.8	na	na	na	4.4
EU-25													4.6

Net migration (Net) = Immigrants (I) - Emigrants (E)

1 1995 = 1997

2 Net migration (Net) = Immigrants (I) - Emigrants (E) - automatically cancelled persons (Belgium); 1995 = 1994

3 Data for 1990 cover also internal migration between the Czech and the Slovak Republic (Czechoslovakia was a single state) - 10.1 thousand immigrants from the Slovak Republic and 7.7 thousand emigrants to the Slovak Republic. Remaining 2.3 thousand immigrants and 4.1 thousand emigrants from/to abroad

4 From October 3, 1990 onwards, reunited Germany, data for 1990 is na, instead 1991

5 Net migration includes natural population increase (births minus deaths); excluding immigration of Greek citizens

6 1990 = 1991

7 Only migration to and from abroad

8 For permanent residence

9 Long-term emigration for non-national citizens with residential permits. Net migration used in the calculation of population estimates, based on final results of Census 1991 adjusted by the coverage errors

10 Emigrants: Permanent, temporary and seasonal emigrants

11 Year ending in April. 2003 = 2001. A migrant is defined as a person who resided abroad for a year or more and on entering has declared the intention to reside in the United Kingdom for a year or more, vice versa for a migrant from the UK. Excluding migration between the UK and the Irish Republic and also between the Channel Islands and the Isle of Man and the rest of the world with effect from 1988. 1980 data include migration between the Channel Islands and the Isle of Man and the rest of the world via the UK

Source: National Statistical Institutes, France: Office National des Migrations

## 1.13 Asylum applications submitted, 1985–2005

	1 85	1 0	1 5	2000	2001	2002	2003	2004	2005
Austria <sup>1)</sup>	6,724	22,789	5,920	18,284	30,127	39,354	32,360	24,630	22,470
Belgium	5,387	12,945	11,409	42,691	24,507	18,798	16,940	15,360	15,960
Cyprus <sup>2)</sup>	na	na	na	651	1,620	950	4,410	9,860	7,770
Czech Republic	na	na	na	8,788	18,095	8,483	11,400	5,460	4,020
Denmark	8,698	5,292	5,104	12,200	12,512	6,068	4,593	3,235	2,281
Estonia	na	na	na	3	12	9	10	10	10
Finland	18	2,743	849	3,170	1,651	3,443	3,220	3,860	3,560
France <sup>3)</sup>	28,925	54,813	20,415	38,747	47,291	51,087	59,770	58,550	50,050
Germany <sup>4)</sup>	73,832	193,063	127,937	78,564	88,287	71,127	50,560	35,610	28,910
Greece	1,400	4,100	1,282	3,083	5,499	5,664	8,180	4,470	9,050
Hungary	na	na	na	7,801	9,554	6,412	2,400	1,600	1,610
Ireland	na	60	420	10,938	10,324	11,634	7,901	4,770	4,320
Italy <sup>5)</sup>	5,400	3,570	1,760	15,194	16,474	16,960	13,460	9,720	9,500
Latvia	na	na	na	5	14	24	10	10	20
Lithuania	na	na	na	303	425	367	180	170	120
Luxembourg	78	114	280	627	683	1,042	1,550	1,580	800
Malta	na	na	na	71	153	474	568	997	1,170
Netherlands	5,644	21,208	29,258	43,895	32,579	18,667	13,400	9,780	12,350
Poland	na	na	842	4,662	4,528	5,169	6,910	8,080	5,440
Portugal	70	61	332	224	233	244	90	110	110
Slovak Republic	na	na	na	1,556	8,151	9,739	10,360	11,390	3,490
Slovenia	na	na	6	9,244	1,511	640	1,101	1,208	1,837
Spain	2,300	8,647	5,678	7,926	9,490	6,309	5,920	5,540	5,260
Sweden	14,500	29,420	9,047	16,283	23,499	33,016	31,350	23,160	17,530
United Kingdom	6,200	38,200	43,965	80,315	71,366	85,866	60,050	40,620	30,460
EU-25	na	397,025	264,504	405,225	418,585	401,546	346,693	279,780	238,098

The data provided in this table generally reflect the number of persons seeking asylum for the first time, irrespective of whether they lodge their application on arrival at the border, or from inside the country, and irrespective of whether they entered the country legally or illegally. Due to different methods of collecting the information, data from different countries may not be entirely comparable

- 1 Austria. The 2001 figure includes 5,622 persons who applied for asylum abroad. Few of these, mostly Afghan, asylum-seekers were granted entry
- 2 Cyprus. 2001: UNHCR figures. 2002-2005: Gov. figures. In addition, UNHCR registered asylum applications in 2002 (392), 2003 (626), 2004 (74) and 2005 (25)
- 3 France. 2005: UNHCR estimate based on official data for the first 11 months
- 4 Germany. In January 2005, the new German Immigration Act came into force enabling family members of Convention refugees to apply for family refugee status. However, the delayed registration of those persons, in particular during the first months of 2005 caused a discrepancy between the cumulative total of monthly asylum claims (27,210) and the total number of asylum claims in Germany (28,914). As such, this Table reflects the total number of asylum claims (28,914)
- 5 Italy. The 2005 figure (9,500) is an estimate

Source: 1995-2002 Eurostat

2003-2005 UNHCR (*Asylum levels and Trends in industrialized countries, 2005*)

For Denmark: Statistics Denmark

## 1.14 Asylum applications granted (\*1000), 2000–2004

	2000	2001	2002	2003	2004
Austria	1.0	1.2	1.1	2.1	5.3
Belgium	2.1	1.2	1.3	0.2	2.3
Cyprus	0.0	na	na	0.0	0.1
Czech Republic	0.1	0.1	0.1	0.0	0.1
Denmark	3.9	5.1	0.4	0.6	0.3
Estonia	0.0	na	na	na	0.0
Finland	0.5	0.8	0.6	0.5	0.0
France	7.0	9.7	10.8	9.9	15.9
Germany	13.0	19.9	8.1	4.7	2.2
Greece	0.4	0.3	0.1	0.0	0.0
Hungary	0.9	0.5	1.4	na	0.2
Ireland	0.6	1.6	2.1	1.2	1.2
Italy	1.6	2.7	na	2.3	3.1
Latvia	0.0	na	na	0.0	0.0
Lithuania	0.0	na	na	0.0	0.4
Luxembourg	0.1	0.4	na	0.2	0.4
Malta	0.0	na	na	na	0.6
Netherlands	1.8	8.7	8.8	7.8	5.5
Poland	0.1	0.3	0.3	0.2	1.1
Portugal	0.1	0.0	0.0	0.0	0.0
Slovak Republic	0.0	0.0	0.0	0.0	0.0
Slovenia	0.0	0.0	0.0	0.0	0.0
Spain	0.8	0.6	0.2	0.4	0.4
Sweden	9.0	6.8	7.5	5.5	3.7
United Kingdom	42.2	51.9	47.3	15.8	17.1
EU-25	85.2	111.8	90.1	51.4	59.9

Data includes both persons recognized as refugees and persons allowed to stay for humanitarian reasons

Source: UNHCR, *Trends in asylum decisions*

## 1.15 Population (\*1000) by citizenship, 2004

	Nationals	EU-15-citizens (non nationals)	Other foreigners	Unknown	Total
Austria <sup>7)</sup>	7,375	188	560	18	8,140
Belgium	9,536	569	291	-	10,396
Cyprus	na	na	na	na	749
Czech Republic	10,027	65	128	-	10,221
Denmark	5,135	66	196	4	5,401
Estonia	na	na	na	na	1,347
Finland	5,128	19	88	1	5,237
France <sup>2)</sup>	55,260	1,934	2,372	-	59,566
Germany	75,784	1,660	5,010	47	82,501
Greece <sup>3)</sup>	10,172	47	715	-	10,934
Hungary	na	na	na	na	10,098
Ireland <sup>4)</sup>	3,644	250	150	0	4,044
Italy	56,060	207	2,195	1	58,462
Latvia	1,834	418	38	na	2,290
Lithuania	na	na	na	na	3,425
Luxembourg	277	149	26	1	453
Malta <sup>5)</sup>	394	5	4	0	403
Netherlands	15,556	211	481	0	16,258
Poland <sup>6)</sup>	37,530	12	28	660	38,230
Portugal	na	na	na	na	10,529
Slovak Republic	5,363	3	19	0	5,385
Slovenia	1,951	2	44	0	1,996
Spain	40,163	631	2,404	-	43,198
Sweden	8,530	186	287	8	9,011
United Kingdom	na	na	na	na	60,035

1 This column is not always consistent with Table 1.1 and 1.16. Table 1.1 is made from Eurostat data, where estimations and roundings may have been made by Eurostat. This table contains figures given by each country where estimations and roundings, that differ from Eurostat's, may have been made by the National Statistical Institutes. Many countries have given values from years other than 2004

2 Europe = all European countries; source 1999 census

3 National Statistical Service of Greece, Population Census Data 2001

4 Breakdown between EU15 and other Foreigners is guesstimated. Need Census 2006 results for official breakdown

5 By primary citizenship

6 Data of the National Population and Housing Census of 2002

7 Only available for year 2001

Source: National Statistical Institutes



## 1.16 Population (\*1000) by origin, 2004

	Born in the country	Born in another EU-15-country	Born outside EU-15	Unknown	Total <sup>1)</sup>
Austria <sup>2)</sup>	7,030	198	805	0	8,140
Belgium	na	na	na	na	10,396
Cyprus <sup>2)</sup>	601	29	59	0.71	690
Czech Republic	9,577	27	426	200	10,230
Denmark	4,956	98	341	3	5,398
Estonia <sup>3)</sup>	1,107	10	242	11	1,347
Finland	5,070	44	118	4	5,236
France <sup>4)</sup>	52,650	-	5,870	-	58,520
Germany	na	na	na	na	82,501
Greece <sup>2)</sup>	9,811	146	977	0	10,934
Hungary <sup>2)</sup>	9,905	21	272	0	10,098
Ireland <sup>5)</sup>	3,644	250	150	0	4,044
Italy	na	na	na	na	58,462
Latvia	1,926	4	389	0	2,319
Lithuania	3,208	0	238	0	3,425
Luxembourg	na	na	na	na	453
Malta <sup>6)</sup>	388	8	6	0	403
Netherlands	14,655	275	1,328	0	16,258
Poland <sup>7)</sup>	36,871	157	618	0	37,646
Portugal	na	na	na	na	10,529
Slovak Republic	4,903	189	19	274	5,385
Slovenia	1,777	39	189	5	2,010
Spain <sup>8)</sup>	39,504	773	2,920	0	43,197
Sweden	7,911	332	768	0	9,011
United Kingdom	na	na	na	na	60,035

<sup>1</sup> This column is not always consistent with table 1.1 and 1.15. Table 1.1 is made from Eurostat data, where estimations and roundings may have been made by Eurostat. This table contains figures given by each country where estimations and roundings, that differ from Eurostat's, may have been made by the National Statistical Institutes. Many countries have given values from years other than 2004

<sup>2</sup> Population Census 2001

<sup>3</sup> Population and Housing Census Data 2000

<sup>4</sup> The second figure includes also 1,560 million French people born abroad

<sup>5</sup> Breakdown between EU-15 and other Foreigners is guesstimated. Need Census 2006 results for official breakdown

<sup>6</sup> Data from LFS 2004 by origin (in 1000s)

<sup>7</sup> National Population and Housing Census 2002

<sup>8</sup> Other foreigners: it includes those not born in EU-15 (Spain included), but among them there are Spaniards who have been naturalized, therefore they are not "foreigners"

Source: National Statistical Institutes

## 1.17 Harmonised unemployment rates, 1995–2005, and number of unemployed persons, 2004

	Unemployment rates (%)					Number of unemployed (*1000)
	1995	2000	2002	2004	2005	2005
Austria	3.9	3.6	4.2	4.8	5.2	208
Belgium	9.7	6.9	7.5	8.4	8.4	390
Cyprus	na	4.8	3.6	4.7	5.3	19
Czech Republic	4.1	8.7	7.3	8.3	7.9	410
Denmark	6.7	4.4	4.6	5.5	4.9	140
Estonia	na	12.8	10.3	9.7	7.8	52
Finland	15.4	9.8	9.1	8.8	8.4	220
France	11.1	9.1	8.9	9.6	9.5	2.458
Germany	8.0	7.8	8.7	9.5	9.5	4.577
Greece	9.2	11.4	10.8	10.5	9.9	477
Hungary	na	6.3	5.8	6.1	7.1	302
Ireland	12.3	4.3	4.5	4.5	4.3	89
Italy	11.5	10.1	8.6	8.0	7,6 <sup>1)</sup>	1.889
Latvia	na	13.7	12.2	10.4	9.0	101
Lithuania	na	16.4	13.5	11.4	8.2	133
Luxembourg	2.9	2.3	2.8	4.8	5.3	9
Malta	na	6.7	7.5	7.3	7.2	12
Netherlands	6.6	2.8	2.8	4.6	4.7	402
Poland	na	16.1	19.9	19.0	17.7	3.045
Portugal	7.3	4.0	5.0	6.7	7.6	442
Slovak Republic	na	18.7	18.7	18.2	16.4	430
Slovenia <sup>2)</sup>	7.4	7.2	5.9	6.1	5.8	66
Spain	18.8	11.4	11.5	11.0	9.2	1.913
Sweden	8.8	5.6	4.9	6.3	6,3 <sup>1)</sup>	358
United Kingdom	8.5	5.4	5.1	4.7	4,6 <sup>1)</sup>	1.399
EU-25	na	8.6	8.8	9.1	8.7	18.923

The number of unemployed persons and the unemployment rate are based on definitions recommended by the International Labour Organization (ILO)

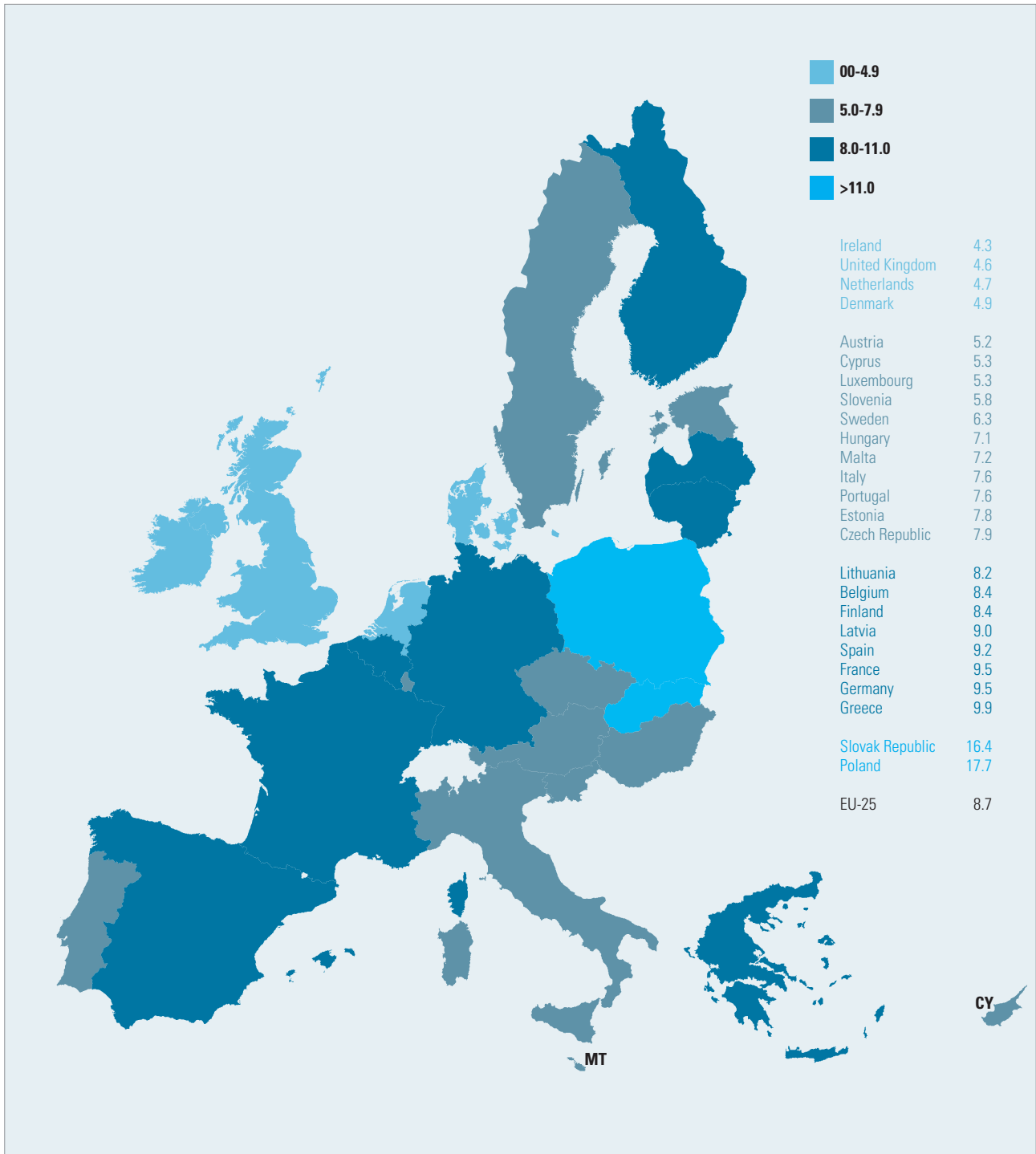
The unemployment rates are yearly averages and are expressed as percentages of labour force. In addition, harmonisation is achieved through the adherence of the Member States to common principles concerning questionnaire construction and unemployment definition and the common definitions of main variables and reply categories. The data are not seasonally adjusted. See also definitions in Appendix 1 under "Unemployment rate"

<sup>1</sup> Provisional value

<sup>2</sup> 1995: May; 2000-2005: 2<sup>nd</sup> quarter

Source: Eurostat; for Greece Ministry of the environment, physical planning & public works; for Slovenia SORS

1.17F Unemployment rates, 2005



## 1.18 GDP per capita at current prices (Euro), 1980–2006

	1 80	1 85	1 0	1 5	2000	2004 <sup>1)</sup>	2005 <sup>1)</sup>	2006 <sup>1)</sup>
Austria	7,600	11,700	16,900	23,100	26,300	28,700	29,500	30,400
Belgium	na	11,100	15,600	20,900	24,200	27,100	28,300	29,500
Cyprus	na	na	na	10,400	13,900	16,700	17,700	18,800
Czech Republic	na	na	na	4,100	5,900	8,500	9,100	9,600
Denmark	9,600	15,500	20,400	26,300	32,100	32,410	38,425	39,200
Estonia	na	na	na	2,000	4,300	6,500	7,100	7,800
Finland	7,900	14,600	21,600	19,400	25,100	28,200	29,400	30,500
France	8,900	12,400	16,500	20,000	23,400	26,300	27,300	28,300
Germany	na	na	na	23,000	24,700	26,500	27,200	27,900
Greece <sup>2)</sup>	3,600	5,400	6,500	7,516	11,394	15,222	16,380	16,900
Hungary	na	na	na	3,300	5,000	8,000	8,500	9,200
Ireland	na	na	10,600	14,100	27,100	36,000	38,200	40,400
Italy	5,700	9,900	15,300	14,600	20,200	23,400	24,300	25,200
Latvia	na	na	na	1,500	3,500	4,700	5,400	6,100
Lithuania	na	na	na	1,300	3,500	5,100	5,600	6,100
Luxembourg	na	14,300	22,900	33,800	48,500	56,100	58,900	62,300
Malta	na	na	na	na	10,700	11,300	11,700	12,100
Netherlands	9,100	12,100	15,500	20,500	25,300	28,500	29,100	30,100
Poland	na	na	na	2,700	4,700	5,100	5,600	6,000
Portugal	na	na	na	8,200	11,300	12,800	13,300	13,800
Slovak Republic <sup>3)</sup>	na	na	na	2,800	4,100	6,150	6,500	6,900
Slovenia <sup>4)</sup>	na	na	na	7,700	10,300	13,000	13,700	14,700
Spain	na	na	na	11,400	15,300	19,300	20,400	21,600
Sweden	11,200	16,500	22,100	21,500	29,300	31,000	32,299	33,700
United Kingdom	6,800	10,700	13,600	15,000	26,600	28,900	30,100	31,400
EU-25	na	na	na	15,200	19,800	22,300	23,200	24,100

1 Forecast

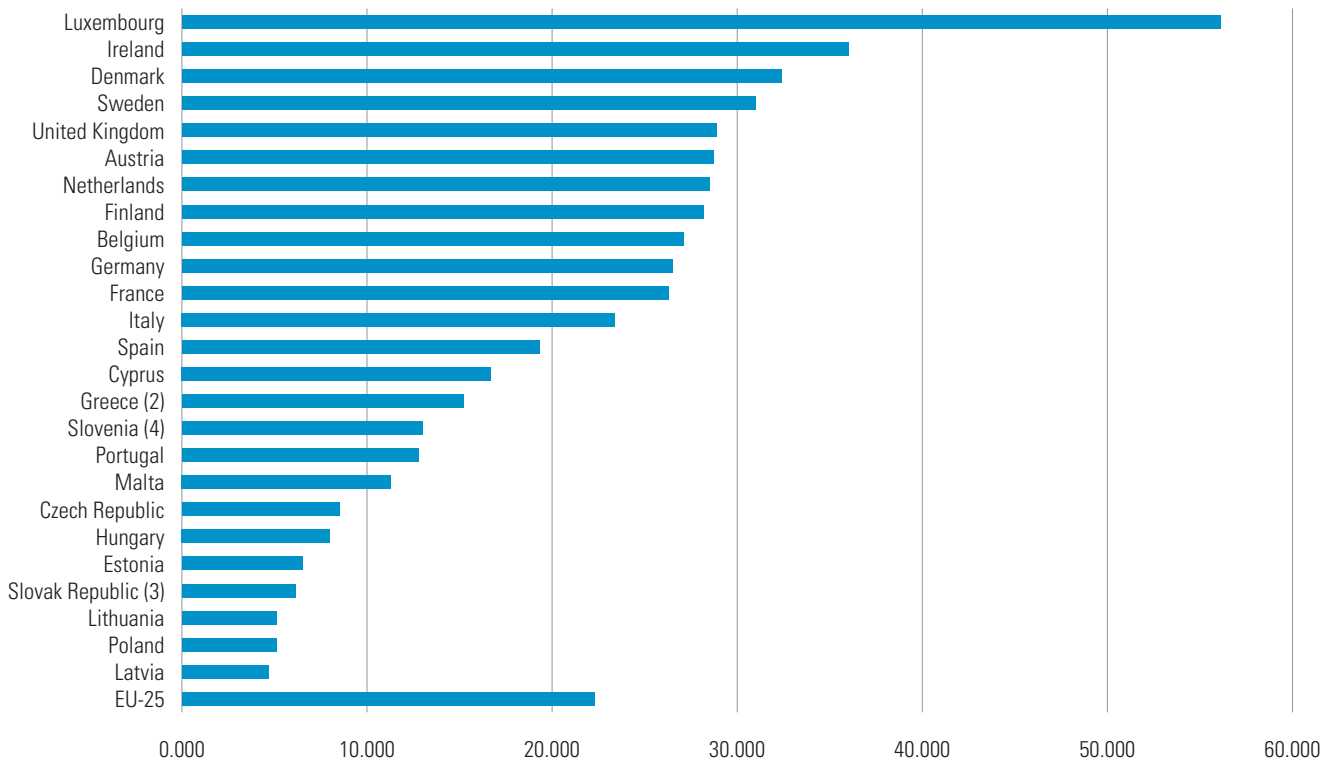
2 Greece: For the year 2006 there is no available data from the Greek National Accounts

3 Slovak Republic: Financial Policy Institute of the Slovak Republic

4 Slovenia: The Eurostat data differ slightly from the values supplied by the Ministry

Source: Eurostat except for Greece, Slovak Republic and Slovenia

### 1.18F GDP per capita at current prices, 2004



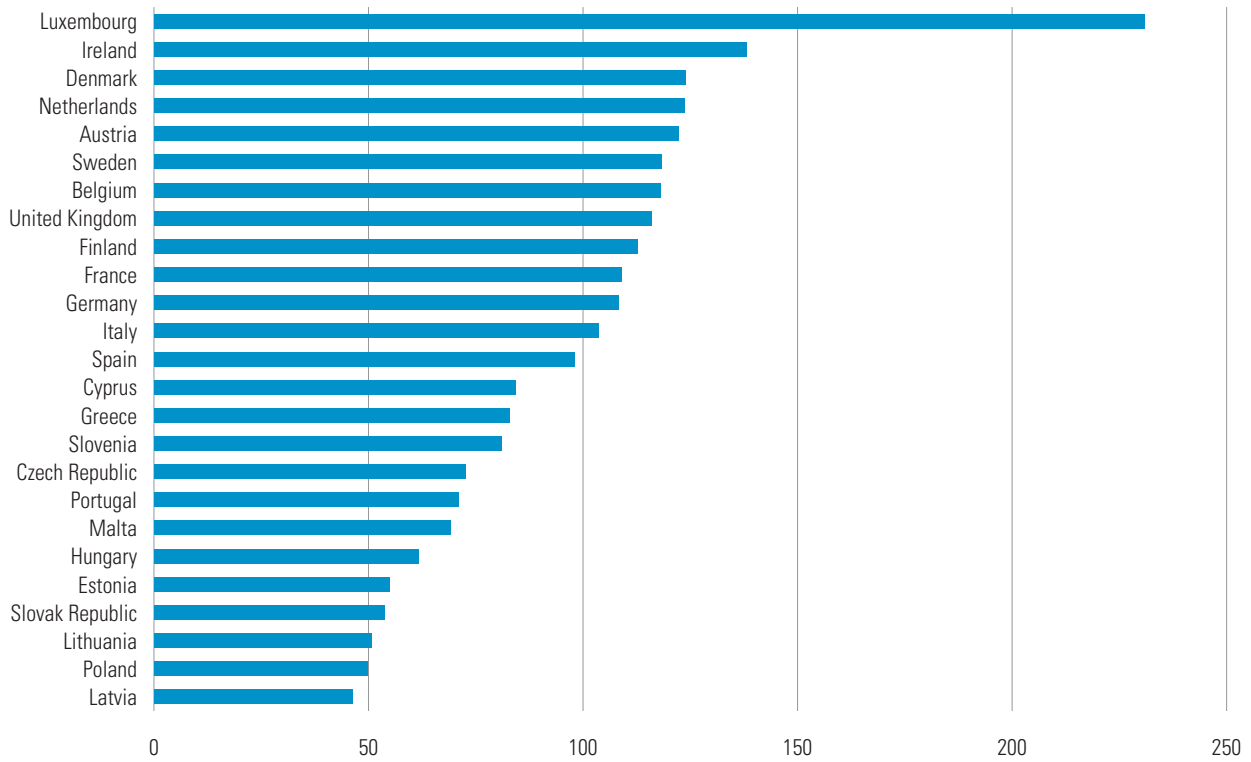
## 1.19 GDP per capita in Purchasing Power Standards (PPS), (EU-25 = 100), 1995-2007

	1 5	2000	2001	2002	2003	2004	2005 <sup>f)</sup>	2006 <sup>f)</sup>	2007 <sup>f)</sup>
Austria	125.9	126.0	122.1	120.0	120.9	122.7	122.3	121.7	121.3
Belgium	120.4	116.9	117.3	117.6	118.1	118.4	118.1	118.1	117.7
Cyprus	80.8 <sup>e)</sup>	81.0	82.9	82.0	80.2	83.2	84.3	85.2	85.9
Czech Republic	68.3 <sup>e)</sup>	63.8	64.9	66.4	67.9	70.3	72.6	74.3	75.8
Denmark	122.9	126.4	125.0	121.4	121.1	121.8	123.9	124.3	124.2
Estonia	33.3 <sup>e)</sup>	41.1	42.2	45.1	48.3	51.2	54.9	58.0	61.2
Finland	104.1	113.2	112.8	112.2	111.2	112.3	112.7	114.2	115.1
France	113.5	113.8	114.1	112.2	111.4	109.3	109.0	108.3	108.0
Germany	119.4	112.1	110.0	108.7	108.4	108.7	108.2	107.5	106.9
Greece	70.3	71.4	72.5	76.6	80.4	81.5	82.9	83.9	84.7
Hungary	48.6 <sup>e)</sup>	53.0	55.8	58.1	59.3	60.1	61.6	63.0	64.3
Ireland	97.8	126.3	129.0	132.9	134.2	137.1	138.1	139.5	141.1
Italy	116.4	113.5	112.0 <sup>e)</sup>	110.1 <sup>e)</sup>	107.9	105.8	103.7	103.1	102.3
Latvia	29.3 <sup>e)</sup>	35.4	37.1	38.7	40.9	42.8	46.2	48.9	51.4
Lithuania	33.5 <sup>e)</sup>	38.2	40.2	41.9	45.3	47.8	50.7	53.0	54.9
Luxembourg	174.2	215.5	209.5	209.1	218.2	226.2 <sup>f)</sup>	230.8	235.0	238.9
Malta	na	76.0	77.8	74.0	74.2	72.6	69.2	68.6	67.9
Netherlands	117.2	119.8	127.1	125.3	124.8	124.4	123.6	123.4	123.5
Poland	40.4 <sup>e)</sup>	46.9	46.1	46.3	47.0	48.8	49.8	51.0	52.2
Portugal	75.1	80.6	79.8	79.2	72.6	72.1 <sup>f)</sup>	70.9	69.8	68.7
Slovak Republic	43.7 <sup>e)</sup>	47.2	48.0	50.5	51.5	51.9	53.7	55.6	57.8
Slovenia	67.7 <sup>e)</sup>	73.0	73.9	74.5	76.0	79.1	81.0	82.6	84.3
Spain	86.8	92.5	93.2	95.2	97.4 <sup>f)</sup>	97.6 <sup>f)</sup>	98.0	97.9	97.4
Sweden	116.5	119.2	115.3	113.7	115.9	117.4	118.2	119.1	119.4
United Kingdom	107.7	112.7	113.2	116.1	116.2	116.3	116.0	115.8	116.1
EU-25	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
EU-15	109.7	109.7	109.6	109.3	109.1 <sup>f)</sup>	108.6 <sup>f)</sup>	108.2	107.8	107.5
eurozone	111.1	110.0	108.5	107.7	107.3 <sup>f)</sup>	106.7 <sup>f)</sup>	106.1	105.7	105.2

Please be aware that this indicator has been rescaled, i.e. data is expressed in relation to EU-25 = 100. Thus, they are not comparable with previous releases based on EU-15 = 100

Source: Eurostat

### 1.19F GDP per capita in PPS, 2004



## 1.20 Gross fixed capital formation in housing at current prices (% of GDP), 1980–2004

	1 80	1 85	1 0	1 5	2000	2001	2002	2003	2004
Austria	5.8	5.2	4.8	6.6	5.3	4.9	4.6	4.4	na
Belgium	na	na	5.4	4.5	4,5 <sup>1)</sup>	na	na	4.5	4,6
Cyprus	na	na	na	7.1	5.5	5.3	5.7	5.9	na
Czech Republic	na	na	na	2.7	3.4	3.1	3.1	3.0	3.0
Denmark	5.5	4.5	3.8	3,9	4.4	4	4.2	4.7	5,0
Estonia	na	na	na	2.3	2.5	2.3	2.6	3.0	na
Finland	7.5	6.5	7.6	3.7	5.4	4.9	4.7	5.0	na
France	5.9	5.3	4.8	4.3	4.2	4.3	4.2	4.3	na
Germany <sup>2)</sup>	na	na	na	7.9	6.9	6.4	5.9	5.7	na
Greece	na	na	na	5	4.8	4.8	5.0	5.0	4,8
Hungary	na	na	na	na	3.6	4.5	5.0	5.1	na
Ireland	na	na	4.3	5.4	8.5	8.8	9.0	10.9	na
Italy	7.0	6.3	5.4	4.9	4.5	4.4	4.6	4.7	na
Latvia	na	na	na	1.9	2.3	2.3	1.9	1.8	1,9
Lithuania	na	na	na	2.4	1.8	1.6	1.3	1.4	na
Luxembourg	na	3.4	5.2	3.8	2.5	2.9	2.7	2.6	na
Malta	na	na	na	na	na	na	na	na	na
Netherlands	6.6	5.2	5.4	5.6	6.0	6	5.9	na	na
Poland	na	na	na	2.5	3.6	3.4	3.6	na	na
Portugal	na	na	na	5.2	5.7	5.4	na	na	na
Slovak Republic	na	na	na	na	na	1.8	1.7	1.6	na
Slovenia	na	na	na	3,2	3.5	3,3	3.3	2.8	3,0
Spain	5.4	4.2	5.0	4.5	5.7	5.8	6.3	6.7	na
Sweden	4.8	4.2	5.7	1.5	1.8	2	2.1	2.2	na
United Kingdom	3.8	3.4	3.8	3	2.9	3	3.3	3.7	na
EU-25	na	na	na	5.2	4.8	4.7	4.7	4.8	na

