



CECODHAS HOUSING EUROPE

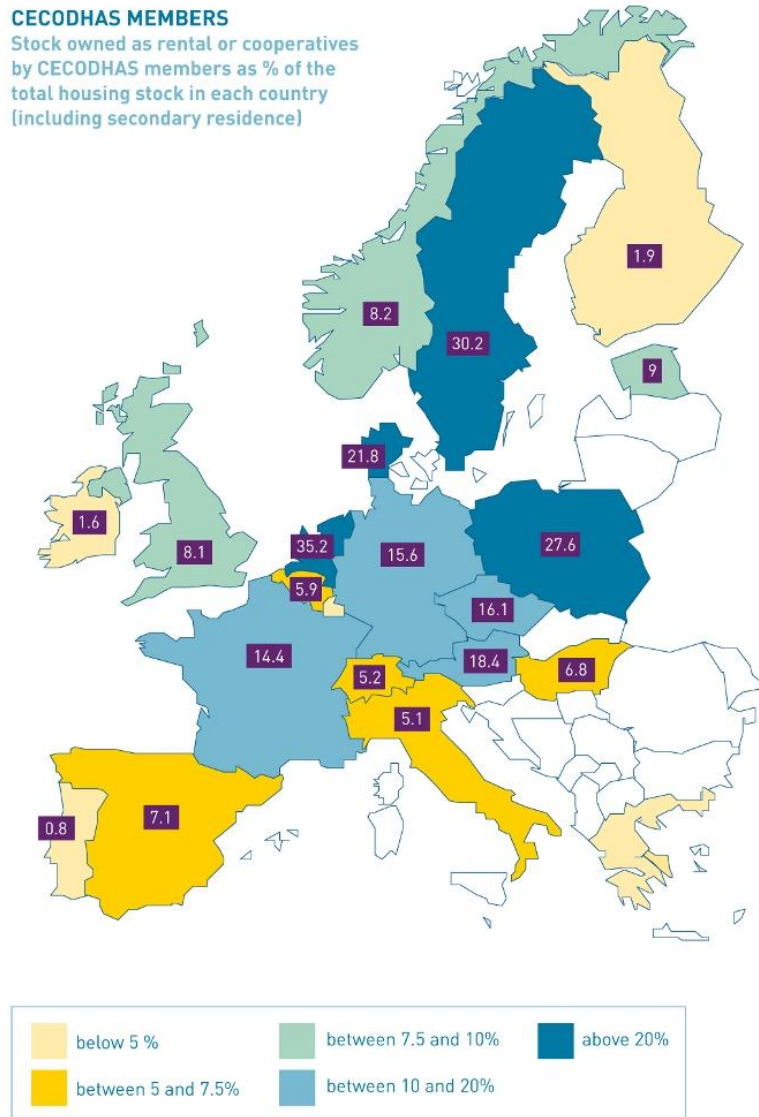
Kalervo Haverinen 14.12.2010

A picture of the sector

CECODHAS Housing Europe is the European Committee for social and cooperatives housing, a network of national and regional social housing federations gathering 4.500 public, voluntary housing organisations and 28.000 cooperatives housing.

Together the 45 members in 19 EU members States manage 25 millions dwellings.

CECODHAS MEMBERS
Stock owned as rental or cooperatives by CECODHAS members as % of the total housing stock in each country (including secondary residence)



Rakenne ja hallinto

- ❑ Jäsenet jaettu kolmeen sektoriin omistuksen mukaan: julkinen, osuuskunnallinen ja ei-voittoa tavoittelevat; Suomesta jäseninä VVO ja Kunta-asunnot Oy
- ❑ Puheenjohtaja (presidentti) valitaan vuorotellen kahdeksi vuodeksi eri sektoreista; nyt **Vit Vanicek**, tsekki, osuuskunnalliset yritykset
- ❑ Eri sektoreiden kokousten lisäksi pysyviä työryhmiä: Sisämarkkinat, Sosiaaliasiat ja Kestävä kehitys Työvaliokunta: presidentti, sektoreiden pj:t ja pysyvien työryhmien pj:t
- ❑ Hallitus: jokaisesta maasta yksi jäsen ; Suomi: Kalervo Haverinen, Kunta-asunnot Oy
- ❑ Toimisto Brysselissä: Housing Europe Center, 18 squaree de Meeus – 1050 Brussels
- ❑ Pääsihteeri Claire Roument + 5-6 asiantuntijaa ja teknistä henkilökuntaa

