



Socio-economic aspects of ICT in Social Housing and its replication potential in the European Social Housing stock



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People's needs: The general context



- THE SOCIAL CONTEXT
 - New poverty and increase in the weaker segments of the population as a cause of the economic crisis
 - Increase in the elderly population and singles
 - Increase in internal immigration and migration phenomena of workers and students
- THE BUILDING AND ENVIRONMENTAL CONTEXT
 - Existing building asset old and not efficient
 - Energy crisis
 - High emissions of polluting in the environment
- THE ECONOMIC CONTEXT
 - Increase in housing costs (loan and purchase)
 - High energy bills (energy poverty)
 - High condominium administration costs

**THE GOOD `HOUSE` IS NO MORE
ADEGuate TO PEOPLE'S NEW NEEDS**

People's needs: The social context



Increase in the elderly population

Increase in the immigration

Increase in people living alone



Increase in cultural diversities

Increase in poverty

Increase of homeowners conflicts



Increase of discomfort



People's needs: The environmental context



Old, inadequate buildings and with accessibility problems

Heterogeneous neighborhoods

Lack of collective and individual living spaces

Lack of green spaces dedicated

Lack of opportunities for the neighbourhood and its

inhabitants



POOR QUALITY HOUSING



People's needs: The economic context



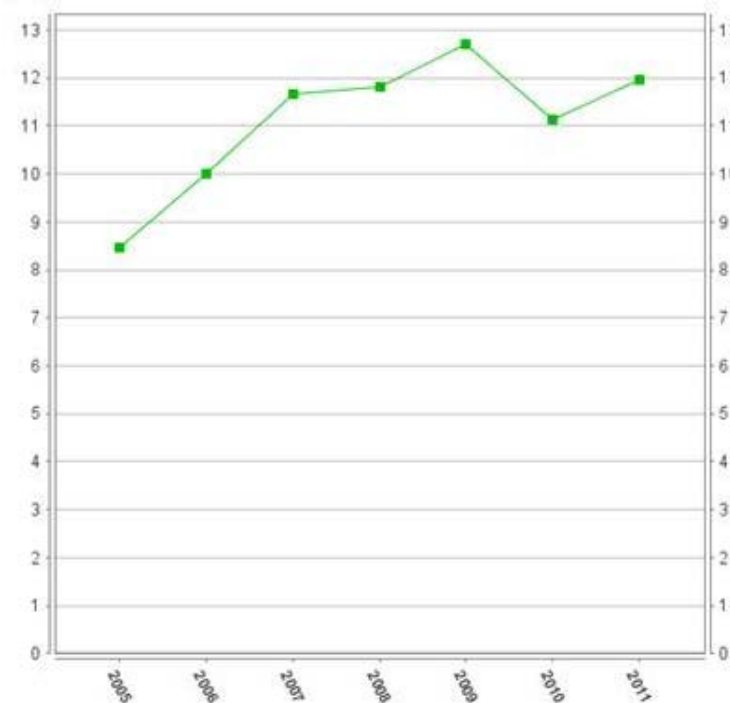
Increase in the house costs (incidence up to 50% on the average monthly salary of families)