Fixed investment in construction work regarding housing

1 Forecast

2 From 1991 onwards - reunited Germany

Source: Eurostat



## 1.21 At-risk-of-poverty rate before and after social transfers - total (%), 1995-2004

	efore social transfert <sup>1)</sup>			After social transfert <sup>2)</sup>		
	1995	2000	2004	1995	2000	2004
Austria	24	22	25	13	12	13
Belgium	27	23	28	16	13	15
Cyprus	na	na	na <sup>i)</sup>	na	na	na <sup>i)</sup>
Czech Republic	na	19	na <sup>i)</sup>	na	8	na <sup>i)</sup>
Denmark	na	na	31	10 <sup>i)</sup>	na	11
Estonia	na	26 <sup>i)</sup>	na <sup>i)</sup>	na	18 <sup>i)</sup>	na <sup>i)</sup>
Finland	na	19	29 <sup>b)</sup>	na	20	11 <sup>b)</sup>
France	26	24	26 <sup>b)</sup>	15	16	14 <sup>b)</sup>
Germany	22	20	24 <sup>i)</sup>	15	10	16 <sup>i)</sup>
Greece	23	22	23	22	20	20
Hungary	na	17 <sup>i)</sup>	3	19	11 <sup>i)</sup>	na <sup>i)</sup>
Ireland	34	31	33	19	20	21
Italy	23	21	na <sup>i)</sup>	20	18	19 <sup>b)</sup>
Latvia	na	22 <sup>i)</sup>	na <sup>i)</sup>	na	16 <sup>i)</sup>	na <sup>i)</sup>
Lithuania	na	23 <sup>i)</sup>	na <sup>i)</sup>	na	17 <sup>i)</sup>	na <sup>i)</sup>
Luxembourg	25	23	22	12	12	11
Malta	na	19 <sup>i)</sup>	na <sup>i)</sup>	na	15 <sup>i)</sup>	na <sup>i)</sup>
Netherlands	24	22 <sup>i)</sup>	na <sup>i)</sup>	11	11 <sup>i)p)</sup>	na <sup>i)</sup>
Poland	na	na	na <sup>i)</sup>	na	16 <sup>i)</sup>	na <sup>i)</sup>
Portugal	27	27	27 <sup>b)</sup>	23	21	21 <sup>b)</sup>
Slovak Republic	na	na	19	na	na	13
Slovenia	na	18 <sup>i)</sup>	na <sup>i)</sup>	na	11 <sup>i)</sup>	na <sup>i)</sup>
Spain	27	22	25 <sup>b)</sup>	19	18	20 <sup>b)</sup>
Sweden	na	na	30 <sup>b)</sup>	na	na <sup>i)</sup>	11 <sup>b)</sup>
United Kingdom	32	29 <sup>b)i)</sup>	na <sup>i)</sup>	20	19 <sup>b)i)</sup>	na <sup>i)</sup>
EU-25	na	23 <sup>s)</sup>	26 <sup>s)</sup>	na	16 <sup>s)</sup>	16 <sup>s)</sup>
EU-15	26 <sup>s)</sup>	23 <sup>s)</sup>	26 <sup>s)</sup>	17 <sup>s)</sup>	15 <sup>s)</sup>	17 <sup>s)</sup>

For definitions see List of abbreviations, Symbols

- i) During transition to data collection under EU-SILC regulation for all EU-25 member states, data is obtained from a combination of sources. Therefore, country coverage and the available time series are incomplete  
For EU-15 member states data is presented from the common ECHP data source until 2001 (in certain cases, until 2000), except for Denmark and Sweden  
For Belgium, Denmark, Greece, Ireland, Luxembourg, Austria and Norway, data is available from an advance 2003 version of EU-SILC  
For Italy, no validated results are available after the expiry of ECHP  
For the remaining countries and years, data is obtained from national sources and harmonised ex post with EU-SILC methodology to produce this indicator  
Whilst every effort has been made to ensure consistency, due to differences in the underlying sources the results cannot be considered to be fully comparable either with one another, nor with previously published data
- 1 The value indicates the share of persons with an equivalised disposable income, before social transfers, below the risk-of-poverty threshold, which is set at 60% of the national median equivalised disposable income (after social transfers). Retirement and survivor's pensions are counted as income before transfers and not as social transfers
- 2 The value indicates the share of persons with an equivalised disposable income below the risk-of-poverty threshold, which is set at 60% of the national median equivalised disposable income (after social transfers)

Source: Eurostat; Slovak Republic: Statistical Office of the Slovak Republic - Survey EU-SILC 2005  
EU aggregates: Eurostat estimate

## 1.22 Most recent and forthcoming censuses and national housing condition surveys

	Most recent census/sample	Forthcoming census/sample	Most recent housing condition survey	Forthcoming housing condition survey
Austria	15 May 2001	2011	2001	Not planned
Belgium	2001	2011	2005 (Flanders region)	2005 (walloon region)
Cyprus <sup>1)</sup>	1 October 2001	2011	1982	Not planned
Czech Republic	1 March 2001	2011	1999	na
Denmark <sup>1)</sup>	January 2006	2007	1 January 2006	2007
Estonia	31 March 2000	Not planned	2003	2004
Finland	31 December 2003	31 December 2004	31 December 2003	31 December 2004
France <sup>1)</sup>	1999	No more <sup>(2)</sup>	2002	2006
Germany <sup>1)</sup>	2002	2006	2002	2006
Greece <sup>1)</sup>	17 March 2001	2011	2001	2011
Hungary	1 February 2001	2005 (Micro census)	2003	2006/2007
Ireland	23 April 2006	2011	2002	ca 2011
Italy	21 October 2001	2011	21 October 2001	2011
Latvia	31 March 2000	2010	May 2004	2005
Lithuania	6 April 2001	2010	6-Apr-01	2010
Luxembourg	15 February 2001	Not planned	15 February 2001	Not planned
Malta	25 November 1995	2005	2002	Not planned
Netherlands	2002	2005/2006	1999–2000	2006
Poland	20 May 2002	2011	2003	2004
Portugal	12 March 2001	2011	12 March 2001	2011
Slovak Republic	26 May 2001	2011	2003	Not planned
Slovenia <sup>3)</sup>	31 March 2002	2011	na	na
Spain <sup>1)</sup>	1 November 2001	2011	1 November 2001	2011
Sweden	1 November 1990	Not planned	1 November 1990	Not planned
United Kingdom <sup>4)</sup>	April 2001	2011	2003	na

<sup>1</sup> CY: The 1982 Census of Housing included questions on condition of dwellings; DK: Combination of Building and Dwelling register and Central Population Register; FR: General Population Census; DE: Zusatzerhebung zum mikrozensus; GR: National Population and Housing Census. Population sample surveys are held halfway through each decade; ES: Population Census and Housing Census

<sup>2</sup> Continual census from 2004

<sup>3</sup> Some content will be included in SILC survey

<sup>4</sup> Separate, but similar censuses in England, Wales, Scotland, and Northern Ireland

Source: National Statistical Institutes, Ireland: Department of the Environment, Heritage and Local Government



# Chapter 2

## Quality of the housing stock

## 2.1 Average useful floor area per dwelling and per person (m<sup>2</sup>)

	Total dwelling stock (m <sup>2</sup> /dwelling)		Dwelling Dwellings completed (m <sup>2</sup> /dwelling)		Person Occupied dwelling stock (m <sup>2</sup> /person) <sup>11)</sup>	
	Year		Year		Year	
Austria	2003	93.9 <sup>9)</sup>	2002	101.0	2003	38.3 <sup>9)</sup>
Belgium	2001	81.3	2005	105.0	-	na
Cyprus	-	na	2002	197.6	-	na
Czech Republic	2001	76.3 <sup>8)</sup>	2005	100.7	2001	28.7 <sup>8)</sup>
Denmark	2005	113.1	2004	107.0	2005	52.4
Estonia	2003	60.2	2003	89.1	2003	27.7
Finland	2002	77.0	2003	90.2	2002	36.3
France	2002	89.7 <sup>1)</sup>	2004	111.0	2002	37.5
Germany	2002	89.7	2003	113.9 <sup>3)</sup>	2002	40.1
Greece	2001	81.3 <sup>13)</sup>	2001	124.6 <sup>4)</sup>	2001	30.6 <sup>13)</sup>
Hungary	2001	75.0	2002	94.1	2001	28.0
Ireland	2003	104.0	2003	105.0	2002	35.0
Italy	2001	96.0	2003	76.5	2001	36.5
Latvia	2003	55.4	2004	92.1	2003	23.9
Lithuania	2003	60.6	2003	106.2	2003	23.0
Luxembourg	2001	125.0	2001	120.2	2001	49.0
Malta <sup>10)</sup>	2002	106.4	-	na	2002	34.3
Netherlands	2000	98.0	2000	115.5	2000	41.0
Poland	2004	69.0	2004	107.5	2004	22.9
Portugal	2001	83.0 <sup>1)</sup>	2003	88.9	-	na
Slovak Republic <sup>15)</sup>	2001	56.1	2004	131.7	2001	26.0
Slovenia <sup>14)</sup>	2004	75.6	2004	108.7	2004	30.9
Spain	2001	90.0 <sup>5)</sup>	2003	100.6	2001	31.3
Sweden	2005	91.5	2005	94.0	2005	44.5
United Kingdom <sup>6)</sup>	2001	86.9	1981-2001	82.7	2001	44.0 <sup>7)</sup>

See list of definitions 'Floor area: useful' in Appendix 1

- 1 Permanently inhabited dwellings only
- 2 Average living floor space
- 3 Newly built dwellings is used for dwellings built 2001 and later
- 4 Private building activity, new dwellings and approvals according to permits issued for new dwellings and extensions
- 5 Estimate. Census (main dwellings)
- 6 The figures only refer to England, not the whole UK
- 7 Figures are for households - i.e. they do not include vacant dwellings
- 8 Permanently occupied dwellings only, Population and Housing Census 1.3. 2001
- 9 Main residencies only (Micro census)
- 10 Including primary and secondary residences
- 11 However, in some countries total dwelling stock may have been used instead
- 12 Square metres of total area
- 13 Population and Housing Censuses
- 14 Citizens of the Republic of Slovenia, excluding those temporarily living abroad
- 15 Population and Housing Census 2001

Source: National Statistical Institutes, Ireland: Department of the Environment, Heritage and Local Government

## 2.2 Average number of rooms per dwelling and per new dwelling

	Year	Total dwelling stock	Year	Dwellings completed
Austria <sup>11)</sup>	2001	4.1	2002	3.5
Belgium	2001	4.7	1993	5.8 <sup>1)</sup>
Cyprus	2001	5.4	2003	3.0
Czech Republic	2001	2.9 <sup>9)</sup>	2003	3.9
Denmark	2003	3.8	2003	3.4
Estonia	2002	3.6 <sup>10)</sup>	2003	4.0 <sup>10)</sup>
Finland	2001	3.6	2002	3.8
France <sup>8)</sup>	2004	4.0	2004	4.0
Germany	2002	4.4	2003	5.1
Greece	2001	3.8 <sup>2)</sup>	2001	3.1
Hungary	-	na	2002	4.0
Ireland	2002	5.6	2003	5.6
Italy	2001	4.2	2003	3.5
Latvia	2000	2.4	2004	4.3
Lithuania	2003	2.5	2003	3.5
Luxembourg	2001	5.5	2001	5.2
Malta	-	na	-	na
Netherlands	2002	4.2	2003	3.9
Poland	2004	3.7 <sup>6)</sup>	2004	4.5
Portugal	1998	4.3 <sup>3)</sup>	2003	4.9
Slovak Republic <sup>9)</sup>	2001	3.2	2004	3.3
Slovenia	2004	2.8	2004	3.3
Spain	2001	5.0 <sup>4)</sup>	2003	6.0
Sweden	2005	4.2	2005	4.2
United Kingdom <sup>5)</sup>	2001	4.7	2001	4.5

Definitions differ between countries (see the entries for “room” in Appendix 1) and the most important difference is how the kitchen is treated. It is, of course, very important to be aware of this when interpreting the individual values in the table. Many countries use a definition that includes a minimum number of square metres and this also affects whether or not a kitchen is counted. In the following countries a kitchen is always or at least usually not counted as a room: Austria, Denmark, France, Czech Republic and Lithuania

- 1 Dwellings started
- 2 Census 2001. Total stock of conventional dwellings
- 3 Mainland only
- 4 Estimate. Census (Households)
- 5 The figures only refer to England, not the whole UK
- 6 Occupied dwellings, kitchen not included
- 7 Dwellings in residential and non-residential buildings
- 8 Permanently inhabited dwellings only
- 9 Permanently occupied dwellings only, Population and Housing Census 1.5.2001
- 10 Including kitchen
- 11 Total dwelling stock includes kitchen (4 m<sup>2</sup> or more). Dwellings completed is without kitchen

Source: National Statistical Institutes, Ireland: Department of the Environment, Heritage and Local Government

## 2.3 Bath/shower, hot running water and central heating in total dwelling stock (% of total dwelling stock)

	Year	Bath/shower	Year	Hot running water	Year	Central heating
Austria	2003	98.3	-	na	2003	90.0
Belgium	2001	96.0	-	na	2001	73.0
Cyprus <sup>6)</sup>	2001	99.0	-	na	2001	27.3
Czech Republic <sup>1)</sup>	2001	95.5	2001	95.1	2001	81.7
Denmark	2005	95.0	-	na	2005	98.2
Estonia	2002	67.1	-	68	2002	59.0
Finland	2002	99.0	-	na	2002	92.3
France	2002	98.0	-	na	2002	91.0
Germany	-	na	-	na	2002	90.8
Greece <sup>8)</sup>	2001	97.8	-	na	2001	62.0
Hungary	2001	87.2	2001	88	2001	52.9
Ireland	2002	94.0	-	na	2002	59.0
Italy	2004	99.2	2004	99.6	2004	94.7
Latvia	2003	67.3	2001	75.2	2003	65.2
Lithuania	2003	69.6	2003	58.4	2003	71.6
Luxembourg	2001	94.2	-	na	2001	92.3
Malta	2000	100.0	2000	92.9 <sup>7)</sup>	2000	3.3
Netherlands	2002	100.0	-	na	2002	90.0
Poland <sup>2) 3)</sup>	2002	87.0	2002	83	2002	77.8
Portugal	2001	65.6	-	na	2001	3.8
Slovak Republic <sup>9)</sup>	2001	92.8	2001	90.5	2001	74.3
Slovenia	2004	92.3	-	na	2004	79.1
Spain	1999	99.0	2001	39.7	2001	9.4
Sweden	2005	100.0	2005	100	2005	100.0
United Kingdom <sup>4)</sup>	2001	99.0	2001	100	2001	94.0 <sup>5)</sup>

See "equipment of dwellings" in Appendix 1

- 1 Permanently occupied dwellings only, Population and Housing Census 1.3.2001
- 2 Occupied dwellings only
- 3 National Census of Population and Dwellings 2002
- 4 The figures only refer to England, not the whole UK
- 5 Includes central and programmable heating
- 6 Occupied conventional dwellings (excl. not stated)
- 7 Including gas or electric systems only
- 8 Occupied conventional dwellings
- 9 Permanently occupied dwellings only, Population and Housing Census 1.5.2001

Source: National Statistical Institutes

## 2.4 Age distribution of the housing stock (%)

	Year	<1	1-14	15-45	46-70	71-80	81-90	90-2000	>2000
Austria <sup>6)</sup>	2004	17.6	8.1	28.5	15.9	13.3	13.7	3.0	
Belgium <sup>2)</sup>	2004	15.0	16.5	29.0	15.2	9.2	15.1	na	
Cyprus <sup>8) 16)</sup>	2001	na	7.4	16.9	20.7	27.4	27.1	-	
Czech Republic <sup>8) 13)</sup>	2005	10.5	14.2	25.4	21.8	15.8	7.9	3.4	
Denmark <sup>17)</sup>	2003	20.5	19.5	24.5	17.1	9.4	5.6	3.4	
Estonia	2003	9.4	14.2	30.0	21.5	19.6	5.3	na	
Finland <sup>8)</sup>	2002	1.6	8.8	30.6	23.4	20.0	14.4	-	
France <sup>3)</sup>	2002	19.9	13.3	18.0	26.0	10.4	12.4	-	
Germany <sup>4)</sup>	2002	14.5	12.6	47.4	10.9	3.2	10.6	0.7	
Greece <sup>5)</sup>	2001	3.1	7.2	31.8	24.5	19.1	14.3	na	
Hungary <sup>14)</sup>	2005	-	20.8	27.2	23.1	17.8	7.9	3.2	
Ireland	2002	9.4	8.0	15.9	14.2	13.2	19.5	19.8	
Italy <sup>10)</sup>	2001	14.2	9.9	36.8	18.8	12.2	7.9	-	
Latvia	2002	11.0	13.8	27.7	22.6	21.1	3.7	0.7	
Lithuania	2002	6.2	23.3	33.1	17.6	13.5	6.3	-	
Luxembourg <sup>8)</sup>	2004	14.3	16.5	26.7	14.6	10.5	14.8	2.6	
Malta <sup>15)</sup>	2002	14.9	11.0	29.4	16.9	15.8	11.8	na	
Netherlands	2005	7.1	14.6	28.4	17.6	16.0	12.4	3.9	
Poland <sup>12)</sup>	2002	10.1	13.1	26.9	18.3	18.7	12.9	-	
Portugal	2001	5.9	8.5	22.9	18.3	44.4 <sup>1)</sup>	na	-	
Slovak Republic <sup>6) 8)</sup>	2001	3.4	6.6	35.1	25.6	21.0	6.8	na	
Slovenia <sup>7)</sup>	2004	15.1	7.8	27.7	23.2	16.0	6.9	3.4	
Spain <sup>9)</sup>	2001	8.9	4.2	33.5	24.1	13.6	15.7	-	
Sweden	2005	12.3	14.9	37.8	17.2	9.6	5.8	2.4	
United Kingdom <sup>11)</sup>	2004/5	17.0	17.0	21.0	21.8	20.0	na	na	

Dwellings classified by the period in which the construction of the building containing them was completed.

- 1 1981 and later
- 2 Estimate
- 3 <1915, 1915–1948, 1949–1967, 1968–1981, 1982–1989, >1989; 2004 Data are: < 1948: 31; 1949–1998: 64; >1999: 5
- 4 <1919, 1919–1948, 1949–1978, 1979–1986, 1987–1990, 1991–2000, >2000
- 5 2001 Housing Census, conventional dwellings
- 6 Percent of occupied dwellings instead of total dwelling stock
- 7 Data includes holiday dwellings
- 8 Housing Observatory: estimation from EU-SILC 04
- 9 Main residences only. <1920, 1921–1940, 1941–1970, 1971–1980, 1981–1990, 1991–2001
- 10 <1919, 1919–45, 1946–71, 1972–81, 1982–91, >1991
- 11 <1919, 1919–1944, 1945–1964, 1965–1984, >1984
- 12 <1918, 1918–1944, 1945–1970, 1971–1978, 1979–1988, >1988
- 13 Permanently occupied dwellings only, Population and Housing Census 1.3.2001, <1920, 1920–1945
- 14 <1944, 1945–1969, 1970–1979, 1980–1989, 1990–1999, >2000
- 15 <1920, 1921–1950, 1951–1976, 1977–1985, 1986–1990, >1990
- 16 <1945 covers conventional dwellings
- 17 <1920, 1920–1949, 1950–1969, 1970–1979, 1980–1989, 1990–1999, <2000

Source: National Statistical Institutes



## 2.5 Dwellings in high-rise residential buildings, 2004

Share of multi-family and high-rise dwellings in total dwelling stock		
	Multi-family dwellings (%)	High-rise dwellings (%)
Austria	52.1	na
Belgium	25.1	4.3
Cyprus	na	na
Czech Republic	56.5	33.8
Denmark	38.8	10.4
Estonia	68.2	na
Finland	57.6	22.0
France	43.3	15.9
Germany <sup>1)</sup>	53.9	6.0
Greece	40.6	na
Hungary	33.6	23.2
Ireland	8.6	na
Italy	74.7	22.7
Latvia	70.9	na
Lithuania	61.2	na
Luxembourg	29.1	16.2
Malta	na	na
Netherlands	31.1	6.7
Poland	63.1	38.9
Portugal	22.6	21.6
Slovak Republic <sup>3)</sup>	51.5	37.5
Slovenia <sup>1)</sup>	28.4	12.4
Spain <sup>1)</sup>	47.5	30.6
Sweden	51.9	na
United Kingdom	18.7	2.4
EU-15	47.0	14.3
New member states <sup>2)</sup>	55.8	34.1

"High-rise dwellings" are dwellings in residential buildings that contain several dwellings and have more than four storeys

- 1 The share of Multi-family dwellings in this table are not comparable to the figures in Table 3.1. Two-dwelling buildings are not included in Table 2.5 but they are included in Multi-family buildings in Table 3.1 for Germany and Slovenia. For Spain the figures in Table 2.5 refer to the whole dwelling stock but in Table 3.1 they refer to principal dwellings
- 2 Calculation based on only five of the ten new Member States due to data not available
- 3 Population and Housing Census 2001; Permanently occupied dwellings only

Source: Sustainable Refurbishment of High-Rise Residential Buildings and Restructuring of Surrounding Areas in Europe, Commissioned by: Ministry of Housing, Spatial Planning and the Environment, Netherlands. To: PRC Bouwcentrum Int. Environment, Netherlands

# Chapter 3

## Availability of housing

### 3.1 Dwelling stock by type of building (\*1000), 1980–2004

	1 80			1 0			1 5			2000			2002			2004 <sup>11)</sup>		
	T	MF	OF	T	MF	OF	T	MF	OF	T	MF	OF	T	MF	OF	T	MF	OF
Austria <sup>1) 7) 10)</sup>	3,052	1,573	1,479	3,393	1,700	1,693	3,110	1,491	1,619	3,858	1,977	1,881	na	na	na	3,259	1,672	1,587
Belgium	3,811	na	na	3,882	na	na	3,931	na	na	na	na	na	4,249	na	na	4,820	na	na
Cyprus <sup>1) 2)</sup>	169	81	87	232	122	110	255	na	na	288	na	na	293	158	134	na	na	na
Czech Republic <sup>3)</sup>	3,495	1,890	1,605	3,706	2,181	1,525	na	na	na	3,828	2,196	1,632	na	na	na	na	na	na
Denmark	2,162	893	1,222	2,375	930	1,394	2,437	952	1,431	2,509	974	1,479	2,541	985	1,500	2,461	977	1,484
Estonia	519	na	na	647	na	na	618	na	na	622	na	na	624	na	na	626	567	59
Finland	1,838	1,012	826	2,210	1,275	935	2,374	1,406	968	2,512	1,498	1,014	2,574	1,543	1,031	2,572	1,520	1,052
France <sup>1)</sup>	24,717	10,957	13,760	26,976	11,721	15,255	28,221	12,251	15,970	28,702	12,413	16,289	29,495	12,734	16,761	30,264	13,316	16,247
Germany <sup>5) 8)</sup>	25,406	na	na	26,327	18,575	7,752	35,266	25,578	9,688	37,630	27,227	10,402	38,158	27,500	10,658	38,587	27,675	10,912
Greece	3,999	na	na	4,658	na	na	na	na	na	na	na	na	5,465	na	na	na	na	na
Hungary	3,542	na	na	3,853	na	na	3,989	na	na	4,077	na	na	na	na	na	4,173	1,270	2,903
Ireland	901	na	na	1,162	na	na	1,242	na	na	1,406	na	na	1,476	na	na	1,619	na	na
Italy <sup>9)</sup>	na	na	na	na	na	na	na	na	na	na	na	na	27,292	20,390	6,902	na	na	na
Latvia	772	na	na	953	753	200	952	714	238	941	706	235	958	679	279	967	687	280
Lithuania	na	na	na	1,159	na	na	1,247	na	na	1,356	na	na	1,295	na	na	1,292	na	na
Luxembourg	na	na	na	na	na	na	na	na	na	na	na	na	176	na	na	176	55	119
Malta	107	na	na	na	na	na	155	na	na	127	na	na	na	na	na	na	na	na
Netherlands	4,849	na	na	5,892	na	na	6,283	na	na	6,651	na	na	6,764	na	na	6,810	1,968	4,842
Poland	9,794	na	na	11,022	na	na	11,491	na	na	11,845	na	na	12,030	na	na	12,663	na	na
Portugal	na	na	na	na	na	na	4,503	na	na	5,005	na	na	5,225	na	na	5,318	na	na
Slovak Republic <sup>4)</sup>	1,414	587	827	1,618	806	812	1,666	na	na	1,702	na	na	1,665	845	820	1,711	na	na
Slovenia <sup>8)</sup>	na	na	na	695	na	na	715	na	na	747	na	na	777	417	361	798	na	na
Spain <sup>6) 8)</sup>	14,580	na	na	17,220	na	na	na	na	na	na	na	na	14,184	9,777	4,407	na	na	na
Sweden <sup>7)</sup>	3,670	2,043	1,626	4,045	2,171	1,874	4,234	2,293	1,940	4,294	2,331	1,963	4,329	2,352	1,977	4,380	2,382	1,997
United Kingdom <sup>12)</sup>	21,517	na	na	23,383	na	na	24,341	na	na	25,283	na	na	25,617	na	na	23,500	na	na

T = Total, MF = Multi-family and OF = One-family

The figures regarding Total dwelling stock in Table 3.1 are not always equal to the figures regarding Total dwelling stock in Table 3.2

See the definitions in Appendix 1. Particular attention should be paid to how secondary homes and vacant dwellings are treated in different countries. See also Table 3.3. The concept of one-family is defined to include detached, semi-detached and row houses. However, in a few cases the concept may have been interpreted literally so that the statistics provided are only for detached houses

- 1 AT: 1981, 1991, 2001; CY: 1982, 1992, 2001; FR: 1984, 1992, 1996 // Lux: estimation - EU-SILC Inquiry 2004
- 2 One-family includes single house/dwelling and back yard houses. Multi-family includes semi detached or doublet dwellings, row houses, apartment blocks and dwellings in partly residential buildings
- 3 Permanently occupied dwellings, Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001; Multi-family: Block of flats including other buildings. One-family: Family house - may have up to three individual dwellings, up to two over-ground levels and one under-ground level and an attic
- 4 Population and Housing Census: 1.11.1980, 3.3.1980, 26.5.2001 - occupied dwellings; year 2004 - expert estimate
- 5 Includes Ex-GDR since 1995
- 6 Principal dwellings year 2002. Total dwelling stock is 20,947 year 2001
- 7 OF = Buildings with one or two dwellings
- 8 The share of multi-family dwellings in this table is not comparable to the figures in Table 2.5. Two-dwelling buildings are included in Multi-family buildings in Table 3.1 but they are not included in Multi-family buildings in table 2.5 for Germany and Slovenia. For Spain the figures in table 3.1 year 2002 refer to principal dwellings but in table 2.5 they refer to the whole dwelling stock
- 9 Italy: Source: Census 2001
- 10 Occupied dwellings
- 11 AT, BE, LV, LT, PT year 2003 for 2004
- 12 Data 2004 source: Social Trends, No. 36, 2006 edition, Office for National Statistics

Source: National Statistical Institutes and UN/ECE

## 3.2 Dwellings per 1000 inhabitants and dwelling stock (\*1000), 1980–2004

	1 80	1 85	1 0	1 5	2000	2004	Dwelling stock	Year
Austria <sup>2)</sup>	402	415	380	391	405	421	3,429	2004
Belgium	387	374	390	390	407	409	4,820	2004
Cyprus	297	337	374	391	415	na	299	2002
Czech Republic	366	na	396	na	427	438	4,505	2005
Denmark <sup>4)</sup>	435	418	437	449	453	456	2,461	2004
Estonia	352	na	411	427	454	463	626	2004
Finland	398	382	450	465	494	503	2,634	2004
France	436	449	464	478	490 <sup>1)</sup>	513	30,586	2005
Germany <sup>3)</sup>	412	425 <sup>1)</sup>	425	439	467	477	39,363	2004
Ex-GDR	393	410	438	456	506	-	-	-
Greece	410 <sup>1)</sup>	na	454	na	500 <sup>1)</sup>	na	5,455	2002
Hungary	331	362	372	390	399 <sup>1)</sup>	423 <sup>11)</sup>	4,173	2005
Ireland <sup>8)</sup>	265	278	292	345	371	400	1,554	2003
Italy	388 <sup>1)</sup>	na	404 <sup>1)</sup>	441	479 <sup>1)</sup>	na	27,292	2001
Latvia	305	na	358	386	398	403	987	2005
Lithuania	na	296	313	345	375	na	1,292	2003
Luxembourg <sup>12)</sup>	344 <sup>1)</sup>	na	298	365 <sup>1)</sup>	389	391	176	2004
Malta	297	294 <sup>1)</sup>	na	321	331	na	127	2000
Netherlands	343	365	393	405	416	422	6,810	2004
Poland <sup>4) 7)</sup>	274	286	289	298	307	314	11,633	2002
Portugal	349 <sup>1)</sup>	382 <sup>6)</sup>	na	na	482 <sup>1)</sup>	na	5,318	2003
Slovak Republic <sup>9)</sup>	283	na	307	na	310	318	1,711	2004
Slovenia	na	na	na	344	358	408 <sup>10)</sup>	798	2004
Spain <sup>5)</sup>	390	413	440	454	462	na	20,947	2001
Sweden	442	463	471	479	483	486	4,380	2004
United Kingdom <sup>13)</sup>	382	385	407	420	430	na	25,300	2004
EU	na	na	na	na	na	na	206,676	-

See the definitions of dwelling stock in Appendix 1. Particular attention should be paid to how secondary homes and vacant dwellings are treated in different countries. See also Table 3.3. 'Principal dwelling': Dwellings that are usually occupied most of the year

- 1 CY: 2002; DE: 1986; FI: 31.12.2001; FR: 1999, 2002; GR: 1981, 2001; HU: 2001; IT: 1981, 1991, 2001; LU: 1981, 1994, 2002; MT: 1985; PT: 1981, 1999
- 2 Occupied dwellings in main residence only
- 3 Dwelling units in buildings with housing space. Includes Ex-GDR since 1995
- 4 Occupied dwellings only
- 5 Dwelling stock: Housing Census 1981, 2001. Other years: estimates. Principal dwellings: Housing Census 2001
- 6 Estimate
- 7 National Census of Population and Dwellings 2002
- 8 Dwelling stock is defined as the total number of conventional (permanent) habitable residential buildings whether occupied or not
- 9 Population and Housing Census: 1.11.1980, 3.3.1991, 26.5.2001; Dwellings per 1000 inhabitants - permanently occupied dwellings. Dwelling stock – including vacant dwellings: year 2004 - expert estimate
- 10 Citizens of the Republic of Slovenia, excluding those temporarily living abroad
- 11 2005 for 2004
- 12 Estimation from Statec and Eu-SILC 04 inquiry
- 13 Data 2004 source: Social Trends, No. 36, 2006 edition, Office for National Statistics

Source: National Statistical Institutes, Ireland: Department of the Environment, Heritage and Local Government

### 3.3 Types of accommodation included in dwelling stock

	Summer or winter homes	Second homes	Collective homes	Hotels	Caravans	Ships	Vacant dwellings	Non-permanent habitation
Austria <sup>1)</sup>	+	+	-	-	-	-	+	-
Belgium	+	+	+	-	-	-	+	+
Cyprus	+	+	+	-	-	-	+	-
Czech Republic	-	+	-	-	-	-	+	+
Denmark	-	-	-	-	-	-	+	-
Estonia	+	+	-	-	-	-	+	-
Finland	-	+	-	-	-	-	+	+
France	+	+	-	+	+	+	+	-
Germany	-	+	-	-	-	-	-	-
Greece	+	+	-	-	-	-	+	+
Hungary <sup>2)</sup>	+	+	-	-	-	-	+	-
Ireland	+	+	-	-	+	-	+	+
Italy	+	+	-	-	-	-	+	-
Latvia	+	-	-	-	-	-	+	-
Lithuania	-	-	+	-	-	-	-	+
Luxembourg	-	-	+	+	+	+	-	-
Malta	+	+	-	-	-	-	-	+
The Netherlands	-	-	-	-	-	-	+	-
Poland <sup>3)</sup>	-	+	+	+	+	+	+	+
Portugal	+	+	-	-	-	-	+	+
Slovak Republic <sup>4)</sup>	-	-	-	-	-	-	+	-
Slovenia	+	+	-	-	-	-	+	-
Spain	+	+	-	-	-	-	+	+
Sweden	-	+	+	-	-	-	+	-
United Kingdom	+	+	-	-	-	-	+	-

(+) Yes

<sup>1</sup> Refers to Censuses 1981, 1991 and 2001. which is the data-source for occupied dwellings, none of the categories are included in dwelling stock

<sup>2</sup> Only summer or winter homes that are occupied are included in dwelling stock

<sup>3</sup> National Census of Population and Dwellings. Only according to 2002

<sup>4</sup> Population and Housing Census 26.5.2001

Source: National Statistical Institutes, Ireland: Department of the Environment, Heritage and Local Government

### 3.4 Vacant conventional dwellings (% of total dwelling stock)

	Early to mid 1 0s	%	Latest available year	%
Austria	-	na	-	na
Belgium	-	na	-	na
Cyprus <sup>9)</sup>	1992	21.5	2001	24.1
Czech Republic <sup>10)</sup>	1991	9.1	2001	12.3
Denmark	1995	4.5	2005	6.3
Estonia	1995	11.0	2002	10.9
Finland	1995	6.9	2004	8.8
France	1996	7.6	2004	6.1
Germany <sup>1)</sup>	1993	2.9	2002	8.2
Greece	1991	31,9 <sup>5)</sup>	2001	33.2
Hungary	1996	5.6	2005	5.1
Ireland	1991	10.2	2002	12.0
Italy <sup>2)</sup>	1991	21.3	2001	20.7
Latvia	1995	2.1	2005	0.3
Lithuania <sup>7)</sup>	-	na	2001	3.7
Luxembourg	1991	4.4	2001	2.3
Malta	1995	23.0	-	na
Netherlands	1990	2.3	2002	2.2
Poland	-	na	2002	5,3 <sup>8)</sup>
Portugal <sup>2)</sup>	1991	10.5	2001	10.6
Slovak Republic <sup>11)</sup>	1991	9.3	2001	11.6
Slovenia <sup>12)</sup>	1991	3.9	2002	10.1
Spain <sup>2)</sup>	1991	21.1	2004	21.9
Sweden <sup>2) 3)</sup>	1995	3.3	2005	1.7
United Kingdom <sup>4)</sup>	1995	4.0	2002	3.4

Second dwellings should be excluded. However, in practice, some countries may include them, which may help to explain some high values and also makes comparisons more difficult. See also the definitions of "dwelling: vacant" in Appendix 1

1 Excluding Ex-GDR 1993; including Ex-GDR 2002

2 IT: 20 October; PT: 1 April; ES: 1 March 1991, 1 November 2001; SE: 1 March 1995 and 1 September 2005

3 Dwellings ready to be rented. Rental multi-family dwellings

4 The figures only refer to England (1 April)

5 Including second, vacancy and abandoned homes

6 Population and Housing Census 2002

7 Population and housing census 2001

8 Unoccupied dwellings intended for permanent occupancy and temporary and seasonal occupancy, so called second dwellings. National Census of Population and Dwellings 2002

9 Conventional dwellings that were not occupied as usual residences. Including available dwellings to become usual residence, second houses and for demolition

10 Population and Housing Census: 3.3.1991, 1.3.2001

11 Population and Housing Census: 3.3.1991, 26.5.2001

Source: National Statistical Institutes, Ireland: Department of the Environment, Heritage and Local Government



