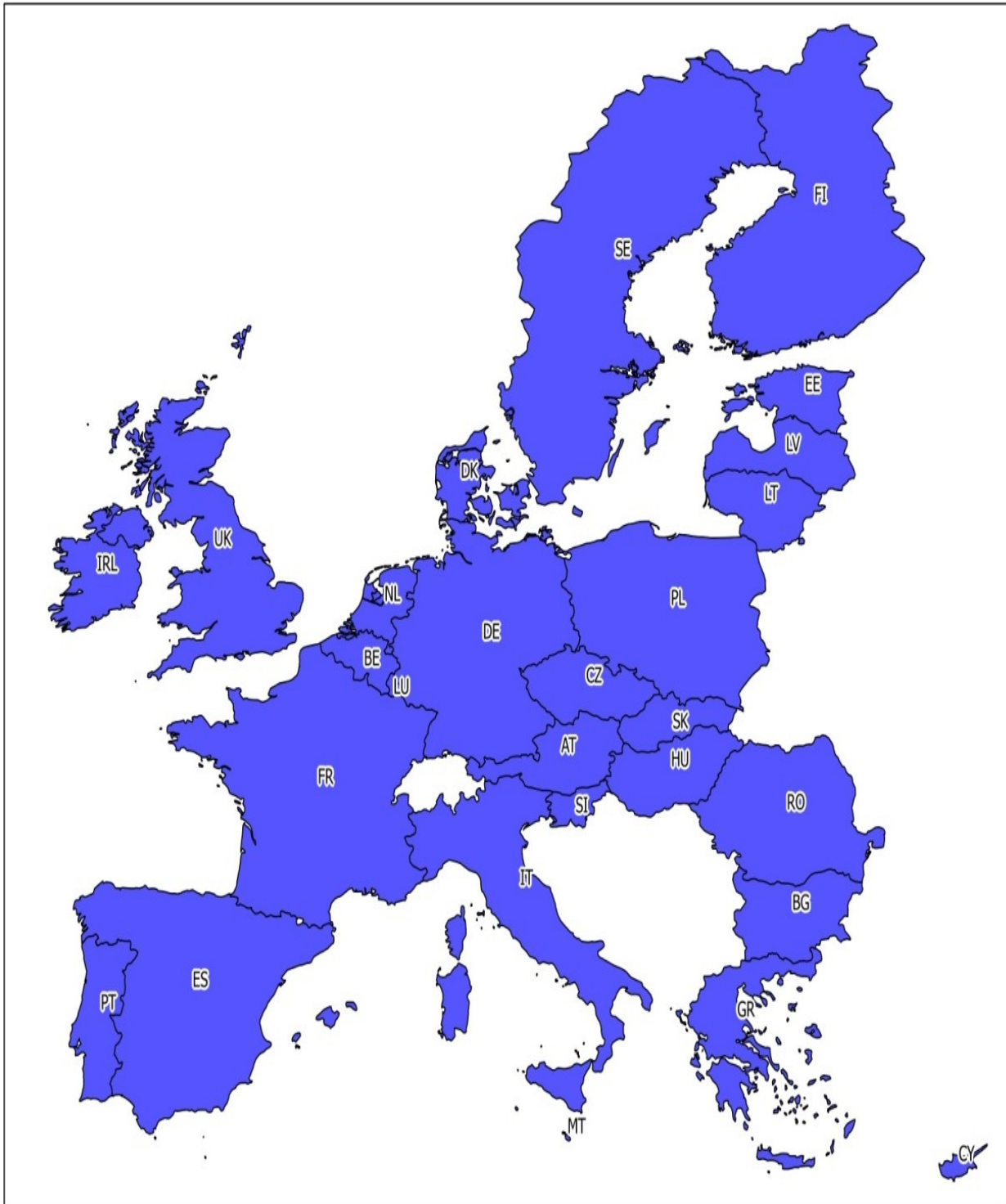


# Housing Statistics in the European Union 2010





# Housing Statistics in the European Union

The Hague: Ministry of the Interior and Kingdom Relations

Edited by Kees Dol and Marietta Haffner  
OTB Research Institute for the Built Environment,  
Delft University of Technology

September 2010



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# Housing Statistics in the European Union 2010

Kees Dol and Marietta Haffner  
Delft University of Technology

## Introduction

This is the 12th edition of Housing Statistics. While in 1991 the first version of Housing Statistics contained information on the 12 countries of the European Community, nowadays it contains information on the 27 member states of the European Union (EU). As housing is no formal EU policy field and much housing data are not collected by Eurostat, the statistical office of the EU, the aim of this booklet is to provide easy access to relevant statistics on the housing markets in the EU-countries. These statistics will otherwise not be so simple to collect. Some of them can indeed be found in the databases of Eurostat as it offers a rich source for housing related themes like demographic and economic indicators. More detailed data on housing can be found at national statistical institutes and housing ministries who, via the internet, often provide housing data in English. A growing number of statistics on the housing and living conditions of EU households can be found on the Eurostat website, collected with the annual Eurostat survey Social Inclusion and Living Conditions (SILC). Still, the search on all these websites and documents may take some time, hence the aim of the Housing Statistics.

This Housing Statistics edition is the first one since the 2005/2006-version. One reason for not publishing the data too frequently is that housing stock and demographic characteristics generally change slowly over time. The Global Financial Crisis has however had an impact on housing market data like price developments, new construction and transactions of existing dwellings. Another reason to update the housing statistics is that an overview of EU Housing data is not complete without the new member states Bulgaria and Romania.

The 2010-edition contains an update of the information of the 2006-edition. As some data of the 2006-edition were no longer readily available, a couple of tables cannot return in this version. In exchange for these deletions, we (re)introduced some information with which the effect of the Global Financial Crisis on the housing markets can be monitored, such as data on house price development and building permits. The 2010-edition also contains data on homelessness which FEANTSA, the umbrella organization of the homelessness people has kindly allowed us to include. We thank FEANTSA for this.

We also thank the focal points at the national ministries responsible for housing for delivering most of the other data in Housing Statistics in the European Union 2010. The first requests were sent to the focal points in March 2010. The deadline was extended to the end of July 2010, the point in time when the production of the booklet was taken in hand.

## Outcomes

As in the previous editions, this edition of Housing Statistics in the European Union contains too much information to describe everything in detail. In this synthesis of outcomes we focus on some important themes that affect housing markets in the European Union: demography, changes in housing stock and the Global Financial Crisis.

### *Population*

People need a roof above their heads and ideally this would be a house with some minimum qualities. This objective can be traced every national policy statement on housing by individual EU-27 governments (see Table 5.1), but the specific ambitions may vary per member state. The relation between demography and housing need has always been evident with housing policy makers. Housing need also depends on population size and household composition. Housing Statistics in the European Union 2010 provides some insights in past and future demographic development.

Demographic developments have varied strongly within the EU in the past decades. In the last decades population declined in a couple of Eastern European member states. Fertility is low in these countries while also emigration plays a role. In the Western European countries population has grown at different rates. Some of the largest nations like Germany, Italy and France experienced a much lower rate of population growth after 2000 than before 2000 (Table 1.1). Other Western European countries are also expected to experience smaller growth rates in the future. Population projections indicate ageing of the entire EU population, albeit at different rates per country (Table 1.5 and 1.6). Population decline may eventually lead to an oversupply of housing in certain nations or regions.

Apart from population decline, the data indicate that households across the EU have become smaller: this is a result of more older (and thus smaller) households but also fewer children and more young single person households. While population decline might reduce housing demand (only when the number of households declines as well), the larger number of smaller households, both young and old, will counter the decline, up to some point at least.

### *Changes in housing stock*

Housing stock only changes slowly in numbers and quality. Although certain countries build many tens of thousands of dwellings annually, new construction only accounts for a few percents of the existing housing stock. Hence, the quality profile of the dwelling stock changes gradually and only if new construction (and refurbishment) differs substantially from the existing stock. However, the data show new houses in general have more space in terms of square metres (and rooms) than the existing dwelling stock, so from this perspective the quality of dwellings gradually is increasing (Table 2.1).

Another change in the dwelling stock in the past decades is the change in tenure form generally from renting to owning. Home ownership is now a common tenure in the EU (Table 3.5). Tenure can be changed in a relatively short timeframe because it does not need physical adaption of the dwellings. The best examples are some of the former Communist states, where vast numbers of rental dwellings were practically given away to sitting tenants. Another example of relatively rapid change can be found in Western Europe where the British Right to Buy allowed a large number of public tenants to become home owners since the 1980s.



A number of European countries now have quite a longstanding 'tradition' of home ownership. These are the Southern European countries while in Northern Europe, Belgium and Ireland fall into this category. In other countries home ownership has experienced a substantial growth compared with the late 1970s/early 1980s. Countries with the fastest growth rates are the Netherlands and the UK.

