Housing Europe
IUT XX Congress, Glasgow, October 2016

About Housing Europe

European Federation of Public, Cooperative and Social Housing

- Network of 43 national and regional federations in 23 countries.
- Managing over 26 million homes, about 11% of existing dwellings in the EU.

Vision

Access to decent and affordable housing for all in **communities** which are **socially, economically and environmentally sustainable** and where all are enabled to reach their **full potential**.

OUR MEMBERS

ASSOCIATE MEMBERS

ARMENIA
ASBA
www.asba.am

SWITZERLAND
SVW
www.svw.ch

NORWAY
NBBL
www.nbbl.no

Kunta-Asunnot Oy
www.kunta-asunnot.fi

NHF
www.housing.org.uk
SFHA
www.sfha.co.uk
NIHE
www.nihe.gov.uk
NIFHA
www.nifha.org
BSHF
www.bshf.org
CHCYMRU
www.chcymru.org.uk

FESOCOLAB
FLW
www.flw.be
SLRB
www.slrb.irisnet.be
SWL
www.swl.be
VMSW
www.vmsw.be

BL
www.bl.dk

SABO
www.sabo.se
HSB
www.hsb.se
RIKSBYGGEN
www.riksbyggen.se

EKÜL
www.ekyl.ee

GdW
www.gdw.de

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

AEDES
www.aedesnet.nl

ZRSM RP
www.zrsmrp.com.pl
TBS
www.izbatbs.pl

FLCM
www.fondsdulogement.lu
SNHBM
www.snhbm.lu

SCMBD
www.scmbd.cz

USH
www.union-habitat.org
ESH
www.esh-fr.org
Les Offices de l'Habitat
www.offices-habitat.org
FNARHLM
www.offices-habitat.org/fnar
PROCIVIS
www.procivis.fr
FNCOOPHLM
www.union-habitat.org/coop

GBV
www.gbv.at

LOSZ
www.losz.hu

TÜRKKENT
www.turkkent.coop

CECODHASPORTUGAL
www.cecodhasp.org

AVS
www.promotorespublicos.org
CONCOVI
www.concovi.es

Federcasa
www.federcasa.it
FEDERABITAZIONE
www.federabitazione.confcooperative.it
Legacoop Abitanti
www.legacoopabitanti.coop
AGCI-ABITAZIONE
www.agci.it

EKB
www.ekb.gov.al

Map country labels: NO, SE, FI, EE, UK, IE, NL, DK, PL, DE, BE, CZ, FR, AT, HU, CH, IT, AL, PT, ES, TU

Legend:
- Below 5%
- Between 5% and 7%
- Between 7,5% and 10%
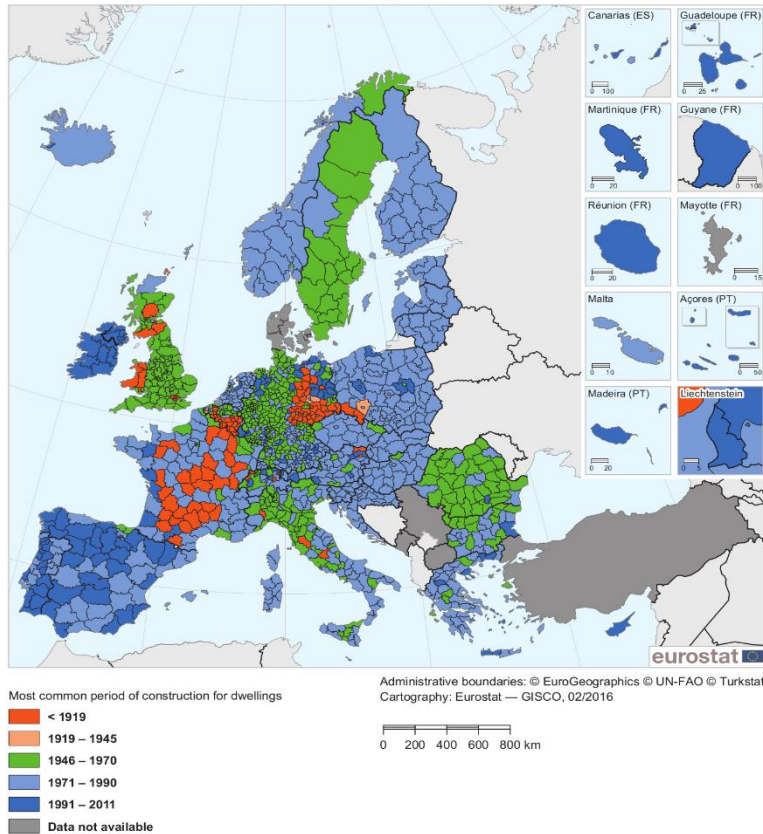- Between 10% and 20%
- Above 20%