### 3.5 Occupied dwelling stock by tenure (%), 1980–2004

	1 80			1 0			1 5			2000			2004			
	R	00	CO	0	R	00	CO	0	R	00	CO	0	R	00	CO	0
Austria <sup>1)</sup>	43	52	na	5	41	55	na	4	41	52	na	7	41	51	na	9
Belgium <sup>1)</sup>	38 <sup>2)</sup>	59 <sup>2)</sup>	na	3 <sup>2)</sup>	33 <sup>2)</sup>	67 <sup>2)</sup>	na	0 <sup>2)</sup>	na	na	na	na	31 <sup>2)</sup>	68 <sup>2)</sup>	na	2 <sup>2)</sup>
Cyprus <sup>6)</sup>	16 <sup>2)</sup>	61 <sup>2)</sup>	na	23 <sup>2)</sup>	13 <sup>2)</sup>	64 <sup>2)</sup>	na	23 <sup>2)</sup>	na	na	na	18 <sup>2)</sup>	na	na	na	na
Czech Republic <sup>2)</sup>	40	40	13	7	40	38	19	3	na	na	na	7	na	na	na	na
Denmark	43	55	1	1	40	54	5	1	40	52	6	2	39	52	7	2
Estonia	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
Finland	30	63	0	7	25	72	0	3	30	67	0	4	32	64	0	4
France <sup>4)</sup>	41 <sup>2)</sup>	47 <sup>2)</sup>	na	12 <sup>2)</sup>	39	54	na	7	40 <sup>2)</sup>	54 <sup>2)</sup>	na	7 <sup>2)</sup>	39 <sup>2)</sup>	55 <sup>2)</sup>	na	7 <sup>2)</sup>
Germany <sup>3)</sup>	61	39	na	0	58 <sup>2)</sup>	42 <sup>2)</sup>	na	0 <sup>2)</sup>	57 <sup>2)</sup>	43 <sup>2)</sup>	na	na	na	na	na	na
Ex-GDR	69 <sup>2)</sup>	31 <sup>2)</sup>	na	0 <sup>2)</sup>	74 <sup>2)</sup>	26 <sup>2)</sup>	na	0 <sup>2)</sup>	69 <sup>2)</sup>	31 <sup>2)</sup>	na	na	na	na	na	na
Greece	27	70	na	3	20	76 <sup>2)</sup>	na	4	na	na	na	na	20 <sup>2)</sup>	74 <sup>2)</sup>	na	6 <sup>2)</sup>
Hungary <sup>8) 7)</sup>	29	71	na	0	26	74	na	0	20	79	na	1	7	92	na	1
Ireland <sup>1)</sup>	24	76	na	0	18 <sup>2)</sup>	79 <sup>2)</sup>	na	3 <sup>2)</sup>	na	na	na	na	na	na	na	na
Italy <sup>14)</sup>	36	59	-	5	25 <sup>2)</sup>	68 <sup>2)</sup>	-	6 <sup>2)</sup>	na	na	na	na	20	71	-	9
Latvia	na	na	na	na	79	21	na	0	58	42	na	0	30	70	0	0
Lithuania <sup>5)</sup>	na	na	na	na	na	na	na	na	na	na	na	na	7	91	na	na
Luxembourg	39 <sup>2)</sup>	60 <sup>2)</sup>	na	1 <sup>2)</sup>	30	64	na	6	26 <sup>2)</sup>	70 <sup>2)</sup>	na	4 <sup>2)</sup>	26 <sup>2)</sup>	70 <sup>2)</sup>	na	4 <sup>2)</sup>
Malta <sup>16)</sup>	na	na	na	na	na	na	na	na	28	68	na	4	22	74	-	4
Netherlands <sup>4)</sup>	58	42	na	0	55	45	na	0	52	48	na	0	47	53	na	0
Poland <sup>10) 11) 12)</sup>	na	na	na	na	na	na	na	na	na	na	na	na	26	55	19	0
Portugal	39 <sup>2)</sup>	52 <sup>2)</sup>	na	5 <sup>2)</sup>	28 <sup>2)</sup>	67 <sup>2)</sup>	na	5 <sup>2)</sup>	na	na	na	na	21 <sup>2)</sup>	75 <sup>2)</sup>	na	4 <sup>2)</sup>
Slovak Republic <sup>9)</sup>	na	na	na	na	28	49	22	1	na	na	na	na	9	74	15	2
Slovenia <sup>15)</sup>	na	na	na	na	na	61	na	39	na	na	na	na	na	na	na	na
Spain	21 <sup>2)</sup>	73 <sup>2)</sup>	na	6 <sup>2)</sup>	15 <sup>2)</sup>	78 <sup>2)</sup>	na	7 <sup>2)</sup>	14	80	na	6	10	84	na	6
Sweden <sup>13)</sup>	42	42	16	0	44	39	17	0	47	38	15	0	47	38	15	0
United Kingdom <sup>17)</sup>	42 <sup>2)</sup>	58 <sup>2)</sup>	na	0	35	65	na	0	33	67	na	0	31	69	na	0

R = Rent, OO = Owner-occupied, CO = Cooperative and O = Other  
Other includes BE: (rent) free dwellings; ES: vacant or unknown dwellings; FR: tenancy of a furnished unit, sub tenancy and free housing; FI: empty dwellings; IT: free right of user

- 1 BE, IE: occupied dwellings; AT: annual average; principal dwellings
- 2 BE: 1981, 1991, 2002; CY: 1982, 1992, 2001; CZ: 1980, 1991, 2001; DE: 1993, 1999, 2002; ES: 1981, 1991, 2000, 2003; Ex-GDR: 1981, 1991, 1999, 2001; FR: 1978, 1996, 1999, 2002; IE: 1991, 2002; IT: 1981, 1997, 2001, 2002, 2004 (EU-SILC inquiry); MT: 2002; PT: 1981, 1991, 2001; SE: 2001; UK: 1981
- 3 Excluding Ex-GDR
- 4 Refers to stock statistics given in Table 3.1
- 5 Population and Housing Census 2001: Data on occupied conventional dwellings. The tenure status of 2% of the dwellings are not indicated
- 6 1982 and 1992: Households, 2001: Conventional dwellings
- 7 2005 for 2004
- 8 1995 = 1996 Micro census, 2000 = 2001 Census, 2003: Housing Survey
- 9 Population and Housing Census: 3.3.1991, 26.5.2001; year 2004 - expert estimate
- 10 The rental category embraces the housing stock of: municipalities, social housing associations, co-operatives (so-called rental title) and employers
- 11 Dwellings owned by natural persons. Data on the base of current reporting
- 12 Co-operative dwelling: The category embraces the housing stock of co-operatives (ownership title only)
- 13 Co-operative dwellings: Housing co-operatives based on tenant-ownership. A small fraction (<1% of total dwelling stock) consists of co-operative rental dwellings
- 14 For 2000 Data Census 2001
- 15 Source: Population and Housing Census 1991, 2002; other in 1991 includes rented and rent free dwellings; other in 2002 includes free of rent dwellings
- 16 Data Household Budgetary Survey 2000
- 17 Data 2004 source: Social Trends, No. 36, 2006 edition, Office for National Statistics

Source: National Statistical Institutes, Ireland: Department of the Environment, Heritage and Local Government and Census of Population 2002

### 3.6 Social rental dwellings as % of total dwelling stock (TS) and as % of total rental dwelling stock (RS)

	1 80		1 0		1 5		2000		2004	
	% of TS	% of RS	% of TS	% of RS	% of TS	% of RS	% of TS	% of RS	% of TS	% of RS
Austria <sup>1)</sup>	na	40	22	53	na	na	23	52	na	na
Belgium <sup>1)</sup>	na	18	na	19	na	na	7	24	7	24
Cyprus	na	na	na	na	na	na	na	na	na	na
Czech Republic	na	na	na	na	na	na	na	na	20	80
Denmark <sup>9)</sup>	14	35	17	40	18	41	19	43	19	42
Estonia	na	na	na	na	na	na	na	na	4	40
Finland <sup>1) 3)</sup>	na	39	na	56	na	52	16	52	18	52
France <sup>1)</sup>	15	33	17	37	17	44	16	41	17	40
Germany <sup>1) 2)</sup>	na	na	na	na	na	17	na	na	6	12
Greece <sup>3)</sup>	0	0	0	0	0	0	0	0	0	0
Hungary	na	na	na	na	na	17	na	na	3	48
Ireland <sup>5)</sup>	12	53	10	44	9	53	9	49	8	38
Italy <sup>1)</sup>	5	13	6	23	na	na	6	25	5	24
Latvia	na	na	na	na	na	na	na	na	1	2
Lithuania	na	na	na	na	na	na	na	na	na	na
Luxembourg	na	na	na	na	na	na	na	na	na	na
Malta	na	na	na	na	na	na	na	na	na	na
Netherlands	34	58	38	70	38	73	36	75	34	77
Poland	na	na	na	na	na	na	na	na	12	47
Portugal <sup>1)</sup>	na	34	na	26	na	na	na	21	na	na
Slovak Republic <sup>6)</sup>	na	na	27	100	na	na	4	97	4	80
Slovenia <sup>7)</sup>	na	na	na	na	na	na	na	na	6	73
Spain	na	na	2	21	na	na	na	na	na	na
Sweden <sup>1) 3)</sup>	20	48	22	50	20	49	19	48	18	46
United Kingdom <sup>1) 3) 9)</sup>	31	74	25	73	23	70	21	69	20	65

See list of definitions 'Social housing association/organization' and 'Social versus private rental dwelling'

- 1 AT: 1981, 1991, 2001; BE, PT: 1981, 1991, 2001; DE: 1993, 2000, 2005; HU: 2005; IT: 1989; SE: 1.3.2002; FI: 31.12.2001; UK: 1981, 2001; FR: 1978, 1992, 1996, 1999, 2002 - data are referring to occupied dwelling stock. No data available about tenure on all the dwellings
- 2 D: 1993 (excluding Ex-DDR), 2004 (including Ex-DDR)
- 3 GR: No public ownership. Organization for Housing Assistance To Working People has the right to operate as social landlord however, SE: semi-public, non-profit dwellings; FI: government-subsidized rental housing of municipalities and non-profit housing societies; UK: including dwellings owned by housing associations
- 4 A: 1990 = 1991: including communities and non-profit housing societies
- 5 Ireland: for 2004 Census of Population 2002
- 6 Population and Housing Census 1991, 2001, year 2004 - expert estimate based on data from Statistical Office of the Slovak Republic; social housing defined as municipal rental dwellings
- 7 Occupied conventional dwellings (non profit and social renting) as % of occupied rented dwellings and % of total dwelling stock (occupied and vacant).
- 8 Housing stock of Limited Profit Housing Association, municipalities and other local authorities
- 9 Data 2004 source: Social Trends, No. 36, 2006 edition, Office for National Statistics

Source: National Statistical Institutes, Ireland: Department of the Environment, Heritage and Local Government

### 3.7 Average number of persons per occupied dwelling, 1980–2004

	1 80	1 85	1 0	1 5	2000	2004
Austria x)	2.8	2.4	2.6	2.6	2.4	2.4
Belgium	2.6	2.6	2.6	2.6	2.4	2.0
Cyprus	0.1	3.4	3.0	2.7	2.6	na
Czech Republic <sup>6) 9)</sup>	2.9	na	2.8	na	2.6	na
Denmark	2.4	2.3	2.1	2.1	2.1	2.0 <sup>3)</sup>
Estonia	2.8 <sup>10)</sup>	na	2.4 <sup>10)</sup>	2.6	2.5	na
Finland	2.6	na	2.4	2.3	2.2	2.1
France	2.8	2.7	2.6	2.5	2.4	2.3
Germany	2.5	2.4	2.4 <sup>3)</sup>	2.3 <sup>3)</sup>	2.2 <sup>3)</sup>	2.2 <sup>3)</sup>
Greece	3.2 <sup>3)</sup>	na	3.0 <sup>3)</sup>	2.9 <sup>3)</sup>	2.8 <sup>3)</sup>	na
Hungary	3.1	2.8 <sup>10)</sup>	0.1	2.6 <sup>10)</sup>	2.5 <sup>3) 10)</sup>	2.5
Ireland	3.8	3.5	3.4	3.3	3.0	2.9
Italy	3.2	3.0	2.8	na	2.6	na
Latvia	3.2 <sup>10)</sup>	na	2.8 <sup>10)</sup>	2.7	2.6	2.0
Lithuania	na	3.3	3.2	3.0	2.6	2.7 <sup>3)</sup>
Luxembourg	2.8 <sup>3)</sup>	na	2.7	na	2.6	2.6
Malta	3.0 <sup>10)</sup>	3.4	na	3.2	3.0	na
Netherlands	2.9	2.7	2.6	2.5	2.4	2.4
Poland	3.6	3.4	3.4	3.3	3.2	3.1
Portugal	3.0 <sup>3)</sup>	na	3.2 <sup>3)</sup>	na	2.9 <sup>3)</sup>	na
Slovak Republic <sup>7)</sup>	3.1	na	3.0	na	3.0	3.2
Slovenia	3.0	na	2.8	2.8	2.8	2.4 <sup>11)</sup>
Spain	3.9 <sup>3)</sup>	na	3.3 <sup>3)</sup>	3.0	3.0	na
Sweden	2.3	2.2	2.1	2.1	2.1	2.1
United Kingdom <sup>1)</sup>	2.7	2.6	2.5	2.4	2.3	na

Compare the household concept in Table 1.9. The main reason for differences between values in these two tables are that more than one household could share one dwelling. Although the concept is well defined, in practice, the total dwelling stock may be used in the calculation instead of only occupied dwellings

- 1 DK, FR, SE: Excluding persons with unknown dwelling; FR, UK: Excluding persons in communal establishments
- 2 From 1993 onwards – reunited Germany
- 3 BE: 2001; CY: 2002; DE: 1987, 1993, 1998, 2002; DE: 2005; ES: 1981, 1991, 2001; FR: 2002; GR: 1981, 1991, 1997–1998, 2001; HU: 2001; LT: 2003; LU: 1981, 2002; NL: 2002; PT: 1981, 1991, 2001
- 4 1981, 1991: Principal dwellings; 1995, 2000: Average number of persons per household
- 5 Principal residences; annual average
- 6 Population in permanently occupied dwellings (household)
- 7 Average number of persons per occupied dwelling stock; Population and Housing Census: 1.11.1980, 3.3.1991, 26.5.2001 year 2004 - expert estimate
- 8 Dwelling stock balance, 2003 concerns total dwelling stock
- 9 Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001
- 10 Average number of persons per total dwelling stock
- 11 Citizens of the Republic of Slovenia, excluding those temporarily living abroad

Source: National Statistical Institutes

### 3.8 Share of households living in overcrowded houses, by median income group (%), 1995-2005

	1 5		2000		2005	
	% of median income		% of median income		% of median income	
	<60	>140	<60	>140	<60	>140
Austria <sup>7)</sup>	15.8	4.7	9.3	3.3	17	3
Belgium <sup>1)</sup>	13	1.6	12.1	0.8	6	1.6
Cyprus	na	na	na	na	na	na
Czech Republic	na	na	na	na	na	na
Denmark <sup>1)</sup>	5.5	1.2	8.8	0.9	3.5	0.6
Estonia	na	na	na	na	na	na
Finland <sup>1)</sup>	na	na	8.1	4.3	10	4.9
France <sup>1)</sup>	16.7	2.5	15	1.8	15.8	na
Germany <sup>1)</sup>	16.8	2.5	13.3	1.7	14.4	1.7
Greece <sup>1)</sup>	27.1	21.4	25.4	18.3	23.4	18.5
Hungary <sup>2)</sup>	na	na	na	na	71.5	9.9
Ireland <sup>1)</sup>	37.8	2.7	19.1	3.2	15	4.6
Italy <sup>1)</sup>	42.1	11.6	38.3	10.4	36.7	10.5
Latvia	na	na	na	na	na	na
Lithuania	na	na	na	na	na	na
Luxembourg <sup>4)</sup>	19.1	1.8	23.5	1.6	22.4	1.5
Malta <sup>3)</sup>	na	na	11.2	2.4	na	na
Netherlands <sup>1)</sup>	2.9	0.1	3.9	2.9	2.6	na
Poland	na	na	na	na	na	na
Portugal <sup>1)</sup>	22.1	14.1	21.5	11	22.8	8.7
Slovak Republic <sup>5)</sup>	na	na	na	na	na	na
Slovenia	na	na	2.6	11.9	na	na
Spain	24.7	10	19.2	6.9	18.5	na
Sweden <sup>6)</sup>	17.0	0.8	13.7	0.7	15.1	0.9
United Kingdom <sup>1)</sup>	7.2	1.2	5.3	1.3	5.2	0.9
EU-15 <sup>1)</sup>	19.1	4.9	15.9	3.9	15.7	4.1

The indicator shows the share of people living in overcrowded conditions (more than one person per room). Two income groups: lower than 60% of the median income of all households; greater than 140%

1 2001 for 2005

2 Shares are calculated with income/person

3 Data Household Budgetary Survey (2000) share of persons living in these conditions

4 Source: Housing Observatory, estimation with the variable "equivalent income" from the EU-SILC Inquiry 2004

5 Data will be available after June 2006 from the survey EU-SILC 2005 (data for the year 2004)

6 2005 is 2004 in the Swedish case. Source: Statistics Sweden

7 2003 for 2005

Source: EU15 1995-2000 Eurostat; Slovenia: National Statistical Institute, Austria EU SILC 2003

### 3.9 Social housing in % of new dwelling completions, 2000-2005

	2000		2005	
	In rental sector	In the total housing sector	In rental sector	In the total housing sector
Austria	90 <sup>1)</sup>	30 <sup>2)</sup>	85 <sup>1)</sup>	30 <sup>1)</sup>
Belgium	25	6	na	6
Cyprus	na	na	na	na
Czech Republic	99	25.5	99	20
Denmark	75	40	75	20.7
Estonia	na	na	na	na
Finland <sup>3)</sup>	na	17 <sup>3)</sup>	na	12
France	40	13	40.6 <sup>4)</sup>	9 <sup>4)</sup>
Germany <sup>6)</sup>	12.2	3.2	na	9
Greece	0	0	0	na
Hungary	82.5	4.5	na	na
Ireland	na	9	na	7
Italy	na	2.2	na	na
Latvia	0	0	0	0.02
Lithuania	0	0	na	na
Luxembourg <sup>5)</sup>	0.9	0.6	na	na
Malta	na	na	na	na
Netherlands	77	18.3	71.4	12.8
Poland	na	6.8	na	8.3
Portugal	na	na	na	na
Slovak Republic	100	28	100	13.7
Slovenia	na	na	na	na
Spain	na	12.7	na	10.3
Sweden	33.2	14.4	40.5	16
United Kingdom <sup>7)</sup>	na	13.76	na	11.06

For descriptions of social housing in the different countries - see Tables 5.6 and 5.7, as well as Appendix 1

- 1 Estimate
- 2 Completions of Limited Profit Housing Association
- 3 The figure refers to housing starts (not completions)
- 4 France: 2004
- 5 Year 2003
- 6 Germany years 2000 and 2004
- 7 Data 2004 source: Social Trends, No. 36, 2006 edition, Office for National Statistics

Source: Ministries responsible for housing, Statistics Austria, IIBW

### 3.10 Number of persons per occupied dwelling by tenure

	Year	Social or public rental	Private rental	Owner occupied	Cooperative	Total Dwelling stock
Austria	2001	2.0	2.1	2.7	na	2.4
Belgium	2001	2.2	1.9	2.6	-	2.4
Cyprus	2001		2.5	3.3	na	3.1
Czech Republic <sup>2)</sup>	2001		2.5	2.8	2.6	2.6
Denmark	2005	1.8	1.6	2.5	1.7	2.0
Estonia	-	na	na	na	na	na
Finland	2004	1.7	1.7	2.3	na	1.9
France	2002	2.6	2.1	2.5	na	2.4
Germany	2002		1.9 <sup>1)</sup>	2.5	na	2.2
Greece <sup>2)</sup>	2001	3.0	2.8	2.9	-	2.8
Hungary	2005	2.5	2.4	2.5	-	2.5
Ireland	2002	3.1	2.4	3.0	na	3.0
Italy	2001	2.8	2.5	2.6	2.9	2.5
Latvia	2004	na	na	na	na	na
Lithuania	2001	na	na	na	na	2.8
Luxembourg	2004	2.0	2.2	2.6	na	na
Malta	2000		2.7	3.1	na	3.0
Netherlands	2002	1.9	1.7	2.7	na	2.4
Poland	2002	2.9	na	3.8	2.9	3.2
Portugal	2001	na	na	2.9	na	2.1
Slovak Republic	2001 <sup>2)</sup>	na	na	3.2	3.2	3.2
Slovenia	2002	2.6	2.6	3.0	na	2.9
Spain	2001	na	na	na	na	2.9
Sweden	2004	1.7	1.7	2.5	1.7	2.0
United Kingdom <sup>3)</sup>	2000	2.2 <sup>4)</sup>	2.1	2.4	na	2.3

<sup>1</sup> Social, public and private rental together

<sup>2</sup> Population and Housing Censuses 2001

<sup>3</sup> Great Britain

<sup>4</sup> Including housing associations

Source: National Statistical Institutes

## 3.11 Rooms per person by tenure status of household, 1995-2005

	1 5			2000			2005		
	T	O	R	T	O	R	T	O	R
Austria	1.9	2	1.7	2	2.1	1.9	1.6	1.7	1.4
Belgium	2.1	2.2	2	2.1	2.1	2	na	na	na
Cyprus	na	na	na	na	na	na	na	na	na
Czech Republic	na	na	na	1.1 <sup>1)</sup>	1.2 <sup>1)</sup>	0.9 <sup>1)</sup>	na	na	na
Denmark	2	2.1	1.8	2	2.1	1.8	na	na	na
Estonia <sup>6)</sup>	na	na	na	na	na	na	2.3	2.4	2.2
Finland	na	na	na	na	na	na	1.7 <sup>7)</sup>	na	na
France	1.9	2	1.6	1.9	2	1.6	na	na	na
Germany	1.8	2.1	1.6	1.9	2.1	1.7	na	na	na
Greece	1.3	1.4	1.2	1.4 <sup>2)</sup>	1.5 <sup>2)</sup>	1.3 <sup>2)</sup>	na	na	na
Hungary	na	na	na	1.03	na	na	1.04	na	na
Ireland	2.1	2.1	1.6	2.1	2.2	1.7	2.1	2.2	1.7
Italy	1.6	1.6	1.4	1.6	1.6	1.4	na	na	na
Latvia	na	na	na	na	na	na	na	na	na
Lithuania	na	na	na	na	na	na	na	na	na
Luxembourg	2.2	2.4	1.7	2.2	2.4	1.7	2.2	2.4	1.8
Malta <sup>3)</sup>	2.3	2.3	2.1	2.1	2.1	1.8	na	na	na
Netherlands	2.6	2.5	2.7	2.6	2.5	2.7	2.6	2.5	2.7
Poland	1	na	na	1.1	na	na	1.1 <sup>4)</sup>	1.2 <sup>4)</sup>	1 <sup>4)</sup>
Portugal	1.5	1.6	1.4	1.5	1.5	1.4	na	na	na
Slovak Republic <sup>5)</sup>	1	na	na	1.01	na	na	na	na	na
Slovenia	na	na	na	1.5	1.6	1.1	na	na	na
Spain	1.7	1.7	1.7	1.8	1.8	2	na	na	na
Sweden <sup>6)</sup>	2	2.1	1.9	2.1	2.2	1.8	2.2	2.2	2
United Kingdom	2.2	2.3	2	2.3	2.4	2.1	na	na	na
EU-15	1.9	2	1.7	1.9	2	1.8	na	na	na

This indicator shows the number of rooms that each person in a household has in his disposal by tenure status of the household  
T = Total, O = Owner, R = Rent

- 1 Population and Housing Census 1.3.2001
- 2 Population and Housing Censuses.T = Total, O = owner,R = rent and other
- 3 Census of Population and Housing 1995 data, Household Budgetary Survey 2000 data
- 4 National Census Data 2002
- 5 Population and Housing Census 1991 and 2001
- 6 SE and EE: Year = 2004 instead of 2005
- 7 2003 instead of 2005

Source: EU-15 1995 and 2000: Eurostat  
EU-10 and 2005: National Statistical Institutes  
LU = Housing Observatory, estimation from the EU-SILC Inquiry 2004



### 3.12 Dwellings completed by type of building, 1980–2004

	1 80			1 85			1 0			1 5			2000			2004		
	T *1000	MF %	OF %	T *1000	MF %	OF %	T *1000	MF %	OF %	T *1000	MF %	OF %	T *1000	MF %	OF %	T *1000	MF %	OF %
Austria	78.5 4)	50	50	41.2	51	49	41.8	44	56	53.4	59	41	53.8	na	na	42.0	45	55
Belgium	48.6	30	70	30.3	15	85	43.1	30	70	41.6	37	63	38.9	41	59	46.2	49	51
Cyprus	9.0	na	na	7.5	na	na	8.1	na	na	6.9	na	na	5.1	na	na	6.1 1)	na	na
Czech Republic 7)	80.7	na	na	66.7	na	na	44.6	na	na	12.7	42	58	25.2	47	53	32.3	51	49
Denmark 10)	30.3	26	74	22.8	28	72	27.2	42	58	13.5	57	43	16.3	43	57	26.6	43	57
Estonia 10)	14.4	na	na	13.5	na	na	7.6	96	4	1.1	47	53	0.7	48	52	2.4	66	34
Finland	49.6	63	37	50.3	64	36	65.4	63	37	25.0	68	32	32.7	67	33	30.7	58	42
France	378.3	34	66	343.6 1)	35 1)	65 1)	336.0	47	53	404.0	49	51	311.1 2)	36	64	363 2)	38	62
Germany 6)	500.8	56	44	427.8	71	29	319.0	58	42	602.8	74	26	423.0	52	48	278.0	43	57
Greece 9)	136.0	na	na	88.5	na	na	120.2	na	na	70.9	60 1)	40 1)	89.4	65	35	122.1	69	31
Hungary	89.1	62	38	72.5	53	47	43.8	38	62	24.7	30	70	21.6	36	64	44.0	45	47
Ireland	27.8	na	na	23.9	na	na	19.5	na	na	30.6	20	80	49.8	18	82	81.0	22	78
Italy	287.0	na	na	200.8	na	na	176.4	na	na	187.0	na	na	208.6	55	45	255.8	na	na
Latvia 10)	na	90	10	na	88	12	13.3	85	15	1.8	21	79	0.9	5	95	0.8	1	99
Lithuania 9) 10)	28.3	na	na	28.8	83	17	22.1	90	10	5.6	61	39	4.5	57	43	4.6	55	45
Luxembourg	2.0	33	67	1.3	34	66	2.5	44	56	2.7	59	41	1.7 11)	46 11)	54 11)	2.2	59	41
Malta	5.0	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
Netherlands	113.8	21	79	101.1	31	69	101.4	25	75	99.0	26	74	74.8	25	75	65.3	25	75
Poland 9)	217.1	na	na	189.6	na	na	134.2	na	na	67.1	na	na	87.8	66	34	108.1	58	42
Portugal 9) 10)	41.0	na	na	38.4	na	na	65.8	na	na	72.2	na	na	110.9	na	na	82.3	63	37
Slovak Republic	48.2	74	26	37.8	70	30	24.7	58	42	6.2	50	50	12.9	26	74	12.6	32	68
Slovenia 9)	13.6	34	66	11.3	35	65	8.1	56	44	6.1	48	52	6.8	52	48	7.0	57	43
Spain	262.9	na	na	191.4	na	na	281.0	71	29	282.5	70	30	454.7	69	31	543.5	75	25
Sweden 9)	51.4	31	69	32.9	52	48	58.0	58	42	14.2	71	29	15.9	57	43	29.6	61	39
United Kingdom 10)	252.1	na	na	224.0	na	na	205.1	na	na	199.7 3)	na	na	178.1 3)	na	na	206.0	na	na

T = Total, MF = Multi-family and OF = One-family (for descriptions, see Table 3.1)  
 Total dwellings completed during the year, by all building activities. A dwelling is a room or suite of rooms and its accessories in a permanent building or structural separated part which has been built, rebuilt, converted, etc.

- 1 CY: 2002; FR: 1984, 2002; GR: 1997–1998, 2002
- 2 Data refer to dwellings starts
- 3 Data refer to dwellings completed in new construction only
- 4 1980: not comparable to other figures
- 5 From 1990 and onwards, including dwellings for occasional use (e.g. holiday homes)
- 6 According to the distribution of Multi-family and One-family buildings: Excluding Ex-GDR up to 1990; including Ex-GDR from 1995
- 7 Dwellings in family houses (family houses have up to three dwellings)
- 8 The distribution of Multi-family and One-family dwellings 2003 refers to Building Permits, Source: Eurostat
- 9 One family = One or two-dwelling buildings
- 10 2003 instead of 2004
- 11 Achieved housing in 2003, STATEC

Source: National Statistical Institutes; Ireland: Department of the Environment, Heritage and Local Government; Austria: Statistics Austria, Ministry of Finance, IIBW

### 3.13 Dwellings completed per 1000 inhabitants, 1980–2004

	1 80	1 85	1 0	1 5	2000	2004
Austria	6.8 <sup>1)</sup>	5.4	4.7	6.6	6.6	5.2 <sup>2)</sup>
Belgium	4.9	3.1	4.3	4.1	3.8	4.4
Cyprus	17.6	13.9	14	10.6	7.3	8.6 <sup>2)</sup>
Czech Republic	7.9	na	4.4	1.3	2.5	3.2
Denmark	5.9	4.4	5.3	2.6	2.9	4.9
Estonia	9.8	na	4.8	0.8	0.5	1.8 <sup>4)</sup>
Finland	10.4	10.3	13.1	4.9	6.3	5.8
France	7.0	5.3	5.9	7.0	6.4	6.0
Germany	6.4	5.5	4	7.4	5.1	3.4
Greece	14.1	8.9	11.9	6.8	8.5	na
Hungary	8.3	6.8	4.2	2.4	2.2	4.3
Ireland	8.2	6.7	5.6	8.5	13.2	19.0
Italy	5.1	3.5	3.1	3.5	3.6	2.0
Latvia	na	na	5	0.7	0.6 <sup>4)</sup>	2.8
Lithuania	8.3	na	5.9	1.5	1.3	1.3 <sup>4)</sup>
Luxembourg	5.5	3.6	6.7	6.6	3.8	4.9
Malta	15.5	na	na	na	na	na
Netherlands	8.1	7	6.8	6.4	4.7	4.0
Poland	6.1	5.1	3.5	1.7	2.3	2.8
Portugal	4.2	3.8	6.6	7.2	10.8	4.3 <sup>4)</sup>
Slovak Republic	na	na	3.9 <sup>3)</sup>	1.1	2.4	2.3
Slovenia	7.2	na	4	3.1	3.4	3.5
Spain	7.1	5	7.2	7.2	11.4	12.6
Sweden	6.2	3.9	6.8	1.6	1.8	3.3
United Kingdom	4.5	4	3.6	3.4	3.1	3.2 <sup>4)</sup>

1 Average for 1971-1980

2 Data for 2002

3 Data for 1991

4 Data for 2003

Source: UNECE, National Statistical Institutes, IR: Department of the Environment, Heritage and Local Government; LU: STATEC 2003; LV: Ministry of Regional Development and Local Governments

## 3.14 Dwellings demolished or otherwise removed from the housing stock (\*1000), 1980–2004

	1 80	1 85	1 0	1 5	2000	2004
Austria <sup>1) 2)</sup>	13.4	28.5	13.9	15.3	18.6	15.8 <sup>7)</sup>
Belgium <sup>1)</sup>	27.2	8.2	3.2	2.0	2.6 <sup>5)</sup>	na
Cyprus <sup>1)</sup>	0.4	0.5	0.4	0.1	0.1	0.1
Czech Republic	16.0	na	na	na	1.8	1.7
Denmark	8.0	8.0	na	na	na	na
Estonia	na	na	na	0.8	1.2	na
Finland	na	na	na	3.0 <sup>4)</sup>	na	na
France <sup>1)</sup>	na	22.5	22.0	22.0	18.0	22.0
Germany <sup>3)</sup>	na	na	na	21.5	na	57.5
Greece <sup>4)</sup>	na	na	na	na	4.7	6.2
Hungary	16.4	12.5	7.4	6.4	6.1	5.1
Ireland	6.5	7.5	6.0	8.9	10.0	12.0
Italy	na	na	na	na	na	na
Latvia	3.0	7.9	3.0	4.0	3.0	1.0
Lithuania	na	na	2.3	1.2	0.5	0.1
Luxembourg	na	na	na	na	na	na
Malta	na	na	na	na	0.1	0.1
Netherlands	14.9	10.1	11.6	13.7	13.5	16.3
Poland <sup>2)</sup>	26.2	13.4	7.5	10.0	6.2	4.5
Portugal <sup>1) 4)</sup>	na	na	0.6	na	na	na
Slovak Republic	na	na	na	2.2	1.2	1.3
Slovenia <sup>1)</sup>	0.5	0.4	0.2	0.2	0.2	0.3
Spain <sup>1)</sup>	116.6	69.6	10.1	8.9	15.0	19.0
Sweden <sup>4) 6)</sup>	2.1	1.4	1.0	2.5	4.6	1.3
United Kingdom	45.0	21.0	15.1	na	na	na

Decrease in dwelling stock during the year consists of the following components:

- dwellings becoming definitely empty, whether demolished or not;
- dwellings fit for habitation but demolished;
- dwellings destroyed by fire, floods, subsidence or other catastrophes;
- decreases in the number of dwellings resulting from the conversion of two or more dwellings into one dwelling or of one or more dwellings into non-residential accommodation

1 AT: 1981, 1986, 1989, 1997, 1999; BE: 1984, 1992; CY: 2002; FR: 1984, 2002; PT: 1991; SI: 1991; ES: 1984, 1992

2 Occupied dwellings only

3 Approved removals/demolitions. Figure may include removals/demolitions that have been approved but not executed

4 Only demolished

5 Estimate

6 Only multi-family dwellings

7 2003 instead of 2004

Source: National Statistical Institutes, Ireland: Department of the Environment, Heritage and Local Government