Our activities

❑ Lobbying EU institutions

Carried out by our Brussels team through contacts with the European Parliament (URBAN Intergroup,...), European Commission, and other key actors at the EU level

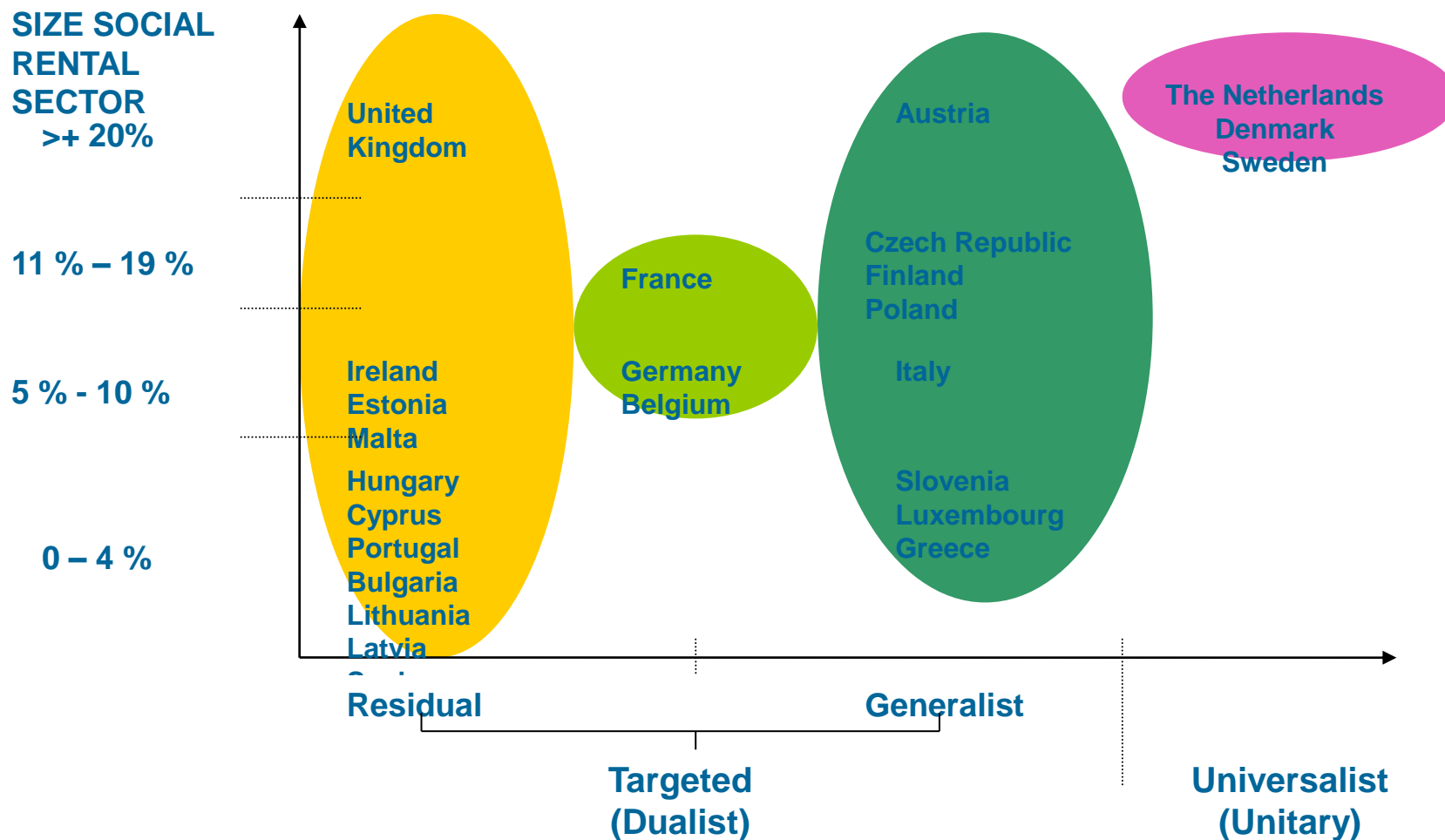
❑ Monitoring key trends in the social housing sector in Europe