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

HOUSING EUROPE

Look back to reflect on our new context

Dwellings by most common period of construction, by NUTS 3 region, 2011
Most common period of construction for dwellings

Most common period of construction for dwellings
- < 1919
- 1919 – 1945
- 1946 – 1970
- 1971 – 1990
- 1991 – 2011
- Data not available

Administrative boundaries: © EuroGeographics © UN-FAO © Turkstat
Cartography: Eurostat — GISCO, 02/2016

0   200 400 600 800 km

Source: European Statistical System, the Census Hub (https://ec.europa.eu/CensusHub2)

- Most dwellings in Europe built 1946–70
- Post-war economic and demographic (the baby-boom years) growth
- The state or state subsidized institutions addressed the shortage of housing
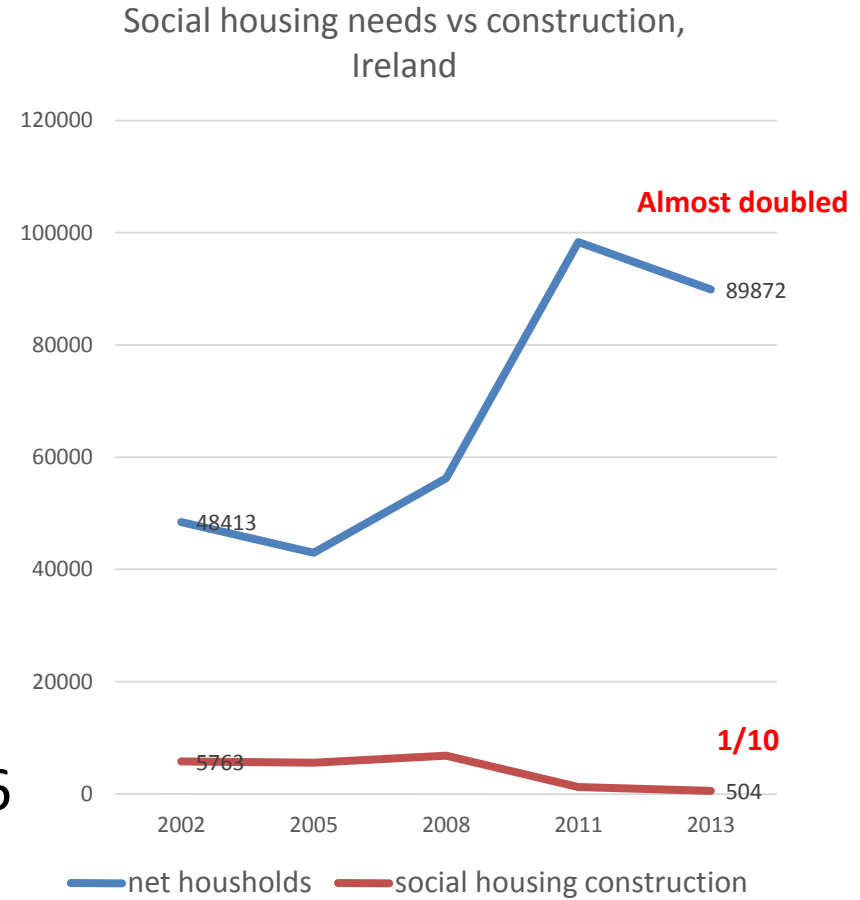
Trends in the sector

- **Public support for housing** in the EU 27 has decreased from 1.1% of GDP in 2003 to 0.8% in 2012

- Increased role of **private finance**

- Increased **residualisation of social** housing and growing poverty among social housing tenants

- 81 and half million Europeans '**overburdened**' by housing costs

Tools to improve affordability

- Improve framework for the delivery of **More Social & Affordable Housing (stable finance)**

- Tackling speculation by **controlling land prices**: land lease in LU, community land trusts in BE