### 3.15 Building permits, number of dwellings: growth rates (%), 2002-2005

	2002				2003				2004				2005	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Austria	14.3	23.1	40.8	-12.3	-36.6	-9.2	-25.7	44.8	na	na	na	na	na	na
Belgium	-14.4	0.5	12.7	1.5	6.9	8.8	2	22.1	31.8	17.1	na	na	na	na
Cyprus	2.9	22.5	27	20	57.9	71	37.6	27.9	35.6	14.9	na	na	na	na
Czech Republic	8.7	5.1	5.8	7.4	11.2	14.8	39.2	39.8	25.1	11	-11.3	-4	-7.8	-7.8
Denmark	27.4	47.6	32.1	10.5	-28.9	-28	-36.1	-1	11.1	-13.2	na	na	na	na
Estonia	15.6	99.1	119.2	289.2	-27.3	23.3	17.5	2.9	320.3	403	na	na	na	na
Finland	1.4	4.4	1.4	9.1	0.7	20.2	14.6	23.7	8	-10.7	-3.3	-14.7	12.5	9.6
France	-5.3	-1.4	-1.3	0.3	6.6	3	9.9	15.5	19.3	29.4	15.9	20.6	0.1	6
Germany	-8.5	-9.7	-11.2	8.1	37.3	-2.6	-4.6	5.1	0.1	-9.1	-12.9	-19.2	-31.4	-10.7
Greece	16.8	20	26.3	19.8	13.3	4.1	-0.1	-15.2	-10.2	-5.4	-9.3	5.2	2.8	7.2
Hungary	6.5	9.6	4.9	-9.8	12.6	3.3	16.6	41.5	8.2	22.7	na	na	na	na
Ireland	-4	-1.2	1.0	-21	-5.5	52	18.7	-19	28.6	2.2	-5.7	5.3	-1.7	13.7
Italy	na	na	na	na	na	na	na	na	na	na	na	na	na	na
Latvia	na	na	na	na	na	na	na	na	na	na	na	na	na	na
Lithuania	1.2	8.7	-6.9	32.8	99.8	48.5	87.6	3.2	-6	-0.1	na	na	na	na
Luxembourg <sup>4)</sup>	-29.4	50.8	-28	17.5	40.2	-20.3	30.8	19	9.8	-0.1	98.5	-21.6	-21.8	4.7
Malta <sup>5)</sup>	na	-31.1	na	na	na	-11.8	na	na	na	-9.3	na	na	na	na
Netherlands	-18.4	10.1	-12.9	53.1	38.7	11.2	1.9	-6.1	-17.7	0.7	-6.4	32.7	21.7	17.3
Poland	-47.5	-29.5	-14.5	-60.8	4.6	9.5	7.9	40.9	73.2	31.9	16.3	-19.5	17	1.4
Portugal	-12.1	-13.4	-8.4	-20.3	-7.2	-14.9	-19.1	18	-8.6	-7.5	na	na	na	na
Slovak Republic <sup>2)</sup>	27	47.3	30.1	20.4	-40.8	-29.3	-13	-3.7	94.8	-13.9	25.6	17.9	20.6	0.4
Slovenia <sup>3)</sup>	-7	-24.3	-1.1	41	-5	45.4	26.4	11	8.4	-2.1	86.8	-7.1	-5.1	29.9
Spain	-8.1	3.8	-1.2	13.4	21	29.7	17.8	3.5	14.1	-0.8	na	na	na	na
Sweden <sup>6)</sup>	-30.2	1	6	4.5	44.6	30.3	23.8	46.8	18.3	10.1	20.1	30.6	5.3	11.7
United Kingdom	3.8	-3.9	2	-1.6	4.3	8.9	2.7	na	na	na	na	na	na	na
EU-15 <sup>1)</sup>	-2.5	1.1	2.5	7.9	13.7	6.5	3.2	9.3	5.1	4.6	na	na	na	na
EU-25 <sup>1)</sup>	-3	0.9	2.5	5.4	13.6	6.6	3.9	9.1	5.3	na	na	na	na	na

Building permits, number of dwellings in residential buildings. Quarterly growth rate (t/t-4)

<sup>1</sup> Eurostat estimate for 2002Q1–2004Q2

<sup>2</sup> Figures from Statistical Office of the Slovak Republic

<sup>3</sup> Source: National Statistical Institute, Slovenia

<sup>4</sup> Source: STATEC

<sup>5</sup> Growth rates for dwelling units permits in Malta can be given at annual intervals as quarterly data is not readily available

<sup>6</sup> Figures from Q1 2003-Q2 2005 are provisional values from Eurostat

Source: Eurostat

### 3.16 Building permits in 1000 m<sup>2</sup> of habitable/useable floor area, residential buildings (Indices 2000 = 100), 1990-2005

	1 0	1 5	2000	2001	2002	2003	2004	2005
Austria <sup>2)</sup>	74.9	94.6	100.0	89.3	79 <sup>e)</sup>	79 <sup>e)</sup>	79 <sup>e)</sup>	na
Belgium	131.4	115.5	100.0	96.3	87.8	95.7	98.0	na
Cyprus	na	na	100.0	118.2	130.7	165.6	201.0	232.5
Czech Republic	na	na	na	na	na	144.0	161.8	158.1
Denmark	65.4	60.8	100.0	126.0	157.3	114.5	133.1	160.8
Estonia	na	na	100.0	124.1	251.0	305.3	695.3	678.3
Finland	140.4	45.7	100.0	83.5	88.0	103.6	105.4	114.1
France	na	na	100.0	98.6	98.0	106.5	123.3	133.5
Germany	86.3	129.9	100.0	85.7	82.8	91.2	82.4	73.7
Greece	na	73.9	100.0	128.2	154.3	144.7	134.4	222.8
Hungary	na	na	100.0	108.7	108.3	131.4	130.4	111.7
Ireland <sup>3)</sup>	25.1	31.2	100.0	104.4	87.5	95.8	127.5	131.3
Italy	na	na	na	na	na	na	na	na
Latvia	na	na	100.0	106.4	154.5	266.8	381.2	629.7
Lithuania	na	na	100.0	92.1	110.9	164.0	214.4	298.9
Luxembourg	114.5	86.1	100.0	89.0	96.0	105.0	127.6	147.8
Malta	na	na	na	na	na	na	na	na
Netherlands	91.7	110.0	100.0	82.8	86.1	94.8	97.2	105.9
Poland	na	na	100.0	101.7	55.9	71.7	76.0	81.3
Portugal	na	65.3	100.0	90.8	80.3	69.9	65.1	64.3
Slovak Republic	na	na	na	na	na	na	na	na
Slovenia	na	na	100.0	100.2	91.8	112.9	137.1	112.9
Spain	na	60.3	100.0	90.6	92.7	108.1	94.5	133.2
Sweden <sup>4)</sup>	na	na	100.0	107.5	100.0	133.8	151.3	178.1
United Kingdom	na	na	na	na	na	na	na	na
EU-15 <sup>1)</sup>	na	97.1	100.0	94.0	95.9	105.0	111.1	116.4
EU-25 <sup>1)</sup>	na	na	100.0	94.2	94.9	104.1	112.5	117.9

1 Eurostat estimate

2 Completions

3 Ireland: floor area taken from data on planning permissions granted

4 Provisional values for 2003 and 2004. (Own calculations from data from Statistics Sw. gives other values: 2001 = 108.2; 2002=99.4; 2003 = 129.0; 2004 = 144.1)

Source: Eurostat; Austria Statistics Austria, IIBW

### 3.17 Share of households owning their accommodation (by median income group), 1995-2005

	1 5		2000		2005	
	% of median income		% of median income		% of median income	
	<60	>140	<60	>140	<60	>140
Austria	40.6	48.7	46.5	61.5	na	na
Belgium	52.2	75.5	59.9	74.1	na	na
Cyprus	na	na	na	na	na	na
Czech Republic	na	na	na	na	na	na
Denmark	35.5	83.5	38.7	81.2	na	na
Estonia	na	na	na	na	na	na
Finland	na	na	42.6	81.5	na	na
France	42.1	67.6	45.5	75.9	na	na
Germany	23.5	49.4	32.5	54.9	na	na
Greece	89.1	75.9	87.3	81.3	na	na
Hungary	na	na	na	na	89.7	88.9
Ireland	57.3	89.1	67.6	92.2	na	na
Italy	64.2	75.7	65.1	80.3	na	na
Latvia	na	na	na	na	na	na
Lithuania	na	na	na	na	na	na
Luxembourg	45.7	76.2	44.9	75.3	40.4	84.8
Malta	na	na	58.9	87.02	na	na
Netherlands	27.4	67.8	32.1	69.8	na	na
Poland	na	na	na	na	na	na
Portugal	59.2	67.9	61.7	74.2	na	na
Slovak Republic	na	na	na	na	na	na
Slovenia	na	na	89.5	96	na	na
Spain	74.6	83.1	83.4	86.6	na	na
Sweden <sup>1)</sup>	25.6	68.4	29.5	66.3	25.1	69.8
United Kingdom	48	87.2	51	87.3	na	na
EU-15	45.6	69.3	50.3	74.1	na	na

The indicator shows the share of all households owning their accommodation. Two income groups: lower than 60% of the median income of all households; greater than 140%

1 2005 is 2004 in the Swedish case

Source: EU-15 1995-2000 Eurostat

Malta: Data Household Budgetary Survey 2000; Slovenia: National Statistical Institutes; Luxembourg: Housing Observatory, estimation from EU-SILC Inquiry 2004; Sweden: Statistics Sweden

# Chapter 4

## Affordability of housing



## 4.1 Harmonised indices of consumer prices (2005 = 100), 2001–2005

	2001		2002		2003		2004		2005	
	Total	Housing	Total	Housing	Total	Housing	Total	Housing	Total	Housing
Austria	93.3	88.8	94.8	89.0	96.1	90.4	97.9	94.2	100.0	100.0
Belgium	92.9	90.7	94.3	90.7	95.8	92.0	97.5	94.7	100.0	100.0
Cyprus	90.0	74.8	92.5	79.0	96.2	87.7	98.0	92.0	100.0	100.0
Czech Republic	94.7	89.2	96.1	92.6	96.0	93.3	98.4	95.5	100.0	100.0
Denmark	93.3	89.9	95.6	92.3	97.5	94.4	98.3	96.4	100.0	100.0
Estonia	88.8	80.6	92.0	86.7	93.2	89.4	96.1	93.3	100.0	100.0
Finland	95.9	89.7	97.8	91.3	99.1	94.9	99.2	96.9	100.0	100.0
France	92.1	89.2	93.9	90.3	95.9	92.8	98.1	95.5	100.0	100.0
Germany	94.1	92.3	95.4	92.7	96.4	94.4	98.1	96.2	100.0	100.0
Greece	87.3	81.0	90.7	83.5	93.8	87.3	96.6	91.6	100.0	100.0
Hungary	82.6	73.5	86.5	76.8	90.5	82.7	96.6	93.3	100.0	100.0
Ireland	87.8	81.9	92.0	84.3	95.7	87.9	97.9	91.2	100.0	100.0
Italy	90.7	89.9	93.1	90.3	95.7	93.3	97.8	95.2	100.0	100.0
Latvia	83.9	92.6	85.6	83.5	88.1	87.1	93.6	94.5	100.0	100.0
Lithuania	97.0	82.8	97.3	94.4	96.3	94.7	97.4	95.3	100.0	100.0
Luxembourg	89.2	87.9	91.0	88.2	93.4	90.8	96.4	93.6	100.0	100.0
Malta	90.8	85.4	93.1	87.3	95.0	89.0	97.5	91.5	100.0	100.0
Netherlands	91.5	85.3	95.1	87.7	97.2	91.6	98.5	94.5	100.0	100.0
Poland	92.0	86.5	93.8	89.7	94.5	92.7	97.9	96.4	100.0	100.0
Portugal	89.2	87.0	92.5	89.3	95.5	93.0	97.9	95.8	100.0	100.0
Slovak Republic	80.7	63.2	83.5	65.6	90.5	79.8	97.3	92.4	100.0	100.0
Slovenia	82.9	77.7	89.1	81.2	94.2	85.9	97.6	91.6	100.0	100.0
Spain	87.9	87.5	91.0	89.2	93.9	91.7	96.7	95.0	100.0	100.0
Sweden	94.1	86.1	87.9	87.9	95.3	95.3	97.8	97.8	100.0	100.0
United Kingdom	94.2	87.4	95.4	89.0	96.2	90.8	99.2	94.1	100.0	100.0
EU-25	92.0	88.9	94.0	90.9	95.8	92.6	97.9	95.4	100.0	100.0

Source: Eurostat, Slovak Republic Database New Cronos, 4.5.2006

## 4.2 Housing consumption as share of total household consumption (%), 1980–2005

	1 80	1 0	1 5	2000	2004	2005
Austria	14.4	16.2	18.5	19.0	19.5	20.7
Belgium	na	na	26.4	26.1	25.9	na
Cyprus	na	na	11.7	12.6	12.2	12.9
Czech Republic	na	na	21	21	22.6	na
Denmark	26.8	27.8	27.1	29.1	30.0	na
Estonia	na	na	20.8	24.4	21.9	21.3
Finland	18.8	18.7	25.2	25.2	25.4	na
France	20.5	21.4	23.8	23.5	na	na
Germany	na	na	23.4	24.2	23.8	24.5
Greece	15.9	16.2	17.6	15.9	15.4	na
Hungary	na	na	19.1	19	19.4	na
Ireland <sup>1)</sup>	na	15.1	16.1	19.4	20.7	20.7
Italy <sup>2)</sup>	14.2	16.6	19.4	22.3	25.5	25.8
Latvia	na	39.4	20.5	21	24.0	na
Lithuania	na	na	16.3	14.1	na	na
Luxembourg	na	na	22.3	na	21.1	na
Malta	na	na	na	8.3	8.6	8.7
Netherlands	na	18.5	21.4	20.7	21.6	23.2
Poland	na	na	19.2	22.4	20.3	na
Portugal	na	9.8	11	10.7	na	na
Slovak Republic	na	na	18.7	22.9	24.6	22.9
Slovenia	na	20.7	18.8	20	19.3	na
Spain	na	na	14.7	14.2	17.0	na
Sweden <sup>3)</sup>	25.1	25.7	31.9	28.1	28.6	28.2
United Kingdom	15.6	16.4	18.4	17.7	18.7	na
EU-25	na	na	20.7	20.5	21.2	na

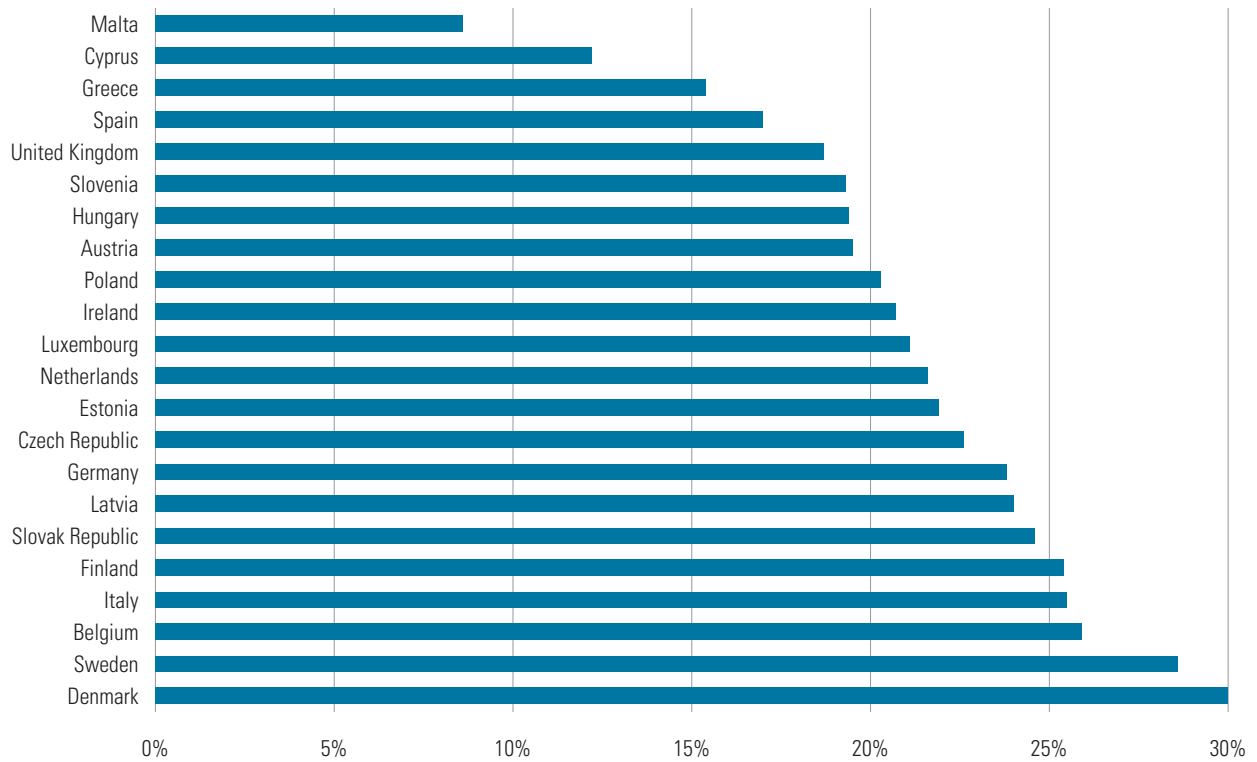
Housing, water, electricity, gas and other fuels

At current prices (% of total household consumption expenditure)

- 1 Assume data for 2005 same as 2004, until Household Budget Survey results are available
- 2 Italy plus fuel and energy 4.7% (2004); 4.9% (2005)
- 3 The Swedish figures also include rents for leisure houses. Excluding this consumption would lower the figures by about one percentage point. In 1993 the system for national accounts is changed. E.g. the value for 1995 with the old method is 32.4

Source: Eurostat and National Statistical Institutes; Austria: National accounts, private consumption; Belgium: survey on household expenditure

#### 4.2F Housing consumption as share of total household consumption (%), 2004



## 4.3 Disaggregated average housing consumption (% of total household consumption), 2004

	Total housing consumption	Actual rents for housing	Imputed rent for owner-occupied housing	Maintenance and repair of the dwelling	Water supply and miscellaneous services relating to the dwelling	Electricity, gas and other fuels	Total consumption, by households on housing 2004 Euro/inhabitant
Austria <sup>1)</sup>	22.32	4.11	8.22	2.04	3.35	4.61	4,476
Belgium <sup>2)</sup>	23.60	4.90	12.50	0.50	1.30	4.40	3,200
Cyprus <sup>2)</sup>	21.40	2.30	13.60	1.10	1.00	3.40	2,089
Czech Republic	22.60	3.30	9.10	0.30	1.90	8.00	964
Denmark	30.00	7.70	10.30	2.50	2.00	7.50	9,623
Estonia <sup>2)</sup>	22.90	2.30	12.10	0.40	1.90	6.20	800
Finland <sup>2)</sup>	25.90	6.90	16.60	0.00	0.30	2.10	3,562
France <sup>2)</sup>	24.10	4.70	12.50	1.30	1.80	3.70	3,390
Germany	23.80	na	na	na	na	na	3,327 <sup>2)</sup>
Greece <sup>1)</sup>	23.41	2.82	14.32	1.58	1.52	3.17	1,564 <sup>2)</sup>
Hungary <sup>4)</sup>	18.10	0.70	9.80	0.60	1.50	5.50	700
Ireland <sup>2)</sup>	21.60	2.60	16.00	0.40	0.10	3.00	3,144
Italy	30.20	13.00	18.83	2.44	1.32	4.70	2,381
Latvia	24.00	na	na	5.10	1.50	12.60	560 <sup>2)</sup>
Lithuania <sup>2)</sup>	15.60	0.40	7.40	1.10	1.10	5.50	1,639
Luxembourg <sup>6)</sup>	21.00	7.99	na	3.08	2.66	7.27	2,535
Malta <sup>4)</sup>	9.40	na	na	na	na	na	700
Netherlands	23.20	4.40	8.80	2.10	2.30	5.60	2,390
Poland <sup>2)</sup>	24.80	1.80	7.20	4.70	1.90	9.20	780
Portugal <sup>2)</sup>	10.50	1.10	6.00	0.20	0.70	2.60	787
Slovak Republic <sup>3)</sup>	24.60	na	na	na	na	na	624
Slovenia	19.30	1.70	10.40	0.40	1.70	5.10	1,442
Spain	na	na	na	4.34	na	32.11	1,222 <sup>4)</sup>
Sweden <sup>7)</sup>	28.60	5.90	16.4 <sup>8)</sup>	0.30	0.00 <sup>9)</sup>	6.00	4,159
United Kingdom <sup>5)</sup>	18.20	4.10	9.40	1.50	0.80	2.40	3,024

1 GR Source: Households Accounts Research 2004/05; AT: Source: Consumption Census 2004/05, IIBW

2 Data 2003

3 Data for 4Q 2004

4 Data 2002

5 Data 2001

6 Estimation 2004

7 The Swedish figures also includes rents for leisure houses. Excluding this consumption would lower the figures by about one percentage point

8 Including imputed rents for leisure houses. Counting only permanent homes gives one percentage point less (15.4)

9 Included in the rents

Source: National Statistical Institutes

#### 4.4 Rent index of dwellings (Annual average index) (1996 = 100), 1995–2004

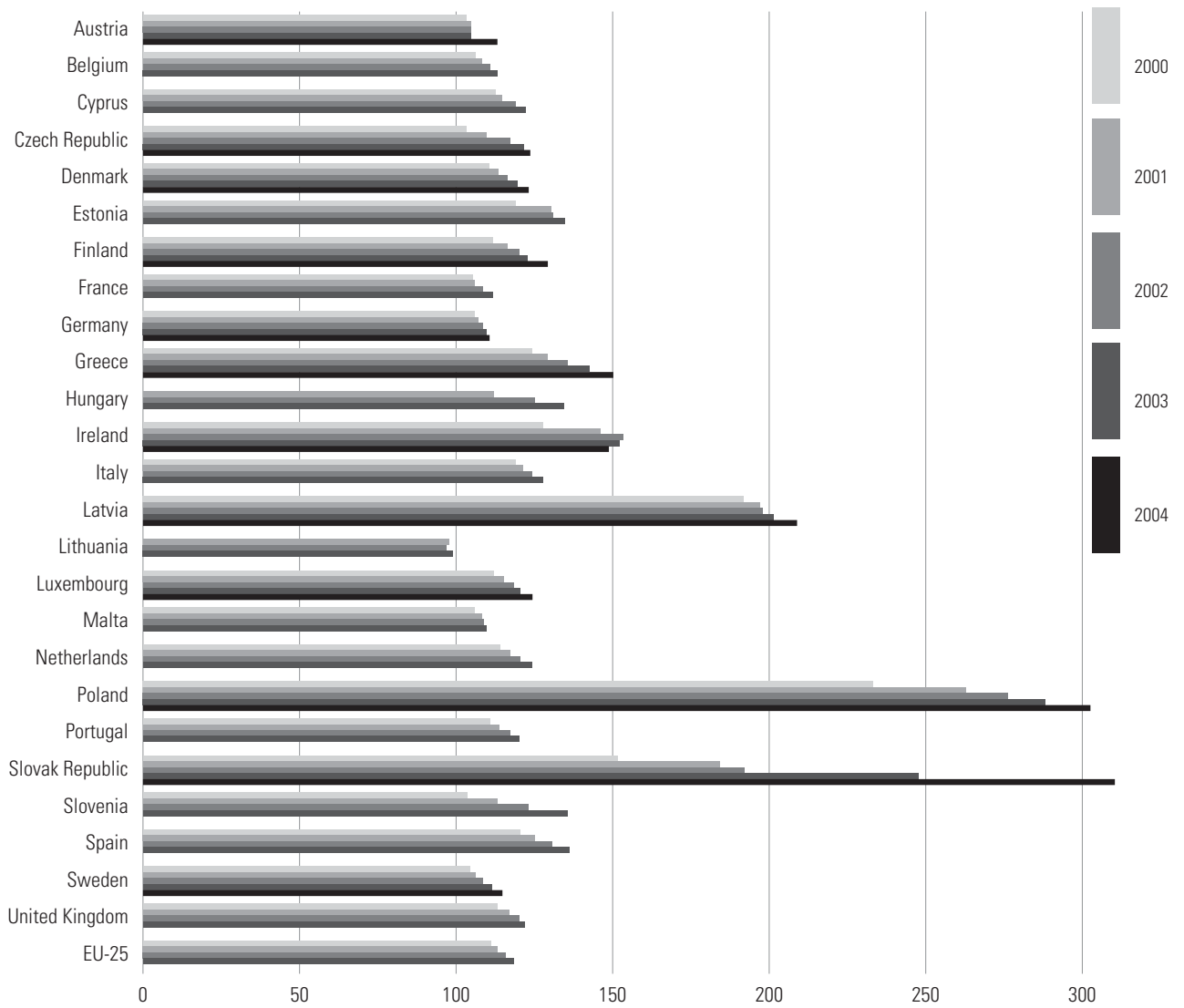
	1 5	2000	2001	2002	2003	2004
Austria <sup>2)</sup>	97.4	103.3	104.6	104.8	104.6	113.2
Belgium	97.6	106.1	108.1	110.9	113.3	na
Cyprus	na	112.5	114.7	119.0	122.2	na
Czech Republic	na	103.2	109.7	117.1	121.7	123.7
Denmark	98.4	110.5	113.5	116.4	119.6	123.2
Estonia	na	118.9	130.4	130.9	134.7	na
Finland	97.2	111.8	116.3	120.0	122.7	129.3
France	na	105.3	105.8	108.5	111.6	na
Germany	96.8	106.0	107.1	108.6	109.8	110.7
Greece	90.7	124.2	129.2	135.5	142.6	150.2
Hungary	na	na	111.9	125.0	134.3	na
Ireland	96.1 <sup>1)</sup>	127.7	146.0	153.4	152.3	148.8
Italy	92.4	118.9	121.4	124.2	127.8	129.3
Latvia	na	191.9	197.0	197.9	201.4	208.9
Lithuania	na	na	97.6	97.0	99.0	na
Luxembourg	97.1	111.9	115.3	118.4	120.5	124.4
Malta <sup>3)</sup>	na	106.0	108.1	108.8	109.7	na
Netherlands	95.9	114.1	117.1	120.4	124.1	na
Poland	na	233.2	262.7	276.3	288.2	302.6
Portugal	97.2	110.7	113.6	117.3	120.1	na
Slovak Republic <sup>4)</sup>	na	151.5	184.1	192.1	247.7	310.4
Slovenia	na	103.5	113.1	123.0	135.5	na
Spain	92.6	120.3	125.2	130.5	136.1	na
Sweden <sup>5)</sup>	96.5	104.4	106.2	108.5	111.3	114.8
United Kingdom	na	113.1	116.9	120.0	121.8	na
EU-25	na	111.0 <sup>1)</sup>	113.3 <sup>1)</sup>	115.9 <sup>1)</sup>	118.3 <sup>1)</sup>	na

All the indices compiled for the HICP (Harmonised Index for Consumer Prices) have been re-based to 2005 = 100  
Previously, the base year for the HICP was 1996. This procedure does not have any bearing whatsoever on the final results

- 1 Estimated value
- 2 Only private rental fuels
- 3 The weighted average of the coicop item 041 residential dwelling + garage in the case Malta in year 2004 is equal to Euro 250.00 a month
- 4 In public rental sector the index are: 2000 = 170; 2001 = 215; 2002 = 215; 2003 = 310; 2004 = 370
- 5 Source 2001-2003: Statistics Sweden

Source: 1995-2003 Eurostat  
2004: National Statistical Institutes; Austria: Austrian Chamber of Commerce, IIBW

## 4.4F Rent index of dwellings, 2000-2005



## 4.5 Construction cost index, residential buildings (2000 = 100), 1990–2004

	1 0	1 5	2000	2001	2002	2003	2004
Austria	73.10	89.80	100.00	102.10	103.70	106.40	111.83
Belgium	na	na	100.00	102.40	105.30	107.00	106.79
Cyprus	na	na	100.00	103.80	107.80	113.30	120.89
Czech Republic <sup>1)</sup>	na	67.70	100.00	103.40	106.00	108.30	110.79
Denmark	na	87.20	100.00	103.20	105.40	107.90	109.52
Estonia	na	136.30	100.00	105.70	109.90	113.70	119.73
Finland	na	92.40	100.00	102.50	103.30	105.20	107.72
France	na	92.70	100.00	104.30	107.70	111.20	117.65
Germany <sup>1)</sup>	81.00	101.30	100.00	99.90	99.80	99.90	101.20
Greece	44.40	77.60	100.00	102.70	105.10	107.90	111.14
Hungary	na	na	100.00 <sup>4)</sup>	108.00 <sup>4)</sup>	115.10 <sup>4)</sup>	119.50	126.19
Ireland <sup>3)</sup>	70.00	81.30	100.00	114.60	121.80	125.20	141.23
Italy	75.40	92.80	100.00	102.20	106.30	109.50	114.10
Latvia <sup>3)</sup>	na	na	100.00	97.90	98.90	105.10	na
Lithuania	na	73.10	100.00	98.90	99.10	100.50	107.54
Luxembourg <sup>1)</sup>	77.90	91.30	100.00	104.20	106.90	109.20	112.15
Malta	na	na	na	na	na	na	na
Netherlands	na	90.10 <sup>5)</sup>	100.00 <sup>5)</sup>	105.00 <sup>5)</sup>	108.60 <sup>5)</sup>	110.50	112.71
Poland	na	na	na	na	na	na	na
Portugal	na	na	100.00	101.10	104.40	106.50	110.55
Slovak Republic <sup>1)</sup>	na	60.00	100.00	106.20	111.50	116.20	124.22
Slovenia	na	na	100.00	106.51	112.11	118.66	130.95
Spain <sup>2)</sup>	72.60	88.50	100.00	102.70	104.40	106.70	111.71
Sweden	74.20	86.10	100.00	104.40	108.10	111.80	116.16
United Kingdom <sup>1)</sup>	74.30	74.60	100.00	108.90	122.60	138.30	155.17
EU-25	75.90	89.00	100.00	103.60	108.10 <sup>4)</sup>	112.80	119.34

1 Output prices

2 Construction costs for buildings

3 Construction costs for one dwelling buildings

4 Estimated value

5 Provisional value

Source: Eurostat

## 4.6 Average price for dwelling, 2004

	Existing dwellings			Newly completed dwellings			
	Average price for one dwelling (euro*1000)	Average price (euro/m <sup>2</sup> )	Average size per dwelling (m <sup>2</sup> )	Average price for one dwelling (euro*1000)	Average price per dwelling (euro/m <sup>2</sup> )	Average size per dwelling (m <sup>2</sup> )	Average construction cost (euro/m <sup>2</sup> )
Austria <sup>7)</sup>	na	1,010	75	na	1,890	80	1,520
Belgium	101	169	na	na	na	na	na
Cyprus	na	na	na	na	na	na	na
Czech Republic	na	375 <sup>1)</sup>	61	na	590 <sup>10)</sup>	114	na
Denmark	na	na	na	na	na	na	na
Estonia	120	na	59	200		62	90
Finland	na	1,600	77	na	na	93	na
France <sup>1)</sup>	na	2,500	70	na	2,500	na	na
Germany	na	na	na	na	na	na	na
Greece <sup>4)</sup>	na	2,020 <sup>2)</sup>	100	na	2,206 <sup>2)</sup>	97	1,058 <sup>2) 3)</sup>
Hungary	na	na	na	na	na	na	na
Ireland <sup>14)</sup>	295	1,967	150	249	1,649	147	na
Italy	150 <sup>13)</sup>	1,844 <sup>13)</sup>	na	na	na	na	1,400 <sup>15)</sup>
Latvia	120	na	52	300	na	86-93	1,000
Lithuania	na	na	na	na	na	na	na
Luxembourg <sup>9)</sup>	173	1,644	123	275	1,715	132	1,086
Malta <sup>6)</sup>	na	815-1,050	45-200	na	>1,050	45-200	128 <sup>11)</sup>
Netherlands	257	2,360	109	269	2,340	115	na
Poland	na	na	na	na	na	na	585
Portugal	na	na	na	na	na	na	na
Slovak Republic <sup>5)</sup>	na	na	na	na	na	132	max 513
Slovenia	na	na	na	na	na	na	na
Spain	na	na	na	na	na	na	na
Sweden <sup>8) 12)</sup>	147	1,140	129	na	na	122	2,100
United Kingdom	256	na	na	na	na	na	na

For definition of dwelling see Appendix 1

- 1 For dwellings in apartment buildings
- 2 Over-estimated because ads do not refer to regions of low income
- 3 Newly and relatively new (up to 7 years) completed dwellings
- 4 End of 2004, Attica Region
- 5 Average construction cost per dwelling defines the maximum level of construction cost of municipal rental housing supported by direct subsidies from the state budget
- 6 Apartments Euro 130,000; maisonettes Euro 185,000; and terraced houses Euro 230,000
- 7 Source: for prices: Austrian Chamber of Commerce, IIBW. For construction costs 2001: Statistics Austria
- 8 Newly completed dwellings are collectively built, conventional one- or two dwelling buildings (I.e. separately built one-family houses are not included)
- 9 Estimation for the year 2003
- 10 For dwellings in apartment buildings and family houses
- 11 Shell form
- 12 Price for one or two family dwelling
- 13 Main metropolitan areas, Data from Nomisma
- 14 Source for average size is planning permissions
- 15 Including land and technical costs

Source: Ministries Responsible for Housing and National Statistical Institutes



## 4.7 Average annual rent (\*1000 Euro) and average size for rental dwellings in the free and regulated market, 2004

	Free market		Regulated market	
	Average rent per dwelling	Average size per dwelling (m <sup>2</sup> )	Average rent per dwelling	Average size per dwelling (m <sup>2</sup> )
Austria <sup>4)</sup>	5.0	68	4.3	72
Belgium	na	na	2.4	na
Cyprus <sup>7)</sup>	6.12	121	na	na
Czech Republic	1.28	51	0.67	63
Denmark <sup>8)</sup>	5.7	80	na	na
Estonia	na	na	1.3	45
Finland	na	54	na	55
France <sup>1)</sup>	5.8	68	4.17	71
Germany <sup>8)</sup>	4.9	70	na	na
Greece	3.0	72	-	-
Hungary	na	na	na	na
Ireland	12.0	n.a	1.87	na
Italy <sup>5)</sup>	3.69	na	0.96	75
Latvia	880	86	na	52
Lithuania <sup>7)</sup>	1.12	61	0.06	44
Luxembourg	8.12	90	4.01	88
Malta	2.21-8.28 <sup>3)</sup>	45-120 <sup>3)</sup>	<sup>3)</sup>	<sup>3)</sup>
Netherlands	9.2	85	4.3	74
Poland <sup>6)</sup>	na	na	na	na
Portugal	na	na	na	na
Slovak Republic <sup>2)</sup>	na	83.9	na	64.3
Slovenia	na	na	na	na
Spain	na	na	na	na
Sweden	5.99	66	5.66	66
United Kingdom <sup>7)</sup>	8.89	na	3.93 <sup>9)</sup>	na

"Regulated" market average rent per dwelling = Average rent for Social Landlords and local authority housing tenants

