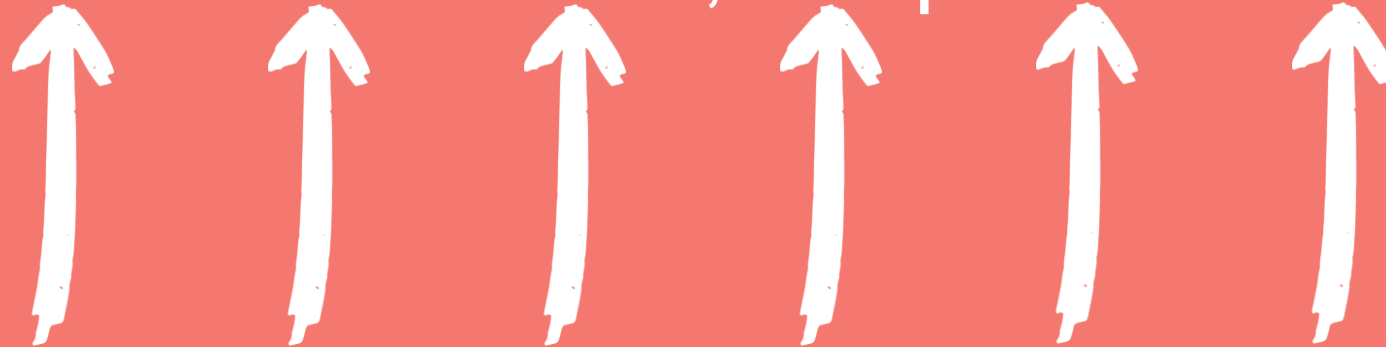


Excellent timing - The landscape is changing:

(Necessity is the mother of invention)

- Historical housing paths are changing
- Housing – not fit for purpose - Push to update planning in line with changing demographics – ageing, increasing urbanisation, inequalities





Malta Housing Authority

The Housing Landscape 2025

Sorcha Edwards

Malta | 30 April 2025





Our partners

Agence Française de Développement
 Center for Support to Organizations,
 Bosnia and Herzegovina, CENSOR
 CLT Europe Network
 Ekubirojs
 Fondazione Housing Sociale
 Foncière Chênelet from France

Habitat for Humanity
 Housing Initiative for Eastern Europe, IWO
 Ministry of Physical Planning, Construction and State Assets,
 Croatia
 Metropolitan Research Institution from Hungary
 Open Group from Italy

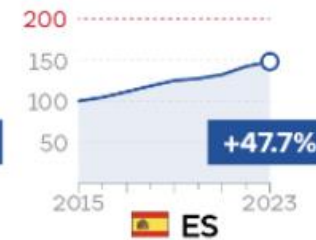
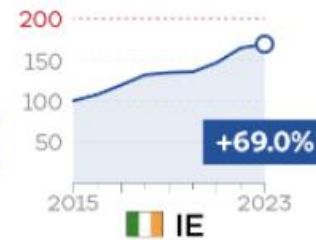
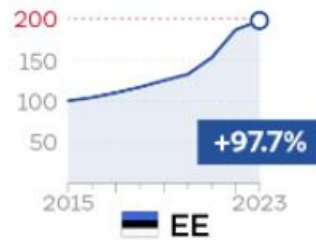
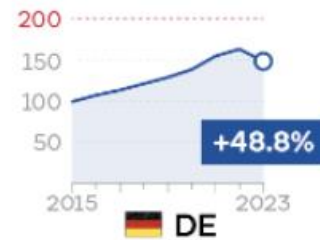
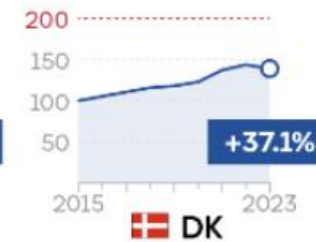
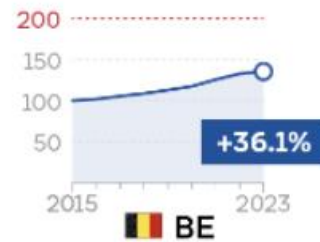
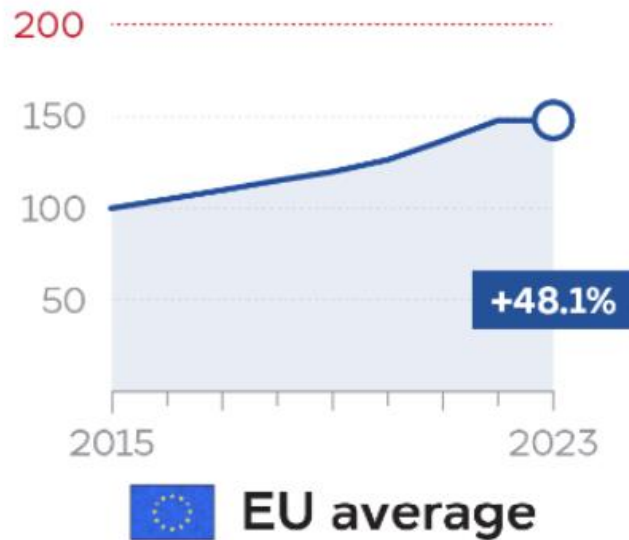
Organisme de Foncier Solidaire de la Métropole Lilloise
 Social Housing & Property Rights in Kosovo
 The Maltese Housing Authority
 University of West Attica

