



Challenges in achieving sustainable housing

In the European Union

UNECE, Working group on possible framework convention on
sustainable housing

Geneva 3 April 2012

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HOUSING EUROPE

Who we are & what we do

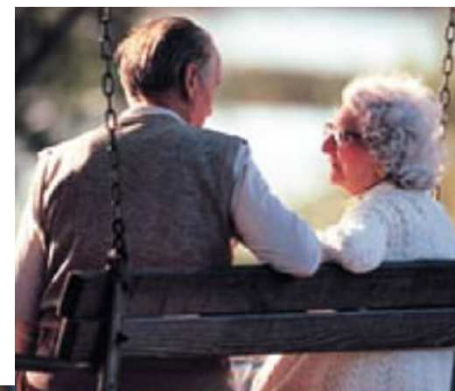


CECODHAS - Housing Europe is the European Committee for **Social and Cooperative housing**, a **network of national and regional social housing federations** gathering about 40 thousands local housing providers. Together the 45 members in 19 EU members States manage **25 million dwellings** = 12% total EU.

Our members work together for a Europe which provides **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.**



HOUSING EUROPE

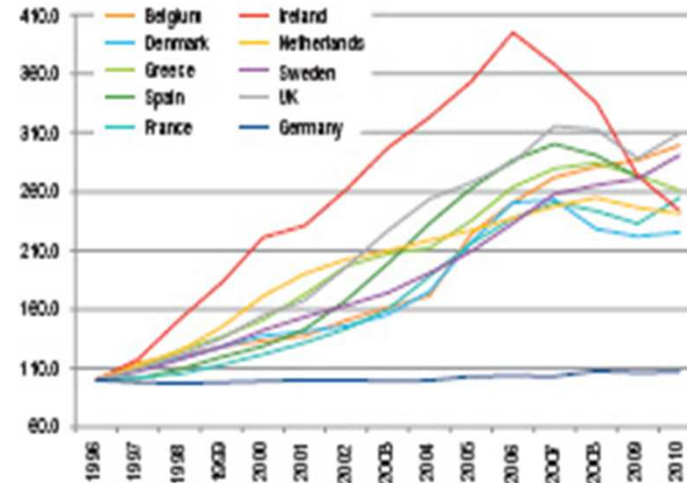
Housing market developments



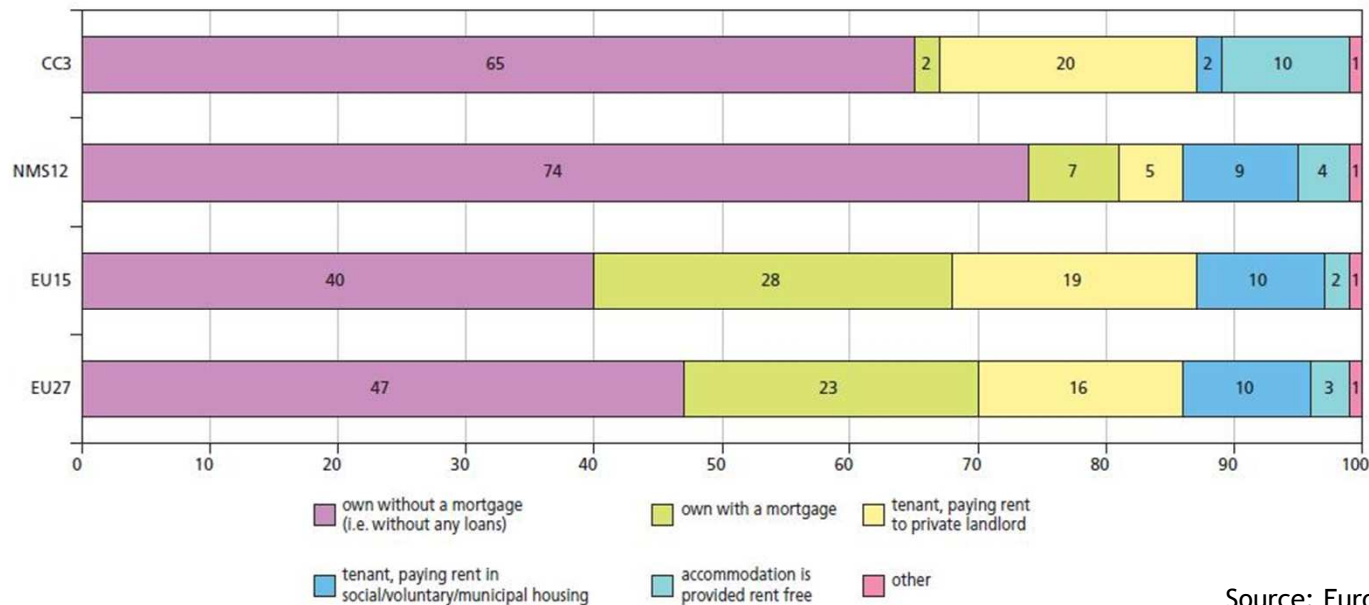
Over the last two decades, increase in:

- home ownership rates
- housing prices
- mortgage indebtedness

Nominal house prices, 1998-2010



European households' distribution across tenures

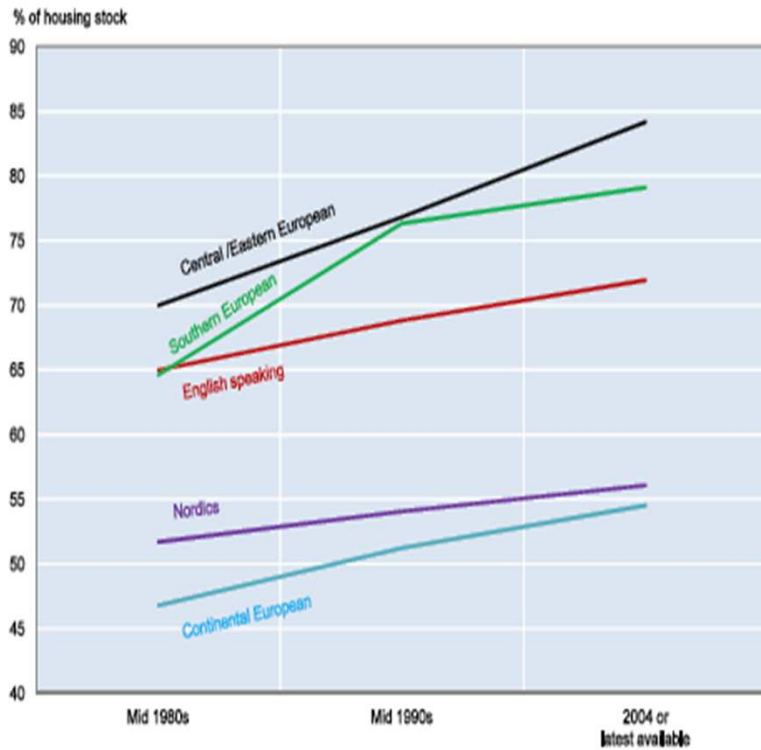


Source: Eurofund, EQLS

Trends in tenures



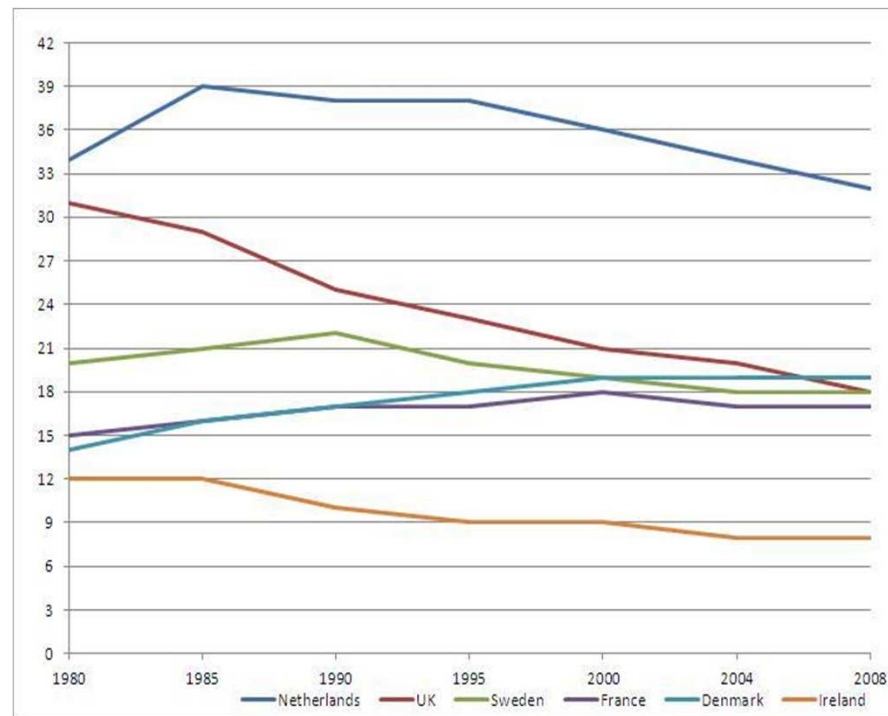
Home-ownership in European OECD countries (1980-2004)