- 1 Dwellings located in a great agglomeration
- 2 Average size per dwelling in the free market from Population and Housing Census 2001 for total occupied housing stock; average size per dwelling in regulated market is data regarding newly completed municipal rental housing in 2004
- 3 During the period 2004-2005 the rent at free market value for apartments between 45 m<sup>2</sup> and 120 m<sup>2</sup>. Ranged from Euro 184 to Euro 690, maisonettes were between Euro 415 and Euro 805 while terraced houses, the most dominant type of dwellings in Malta, were between Euro 575 and Euro 1150, monthly. Regulated rent market: in 1995 51.34% of regulated properties were rented at Euro 2.3 to Euro 115 annually, 29% were rented at Euro 117 to Euro 230 annually, and the rest were at over Euro 230 annually. This translates into Euro 47 per square meter per year, and apartments are typically between 45sqm and 120sqm
- 4 Regulated market = Limited Profit Housing Association + public housing. LPHA frequently asks for additional upfront payments from the tenants, which is not included in the data
- 5 For regulated market, data Federcasa
- 6 Free market average rent for dwelling = 2.2 Euro/m<sup>2</sup>; Regulated market average rent for dwelling = 0.6 Euro/m<sup>2</sup>
- 7 Data 2003
- 8 Data 2002
- 9 England only

Source: Ministries Responsible for Housing and National Statistical Institutes  
 GR: National Statistical Service of Greece, Households Accounts Research 2004/05  
 LU: Housing Observatory, EU-SILC 04

## 4.8 Relative price level indices for total consumption (EU-25 = 100), 1995–2004

	1 5	1 6	1 7	1 8	1	2000	2001	2002	2003	2004 (p)
Austria	117.7	113.2	108.5	107.8	104.7	102	102.6	105.2	105.7	103.6
Belgium	114.3	109.8	107	106.7	108.6	105.8	102.8	102.3	104	104.2
Cyprus	90.8 <sup>s)</sup>	89.5 <sup>s)</sup>	90.4 <sup>s)</sup>	90.3 <sup>s)</sup>	90.5	91.3	91.9	90.9	96.5	93.3
Czech Republic	40.9 <sup>s)</sup>	42.7 <sup>s)</sup>	43.2 <sup>s)</sup>	46.2 <sup>s)</sup>	45.4	47.2	50.3	54.7	55.5	55
Denmark	139.5	136.9	132.4	131	128.4	127.8	130.7	135.6	138.8	137
Estonia	42 <sup>s)</sup>	50 <sup>s)</sup>	51.2 <sup>s)</sup>	54.6 <sup>s)</sup>	57.3	56.8	59.7	62.1	63.2	62.9
Finland	135.1	128.9	124.8	123.2	124.3	123	122.8	124.4	125.9	122.9
France	118.7	117.1	110.4	109.4	109.4	107	105.5	106.1	105.8	108
Germany	119.7	114.4	110.4	109.7	108.5	105.6	107.1	107.5	108.7	106.6
Greece	83.5	86.7	88	84.9	87	84	84.5	82.2	84.5	85.1
Hungary	43.5 <sup>s)</sup>	43.9 <sup>s)</sup>	46.1 <sup>s)</sup>	45.4 <sup>s)</sup>	46.8	48.4	52	56.9	59	61.9
Ireland	99	102.4	106.1	104.4	108.1	111.6	116	122.4	126.6	123.1
Italy	86.1	95	95.9	94.8	94.6	94	95.5	97.9	102.3	102.7
Latvia	37.9 <sup>s)</sup>	41.9 <sup>s)</sup>	46.9 <sup>s)</sup>	48.4 <sup>s)</sup>	51.1	57.5	58.2	57.6	55.4	56.4
Lithuania	30.4 <sup>s)</sup>	35.8 <sup>s)</sup>	42.7 <sup>s)</sup>	44.9 <sup>s)</sup>	46.1	51.6	53	54.6	54.9	54.6
Luxembourg	115.6	110.6	107.5	106.8	102.3	100.9	102.9	102.5	105.3	106.1
Malta	na	na	na	na	71.5	74.8	75.5	73.7	74.4	74.9
Netherlands	110.4	106.8	103.3	103.6	105	104.2	104	105.3	106.6	105.2
Poland	46 <sup>s)</sup>	49.2 <sup>s)</sup>	50.4 <sup>s)</sup>	52.4 <sup>s)</sup>	50.7	56.3	62.9	59.5	53.4	52.4
Portugal	74.9	75.5	74.4	74.5	74.3	73.4	74.6	76.2	87.3 <sup>b)</sup>	85.7
Slovak Republic	39.4 <sup>s)</sup>	39.9 <sup>s)</sup>	42 <sup>s)</sup>	42.2 <sup>s)</sup>	40.3	44.1	44.6	44.6	50.5	54.9
Slovenia	75.7 <sup>s)</sup>	73.1 <sup>s)</sup>	73.1 <sup>s)</sup>	74.9 <sup>s)</sup>	74.8	73.1	73.2	75.5	77.9	75.8
Spain	87.8	89.7	87.2	86.6	84.8	85	85.1	85	86.6	87.4
Sweden	125.5	134.8	132.3	128.1	125.3	126.7	117	121.1	124	121.1
United Kingdom	89	89.9	104.6	108.4	112	117.3	114.3	110.7	103.8	105.6
EU-15	104.4	104.4	104.4	104.2	104.3	104	103.6	103.8	104	104
EU-25	100	100	100	100	100	100	100	100	100	100

Comparative price levels of final consumption by private households including indirect taxes (EU-25 = 100)

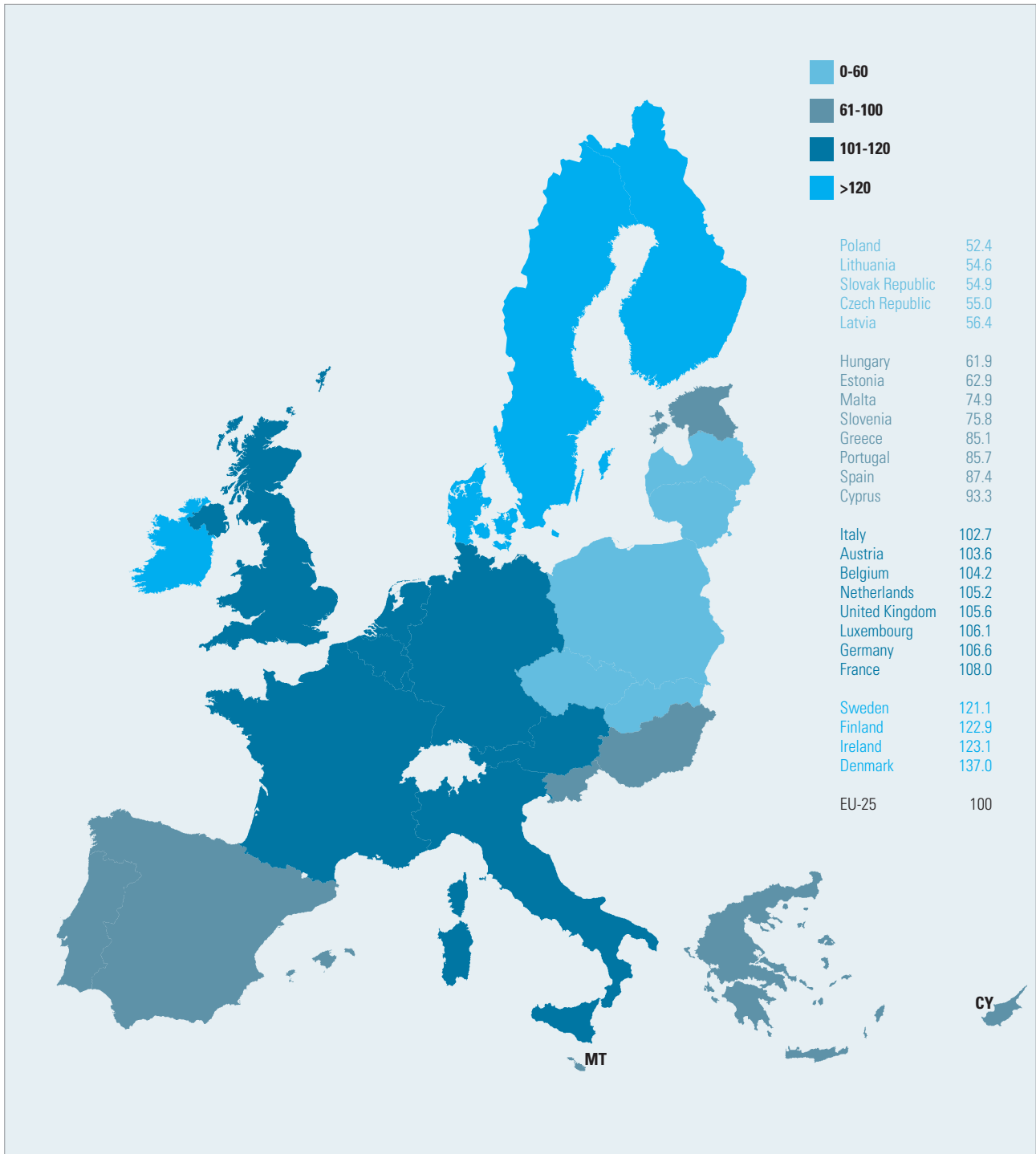
Please be aware that this indicator has been rescaled, i.e. data is expressed in relation to EU-25 = 100. Thus, they are not comparable with previous releases based on EU-15 = 100

Comparative price levels are the ratio between Purchasing Power Parities (PPPs) and market exchange rate for each country. PPPs are currency conversion rates that convert economic indicators expressed in national currencies to a common currency, called Purchasing Power Standard (PPS), which equalises the purchasing power of different national currencies thus allowing meaningful comparison. The ratio is shown in relation to the EU average (EU25 = 100). If the index of the comparative price levels shown for a country is higher/ lower than 100, the country concerned is relatively expensive/cheap as compared with the EU average

- p Provisional value
- s Eurostat estimate
- b Break in series

Source: Eurostat

4.8F Relative price level indices for total consumption, 2004



## 4.9 Relative price level indices for housing costs (gross rent, fuel and power<sup>2</sup>) (EU-15 = 100), 1995–2004

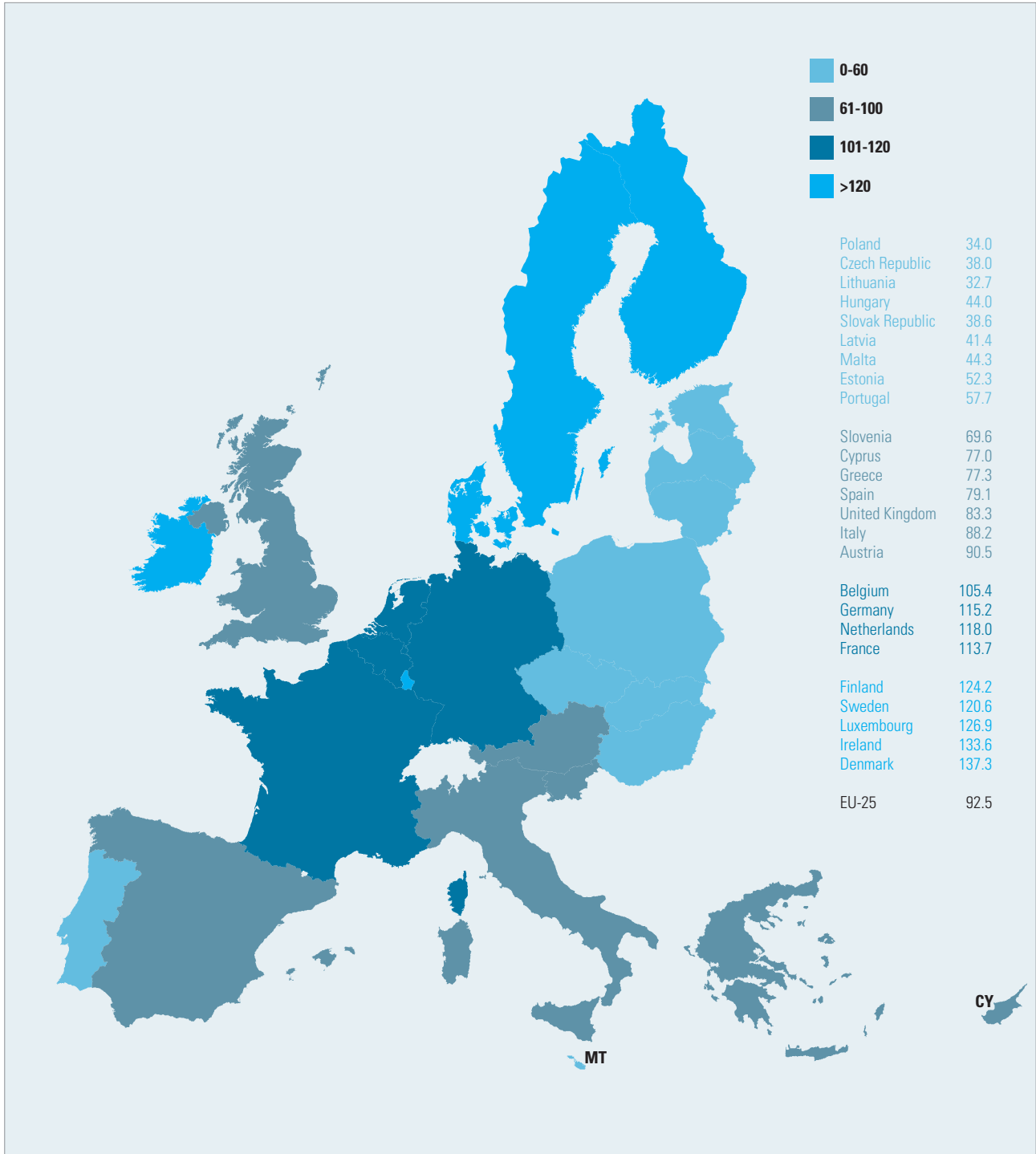
	1 5	1 6	1 7	1 8	1	2000	2001	2002	2003	2004 ( )
Austria	106.4	104.8	102.2	99.9	95.9	92.4	93.5	92.2	91.10	90.5
Belgium	116.4	112.2	106.9	107.0	106.1	104.2	106.5	104.0	105.10	105.4
Cyprus	na	na	na	na	44.8	46.8	45.8	66.7	77.70	77.0
Czech Republic	na	na	na	na	na	30.9	34.4	39.5	38.1	38.0
Denmark	139.0	136.5	135.8	137.3	130.8	133.3	134.6	132.0	139.20	137.3
Estonia	na	na	na	na	31.1	29.0	31.9	46.5	50.8	52.3
Finland	130.5	125.4	125.9	128.4	123.4	124.3	126.5	131.9	124.1	124.2
France	122.6	119.9	115.5	115.4	115.6	113.0	109.3	108.4	113.6	113.7
Germany	139.1	132.0	127.3	125.5	124.3	121.1	120.9	119.2	118.6	115.2
Greece	77.6	80.0	79.5	77.5	79.7	76.8	73.8	70.2	78.1	77.3
Hungary	na	na	na	na	30.2	32.1	34.0	36.1	40.0	44
Ireland	83.2	87.6	99.6	105.0	112.5	120.4	131.2	142.1	138.1	133.6
Italy	69.9	76.3	79.8	79.8	83.0	82.8	84.3	87.6	86.6	88.2
Latvia	na	na	na	na	17.2	19.8	21.6	36.0	37.4	41.4
Lithuania	na	na	na	na	20.4	23.4	23.2	29.8	31.4	32.7
Luxembourg	127.5	121.8	132.1	131.2	129.7	129.4	130.4	127.8	127.2	126.9
Malta	na	na	na	na	41.6	43.1	42.1	42.2	43.8	44.3
Netherlands	110.0	107.9	106.9	109.0	109.7	110.7	114.6	115.7	118.3	118
Poland	na	na	na	na	30.3	34.3	39.5	37.4	34.0 b)	34
Portugal	43.2	42.7	42.1	42.0	40.4	39.6	39.7	41.6	68.2	57.7
Slovak Republic	na	na	na	na	20.0	24.1	24.8	26.2	33.7	38.6
Slovenia	na	na	na	na	64.2	64.2	63.7	64.4	65.6	69.6
Spain	73.9	76.1	75.1	75.6	74.4	74.6	75.8	76.6	78.3	79.1
Sweden	128.7	140.4	137.8	132.5	125.6	127.3	117.6	118.2	123.8	120.6
United Kingdom	66.2	68.0	76.8	79.7	80.8	86.6	87.6	86.7	80.6	83.3
EU-15	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
EU-25	na	na	na	na	91.6	92.0	92.3	91.7	92.3	92.5
New Member States <sup>1)</sup>	na	na	na	na	na	32.8	36.5	36.6	na	na

1 Cyprus, The Czech Republic, Estonia, Hungary, Latvia, Lithuania, Malta, Poland, The Slovak Republic and Slovenia

2 Housing, water, electricity, gas and other fuels, for both rental dwellings and owner-occupied housing

Source: Eurostat

4.9F Relative price level indices for housing costs (gross rent, fuel and power), 2004



## 4.10 Share of households with/without financial burden due to housing cost (%), 1995-2005

	1 5			2000			2005		
	Households with heavy financial burden	With financial burden	Without financial burden	Households with heavy financial burden	With financial burden	Without financial burden	Households with heavy financial burden	With financial burden	Without financial burden
Austria	12.2	49.7	38.1	10.8	49.6	39.6	na	na	na
Belgium	22.0	37.6	40.4	21.3	36.7	42.0	na	na	na
Cyprus	na	na	na	na	na	na	na	na	na
Czech Republic	na	na	na	na	na	na	na	na	na
Denmark	6.3	23.9	69.8	7.4	29.0	63.6	na	na	na
Estonia	na	na	na	na	na	na	na	na	na
Finland	na	na	na	10.4	35.4	54.2	na	na	na
France	17.8	30.1	52.1	16.3	29.4	54.3	na	na	na
Germany	15.6	42.1	42.3	15.7	42.7	41.6	na	na	na
Greece	24.6	30.7	44.7	17.0	41.8	41.2	na	na	na
Hungary	na	na	na	na	na	na	na	na	na
Ireland	21.4	51.5	27.1	14.1	49.0	36.9	na	na	na
Italy	37.7	55.9	6.4	44.0	53.5	2.5	na	na	na
Latvia	na	na	na	na	na	na	na	na	na
Lithuania	na	na	na	na	na	na	na	na	na
Luxembourg <sup>1)</sup>	5.3	13.8	80.9	na	na	na	9.1	51.8	39.1
Malta	na	na	na	na	na	na	na	na	na
Netherlands	5.1	25.6	69.3	3.0	19.9	77.1	5.0	28.0	67.0
Poland	na	na	na	na	na	na	na	na	na
Portugal	24.1	48.0	27.9	25.1	49.6	25.3	na	na	na
Slovak Republic <sup>2)</sup>	na	na	na	na	na	na	26.5	21.18	0.56
Slovenia	na	na	na	na	na	na	na	na	na
Spain	36.4	49.3	14.3	25.1	56.4	18.5	na	na	na
Sweden <sup>3)</sup>	37.1	51.2	11.7	30.7	48.0	21.3	31.4	47.9	20.7
United Kingdom	8.4	41.4	50.2	6.3	na	na	na	na	na
EU-15	19.7	34.3	46.0	18.6	34.8	46.6	na	na	na

Preliminary figures for some countries

<sup>1</sup> Housing Observatory, source from inquiry EU-SILC 04 (heavy financial burden = housing burden > 30% of income)

<sup>2</sup> Data from review EU SILC 2005

<sup>3</sup> 2004 instead of 2005. Definitions: Heavy burden >30%; Burden 15-30%; No burden <15%

Source: EU-15 1995-2000: Eurostat

2005: National Statistical Institutes

#### 4.11 Low-income households by tenure 2001 and households receiving housing allowances, 2004

	Percentages of persons living in low-income households			60% of median equalized income in PPS <sup>1)</sup>	Percentages of households receiving housing allowances	Average Personal Aid (euro/year for household)
	Total	Owner	Rent			
Austria	12	12	12	9,468	na	na
Belgium	13	10	28	9,286	na	na
Cyprus	na	na	na	na	na	na
Czech Republic	8	7	8	4,045	na	273
Denmark	11	6	24	10,197	21.0	na
Estonia <sup>2)</sup>	18	17	26	2,440	na	na
Finland	11	8	23	7,680	20.0 <sup>2)</sup>	na
France	15	12	25	8,765	23.0	2,334 <sup>15)</sup>
Germany	11	7	16	9,492	7.0 <sup>7)</sup>	na
Greece	20	21	15	5,443	0.6	na
Hungary	10	9	16	3,369	na	na
Ireland	21	17	44	7,934	5.0	na
Italy	19	17	30	7,044	0.5 <sup>14)</sup>	2,000 <sup>14)</sup>
Latvia <sup>2)</sup>	16	14	24	2,301	5.9	na
Lithuania	17	17	26	2,346	na	na
Luxembourg	12	8	24	14,376	na	na
Malta <sup>3)</sup>	15	11	na	5,510	na	na
Netherlands	11	7	20	8,309	14.0	na
Poland	15	15	16	2,859	6.4	412
Portugal	20	19	25	4,967	na	na
Slovak Republic	5 <sup>4)</sup>	na	na	5,631	0.7 <sup>6)</sup>	288 <sup>10)</sup>
Slovenia <sup>3)</sup>	11	11	na	6,795	0.5	na
Spain	19	18	23	6,527	12.0 <sup>8)</sup>	na
Sweden <sup>11)</sup>	11	7	19	10,236	6.3 <sup>12)</sup>	363 <sup>13)</sup>
United Kingdom	17	12	32	8,984	19.0 <sup>9)</sup>	na
EU-25 <sup>5)</sup>	15	na	na	na	na	na

- 1 Low-income households are defined as having an income less than 60% of median equalized income in PPS. See Appendix 1 for definition of PPS
- 2 Year 2002
- 3 Year 2000
- 4 Year 2003
- 5 Eurostat estimate
- 6 Average monthly number of persons receiving housing allowance in 2003 of total population
- 7 31.12. 2001. For housing benefit defined as "Wohngeld", a housing allowance or supplement, which is paid as a grant towards the rent or as a subsidy towards the cost of home ownership according to income limits
- 8 Estimate 2002. State Housing Plans: Households with subsidised loans. (Other housing benefits given by Autonomous communities in their specific Housing plans are not included)
- 9 May 2002. Council tax benefits recipient households in GB, as percentage of household population, excluding Northern Ireland
- 10 Euro/Person/year
- 11 The figures (percentages and PPS) are for 2004
- 12 The figure refers to households excluding pensioners (277,000 households). There is a special housing allowance for pensioners that is granted to persons not to households. The share of pensioners (including both old-age and sickness pensions) receiving housing allowances is equivalent to 20% (431,000 persons)
- 13 Average personal aid is per total number of households not per household receiving the aid
- 14 Data source: ANCI 2002
- 15 Average annual aids for the tenants except foyers in 2002

Source: Eurostat and National Statistical Institutes

## 4.12 Mortgage systems and housing taxes, 2005

	Usual length of contracts (new mortgage loans) in years	Average loan-to-value (LTV) ratio (new mortgage loans) in %	Tax on imputed rent (Y/N)	Mortgage related interest relief (Y/N)	Indirect taxes (VAT) on new homes in %	VAT on social new homes in %	VAT on rehabilitation or maintenance in %
Austria	20-25	70-85	N	N	10-12 <sup>16)</sup>	10	20
Belgium	20	80-85	Y	Y	21	na	na
Cyprus	na	na	na	na	na	na	na
Czech Republic	15-20	70	N	Y	5	5	5
Denmark	30	80	Y	Y	25	25	25
Estonia	na	na	na	na	na	na	na
Finland <sup>4)</sup>	20	70-85	N	Y	22	22	22
France	15-20	66	N	N	19.6	5.5	5.5
Germany	Upto30	70	N	N	16	na	na
Greece	15	60	Y <sup>5)</sup>	Y <sup>6)</sup>	11-13 <sup>7)</sup>	na	na
Hungary	na	na	na	na	na	na	na
Ireland	31-35	91-95	N	Y	13.5	13.5	13.5
Italy	10-25	na	Y	Y	4	10	10
Latvia	10-20	max85	Y <sup>8)</sup>	N	18 <sup>9)</sup>	na	na
Lithuania	20-25	70-90	Y	Y	18	na	na
Luxembourg	20-40	max80	Y	Y	3	3	3
Malta	30 <sup>10)</sup>	68	N	Y <sup>11)</sup>	- <sup>12)</sup>	na	na
Netherlands	Upto30	112	Y	Y	19	na	na
Poland	15-30	60	N	Y	7	7	7
Portugal	25-30	70-80	N	Y	0	na	na
Slovak Republic	15	70	Y (19%)	N	19	19	19
Slovenia	na	na	na	na	na	na	na
Spain	24 <sup>13)</sup>	83 <sup>13)</sup>	N <sup>14)</sup>	N <sup>3)</sup>	7	4 <sup>1)</sup>	na
Sweden	30-50	90	N <sup>2)</sup>	Y	25	25	25
United Kingdom	na	70	N	N	0	na	na

- 1 This rate is not applied to all kind of social dwellings, but only to "social housings of special regime" and "social housing of public promotion"
- 2 Tenant owners' society pays tax on imputed rent, but so do not owners occupied. However, Sweden has a real estate tax (on the assessed market value of the dwelling)
- 3 Income tax: A deduction on fiscal rate of a percentage of the investment (principal + interest) in acquisition of principal dwellings is applied
- 4 Length: usual in 2002–2003. LTV is the typical maximum LTV (with or without government guarantee)
- 5 For housing area more than 120 m<sup>2</sup>
- 6 Deduction of interest payments less than 15% of the taxable income
- 7 Transfer tax etc., as percentage of the objective (taxable) value
- 8 Tax on imputed rent (in Latvia Real estate tax) until the 2007 is applicable only for the land, not for all housing fund. (After 2007 calculation will be done considering all property value)
- 9 Tax is already included in acquisition of building materials, costs of construction, etc.
- 10 The average was 27.7 years based on the records of one of the two largest banks
- 11 0.5% interest rate deduction on loans below MTL 35 000 (1MTL = 2.32 Euro as of 2 November 2004)
- 12 Malta has obtained derogation from the VAT EU Sixth Directive to keep exempt without credit the purchase of new buildings and building land
- 13 Data refers to 2nd tertiary 2004, "Quarterly report on trend", Public Land Registrars
- 14 Income tax: Imputed rent is not applicable to principal dwellings, but is applied to secondary and unoccupied dwellings

Source: Ministries Responsible for Housing and National Statistical Institutes





# Chapter 5

## The role of government

## 5.1 Key housing policy statements, types of aid

Country	Key housing policy aims	Type of aid	
		Construction aid (Y/N)	Aid to family (Y/N)
Austria	The aim of Austrian Housing Policy is to combine the strengths of the markets with the backing of the state to achieve affordable housing for the majority of the population.	Y	Y
Belgium	The aim is to promote home ownership and provide sufficient social housing.	na	na
Cyprus	The primary aims of the housing policy are: i) to assist low-and middle-income households to acquire a house through tax benefits, subsidised prices and low interest loans, and ii) to continue the improvement and refurbishment of the refugee housing estates.	na	na
Czech Republic	The aim is to create conditions under which every household is able to secure adequate housing, appropriate to its needs and financial situation, either by its own means or with the State's assistance.	na	na
Denmark	The main aim of the Danish housing policy is - through a comprehensive supply of housing - to ensure that good and healthy housing is available to all of the population.	na	Y
Estonia	The aim is to provide all Estonia's residents with an option to choose their place of dwelling and to create conditions in the housing market (through legal regulation, institutional regulation and support measures) that would allow owners, tenants and citizen-initiated housing organizations to solve their problems independently and to carry out individual housing strategies.	na	na
Finland	Housing policy in Finland aims to ensure a socially and regionally balanced and stable housing market, to eliminate homelessness, to improve the quality of housing, to ensure that housing is available at reasonable cost and to make it easier for people and families to find housing that corresponds to their current housing needs.	Y	Y
France	Housing policy in France is predicated on the assumption that, in order for each person to be housed according to his/her wishes, action must be taken on each link in the housing chain. This includes: facilitating home ownership and stimulating private rental and social housing output.	Y	Y
Germany	An important task is to devise the range of housing policies necessary to address the increased regional differentiation of housing markets. At the same time, national housing policy has to make a reasonable contribution to the main political challenges like private retirement provisions by promoting owner occupied housing, reducing energy consumption, improving the living conditions for families with children in cities and stabilizing the labour market.	Y	Y
Greece	The housing policy in Greece is mainly orientated to the promotion of home-ownership, through a rational and effective financing and taxation system.	Y	Y
Hungary	The key objectives are: support for young families with children to buy their own flat; support for low-income households through the increase of rental stock; subsidies for energy-saving renovation of pre-fabricated buildings.	na	na
Ireland	The aim is to enable all households to have available an affordable dwelling of good quality suited to their needs, in a good environment and, as far as possible, at the tenure of their choice.	na	na
Italy	Main purpose: promoting ownership among young couples, the elderly, the middle class. Secondary purpose: promoting ownership, aid for buying the principal dwelling	Y	Y
Latvia	The housing policy aim is to provide all residents with an option to choose their place of dwelling and to create the conditions in the housing market (through legal regulation, institutional regulation and support measures) that would allow owners, tenants and citizen-initiated housing organizations to offer affordable dwelling. The Concept Paper on Housing Policy, published in 1996, defines the main task of national housing policy as the advancement of access to good-quality housing for all residents at a reasonable cost. A Housing Policy Strategy for 2006-2020 is currently being developed by the Ministry of Regional Development and Local Governments. The Strategy will determine state housing policy for the next 14 years and will include housing policy main principles, aims and future action trends that will reflect housing policy development priorities.	na	na
Lithuania	The key objectives of the Government's housing programme entitled Dwelling are: to encourage private initiative, including joint public-private initiative, in the fields of housing construction and apartment supervision; to develop the housing market while maintaining a level of non-commercial housing; to promote good dwelling design and to encourage the insulation and physical renewal of dwellings.	na	na
Luxembourg	The Luxembourg housing policy (for the period 2004-2009) is carried out in a transversal manner, affecting elements of inside policy and urban development. It is part of the general policy on territorial planning and is realized in close cooperation with the municipalities, as the current housing problems (expensive building land prices and imbalance between the housing supply and the housing demand) can only be solved together. The aim is still to promote home ownership (e.g. through state aids for low-and-middle income households) and to stimulate the private rental and social housing output. The containment of housing prices is, however, the most important challenge for the housing policy.	Y	Y
Malta	Housing policy aims at encouraging home-ownership; providing decent housing for all; subsidising the adaptation and repair of dwellings; providing subsidised rented accommodation for low-income and other target groups; developing the affordable housing building programme; stimulating the rental market and the use of vacant housing stock; increasing the accessibility of residential premises; providing sheltered housing for the target groups; and encouraging collaboration between private and non-governmental enterprises in accessing cheaper land for housing and improving the maintenance of the social housing stock.	na	na

Country	Key housing policy aims	Type of aid	
		Construction aid (Y/N)	Aid to family (Y/N)
Netherlands	The aim is to accelerate the restructuring of neighbourhoods and housing production, especially in cities; to achieve and maintain a sound, sustainable living climate; to tackle unsafe and run-down neighbourhoods and to prevent other areas from declining in this way; to promote home-ownership; to make city living more attractive for middle and higher income households and to ensure that housing is affordable.	Y	N
Poland	The aim is to lower construction cost and improve the availability of financial resources; to ensure the expansion of housing for rental purposes provided both by the private and non-profit sectors; to improve the spatial mobility of the workforce through the potential of the existing housing stock; to revitalize urban areas; to provide support for municipalities as well as non-government organizations in respect of the provision of temporary accommodation.	Y	Y
Portugal	Article 65 of the Portuguese constitution defines the right to housing. Within this context, the Government is required to adopt a housing policy that ensures that all citizens have access to adequate housing, and to provide the resources and instruments necessary to implement this policy.	na	na
Slovak Republic	The aim is to modify support measures for housing development so that they provide appropriately differentiated State support for construction housing intended for the various income groups within the population.	Y	Y
Slovenia	The National Housing Programme for the period 2000-2009 aims to enable the construction of 10,000 new dwellings annually and to meet all housing needs in the country, including social housing needs.	na	na
Spain	The key aim of the Central Government housing financing plans is to assist people to have access to housing by increasing the proportion of subsidized housing on the principal dwelling market, assisting would-be first home buyers up to the age of 35 – the recipients of 80 % of the funds, boosting the subsidized rental market, giving preferential funding treatment to specific target groups, supporting the revitalization of cities and neighbourhoods by encouraging their rehabilitation and encouraging a more rational and sustainable use of building land, especially that intended mainly for subsidized public housing.	Y	Y
Sweden	The objective of housing policy is to give everyone the opportunity to live in good housing at reasonable cost and in a stimulating and secure environment within sustainable frameworks. The housing environment and the built environment must help ensure equal and dignified living conditions and must, in particular, promote good conditions for children and young people. Planning, construction and management must be based on ecologically, economically and socially sustainable development.	Y	Y
United Kingdom	na	na	Y

Source: Regular National Report on Housing Developments in European Countries, Synthesis Report. Authors: Michelle Norris and Patrick Shiels, The Housing Unit, Department of the Environment, Heritage and Local Government, Dublin, November 2004 and Nationals Ministry of housing