- Turning **empty properties into social housing**: IE, ES, PT, MT

- **Social rental agencies**: BE, LU, IT, ES, HU

- Tackle speculation by **monitoring and limiting rent levels in the private sector**

Lack of social housing

- New **social housing production has decreased**

- **A 27% decrease** in housing construction among 14 federations between 2009 and 2014 (from 270 049 to 197 243). (Draft GS)

- ...but **waiting lists keep increasing**: (BE 140 000 to 186 000, FR 1.2 to 1.7 million, IT 600 000 to 650 000)
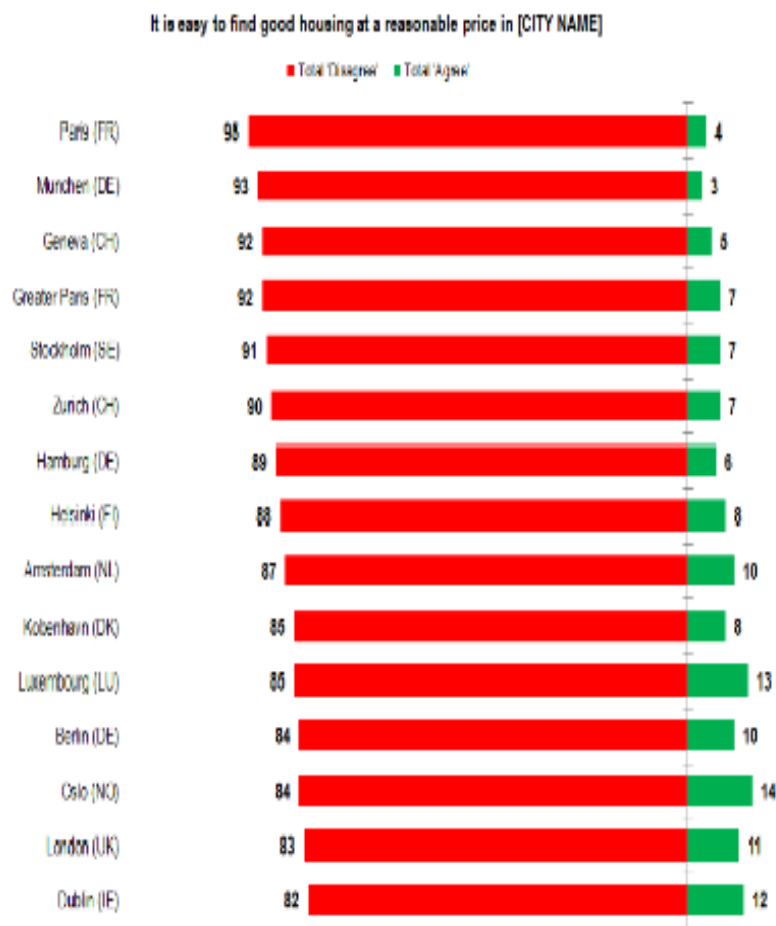
Social housing needs vs construction, Ireland

Almost doubled

1/10

48413

5763

89872

504

120000

100000

80000

60000

40000

20000

0

2002   2005   2008   2011   2013

net housholds   social housing construction

HOUSING EUROPE

A perfect storm……

- Blocked private market – Prime only please
- Affordability in private sector affecting purchasing power and competitiveness of cities .. Local economy & Key workers
- Immigration & Climate Change and the need for responsible housing actors on the ground to work on integration

Missing ingredient ?? Political Will and Public Support

Housing (un)affordability

It is easy to find good housing at a reasonable price in [CITY NAME]

■ Total 'Disagree' ■ Total 'Agree'

City	Total 'Disagree'	Total 'Agree'
Paris (FR)	95	4
Munchen (DE)	93	3
Geneva (CH)	92	5
Greater Paris (FR)	92	7
Stockholm (SE)	91	7
Zurich (CH)	90	7
Hamburg (DE)	89	6
Helsinki (FI)	88	8
Amsterdam (NL)	87	10
Kobenhavn (DK)	85	8
Luxembourg (LU)	85	13
Berlin (DE)	84	10
Oslo (NO)	84	14
London (UK)	83	11
Dublin (IE)	82	12

Political & Economic Pressure:

Is it easy to find good housing at a reasonable price? …In the Capitals the picture is clear

Post Sub-prime Crisis 'housing trap'?