1. Nordics includes Denmark, Norway, Sweden and Finland; English-speaking includes Australia, Canada, the United Kingdom, the United States and Ireland; Continental European includes Austria, Belgium, France, Germany, the Netherlands, Switzerland and Luxembourg; Southern European includes Greece, Spain and Italy; Central/Eastern includes Hungary, Poland and the Russian Federation. The home-ownership rates in each group refer to the simple average of the rate in individual countries.

Source: Luxembourg Income Study (LIS).

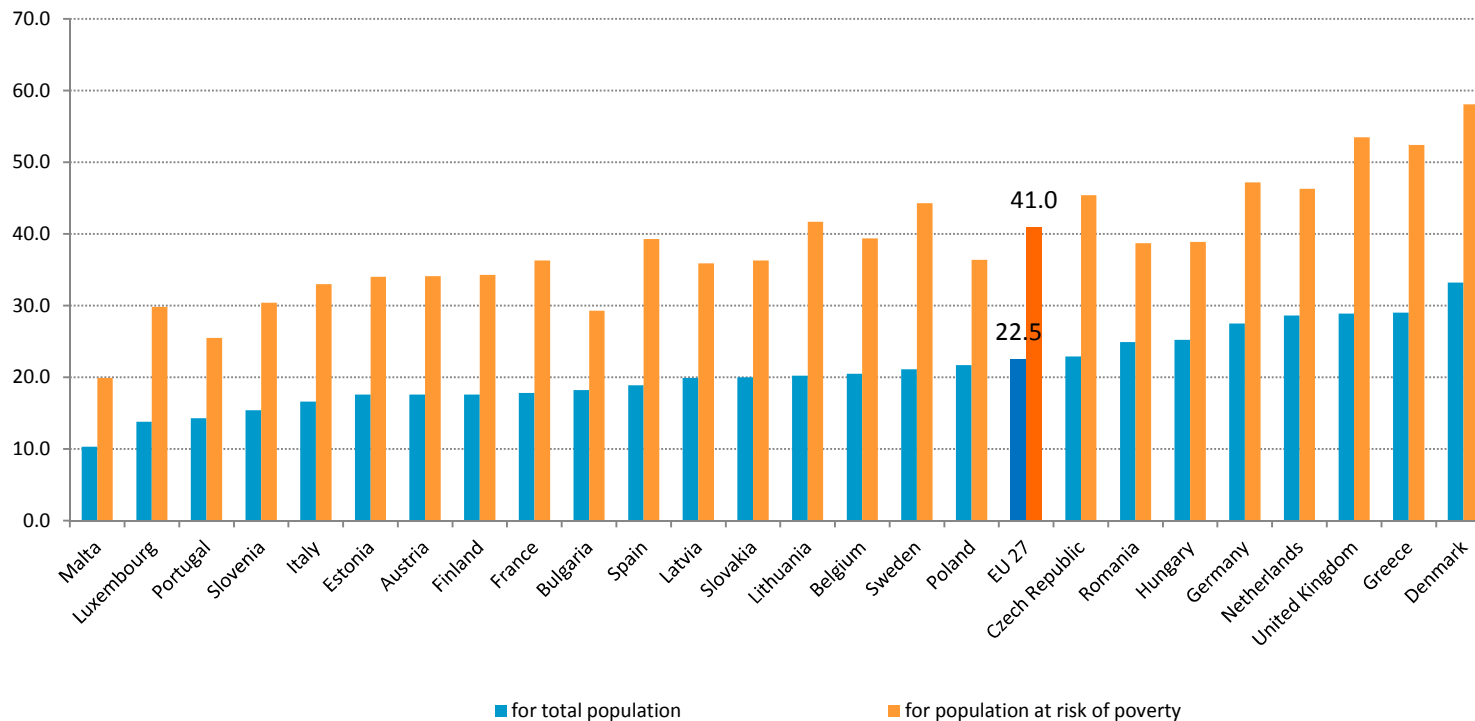
Social housing in selected EU countries (1980-2008)