## 5.2 Housing policy development and implementation agencies

Country	Policy development	Policy implementation agencies	Sector
Austria	Central government: Raising of funds, civil law. Regional level: Major player in housing policy.	Regional government, LPHA (Limited Profit Housing Association, non profit organization)	Public X
Belgium	Central government. Regional level: three regional governments for the Flanders, Wallonia and Brussels-capital regions.	Local authorities, the housing associations, public service housing associations, housing funds and social service agencies for each region.	X
Cyprus	Central government.	The Cyprus Land Development Corporation and the Housing Finance Corporation, Ministry of Interior, Department of Town Planning and Housing.	
Czech Republic	Central government.	Local government.	X
Denmark	Central government.	Central and local government	
Estonia	Central government.	Central government, local government and the Estonian Credit and Export Guarantee Fund (KredEx).	
Finland	Central government. Municipalities.	The Housing Fund of Finland and local authorities.	
France	Central and local government.	Local government, municipalities, local agencies (Offices publics d'HLM, Sociétés anonymes, SEM, coopératives).	X
Germany	Federal government (General legal and economic conditions in housing, legal provisions and co-financing of housing allowances, design of social housing policy and contribution to state investments; general contribution to state and local housing investments and subsidies). Governments of the Federal States (design of technical and structural requirements for buildings, design of procedures for applying for planning permission). Local authorities (general jurisdiction for local housing conditions, urban planning and legal sanctioning of land supply, planning and provision of local infrastructure).	Governments of the Federal States (implementation of Social Housing Policy, co-financing of housing allowances) and Local Authorities (housing provision for low-income households; disbursement of housing allowances, housing costs for long-term unemployed and social welfare recipients).	6% social rental sector. 41% owner occupied, 53% privately financed rental sector including cooperative sector.
Greece	Central government (provision of financial assistance for first-time acquisition of housing through tax benefits and interest rate subsidies; direct provision of low-cost new owner-occupied housing to workers and cash allowances to renters; improvement of older and new residential areas; public support for the housing of natural disaster victims, e.g. earthquakes, and categories of special needs, e.g. refugees, ROM populations). Regional government (approval of physical planning for housing programmes of the public sector). Local government (proposals for the improvement of older and new residential areas; public support for the housing of natural disaster victims, e.g. earthquakes, and categories of special needs, e.g. refugees, ROM populations).	Local Authorities (participation in the procedure of approval of physical planning projects and for the implementation of social housing programmes and urban renewal programmes).	X

Country	Policy development	Policy implementation agencies	Sector	
			Public	Private and cooperative
Hungary	Central government and local government.	na	X	X
Ireland	Central government (The Department of the Environment, Heritage and Local Government is the central body responsible for housing policy, distribution of capital funding and co-ordinating the activities of local authorities).	Local government (housing policy is implemented locally by 89 housing authorities and the voluntary and co-operative housing sector).	X	X
Italy	Central government (minimum standard of housing service, personal housing allocation). Regional government (housing policies, financing, regulation). Local government (local housing policies).	Local independent agencies, Municipalities, Private cooperative sector.	X	X
Latvia	Central government.	The Housing Agency.	X	X
Lithuania	Central government.	The Housing Agency and local government.		
Luxembourg	Central government. Municipalities.	Central government (Housing Ministry), Public housing promoters (for the building of social housing).	X	
Malta	Central government and the Housing Authority.	The Housing Authority and Malta Environment and Planning Authority.		
Netherlands	Central government.	Ministry of Housing, Spatial Planning and the Environment.	X	X
Poland	Regional government (regional development plans - housing included within integrated urban renewal projects). Local government (local housing policies).	Ministry of Construction.	X	X
Portugal	Central government.	National Housing Institute.		
Slovak Republic	Central government (legal framework, financial tools, regulation). Higher territorial Units (regional Housing policy). Local self government (local housing policies, social housing construction, land-territorial planning).	The Ministry of Construction and Regional Development and local government, the State Housing Development Fund.	X	X

Country	Policy development	Policy implementation agencies	Sector
Slovenia	<p>The state shall have the following competencies and tasks in particular in the housing sphere: - determining housing policy in the development and spatial plans of the state; - determining the national housing programme and providing funds for its implementation; - taking care of developmental research activity in the housing sphere; - monitoring the level of rents by types of rental housing on the level of regions and the state; - founding and appointing a housing council and its members; - keeping records, registers and statistical bases for monitoring and implementing housing policy; - founding the National Council for the Protection of Tenant Rights.</p>	<p>The Housing Fund of the Republic of Slovenia, a public fund (hereinafter: the Fund) shall be a public financial and real estate fund founded for financing and implementing the National Housing Programme, stimulating housing construction, renovation and maintenance of housing and residential buildings. The founder of the Fund shall be the Republic of Slovenia. (Non-profit housing organizations) Municipality competencies and tasks in particular in the housing sphere: - adopting and realising the municipal housing programme; providing funds for construction, obtaining and leasing non-profit and residential buildings devoted to the temporary solution of the housing needs of persons at social risk; encouraging various forms of providing self-owned and rental housing; providing funds for subsidising rents and for extraordinary help in the use of housing; ensuring conditions for developing various forms of construction and renovation with relevant land and standards policies; adopting guidelines for project planning, construction and renovation of housing, deriving from local particularities, including the external appearance of residential buildings; determining permitted activities that may be performed in part of a dwelling; keeping a register of housing. A municipality shall ensure obtaining rental and self-owned housing in particular: by co-investing with the Housing Fund of the Republic of Slovenia, a public fund; by annuity purchase of housing and leasing it out; by the sale of housing on instalment purchase (financial leasing); by co-investing with public and private investors and similar; with funds from the national budget; with funds devoted to regional development and development of rural areas; with funds of the European Union and similar.</p> <p>A non-profit housing organization shall be a legal person founded for obtaining, managing and leasing non-profit housing and obtaining and managing its own housing under special conditions. Conditions referred to in the previous paragraph shall be prescribed by the minister and relate above all to the method of doing business and directing profit, use of obtained land and managing it, handing out work in all phases of obtaining housing by competition, respecting prescribed standards and norms and deciding rents.</p>	<p>Public</p> <p>X</p> <p>Private and cooperative</p> <p>X</p>

Country	Policy development	Policy implementation agencies	Sector	
			Public	Private and cooperative
Spain	<p>The State can intervene in the housing sector due to its responsibilities concerning the basis of the general economic and planning policy and taken into account the factor that the housing sector is very relevant for the national economy. That's why the State has applied several financing housing schemes during more than the last 20 years, while the Autonomous Communities have set up their own housing policies, with different degrees of magnitude and public financial funds involved. Central government (basic housing policies, financing, regulation).</p> <p>Regional government (implementation of basic housing policies, possible regional housing policies, financing and regulation).</p> <p>Local government (local housing policies).</p>	Regional (mainly) and local government. Local public agencies, cooperative and private sector for housing construction.	X	X
Sweden	<p>Housing policy in general is carried out on two levels. Legislation and financing conditions are state issues. In principle however, housing is the responsibility of the municipalities.</p> <p>Central government: legislation and financing conditions including housing subsidies and benefits.</p> <p>Local government: the municipalities are responsible for housing planning and provide access to housing land. They also adopt guidelines for housing provision and give owners directives to Municipal Housing Company (MHC).</p>	Central, regional and local governments as well as MHC	X	
United Kingdom	<p>Office of the Deputy Prime Minister (for England).</p> <p>Scottish Executive, National Assembly for Wales, the Northern Ireland Assembly.</p>	Local authorities, Housing Associations.	X	X

Source: *Nationals Ministry of Housing*



### 5.3 Supply side subsidies, public loans and public credit guarantees in the housing sector (million Euro)

Year	Direct supply side subsidies for housing	Thereof (%) from		Newly provided public loans for housing	Thereof (%) from		Total out-standing public loans	Public sector guarantees
		State budget	Regional or local budget		State budget	Regional or local budget		
Austria	2,098.1	0.0	100.0	1,331.0	0.0	100.0	13,894.0	negligible
Belgium	460.7	0.0	100.0	564.8	15.5	84.5	5,638.0	Yes, regional gov.
Cyprus	na	na	na	na	na	na	na	na
Czech Republic	118.1	100	0.0	64.4	100	0.0	175.3	No
Denmark	592.1	77.3	22.7	94.2	0.0	100.0	2,153.0	Yes, local gov.
Estonia	5.3	100.0	na <sup>2)</sup>	0.0	0.0	0.0	0	Yes
Finland	107.0	100.0	0.0	401.0	100.0	0.0	10,400.0	Yes, central gov.
France	1,800.0	100.0	na <sup>3)</sup>	4,200.0	100.0	0.0	79,320.0	Yes, local gov.
Germany	na	na	na	110.3	100.0	na <sup>4)</sup>	na	Yes, central + regional gov.
Greece	0.0	na	na	1,125.6	100.0	0.0	na	Yes, central gov.
Hungary	na	na	na	2.8	na	na	4.8	Yes
Ireland	62.9	69.6	30.4	257.4 <sup>7)</sup>	0.0	0.0	2,896.0	Yes
Italy	350 <sup>1)</sup>	na	na <sup>3)</sup>	na	na	na	na	No
Latvia	0.0	0.0	0.0	na	na	na	na	No <sup>8)</sup>
Lithuania	0.0	0.0	0.0	3.7	100.0	0.0	4.7	Yes
Luxembourg	na	na	na	na	na	na	na	Yes, central gov.
Malta	6.3	100.0	0.0	na	na	na	na	Yes
Netherlands	1,062.0	100.0	0.0	0.0	na	na	0.0	Yes, central gov. <sup>5)</sup>
Poland	173.2 <sup>3)</sup>	100.0	0.0	68.5	100.0	0.0	392.1	Yes, central + local gov.
Portugal	177.9 <sup>6)</sup>	100.0	0.0	112.4	100.0	0.0	287.6	No
Slovak Republic	25.7	100.0	0.0	84.6	100.0	0.0	372.2	Yes
Slovenia	7.3	100.0	0.0	12.7	na	na	225.8	Yes, central gov.
Spain	<sup>9)</sup>	0,004 <sup>e)</sup>	na	0.0	0.0	0.0	0.0	No
Sweden	209.4	100.0	0.0	0.0	0.0	0.0	0.0	Yes, central gov.
United Kingdom	na	na	na	na	na	na	na	na

The terms “central government” and “state” are used to refer to national authorities. Subsidies should be interpreted as public expenditures for the production and renovations of housing. The concept might be treated differently in practice in different countries. So we cannot rule out the possibility that some type or types of subsidies are not included in some country values. This could, for instance, apply to interest subsidies

- 1 Only state budget
- 2 There are no statistics on how extensive local government housing sector subsidies are
- 3 Expenditure in regional or local budget is unknown
- 4 There is no information about the structure and size of loans from the regional or local governments. Basically it is possible to afford loans
- 5 Only for owner-occupied dwellings
- 6 2002
- 7 Public loans are financed by the Housing Finance Agency (HFA). The HFA plc is a company incorporated in 1982 under the aegis of the Department of the Environment, Heritage and Local Government whose remit is to advance funds to local authorities, to be used by them for any purpose authorised by the Housing Acts and to borrow and raise funds for these purposes
- 8 So far there have not been special allocations for the housing sector. Expenses from consolidated combined state budget for dwelling and communal environmental protection in 2003 were 113.3 million LVL (~162 million EUR) comparing to 108.8 millions LVL (~155 million EUR) in 2002. But it is important to notice most of the increase has to be contributed as a co-finance of EU funding for environmental projects. A law on social apartments and social houses (1997) establishes that local municipality can cover part of communal services costs. A law on the resolution of dwelling related issues(2002) defines that municipalities can pay dwelling allowances in such order and amount as determined in current municipalities' binding regulations. In 2005 the government approved the Housing development loan program stage II which allocates 0.489 million LVL (~0.699 million EUR) for the period 2006 – 2008. Also in 2005 the government approved the Cabinet of Ministers Regulations on how to earmark subsidies for providing local governments with the regular functions for solving dwelling issues. The allocated financial aids for 2006 – 2009 are 12 million LVL (~17 million EUR). In Year 2005 the Cabinet of Ministers accepted regulations on how the state provides allowances for living space vacation. Under the above regulations (in 2005 and in 2006) municipalities' budgets will include certain amounts of aid for these allowances.
- 9 State budget, not including regional or local budget: 10.5 million Euro (estimate)

Source: *Ministries Responsible for Housing, AT Ministry of Finance, IBW*

## 5.4 Demand side subsidies in the housing sector (million Euro)

	Year	Total volume of direct demand side subsidies		Total volume of indirect subsidies		Thereof (%) from		Total volume of indirect subsidies
		State budget	Regional or local budget	State budget	Regional or local budget	State budget	Regional or local budget	
Austria	2005	10	212.2	na	90	na	na	
Belgium	2003	0.0	139.1	100.0	100.0	na	na	
Cyprus	-	na	na	na	0.0	na	na	
Czech Republic	2005	100.0	657.0	100.0	0.0	84.0	84.0	
Denmark	2003	69.1	1,318.9	30.9	30.9	40.4	40.4	
Estonia <sup>11)</sup>	2004	100.0	3.2	100.0	0.0	11.0	11.0	
Finland	2005	100.0	967.0	100.0	0.0	na	na	
France	2004	100.0	13,600.0	100.0	0.0	9,900.0	9,900.0	
Germany	-	na	na	na	na	na	na	
Greece	2003	na	na	na	na	3.9 <sup>1)</sup>	3.9 <sup>1)</sup>	
Hungary	-	na	na	na	na	na	na	
Ireland	2004	100.0	6.6	100.0	0.0	na	na	
Italy	-	na	na	na	na	na	na	
Latvia	2003	0.0	na	0.0	100.0	0.0	0.0	
Lithuania	2003	100.0	33.5	100.0	0.0	4.3	4.3	
Luxembourg	2004	1.9	601,517 <sup>2)</sup>	100.0	0.0	137.0	137.0	
Malta <sup>6)</sup>	2003	100.0	1.4	100.0	0.0	na	na	
Netherlands	2004	100.0	1,772.7	100.0	na	na	na	
Poland	-	na	na	na	na	na	na	
Portugal	2002	100.0	467.8	100.0	0.0	357.0	357.0	
Slovak Republic <sup>7)</sup>	2004	100.0	10.6	100.0	0.0	93.7	93.7	
Slovenia	2005	-	3.9	-	100.0	-	-	
Spain	2005	0,291 <sup>e)</sup>	683.5 <sup>3)</sup>	na <sup>4)</sup>	na <sup>4)</sup>	3,076 <sup>5)</sup>	3,076 <sup>5)</sup>	
Sweden	2004	100.0	1,595.4	100.0	0.0	1,511.4	1,511.4	
United Kingdom	-	na	na	na	na	na	na	

Demand side subsidies normally include subsidies to owner-occupied sector for the production or renovation by owner-occupiers of their own homes. However, there is a possibility that some countries may treat this as a supply side subsidy in their statistics

- 1 Interest rate subsidies on special categories of loans through public funds. Not including: interest rate subsidies on housing loans to workers, interest rate subsidies on housing loans to public sector employees, reductions in transfer and inheritance tax and in general deductions of interest payments from taxable income
- 2 Estimation of the direct demand side subsidies from the Housing activity report 2005
- 3 State budget, not including regional or local budget (e)
- 4 No data are available on spending by the Autonomous Communities on direct housing grants
- 5 The fiscal cost budgeted for corresponding to deduction in the Personal Income Tax (IRPF) assessment for regular home purchase for 2005 stands at 3,076 million Euro
- 6 Data on indirect support are not available
- 7 Direct demand side subsidies define as housing allowances; Total volume of indirect support consists of housing allowances, state premium on the building saving and state bonification of interest on the mortgage loan

Source: *Ministries Responsible for Housing; AT: Statistics Austria; LU: Activity report 2005 from the Housing Ministry and the State budget 2005*

## 5.5 Public housing support in % of total public expenditure, state budget and GDP respectively, 2004

	Public housing subsidies expenditure in % of			Public housing loans expenditure in % of		
	Total public expenditure	State budget expenditure	GDP	Total public expenditure	State budget expenditure	GDP
Austria	2.10	1.20	1.10	1.30	na	0.60
Belgium <sup>1)</sup>	na	2.07	0.20	na	0.51	0.04
Cyprus	na	na	na	na	na	na
Czech Republic	1.90	2.80	0.90	0.20	0.20	0.10
Denmark <sup>1)</sup>	1.90	3.40	1.00	0.00	0.00	0.00
Estonia <sup>1)</sup>	0.22	0.26	0.09	0.00	0.00	0.00
Finland	2.10	4.30	1.00	0.20	0.40	0.10
France	na	4.45	1.63	na	1.70	0.30
Germany <sup>5)</sup>	0.59 <sup>e)</sup>	2.41	0.28 <sup>3)</sup>	0.01 <sup>4)</sup>	0.03 <sup>4)</sup>	0.00 <sup>4)</sup>
Greece	0.01	0.01	0.01	1.56	na	0.73
Hungary	na	na	na	na	na	na
Ireland	0.20	0.22	0.10	0.60	0.60	0.20
Italy	na	0.00	0.00	na	na	na
Latvia	na	na	na	na	na	na
Lithuania <sup>1)</sup>	0.70	1.14	0.20	0.07	0.11	0.02
Luxembourg	2.40	1.33	0.60	na	na	na
Malta	0.01	0.00	0.00	na	na	na
Netherlands	na	3.00	0.60	0.00	0.00	0.00
Poland	na	0.62	0.14	na	0.23	0.05
Portugal	na	na	0.50 <sup>2)</sup>	na	na	0.20 <sup>2)</sup>
Slovak Republic <sup>6)</sup>	na	1.56	0.36	na	0.81	0.20
Slovenia	na	0.19	0.05	na	0.19	0.05
Spain	na	2.83 <sup>7)</sup>	0.81 <sup>8)</sup>	0.00	0.00	0.00
Sweden	1.18	2.20	0.64	0.00	0.00	0.00
United Kingdom	na	na	na	na	na	na

When it comes to comparisons between housing subsidies there should be noticed that different components may be included in various countries. Care should therefore be taken when comparing different countries. In the case of expenditure on public housing loans two interpretations are possible and we cannot be sure which interpretation is being used in individual cases. The first focuses on the total stock of public loans. The other only focuses on the subsidy component, i.e. the public expenditure for the housing loans that consists of subsidy on the interest (i.e. the difference from the market interest rate) plus the cost for loans that are not repaid and perhaps administrative costs

- 1 Data 2003
- 2 Data 2002
- 3 Only the share of subsidies of the Federal Government in the GDP. No data is available for the share of the Federal States and local authorities
- 4 Only the share of the Federal Government as there is no information about the structure and size of loans from regional or local governments
- 5 Only Federal Government total public expenditure. No data is available for the share of the Federal States and local authorities
- 6 Only direct housing subsidies are 0,33% of State budget expenditure and 0,08% of GDP. Public housing subsidies expenditures consist of state expenditures on housing in the form direct and indirect subsidies, state premium on building savings and bonification of interest on mortgage loans
- 7 The State classification of spending policies, in the State Budget for 2005, assigns housing a total expenditure of 878.32 million euros, which represents a share of 0.37% of the total non-financial budget. The percentage does not include tax allowances, i.e. tax revenues not collected, in order to promote and encourage purchase and ownership of the primary home, and renting dwellings. They affect both Personal Income Tax and Value Added Tax. The sum of housing tax relief amounts to 5,951.2 million euros, 2.53% of the non-financial spending budget. The sum of direct budgetary spending and tax relief therefore represents 2.83% of the spending budget
- 8 The total expenditure budgeted for, including the cost of the housing policy and home purchase tax relief, represents 0.81% of the G.D.P. in 2005. It should be pointed out that direct spending on housing policy, which we mentioned previously, refers to state expenditure and does not show the budgetary expenditure corresponding to the Autonomous Communities, with debit to their own budgets

Source: Ministries Responsible for Housing; AT: Statistics Austria (COFOG), Ministry of Finance, IIBW; LU: State and Public Budgets 2004 (Statec)

## 5.6 Some aspects of the social housing sector

	Who is the landlord? <sup>1)</sup>	Does a legal framework exist?	Is this sector called "social"?	Is this sector defined as a General Interest Service?
Austria	a,b,c	Yes	Yes, although usually "subsidized housing"	Yes
Belgium	a,b	Yes	Yes	na
Cyprus <sup>2)</sup>	a	Yes	Yes	na
Czech Republic	a,c	Yes	No, Municipal rental housing	No
Denmark	a,b	Yes	In general terms the words often used in Denmark are "common" or "non-profit housing", but translation into English is "social housing"	na
Estonia	a	Yes	No, Municipal rental housing	na
Finland	a,b,c	Yes	Yes	Yes
France	b	Yes	Yes	Yes
Germany	a,b,c	Yes	Yes, Social housing assistance	na
Greece	a	Yes	Yes	Yes
Hungary	a	Yes	No, Municipal rental housing	na
Ireland	a,b	Yes	Yes	na
Italy	a	Yes	No, Public housing	No
Latvia	a,c	Yes	Yes	No as general
Lithuania	a	Yes	Yes	na
Luxembourg	a,b,c	Yes	Yes	na
Malta <sup>4)</sup>	a	Yes	Yes	na
Netherlands	a,b	Yes	Yes	Yes
Poland	a,b,c	Yes	Yes, or Affordable housing	Yes
Portugal	a,b,c	Yes	Yes, Low housing construction	na
Slovak Republic	a	Yes	No, Municipal rental housing	No
Slovenia	a,c	Yes	No, Non-profit sector	na
Spain	a,b,c and d	Yes	Yes, Social rental housing subsector	<sup>3)</sup>
Sweden	b	Yes	No, Public utility housing sector (incl. MHC's)	-
United Kingdom	na	na	na	na

1 a = Public entity (state, region, municipality)

b = Legal entity operating on a non-profit principle (public beneficial associations, housing associations, etc.)

c = Private legal of physical person

d = Other

2 There is no social housing in Cyprus as defined in many other European countries. However, as a result of the partition of the island in 1974, there are 13,500 refugee-households (5.9% of the total number of households) living in housing estates (constructed and maintained by the government) free of charge

3 This sector is not expressly defined as a General Interest Service, but it has got most of the characteristics needed to be defined as such.

4 However, private physical persons also play part in the provision of subsidised housing in Malta

Source: Ministries Responsible for Housing

## 5.7 Characteristics of the social rented housing sector

	Housing construction is directly subsidised from public resources	Management is subsidised from public resources (operating subsidies)	Rent control is applied (cost rents, rents based on tenants' incomes, etc.)	Dwellings are explicitly targeted at groups of people with limited incomes or socially vulnerable households <sup>1)</sup>	Tenant protection in this sector is stronger than in the private (profit oriented) rental sector	Tenants do not articulate financially in the construction cost <sup>2)</sup>	Tenants have to move when they no longer fulfil the criteria for belonging to the targeted groups	Cost control is applied in construction	They are maximum income level required for a household to have access to social housing?	They are minimum income level required for a household to have access to social housing?
Austria <sup>3)</sup>	+	-	+	+	- <sup>4)</sup>	-	-	+	0/T	0/T
Belgium	+	+	+	+	+	+	+ <sup>5)</sup>	na	na	na
Cyprus	+	+	-	+	-	-	-	na	na	na
Czech Republic	+	+	+	+	-	-	-	na	T	N
Denmark	+	-	+	+ <sup>7)</sup>	+	+ <sup>8)</sup>	-	na	na	na
Estonia	+	-	-	+ <sup>6)</sup>	+	+	+	-	na	na
Finland	+	-	+	+ <sup>+/-9)</sup>	+	+	-	+	T	N
France	+	+	+	+	+	+	-	+	0/T	N
Germany	+	-	+	+	-	+	-	+	0/T	0
Greece	-	-	-	-	-	-	-	-	-	-
Hungary	+	+	+	+	+	-	-	+	0/T	-
Ireland	+	+	+	+	+	+	-	+	T <sup>13)</sup>	N <sup>13)</sup>
Italy	+	-	+	+	+	+	+ <sup>10)</sup>	+	0/T	N
Latvia	-	-	+	+	+	+	+	na	na	na
Lithuania	+	-	-	+	+	+	-	na	na	na
Luxembourg	+	-	+	+	-	+	+ <sup>10)</sup>	na	na	na
Malta	+	+	+	+	+	+	-	11)	Yes	-
Netherlands	+	-	+	+	-	+	-	+	T	N
Poland	+	-	+	+ <sup>12)</sup>	+	+ <sup>12)</sup>	-	+ <sup>14)</sup>	T	N
Portugal	+	+	+	+	+	+	-	na	na	na
Slovak Republic	+	-	+	+	-	+	-	+	+	-
Slovenia	+	+	+	+	-	+	-	+	+	-
Spain	+	-	+	+	-	+	19)	+	0/T	19)
Sweden <sup>+15)</sup>	-	-	+ <sup>16)</sup>	-	- <sup>17)</sup>	- <sup>18)</sup>	-	-	N	N
United Kingdom	na	-	na	na	na	na	na	na	na	na

(+) Correct, (-) Not correct; O = ownership, T = rent, N = nobody

- 1 Persons not eligible according to the given criteria are not allowed to make use of this rented sector
- 2 Loan instalments as part of rents are not considered as financial participation
- 3 Considerable parts of the private rental sector are equally protected
- 4 They have to move within six months
- 5 Not immediately though
- 6 Generally not, but Estonia's current legal regulations give local governments the right to establish a rent ceiling on living space that is municipal property
- 7 Only for the elderly, the disabled and the youth - not for family housing
- 8 2% of the total construction cost is financed through resident's deposits
- 9 Not according to legislation, but in practice
- 10 Not move - but the tenant has to pay higher rent
- 11 Malta: the Housing Authority, the major social housing provider in Malta, does apply cost control in the construction of its housing units
- 12 From 2005 tenants in social housing association can directly participate in construction expenditure (as a result an amendment in a law)
- 13 Public Housing is allocated in accordance with a scheme of letting priorities. Income is a factor taken into account in these letting priorities
- 14 Within the existing programmes of the social housing construction support
- 15 On same conditions as private developers
- 16 Cost-base principle combined with a utility value principle determine rent differences between dwellings of different quality (i.e. with regard to different characteristics, for example, size, planning, solutions, modernity, location, etc.)
- 17 The rent setting system is designed to insure that tenants have a real, not only formal, security of tenure. As rents in MHC sector are normative for rents in the private sector, tenants in the private sector are also insured a real security of tenure
- 18 Since rents in MHC sector are cost-based tenants indirectly participate in financing new construction through their rents
- 19 It depends on each Autonomous Community's legal framework

Source: *Ministries Responsible for Housing*



## 5.8 Privatisation

	Is privatisation of social housing allowed? (Y/N)	Who decides? <sup>1)</sup>	Criteria of price determination <sup>2)</sup>	Average price per dwelling (euro*1000)	Number of privatised dwellings since 1 8	Public rental since 1 8	Number of privatised co-operative dwellings since 1 8	Latest data
Austria	Y <sup>4)</sup>	a, d <sup>5)</sup>	d <sup>6)</sup>	na	0	na <sup>7)</sup>	na <sup>7)</sup>	2004
Belgium	na	na	na	na	na	na	na	na
Cyprus	na	na	na	na	na	na	na	na
Czech Republic	Y	e (Municipalities)	d <sup>23)</sup>	na	295,000 <sup>24)</sup>	na	na	2004
Denmark	na	na	na	na	na	na	na	na
Estonia	N	-	-	-	-	-	-	-
Finland	Y	a) tenant (not always possible), b) The Housing Fund on application (in the cases of whole houses)	d (construction cost)	na	na	4,300 <sup>18)</sup>	na	2005
France	Y	a	b	na	45,000	0	na	2004
Germany	-	c	a, b	na	na	na	na	-
Greece	na	na	na	na	na	na	na	-
Hungary	Y	e (local gov.)	d (according to regulations of local governments)	na	326,365	na	na	2004
Ireland	Y	a, b	d <sup>8)</sup>	69 <sup>9)</sup>	30,325	na	na	2005
Italy	Y	c <sup>3)</sup>	b	25	130,000	na	na	2002
Latvia	Y	a	a	20	410,793	na	na	2005
Lithuania	na	na	na	na	na	na	na	-
Luxembourg	Y	c	b	46	6,168 <sup>10)</sup>	na	na	2004
Malta	Y	c	na	na	na	na	na	-
Netherlands	Y	c <sup>3)</sup>	b	140	286,000	169,000	na	2005
Poland	Y <sup>11)</sup>	b <sup>11) 12)</sup>	b	na	1,400,000 <sup>14)</sup>	410,000 <sup>13)</sup>	na	2003
Portugal	na	na	na	na	na	na	na	-
Slovak Republic	Y/N <sup>15)</sup>	c	d <sup>16)</sup>	na	327,561 <sup>17)</sup>	232,341 <sup>17)</sup>	na	2004 <sup>17)</sup>
Slovenia	Y	c <sup>1)</sup>	b	na	139,100	na	na	1994
Spain	Y <sup>19)</sup>	e <sup>20)</sup>	d <sup>21)</sup>	na	na	na	na	-
Sweden	Y <sup>22)</sup>	c	a	53	24,241	11,614	na	2005
United Kingdom	Y	d	na	na	2,161,200	na	na	2004

- 1 a. National government; b. regional government, c. social landlord, d. tenant, e. other
- 2 a. market price; b. conventional price; d. other (please describe)
- 3 Privatisation program approved by regional government
- 4 Broad application of "Right to Buy" in the social sector. In 2001 some Limited Profit Housing Association with as many as 60,000 dwellings were privatised
- 5 It is legally defined that tenants get a "Right to Buy" after 10 years, if an upfront payment of more than 50 Euro/m<sup>2</sup> is required
- 6 Judicially determined or fix-price at the beginning of the rent contract
- 7 By 2004 there were some 55,000 dwellings with a legal "Right to Buy". The privatisation process has just started. It is estimated that only 10-15% of this dwellings are sold to the tenants
- 8 Since the purchase of houses is determined on the basis of market value less appropriate discounts for duration of tenancy, value of improvement works and grants to each purchaser of Euro 3,810
- 9 The latest figures available for average net price are 2003 figures, the average net price was Euro 68,984 after all discounts, allowances for improvements works carried out by all tenants, and grants to each purchaser of Euro 3,810 are deducted from the price
- 10 1998 to 2004
- 11 Municipal housing stock only (in the broadest sense of "affordable/social rental housing" also part of the housing cooperatives stock /new rental dwellings co-financed from the National Housing Fund excluded/; privatisation depends on housing cooperative member /tenant/)
- 12 Local government
- 13 Since 1994; privatization into cooperative ownership title
- 14 Since 1995; housing stock of municipalities (51%) and employers (49%)
- 15 The Slovak Republic Public rental housing built before 2001 can be privatised, but public rental housing built after 2001 with support from public budgets is not allowed to be privatised
- 16 Dwelling price is calculated under the conditions set by law
- 17 Expert estimate for the period 1989 - 2004
- 18 Year 2005
- 19 In Spain, most of social housing is for sale. The privatisation of these dwellings is allowed under conditions, but the dwelling continues being considered as a social dwelling for at least 30 years. Social housing for rent also can be sold under certain conditions but not before certain fixed periods of time
- 20 National government determine general conditions and the Autonomous Communities determine specific conditions and give the dwelling's owner permission to privatisation on a case by case basis
- 21 Prices are determined in each Housing Plan; some dwellings can be sold at market prices, some to fixed prices
- 22 Municipal housing companies (Allmännyttan) can sell properties to the private sector but then they are not considered to be public housing
- 23 It is determined by municipalities (it has to be in accordance with state aid principles)
- 24 From sample survey of 50% of Municipal flats

Source: *Ministries Responsible for Housing*

## 5.9 Supply of shelter 2005 in the houseless category

Country	Conce tual Category: Houseless 0	erational Categories	3. Temporary Accommodation <sup>1)</sup>	4. Women's Shelter <sup>2)</sup>	5. Temporary for Immigrants	6. Institutions	7. Supported Housing for homeless people <sup>3)</sup>
Austria <sup>4)</sup>	6,600	2,200 <sup>19)</sup>	10,600	na	75,764	na	na
Belgium <sup>5)</sup>	158 beds + 1165	80	15,531	na	8,096 <sup>27)</sup>	1,576	na
Cyprus	na	na	na	na	65 institutions	13,027 beds	na
Czech Republic	610 + 3986 <sup>6)</sup> 7)	109 <sup>6)</sup>	484 <sup>23)</sup>	98	498 <sup>17)</sup>	498 <sup>17)</sup>	na
Denmark	7,000 <sup>8)</sup>	1,800	3,736	181 <sup>16)</sup>	7,000 <sup>16)</sup>	7,000 <sup>16)</sup>	na
Estonia	na	na	na	na	1,547	na	na
Finland	1,436 <sup>9)</sup>	14 shelters	2,500 <sup>24)</sup>	na	na	na	na
France	65,375 <sup>10)</sup> 765 CHRS <sup>11)</sup>	na	18 centres 123,480 places <sup>17)</sup> 650 foyers 140,000 people	na	200 maisons relais 5,000 places 352 residences soc. 23,971 houses 100 centres 4,000 places <sup>17)</sup>	na	na
Germany	na	na	158,000	na	na	na	na
Greece	2,800	40	9 centres 1,000 people 400	2,500	136 flats 400 places <sup>17)</sup>	136 flats 400 places <sup>17)</sup>	na
Hungary	204,000	2,500	11,700	21,600 <sup>28)</sup>	na	na	na
Ireland	na	1,687 <sup>16)</sup>	68 centres 7,280 places	na	922 supported accom. 1 foyer 48 young people <sup>17)</sup>	922 supported accom. 1 foyer 48 young people <sup>17)</sup>	na
Italy	na	na	2,000 <sup>25)</sup> 1,325 facilities 26,269 beds <sup>26)</sup>	na	na	na	na
Latvia	na	na	na	665 places	na	na	na
Lithuania	1,491 <sup>12)</sup>	1,678	187	na	na	na	na
Luxembourg	na	428 <sup>17)</sup>	2,300 <sup>17)</sup>	na	na	na	na
Malta <sup>13)</sup>	38	125	1,302	na	na	na	na
Netherlands	1,462 + 3,317 <sup>14)</sup>	2,464 <sup>20)</sup>	40,761 <sup>17)</sup>	63056 prison population	3,415 <sup>30)</sup>	3,415 <sup>30)</sup>	na
Poland <sup>15)</sup>	13,997	2,271	8,451 <sup>17)</sup>	1,310 applications for housing assistance	85 dwellings + 2 centres <sup>17)</sup>	85 dwellings + 2 centres <sup>17)</sup>	na
Portugal	na	194 places <sup>17)</sup>	na	11,765 <sup>28)</sup>	na	na	na
Slovak Republic	na	na	na	na	na	na	na
Slovenia	100 emergency units	10 shelters	203 beds	na	23 communities (96 people) + 6 centres	23 communities (96 people) + 6 centres	na
Spain	9,635 <sup>16)</sup>	4,400 <sup>16)</sup>	na	2,100	14,064 <sup>16)</sup>	14,064 <sup>16)</sup>	na
Sweden <sup>17)</sup>	2,160	2,246	15,307 people	4,712 prisoners <sup>17)</sup> 24,300 <sup>29)</sup>	15,020	15,020	na
United Kingdom	84,020 <sup>18)</sup>	2,867 rooms+ 465 flats <sup>21)</sup> 478 spaces+155 dispersed <sup>22)</sup>	155 <sup>16)</sup>	83,988 prisoners <sup>16)</sup>	16,228 places <sup>10)</sup> 5,007 <sup>21)</sup>	16,228 places <sup>10)</sup> 5,007 <sup>21)</sup>	na