Although home ownership has increased, the (fragmented) data for Western European countries that invested heavily in social housing after WWII reveal that social/public housing still plays a role (Table 3.6). In many of these countries the market share of the social housing sector has not declined very much after 1990 (Austria, Denmark, France, Finland, and Sweden). Currently the Netherlands has the largest social housing sector by market share. However, we must take into account that the definition of social housing many times covers very different target groups. In the Netherlands and Sweden for instance official policy indicates that social/public housing is accessible to quite a broad layer of society.

### *Housing markets and the crisis*

As the majority of households in the EU own a home, the growth of home ownership also resulted in an expansion of mortgage debt.

Although this Introduction is not the stage for describing the process in detail that led to the current Global Financial Crisis, we might state that it is essentially a result of the marriage between mortgage markets and housing markets. Home ownership is in much demand during economic prosperity, and house price increases go hand in hand with economic growth. Steep increases in house prices may even attract many speculative buyers. Evidence indeed reveals that many countries experienced substantial GDP per capita growth (Table 1.16), while prices in the owner occupied sector boomed in the mid 2000s<sup>1</sup>. In many countries the residential construction industry also fared well with the higher demand for dwellings, most notably in Ireland, Spain and Cyprus (see Tables 1.20 and 3.15). Also transactions, the sales of existing owner occupied dwellings, reached high levels in the years leading up to the crisis (Table 3.19).

As the crisis definitively unfolded with the fall of the Lehman Brothers investment bank in the second half of 2008, house price increases came to a halt, while new residential construction and transactions of existing dwellings were severely affected in many countries. However, individual national housing markets reacted differently to the crisis. In some nations house prices, residential construction and transactions dropped, while in other countries the data suggest a limited impact. It is still too early to establish whether the latter housing markets will be impacted with some delay or whether for some reason they will never be affected substantially. It is thus impossible to put all countries in one box.

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<sup>1</sup> In the previous version of Housing Statistics, the table with house price development was abandoned, obviously due to limited data availability. In the next version of Housing Statistics it may be worthwhile to include house price development data again. The annual publication "Hypostat" by the European Mortgage Federation and publications like Philip Arestis, Peter Mooslechner and Karin Wagner (2010) "Housing Market Challenges in Europe and the United States", published by Palgrave MacMillan, reveal that many countries have series of data, although often limited to parts of the housing stock or specific regions /cities.



## Structure of the Report

The content of this report is structured in the following way.

Chapter 1 **General data** presents a range of general data on the demographic and socio-economic context of housing.

Chapter 2 **Quality of the housing stock** deals with the quality of the housing stock, concentrating on the average useful floor area, amenities and age of the housing stock.

Chapter 3 **Availability of housing** is devoted to the availability of housing, including the distribution of different types of housing by tenure.

Chapter 4 **Affordability of housing** looks at the affordability of housing and illustrates the weight of housing in household budgets, the different indexes which offer an overview of the changes in the cost of housing, and trends in mortgage lending.

Chapter 5 **The role of government** focuses on the role of government and of state intervention in the housing market, paying particular attention to public expenditure on housing and to the existence and characteristics of social housing.

Because the content of the concepts used in the various tables may vary between countries, **Appendix 1** offers an overview of how Member States as well as international organizations define these concepts.

**Appendix 2** presents a list of the national ministries responsible for housing and of national statistical institutes, without whom this report would not have been possible.



# List of Abbreviations

## Countries

|       |   |
|-------|---|
| AT    | Austria   |
| BE    | Belgium   |
| BG    | Bulgaria  |
| CY    | Cyprus  |
| CZ    | Czech Republic  |
| DE    | Germany<br>(FRG = Federal Republic of Germany = former West Germany,<br>GDR = German Democratic Republic = former East Germany) |
| DK    | Denmark   |
| EE    | Estonia   |
| ES    | Spain   |
| FI    | Finland   |
| FR    | France  |
| GR    | Greece  |
| HU    | Hungary   |
| IE    | Ireland   |
| IT    | Italy   |
| LT    | Lithuania   |
| LU    | Luxembourg  |
| LV    | Latvia  |
| MT    | Malta   |
| NL    | Netherlands   |
| PL    | Poland  |
| PT    | Portugal  |
| RO    | Romania   |
| SE    | Sweden  |
| SI    | Slovenia  |
| SK    | Slovak Republic   |
| UK    | United Kingdom (GB = Great Britain = UK excl. the Channel Islands and the Isle of Man)  |
| EU-15 | 15 European countries which have joined Europe before 2004<br>(AT, BE, DK, FI, FR, DE, GR, IE, IT, LU, NL, PT, ES, SE, UK)      |
| EU-10 | European countries which have joined Europe after 2004<br>(CY, CZ, EE, HU, LV, LT, MT, PL, SK, SL)                              |
| EU-25 | 15 European countries plus 10 which have joined Europe after 2004   |
| EU-27 | EU-25 plus two countries which have joined Europe from 1 January 2007 (BG and RO)   |

## Symbols

|             |  |
|-------------|--|
| na          | not available  |
| blank space | From the Housing Statistics 2010 version the editors have used blank spaces if the countries did not provide data and did not explicitly state that these data were unavailable. |
| nap         | not applicable   |
| p           | provisional value  |
| b           | break in series  |



