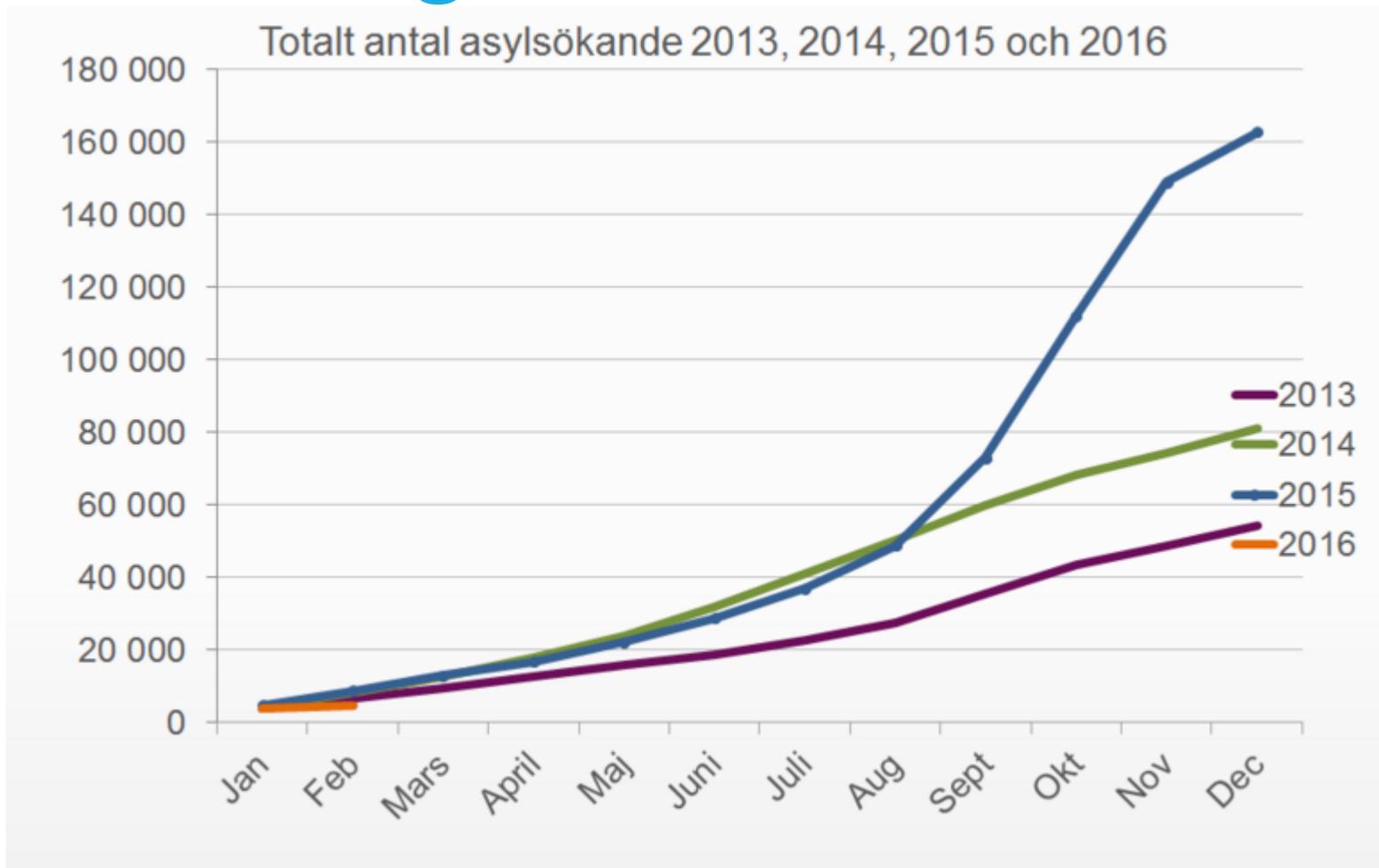


How Sweden tackles the housing of refugees

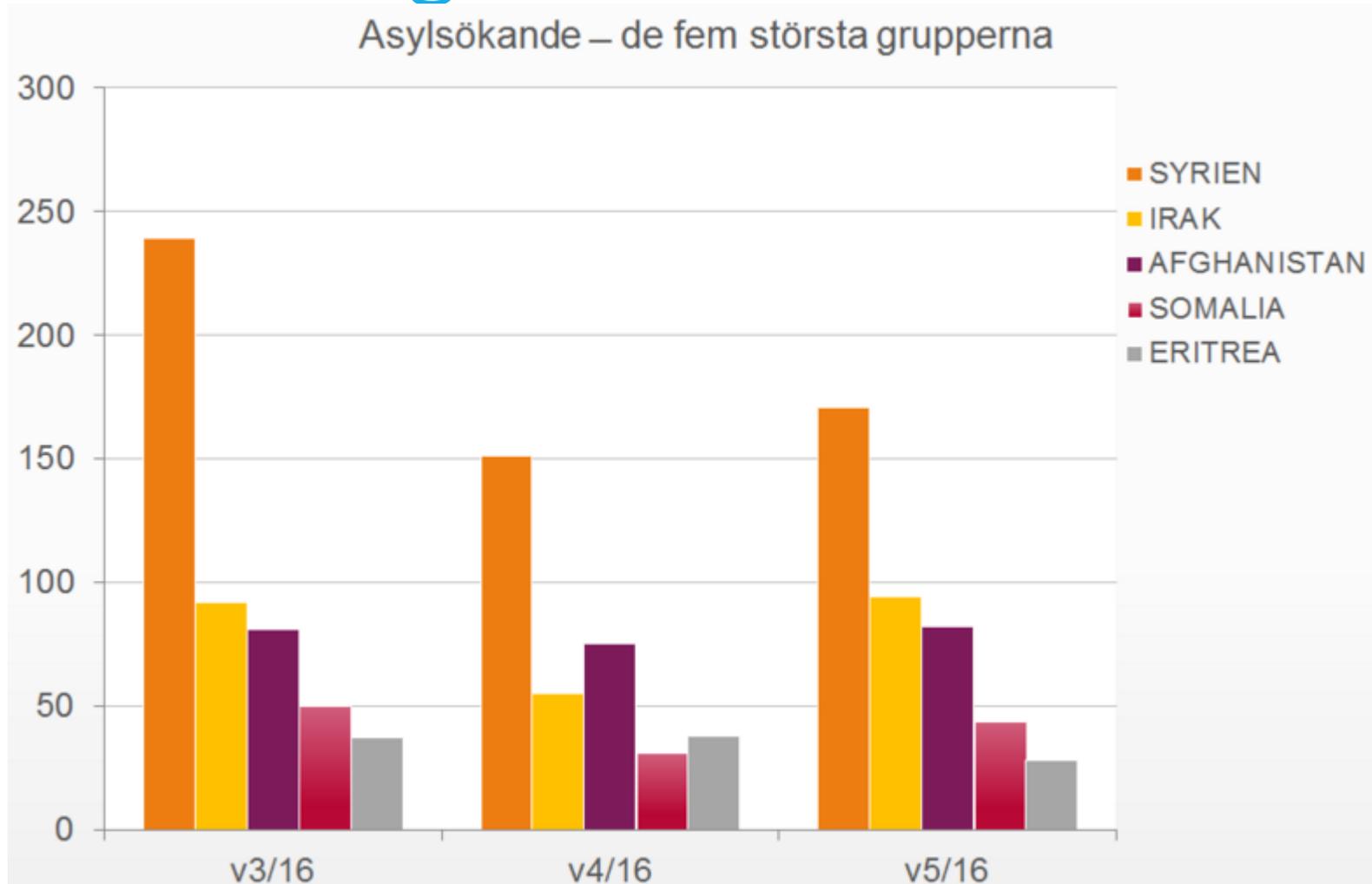
Presentation by Director General Sören
Häggroth. February 23, 2016

A challenge of historic dimension



Source: www.migrationsverket.se

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The origins of the refugees

163 000 refugees 2015

Refugees esp.from Syria(51 000),Afghanistan (41 000),Iraq(21 000), Somalia and Eritrea(14 000)

Estimated that 60 000-80 000 will not have permission to stay in Sweden

Responsibilities

The Immigration Board is responsible for housing during the asylum-examination

The Employment Service Agency is responsible for housing of refugees with permission to stay in Sweden

The local authorities are responsible for housing of children seeking asylum

Two ways of living as a refugee

E-bo-You arrange your housing yourself at relatives, friends or other people- often from your home country

A-bo-You accept a housing proposed by the Immigration Board in any place in Sweden

Different forms of housing supplied by the Immigration Board

Temporary housing(1-7 days)after the arrival to Sweden:

- Immigration Board flats
- Flats of private suppliers(contracted by IB)

During the asylum-process:

- Flats supplied by the Immigration Board rented of municipal and private estate-owners
- Flats supplied by private contractors(eg.hotels, camping cottages and youth hostels)

The role of private companies

The role of the private sector in the supply of housing has increased. The result is that price-competition does not function. All companies get contracts if they can accept a fixed price

There are two forms of contracting out housing to private companies:

- Framework-agreements with a list of contractors
- Direct renting from private contractors

The National Government is considering to increase the State-owned housing for refugees

The role of local authorities in relation to the asylum-seekers

Co-operate with the Immigration Board in the supply of housing esp. in the municipal housing companies

Provide child-care , education and social support already during the asylum-process

Take the full responsibility for the reception, housing, education and social support for children seeking asylum