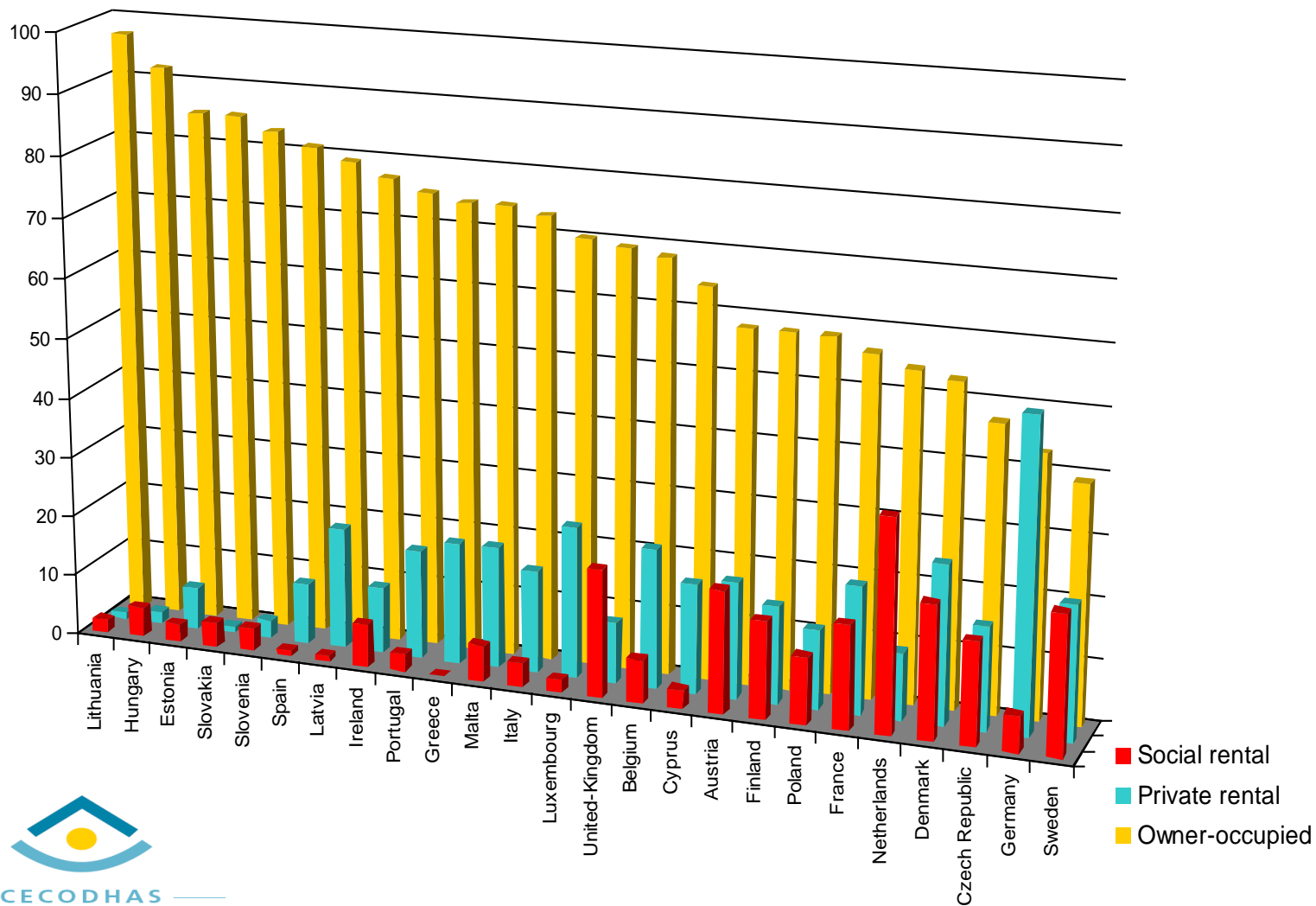
Through the European Social Housing Observatory

❑ Exchange of experiences and good practices between our members

Through the organisation of european conferences and seminars, CECODHAS working groups, thematic publications, and participation to European projects (coordination of POWER HOUSE EUROPE)