House prices increased significantly over the last decade

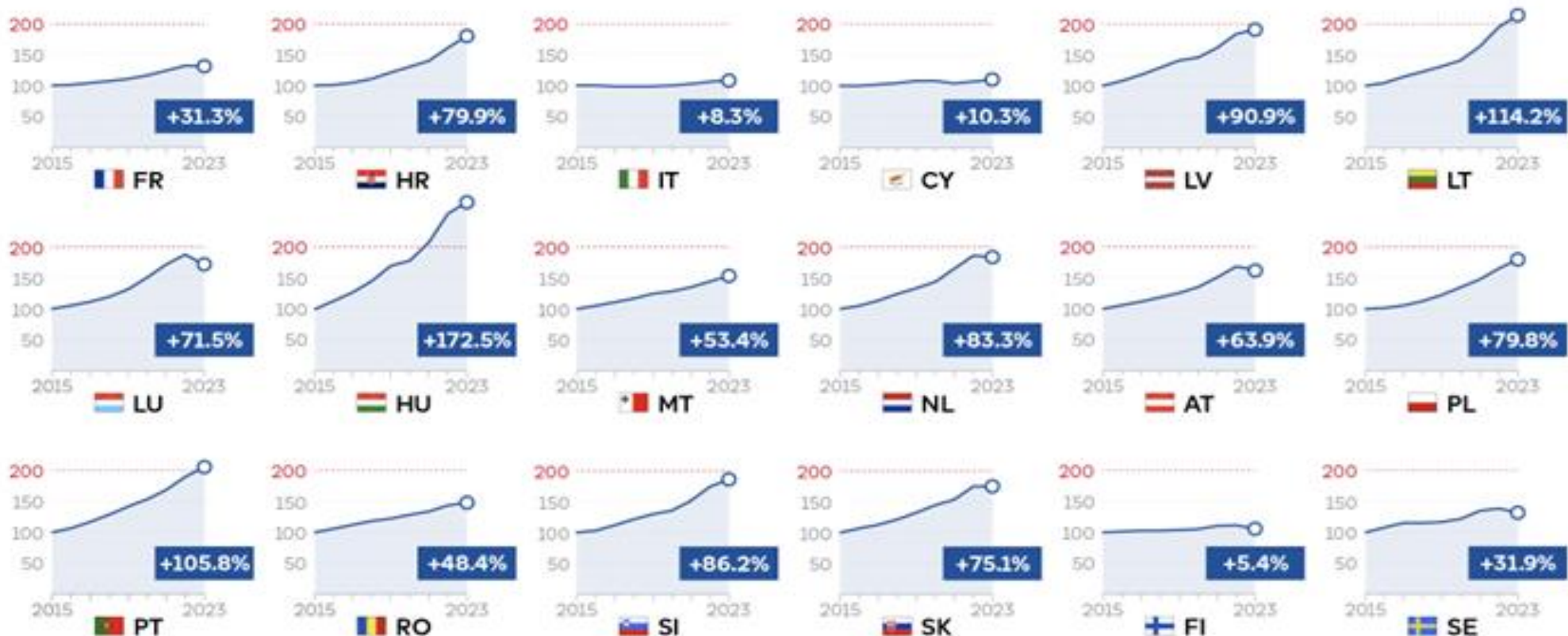


The rise of housing prices across the EU

2015-2023



House prices increased significantly over the last decade

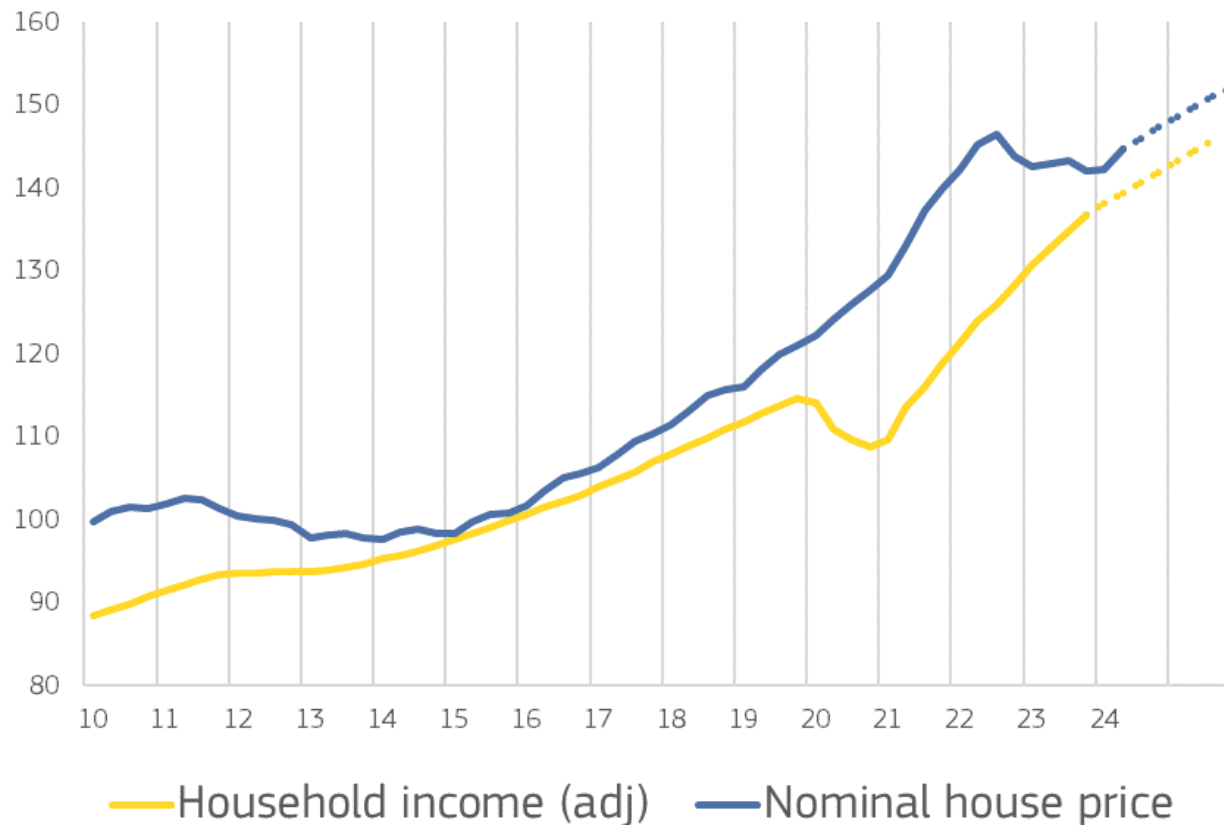


Data is based on the **House Price Index**, with 2015 set as the base year (index value = 100).

Source: Eurostat [prc_hpi_a] · most recent data available (2023) | Data for Greece is not available.

