



## **HOUSING EUROPE contribution to Euroheat&power annual conference**

**“Raising awareness and acceptance”**

**Social and affordable housing providers views**

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# What is CECODHAS - Housing Europe?

**CECODHAS - Housing Europe** is the European Committee for **Social and Cooperative 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 million dwellings**.

## CECODHAS MEMBERS

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



# Our Mission

CECODHAS - Housing Europe 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.

CECODHAS  
HOUSING EUROPE





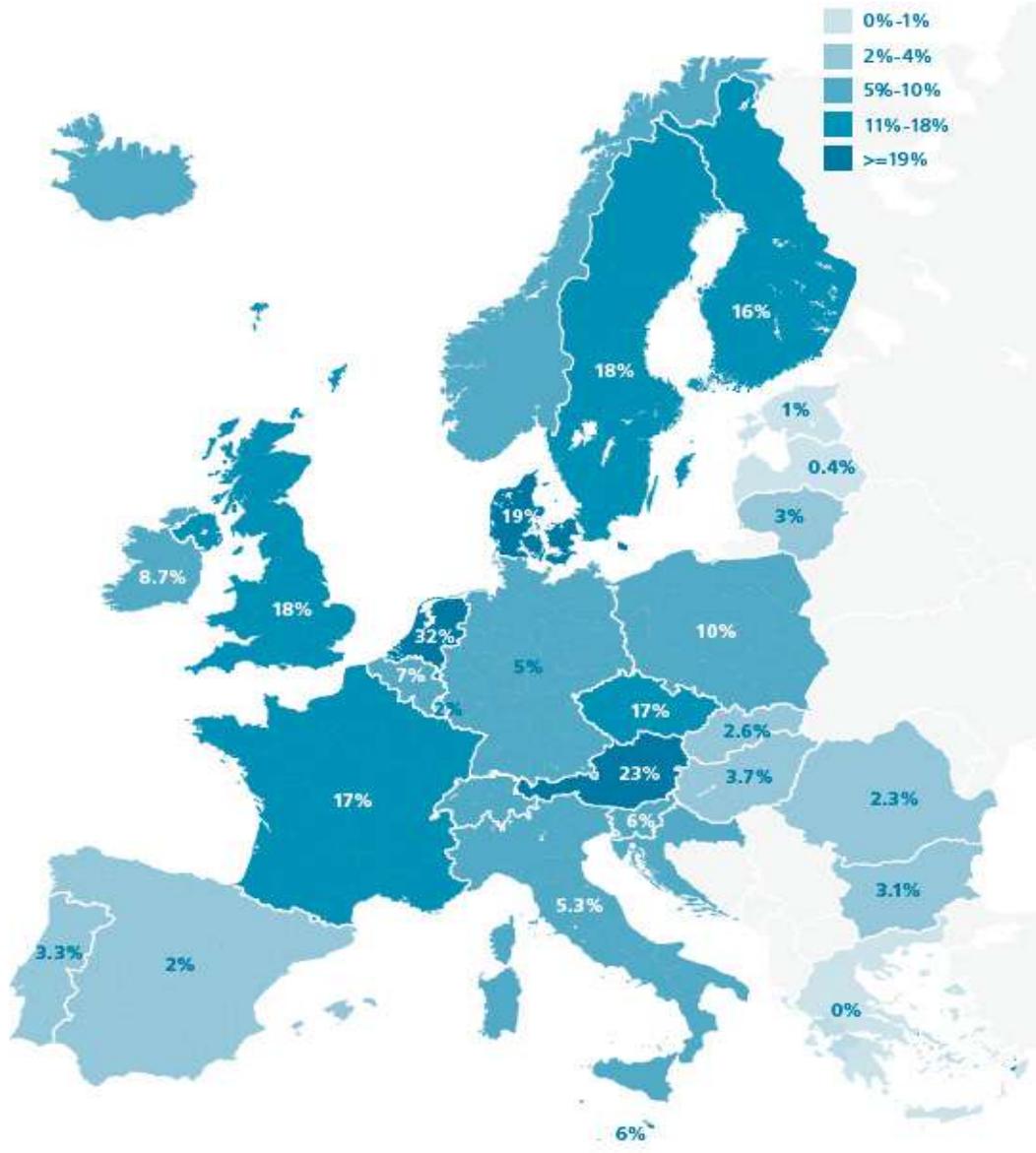
## EU policies and housing in a nutshell