Increase in energy prices

Increase in condominiums administration costs



UNBEARABLE HOUSE COSTS



Monitoring of gas prices for families in €/Gigajoule from 2005 to 2011

The new needs

Increased discomfort
Poor quality housing
Unbearable house costs



People have new needs



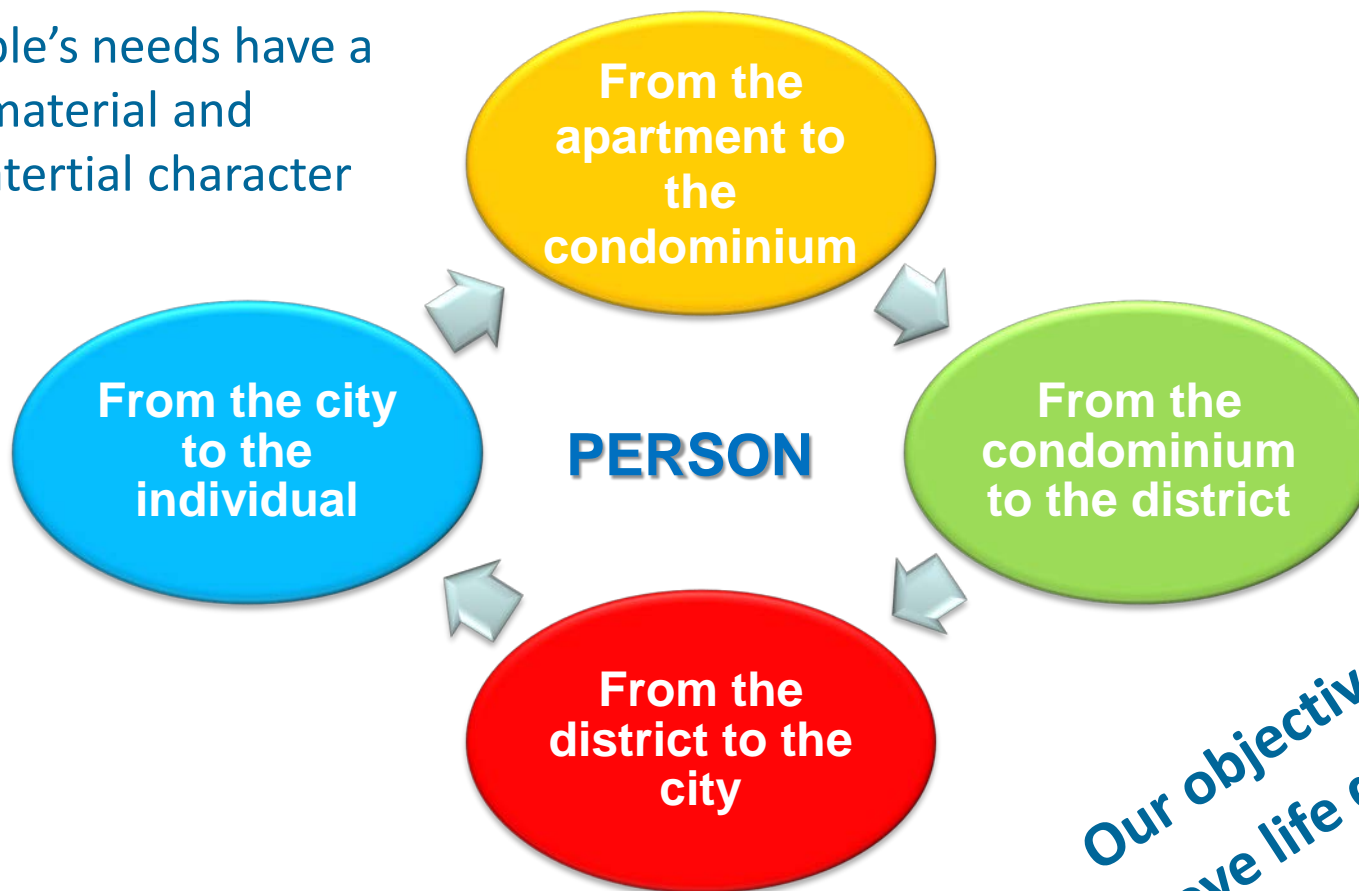
**Flexible tools are needed in
order to respond with
INTEGRATED AND
CUSTOMIZED SOLUTIONS**



Integrated solutions



New people's needs have a material and immaterial character



*Our objective:
improve life quality!*

A new Welfare

to develop and help increasing people's quality of life



The EU welfare system is no longer able to support costs to deliver new services



We should think of a new community welfare model that will optimize the resources starting with the potential of people



The person is an active resource to engage and support if we want to build a participated society with a greater degree of autonomy





The role of Social Housing Companies



Social Housing Companies are tools to help people to live better in apartments, condominiums and neighbourhoods:

- They provide and manage housing (which will be equipped with facilities, technologies and services that make their homes safer, more efficient, comfortable and usable);
- They take care of people and communities;
- They promote the relationship system and the participatory process with guidance activities that integrates the management of living spaces and a range of new services;
- They are the tools to value people's capacities and the community resources and to favour their autonomy.

