LECTURE 10
SOCIAL HOUSING IN EU

OVERALL AIM:
Ability in the recognition of human factor impact in building retrofit and urban regeneration and in tackling it through the development of public private partnerships and other models and instruments

What is social housing?

- No unique definition at EU level

- CECODHAS (major network of social housing providers in Europe, today called Housing Europe) → "housing for households whose needs are not met by the open market and where there are rules for allocating housing to benefiting households

(definition of social housing adopted by CECODHAS in Thessaloniki in 2006)

Social housing mission

Country	Mission	Allocation criteria
Austria	Providing decent housing to people below a certain income ceiling	Income ceilings (at the provinces level)
Belgium	Providing decent housing for low-income households	Waiting lists based on income ceilings and priority criteria + target groups
Bulgaria	Housing vulnerable groups in need	Waiting lists, target groups
Cyprus	Housing low-income households and refugees	Income ceilings, target groups
Czech Republic	Housing low and middle income households (social housing). Providing households with regulated housing (public housing)	Income ceilings, target groups
Denmark	Providing housing for everyone who needs it	Waiting lists with priority criteria + quota system for direct allocation by municipalities (25%)
Estonia	Housing people in need (vulnerable groups)	Target groups

Social housing mission

(continue)

Finland	Providing housing for everyone who needs it	Waiting lists with priority criteria
France	Housing households under a certain income ceiling and increasing social mix	Waiting list based on income ceilings
Germany	Housing people excluded from housing market. Providing middle to low income families with access to home ownership	Priority criteria and income ceilings + direct allocation by municipalities
Greece	Housing vulnerable groups (refugees, natural disasters...) Housing employees who contribute financially	Direct allocation by provider
Hungary	Housing low-income people and vulnerable social groups	Depending on the municipality: waiting list or just case-by-case a tenders for the vacant units Target groups
Ireland	Housing low-income people and disadvantaged groups	Waiting lists with priority criteria

Social housing mission

(continue)

Italy	Housing low-income people (social rental housing). Housing middle class (social access to home ownership)	Waiting lists with priority criteria
Latvia	Housing vulnerable and socially disadvantaged people	Income ceilings, target groups
Lithuania	Housing people in need	Income ceilings, target groups
Luxemburg	Housing low-income people	Waiting lists based on income ceilings and priority criteria
Malta	Housing low-income people and vulnerable groups	Waiting lists with priority criteria
The Netherlands	Housing low-income people and intermediate groups	Waiting lists with priority criteria + quota system for allocation by municipalities
Poland	Providing rental housing for middle income households	Income ceilings (at regional level)

Social housing mission

(continue)

Portugal	Housing and re-housing low-income people	Income ceilings
Romania	Housing vulnerable target groups	Priority to target groups
Slovakia	Housing low-income people, particularly those depending on social benefits	Waiting lists based on income ceilings and priority criteria
Slovenia	Housing low and middle income people	Income ceilings and priority criteria
Spain	Housing low-income households and people with special needs	Waiting lists, income ceilings
Sweden	Providing decent and affordable housing for everyone. Social policy with regard to housing	Waiting lists + quota system for allocation by municipalities
United Kingdom	Housing people in need	Waiting lists with priority criteria

Social rental housing (% of total housing)

Source: Housing Europe 2011

Allocation criteria

Size of the social rental housing sector	Allocation criteria		
	Universalistic	Targeted	
		'Generalist'	'Residual'
≥ 20%	The Netherlands Denmark Sweden	Austria	United Kingdom
11% - 19%		Czech Republic France Finland Poland	France
5% - 10%		Belgium Germany Italy	Ireland Belgium Estonia Germany Malta
0%- 4%		Slovenia Luxembourg Greece	Hungary Cyprus Portugal Bulgaria Lithuania Latvia Spain

Type of providers

Country	Type of Provider(s)					
	Central Government	Local Authority	Independent Public Body/ Publicly Owned Company	Cooperative	Other Private Non Profit	Private For Profit
Austria		X	X	X	X	X
Belgium		X	X		X	
Bulgaria		X				
Cyprus	X					
Czech Republic		X		X	X	X
Denmark		X		X	X	
Estonia		X				
Finland			X		X	
France			X	X	X	
Germany						X
Greece			X			
Hungary		X				
Ireland		X		X	X	

Source: Housing Europe 2011

Type of providers

(continue)