- ❑ **Direct enablers** : structural funds
- ❑ **Direct constraints**: state aids, energy efficiency directive
- ❑ **Indirect constraints**: EU economic governance

# Social rental housing in the EU27

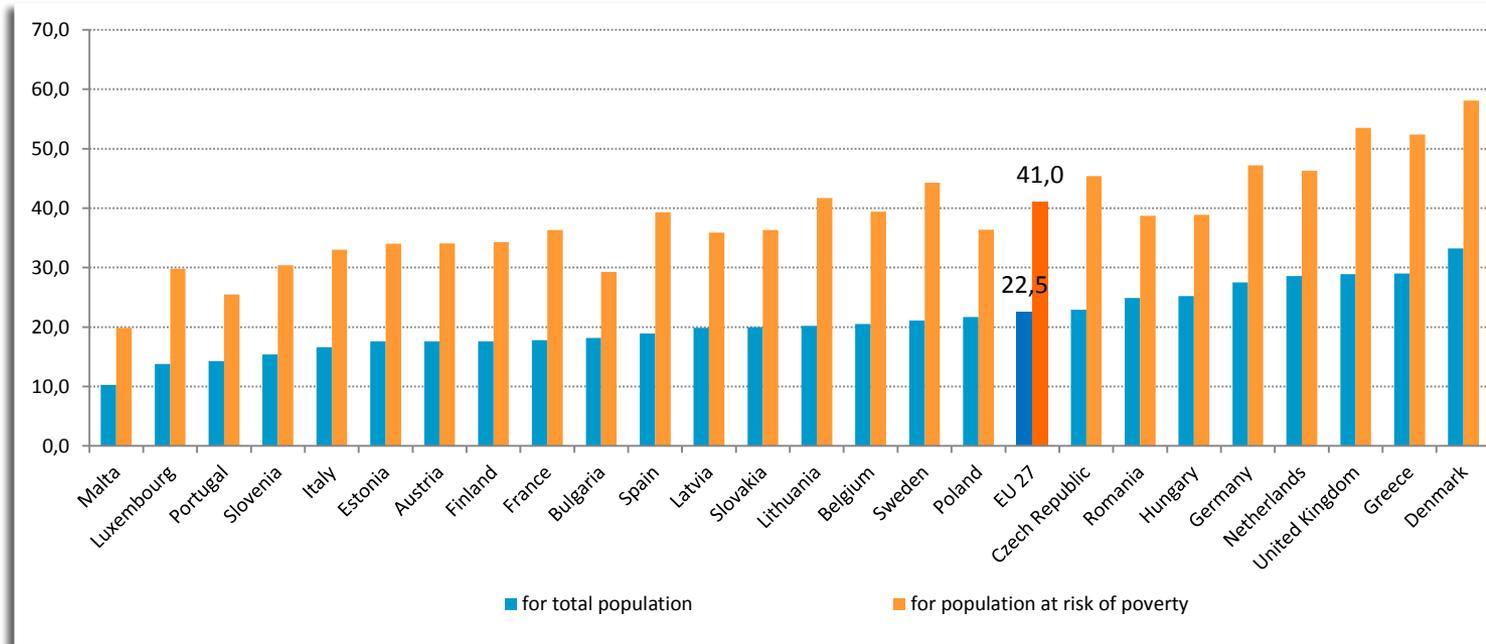


- Largest in NL, followed by AT and DK.
- UK, FR, SW and FI also have a large social/public housing sector
- On the contrary, no rental social housing in EL, very small share in CEE as well as PT, ES