Economic - Impact of housing costs



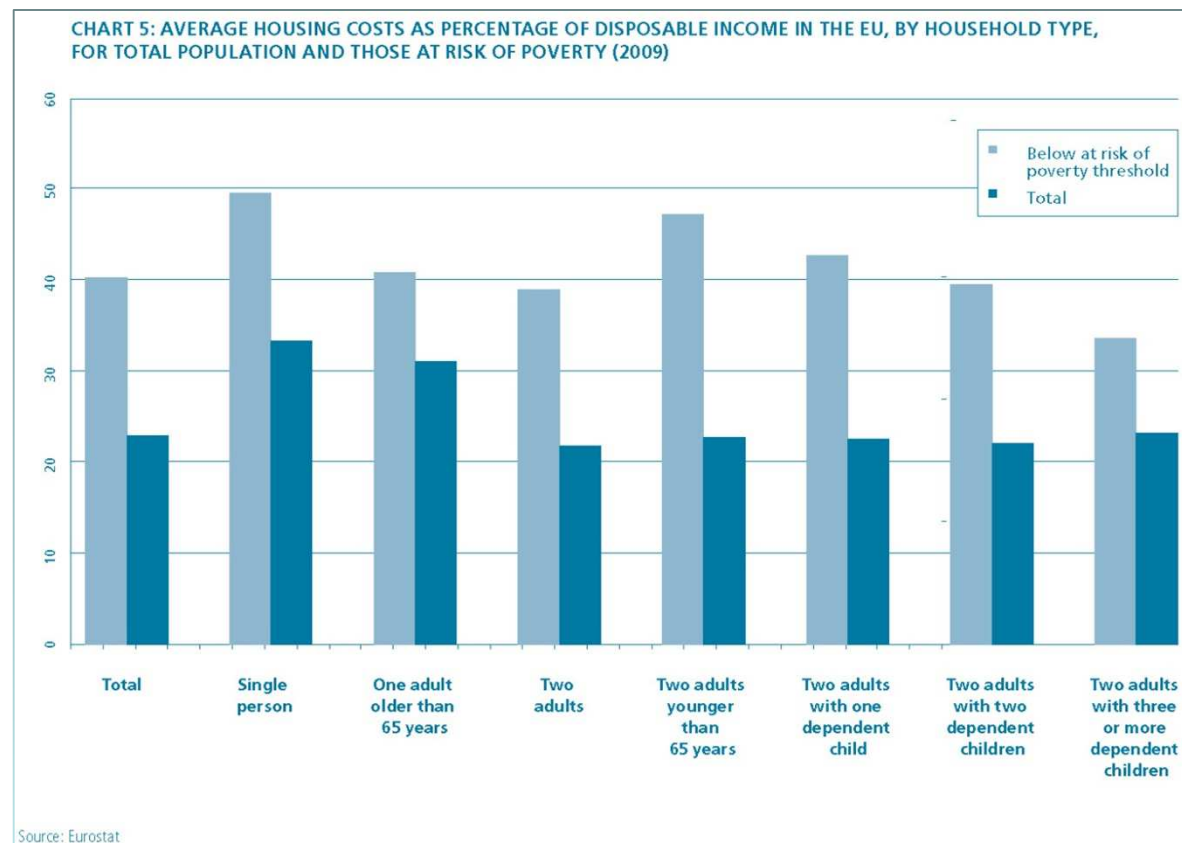
- Housing costs = 22.5% disposable income (41% at risk of poverty)
- Housing overburden = 10.1% (37% at risk of poverty)
- Housing-related expenditure = 22.9 % of total household consumption expenditure
- A third of European households facing disproportionate housing costs, and perception of worsening affordability



