

TACKLING OBSTACLES IN SOCIAL HOUSING

(TACKOBST)

**Hervé des Lyons, French Social Housing Union (USH) on CECODHAS
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Institutional and legal obstacles identified

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- The inadequacy of the social housing rent system to encourage investment for energy efficiency projects.
- The barriers for the recovery of running costs
- National barriers regarding the circulation of technologies, materials and certification.
- Insufficient tax incentives

Rent regulation

- In Germany the legal system of mirrors rent does not carry out significant work of rehabilitation
- In Italy the problem is also the constraint on rents and the insufficient coordination between different administrative levels (national, regional and local)
- The regulation of rent ceilings in french social housing does not change the maximum rent during the term of the agreement (32 years), even for improved service
- In Bulgaria the social housing is represented by condominiums that lacked the financial and institutional means to pursue the work

Recommendations

Institutional and legal obstacles

- ❑ **Global approach of the rent + running costs + personal allowances + Owner grants. The regulations of rent have to be adapted.**
- ❑ **Take into account modern technology in terms of running costs**
- ❑ **Decrease the over costs of the transfer and the adaptation of innovative technologies by recognition at European level of the labels established at a national or local level.**
- ❑ **Tax incentives for social housing at an adapted level (special VAT, successful mechanisms of tax incentives, adapted property taxes on building).**

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Adapt the regulations of rent

Some innovative ways :

1. The GdW (Ge) seeks to facilitate a regulated increase in rents in case of EE work and the intervention of a third party for their financing
2. FEDERCASA (It) aims to better coordinate national and regional interventions thanks to protocols and institutional platforms, to regularize the intervention of a third (TPF) and to obtain an exemption from rent regulations in the context of rental agreements with tenants
3. The BHA (Bg) is seeking to develop an area of social rental housing through partnerships with municipalities and institutional investors interested in promoting a diversity of actors that better reflect the variety of social situations
4. In France the tenants can now contribute to the financing of work and an agreement has been signed by USH with the Ministry of Housing to create a social housing eco-loan

The sharing of technology and innovation at European level

- It is advisable to reduce costs associated with the transfer and adaptation of innovative technologies
- It is desirable that the European level is chosen for the recognition of labels approved by a national or regional level
- The actors of the habitat may be associated in the procedures for setting useful and appropriate standards