## Chapter 1 General Data





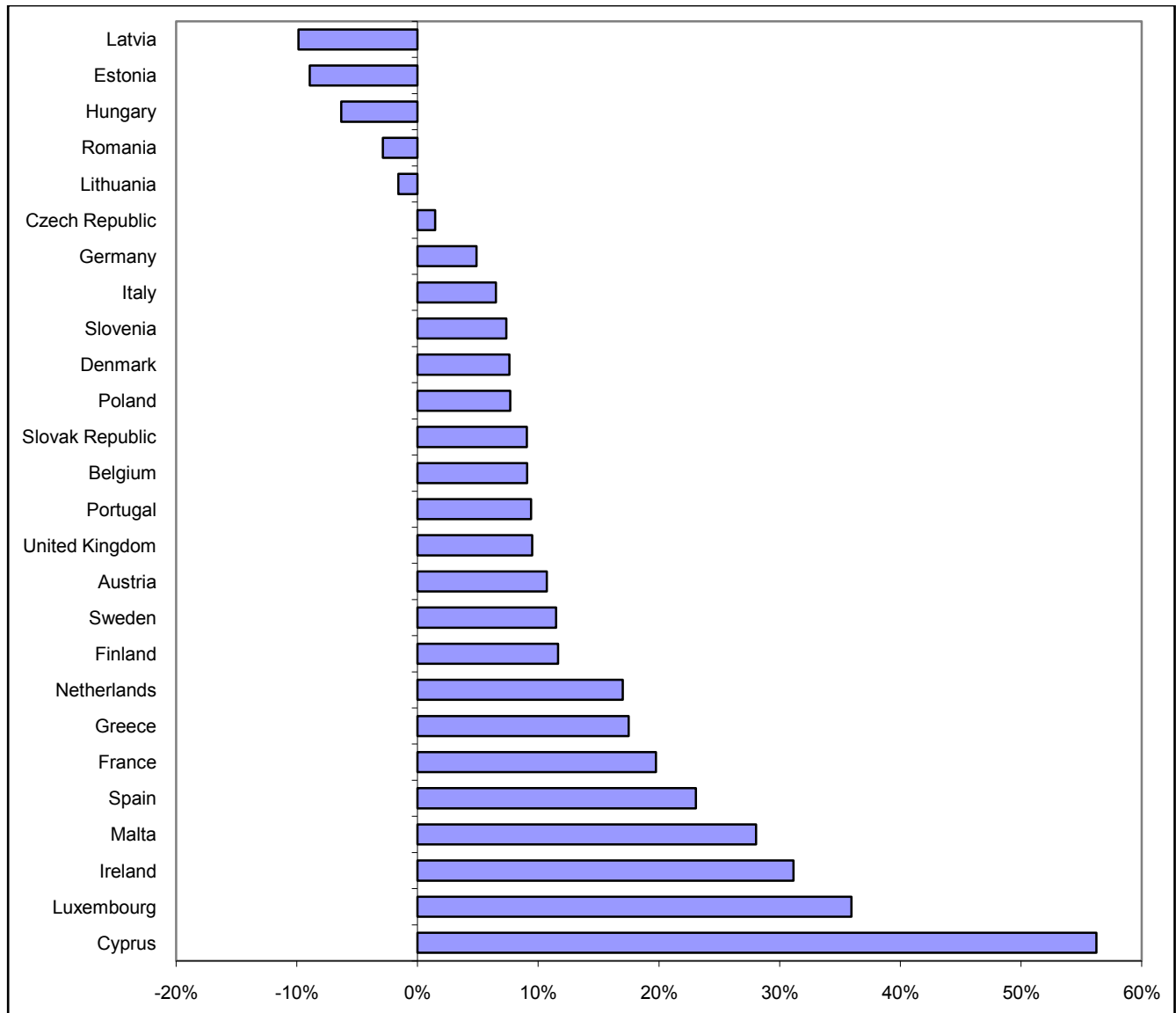
## 1.1 Population (\*1,000), 1 January

|                 | 1980   | 1985   | 1990   | 1995   | 2000    | 2005    | 2009                 | Change (%)<br>1980-2009 |
|-----------------|--------|--------|--------|--------|---------|---------|----------------------|-------------------------|
| Austria         | 7,546  | 7,563  | 7,645  | 7,944  | 8,002   | 8,201   | 8,355 <sup>P</sup>   | 10.7%                   |
| Belgium         | 9,855  | 9,858  | 9,948  | 10,131 | 10,239  | 10,446  | 10,750               | 9.1%                    |
| Bulgaria        |        |        |        |        | 8,191   | 7,761   | 7,607 <sup>P</sup>   |                         |
| Cyprus          | 510    | 538    | 573    | 645    | 690     | 749     | 797                  | 56.3%                   |
| Czech Republic  | 10,316 | 10,334 | 10,362 | 10,333 | 10,278  | 10,221  | 10,468               | 1.5%                    |
| Denmark         | 5,122  | 5,111  | 5,135  | 5,216  | 5,330   | 5,411   | 5,511                | 7.6%                    |
| Estonia         | 1,472  | 1,523  | 1,571  | 1,448  | 1,372   | 1,348   | 1,340                | -8.9%                   |
| Finland         | 4,771  | 4,894  | 4,974  | 5,099  | 5,171   | 5,237   | 5,326 <sup>P</sup>   | 11.6%                   |
| France          | 53,731 | 55,157 | 56,577 | 57,753 | 60,545  | 62,773  | 64,351 <sup>P</sup>  | 19.8%                   |
| Germany         | 78,180 | 77,709 | 79,113 | 81,539 | 82,163  | 82,501  | 82,002 <sup>P</sup>  | 4.9%                    |
| Greece          | 9,584  | 9,920  | 10,121 | 10,595 | 10,904  | 11,083  | 11,260 <sup>P</sup>  | 17.5%                   |
| Hungary         | 10,709 | 10,657 | 10,375 | 10,337 | 10,222  | 10,098  | 10,031 <sup>P</sup>  | -6.3%                   |
| Ireland         | 3,393  | 3,544  | 3,507  | 3,601  | 3,778   | 4,109   | 4,450 <sup>P</sup>   | 31.2%                   |
| Italy           | 56,388 | 56,588 | 56,694 | 56,844 | 56,924  | 58,462  | 60,045               | 6.5%                    |
| Latvia          | 2,509  | 2,570  | 2,668  | 2,501  | 2,382   | 2,306   | 2,261                | -9.9%                   |
| Lithuania       | 3,404  | 3,529  | 3,694  | 3,643  | 3,512   | 3,425   | 3,350                | -1.6%                   |
| Luxembourg      | 363    | 366    | 379    | 406    | 434     | 461     | 494                  | 36.0%                   |
| Malta           | 323    | 338    | 352    | 370    | 380     | 403     | 414 <sup>P</sup>     | 28.1%                   |
| Netherlands     | 14,091 | 14,454 | 14,893 | 15,424 | 15,864  | 16,306  | 16,486               | 17.0%                   |
| Poland          | 35,413 | 37,063 | 38,038 | 38,581 | 38,654  | 38,174  | 38,136 <sup>P</sup>  | 7.7%                    |
| Portugal        | 9,714  | 10,009 | 9,920  | 10,018 | 10,195  | 10,529  | 10,627               | 9.4%                    |
| Romania         | 22,133 | 22,687 | 23,211 | 22,712 | 22,455  | 21,659  | 21,499               | -2.9%                   |
| Slovak Republic | 4,963  | 5,145  | 5,288  | 5,356  | 5,399   | 5,385   | 5,412                | 9.1%                    |
| Slovenia        | 1,893  | 1,949  | 1,996  | 1,990  | 1,988   | 1,998   | 2,032                | 7.4%                    |
| Spain           | 37,242 | 38,353 | 38,826 | 39,343 | 40,050  | 43,038  | 45,828               | 23.1%                   |
| Sweden          | 8,303  | 8,343  | 8,527  | 8,816  | 8,861   | 9,011   | 9,256 <sup>P</sup>   | 11.5%                   |
| United Kingdom  | 56,285 | 56,596 | 57,459 | 57,944 | 58,785  | 60,060  | 61,635               | 9.5%                    |
| EU-27           |        |        |        |        | 482,768 | 491,154 | 499,724 <sup>P</sup> |                         |

For definitions see Appendix 1

Source: Eurostat (tps00001)

## 1.1F Population change (%), 1980-2009



Source: Eurostat

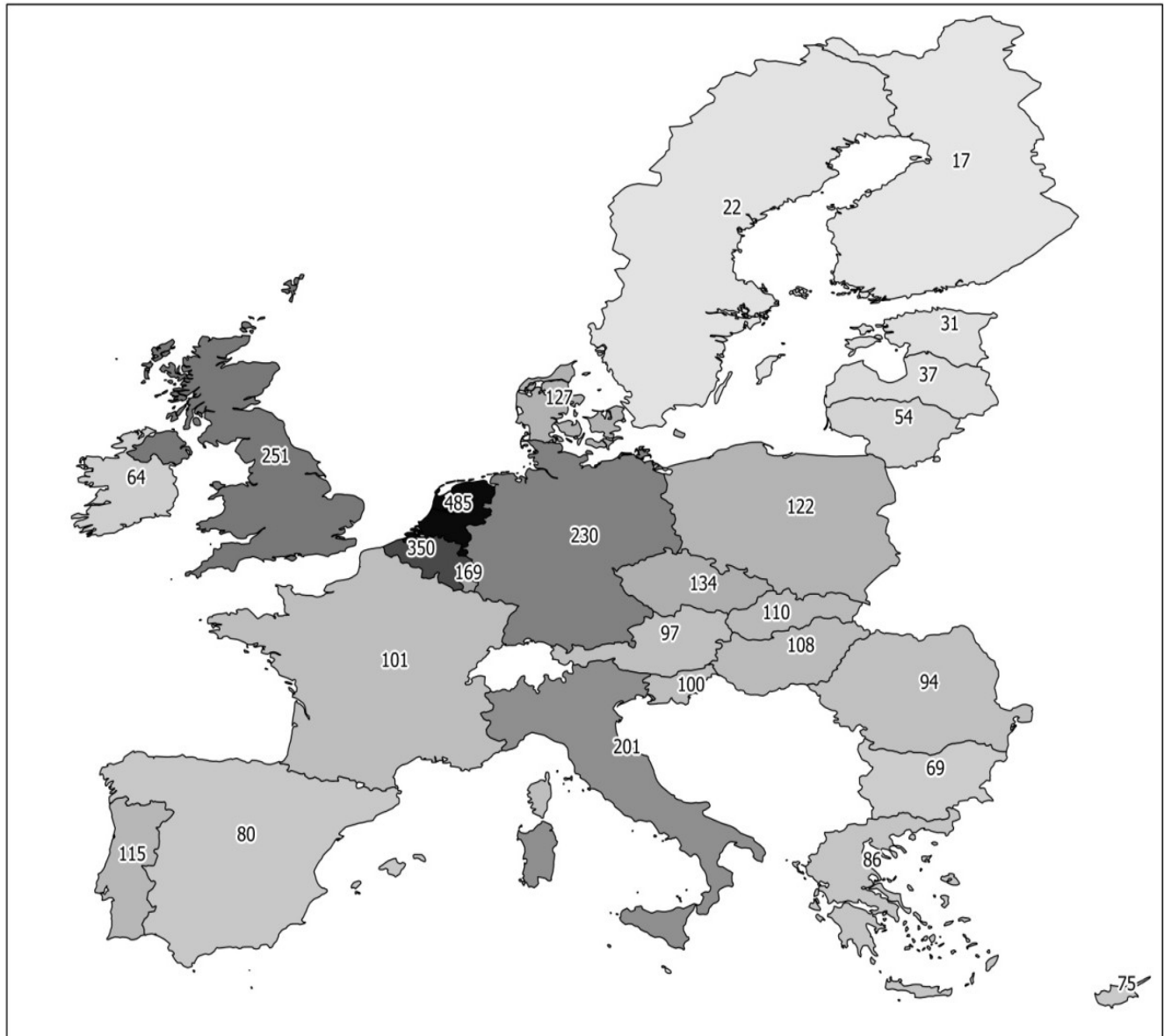
## 1.2 Land area, population and population density

