

**ROSH**

**Market analysis for  
Social Housing in Europe**

**Version IFB V3**

### **Introduction**

The following questionnaire is the basic instrument to analyse the situation of social housing in the partner regions Lower Saxony, Styria, Dublin, Warmia-Mazuria and Pomerania, Lombardia and Piemonte within the ROSH-project. The short analysis is based on already existing information. The aim of this brief analysis is a general overview about the status of social housing in European countries, to clarify the definitions for the different projects and to collect existing information about the current situation of social housing in detail.

This common questionnaire is mainly focussed on general definitions and data about the building stock of social housing. The existing financial mechanism and economic conditions will be analysed in a separate questionnaire.

### **Structure of the document**

This questionnaire is generally separated in three parts:

- **Part A: National information**
- **Part B: Regional information**
- **Part C: Summary, first conclusions and sources**

### **How to fill in the questionnaire**

We tried to create the data collection as comfortable as possible for the involved actors. You should fill in data in short words into the provided spreadsheets or by using the provided tick boxes.

If data are not available, please note it (don't leave the area uncompleted).

13.3.2006  
Institut für Bauforschung e.V., Hannover, Germany

## Information on respondents

This part of the questionnaire is designed to identify the institutions and experts contributing to the research project. The questionnaire may be filled in by the experts themselves.

## Responsible contact person

<i>Organisation name:</i>	
<i>Contact person:</i>	
<i>Name:</i>	
<i>Address:</i>	
<i>Phone:</i>	
<i>Fax:</i>	
<i>Internet:</i>	

## PART A: NATIONAL FRAMEWORK

<b>Definition</b>	<b>A1</b>	<i>What is the definition of the term „Social Housing” in your country (please max. 500 characters)?</i>	
	<b>A2</b>	<i>Which essential features describe the „Social Housing” in your country?</i>	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>
	<b>A3</b>	<i>If you distinguish between “Social Housing” and “Social Public Homes” please define the second ones (please max. 500 characters).</i>	
	<b>A4</b>	<i>If you distinguish between “Social Housing” and “Social Public Homes, which essential features describe the „Social Public Home*” in your country?</i>	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>

**\*Note: In the following „Social Public Homes” will be called “Social Homes”.**

<b>General data for the country</b>	<b>A5</b>	<i>How many inhabitants live in your country?</i>	<input type="text"/> Million inhabitants
			Reference year: <input type="text"/>
	<b>A6</b>	<i>What is the total number of dwellings in your country?</i>	<input type="text"/> Million dwellings
			Reference year: <input type="text"/>
	<b>A7</b>	<i>What portion of the total housing stock is "Social Homes"?</i>	<input type="text"/> %
			basic year: <input type="text"/>
<b>A8</b>	<i>What is the average apartment size in "Social Housing" in your country?</i>	<input type="text"/> m <sup>2</sup>	
		Reference year: <input type="text"/>	
<b>A9</b>	<i>What is the average number of rooms / number of persons in "Social Homes" in your country?</i>	<input type="text"/> number of rooms per dwelling	
		<input type="text"/> number of persons per dwelling	
		Reference year: <input type="text"/>	
<b>A10</b>	<i>How are the "Social Homes" in your country equipped?</i>	bathroom / shower: <input type="text"/> %	
		toilet: <input type="text"/> %	
		kitchen: <input type="text"/> %	
		balcony / terrace: <input type="text"/> %	
		cellar: <input type="text"/> %	
		.....: <input type="text"/> %	

Affiliation / Responsibility	A11	Which is the ownership of the "Social Home" in your country?	national level:	<input type="text"/>	% / total:	<input type="text"/>
			regional level:	<input type="text"/>	% / total:	<input type="text"/>
			sub-regional:	<input type="text"/>	% / total:	<input type="text"/>
			municipality:	<input type="text"/>	% / total:	<input type="text"/>
			public landlord:	<input type="text"/>	% / total:	<input type="text"/>
			private persons:	<input type="text"/>	% / total:	<input type="text"/>
			dwelling of private building companies:	<input type="text"/>	% / total:	<input type="text"/>
			associations:	<input type="text"/>	% / total:	<input type="text"/>
			co-operatives:	<input type="text"/>	% / total:	<input type="text"/>
			others:	<input type="text"/>	% / total:	<input type="text"/>
			.....:	<input type="text"/>	% / total:	<input type="text"/>
			.....:	<input type="text"/>	% / total:	<input type="text"/>
			.....:	<input type="text"/>	% / total:	<input type="text"/>
			<b>TOTAL:</b>	<b>100</b>	% / total:	<input type="text"/>