House prices in the EU has outpaced incomes for a decade

Euro area house price index and household income



Source: European Commission

Pressure on house prices in the EU started around 2014 due to:

Recovering demand:

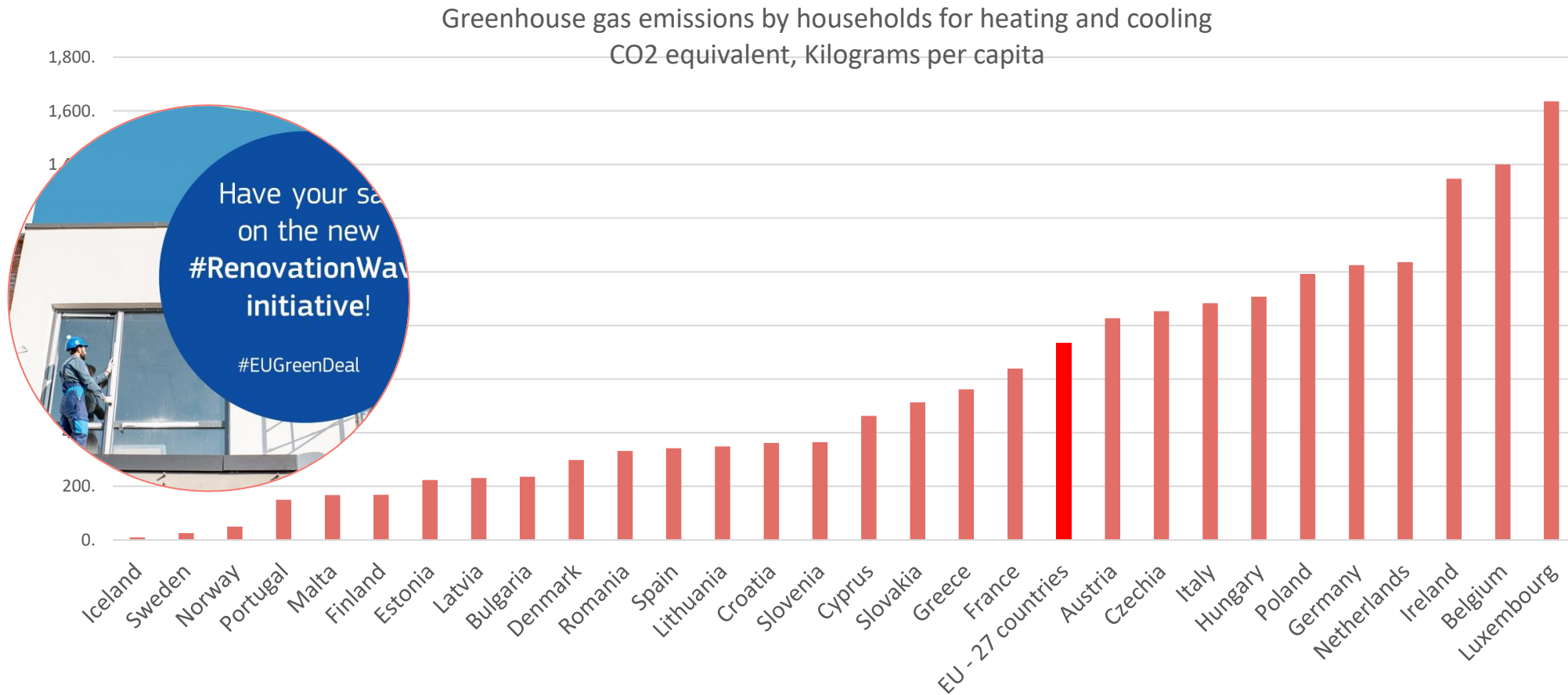
- Recovering household incomes
- Demography (migration, ongoing urbanization)
- Low mortgage rates, enabling households to borrow large amounts

Limited supply:

- Tighter regulation, low investment, focus on renovations
- Increasing construction costs

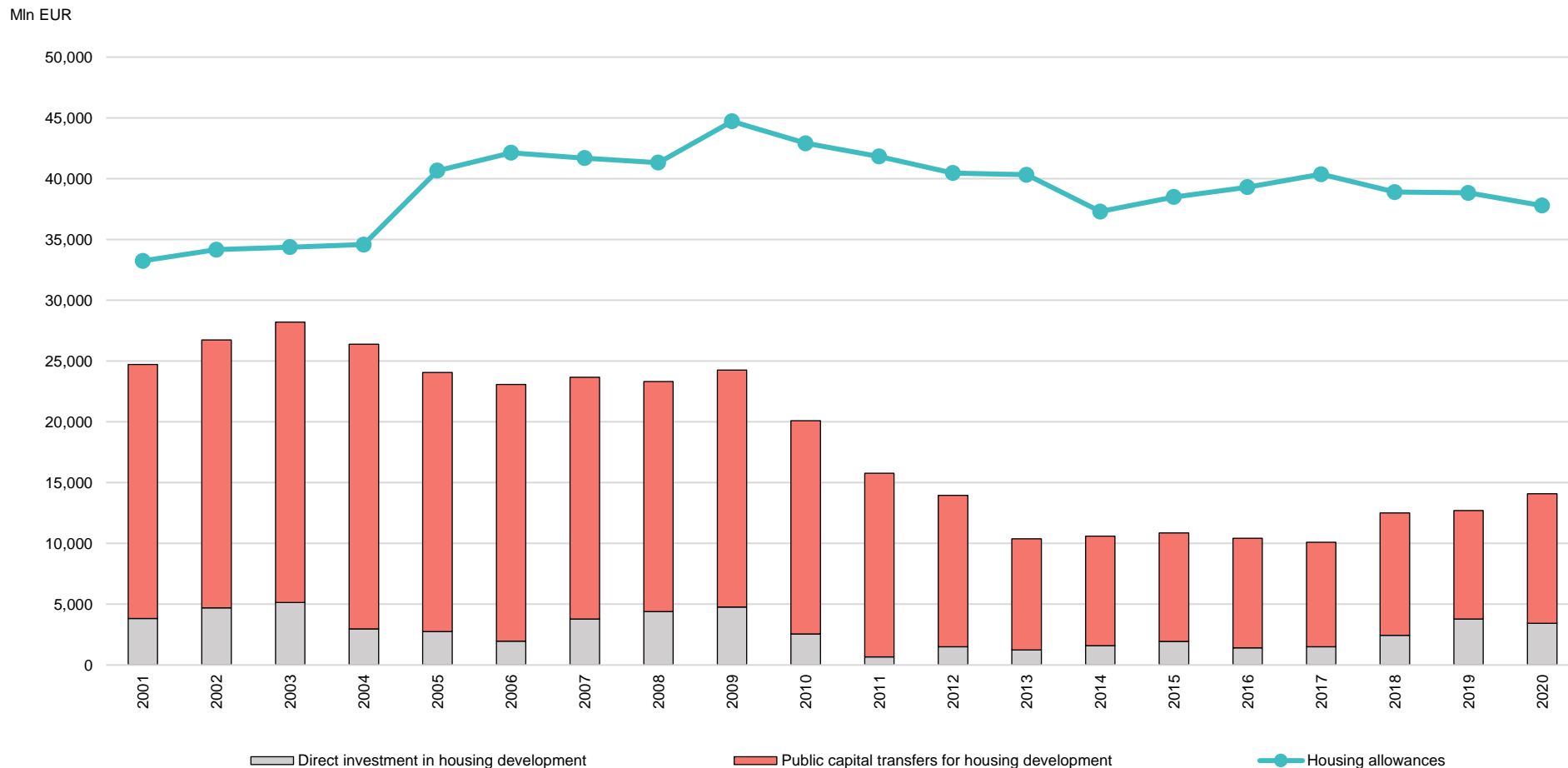
Role of investment patterns/financialization?