Deregulation of building standards

The rules for new-produced flats must not be applied in flats being transformed into housing of refugees. Concerns mainly rules for energy-conservation and waste-management

The rules concerning fire-protecting are not being changed

The new set of more flexible building rules makes it easier for the local authorities to create new housing possibilities

New ways of creating housing for refugees at low costs

In Sweden much attention has been given to the "Västerviks-modellen". This means building prefabricated module houses in 1-2 days in places where there is close to schools and services. After use the module houses can be moved to places where they are more needed. This way of working is supported by the Immigration Board.

Reasons for lack of housing for people with low and median incomes

A rapid growth of the population in the metropolitan areas

The municipal housing companies are obliged to compete with private housing companies on equal terms

Especially in the Stockholm region a substantial part of the rented flats have been sold to the tenants

Measures decided by Parliament with the purpose of creating an increase of the supply of rented housing

Legislation making supply of housing for everyone obligatory for the local authorities

Lower taxes for renting to underlet (which has increased the rent level substantially)

Local authorities guarantees for young peoples renting costs (which has not being used very much)

Proposals aiming to increase the production of rented flats

Building permits without preceding detailed plans

Limitations of the right to appeal plans and building permits

Standardisation of rules concerning energy efficiency

Changes in the taxation system in order to stimulate an increased mobility in the housing market

Changes in the present system for deciding rents in the new production of houses

Some concluding remarks

The costs for the hastily arranged housing facilities have been very high. Big profits have been made

Flexible legislation and innovations are needed in order to keep costs low

The long-term housing solution must be created in the framework of the general housing policy