Typology of approaches to social housing

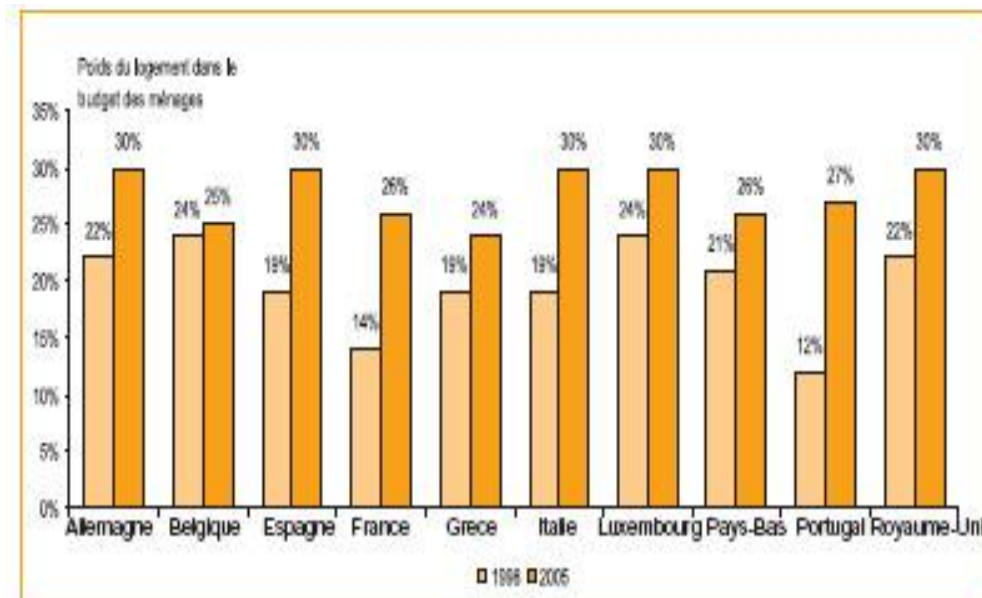




1. Common challenges: housing market

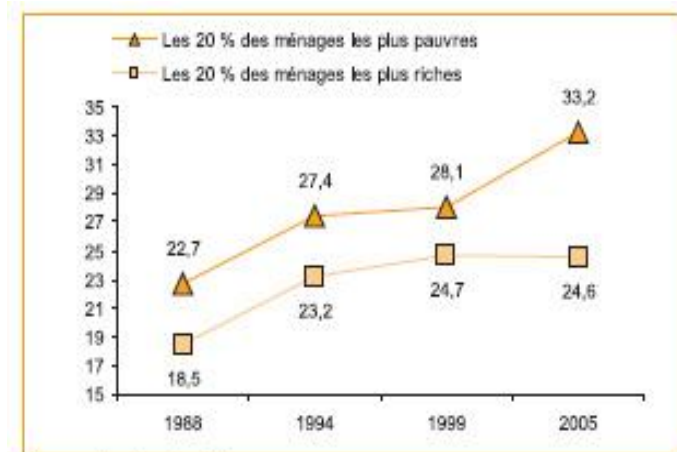
- ❑ Increase in home-ownership level
- ❑ Unbalance between offer and demand at national and regional level
- ❑ Regional disparities in terms of availability of jobs and housing
- ❑ Decrease of affordability and Lack of affordable housing, increasing pressure on the social housing sector

Evolution housing expenditures (1988-2005)...



Source : données Eurostat.

Lowest and highest income quartile



Source : données Eurostat.

2. Common challenges: Housing policies

- ❑ Retreat of the state from welfare provision
- ❑ Reduction of public finance
- ❑ Generally housing policies encouraging home ownership

BUT

- ❑ Back on the agenda policies aiming at increasing rental and particularly social rental housing: long term engagement or contingent solution linked with the crisis?

In first semester 2009, 24,100 homes were repossessed in the UK- equivalent to 132 a day