Affordability faced with energy transition challenge?



Source: Eurostat

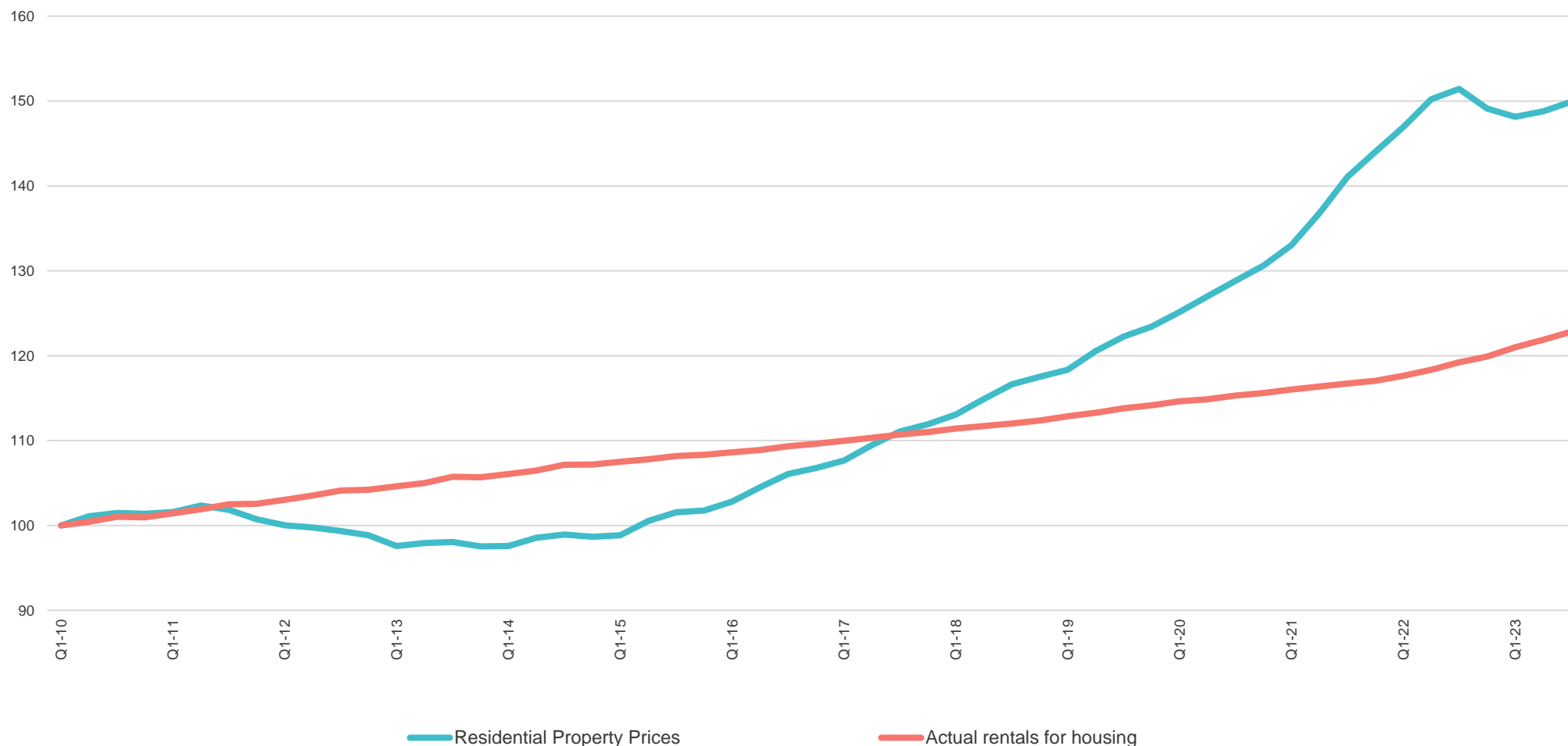
Government spending on housing in the EU-27 (in 2015 prices)



THE EUROPEAN FEDERATION OF PUBLIC, COOPERATIVE & SOCIAL HOUSING PROVIDERS

Source: Housing Europe estimates, based on Eurostat (COFOG)

Change in house prices and rents (Index, Q1 2010 = 100)



THE EUROPEAN FEDERATION OF PUBLIC, COOPERATIVE & SOCIAL HOUSING PROVIDERS

Source: Housing Europe calculations, based on Eurostat RPPI and HICP

The Housing Problem is Growing and Structural

1. **Housing affordability** is a significant and growing concern across Europe. 12 % of the EU-28 population live in households that spent **40% or more of their** disposable income on housing. This is exacerbated by rising rents and property prices, which have outpaced salaries and income growth.
2. **Homelessness** is increasing, and the lack of affordable housing options contributes to this crisis. Reports indicate that 400 000 minors live on streets or in emergency accommodation in the EU.
3. **Overcrowding**: More than a quarter of Europeans aged 15-29 years old live in overcrowded conditions in 2022.
4. **Poor quality of Housing**: This can include housing with poor insulation, dampness, and lack of basic amenities with potential impact on health and wellbeing. **Energy poverty**
5. **The overall “Cost of Living” crisis**, including high energy and food prices further strain household budgets, making it even harder..
6. **Public funding** is also decreasing (especially in the EU-15) while demand increases.
7. **Political consequences** of non action. The housing problem divides our societies, and it may be a risk for our democracies’. **Framed positively, affordable, good-quality housing in an inclusive neighborhood is the answer.**

COST OF INADEQUATE HOUSING



While improving poor living conditions would be costly, the report suggests the outlay could be recouped quite quickly from savings on healthcare and a range of publicly funded services – in the EU as a whole, for every €3 invested in improving housing conditions, €2 would come back in savings in one year.