For definitions see Table 5.10

Data refer to different years. Hence columns and rows should not be summed. The conceptual and operational categories are defined in Table 5.9

- 1 Include: Short stay hotel; Temporary housing (longer stay, not defined time and transitional); category 3
- 2 Women only (not children unless stated)
- 3 These figures include supported housing irrespective of tenancy type
- 4 Data 2004. There is a systematic approach to integrate homeless people to common housing, e.g. within the huge municipal housing stock in Vienna
- 5 no data for French community
- 6 Homeless census Prague 2004
- 7 Ministry of Labour and Social Affairs Czech Hostels bed capacity
- 8 Data 2003; "s94boform" (In Denmark the most important type of service is the 's94 boformer' accommodation provided under the Social Services Act for a range of vulnerable groups including the homeless
- 9 Data 2004. Only short stay hostels
- 10 Data 2005
- 11 Data 2005. CHRS or Centres d'Hébergement et de Réinsertion Sociale (Social Reinsertion Accommodation Centres)
- 12 Data 2004 for staying in lodging homes for more than one month
- 13 Homeless category 3: in 2004 - 38 in 10 beds in 2005 66 clients in 22 beds. YMCA caters for both women and men. Homeless category 4: 'Suriet i-Bniedem' in 2004: 66 women, teenagers (14-18 years of age) unaccompanied=11, children below 0-14=26, minors with mothers (14-18) =8 and refugees = 17 females (their children included in the group of 26. In 2005 adults 77 (females), teenagers unaccompanied=11, teenagers accompanied=2, children (0-14)=53 and refugees=21 (their children included in this number). Number of persons detained in connection with illegal entry to Malta amounted to 659 in 2004 and to 1,207 in 2005. Total number of applications for asylum registered with Refugee Commission in 2004= 1199; Total number of immigrants residing in the open centres is = 1302
- 14 includes generic (short stay) crisis services (43 in 2002); (short stay) sick bays (14 facilities in 2002) and specialised hostels for homeless youth (zichtpensjons)- 7services (2003)
- 15 Census data 2002, Central Statistical Office in Poland
- 16 Data 2003
- 17 Data 2004
- 18 Data 2005. England only.
- 19 Data 2004 (source Feantsa)
- 20 Data 2002. Includes supported housing (25 projects) and (11) independent living support services
- 21 England
- 22 Scotland
- 23 Data 2001. Data published on www.czso.cz (Czech Statistics Office). The number of persons residing in the CR on a long-term basis (484 persons) who have no other abode (2001). In addition to them, asylum facilities house asylum seekers but the CSU does not have the total figures at its disposal.
- 24 Finland - homeless immigrants are included in other categories of homeless people (282 single homeless and 80 families)
- 25 only includes public facilities provided by PNA (Piano nazionale asilo = National asylum programme)
- 26 Italy - Census of reception facilities
- 27 Data refer only to the region of Flanders
- 28 Data 2000
- 29 Housing with special service for people with disabilities or functional impairment according to the 'law on special support and services' and special housing for persons, aged below 65, with functional impairment is also provided according to the Social Services Act and Health and Medical Care Act
- 30 Data 2002

Source: FEANTSA (except for Austria -Source: NAP Social Inclusion 2003- and Malta)

## 5.10 Definition of homelessness and housing exclusion

Conceptual Category	Operational category	Sub category	Definition
Roofless	1 People Living Rough	1.1	Rough Sleeping (no access to 24-hour accommodation)/No abode
	2 People staying in a night shelter	2.1	Overnight shelter
Houseless	3 People in accommodation for the homeless	3.1	Homeless hostel
		3.2	Temporary Accommodation
	4 People in Women's Shelter	4.1	Women's shelter accommodation
	5 People in accommodation for immigrants	5.1	Temporary accommodation/reception centres (asylum)
		5.2	Migrant workers accommodation
	6 People due to be released from institutions	6.1	Penal institutions
		6.2	Medical institutions
	7 People receiving support (due to homelessness)	7.1	Residential care for homeless people
		7.2	Supported accommodation
		7.3	Transitional accommodation with support
7.4		Accommodation with support	
Insecure housing	8 People living in insecure accommodation	8.1	Temporarily with family/friends
		8.2	No legal (sub)tenancy
		8.3	Illegal occupation of building
		8.4	Illegal occupation of land
	9 People living under threat of eviction	9.1	Legal orders enforced (rented)
		9.2	Re-possession orders (owned housing)
	10 People living under threat of violence	10.1	Police recorded incidents of domestic violence
	Inadequate housing	11 People living in temporary/non standard structure	11.1
11.2			Non-standard building
11.3			Temporary structure
12 People living in unfit housing		12.1	Unfit for habitation (under national legislation; occupied)
13 People in extreme overcrowding		13.1	Highest national norm of overcrowding

The definition is explained more extensively in Review of Homeless Statistics 2005

Source: FEANTSA

# Appendix 1

## Definitions

This appendix sets out the definitions applied by Member States and certain international organizations for some of the concepts used in this report. The following concepts are covered:

- Asylum applications
- At risk of poverty
- Dependency ratio
- Dwellings
- Dwelling vacant
- Dwelling stock
- Equipment of dwellings
- Floor area: useful
- Fertility rate (Total)
- Gross domestic product (GDP)
- GDP per capita in PPS
- HICP Harmonised Indices of Consumer Prices (2005=100)
- Household
- Housekeeping unit
- Housing census and/or housing condition survey
- Overcrowded houses
- Population forecast
- Population (Total)
- Purchasing Power Standards (PPS)
- Purchasing Power Parities (PPP)
- Room
- Social housing association/organization
- Social versus private rental dwelling
- Total unemployment rate (%)
- Unemployment

### Asylum applications

**Eurostat.** These figures refer to all persons who apply on an individual basis for asylum or similar protection, irrespective of whether they lodge their application on arrival at the border, or from inside the country, and irrespective of whether they entered the country legally or illegally. Due to different methods of collecting the information, data from different countries may not be entirely comparable.

### At risk of poverty

**Eurostat.** Share of persons with an equivalised disposable income below the risk-of-poverty threshold, which is set at 60% of the national median equivalised disposable income (after social transfers). This share is calculated before social transfers (original income including pensions but excluding all other social transfers) and after social transfers (total income).

### Dependency ratio

The dependency ratio is a measure of the portion of a population, which is composed of dependents (people who are too young or too old to work). The dependency ratio is equal to the number of individuals aged below 15 or above 65 divided by the number of individuals aged 15 to 64. A rising dependency ratio is a concern in many countries that are facing an aging population, since it becomes difficult for pension and social security systems to provide for a significantly older, non working population.

### Dwellings

**Eurostat.** Dwellings are buildings that are used entirely or primarily as residences, including any associated structures, such as garages, and all permanent fixtures customarily installed in residences; movable structures, such as caravans, used as principal residences of households are included.

**UNECE.** A dwelling is a room or suite of rooms and its accessories in a permanent building or structurally separate part thereof which has been built, rebuilt, converted, etc., and is intended for private

habitation. It should have a separate access to a street (direct or via a garden or grounds) or to a common space within the building (staircase, passage, gallery, etc.). Detached rooms for habitation that are clearly built, rebuilt, converted, etc., to be used as a part of the dwelling should be considered as a part thereof. (A dwelling may thus be constituted of separate buildings within the same enclosure, provided they are clearly intended for habitation by the same private household, e.g. a room or rooms above a detached garage, occupied by servants or other members of the household.)

**Austria.** A dwelling is a (set of) room(s), including annexed rooms, which represents a closed unit and which includes as a minimum standard a kitchen or a room with cooking facilities. Mobile dwellings, barracks, and dwellings without a kitchen are not considered dwellings.

**Belgium.** A dwelling is a house or part of a house, a mobile dwelling (ship or caravan) or emergency dwelling (barracks, etc.) intended for occupation by a family and used as such.

**Cyprus.** A dwelling is a room or suite of rooms and its accessories in a permanent building that was built, rebuilt or converted for habitation by a household.

**Denmark.** A dwelling is a connected area in a building approved for a five-year occupation period. It has one or more rooms, a private entrance and a separate address. A proper dwelling must have its own kitchen.

**Estonia.** A dwelling is a one-family house or a section of a two-family or terraced house or flat, which consists of one or more rooms and meets sanitary engineering requirements and is suitable as a permanent residence.

**Finland.** A dwelling refers to a room or a set of rooms which is intended for year-round habitation. It is furnished with a kitchen, a kitchenette or a cooking area. It has a floor area of at least seven square metres and is furnished with accessories and facilities necessary for occupancy. Every dwelling must have direct access from the street or from a public or communal staircase, etc. A single-family house may be entered through an enclosed porch or veranda. A dwelling is regarded as a separate set of premises constituting a part of a whole comprising two or more dwellings. A dwelling located in a building which has been classified as a 'residential centre' is regarded as a normal dwelling if it has more than one room (including a kitchen), at least a kitchen or kitchenette, a flush toilet and a shower, bath or indoor sauna.

**France.** A dwelling is a separate and independent housing unit. Mobile dwellings, such as caravans and boats, are not considered dwellings.

**Germany.** A dwelling is the sum of all the rooms that make the running of a household possible and which always includes a kitchen or a room with cooking facilities. In principle, a dwelling has its own entrance which can be closed off from the immediate external surroundings, a stairwell or a (entrance) hall; it also has water facilities, a (kitchen) sink and toilet, which may also be located outside the dwelling.

**Greece.** A dwelling is a separate, independent set of premises, which were specifically built, rebuilt or converted for occupation. It also includes premises which were not intended for occupation but were occupied at the time of the census. A so-called regular dwelling is a permanent and independent structure consisting of at least one standard room intended for occupation by a private household.

**Ireland.** A private dwelling is the room or set of rooms occupied by a private household in a permanent housing unit. There is thus a one-to-one correspondence between such private households and private dwellings.

**Italy.** A dwelling is a set of rooms or even a single useful room, intended to be occupied by a family. It has an independent entrance onto the street or onto a landing, yard or terrace.

**Latvia.** A dwelling is a private single-family house or flat in a residential or non-residential building. A dwelling consists of one or several rooms and auxiliary premises. It is intended for habitation the whole year long and must have direct access to the street or to the common space within the building (a staircase, common passageway, gallery, etc.). Auxiliary premises are kitchens, corridors, toilets, bathrooms, closets and built-in closets. In addition to these, reference is made to rooms used for cultural and household purposes and healthcare services in hostels and social care institutions are also considered as auxiliary premises.

**Lithuania.** A dwelling is an individual house or flat in a residential or non-residential building, or a separate room(s) with shared facilities. It has a separate entrance from the street or from a common space within the building, or from other shared facilities.



Rooms with a separate entrance but that are intended for habitation are also an integral part of the dwelling.

**Luxembourg.** A dwelling is a separate and independent set of premises that is intended to provide people with shelter. It has an entrance of its own giving access to a common space. A dwelling can be occupied by one or more families.

**Malta.** A dwelling means any building or unit thereof used for residential purposes. This is generally defined as a room or suite of rooms and its accessories (e.g. halls, corridors) in a permanent building or in a structurally separate part thereof which, by the way it was built, rebuilt or converted, was intended for habitation by one private household all the year round and that is not being entirely used for non-residential purposes at the time of the Census. It should have a separate access to the street, direct or via a garden or grounds, or to a common space within the building (staircase, passage, etc.), but it need not necessarily have a bathroom or toilet available for the exclusive use of its occupants.

**Netherlands.** A building or part of a building that, according to its construction or reconstruction, is intended to be permanently inhabited by a one-person or multi-person single or multi-member household.

**Portugal.** A dwelling is a room or a set of rooms and annexes forming part of a permanent building or being structurally separate from it. By way of its design, a dwelling is intended for the permanent housing of a family and was not intended to be used entirely for other purposes at the time of the Census.

**Slovak Republic.** A dwelling is a room or a suite of rooms and its accessories integrated into a functional unit with its own entrance and is designed for habitation.

**Slovenia.** A dwelling is any structurally unified whole intended for residence, with one or more rooms, with or without appropriate auxiliary spaces (kitchen, bathroom, toilet, hallway, larder, etc.) and with at least one independent entrance.

**Spain.** The Household's Primary Residence: each room or group of rooms and their outbuildings, occupying the same building or an area structurally separated from it, that are destined for occupation (in view of the way that they were built, refurbished or transformed) by one or more households and that, at the date of the interview, are not being used for other purposes. This definition also includes:

- Permanent lodgings: improvised enclosures, made out of waste materials (tins, boxes, etc.), neither conceived nor refurbished for residential purposes, but constituting the main and habitual residence of one or more households (from shanty to mill, store, cave, natural refuge, etc.);
- A family housing unit located in a collective housing building, when the dwelling is allocated to the staff (management, administrative or service personnel) of the establishment;
- Household's Primary Residence (Vivienda Familiar Principal): the household's housing unit used as the principal residence by one or more households.

Family housing units include 'Household's Primary Residence', 'second homes' and 'vacant dwellings'. Second Homes: not the principal family home, at the disposal of the household for more than three months per year (occupied by either the owner or the tenant), and destined to be seasonally, periodically or sporadically used for the relaxation or leisure of household members (weekends, holidays, etc.), or for other purposes.

**Sweden.** A dwelling has its own kitchen or kitchenette. It can also be another type of dwelling with its own entrance from a secluded hall, stairwell or the like.

**United Kingdom.** A dwelling is a building or any part of a building that forms a separate and self-contained set of premises designed to be occupied by a single family.

### Dwelling vacant

**Austria.** According to the census, a vacant dwelling is a dwelling that is not used as a residence. Such a dwelling is often used as a second residence by the owner or is used as a rented vacation home or is destined to be let by the owner to someone for a fixed period of time.

**Cyprus.** A vacant dwelling is a conventional dwelling, which was not occupied at the date of the Census, was used as second home or a tourist apartment or was awaiting demolition.

**Denmark.** A vacant dwelling is a dwelling with no person registered at the address. This includes a routine vacancy.

**Finland.** A vacant dwelling is not permanently occupied, i.e. nobody is legally living in it. This category also includes temporarily occupied dwellings.

**France.** A vacant dwelling is an accommodation available for sale or letting or a new dwelling which is completed, but not yet occupied at the survey date. This includes a routine vacancy.

**Germany.** A dwelling is considered to be unoccupied if it is neither let or used by its owners and was not a leisure holiday home at the date of the survey. Thus dwellings that are temporarily vacant are included in this category.

**Greece.** There is no official definition. However a vacant dwelling is taken to be a permanent, independent structure consisting of at least one regular room intended for habitation by a private household, which was found empty at the date of the census.

**Ireland.** All classifications relate to occupied housing units only. Statistics of unoccupied housing units were not compiled because of the difficulty of determining in many cases, whether unoccupied accommodations could be regarded as habitable or not.

**Italy.** A vacant dwelling is defined as a dwelling with no permanent occupant.

**Lithuania.** Vacant refers to a dwelling that, at the time of the Census, has no usual resident but can become the usual residence of at least one person.

**Luxembourg.** Vacant housing is defined as a dwelling unit that was unoccupied when the Survey was carried out. This includes all dwellings that are unoccupied, or that are awaiting the repair, reconversion or completion of the construction work.

**Malta.** A vacant dwelling is a dwelling which is not occupied. A distinction is made between 'temporarily vacant' dwellings, which would be used as summer residences, and 'permanently vacant' dwellings, which would not be used as second or holiday homes.

**Netherlands.** A vacant dwelling is an accommodation available for sale or letting, or a new dwelling which is completed, but not yet occupied at the survey date.

**Portugal.** A vacant dwelling is a dwelling that, on the day of the census, was available on the housing market.

**Slovak Republic.** A vacant dwelling is a dwelling without an occupant at the precise moment of the Census. A dwelling in a non-refurbished recreation cottage is also considered as unoccupied.

**Slovenia.** Vacant dwellings are temporarily unoccupied or abandoned dwellings.

A temporarily unoccupied dwelling is a dwelling that is new and not yet settled in, or a dwelling that is vacant because of moving, refurbishings or repairs or a dwelling whose owner lives in another dwelling who neither uses nor lets said dwelling to other people.

An unoccupied (abandoned) dwelling is a dwelling that has been abandoned for a long time because the owner moved away and did not let the dwelling to other people or because the owner died and the heirs did not let the dwelling to other people or use it for leisure and recreation.

**Spain.** According to the census, a family dwelling is considered to be unoccupied when it is not used as a regular residence or as a second or holiday home, if it is not in a state of dilapidation.

**Sweden.** Vacant dwellings include dwellings available for rent and newly completed dwellings that are not yet occupied.

**United Kingdom.** Vacant housing is defined as a unit of accommodation that is unoccupied at a particular point in time. This includes dwellings that are empty between changing occupants or undergoing modernisation, repair or conversion, or awaiting demolition, or newly completed but not occupied.

## Dwelling stock

**UNECE.** The dwelling stock includes only conventional (permanent) dwellings, whether occupied or not. The simple term "dwelling" is generally used instead of "conventional dwelling". The dwelling stock does not include rustic (semi-permanent) and improvised housing units (e.g. huts, cabins, shanties), mobile housing units (e.g. trailers, caravans, tents, wagons, boats) and housing units not intended for human habitation but in use for the purpose (e.g. stables, barns, mills, garages, warehouses).

Increases in the dwelling stock consist of increases in the number of dwellings due to new construction and increases due to other types of building activity (restoration, extension, conversion). In principle, increases in the number of dwellings without building activity (conversion of one dwelling into two or more dwellings, or of space used for non-residential purposes into one or more dwellings without building activity) are also taken into account, but increases due to these factors are likely to be of little quantitative importance. New construction: The erection of an entirely new structure, whether or not the site on which it is built was previously occupied.

Decreases in the dwelling stock consist of the following components:

- a) dwellings becoming definitely empty (e.g. because they are declared unfit for habitation or because it is evident that they will not again be occupied permanently), whether demolished or not, included in this category are also dwellings which, after having become unfit for habitation, are subsequently restored and effectively reinstated (as indicated above, the restoration of the dwelling should be recorded as an increase in the dwelling stock);
- b) dwellings fit for habitation but demolished, e.g. to make way for the construction or extension of factories, the construction of new roads or the widening of existing roads;
- c) dwellings destroyed by fire, floods, subsidence or other catastrophes;
- d) decreases in the number of dwellings resulting in the conversion of two or more dwellings into one dwelling or of one or more dwellings into non-residential accommodation (with or without building activity).

### Equipment of dwellings

**UNECE.** The definitions of the various types of equipment distinguished in the classifications are as follows: Fixed bath or shower – Dwellings are counted as equipped with fixed bath or shower if at least one of these types of equipment is installed inside the dwelling.

Central heating – Dwellings are considered as centrally heated if heating is provided either from a community heating centre or from an installation built in the building or in the dwelling, established for heating purposes, without regard to the source of energy.

### Floor area: useful

**UNECE.** Useful floor space is the floor space of dwellings measured inside the outer walls, excluding cellars, non-habitable attics and, in multi-dwelling houses, common spaces.

Living floor space is the total area of rooms falling under the concept of “room” as defined above.

**Austria.** The useful floor space is defined as the floor space of all rooms and kitchen(s). In single-family housing units, the useful floor space also includes the (entrance) hall and the stairways. Balconies and terraces as well as cellars and lofts are excluded, except when they are used for residential purposes. Rooms used for both residential and commercial purposes are included.

**Belgium.** The useful floor area includes all the rooms in the building, excluding cellars, storehouses as well as spaces reserved for industrial, commercial or agricultural purposes.

**Cyprus.** The useful floor space is the floor space of dwellings measured within the inner walls, excluding cellars, non-habitable attics etc. and, in the case of multi-dwelling buildings, common spaces.

**Denmark.** The total living space is the sum of all habitable rooms, including the kitchen, bath, and toilet, and also the useful living area under the ceiling. According to building regulations, the area of the rooms used for habitation in the basement are included together with the area of the kitchen, bath, and toilet. The space is measured from the outside of the exterior wall (gross floor space). The space also includes portions of the access paths.

**Estonia.** The total floor area of functionally connected rooms (bedrooms, dining rooms, living rooms, etc.) and secondary rooms (kitchen, hall, bathroom, toilet, pantry, storage room, built-in cupboards, etc.) necessary or suitable for habitation.

**Finland.** The floor space of a dwelling is located inside the walls enclosing the dwelling. It includes the space for ancillary facilities such as cloakrooms, bathrooms, hobby-rooms, fireplace rooms, indoor saunas, washrooms and dressing rooms, and rooms used as offices, provided that they are used by the employees. The floor space of a dwelling excludes garages, cellars, saunas located in unfurnished basements, unheated storage spaces, balconies, porches, verandas, outer antechambers and non-habitable attic-spaces

**Germany.** Included is all the space within the outer walls, no matter whether the dwelling is owned, occupied or rented. Floor space in extensions outside the outer walls is included if the space is used as part of the dwelling.

To calculate the usable floor area, the following rules are used:

Fully included: floor area of spaces with a height of at least 2 metres;

Included by half: floor area of spaces with a height of more than one metre but less than two metres;

Included by half: floor area of balconies, loggias, etc.

**Greece.** The useful floor area is defined as the whole floor area of dwellings, including the width of the outer walls.

**Ireland.** Floor area is defined as the floor space of dwellings measured inside the outer walls, excluding cellars, non-habitable attics and in multi-dwelling houses, common spaces.

**Italy.** The useful floor space is defined as the floor space of dwellings measured inside the outer walls, excluding passage thresholds and door and window frames.

**Latvia.** The total useful floor space includes kitchens, living rooms, bedrooms and auxiliary rooms, as well as cellars and premises to be used in common by the owners of the housing units.

**Lithuania.** The useful floor space of a dwelling is the total floor space of habitable rooms, other premises (kitchens, corridors, built-in cabinets and other ancillary premises) and commercial areas. The useful floor space does not include the floor space of balconies, unheated attics, cellars and garages.

**Luxembourg.** The useful floor space is defined by the General Census as the sum of the area of the habitable rooms, confined within the inner walls. The kitchen (under four square metres), the bath, the toilet, tiny rooms and access paths are excluded. This definition also excludes the loft and the ceiling, unless they are habitable.

**Netherlands.** The useful floor area (measured internally) of a dwelling is the sum of the gross floor areas of the storeys of that dwelling at floor level, excluding:

- a) spaces which are used for professional or business activities;
- b) spaces which were destined for dwelling purposes and which received a permit for professional or business activities;
- c) the relative share of (floor area) of common spaces which can be attributed to the spaces considered under a. and b.;
- d) crawl space at the bottom of the building;
- e) common spaces to the extent that these are not common spaces comprising spaces of non-independent dwellings;
- f) garage(s) accessible or not accessible via the interior spaces of the dwelling;
- g) covered or not covered exterior spaces such as balconies, loggias and roof terraces;
- h) spaces with a clear height of less than 1.5 metre;
- i) storage spaces which are or are not accessible via interior spaces of the dwelling and to the extent they are not cupboards with a floor area of 1.5 square metres or less;
- j) ground base area of the walls which surround the dwelling.

**Portugal.** The useful floor space is the floor space of dwellings measured inside the inner walls, excluding entrance halls, corridors, bathrooms and toilet rooms, cellars and other similar areas.

**Slovak Republic.** The useful floor space is defined as the total floor space of all habitable rooms (including the kitchen, corridor, bath and toilet, etc.). Balconies and terraces as well as cellars and lofts are excluded.

**Slovenia.** The useful floor space of a dwelling covers the usable area of the rooms, kitchen and other auxiliary premises, the area of enclosed terraces and verandas and the area of built-in cupboards.

The area of the cellar, attic (unfit for habitation) and of the common areas in apartment buildings are not taken into consideration.

**Spain.** The useful floor space is defined as the area between the exterior walls of the dwelling, including balconies. It therefore comprises not only the living space, but also the area of corridors, the entrance hall, bathrooms and other parts that are not strictly living spaces.

**Sweden.** The useful floor space of a dwelling is defined as the floor space contained within the walls which enclose each flat.

### Fertility rate (Total)

**Eurostat.** The mean number of children that would be born alive to a woman during her lifetime if she were to pass through her childbearing years conforming to the fertility rates by age of a given year. It is therefore the completed fertility of a hypothetical generation, computed by adding the fertility rates by age for women in a given year (the number of women at each age is assumed to be the same). The total fertility rate is also used to indicate the replacement level fertility; in more developed countries, a rate of 2.1 is considered to be replacement level.

## Gross domestic product (GDP)

**Eurostat.** Gross domestic product (GDP) is a measure of a country's economic activity. It is defined as the value of all goods and services produced less the value of any goods or services used in their creation.

## GDP per capita in PPS

**Eurostat (index EU-25 = 100).** Gross domestic product (GDP) is a measure of economic activity. It is defined as the value of all goods and services produced less the value of any goods or services used in their creation. The volume index of GDP per capita in Purchasing Power Standards (PPS) is expressed in relation to the European Union (EU-25) average set to equal 100. If the index of a country is higher than 100, this country's level of GDP per head is higher than the EU average and vice versa. Basic figures are expressed in PPS, i.e. a common currency that eliminates the differences in price levels between countries, thus allowing meaningful volume comparisons of GDP between countries. Please note that the index, calculated from PPS figures and expressed with respect to EU25 = 100, is intended for cross-country comparisons rather than for temporal comparisons. Please consider that this indicator has been rescaled, i.e. data is expressed in relation to EU-25 = 100. Thus, they are not comparable with previous data based on EU-15 = 100.

## HICP Harmonised Indices of Consumer Prices (2005=100)

**Eurostat.** Concept: Harmonised Indices of Consumer Prices (HICPs) are used in the assessment of inflation convergence as required under Article 121 of the Treaty of Amsterdam. They form the basis for the Monetary Union Index of Consumer Prices (MUICP), the European Index of Consumer Prices (EICP) and the European Economic Area Index of Consumer Prices (EEAICP). HICPs are compiled on the basis of a legislated methodology that is binding for all Member States.

Classification: The common classification for Harmonised Indices of Consumer Prices is the COICOP (Classification Of Individual CONsumption by Purpose). A version of this classification (COICOP/HICP) has been specially adapted for the HICPs. Sub-indices published by Eurostat are based on this classification.

## Household

**Eurostat.** A household is a small group of persons who share the same living accommodation, who pool some, or all, of their income and wealth and who consume certain types of goods and services collectively, mainly housing and food.

Collective households such as boarding houses, halls of residence and hospitals and the persons living in them are excluded.

**Austria.** Private households comprise people living communally, with relationships being irrelevant in determining a household. Institutional households (nursing homes, prisons, boarding schools, etc.) are excluded. Private households comprise all persons living in the household in question during the reference week.

**Belgium.** A household is a family consisting of a person who lives alone or of two and more persons, related by family ties or not, who occupy the same dwelling and live there together. A distinction can be made between private and collective families. Monastic communities, military barracks, prisons, orphanages and old people's homes are considered collective families. Private families constitute all other families.

**Cyprus.** A household comprises one or more persons, irrespective of their relationship, who live together in the same dwelling, have common catering arrangements and share at least one meal a day.

**Denmark.** A household consists of all the persons who live together at the same address (dwelling).

**Germany.** A household consists of all persons who live and run a household together, i.e. who jointly finance their living costs.

**Greece.** Every person, related or not, living together in the same housing unit and sharing meals with the family members is considered a household member. A distinction is made, however, between regular members and temporary guests. Persons who, on account of the nature of their work, cannot have regular meals with the household, are considered as household members if they actually belong to the family. Strangers are considered as household members if they have at least one principal meal

a day with the family or with the head of the household, in which case they are reported as boarders. Otherwise, they are considered as a separate (usually one-person) household.

**Estonia.** A household is a group of persons living in a common main dwelling (at the same address) and sharing joint financial and/or food resources and whose members consider themselves to be members of one household. A household can also consist of one member only. The present study covers non-institutional households only. Therefore, all the persons living in nursing homes, prisons, abbeys and other similar places are not included in the survey.

**Finland.** According to the Central Population Register, a household consists of the persons who occupy the same dwelling on a permanent basis. Persons living in collective households such as dormitories and residence halls whose living quarters do not meet certain requirements specified in the definition of a dwelling have been omitted from the household population.

**France.** All the persons who live in a dwelling form a household.

**Ireland.** A private household is defined as a group of persons living together (usually but not necessarily related), jointly occupying the whole of a private dwelling, flat or temporary dwelling and sharing a common budget. A person who lives alone or a person who occupies only part of the living accommodation but does not normally share a common budget with the other occupants is regarded as constituting a separate household. Households containing more than one family unit are also distinguished from one-person households. Households occupying caravans or other temporary dwellings are included as private households, but most tabulations concerning private households are compiled for private households in permanent housing units and, therefore, exclude all such temporary dwellings.

A non-private household refers to a boarding house, a hotel, a guest house, barracks, a hospital, a nursing home, a boarding school, a religious institution, a welfare institution, a prison or a boat, etc. However, owners and managers of hotels, principals of boarding schools, persons in charge of various other types of institutions and members of staff who, together with their families, occupy flats on the premises are classified as private households.

**Italy.** A household is understood to be a group of persons linked by bonds of marriage, kinship, affinity, adoption, guardianship or affection, who live together and have their habitual residence in the same municipality (even if they are not yet registered in the register of residents of the municipality itself). A family may also consist of only one person.

**Latvia.** A household refers to a person or a group of persons bound by a family relationship or any other personal relationship, having common subsistence expenditures and inhabiting the same housing unit (house, flat, etc.), the maintenance costs of which are jointly paid by said persons.

**Lithuania.** A household is a group of persons who live in the same dwelling, share the same budget and have meals together or one person living alone. Members of a household do not necessarily comprise a family or a marital relationship.

**Luxembourg.** A household consists of either one person or of two or more persons, whether they are mutually related by family ties or not, who live in the same dwelling and form a common unit. Collective households meet two criteria. They are integrated in an institution and their members must adhere to common rules. All households that are not collective households are considered as private households.

**Malta.** A household consists of one person living alone or two or more persons living together and sharing food and the essentials for living.

**Netherlands.** Any single person or any group of two or more persons who live together in a dwelling and run a common household, meaning thereby that every family is considered as a separate household.

**Poland.** A private household is either:

A one-person household, i.e. a person who lives alone in a separate housing unit or who occupies, as a lodger, a separate room (or rooms) of a housing unit but is not related to any of the other occupants of the housing unit, thus not forming part of a multi-person household as defined below.

A multi-person household, i.e. a group of two or more persons who join to occupy the whole or part of a housing unit and to provide themselves with food and possibly with other means of subsistence. Members of the group may contribute to the common household budget to a greater or lesser extent.

**Portugal.** The conventional household is the independent person occupying part or all of a housing unit. It can also be a group of persons living in the same housing unit, occupying part or all of the hous-

ing unit and bound by a *de jure* or *de facto* kinship, or other occupants thereof who, although not being related with the family, contribute in the purchase of food or in paying the rent. The institutional household refers to a group of persons who, independently of their ties of kinship, live in a collective housing unit, comply with common rules of discipline, are beneficiaries of the aims of the institution and are governed by an entity within or outside the group.

**Slovak Republic.** A household consists of persons who occupy the same dwelling on a permanent basis.

**Slovenia.** A household is a group of people living together and sharing their income in order to cover basic living costs (accommodation, food, other consumer goods, etc.) or a person living alone.

**Spain.** A household is defined as people living in the main family housing unit or in a part of it, and consuming and sharing food paid out of the same budget. A household does not include household help and guests.

**Sweden.** A household consists of persons who are registered in the same municipality and live in the same dwelling.

**United Kingdom.** A household is defined as a person living alone or a group of people who share common housekeeping or a living room. The determining factor is how they share their accommodation. The relationship of the people in the household is irrelevant.

### Housekeeping unit

**Sweden.** A housekeeping unit is a household of individuals who live together in the same dwelling, prepare and have meals together and who share the housekeeping.

### Housing census and/or housing condition survey

**Austria.** In addition to the housing census (the last one took place on 15 May 2001), the Microcensus - a questionnaire - provides a quarterly and an annual average for each year, a short housing condition survey (last figures, 1999). The survey is related only to principal residences (in 1999: 87% of the total dwelling stock).

**Belgium.** The housing census is organised by the National Statistical Institute every 10 years or so, concomitantly with the population census. The last census was held on 1 March 1991. An exhaustive listing was made by means of questionnaires sent to households. However, the last census left vacant dwellings and second homes out of account. The census lists dwellings according to type, occupation status, surface area, number of rooms, age, fittings, method of heating and the number of occupants. In addition to the census, regional authorities undertake housing quality surveys by random sampling. These surveys refer to a limited number of dwellings, which are visited by pollsters. The methods and reference dates used in Flanders differ from those used in Wallonia.

**Cyprus.** A housing census was carried out in October 1982. Since then, general questions on housing were included in the population censuses of 1992 and 2001.

**Denmark.** Since 1976, it has been possible to draw information on the population and on the number of dwellings from a number of administrative public records and computer-based registers. These registers have made it possible to produce a new housing census each year (by 1 January). In practice, the census is made by computer by matching addresses in the Building and Dwelling Register and in the Central Population Register.

**Finland.** It is possible to abstract information about the population and the number of dwellings from administrative computer-based registers. These registers make it possible to produce a housing census each year.

**Germany.** A census of buildings and dwellings is made every four years, generally in combination with a population, occupational or employment census. Basic statistical data are gathered on buildings (including the nature, size and year of construction, heating system and type of power supply) and dwellings (including the size, fittings and rent). Respondents are interviewed by pollsters (in interviews).

**Greece.** The latest National Population / Housing Census was held on 17 March 1991. It was preceded by the Census of Buildings in December 1990. These censuses are held every ten years. The next population / housing census will be held in March 2001 and the next building census in December 2000. Greece follows the principles and recommendations of the United Nations. A population sample survey is held halfway through each decade. In the last one, the sample was of 3% of the population.

**Ireland.** The data for the census is gathered every five years by way of a household questionnaire completed by the head of household. The house condition survey, which is carried out every ten years and which covers 30,000 dwellings (3% of stock), examines the condition of the housing stock including:

- the level of unfitnes that exists in the stock,
- the need for conservation / improvement works,
- the extent of overcrowding and involuntary sharing in the stock.

**Italy.** The housing census is part of the general census consisting of a direct survey. Questionnaires are completed by all households and analyzed by the *Istituto Nazionale di Statistica* (ISTAT). Data are available at the following address: <http://dawinci.istat.it/pop/>

**Lithuania.** The 2001 Population and Housing Census data: The Census questionnaire is completed by the head of the household and concerns some of the characteristics of the household's principal dwelling (type, age of building, size, status of ownership, comfort...).