|                 | Km <sup>2</sup> | Population/km <sup>2</sup> | Population/km <sup>2</sup> | Population/km <sup>2</sup> | Population |
|-----------------|-----------------|----------------------------|----------------------------|----------------------------|------------|
|                 |                 | 1996                       | 2000                       | 2007                       | 2007       |
| Austria         | 83,858          | 96.5                       | 97.1                       | na                         | 8,282,984  |
| Belgium         | 30,538          | 334.9                      | 338.0                      | 350.4                      | 10,584,534 |
| Bulgaria        | 110,912         | 75.7                       | 73.6                       | 69.0                       | 7,679,290  |
| Cyprus          | 9,251           | 71.5                       | 75.0                       | na                         | 778,684    |
| Czech Republic  | 78,866          | 133.5                      | 132.9                      | 133.8                      | 10,287,189 |
| Denmark         | 43,094          | 122.1                      | 123.8                      | 126.7                      | 5,447,084  |
| Estonia         | 45,227          | 32.6                       | 31.5                       | 30.9                       | 1,342,409  |
| Finland         | 338,150         | 16.8                       | 17.0                       | 17.4                       | 5,276,955  |
| France          | 549,087         | 94.3                       | 96.0                       | 100.9                      | 63,623,209 |
| Germany         | 357,031         | na                         | 230.2                      | 229.9                      | 82,314,906 |
| Greece          | 131,957         | 81.9                       | 83.5                       | 85.6                       | 11,171,740 |
| Hungary         | 93,030          | 109.6                      | 108.8                      | 108.1                      | 10,066,158 |
| Ireland         | 70,295          | 53.0                       | 55.4                       | 63.7                       | 4,312,526  |
| Italy           | 301,338         | 192.7                      | 193.0                      | 201.2                      | 59,131,287 |
| Latvia          | 64,589          | 39.4                       | 38.1                       | 36.5                       | 2,281,305  |
| Lithuania       | 65,300          | 57.5                       | 55.8                       | 53.9                       | 3,384,879  |
| Luxembourg      | 2,586           | 160.2                      | 168.7                      | na                         | 476,187    |
| Malta           | 316             | 1179.2                     | 1235.3                     | na                         | 407,810    |
| Netherlands     | 35,518          | 458.3                      | 470.2                      | 485.3                      | 16,357,992 |
| Poland          | 312,685         | na                         | 122.4                      | na                         | 38,125,479 |
| Portugal        | 91,916          | 109.8                      | 111.0                      | 115.2                      | 10,599,095 |
| Romania         | 238,391         | 98.3                       | 97.6                       | 93.7                       | 21,565,119 |
| Slovak Republic | 49,035          | 109.6                      | 110.1                      | 110.1                      | 5,393,637  |
| Slovenia        | 20,273          | na                         | 98.8                       | 100.2                      | 2,010,377  |
| Spain           | 505,124         | na                         | 79.6                       | na                         | 44,474,631 |
| Sweden          | 449,974         | 21.5                       | 21.6                       | 22.3                       | 9,113,257  |
| United Kingdom  | 244,101         | 241.2                      | 240.5                      | 250.8                      | 60,781,352 |

Definition: Land area is measured as national territory not including territorial or inland water

Source: Eurostat (tps00003) for population density

## 1.2F Population Density (per km<sup>2</sup>), 2007 <sup>1</sup>



<sup>1</sup> AT, CY, LU, PL, ES = 2000; Malta not included in map, value = 1,235

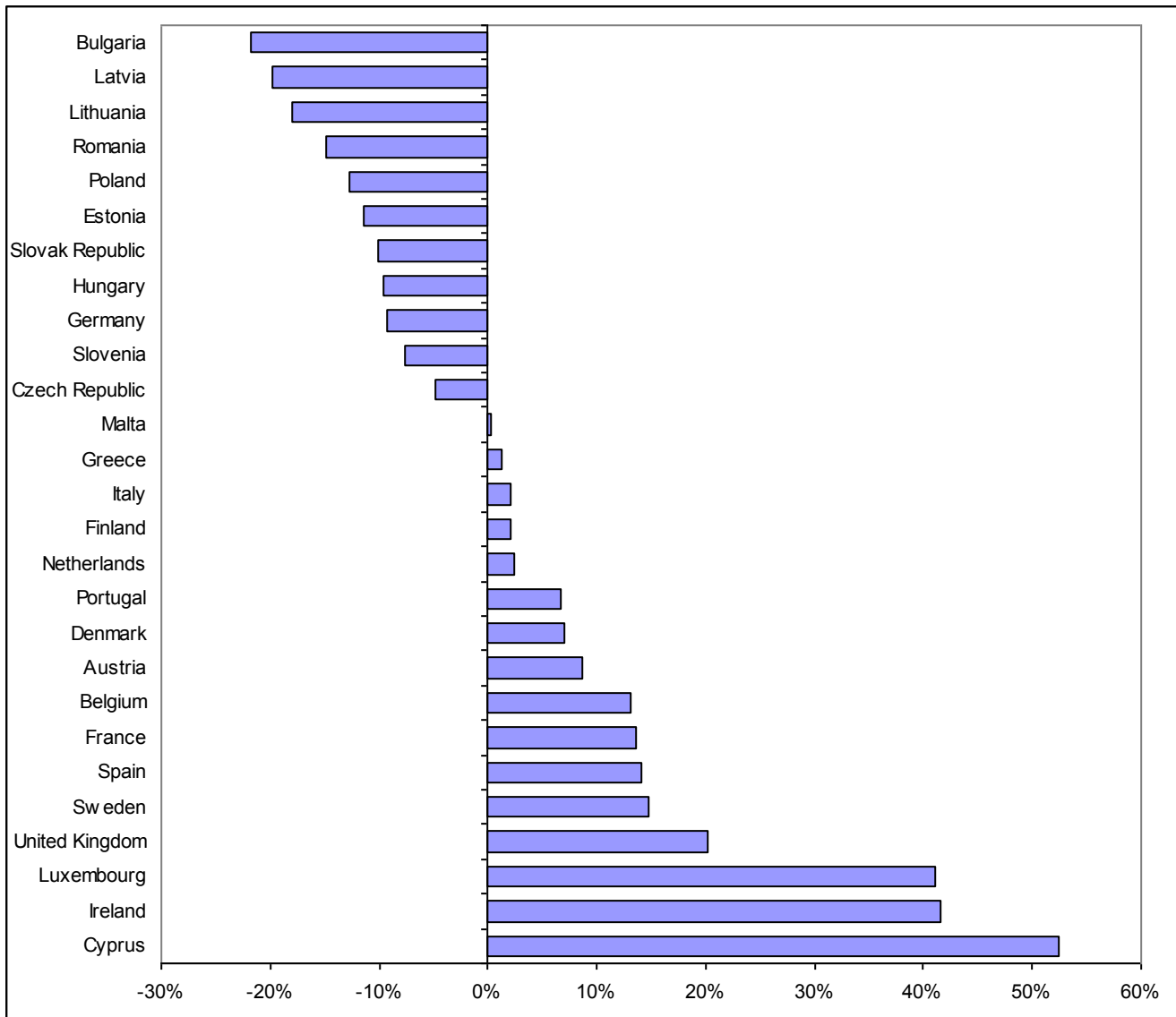
Source: Eurostat (tps00003) for population density (figures are rounded)