Inadequate housing in Europe: Costs and consequences



Housing Europe: who we are

43,000 local housing organisations

25 countries

24,936,000 dwellings

40 billion annual investment

roughly 200,000 new dwellings per year

over 200,000 dwellings refurbished per year

roughly €40bn in new investment per year

7,500+ staff employed by the federations

300,000+ staff employed by local providers

One goal

To provide decent & affordable housing for all



Our members

ALBANIA – AUSTRIA – BELGIUM – CYPRUS
CZECH REPUBLIC – DENMARK – ESTONIA – FINLAND
FRANCE – GERMANY – GREECE – IRELAND – ITALY
LUXEMBOURG – NETHERLANDS – NORWAY – POLAND
PORTUGAL – SLOVENIA – SPAIN – SWEDEN
UNITED KINGDOM – ARMENIA – SWITZERLAND

Our partners

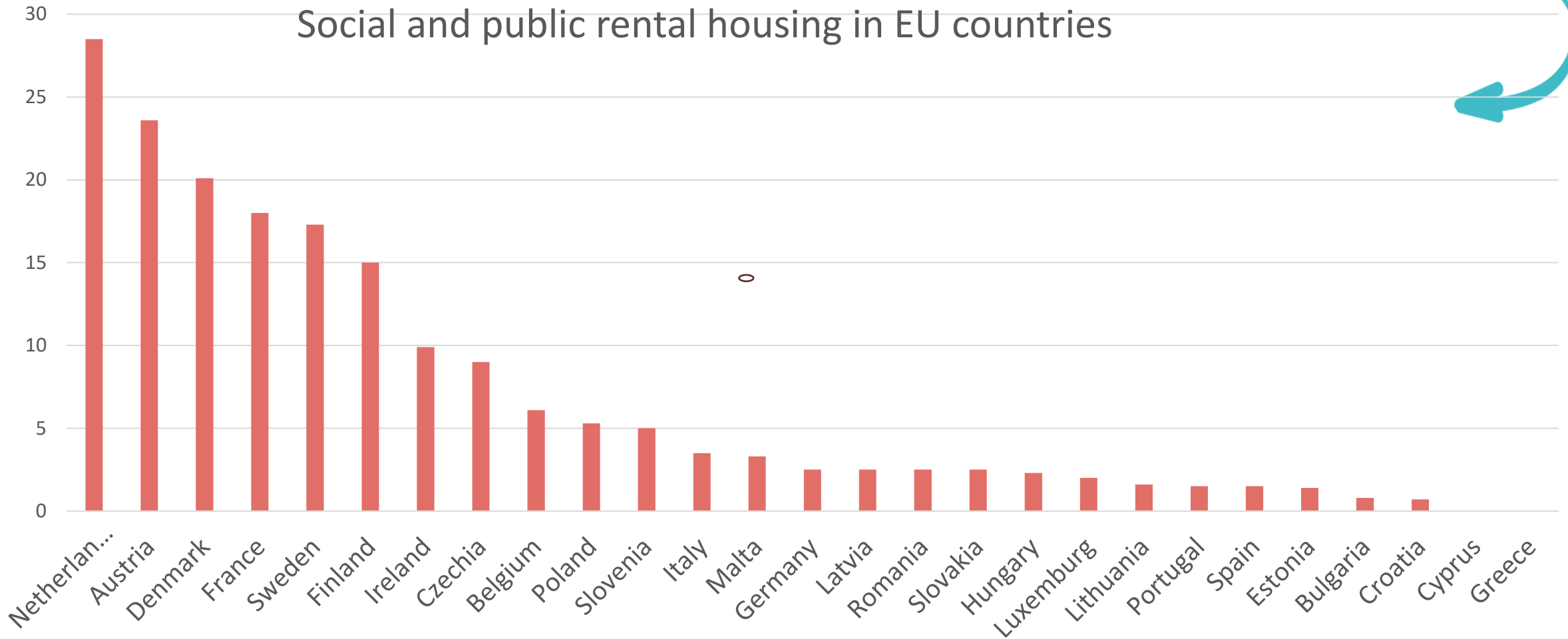
BELGIUM – CROATIA – GREECE – FRANCE – ITALY
KOSOVO – LATVIA – EASTERN EUROPEAN REGION