Social - Increasing inequalities & demographic change



- Increase in inequalities
- Impact of the crisis: most people are affected by the rise of unemployment, but especially hard hit young, low-skilled and migrants + Austerity measures are further aggravating the situation of the most vulnerable
- Increasing levels of homelessness
- Demographic change: smaller households, greying population

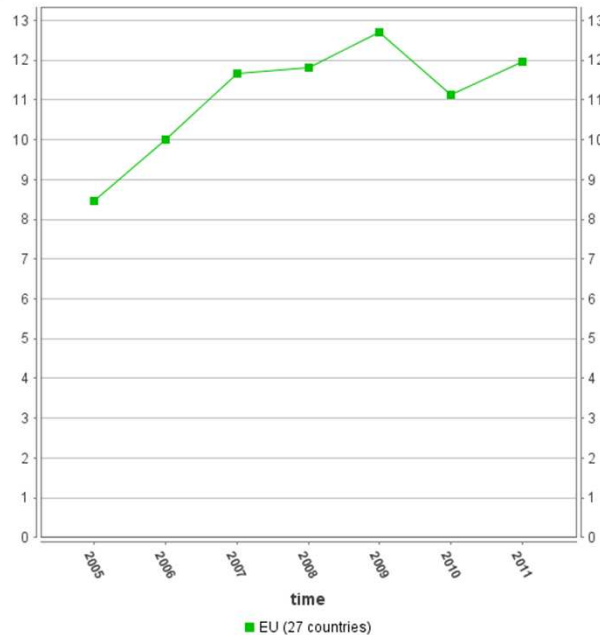


Environmental – energy consumption & fuel poverty

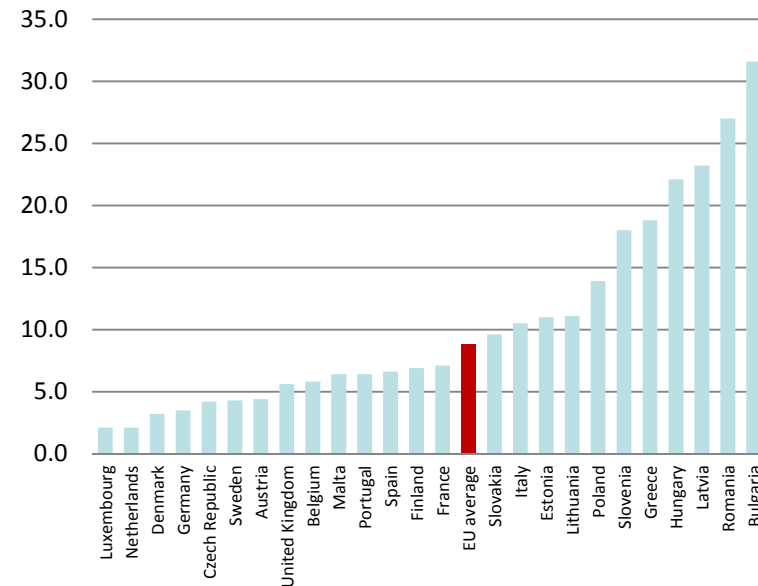


- Residential sector responsible for 30% overall GHG emission
- Increasing energy prices – arrears on utilities bills (20% of people below poverty line)
- Energy poverty (52.08 million people)
- 18% are living in poor quality dwellings

Gas prices for household consumers
€/Gigajoule



% of the population with arrears on utility bills
(EU-SILC, 2010)



Issues raising from the crisis

- Raising poverty and inequalities as consequence of the crisis = pressure on housing sector
- Declining socio-economic conditions of tenants = risk of declining income from rents, increased dependency from housing allowances
- Decreasing public support (direct and through taxation)
- Difficulties in access to credit
- Mechanisms linking social housing financing with housing market unstable
- **Importance of intermediary/dedicated source of funding for affordable housing**



Lessons from the crisis?

- Housing market highly dysfunctional, private debt as important economic imbalance as public debt for economic stability
- Financial market instability causes and consequences of housing price bubbles: what regulation that would be supporting social housing providers
- For the moment only consensus on strict public finance's consolidation without growth policies

Our position: need a **positive European framework which would allow investment in affordable housing and energy refurbishment**. Policies should **start from people's needs to bring economic growth and stability, together with improved quality of life and social equity**

Launch of a campaign on 26th of April at Brussels conference