new families house loans fell from 8.1 % of 2007 to 3.9% of august 2008

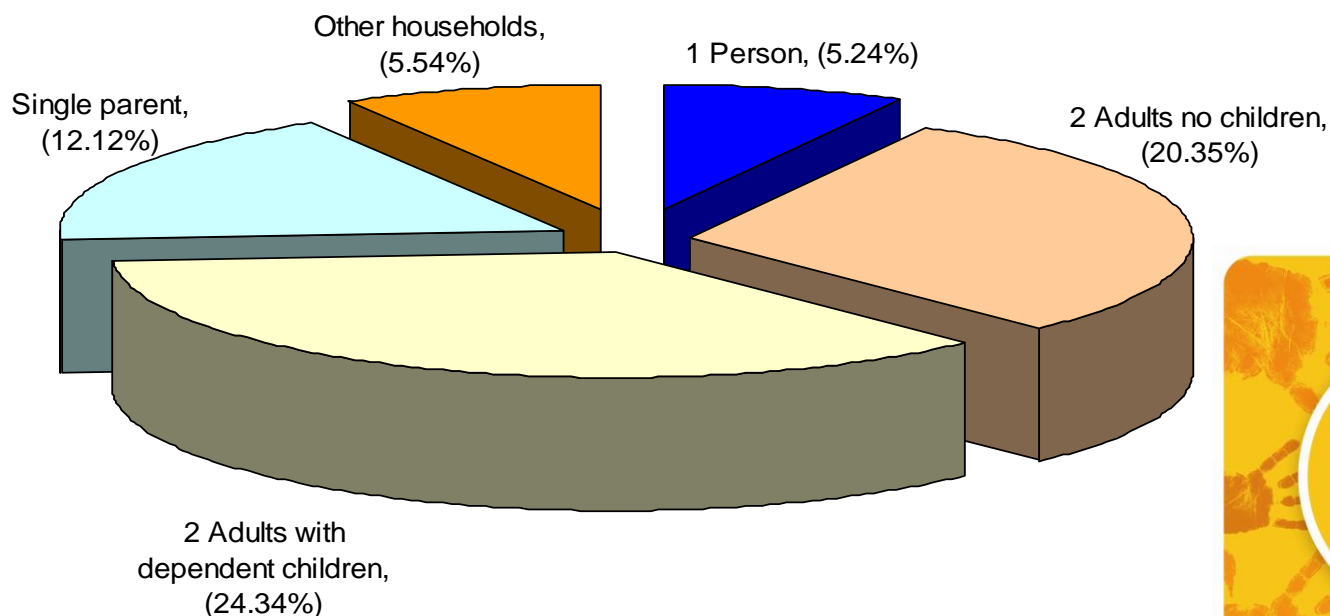
new constructions in the second semester of 2008 were 20% lower in Europe than the previous years



3. Common challenges: demographic

- ❑ Socio-demographic change
- ❑ Ageing of the population
- ❑ Changing family structure and fragilisation
- ❑ Increasing diversity (social, ethnic)

Household composition



4. Common challenges: Energy performance

- ❑ Global Warming & Climate Change
- ❑ Energy Prices & Fuel Poverty (housing low income and vulnerable groups)
- ❑ Quest for energy efficiency and improvement of living conditions
- ❑ Obstacles: financing, skills, awareness
- ❑ Impact of EU energy related targets and legislation

In 2006 residential sector account for 10,38 % of the emissions of greenhouse gasses (EEA).

Potential CO2 reduction in the sector trough renovation existing dwellings is about 75% (ILO).



Interlinks EU policies – national housing policies



- ❑ Housing is not a competence of the EU, BUT European policies have an impact on the (social) housing sector



- ❑ Housing is on the European agenda
- ❑ Housing policy increasingly have to take into consideration concepts, norms and policies at EU level
- ❑ National housing policies are in the middle of the tensions between those policies (Ex.: Internal market/competition vs SGI, notably Dutch case)
- ❑ But this does not only represent constraints, it may also create new resources for actors (mutual learning, funding opportunities, visibility...)



MAIN EUROPEAN UNION POLICIES



SOCIAL

ENVIRONMENTAL

ECONOMIC

- COHESION
- ANTI-POVERTY
- SOCIAL PROTECTION
- SSGIs

- ENERGY
- ENVIRONMENT
- WATER
- LAND protection...

- INTERNAL MARKET
- COMPETITION
- STATE AIDS
- VAT RULES

- LEGISLATION
- EU FUNDS
- OPEN METHOD OF CO-ORDINATION (OMC)
- BEST PRACTICES

- EU STANDARDS
- EU LEGISLATION
- RESEARCH
- EU FUNDS ?
- GREEN VAT ?

- LEGISLATION
- CONTROL
- NOTIFICATION
- DISPUTE – ECJ RULING

HOUSING POLICY
« FRIENDLY »

HOUSING POLICY
« COSTLY »

HOUSING POLICY
« FRAMELY »

Toiminnan painopisteet v. 2011



Pillar 1 ja 2 : ACCESS TO HOUSING FOR ALL

Creating good conditions for our members to deliver more

Part 1: Legislation

Part 2: Sustainable Funding

Pillar 3: AFFORDABLE ENERGY

Pillar 4: SUSTAINABLE ENVIRONMENT AND COMMUNITY DEVELOPMENT /Combating housing exclusion

Pillar 5: NEW NEEDS : RESPONSES

Strengthening the sector