#HousingEvolutions



Diversity in social housing provision

Social and public rental housing in EU countries

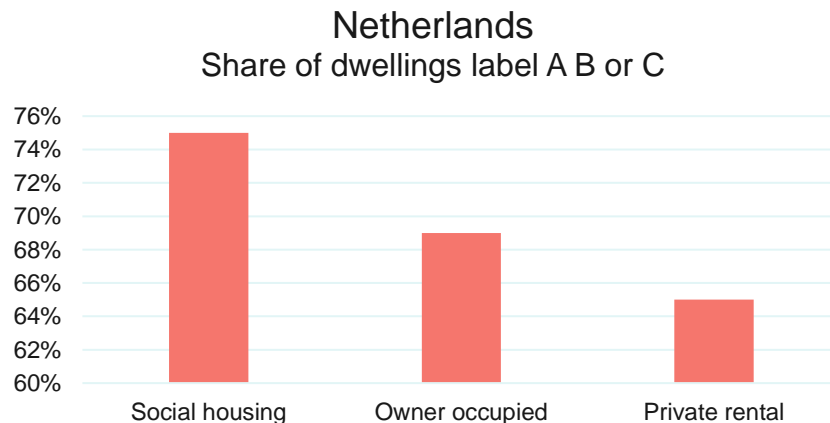


Source: Housing Europe, MRI, UCD, CACHE

Public, cooperative, and social housing

and the fair energy transition

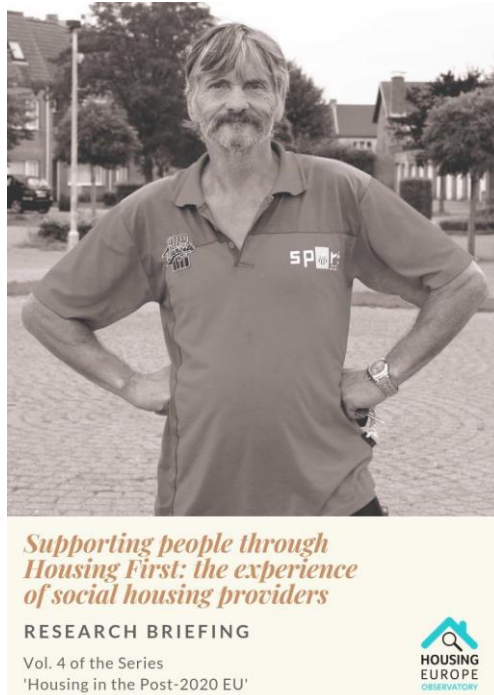
- Strong commitment from the sector, showing significant improvement over the past decade
- Often better performance than purely privately owned stock but **huge effort still required**



Some examples

- **France: 46% of social housing is A, B or C**
Vs only 25% among the total housing stock
- **Austria: 96% pre-1980 was renovated**
Vs 60% among total housing stock
- **Estonia: renovation of apartment buildings**
Started much earlier and progressing more rapidly than private houses

Housing for Social Mobility



Concrete examples of the benefits of substantial investment in affordable housing

AUSTRIA

- Saves households 1.3 billion euros a year
- Expected to add between 600 million and 1 billion euros to Austria's GDP per year
- Moderating effect on private rental market prices of around 5%. (GBV, 2021)

ESTONIA

- Creation of 17 jobs per 1 million euros of renovation investment
- Budget-neutral state-subsidized renovations over the last 10 years (KredEX, 2021)

GOVERNANCE

	Belgium (Flanders)	Denmark	Finland	Netherlands
Legal setup	Private Limited Companies	Non-profit organisations	Limited Companies	Primarily not-for-profit foundations
Area of operations	Strictly limited	In municipalities that have approved their request to provide housing	MHCs are largely anchored to fixed areas; foundations are more mobile	Within one of the country's 19 "housing market regions"
Oversight	Independent supervisory body	By municipal authorities	Independent supervisory body	Independent supervisory body; and the Social Housing Guarantee Fund
Board of management	Majority of seats nominated by local policymakers	Majority of seats reserved for tenants; with local policymakers and staff of social providers also often present	Nominees of local policymakers	Independent boards of management

STRATEGIC ROLE

	Belgium (Flanders)	Denmark	Finland	Netherlands
Legally mandated strategic plan	Not compulsory; but still common	Yes	Not compulsory	Indirectly; via mandatory tri-party negotiations
Requirement to meet housing delivery targets	Yes	No strict requirement; but work closely with municipalities to deliver on locally specific needs assessments	No strict requirement; but work closely with municipalities to deliver on locally specific needs assessments	Yes; via tri-party negotiations
Develop housing for specific target groups	Yes	Yes	Yes; mostly via foundations	Yes; often via specialist providers

APPROACH TO ASSET & TENANT MANAGEMENT

	Belgium (Flanders)	Denmark	Finland	Netherlands
Directly manage allocations	Yes; but with guidelines set by the government	Usually allocate 75% directly; 25% via municipal nominations	Yes; but with guidelines set by the government	Yes; but with guidelines set by the government
Rent setting mechanism	Primarily income-based	Cost-based	Cost-based	Primarily utility-based
Legally required role for tenants in decision making	No	Yes	Yes	Yes; via tri-party negotiations and tenants' unions
Rents can increase to finance cost of renovations	Not clearly defined	Yes	Yes	Not under current national framework agreement; but theoretically possible
Sale of dwellings	In rare circumstances; if not economically viable to renovate	In rare circumstances; usually to promote social 'mix'	Yes; in certain circumstances, and with approval	Yes
Mergers of housing providers	Yes; recent forced mergers	Yes; typically voluntary	Yes; on a voluntary basis	Yes; typically voluntary

GERMANY



Housing cooperatives



- Number of Housing Cooperatives: 1.931, members of GdW
- Number of members: 2,8 Million
- Number of dwellings: 2,2 Million
- The first housing cooperatives were established in 1862
- Rental coops: rents are regulated and can increase only within prescribed limits.
- Coop by-laws rule the non-profit principle and the use of surpluses must be decided by the General Assembly or the meeting of the member representatives.
- Members buy shares and the amount varies from one coop to another - depends from the size of the dwelling and financial situation of the cooperative.
- When leaving the coop, the initial amount is reimbursed to the members at nominal value.
- Members enjoy security of tenure through a perpetual lease.
- Some housing cooperatives own savings institutions
- A non-market alternative to close the gap between availability and demand on the housing-market.

NORWAY



Housing cooperatives



- Number of Housing Cooperatives: 15,300 with 41 associations – federation NBBL
- Number of members: 1.1 Million
- Number of dwellings: about 500 thousand
- Ownership coops: owners are shareholders with exclusive right to use one dwelling
- Very high quality
- In the context of skyrocketing house prices, coops developing new home purchase models such as rent to own and shared ownership to help households buy their own home
- Strong engagement towards increasing energy efficiency in the light of increasing energy poverty

ITALY



Housing cooperatives

- Since beginning of 20th century, housing cooperative companies have built more more than 330,000 homes built and about 40,000 undivided ownership homes, using public funds and private resources.
- Currently about 800 active housing coops with 260,000 members
- Providing both ownership and rental
- Since 1990s: from a housing to an inhabitants-centred model, including urban quality, sustainability and social integration