### 1.3 Population projection (\*1,000) and change (%)

|                 | 2010    | 2015    | 2020    | 2030    | 2040    | 2050    | Change (%)<br>2010-2050 |
|-----------------|---------|---------|---------|---------|---------|---------|-------------------------|
| Austria         | 8,405   | 8,570   | 8,723   | 8,988   | 9,122   | 9,127   | 9%                      |
| Belgium         | 10,784  | 11,070  | 11,322  | 11,745  | 12,033  | 12,194  | 13%                     |
| Bulgaria        | 7,564   | 7,382   | 7,188   | 6,753   | 6,330   | 5,923   | -22%                    |
| Cyprus          | 821     | 888     | 955     | 1,072   | 1,167   | 1,251   | 52%                     |
| Czech Republic  | 10,394  | 10,497  | 10,543  | 10,420  | 10,158  | 9,892   | -5%                     |
| Denmark         | 5,512   | 5,591   | 5,661   | 5,808   | 5,882   | 5,895   | 7%                      |
| Estonia         | 1,333   | 1,323   | 1,311   | 1,267   | 1,221   | 1,181   | -11%                    |
| Finland         | 5,337   | 5,429   | 5,501   | 5,569   | 5,521   | 5,448   | 2%                      |
| France          | 62,583  | 64,203  | 65,607  | 67,982  | 69,898  | 71,044  | 14%                     |
| Germany         | 82,145  | 81,858  | 81,472  | 80,152  | 77,821  | 74,491  | -9%                     |
| Greece          | 11,307  | 11,476  | 11,556  | 11,573  | 11,567  | 11,445  | 1%                      |
| Hungary         | 10,023  | 9,964   | 9,893   | 9,651   | 9,352   | 9,061   | -10%                    |
| Ireland         | 4,614   | 5,052   | 5,404   | 5,881   | 6,221   | 6,531   | 42%                     |
| Italy           | 60,017  | 60,929  | 61,421  | 61,868  | 62,002  | 61,240  | 2%                      |
| Latvia          | 2,247   | 2,200   | 2,151   | 2,033   | 1,913   | 1,804   | -20%                    |
| Lithuania       | 3,337   | 3,275   | 3,220   | 3,083   | 2,912   | 2,737   | -18%                    |
| Luxembourg      | 494     | 523     | 551     | 607     | 657     | 697     | 41%                     |
| Malta           | 414     | 421     | 427     | 432     | 424     | 415     | 0%                      |
| Netherlands     | 16,503  | 16,717  | 16,896  | 17,208  | 17,226  | 16,909  | 2%                      |
| Poland          | 38,092  | 38,068  | 37,960  | 36,975  | 35,219  | 33,275  | -13%                    |
| Portugal        | 10,723  | 10,947  | 11,108  | 11,317  | 11,452  | 11,449  | 7%                      |
| Romania         | 21,334  | 21,103  | 20,834  | 20,049  | 19,161  | 18,149  | -15%                    |
| Slovak Republic | 5,407   | 5,427   | 5,432   | 5,332   | 5,115   | 4,859   | -10%                    |
| Slovenia        | 2,034   | 2,053   | 2,058   | 2,023   | 1,958   | 1,878   | -8%                     |
| Spain           | 46,673  | 49,381  | 51,109  | 52,661  | 53,290  | 53,229  | 14%                     |
| Sweden          | 9,306   | 9,588   | 9,853   | 10,270  | 10,470  | 10,672  | 15%                     |
| United Kingdom  | 61,984  | 63,792  | 65,683  | 69,224  | 72,009  | 74,506  | 20%                     |
| EU-27           | 499,389 | 507,727 | 513,838 | 519,942 | 520,103 | 515,303 | 3%                      |

Source: Eurostat EuroPop 2008

### 1.3F Forecasted population change (%), 2010-2050



Source: Eurostat

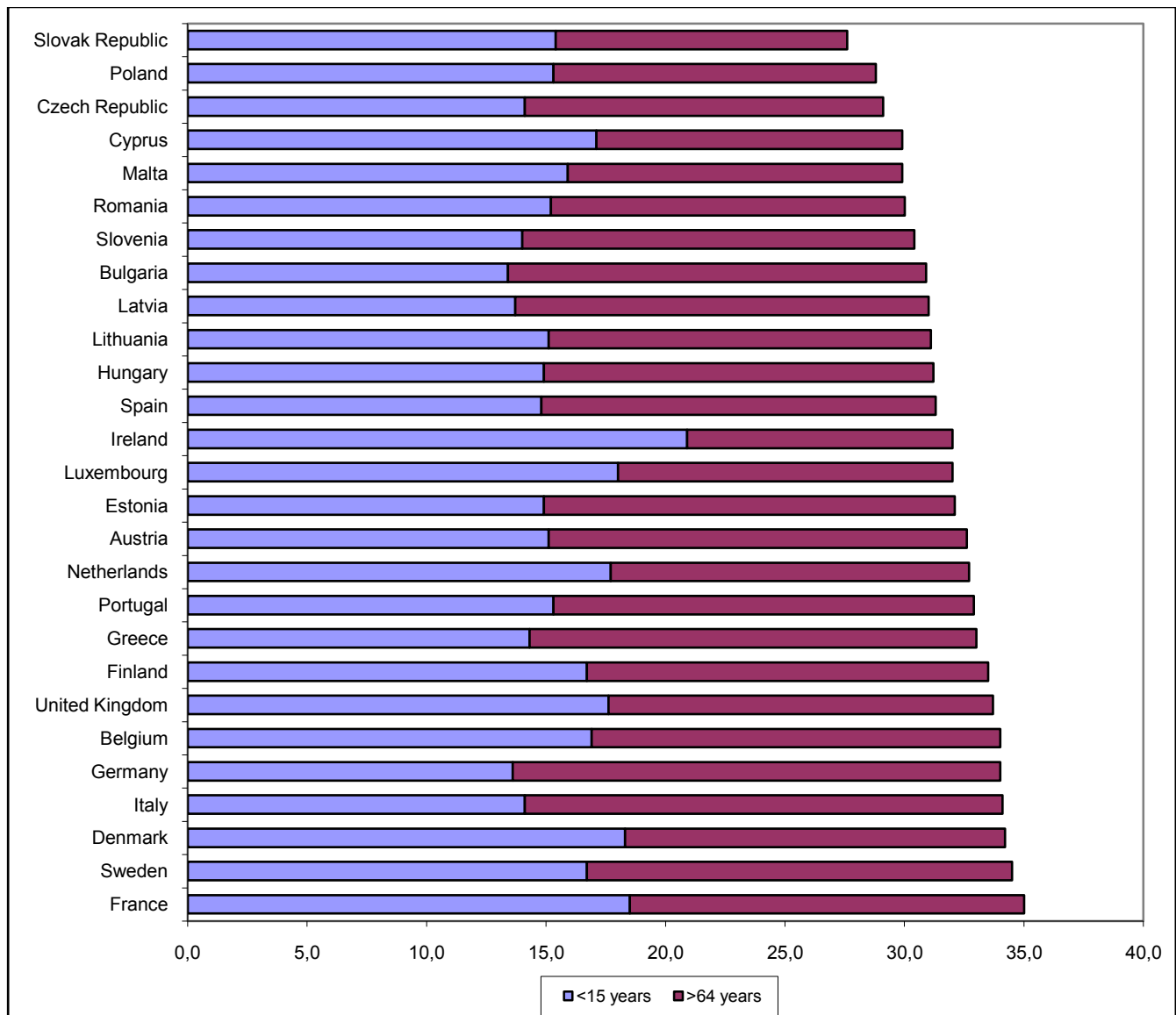
## 1.4 Population by age (%), 1 January, 2009

|                             | <15 years | 15-24 years | 25-49 years | 50-64 years | 65-79 years | 80+ years | 15-64 years | >64 years | Total*1,000 |
|-----------------------------|-----------|-------------|-------------|-------------|-------------|-----------|-------------|-----------|-------------|
| Austria                     | 15.1      | 12.2        | 37.2        | 18.0        | 12.7        | 4.8       | 67.4        | 17.5      | 8,355       |
| Belgium <sup>1</sup>        | 16.9      | 12.1        | 35.1        | 18.8        | 12.4        | 4.7       | 66.0        | 17.1      | 10,750      |
| Bulgaria                    | 13.4      | 12.7        | 35.8        | 20.6        | 13.7        | 3.8       | 69.1        | 17.5      | 7,607       |
| Cyprus                      | 17.1      | 15.2        | 37.3        | 17.6        | 9.9         | 2.9       | 70.1        | 12.8      | 797         |
| Czech Republic              | 14.1      | 12.8        | 37.1        | 21.0        | 11.4        | 3.6       | 70.9        | 15.0      | 10,468      |
| Denmark                     | 18.3      | 12.0        | 34.0        | 19.8        | 11.8        | 4.1       | 65.8        | 15.9      | 5,511       |
| Estonia                     | 14.9      | 14.6        | 34.9        | 18.4        | 13.2        | 4.0       | 67.9        | 17.2      | 1,340       |
| Finland                     | 16.7      | 12.4        | 32.5        | 21.6        | 12.3        | 4.5       | 66.5        | 16.8      | 5,326       |
| France                      | 18.5      | 12.7        | 33.4        | 18.9        | 11.4        | 5.1       | 65.0        | 16.5      | 64,351      |
| Germany                     | 13.6      | 11.4        | 35.7        | 18.9        | 15.4        | 5.0       | 66.0        | 20.4      | 82,002      |
| Greece                      | 14.3      | 10.8        | 37.5        | 18.7        | 14.3        | 4.4       | 67.0        | 18.7      | 11,260      |
| Hungary                     | 14.9      | 12.6        | 35.7        | 20.5        | 12.5        | 3.8       | 68.8        | 16.3      | 10,031      |
| Ireland                     | 20.9      | 13.3        | 39.0        | 15.7        | 8.3         | 2.8       | 68.0        | 11.1      | 4,450       |
| Italy                       | 14.1      | 10.2        | 37.0        | 18.7        | 14.5        | 5.5       | 65.9        | 20.0      | 60,045      |
| Latvia                      | 13.7      | 15.1        | 35.8        | 18.1        | 13.6        | 3.7       | 69.0        | 17.3      | 2,261       |
| Lithuania                   | 15.1      | 15.7        | 36.1        | 17.1        | 12.5        | 3.5       | 68.9        | 16.0      | 3,350       |
| Luxembourg                  | 18.0      | 11.8        | 38.7        | 17.5        | 10.4        | 3.6       | 68.0        | 14.0      | 494         |
| Malta                       | 15.9      | 14.1        | 34.5        | 21.5        | 10.9        | 3.1       | 70.1        | 14.0      | 414         |
| Netherlands                 | 17.7      | 12.2        | 35.2        | 19.9        | 11.2        | 3.8       | 67.3        | 15.0      | 16,486      |
| Poland                      | 15.3      | 14.9        | 36.1        | 20.2        | 10.3        | 3.2       | 71.2        | 13.5      | 38,136      |
| Portugal                    | 15.3      | 11.4        | 37.3        | 18.4        | 13.3        | 4.3       | 67.1        | 17.6      | 10,627      |
| Romania                     | 15.2      | 14.4        | 37.0        | 18.6        | 11.9        | 2.9       | 70.0        | 14.8      | 21,499      |
| Slovak Republic             | 15.4      | 15.0        | 38.2        | 19.2        | 9.4         | 2.8       | 72.4        | 12.2      | 5,412       |
| Slovenia                    | 14.0      | 12.0        | 37.6        | 20.0        | 12.7        | 3.7       | 69.6        | 16.4      | 2,032       |
| Spain                       | 14.8      | 10.9        | 40.6        | 17.2        | 11.9        | 4.6       | 68.7        | 16.5      | 45,828      |
| Sweden                      | 16.7      | 13.2        | 32.9        | 19.4        | 12.4        | 5.4       | 65.5        | 17.8      | 9,256       |
| United Kingdom <sup>1</sup> | 17.6      | 13.4        | 34.9        | 18.0        | 11.6        | 4.5       | 66.3        | 16.1      | 61,635      |
| EU-27                       | 15.7      | 12.5        | 36.2        | 18.6        | 12.7        | 4.3       | 67.3        | 17.0      | 499,724     |