Country	Central Government	Local Authority	Independent Public Body/ Publicly Owned Company	Cooperative	Other Private Non Profit	Private For Profit
Italy		X	X	X	X	X
Malta	X				X	
Lithuania		X				
Latvia		X				
Luxemburg		X	X			
The Netherlands					X	
Poland		X		X	X	
Portugal		X	X	X	X	
Romania		X				
Slovakia		X				
Slovenia		X			X	
Spain		X	X	X		X
Sweden						
United Kingdom		X	X	X	X	X

Source: Housing Europe 2011

Social housing in EU

- Tenure split

Tenure split in EU Member States
Dwellings in each tenure as share of total occupied housing stock, latest year available
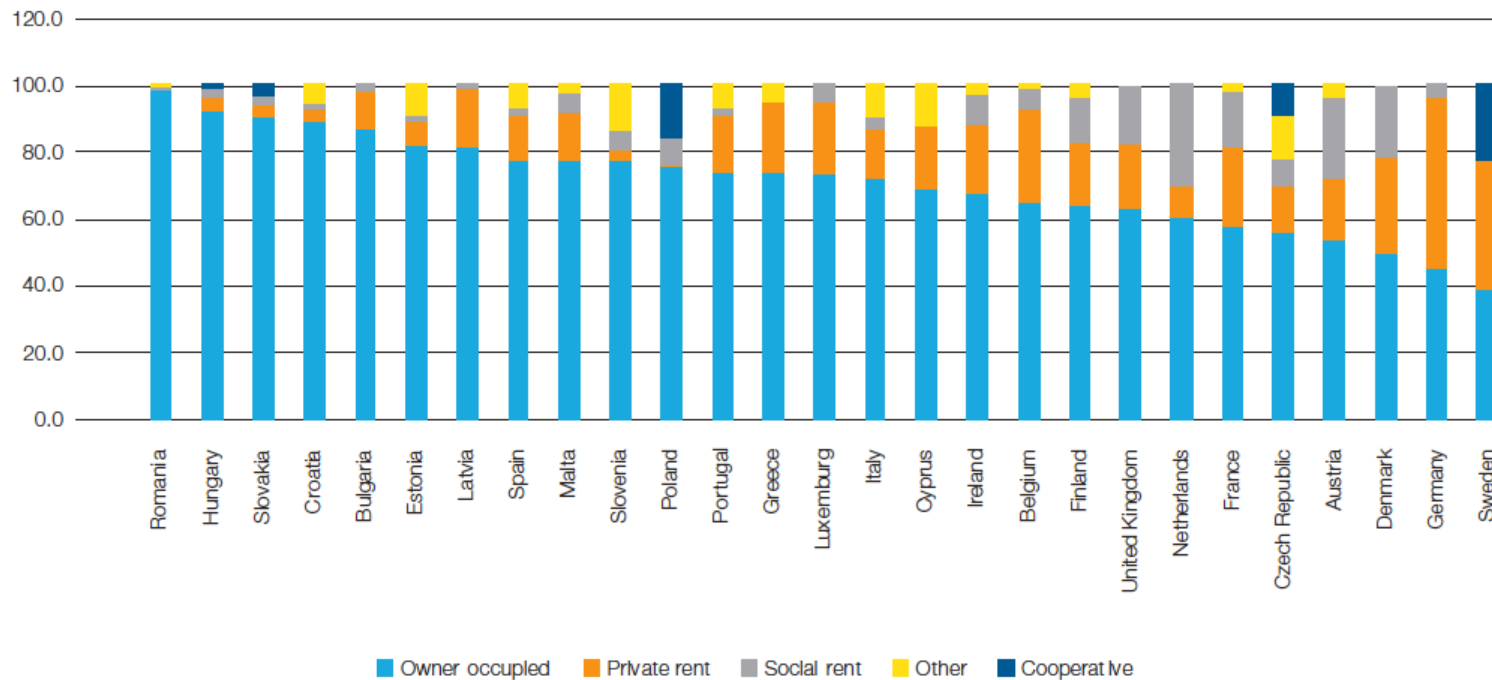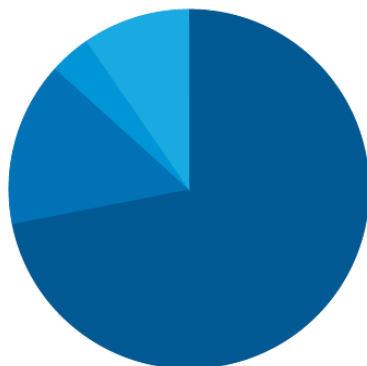
Source: Housing Europe 2017