- Increasingly **difficult for those who enter** the housing market
- High prices and stricter mortgage lending, not enough affordable rental housing
- **Prime (investment funds) investors** are favoured – "That's business"

A **generational** issue:

- 48% of young **adults live with their parents**
  - 74% in SK, 71% in CY, 65% in IT, 64% in HU)
- increasing **youth homelessness**

Large scale migration towards Europe

- … Is becoming a norm
- Why?
  1. Warzones
  2. Poverty
  3. climate change / drought
  4. demographic change
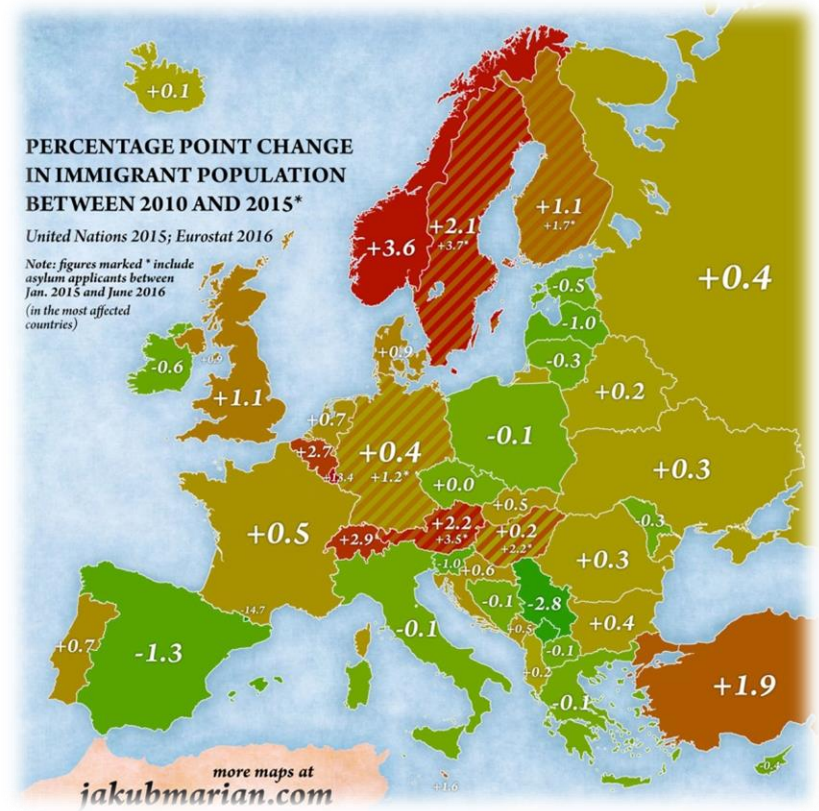- More and more difficult to agree on common measures

➡ **The refugee crisis is changing the European social dynamics**

Where do the majority of immigrants come from?

How that number has changed in the past five years?

Some estimates

- SE: (end of 2015) SE had received 163000 asylum seekers. in Sweden 436,000 homes are needed until 2020 while the government's national objective is 250,000.

- DE: The migration challenge with more than 800.000 people entering the country in 2015 must be added to the existing housing shortage in metropolitan areas and in university cities.

- UK: 245,000 new homes are needed in the UK every year and not even half of them are being built.

- NL: 48.000 people are entering the country as a refugee of which still 28.000 people are in need of housing before the end of 2016

Initiatives from Social Housing Providers

- **Approach of Leipzig, Germany** (since 2015)

Complex programmes linking housing, health and educational support

Integration by working against the concentration of migrant communities in particular areas of the city.

- **Accelair, Lyon** (since 2002)

Aims at fostering social and professional integration through a coordination response providing access to employment, training and housing