<sup>1</sup> = 1 January 2008

Source: Eurostat

**1.4F Dependent population < 15 years and > 64 years (% of total population), 2009**



Source: Eurostat



## 1.5 Population forecast by age (%), 1 January 2030

|                 | <15<br>years | 15-24<br>years | 24-49<br>years | 50-64<br>years | 65-79<br>years | 80+<br>years | 15-64<br>years | >64<br>years | Total<br>*1,000 |
|-----------------|--------------|----------------|----------------|----------------|----------------|--------------|----------------|--------------|-----------------|
| Austria         | 14.3         | 10.5           | 30.9           | 20.3           | 17.2           | 6.8          | 61.7           | 24.0         | 8,872           |
| Belgium         | 16.5         | 11.4           | 30.1           | 18.8           | 16.6           | 6.5          | 60.3           | 23.2         | 11,596          |
| Bulgaria        | 12.8         | 10.8           | 30.1           | 22.7           | 17.4           | 6.2          | 63.6           | 23.6         | 6,648           |
| Cyprus          | 16.9         | 11.9           | 34.9           | 18.1           | 13.6           | 4.6          | 64.9           | 18.2         | 1,055           |
| Czech Republic  | 13.0         | 10.8           | 29.8           | 23.1           | 16.6           | 6.7          | 63.7           | 23.3         | 10,259          |
| Denmark         | 17.1         | 11.5           | 29.6           | 18.8           | 15.9           | 7.1          | 59.9           | 23.1         | 5,745           |
| Estonia         | 15.3         | 12.1           | 31.1           | 19.5           | 16.1           | 6.0          | 62.6           | 22.1         | 1,249           |
| Finland         | 16.5         | 11.2           | 28.8           | 17.7           | 17.6           | 8.3          | 57.6           | 25.8         | 5,502           |
| France          | 17.6         | 12.2           | 28.8           | 17.9           | 16.1           | 7.4          | 59.0           | 23.5         | 67,157          |
| Germany         | 12.8         | 9.2            | 29.4           | 20.6           | 19.9           | 8.1          | 59.2           | 28.0         | 79,117          |
| Greece          | 13.2         | 10.7           | 28.9           | 22.7           | 17.3           | 7.2          | 62.3           | 24.6         | 11,392          |
| Hungary         | 13.8         | 10.8           | 30.9           | 22.2           | 16.0           | 6.3          | 63.9           | 22.3         | 9,500           |
| Ireland         | 19.2         | 13.7           | 32.0           | 18.8           | 12.0           | 4.3          | 64.5           | 16.3         | 5,787           |
| Italy           | 12.4         | 9.8            | 28.2           | 23.0           | 17.9           | 8.6          | 61.1           | 26.5         | 61,066          |
| Latvia          | 13.9         | 11.2           | 32.0           | 20.4           | 16.5           | 6.0          | 63.6           | 22.5         | 2,003           |
| Lithuania       | 14.3         | 10.2           | 32.7           | 20.4           | 16.8           | 5.7          | 63.3           | 22.4         | 3,041           |
| Luxembourg      | 17.1         | 11.6           | 32.5           | 19.0           | 14.8           | 5.1          | 63.1           | 19.8         | 599             |
| Malta           | 14.2         | 10.2           | 31.9           | 19.2           | 17.4           | 7.2          | 61.3           | 24.6         | 425             |
| Netherlands     | 15.8         | 10.6           | 30.1           | 19.0           | 17.4           | 7.0          | 59.8           | 24.4         | 17,009          |
| Poland          | 13.3         | 10.5           | 32.5           | 20.3           | 17.6           | 5.8          | 63.3           | 23.4         | 36,362          |
| Portugal        | 13.5         | 10.6           | 30.4           | 22.0           | 16.7           | 6.9          | 62.9           | 23.6         | 11,149          |
| Romania         | 13.2         | 10.7           | 32.0           | 23.6           | 15.6           | 5.0          | 66.2           | 20.6         | 19,710          |
| Slovak Republic | 13.1         | 10.4           | 32.6           | 22.3           | 16.8           | 4.8          | 65.3           | 21.6         | 5,242           |
| Slovenia        | 13.0         | 10.4           | 29.0           | 22.0           | 18.9           | 6.8          | 61.3           | 25.7         | 1,992           |
| Spain           | 13.6         | 11.4           | 29.1           | 23.4           | 16.0           | 6.5          | 63.9           | 22.5         | 51,837          |
| Sweden          | 17.5         | 11.6           | 29.9           | 18.2           | 15.1           | 7.7          | 59.7           | 22.8         | 10,148          |
| United Kingdom  | 17.8         | 11.8           | 32.0           | 17.5           | 14.5           | 6.3          | 61.4           | 20.8         | 68,385          |

Source: Eurostat EUROPOP 2008 and TU Delft calculations on tables by individual age. Total does not fully add to the forecast in Table 1.3

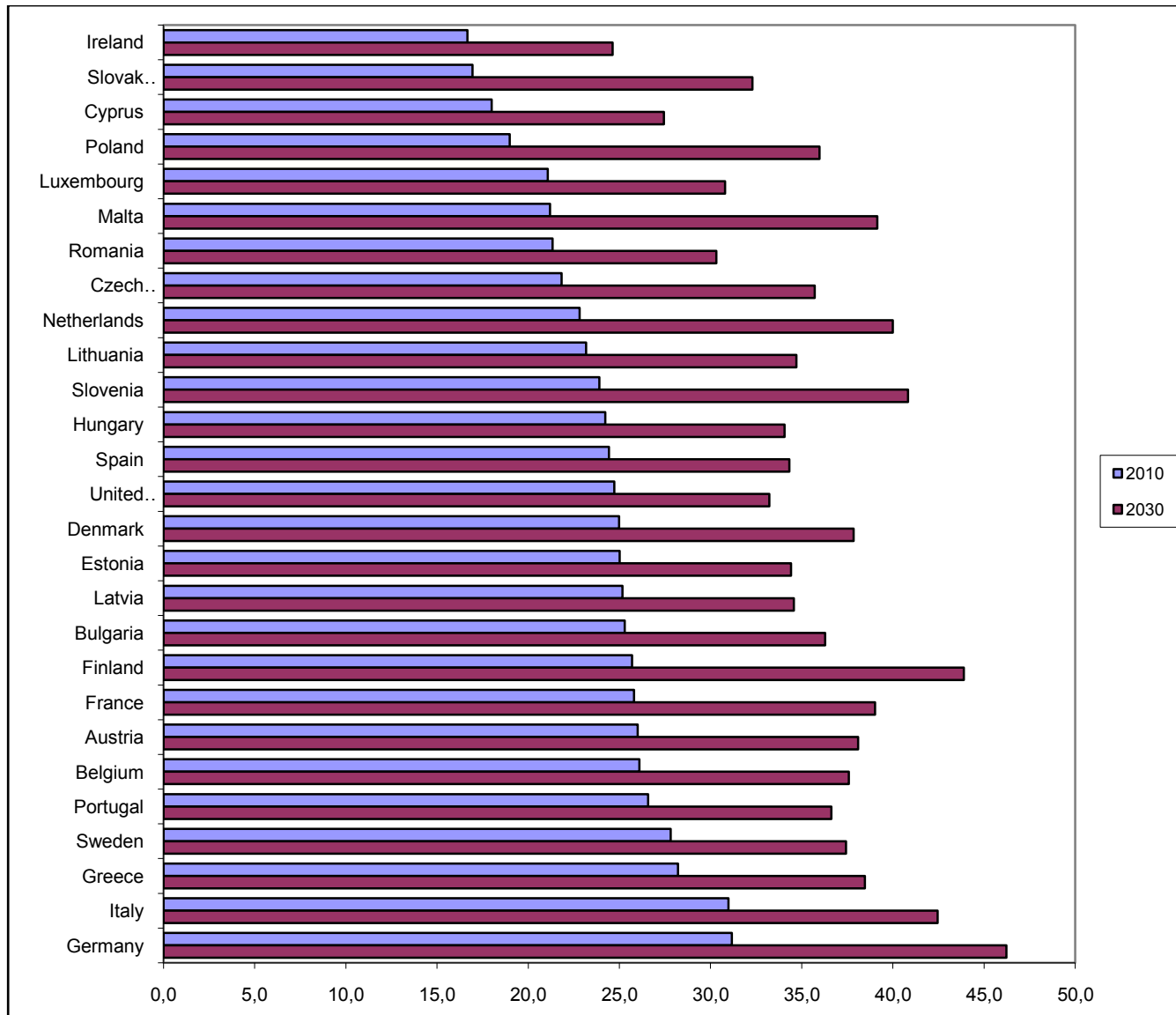
## 1.6 Old age dependency ratio (%)