Social housing in EU

- Housing cost by income group

HOUSING COST OVERBURDEN BY INCOME GROUP
Overburden rate for the total population and those at risk of poverty, 2015
Source: Eurostat SILC
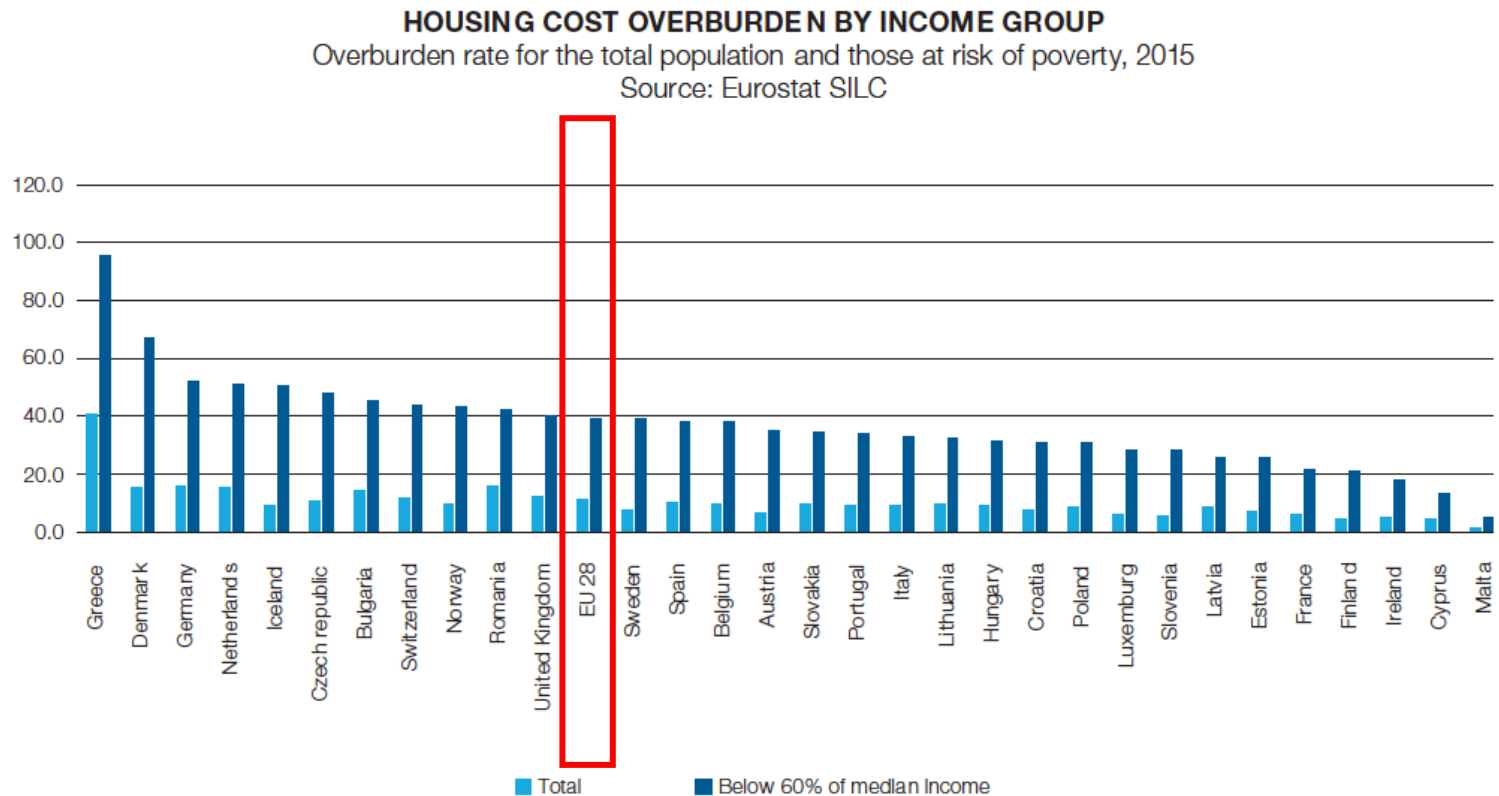
Source: Housing Europe 2017

Italy

OWNER OCCUPIED 71.9%
PRIVATE RENT 14.8%
SOCIAL RENT 3.7%
OTHER 9.6%

▶ • Number of dwellings (thousands): 25 783
• Number of dwellings per 1000 inhabitants: 434