# Impact of housing costs

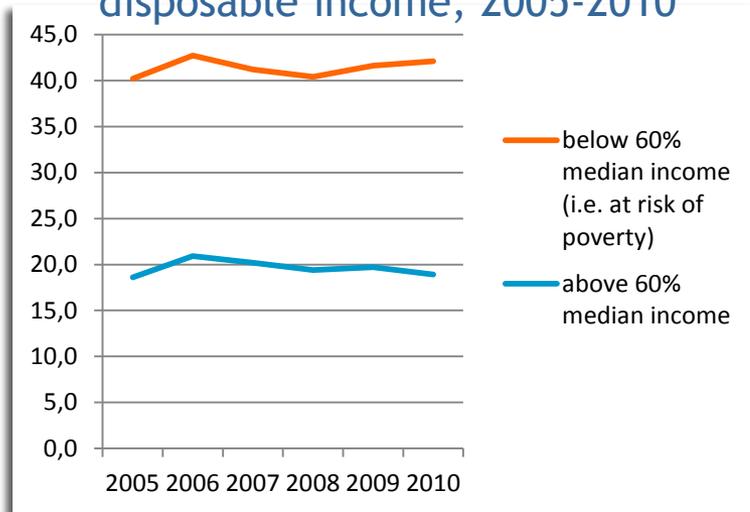
- Housing costs = 22.5% disposable income (41% at risk of poverty)
- Housing overburden = 10.1% (37% at risk of poverty)
- Housing-related expenditure = 22.9 % of total household consumption expenditure
- A third of European households facing disproportionate housing costs, and perception of worsening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



# Increasing inequalities?

- OECD points to 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

Housing costs as a percentage of disposable income, 2005-2010



- gap in housing costs in disposable income between those with an income above 60% of the national average and those below is widening

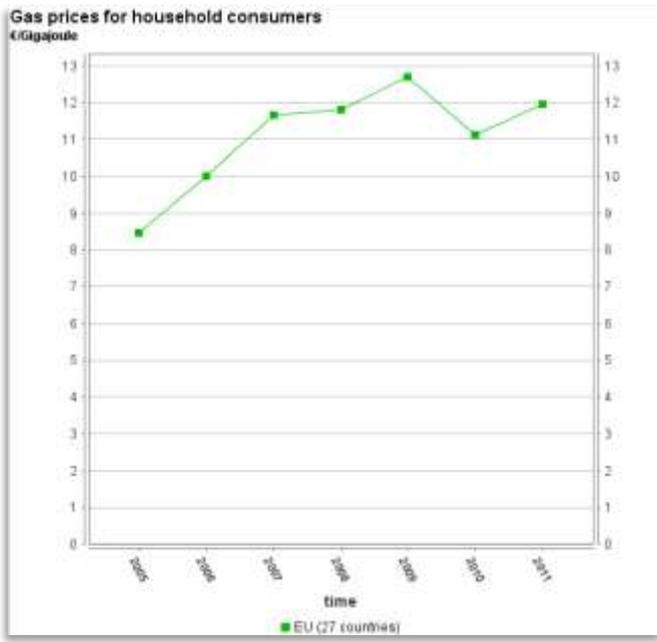
# Main factors



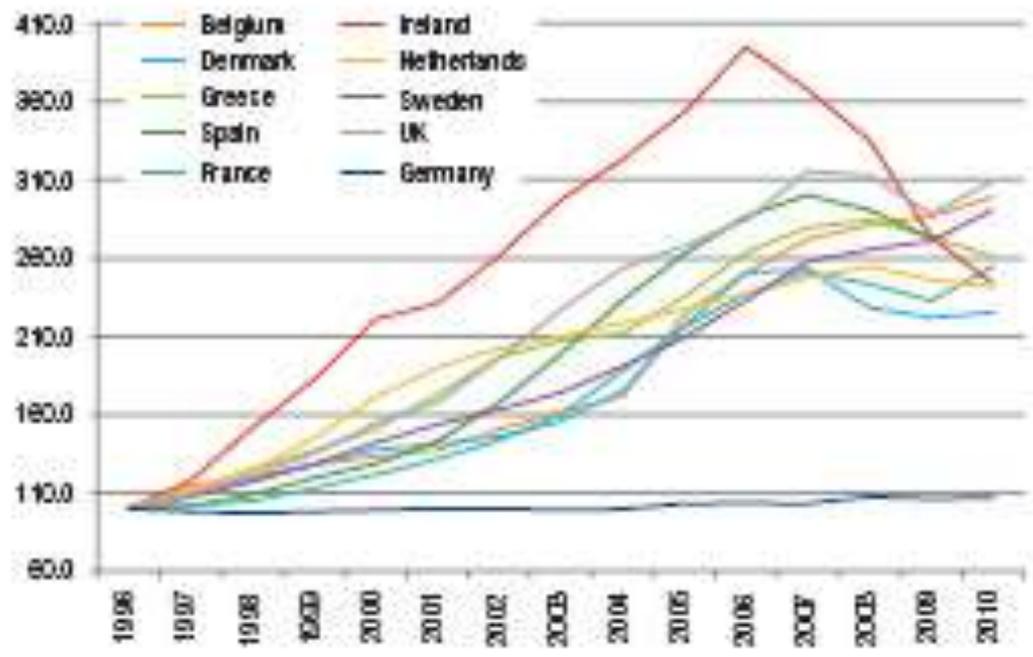
Increase in:

- House prices
- Energy prices
- Shortage of affordable housing

Gas prices for household consumption



Nominal house prices increase

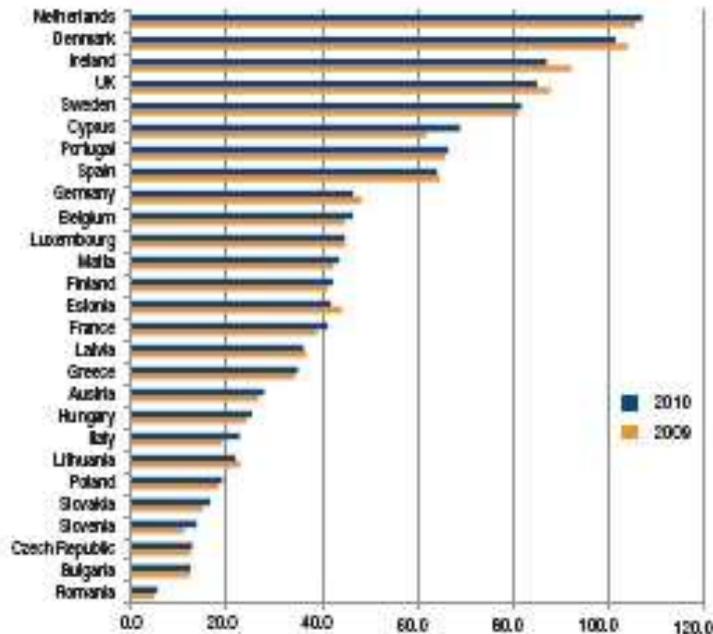


# 'Visible' effects

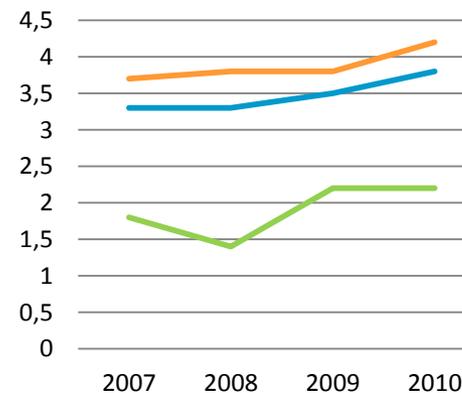
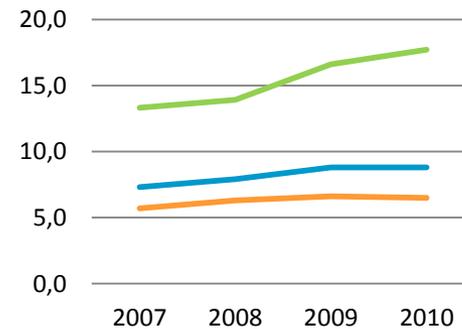
- High level of mortgage debt (from 32% in '98 to 52.4% in 2010)
- Increase in arrears (8.6% and 20%)
- Energy poverty (52.08 million people)