*Note: If data not available, please specify*

<b>Legal Regulations / Arrangements</b>	<b>A12</b>	<p>Which laws, regulations and standards are relevant for the „Social Housing” in your country (status quo)?</p> <p>(name, number and year of the law / regulation / standard)</p>	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>
	<b>A13</b>	<p>Which governmental aid or loan programs exist for „Social Housing” in your country (status quo)?</p> <p>(name and number of the governmental aid or loan program)</p>	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>
	<b>A14</b>	<p>Which criteria must be fulfilled by the investors for the receipt of subsidies (status quo)?</p>	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>
	<b>A15</b>	<p>Which criteria to the renting of a “Social Home” have to be fulfilled by the residents?</p> <p>(for example “Berechtigungsschein” of the welfare agency in Germany, etc.)</p>	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>

## PART B: REGIONAL FRAMEWORK

<b>Statistics</b>	<b>B1</b>	What portion of the total housing stock is "Social Homes" in your region?	<input type="text"/> %	total: <input type="text"/>
			Reference year: <input type="text"/>	
	<b>B2</b>	Which is the part of the new building and the old building at "Social Housing" in your region?	new buildings: <input type="text"/> %	(year of construction 2000 or after)
			old buildings: <input type="text"/> %	(year of construction before 2000)
	<b>B3</b>	Where are "Social Homes" located in your region?	urban area: <input type="text"/> %	
			suburban area: <input type="text"/> %	
			rural room: <input type="text"/> %	
<b>B4</b>	Do "Social Houses" build clusters in the cities (please choose tendency)?	yes : <input type="checkbox"/>	partly: <input type="checkbox"/>	no: <input type="checkbox"/>
<b>B5</b>	What is the whole vacancy rate of the "Social Homes"?	<input type="text"/> %	Reference year: <input type="text"/>	
<b>B6</b>	What is the rotation rate per year for "Social Homes"?	<input type="checkbox"/> ascending	<input type="checkbox"/> decreasing	Reference year: <input type="text"/>
<b>B7</b>	How would you describe the demand for "Social Homes" in your region (tendency)?	<input type="checkbox"/> ascending	<input type="checkbox"/> decreasing	Reference year: <input type="text"/>

<b>Inhabitants</b>	<b>B8</b>	<i>How is the composition of the inhabitant structure of "Social Homes"?</i>	families: <input type="text"/> % number of children: <input type="text"/> (average)  singles: <input type="text"/> %  single parents: <input type="text"/> % number of children: <input type="text"/> (average)  seniors: <input type="text"/> %  others: <input type="text"/> %  Reference year: <input type="text"/>
	<b>B9</b>	<i>What is the whole unemployment rate of the inhabitants of "Social Homes"?</i>	<input type="text"/> % Reference year: <input type="text"/>
	<b>B10</b>	<i>What is the average net income of the inhabitants of "Social Homes"?</i>	<input type="text"/> EUR p.a. Reference year: <input type="text"/>
	<b>B11</b>	<i>How would you define the educational background of the inhabitants of "Social Homes" in your region?</i>	graduates: <input type="text"/> % university-entrance diploma: <input type="text"/> % school leaving certificate: <input type="text"/> % without school leaving certificate: <input type="text"/> %  Reference year: <input type="text"/>
	<b>B12</b>	<i>What is the whole rate of immigrants in "Social Homes"?</i>	<input type="text"/> % Reference year: <input type="text"/>

<b>Costs</b>	<b>B13</b>	What are the average rent costs (without additional costs) in the building stock in your region?	<input type="text"/> EUR / m <sup>2</sup> month
	<b>B14</b>	What are the average rent costs (without additional costs) in "Social Homes" in your region?	<input type="text"/> EUR / m <sup>2</sup> month
	<b>B15</b>	Who pays the rent in "Social Homes" in your region?  (multiple choice possible)	national level: <input type="checkbox"/> regional level: <input type="checkbox"/> municipality: <input type="checkbox"/> social institutions: * <input type="checkbox"/> tenants: <input type="checkbox"/> public: <input type="checkbox"/> *(for example welfare agency)
	<b>B16</b>	What are the average operating costs in the building stock in your region?	<input type="text"/> % Reference year: <input type="text"/>
	<b>B17</b>	What includes the operating costs? Please list	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>
	<b>B18</b>	What are the operating costs in "Social Housing" in your region?	<input type="text"/> % Reference year: <input type="text"/>
	<b>B19</b>	What includes the operating costs? Please list	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>
	<b>B20</b>	Who pays the operating costs in "Social Housing" in your country?  (multiple choice possible)	national level: <input type="checkbox"/> regional level: <input type="checkbox"/> municipality: <input type="checkbox"/> social institutions: * <input type="checkbox"/> tenants: <input type="checkbox"/> public: <input type="checkbox"/> *(for example welfare agency)