➕ • Number of public social housing units: 963 000
• New supply of social housing in 2014: 5 000
• Enhanced measures towards energy refurbishment
• New funding for maintenance and requalification of social housing stock

➖ • 1.7 million families are at risk of housing exclusion
• Over 400 thousand public housing units are in need of maintenance
• Supply of social housing for the poorest/most vulnerable currently excluded from financial instruments available at local and European level

Source: Housing Europe 2017

Lithuania
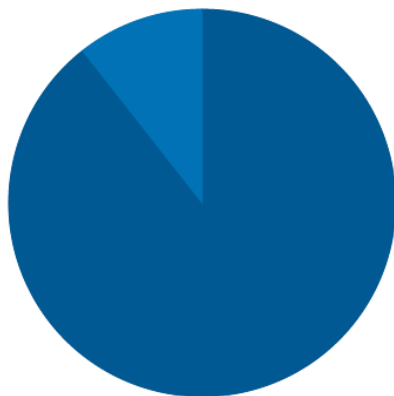
OWNER OCCUPIED 89.4%
TENANT 10.6%

• Number of dwellings (thousands): 1 389 (in 2011)
• Number of dwellings per 1000 inhabitants: 456
• Housing completions in 2016: 7 051
(Sources: 2011 Census, Official Statistics Portal ; EMF Hypostat ; SPC)

• Measures to support energy efficiency using EU funding
• Introduction of housing benefits

• Shortage of affordable rental housing and little social housing availability
• Second highest share of the population unable to keep home adequately warm in the EU (31.1 in 2015)

Source: Housing Europe 2017

Poland
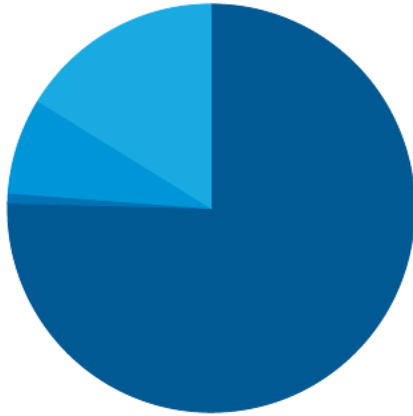
OWNER OCCUPIED 75.4%
PRIVATE RENT 0.8%
SOCIAL RENT 7.6%
COOPERATIVE 16.2%

▶ • Number of dwellings (thousands): 13 853
• Number of dwellings per 1000 inhabitants: 360
• Housing completions in 2014: 143 373
(Source: Ministry of Infrastructure and Development of Poland)

➕ • Housing overburden rate below the EU average
• Still significant social and cooperative housing stock compared to other CEE countries

➖ • Risk of legislation being adopted which would undermine housing cooperatives in Poland
• Severe housing deprivation rate is high at 10.1 compared to 5.2 EU average
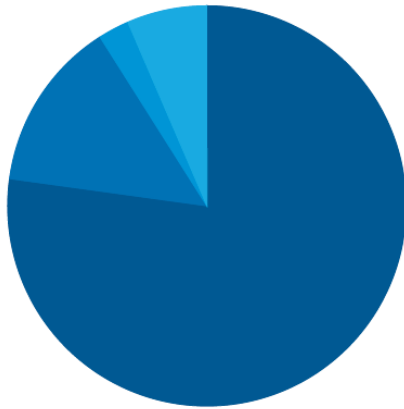• Housing shortage

Source: Housing Europe 2017

Spain

OWNER OCCUPIED 77.1%
PRIVATE RENT 13.8%
SOCIAL RENT 2.5%
OTHER 6.5%

▶ • Number of dwellings (thousands): 25 208
• Number of dwellings per 1000 inhabitants: 538
• Housing construction in 2016: 54 760 new units

➕ • National Housing Plan 2013 - 2016 marks a shift towards rental housing
• New policy measures at the level of some regions and municipalities

➖ • Banks still owning many empty homes
• Housing overburden rate has doubled between 2005 and 2015
• Increasing house prices in major cities and risk of speculative investment

Source: Housing Europe 2017

Further readings

- Pittini A. and Laino E. (2011), Housing Europe Review 2012: the nuts and bolts of European social housing systems, CECODHAS European Social Housing Observatory, Brussels

- Pittini A. et al. (2015) The state of housing in the EU, Housing Europe

- Pittini A. et al. (2017) The state of housing in the EU, Housing Europe

**Project "SURE - Sustainable Urban Rehabilitation in Europe"
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