- **Denmark, Germany, France**

Policy actions taken to avoid segregation & ghettoization

Where do we start to gain public support???
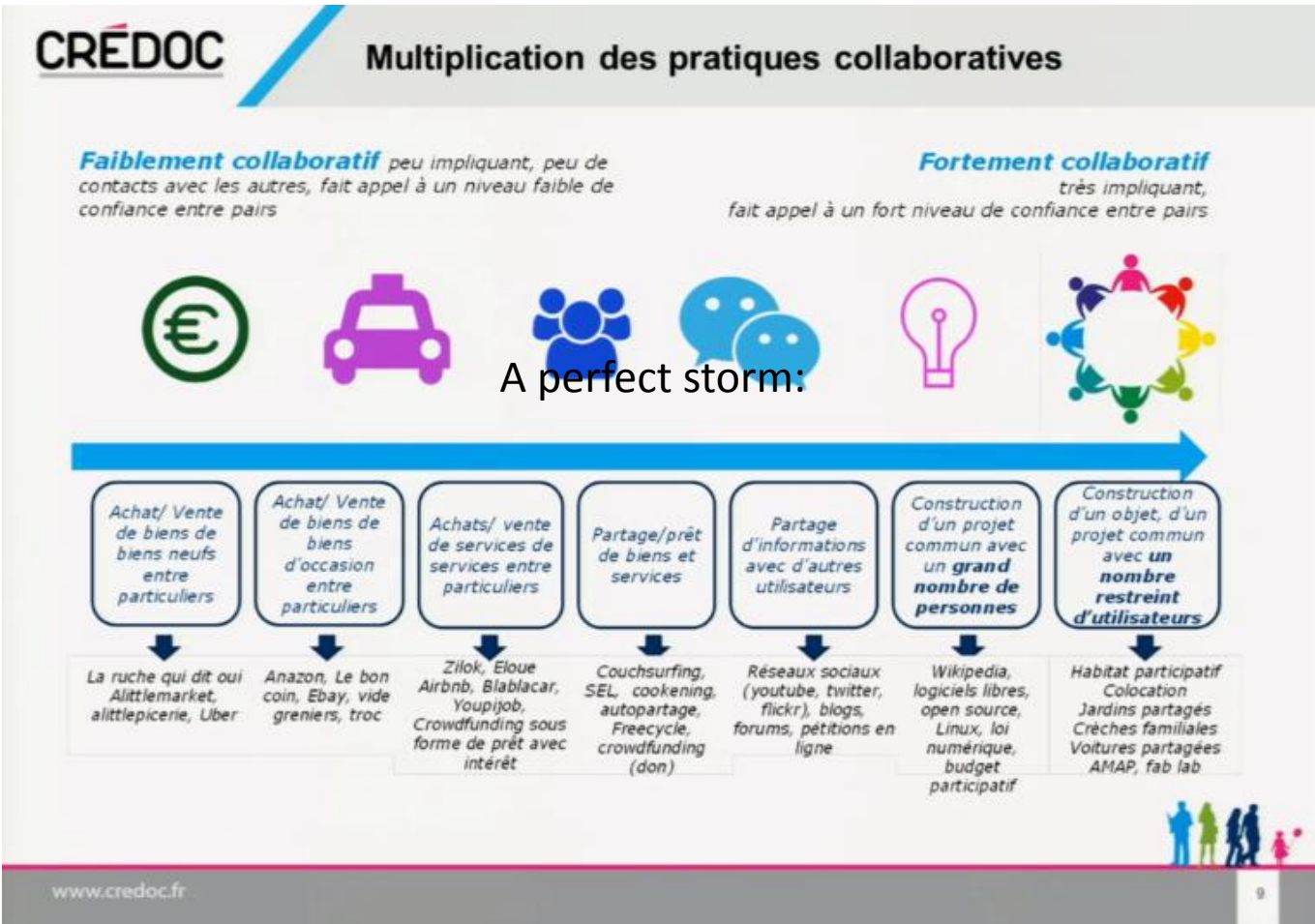
Collaboration & Innovation

EUROPEAN RESPONSIBLE
HOUSING **AWARDS 2016**

HOUSING EUROPE

DELPHIS

RESPONSIBLE HOUSING

Join us at the Awards Ceremony on November 23rd

At the Committee of the Regions in Brussels

Register now online!

Empowerment

A perfect storm:

Best Chance at Life

LE **logement social**
N'EST PAS LE PROBLÈME
C'EST LA **solution**

LES HLM :
PILIERS DU VIVRE ENSEMBLE

NON AUX GHETTOS DE PAUVRES

La loi dite " Egalité Citoyenneté " opère un véritable glissement dans le rôle du logement social en passant d'un logement social généraliste à un logement d'urgence réservé aux plus précaires des habitants. Pour cela, le gouvernement a choisi

AUGMENTATION DES PLAFONDS

Il faut arrêter de considérer les HLM comme une menace pour la mixité sociale et le vivre ensemble. Ils peuvent au contraire devenir des appuis.

Chômeurs, ouvriers, employés, classes moyennes : tout le monde doit avoir

#MoreinCommon

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