<b>Building - generally</b>	<b>B21</b>	<p><i>In which building age classes are “Social Homes” classified in your region?</i></p> <p><i>Notes: If the categories are not available, please change; please list the sources in Part C of this questionnaire</i></p>	<p>before World War 1: <input type="text"/> % <input type="text"/> kWh/m<sup>2</sup>a*</p> <p>before World War 2: <input type="text"/> % <input type="text"/> kWh/m<sup>2</sup>a*</p> <p>1945 - 1959: <input type="text"/> % <input type="text"/> kWh/m<sup>2</sup>a*</p> <p>1960 - 1979: <input type="text"/> % <input type="text"/> kWh/m<sup>2</sup>a*</p> <p>1980 - 1999: <input type="text"/> % <input type="text"/> kWh/m<sup>2</sup>a*</p> <p>since 2000: <input type="text"/> % <input type="text"/> kWh/m<sup>2</sup>a*</p> <p>* average end-user consumption including:</p> <p>gross : <input type="text"/> net: <input type="text"/></p> <p>space heating: <input type="text"/> domestic hot water: <input type="text"/></p>
	<b>B22</b>	<p><i>Which main constructions exist in “Social Homes” in your region?</i></p>	<p>pre-fabricated panels <input type="text"/> %</p> <p>solid masonry: <input type="text"/> %</p> <p>double skin wall: <input type="text"/> %</p> <p>solid wood or skelet: <input type="text"/> %</p> <p>skelet concrete and holebricks: <input type="text"/> %</p> <p>others: <input type="text"/> %</p>
	<b>B23.</b>	<p><i>What is the whole rate of “Social Homes” in your region?</i></p>	<p>not modernised: <input type="text"/> %</p> <p>retrofitted: <input type="text"/> %</p> <p>partially modernised: <input type="text"/> % &gt; 50% of the <input type="text"/> % building envelope</p> <p>partially modernised: <input type="text"/> % &gt; 50% of the <input type="text"/> % living space</p>
	<b>B24.</b>	<p><i>How often do larger renovations occur (for maintenance)?</i></p>	<p>buildings: each <input type="text"/> year</p> <p>environment: each <input type="text"/> year</p>

<b>Building - generally</b>	<b>B25</b>	<p><i>Where do the most frequent building defects occur?</i></p> <p><i>(Note: answer in percentage AND / OR as ranking possible)</i></p>	<u>Percentage</u>	<u>Ranking</u>
		roof:	<input type="text"/> %	<input type="text"/>
		external walls:	<input type="text"/> %	<input type="text"/>
		basement:	<input type="text"/> %	<input type="text"/>
		base plate:	<input type="text"/> %	<input type="text"/>
		windows:	<input type="text"/> %	<input type="text"/>
		doors:	<input type="text"/> %	<input type="text"/>
		others:	<input type="text"/> %	<input type="text"/>
	<b>B26</b>	<p><i>Where do the most frequent apartment defects occur (indoor environment)?</i></p> <p><i>(Note: as ranking: 1, 2, 3...)</i></p>		
		interior wall covering:	<input type="text"/>	
		floor covering:	<input type="text"/>	
		sanitary appliance:	<input type="text"/>	
		heating system:	<input type="text"/>	
		air-conditioning (A/C) system:	<input type="text"/>	
	<b>B27</b>	<p><i>Which energy fuels are used for heating?</i></p>		
		oil:	<input type="text"/> %	
		gas:	<input type="text"/> %	
		district heating:	<input type="text"/> %	
		solid combustibles:	<input type="text"/> %	
		electricity:	<input type="text"/> %	
		.....:	<input type="text"/> %	
	<b>B28</b>	<p><i>Which energy fuels are used for hot water supply?</i></p>		
		oil:	<input type="text"/> %	
		gas:	<input type="text"/> %	
		district heating:	<input type="text"/> %	
		solid combustibles:	<input type="text"/> %	
		electricity:	<input type="text"/> %	
		.....:	<input type="text"/> %	

<b>Building - generally</b>	<b>B29</b>	<i>What is the share of flats with air-conditioning (A/C-systems)?</i>	<input type="text"/> %  Reference year: <input type="text"/>
	<b>B30</b>	<i>Are shadow systems (sun and light protection systems) installed? Please describe the systems</i>	yes : <input type="checkbox"/> no: <input type="checkbox"/>
	<b>B31</b>	<i>Which heating systems are installed in "Social Homes" in your region?</i>	district heating: <input type="text"/> % building heating: <input type="text"/> % dwelling heating: <input type="text"/> % room heating: <input type="text"/> % no heating system: <input type="text"/> %  average age of the boiler: <input type="text"/>
	<b>B32</b>	<i>Which hot water production plants are installed in "Social Home" in your region?</i>	centralised system: <input type="text"/> % individual system: <input type="text"/> % none: <input type="text"/> %  combined with the main heating system: <input type="checkbox"/> separated: <input type="checkbox"/>  average age of construction: <input type="text"/>

**PART C: SUMMARY**

<b>Summary</b>	<i>Summary (please max. 1500 characters)</i>	
	<i>First conclusions for the project</i>	
	<i>List of sources</i>	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>
	<i>Last update</i>	date: <input style="width: 80px; height: 15px;" type="text"/>