

# TACKLING OBSTACLES IN SOCIAL HOUSING (*TACKOBST*)

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# Social and cultural issues : the obstacles

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→ The most part of the country Report identify the same principal obstacles as following:

- **Administration culture:**

- **Lack of coordination** between different administration level (Italy)
  - State level (general regulation)
  - Regional level (social housing, environment, fine arts, monuments preservation)
  - Local level (Urbanism, local construction rules)
- For Bulgaria the **problem is not only legal but also cultural** and there is urgent need for:
  - Political priority for measures with direct impact on energy efficient housing renovation;
  - Emphasis on the administrative and institutional capacity on the energy efficient housing renovation and management

## Social and cultural issues : the obstacles

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→ The most part of the country Report identify the same principal obstacles as following:

- **Actors culture**

- **Need of training** for the principal actors of the energetic refurbishment (technicians, operators, maintenance companies) (Italy, France, Bulgaria)
- Still missing sufficient professional expertise on energy saving techniques and energy efficient products for construction;
- **lack of permanent information centres** and training opportunities for professionals regard to the variety and diversity of rapidly developing energy saving techniques and energy efficient products for building;

# Social and cultural issues : the obstacles

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## ■ Tenants cultural needs

- Is necessary to **work in cooperation with tenants Associations (Fr, It).**
- The Bulgarian organisation identify also as obstacle the scarce role of central government as regulator and the local authorities as coordinators, who have to speed up and facilitate the integration of the motivated homeowners and their associations to take an active participation in the implementation of the National Housing Renovation Program of Republic of Bulgaria as well as of the operation 'Housing Policy' of the Operative Program 'Regional Development 2007-2013' of the Bulgarian Government.
- The **rigidity of the system of social housing rents** is another obstacle, concerning the cultural and legal issue: the difficulty of increase the rents due to legal conditions, but also to the attitude of the tenants, is the principal obstacle to remove.

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### ■ Tenants cultural needs

- Need of **increasing awareness of tenants** in energy issues (Fr, It, Bulgaria)
- The **legal framework for condominium** life is still not up to date in order to answer to the current economic, political and social circumstances in Bulgaria.

The Draft Condominium Law is to be adopted but still there is long way to have it successfully implemented.

Still there is no properly working legal and financial mechanism for the establishment and functioning of homeowners' associations in condominium housing that would take the responsibility for the energy efficient management, maintenance and renovation of their homes.

## Social and cultural issues : recommendations

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→ The main social obstacle identifies two principal directions for the development of new skills and increasing the awareness of the actors:

1. The creation of **consensus** and the **coordination** between the different levels of stakeholders, via **voluntary agreements**;

- Recommendation 1: Guide for Performing Institutional Framework and institutional coordination (social and legal issue) – BHA - IT
  - The solution proposed is aimed to **create a common language and commons rules between all the actor of the construction process** (administration, SHO, technicians, constructors and tenants)
    - » **Political priority** for the energy efficient housing renovation
    - » Specification and **clear distribution of responsibilities** of involved parties is also needed.

# Social and cultural issues : recommendations

- The main social obstacle identifies two principal directions for the development of new skills and increasing the awareness of the actors:
- 2. The development of training tools for all the actors (administration, technicians, SHO, inhabitants) and the sharing of good practices and knowledge.
    - **Recommendation 2: Information campaign and training for tenants and homeowners – FR - IT – BHA**
      - To build up specific knowledge and relevant capacities to undertake feasible housing renovation projects.
      - to increase the public awareness and participation of homeowners' (BHA) and tenants (FR – IT) associations in the large scale housing renovation. It comprehends a set of community based trainings and dissemination of results from successfully renovated pilot buildings.
    - **Recommendation 3: Training for technicians and for maintenance operators – FR - IT – BHA**
      - The overall process of energy efficient housing construction and renovation will be significantly supported by setting up of **training initiatives** for professionals at design and construction stage, increasing the professional capacity and awareness and the elaboration of **different sets of specialized trainings**.
      - The recommendation proposes **two level of training: external and internal**



**web site**

**<http://tackobst.eu/>**

**THANK YOU FOR YOUR  
ATTENTION!**

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