1879



1990



today

The State of Housing in Europe



Bi-annual flagship report

Last edition 2023

Covering 17 countries, inputs from 22 organisations

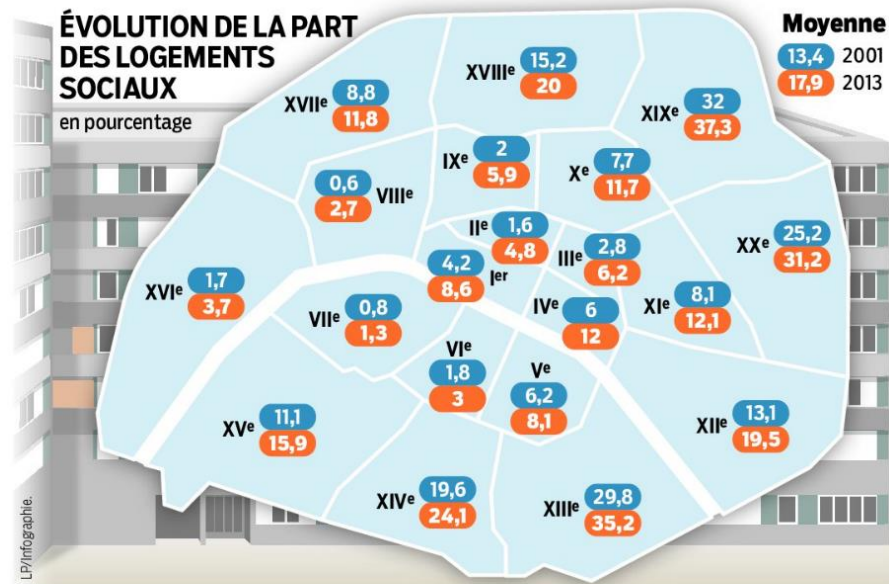
How public, cooperative and social housing is contributing to the fair energy transition and helping residents and communities coping with cost of living crisis

Available at www.stateofhousing.eu

**Next edition September 2025
with Housing Compass for
innovation**



Measures to increase social housing in Paris



Instruments to reach the goal:

- a first purchasing right by the municipality on properties for sale
- an obligation at least 30% of dwellings to social housing in all projects by private developers covering over 800 m²
- Financing new construction by HLM providers or give them access to land
- One third of the city's investment budget is dedicated to housing

LIMITED PROFIT HOUSING PROVIDERS in AUSTRIA



Ideas



- Limited-profit housing associations are enterprises provide social and affordable housing with rents covering costs (below market rents)
- As they are only allowed limited profit, public funding is needed to provide investment capital and to make it affordable to people.
- Control by state authorities and independent monitoring organisation



VIVALLA | Swedish public housing ÖrebroBostäder

Rise in the number of employed people
Increase in the number of people taking up studies
Improvement of the skill set of residents

Reduction in energy use by 60%
Reduction of criminality in the renovated areas by 10%
Decline in anti-social behaviour by 50%

Aalborg East | Danish social housing Himmerland Boligforening

Better attractiveness & reputation, bringing 10.000 visitors yearly for training courses at a health centre
Bigger diversity of dwellings (3 to 30) also as a result of improved green spaces.
More active people and higher average household income.

Criminality fell by 50%
Decline in the share of 20-24-year-olds who only completed primary school by 6.8%

Kombohus in Sweden, to reduce construction costs



Ideas

SABOs
KOMBOHUS



- Improved coordination between the municipal public housing companies in the public procurement of housing construction
- Development of ready-to-occupy apartment blocks for better competition
- As well as stimulating industrialised house building

The city of the Hague: Senior citizens real estate agent



Ideas



- The agent helps seniors people with decreased mobility to find a more suitable home in the private sector
- The social housing organisation can offer the available dwellings to families on the waiting list
- Rent support available for those with limited income

Photo: Kirsi Tuura

Development programme for housing for older people in Finland



Ideas



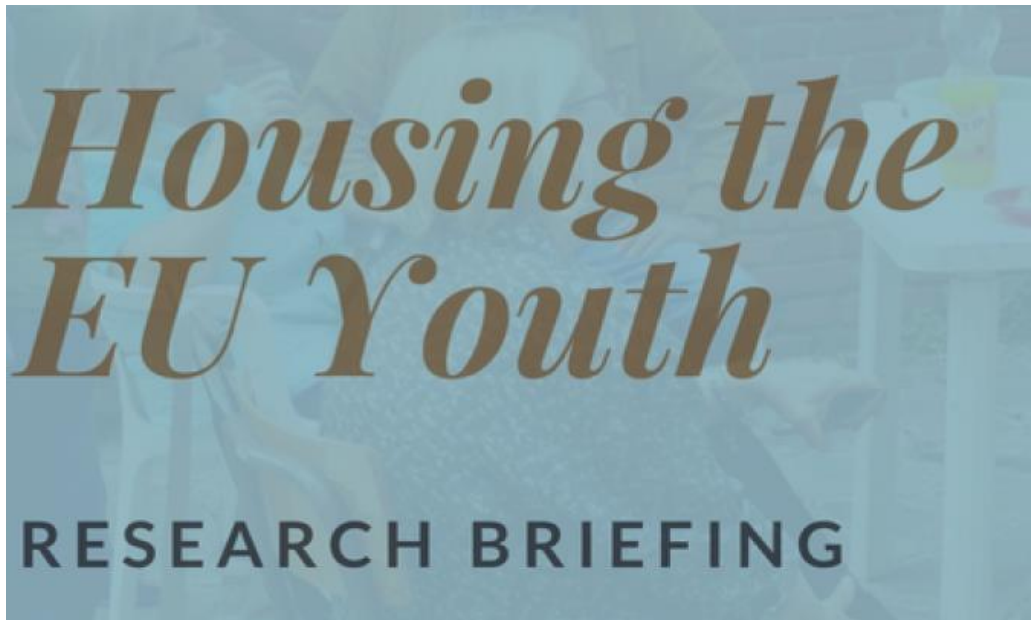
- State housing policy to ensure that older people can live in their homes safely
- Measures: repairing the existing building stock, developing a new kind of housing solutions and sheltered housing, developing housing environments from the perspective of the older people and matters related to services that support housing
- Part of this programme is ongoing Elevator – Accessible Finland 2017 project