Increase in arrears on:  
Utilities  
Mortgage/rent

## Mortgage indebtedness as % of GDP



Source: European Mortgage Federation



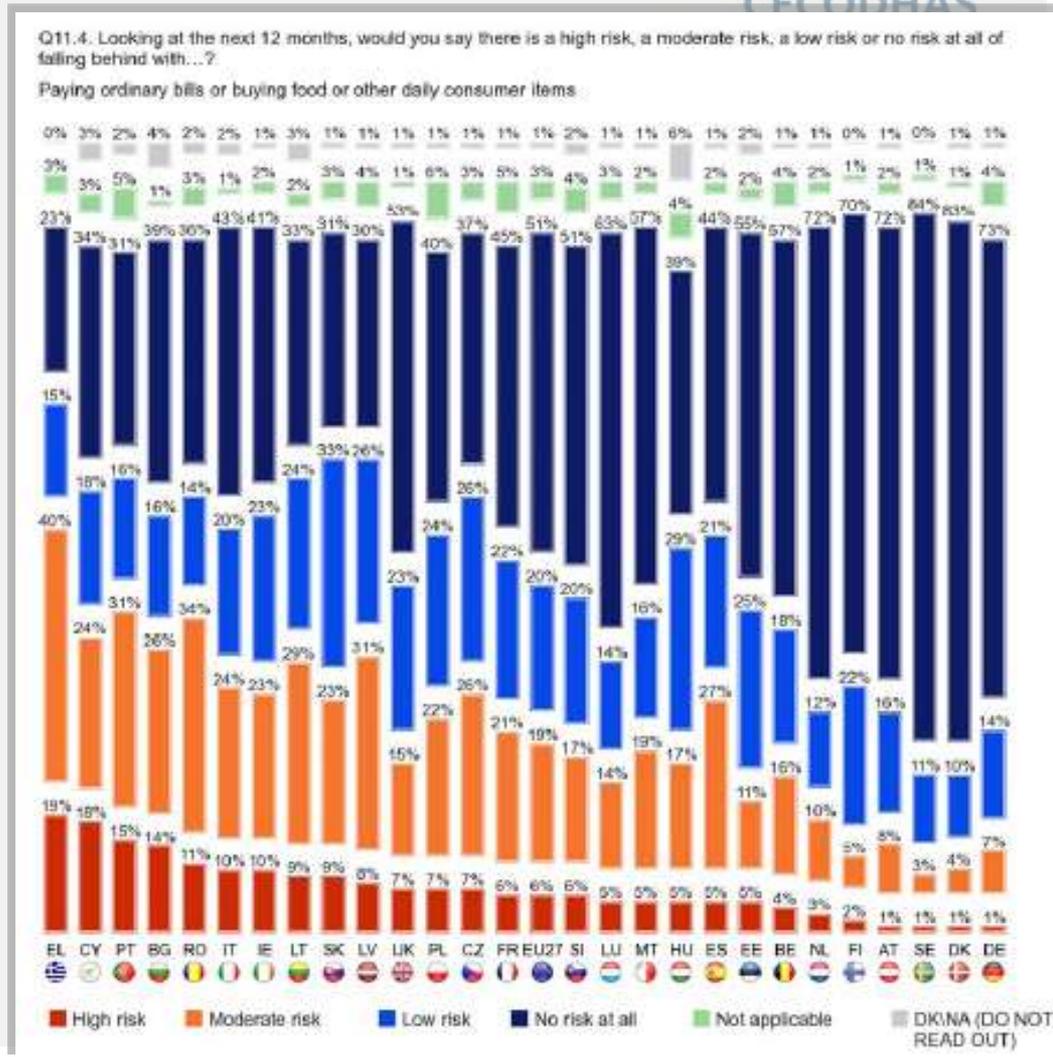
- European Union (27 countries)
- European Union (15 countries)
- New Member States (12 countries)

# From the latest Eurobarometer



45% of respondents at EU level who say they are at least at low risk of not being able to pay ordinary bills or buy food. In Belgium (38%, +16 points since October 2010) there was once again a large rise in the number of people saying this, as there was in Portugal (62%, +15 points), Italy (54%, +13 points), and Greece (74%, +11 points)

...



## Social acceptance from consumers ?

- ❑ Trust is gone: in general whether it is public or private operators, prices increases in all “networks industries” have eroded the trust of citizens in their delivery at a fair prices
- ❑ Local solutions are easier to grasp, they create benefit people can relate to, investment decisions are never discussed widely (big pipelines or other solutions)
- ❑ Not sure investing in heating/cooling or into Nearly zero buildings (renovation or new)
- ❑ Transparency of prices: business model at reverse, the less you consume the cheaper the price should be
- ❑ Technology fatigue: every year a new device/system/process....