With a «modern» house a new product and new services

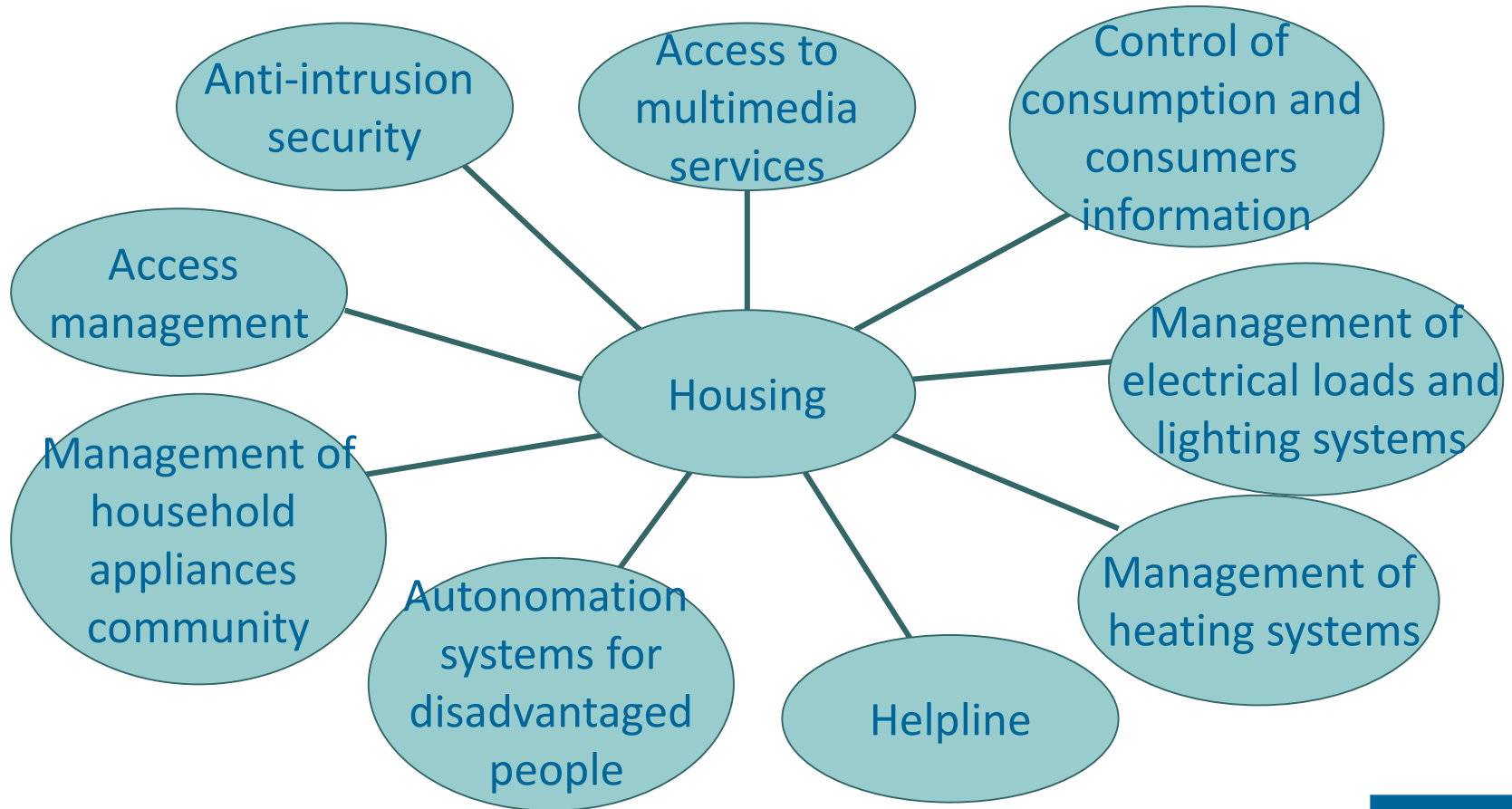


- The riqualification of the existing housing stock entails the use of ICT technologies to save energy and increase the safety and comfort of tenants.
- The solutions proposed by the E3SoHo project are a step forward towards this goal!



Housing services

An example



Social Housing Company

Integrated services for the Community in the new housing policies





**Thank you
for your attention!**

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