© Photo: Sari Mahonen

HOUSING FOR YOUTH FRANCE



Ideas

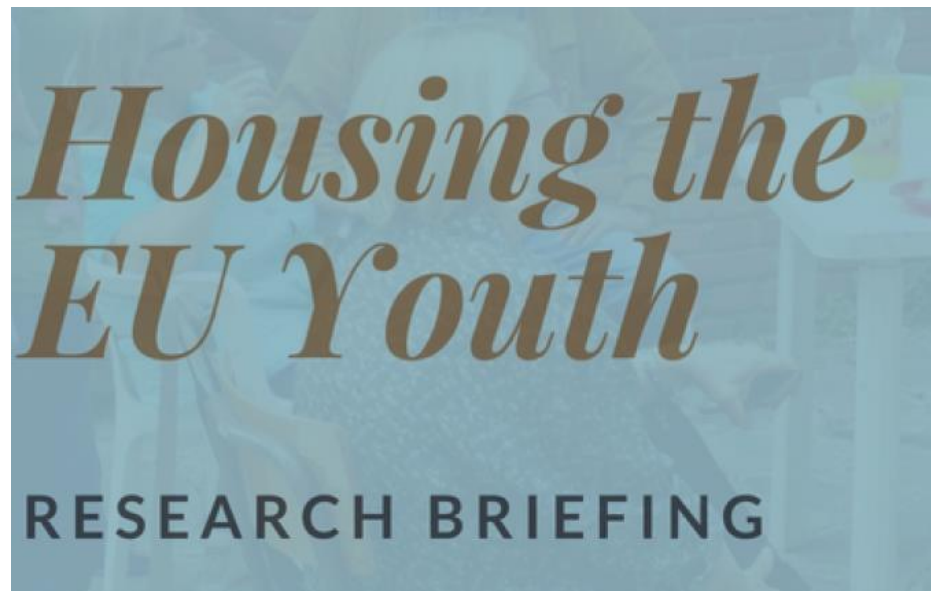


- s. www.ciliopee.com/apprentoit
- **Izidom concept** by Vilogia (FR).
- Created to tackle housing need of young active people with high mobility, such as interim workers, stagiaires, apprentices.
- It consists of residences comprising 10 to 40 small units, completely equipped, with communal spaces and outside areas. . They are
- Close to city centres and well served by public transports. Units are let on the basis of simplified administrative procedures, with flexible arrangements and at an affordable rent.
- Tenants are eligible for public support schemes. This means for instance they can get help for paying the guarantee deposit and receive housing allowances.

HOUSING FOR YOUTH LONDON



Ideas



- **Y:Cube Housing**, YMCA London South West (UK): Y:Cube uses a pre-constructed 'plug and play' modular system which enables the units to stack easily on top or alongside each other.
- Each unit is constructed from high quality, eco efficient materials (primarily renewable timber), creating accommodation that is so well insulated that they require little or no heating, even in winter months.
- The Y:Cube units are 26m² studio-like apartments made for single occupancy. They arrive on site as self-contained units and each unit is constructed in the factory with all the services already incorporated, meaning that water, heating and electricity can be easily connected to existing facilities or to other Y:Cubes already on site. 36 units have been installed in South West London and are let as temporary/emergency housing to young people who are struggling to get onto the housing market. www.ymcalsw.org/ycube-housing/

Changing EU landscape

- A European Commissioner (with a dedicated taskforce) → European Affordable Housing Plan
- A EP Special Committee (1 year) → a Special Report on causes of and solutions to housing crisis
- A EIB/EC platform → new financial products + double Cohesion Funds



Changing EU landscape



- **General Focus of the EC: Security, democracy, prosperity. A declared ambition to become an Investment Commission.**

Executive Vice-President for People, Skills and Preparedness, Roxana Minzatu.

- Strengthening Europe's human capital and our social model.
- Mentions education and lifelong learning and skills.
- Includes the European pillar of social rights.

Executive Vice-President for Cohesion and Reforms, Raffaele Fitto.

- Additional focus to work with local authorities and tackling the housing crisis.

For the first time since 1967 with Lionello Levi Sandri, there is no specific Commissioner for Social Investment or protection or social policies.



Romano Prodi

Although the principle of subsidiarity needs to be respected, investing in social infrastructure should have a continental dimension and should be planned with a [long-term view](#).

Although the volume of social infrastructure investments required is likely to amount to the greatest investment in the social area ever undertaken in European history, we must not be afraid to endorse this initiative.

Indeed, only by catalyzing vast financial resources in innovative ways, Europe can maintain its [global leadership in welfare](#). In a time of political disaffection and distrust, new and substantial investments in social infrastructure would also send citizens a strong message that European institutions and governments want to bring their [people back to the center of the Union](#).



Enrico Letta

Report on the Future of the Single Market (2024). Speed, Security, Solidarity. "Much More Than a Market"

It focusses on enhancing social cohesion and economic convergence among MS, ensuring that the benefits of the Single Market are shared widely and equitably.

It emphasizes the importance of investing in social infrastructure to improve the wellbeing and quality of life of EU citizens with healthcare , education and public services.

It underscores the role of the social economy in job creation, poverty alleviation, and providing essential services, especially in marginalized communities.

It advocates for a renewed vision of Europe that transcends narrow economic interests and embraces shared values and goals.

It called to invest in health, not only as a morally imperative but crucial for economic stability and political resilience within Member States.



Mario Draghi: a Social Dimension?

“Maintaining the European way of life will rely on improving competitiveness, and improving competitiveness requires closer cooperation and integration between Europe’s nations”

“A fit-for-purpose competitiveness agenda would require annual funding of between **EUR 750/800 bn** for projects, whose objectives were already agreed upon by the EU”.

Some of this money could come from private sources, but some would also need to be secured through public investment, including by new common debt issued specifically to fund key joint projects.

Closing public investment gaps in European public goods cannot be reconciled with fiscal consolidation unless a greater share of investment is undertaken and financed at EU level.

Apart from advocating **a skills agenda**, the report makes **no attempt** to reconcile competitiveness and the **social dimension**.

It thus seems implicitly to accept that more growth will automatically benefit the population at large.

Assessed against the European Green Deal, with its emphasis (albeit limited) on **just transition**, this is seeming like a step back.

12 EU CITIES ARE CALLING FOR AN EMERGENCY PLAN



Housing crisis is as big a threat to the EU as Russia,' Barcelona mayor says

“We’re running the risk of having the working and middle classes conclude that their democracies are incapable of solving their biggest problem.”





THANK YOU



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