**Luxembourg.** Questionnaires are completed by all households. The results are verified and analyzed by the *Service Central de la Statistique et des Etudes Economiques* (STATEC).

**Malta.** The Census of Population and Housing is organized by the Department of Information of the Maltese Government every ten years.

The last Census was taken on the 26<sup>th</sup> November 1995, collecting a wide range of details and other information in respect of persons and housing accommodations.

**Netherlands.** The housing census applies to a sample of about 80,000 households. This so-called Housing Demand Survey (*Woningbehoefteonderzoek*) is held every four years. The last one was in 1998. From 1999 to 2001, the Housing Demand Survey applies to a yearly sample of 15,000 households. Topics which are mentioned in the survey are among others, income, intention to move, cost-of-living and situation of lodging. The House Condition Survey (KWR), which will be carried out in 2000/2001 covers 15,000 dwellings.

**Poland.** The main data source on households is the population census.

The latest National Population and Housing Census was held on 20 May 2002. The next population and housing census is planned to take place around 2011.

**Portugal.** Data are gathered by a questionnaire.

**Slovak Republic.** The housing census is combined with the population census every ten years (last 2001).

**Slovenia.** The censuses in Slovenia are organised by the National Statistical Office every 10 years, except for the last census which was held 11 years after the previous one (the last three censuses took place on 31 March 1981, 1991, 2002). The main observation units in all three censuses were: population, households and dwellings.

In addition to these, agricultural holdings were enumerated in the 1981 and 1991 censuses and buildings in 2002 Census. We do not perform surveys on housing conditions.

Methodological explanations, questionnaires, definitions and data on the 2002 Census in Slovenia are also available in our website: <http://www.stat.si/popis2002/en/default.htm>.

**Spain.** The housing census has as its primary aims: inventory of dwellings, knowledge of the structure of dwellings and basis for statistical studies on a national and international scale. The housing census (*Censo de Viviendas*) is carried out jointly with the population census (*Censo de Población*). The combination of both studies not only helps to determine how many people there are and what the communal living characteristics are, but also where they live, how they are grouped, what their patterns of dwelling use are and which amenities and services are available to them, according to geographic areas; e.g. it lists all the places used for residence regardless of whether they have been designed as such (family dwellings, fixed or mobile accommodations). It comprises the set of operations of compilation, summary, valuation and analysis and publication of the data related to housing. They are classified in family houses, lodgings and collective establishments. The 1991 Population and Housing Census is primarily based on the Building Census which precedes it. It is carried out in the whole of Spain.

Census procedures. Every municipal district is divided into statistical sections. There are less than 4000 sections. The section is the basic unit for gathering information. Different questionnaires are used. The questionnaires are designed to use the municipal registration method (except the one for non-family dwellings without listing persons). The sample for the 1991 Population and Housing Census refers to 10% of the census sections. The Central Services and Provincial Offices of the National Institute of



Statistics are responsible for the Population and Housing Census, in co-operation with the local councils. The census officer distributes, collects, and checks the correct completion of the questionnaires and offers advice. He also fulfils a role in reviewing the questionnaires, and in recording and processing the data. An appraisal of the quality of the censuses is also carried out by means of an Assessment Survey.

**Sweden.** In the 1990 census, data were collected both by using questionnaires and by drawing data from administrative records. The questionnaire for individuals was mailed to all persons registered (de jure population) in Sweden of 16 years of age or older. The respondents then mailed the completed questionnaire to the local examination board. Owners of one- and two-dwelling houses answered the questions regarding housing on the individual questionnaire. Owners of multi-dwelling houses answered the questions regarding housing on the individual questionnaire and on a special real estate questionnaires. The local examination board checked the questionnaires and, whenever necessary, called back for missing information. Once the coding and entering work was completed, the questionnaire was linked with demographic, employment and place of work, industry, sector of employment, regional codes, and income data.

Although the census was previously carried out every fifth year, there was no census in 1995 and none thereafter. In the future, data will be collected using administrative registers. This method will require a register containing all dwellings. Such a register is currently being created. All dwellings intended as permanent living quarters will be included as well as dwellings for seasonal and secondary use. Once the register of dwellings is complete, there will also be a change in the Swedish national registration system. Presently, the property on which a person lives is the place the person is associated with in the national registration. As there might be several dwellings on the same property, it is currently not possible to define a specific household by using administrative registers only. In the future though, the national registration will specifically refer to the dwelling in which one lives. That way, it will be possible to produce household statistics that can be combined with the aforementioned housing statistics.

**United Kingdom.** The main data source is the population census carried out every ten years by a self-completed questionnaire by every household in the country. Separate, but similar censuses are held in England, Wales, Scotland and Northern Ireland. House condition surveys are carried out in England, Wales, and Scotland, and assessments are made in Northern Ireland, but not necessarily at the same time and the results may not be directly comparable.

### Overcrowded houses

**Eurostat.** More than one person per room.

### Population forecast

**Eurostat.** Population projections involve making population estimates or producing the most plausible figures for the years to come. Estimates are made using the latest available figures for the population on 1 January. In general, key assumptions are made with respect to mortality, fertility and migration by sex and by age, and ageing techniques are applied to the population pyramid from year to year.

### Population (Total)

**Eurostat.** The inhabitants of a given area on 1 January of the year in question (or, in some cases, on 31 December of the previous year). The population size is based on data from the most recent census adjusted by the components of population change produced since the last census, or based on population registers.

### Purchasing Power Standards (PPS)

**Eurostat.** Purchasing Power Standard (PPS) shall mean the artificial common reference currency unit used in the European Union to express the volume of economic aggregates for the purpose of spatial comparisons in such a way as to eliminate price level differences between countries. Economic volume aggregates in PPS are obtained by dividing their original value in national currency units by the respective PPP. The PPS thus buys the same given volume of goods and services in all countries, whereas different amounts of national currency units are needed to buy this same volume of goods and services in individual countries, depending on the price level.

The calculation of GDP in PPS is intended to allow for the comparison of levels of economic activity of different sized economies irrespective of their price levels. It is less suited for comparisons over time. Eurostat compiles PPP and presents them in the auxiliary indicators domain. PPP and related economic indicators are constructed primarily for spatial comparison and not for comparison over time. Therefore any comparison of results of different years must be made keeping this in mind. Particularly, GDP in PPS should not be used to derive growth rates.

### Purchasing Power Parities (PPP)

**Eurostat.** Purchasing Power Parities (PPP) are currency conversion rates that convert national currencies to a common currency called Purchasing Power Standards (PPS), eliminating the differences in price levels between countries in the process of conversion and thus allowing meaningful volume comparisons of GDP and its aggregates between countries. In other words, PPP are both price deflators and currency converters. PPP and related economic indicators are constructed primarily for spatial comparison and not for comparison over time. Therefore any comparison of results of different years must be made while keeping this in mind.

### Room

**UNECE.** A room is defined as a space in a dwelling enclosed by walls, reaching from the floor to the ceiling or roof covering, and of a size large enough to hold a bed for an adult (four square metres at least) and at least two metres high in respect of the major area of the ceiling.

In this category should fall normal bedrooms, dining rooms, living rooms, habitable attics, servants' rooms, kitchens and other separate spaces intended for dwelling purposes. Kitchenettes, corridors, verandas, lobbies, etc., as well as bathrooms and toilets, should not be counted as rooms.

**Austria.** Residential rooms are defined as rooms for residential purposes with a floor area of no less than 4 m<sup>2</sup>. Rooms which serve for the seasonal lodging of tourists are included in the definition. Excluded from the definition are: kitchens (at present), annexed rooms like antechambers, entrance halls, bathrooms, cellars, rooms for professional purposes and rooms which serve for touristic purposes (not for own residential purposes).

**Belgium.** Rooms are spaces for the basic needs of communal life (rest, recreation, study) or used as such. Rooms include kitchens, dining-rooms, bedrooms, rooms for domestic servants, drawing rooms, studios, habitable attics and cellars and other spaces usually constructed for such purposes. Rooms are separated from each other by partitions reaching from the floor to the ceiling, and can contain a bed for an adult. In this definition, other spaces needed by the family, such as bathrooms, washing rooms, water closets and stairways are not included.

**Cyprus.** A room is a space in a dwelling of at least four square metres.

Corridors, verandas, halls, bathrooms and toilets (even if of more than four square metres) do not count as rooms.

**Denmark.** A room in a dwelling is a room which is in such a condition that it can be lived in. This means that the size, insulation, windows, floor and walls of the room must comply with legal requirements. Rooms that are designed for a special purpose (such as a kitchen, bathroom, hall, utility room, storage room in the cellar or attic, etc.) are excluded.

**Finland.** A room is a space with one or more windows, a floor area of at least seven square metres and an average height of at least two metres. A hall, porch, bed recess and the like are not counted as rooms. A kitchen is a room unless stated otherwise.

**France.** Rooms are spaces which have a residential function. Spaces which are exclusively used for professional purposes are not counted as rooms; neither are halls, built-in cupboards, bathrooms, alcoves, water closets and verandas. Kitchens would only be included if they had an area of more than 12 square metres.

**Germany.** A room is a space intended for habitation and with a surface of at least six square metres. Spaces (e.g. a kitchen) which are smaller than six square metres, as well as annexed spaces (such as a hall, bathroom and storage room) are not counted as rooms.

**Greece.** A room is defined as a space in a dwelling which is large enough to contain a bed for an adult, which has a surface of at least four square metres, is at least two metres high, lighted from outside through a window or glass door, and which is intended for residential purposes. Spaces which do not

fulfil these conditions are not counted as regular rooms. This concerns kitchens with a floor space of less than seven square metres, as well as washing rooms, bathrooms, toilets or cellars, irrespective of their dimensions.

**Ireland.** Room includes a kitchen but excludes a kitchenette, scullery, bathroom, toilet, consulting room, office or shop.

**Italy.** A room is understood to be the space in a dwelling which receives direct light and air and is of a sufficient size to contain at least one bed (bedrooms, dining rooms, studies, living rooms, etc.) A kitchen and spaces obtained from the attics are included when they meet the requirements.

**Lithuania.** A room is defined as space in a dwelling enclosed by walls reaching from the floor to the ceiling (roof covering) with a height of at least two metres and large enough (at least four square metres) to hold a bed for an adult. Types of rooms include living rooms, bedrooms, habitable attics and other separate spaces used or intended for dwelling purposes, and rooms for professional or business purposes. Kitchens, corridors, verandas, porches, bathrooms or toilets are not considered as rooms.

**Luxembourg.** Rooms with a residential function, larger than four square metres are included in the definition. Bathrooms, toilets, entrances and halls are excluded. Cellars will only be considered a room if they are furnished.

**Malta.** This is defined as a space that is enclosed by walls reaching from the floor to the ceiling or roof covering, or at least to a height of two meters above the ground, of a size large enough to hold a bed for an adult (four square meters at least) and at least two meters high in respect of the major area of the ceiling. Thus normal bedrooms, dining rooms, living rooms, living cellars, kitchens and other separate spaces used or intended for habitation all count as rooms. Kitchenettes, corridors, verandas and halls do not count as rooms; nor do bathrooms, laundry rooms and toilets (even if they are of more than four square metres).

**Netherlands.** Rooms exclude halls, stairways, toilets, bathrooms, toilets and open attics.

**Portugal.** A room is a space in a housing unit demarcated by walls of at least two metres in height in most areas and with an area of at least four square metres. Bathrooms, toilets, entrances and halls are excluded.

**Slovak Republic.** Habitable rooms larger than eight square metres are included in the definition. If the kitchen is the only room in a dwelling, it is included in the total number of rooms.

**Slovenia.** A room is a space intended for habitation and is separated from other residential areas by means of walls. It receives direct daylight and its floor space is at least six square metres.

**Spain.** A room is any space situated in a family dwelling that meets three requirements: is enclosed by walls that are at least two metres high, has sufficient floor space to contain a bed for an adult, and has a height of at least two metres over most of the floor area. Basements, lofts and storage rooms would only be counted as rooms if they formed an integral part of the dwelling (direct interconnection, without being separated from it by means of interior stairs) or if they were used for residential or professional purposes (dining room, lounges, offices, etc.). Terraces are considered rooms if they are fully enclosed and meet the basic requirements giving them the status of rooms. Corridors, open terraces, covered galleries and antechambers are never considered as rooms, even they meet the basic requirements.

**Sweden.** A room is a space with direct daylight from windows and a floor space of at least six square metres. Also a kitchen is counted as a room.

**United Kingdom.** The definition of room excludes small kitchens if they are less than two metres wide, all bathrooms and water closets, halls and stairs. Cellars would only be included if they were in a habitable condition.

### **Social housing association/organization**

**Austria.** Social housing associations are cooperative societies or societies which benefit from a favorable tax treatment (LPHA, Limited Profit Housing Association, non-profit organization). Moreover, they are under the obligation to use their capital for no other purpose than for non-profit purposes and for their capital to be used to finance ongoing construction activities.

**Belgium.** The mission of the three Regional Housing Corporations (Walloon Housing Company, Flemish Housing Company and Brussels-Capital Housing Company) and the local housing corporations consists in building and managing social housing units. These bodies receive public funding.

**Cyprus.** There is no official definition. A social housing organization is considered to be the semi-public agency which usually builds dwellings or allocates funds to low-income households.

**Denmark.** A social housing organization has to be approved by the minister of housing. The social rental dwelling receives public grants. The sum of the rent and the public grants must balance the costs on the accounts.

**France.** The bodies managing subsidised rent accommodations are bodies created for this purpose. There are two major groups of HLM organizations: public establishments and HLM companies. Within the public sphere, there are the public HLM offices and the public development and construction offices (OPAC: *Office public d'aménagement et de construction*). The public offices of the HLM are public administrative establishments which are created on the initiative of local authorities (*communes, départements*). The second group consists of private companies (*sociétés anonymes d'HLM*). The SA HLM are subjected to legislation covering public limited companies and are non-profit organizations, although they are able to distribute dividends. They are created on the initiative of private companies, Chambers of Commerce, institutions collecting employers' contributions in the construction sector, mutualist organizations, etc.

**Germany.** Housing associations and rural community undertakings are organizations recognised as non-profit-making under the "Non-Profit-Making Housing Act" or the "Imperial Communities Act". This group of investors includes state housing policy bodies, such as the "Homestead Associations". All other housing corporations are not considered as housing associations or rural community undertakings, irrespective of whether they are combined within an association of housing corporations or an association of private housing associations.

**Greece.** There is no official definition. A social housing organization is considered as the organization which disposes of social funds of its own. These funds can be used for the beneficiaries of the organization for low-cost houses or loans on the basis of social-economic criteria (OEK, Organismòs Ergatikis Katoikias).

**Italy.** In Italy, social housing organizations include independent social housing institutes which now go under a variety of names (Atc, Aler, Ater, etc.) assigned to them by Regional Authorities and are regionally controlled public agencies.

Social housing for middle-income groups is also provided by housing cooperatives.

**Ireland.** Voluntary and non-profit housing organizations which are approved by the Minister for the Environment and by the local Government under section 6 (Miscellaneous Provisions) of the "Housing Act", 1992.

**Latvia.** *Social house* refers to housing that belongs to the municipality and which rents the apartments in this building to low-income people. *Low cost social house* is a new or reconstructed multi-apartment social housing the building of which cost 150 LVL/m<sup>2</sup> (around 240 Euro) but whose reconstruction cost 50 LVL/m<sup>2</sup> (around 80 Euro).

**Malta.** Social housing associations providing social housing in Malta would include the Housing Authority, the Department of Construction and Maintenance, the Department of Social Housing and the Department of Lands.

**Netherlands.** Private bodies created for the construction and management of social dwellings are called housing associations (*corporaties*). They manage the majority of the social rental stock. Local authorities manage the rest.

**Portugal.** In Portugal, the municipalities, housing cooperatives and construction companies build social housing units, which receive government support through tax and financial benefits.

**Slovak Republic.** The non-profit housing organizations are bodies established for the purpose of providing social rental housing under the "Act on Non-Profit Organizations". They are created for the construction and management of social rental dwellings and may receive public subsidies for the construction thereof. Nevertheless, local authorities manage the majority of the social rental housing stock which is mainly built by municipalities.

**Spain.** Subsidised housing bodies are considered as organizations which provide housing at state, Autonomous Community or municipal level in compliance with special rules and are under the obligation to use their budgetary resources in specific ways. At central level, the Ministry of Development (through the Directorate General for Housing, Architecture and Planning) is responsible for implementing state housing policies. Since the Autonomous Communities have assumed exclusive powers with

regard to housing, there are services and departments through which the Communities are empowered to undertake housing projects which may either be complementary to the State's Housing Plan or independent of it.

**Sweden.** See under "Social versus private rental dwelling".

**United Kingdom.** Housing associations are societies, bodies of trustees or companies established for the purpose of providing housing accommodation on a non-profit making basis.

### Social versus private rental dwelling

**Austria.** Social rental dwellings are the rental dwellings which are constructed by communities or by non-profit housing associations. Private rental dwellings include all other types of rental dwellings. This concerns dwellings constructed by natural (private) persons, corporations or societies.

**Belgium.** Social rental dwellings are dwellings that are constructed or owned by public institutions, which rent these dwellings to persons with low incomes (and who are eligible for social welfare). Private rental dwellings are dwellings that belong to private persons and are intended to be rented out to private persons.

**Cyprus.** Home ownership falls within the exclusive scope of the private sector, except for refugee housing, which is regulated by the public sector. The public sector has always aimed at owner-occupation.

**Denmark.** Social rental dwellings are rented out by a non-profit housing association. These housing associations must be approved by the Minister of Housing. Social rental dwellings receive public grants. The income from the rent and public subsidies must balance out in the accounts. Private rental dwellings are dwellings not rented by non-profit housing associations, but for instance, by a private individual, a company, etc.

**Germany.** Rental dwellings are dwellings which are not owned by the occupants or by any other member of the household. A distinction is made between the social and private rental dwellings constructed in or after 1949. Social rental dwellings are rental dwellings for which financial aid is received. The rest of the category consists of private rental dwellings.

**Greece.** Home ownership exclusively falls under the private sector. No dwelling stock is publicly owned, either by central government or by local authorities. The public sector has always aimed at owner-occupation. But public building activities aimed at the supply of housing are minimal compared to private housing activities. In 1988, the Organization for Housing Assistance (OEK) to Working People was given the right to let some of the dwellings it constructs or buys in regions with housing deficiencies to its beneficiaries. The rental conditions, the amount of the rent and other necessary details are decided by the administration on a case by case basis.

**Finland.** A social rental dwelling is financed with a state-subsidized housing loan. It concerns public communities and non-profit housing societies. Residents are selected on social grounds, e.g. means-tested. Private rental dwellings are owned by private (physical) and legal persons and also by public communities when the dwelling is not subsidized by the government.

**France.** The distinction between social and private rental dwellings is made on the basis of the status of the owner of the dwellings. Social rental dwellings are dwellings owned by HLM-bodies. Other social housing benefiting from state subsidies is owned by the *Sociétés d'Economie Mixte* (SEM) or by the *Société Centrale Immobilière de la Caisse des Dépôts et Consignation* (CDC). These latter categories have regulated rent, but do not have the HLM status.

**Italy.** The difference between private rental dwellings and social rental dwellings owned by public organizations arises from the criteria used to choose a tenant and the level of rent. In public social housing the rent is determined by the Region. The amount of rent is set administratively. Whereas private owners operate on the open market, public corporations select their tenants on the basis of social criteria by means of priority lists settled out by municipality.

**Luxembourg.** The stock of the municipalities, the *Fonds pour le Logement à Cout Modéré*, and the *Société Nationale des Habitations à Bon Marché* is considered as the social dwelling stock. Social rental dwellings fall under special laws regulating the construction of such dwellings, their transfer on the basis of leasehold tenure or on the basis of the transfer of ownership. Only those households which do not own, use or have a right to occupy a dwelling are eligible to occupy social rental dwellings.

**Malta.** Social Housing units are dwellings owned by the Government and rented to the occupants at subsidized rates.

**Netherlands.** Social rental dwellings are subsidized, relatively cheap rental dwellings, built and rented out by a housing association or by a municipality.

**Portugal.** Social rental dwellings are dwellings promoted and managed by central and local administrations or by non-profit associations, with rents fixed according to the size and the income of the household and below market prices. Market rental rates are applicable to private rental dwellings.

**Slovak Republic.** There is no formal definition of social housing in Slovakia. Dwellings constructed by municipalities or non-profit housing organizations are considered as social housing. These dwellings can be subsidised or financed with favourable State loans. Occupants are selected according to the income level of the household. Private rental dwellings are owned by individuals or legal bodies where the owner is not the same person as the occupant and where the construction of the dwelling is not subsidised by the Government.

**Spain.** The difference between (subsidised) social rental housing and private housing refers to the fact that in the former the amount of rent is set administratively (a given percentage is applied to the price of the dwelling) and is updated every year by applying the consumer price index. Social rental dwellings are subsidized as well. Other rental dwellings are private rental dwellings.

**Sweden.** Sweden has by definition no social housing. There is however public non-profit housing. About half of the rental sector (mainly consisting of multi-family housing) is owned by non-profit municipally owned housing companies. The other half is privately owned and for profit. No restrictions (e.g. income ceilings) apply as to the groups that may rent the flats owned by public non-profit companies. Through the rent-setting system the rent level in the public non-profit sector virtually determines the rent level in the private for-profit rental sector. The rent for a privately owned dwelling may not substantially exceed the rent for an equivalent dwelling rented from a public non-profit company in the same locality.

**United Kingdom.** The division between social and private rental dwellings no longer gives two mutually exclusive categories, as rented from housing association is both social rent and private rent. Social rental dwellings also include those owned and managed by local (government) authorities. The remainder of the private rented sector consists of privately financed dwellings used for rental.

## Total unemployment rate (%)

### Eurostat

Unemployment rates represent unemployed persons as a percentage of the labour force. The labour force is the total number of people employed and unemployed. Unemployed persons comprise persons aged 15 to 74 who were:

- a) without work during the reference week,
- b) currently available for work, i.e. were available for paid employment or self-employment before the end of the two weeks following the reference week,
- c) actively seeking work, i.e. had taken specific steps in the four-week period ending with the reference week to seek paid employment or self-employment or who found a job to start later, i.e. within a period of at most three months.

## Unemployment

### International Labour Organization (ILO)

In accordance with the ILO standards adopted by the 13<sup>th</sup> and 14<sup>th</sup> International Conference of Labour Statisticians (ICLS), for the purposes of the Community labour force sample survey, unemployed persons comprise persons aged 15 to 74 who were:

- a) without work during the reference week, i.e. neither had a job nor were at work (for one hour or more) in paid employment or self-employment;
- b) currently available for work, i.e. were available for paid employment or self-employment before the end of the two weeks following the reference week;
- c) actively seeking work, i.e. had taken specific steps in the four-week period ending with the reference week to seek paid employment or self-employment or who found a job to start later, i.e. within a period of at most three months.

For the purposes of point 1(c), the following are considered as specific steps:

- having been in contact with a public employment office to find work, upon the initiative of the person

- concerned (renewing registration for administrative reasons only is not an active step),
- having been in contact with a private agency (temporary work agency, firm specialising in recruitment, etc.) to find work,
  - applying to employers directly,
  - asking among friends, relatives, unions, etc., to find work,
  - placing or answering job advertisements,
  - studying job advertisements,
  - taking a recruitment test or examination or being interviewed,
  - looking for land, premises or equipment,
  - applying for permits, licences or financial resources.

Education and training are considered as ways of improving employability but not as methods of seeking work. Persons without work and in education or training will only be classified as unemployed if they are 'currently available for work' and 'seeking work', as defined in points 1(b) and (c).

Lay-offs are classified as unemployed if they do not receive any significant wage or salary (significant is set at  $\geq 50\%$ ) from their employer and if they are 'currently available for work' and 'seeking work'. Lay-offs are treated as a case of unpaid leave initiated by the employer, including leave paid out of the government budget or by funds (16<sup>th</sup> ICLS). In this case, lay-offs are classified as employed if they have an agreed date of return to work and if this date falls within a period of three months.

During the off-season, seasonal workers cannot be considered as having a formal attachment to their high-season job, because they do not continue to receive a wage or salary from their employer although they may have received an assurance of return to work.

If they are not at work during the off-season, they are classified as unemployed only if they are 'currently available for work' and 'seeking work', as defined in points 1(b) and (c).

## Appendix 2

### List of housing ministries and national statistical institutes



## **Austria**

### **Bundesministerium für Wirtschaft und Arbeit**

Stubenring 1  
A-1010 Wien  
[www.bmwa.gv.at](http://www.bmwa.gv.at)

### **Statistik Austria**

Guglgasse 13  
A-1110 Wien  
[www.statistik.gv.at](http://www.statistik.gv.at)

## **Belgium**

### **Région de Bruxelles-Capitale/Brussel Hoofdstedelijk Gewest**

Ministère de la Région de Bruxelles-Capitale  
Aménagement du territoire et logement  
Rue du progrès 80, bte 1  
1030 Bruxelles  
[www.bruxelles.irisnet.be/fr/citoyens/home/logement.shtml](http://www.bruxelles.irisnet.be/fr/citoyens/home/logement.shtml)

### **Région Wallonne**

Direction générale de l'aménagement du territoire, du logement et du patrimoine  
1, rue des Brigades d'Irlande  
5100 Jambes (Namur)  
[mrw.wallonie.be/dgatlp/dgatlp](http://mrw.wallonie.be/dgatlp/dgatlp)

### **Vlaamse Gemeenschap**

Administratie Ruimtelijke Ordening en Huisvesting  
Phoenixgebouw  
Koning Albert II laan 19, Bus 12  
1210 Brussel  
[www.arohm.be](http://www.arohm.be)

### **Statistics Belgium**

Rue de Louvain 44/46  
1000 Bruxelles  
[www.statbel.fgov.be](http://www.statbel.fgov.be)

## **Cyprus**

### **Ministry of Interior**

Department of Town Planning and Housing  
CY-1454 Nicosia

### **Statistical Service of the Republic of Cyprus**

Michalakis Karaolis Str.  
CY-1444 Nicosia  
[www.mof.gov.cy](http://www.mof.gov.cy)

## **Czech Republic**

### **Ministry for Regional Development**

Staroměstské náměstí 6  
CZ-110 15 Praha 1  
[www.mmr.cz](http://www.mmr.cz)

### **Czech Statistical Office**

Na padesátém 81  
CZ-100 82 Praha 10  
[www.czso.cz](http://www.czso.cz)

## **Denmark**

### **Ministry of Social Affairs**

Holmens Kanal 22  
DK-1060 København K  
[www.social.dk](http://www.social.dk)

### **Statistics Denmark**

Sejrøgade 11  
DK-2100 København Ø  
[www.dst.dk](http://www.dst.dk)

## **Estonia**

### **Ministry of Economic Affairs and Communications**

Harju str. 11  
EST-15072 Tallinn

### **Statistical Office of Estonia**

Endla 15  
EST-15174 Tallinn  
[www.stat.ee](http://www.stat.ee)

## **Finland**

### **Ministry of the Environment**

P.O. Box 35  
FIN-00023 Government  
[www.environment.fi](http://www.environment.fi)

### **Statistics Finland**

Työpajankatu 13  
FIN-00022 Helsinki  
[www.stat.fi](http://www.stat.fi)

## **France**

### **Ministry of l'Equipement DGUHC**

Arche Sud  
F-92055 Paris  
La Défense Cedex  
[www.logement.gouv.fr](http://www.logement.gouv.fr)

### **The National Institute for Statistics and Economic Studies (INSEE)**

18 Boulevard Adolphe Pinard  
F-75014 Paris (14th arrondissement)  
[www.insee.fr](http://www.insee.fr)

## **Germany**

### **Federal Ministry of Transport, Building and Urban Affairs**

Unit SW 30  
D-11030 Berlin  
[www.bmvbs.bund.de](http://www.bmvbs.bund.de)

### **Federal Statistical Office Germany**

Gustav Stresemann Ring 11  
D-65189 Wiesbaden  
[www.destatis.de](http://www.destatis.de)

## **Greece**

### **Ministry for the Environment, Physical Planning and Public Works**

Directory General for Urban Planning  
Directory for Housing  
Department for Housing Policy  
36, Trikalon Street  
115 26 (GR) Athens  
[www.minenv.gr](http://www.minenv.gr)

### **National Statistical Service of Greece**

46, Piraeus Street  
185 10 (GR) Athens  
[www.statistics.gr](http://www.statistics.gr)

## **Hungary**

### **Ministry of Local Governments and Regional Development**

(Önkormányzati és Területfejlesztési Minisztérium)  
József A. str. 2-4  
P.O.Box 314, Zip Code: 1903  
H-1051 Budapest

### **Hungarian Central Statistical Office**

Keleti Károly u. 5-7  
H-1024 Budapest  
[portal.ksh.hu](http://portal.ksh.hu)

## **Ireland**

### **Housing Policy and Finance Section**

Department of the Environment, Heritage and Local Government  
Custom House  
Dublin 1  
Ireland  
[www.environ.ie](http://www.environ.ie)

### **Central Statistics Office Ireland**

Ardee Road  
Rathmines  
Dublin 6  
Ireland  
[www.cso.ie](http://www.cso.ie)

## **Italy**

### **Ministero delle Infrastrutture**

Direzione generale per l'edilizia residenziale e le politiche urbane e abitative  
Via Nomentana, 2  
I-00161 Rome  
[www.infrastrutturetrasporti.it](http://www.infrastrutturetrasporti.it)

### **Istat - Istituto Nazionale di Statistica**

Via Cesare Balbo 16  
I-00184 Rome  
[www.istat.it](http://www.istat.it)

## **Latvia**

### **Ministry of Regional Development and Local Governments**

Lacplesa street 27  
Riga, LV 1011

### **Central Statistical Bureau of Latvia**

Lacplesa street 1  
Riga, LV 1301  
[www.csb.lv](http://www.csb.lv)

## **Lithuania**

### **Ministry of the Environment**

A. Jaksto St. 4/9  
LT-1105 Vilnius  
[www.am.lt](http://www.am.lt)

### **Statistics Lithuania**

Gedimino av. 29  
LT-01500 Vilnius  
[www.std.lt](http://www.std.lt)

## **Luxembourg**

### **Ministère des Classes Moyennes, du Tourisme et du Logement**

Département du Logement  
6, Avenue Emile Reuter  
L-2420 Luxembourg  
[www.logement.lu/](http://www.logement.lu/)

### **Statec**

13, rue Erasme  
B.P. 304  
L-2013 Luxembourg  
[www.statec.public.lu/fr/index.html](http://www.statec.public.lu/fr/index.html)  
[www.statistiques.public.lu/fr/](http://www.statistiques.public.lu/fr/)

## **Malta**

### **Ministry for the Family and Social Solidarity**

Palazzo Ferreria  
310, Republic Street  
CMR02 Valletta  
Malta  
[www.welfare.gov.mt](http://www.welfare.gov.mt)

### **National Statistics Office**

Lascaris Warf  
CMR02 Valletta  
Malta  
[www.nso.gov.mt](http://www.nso.gov.mt)

## **Netherlands**

### **Dutch Ministry of Housing, Spatial Planning and the Environment**

Rijnstraat 8, P.O.Box 30941  
NL-2500 GX The Hague  
[www.vrom.nl](http://www.vrom.nl)

### **Statistics Netherlands**

Prinses Beatrixlaan 428  
NL-2273 XZ Voorburg  
[www.cbs.nl](http://www.cbs.nl)

## **Poland**

### **Ministry of Construction**

ul. Wspolna 2  
PL-00-926 Warszawa  
[www.mb.gov.pl](http://www.mb.gov.pl)

### **Central Statistical Office**

Al. Niepodleglosci 208  
PL-00-925 Warsaw  
[www.stat.gov.pl](http://www.stat.gov.pl)

## **Portugal**

### **Estado do Ordenamento do Território e das Cidades**

Rua de O Século, 51  
P-1200-433 Lissabon  
[www.inh.pt](http://www.inh.pt)

### **National Institute of Statistics in Portugal**

Avenida Antonio José de Almeida 2  
P-1000-043 Lisboa  
[www.ine.pt](http://www.ine.pt)

## **Slovak Republic**

### **Ministry of Construction and Regional Development of the Slovak Republic**

Prievozska 2/B  
SK-825 25 Bratislava 26  
[www.build.gov.sk/index.php](http://www.build.gov.sk/index.php)

### **Statistical Office of the Slovak Republic**

Mileticova 3  
SK-824 67 Bratislava  
[www.statistics.sk](http://www.statistics.sk)

## **Slovenien**

### **Ministry of the Environment and Spatial Planning**

Dunajska 48  
SLO-1000 Ljubljana  
[www.gov.si/mop](http://www.gov.si/mop)

### **Statistical Office of the Republic of Slovenia**

Vocarski pot 12  
SLO-1000 Ljubljana  
[www.stat.si](http://www.stat.si)

## **Spain**

### **Ministerio de Vivienda**

Paseo de la Castellana, 112  
E-28071 Madrid  
[www.vivienda.es](http://www.vivienda.es)

### **INE, Instituto Nacional de Estadística**

Paseo de la Castellana 183  
E-28071 Madrid  
[www.ine.es](http://www.ine.es)

## **Sweden**

### **Ministry of Sustainable Development**

Division for Housing, Building and Planning  
Tegelbacken 2  
S-103 33 Stockholm  
[www.sweden.gov.se](http://www.sweden.gov.se)

### **The National Board of Housing, Building and Planning**

Box 534  
S-371 23 Karlskrona  
[www.boverket.se](http://www.boverket.se)

### **Statistics Sweden**

Karlavägen 100  
S-104 51 Stockholm  
[www.scb.se](http://www.scb.se)

## **United Kingdom**

### **Department for Communities and Local Government**

Housing Statistics Division  
Eland House  
Bressenden Place  
UK-London SW1E 5DU  
[www.communities.gov.uk](http://www.communities.gov.uk)

### **Office for National Statistics**

1 Drummond Gate  
UK-London SW1V 2QQ  
[www.statistics.gov.uk](http://www.statistics.gov.uk)









**Ministry of Infrastructure  
of the Italian Republic**  
piazzale Porta Pia 1, I-00198 Roma  
website: [www.infrastrutturetrasporti.it](http://www.infrastrutturetrasporti.it)



**Federcasa**  
**Italian Housing Federation**  
via Cavour 179/a, I-00184 Roma  
website: [www.federcasa.it](http://www.federcasa.it)