|                 | 1990 | 2000 | 2010 | 2020 | 2030 |
|-----------------|------|------|------|------|------|
| Austria         | 22.1 | 22.9 | 26.0 | 29.2 | 38.1 |
| Belgium         | 22.1 | 25.5 | 26.1 | 30.6 | 37.6 |
| Bulgaria        | 19.5 | 23.8 | 25.3 | 31.1 | 36.3 |
| Cyprus          | 17.2 | 17.0 | 18.0 | 22.3 | 27.4 |
| Czech Republic  | 19.0 | 19.8 | 21.8 | 31.1 | 35.7 |
| Denmark         | 23.2 | 22.2 | 25.0 | 31.9 | 37.9 |
| Estonia         | 17.5 | 22.4 | 25.0 | 29.2 | 34.4 |
| Finland         | 19.8 | 22.2 | 25.7 | 36.8 | 43.9 |
| France          | na   | 24.3 | 25.8 | 32.8 | 39.0 |
| Germany         | 21.6 | 23.9 | 31.2 | 35.3 | 46.2 |
| Greece          | 20.4 | 24.2 | 28.2 | 32.8 | 38.5 |
| Hungary         | 20.0 | 22.0 | 24.2 | 30.3 | 34.1 |
| Ireland         | 18.6 | 16.8 | 16.7 | 20.2 | 24.6 |
| Italy           | 21.5 | 26.8 | 31.0 | 35.5 | 42.5 |
| Latvia          | 17.7 | 22.1 | 25.2 | 28.1 | 34.6 |
| Lithuania       | 16.2 | 20.8 | 23.2 | 26.0 | 34.7 |
| Luxembourg      | 19.3 | 21.4 | 21.1 | 24.2 | 30.8 |
| Malta           | 15.7 | 17.9 | 21.2 | 31.3 | 39.1 |
| Netherlands     | 18.6 | 20.0 | 22.8 | 30.7 | 40.0 |
| Poland          | 15.4 | 17.6 | 19.0 | 27.2 | 36.0 |
| Portugal        | 20.0 | 23.7 | 26.6 | 30.7 | 36.6 |
| Romania         | 15.6 | 19.7 | 21.3 | 25.7 | 30.3 |
| Slovak Republic | 16.0 | 16.6 | 17.0 | 23.9 | 32.3 |
| Slovenia        | 15.5 | 19.8 | 23.9 | 31.2 | 40.8 |
| Spain           | 20.2 | 24.5 | 24.4 | 27.4 | 34.3 |
| Sweden          | 27.7 | 26.9 | 27.8 | 33.7 | 37.4 |
| United Kingdom  | 24.1 | 24.3 | 24.7 | 28.6 | 33.2 |
| EU-27           |      | 23.2 | 25.9 | 31.1 | 38.0 |

Definition: population 65 and older / population 15 - 64 years

Source: Eurostat (tsdde510)

### 1.6F Old age dependency ratio (%), 2010 and 2030



Source: Eurostat

## 1.7 Total fertility rate

|                 | 1980 | 1990 | 2000 | 2005 | 2008 |
|-----------------|------|------|------|------|------|
| Austria         | 1.65 | 1.46 | 1.36 | 1.41 | 1.41 |
| Belgium         | 1.68 | 1.62 | na   | 1.76 | na   |
| Bulgaria        | na   | 1.82 | 1.26 | 1.32 | 1.48 |
| Cyprus          | na   | 2.41 | 1.64 | 1.42 | 1.46 |
| Czech Republic  | 2.10 | 1.90 | 1.14 | 1.28 | 1.50 |
| Denmark         | 1.55 | 1.67 | 1.77 | 1.80 | 1.89 |
| Estonia         | na   | 2.05 | 1.38 | 1.50 | 1.65 |
| Finland         | 1.63 | 1.78 | 1.73 | 1.80 | 1.85 |
| France          | 1.95 | na   | 1.89 | 1.94 | 2.00 |
| Germany         | 1.56 | na   | 1.38 | 1.34 | 1.38 |
| Greece          | 2.21 | 1.40 | 1.26 | 1.33 | 1.51 |
| Hungary         | 1.92 | 1.87 | 1.32 | 1.31 | 1.35 |
| Ireland         | 3.25 | 2.11 | 1.89 | 1.87 | 2.10 |
| Italy           | 1.64 | 1.33 | 1.26 | 1.32 | na   |
| Latvia          | 1.90 | na   | na   | 1.31 | 1.44 |
| Lithuania       | 2.00 | 2.03 | 1.39 | 1.27 | 1.47 |
| Luxembourg      | 1.49 | 1.60 | 1.76 | 1.63 | 1.61 |
| Malta           | 1.99 | 2.04 | 1.70 | 1.38 | 1.44 |
| Netherlands     | 1.60 | 1.62 | 1.72 | 1.71 | 1.77 |
| Poland          | 2.28 | 2.06 | 1.35 | 1.24 | 1.39 |
| Portugal        | 2.18 | 1.56 | 1.55 | 1.40 | 1.37 |
| Romania         | 2.40 | 1.83 | 1.31 | 1.32 | 1.35 |
| Slovak Republic | 2.32 | 2.09 | 1.30 | 1.25 | 1.32 |
| Slovenia        | 2.11 | 1.46 | 1.26 | 1.26 | 1.53 |
| Spain           | 2.20 | 1.36 | 1.23 | 1.35 | 1.46 |
| Sweden          | 1.68 | 2.13 | 1.54 | 1.77 | 1.91 |
| United Kingdom  | 1.90 | 1.83 | 1.64 | 1.78 | na   |

For definition see Appendix 1

Source: Eurostat (tsdde220)

## 1.8 Private households (\*1,000)

|                              | 1980 <sup>1</sup> | 1990 <sup>2</sup> | 2000 <sup>3</sup>  | 2005   | 2007   | 2008   | 2009   |
|------------------------------|-------------------|-------------------|--------------------|--------|--------|--------|--------|
| Austria <sup>4</sup>         | 2,669             | 2,973             | 3,276              | 3,475  | 3,537  | 3,567  | 3,598  |
| Belgium                      | 3,608             | 3,890             | 4,237              | 4,439  | 4,523  | 4,569  | na     |
| Bulgaria                     |                   |                   |                    |        |        |        |        |
| Cyprus                       | na                | 172               | 224                |        |        |        |        |
| Czech Republic               | 3,791             | 3,984             | 4,216 <sup>5</sup> |        |        |        |        |
| Denmark <sup>6</sup>         | 2,062             | 2,265             | 2,434              | 2,488  | 2,517  | 2,530  | 2,548  |
| Estonia <sup>7</sup>         | na                | na                | 575                | 567    | 584    | 584    |        |
| Finland                      | 1,782             | 2,037             | 2,295              | 2,430  | 2,477  | 2,499  | 2,517  |
| France                       | 19,044            | 21,478            | 24,240             | 25,876 | 26,633 | 27,005 |        |
| Germany <sup>8</sup>         | 24,811            | 34,681            | 38,124             | 39,178 | 39,722 | 40,076 |        |
| Greece                       | 2,974             | 3,203             | 3,674              |        |        |        |        |
| Hungary                      | 3,719             | 3,890             | 3,863              | 3,837  | 3,810  |        |        |
| Ireland                      | 880               | 1,015             | 1,251              |        |        |        |        |
| Italy                        | 18,632            | 19,909            | 21,811             | 23,600 | 24,282 | 24,641 |        |
| Latvia                       | na                | na                | 929                | 905    | 899    | 899    | 889    |
| Lithuania                    | na                | na                | 1,354              |        |        |        |        |
| Luxembourg                   | 128               | 144               | 171                | 178    |        |        | 189    |
| Malta                        | na                | na                | 128                | 140    | 141    | 142    | na     |
| Netherlands                  | 5,006             | 6,061             | 6,801              | 7,091  | 7,191  | 7,242  | 7,313  |
| Poland                       | 10,948            | 11,970            | 13,337             |        |        |        |        |
| Portugal                     | 2,924             | 3,147             | 3,651              |        |        |        |        |
| Romania                      |                   |                   |                    | 7,365  | 7,381  | 7,384  |        |
| Slovak Republic              | 1,660             | 1,832             | 2,072              | na     | na     | na     | na     |
| Slovenia                     | 595               | 632               | 685                |        |        |        |        |
| Spain                        | 10,025            | 11,299            | 13,086             | 14,865 | 16,280 | 16,741 | na     |
| Sweden <sup>9</sup>          | 3,498             | 3,830             | 4,363              | 4,441  | 4,477  | 4,555  | na     |
| United Kingdom <sup>10</sup> | 199               | 2,214             | 24,121             | 24,200 |        |        | 25,200 |

Private household: The usual definitions concern the "same address" or sharing common arrangements such as meals and rent, see definitions in Appendix 1

1 AT, GR, IT, LU, PT, SI = 1981; FR = 1982

2 CZ, GR, IT, LU, PT = 1991; PL = 1988

3 CZ, GR, HU, IT, LU, PT = 2001; SI = 2002

4 Annual average

5 Housekeeping units (see Appendix 1)

6 Households in dwellings

7 Annual average estimation

8 Ex-GDR 1981 = 6,510; From 1991 onwards, reunited Germany

9 From 1995 onwards the values are for housekeeping units

10 Values are for mid-year and only for GB 2005 = 2004

Source: National Statistics Institutes

CZ Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001

EE HBS

IT Census 1981, 1991, 2001

LU EU-SILC 2005, 2008

MT Data for 2005-2008 provided from EU-SILC

PL National Census 1978, 1988; National Population and Housing Census 2002

SK Population and Housing Census 1.11.1980, 3.3.1991, 26.5.2001

SI Censuses 1981, 1991 and 2002. Data for 1991 recalculated according to the 2002 Census methodology

ES Encuesta Continua de Presupuestos Familiares 2000 and 2005. Encuesta de Presupuestos Familiares 2007 - 2009

UK Data 2005 = 2004 Social Trends, No.40, 2010 edition, Office for National Statistics

## 1.9 Distribution of household size (%)

|                             | 1 person |      |      | 2 persons |      |      | 3 persons |                 |      | 4 persons |      |      | 5+ persons |      |      |
|-----------------------------|----------|------|------|-----------|------|------|-----------|-----------------|------|-----------|------|------|------------|------|------|
|                             | 1981     | 2004 | 2008 | 1981      | 2004 | 2008 | 1981      | 2004            | 2008 | 1981      | 2004 | 2008 | 1981       | 2004 | 2008 |
| Austria <sup>1</sup>        | 26       | 34   | 36   | 26        | 28   | 28   | 17        | 17              | 16   | 16        | 14   | 13   | 14         | 8    | 7    |
| Belgium                     | 23       | 33   | 34   | 30        | 31   | 32   | 20        | 16              | 15   | 16        | 13   | 13   | 11         | 7    | 7    |
| Bulgaria                    |          |      |      |           |      |      |           |                 |      |           |      |      |            |      |      |
| Cyprus                      | 10       | na   |      | 22        | na   |      | 17        | na              |      | 26        | na   |      | 25         | na   |      |
| Czech Republic              | 24       | na   |      | 26        | na   |      | 19        | na              |      | 22        | na   |      | 9          | na   |      |
| Denmark <sup>2</sup>        | 30       | 38   | 39   | 31        | 33   | 33   | 16        | 12              | 12   | 16        | 12   | 11   | 7          | 5    | 5    |
| Estonia                     | 33       | 32   | 33   | 29        | 30   | 30   | 19        | 18              | 20   | 13        | 14   | 12   | 6          | 7    | 5    |
| Finland                     | 27       | 39   | 41   | 26        | 32   | 33   | 19        | 13              | 12   | 18        | 10   | 9    | 10         | 6    | 5    |
| France                      | 24       | 33   | 34   | 29        | 32   | 32   | 18        | 28 <sup>3</sup> | 15   | 16        |      | 13   | 12         | 7    | 6    |
| Germany <sup>4</sup>        | 31       | 37   | 39   | 29        | 34   | 34   | 17        | 14              | 13   | 14        | 11   | 10   | 9          | 4    | 4    |
| Greece                      | 15       | 21   | na   | 25        | 28   | na   | 20        | 21              | na   | 24        | 20   | na   | 16         | 10   | na   |
| Hungary                     | 20       | 29   |      | 28        | 30   |      | 22        | 19              |      | 19        | 15   |      | 11         | 8    |      |
| Ireland                     | 17       | 22   |      | 20        | 26   |      | 15        | 18              |      | 15        | 17   |      | 32         | 18   |      |
| Italy                       | 18       | 25   | 28   | 24        | 26   | 27   | 22        | 22              | 22   | 22        | 20   | 19   | 14         | 7    | 4    |
| Latvia                      | na       | 24   | na   | na        | 30   | na   | na        | 23              | na   | na        | 15   | na   | na         | 8    | na   |
| Lithuania                   | na       | na   |      | na        | na   |      | na        | na              |      | na        | na   |      | na         | na   |      |
| Luxembourg                  | 20       | 29   | 29   | 29        | 28   | 28   | 21        | 17              | 17   | 18        | 16   | 21   | 12         | 10   | 5    |
| Malta                       | 13       | 14   | 19   | 21        | 22   | 26   | 22        | 24              | 22   | 25        | 27   | 22   | 19         | 13   | 11   |
| Netherlands                 | 21       | 34   | 36   | 29        | 33   | 33   | 16        | 13              | 12   | 21        | 14   | 13   | 13         | 6    | 6    |
| Poland                      | 17       | 25   |      | 22        | 23   |      | 23        | 20              |      | 21        | 18   |      | 17         | 14   |      |
| Portugal                    | 13       | 17   |      | 23        | 28   |      | 23        | 25              |      | 20        | 20   |      | 21         | 10   |      |
| Romania                     | na       | 18   | 18   | na        | 26   | 27   | na        | 22              | 23   | na        | 19   | 20   | na         | 14   | 13   |
| Slovak Republic             | 18       | 26   | na   | 22        | 22   | na   | 19        | 18              | na   | 23        | 21   | na   | 18         | 14   | na   |
| Slovenia                    | 17       | na   |      | 18        | na   |      | 22        | na              |      | 24        | na   |      | 19         | na   |      |
| Spain                       | 10       | 14   | 18   | 22        | 28   | 29   | 20        | 24              | 26   | 22        | 24   | 20   | 26         | 10   | 6    |
| Sweden <sup>5</sup>         | 33       | 46   | 44   | 31        | 28   | 30   | 15        | 10              | 11   | 15        | 11   | 11   | 6          | 5    | 4    |
| United Kingdom <sup>6</sup> | 22       | 29   | 29   | 31        | 35   | 35   | 17        | 16              | 16   | 18        | 13   | 14   | 11         | 7    | 6    |

1981 (CY, NL = 1982; CZ, FI, HU, SK, SE = 1980; PL = 1978)

2004 (CZ, IT, PT, SK = 2001; SI = 2002)

2008 (AT, DK, FI, NL, UK = 2009; EE = 2007; FR, IT = 2006)

- 1 Annual average, private households
- 2 Households in dwellings
- 3 3 and 4 persons combined
- 4 1981 = Ex-FRG; from 2004 = Reunited Germany
- 5 Private households
- 6 Data for GB

*Source: National statistical institutes*

*CZ Population and Housing Census: 1.11.1980 and 1.3.2001*

*EE HBS 1996*

*GR Population Census 2001*

*HU 1980 Census and 2005 Micro Census*

*IT Population and Housing Census 2001*

*LT 2001 Population and Housing Census data*

*MT 1981 = 1985 Census*

*PL National Census 1978; National Population and Housing Census 2002*

*RO Family Budgets Survey 2008*

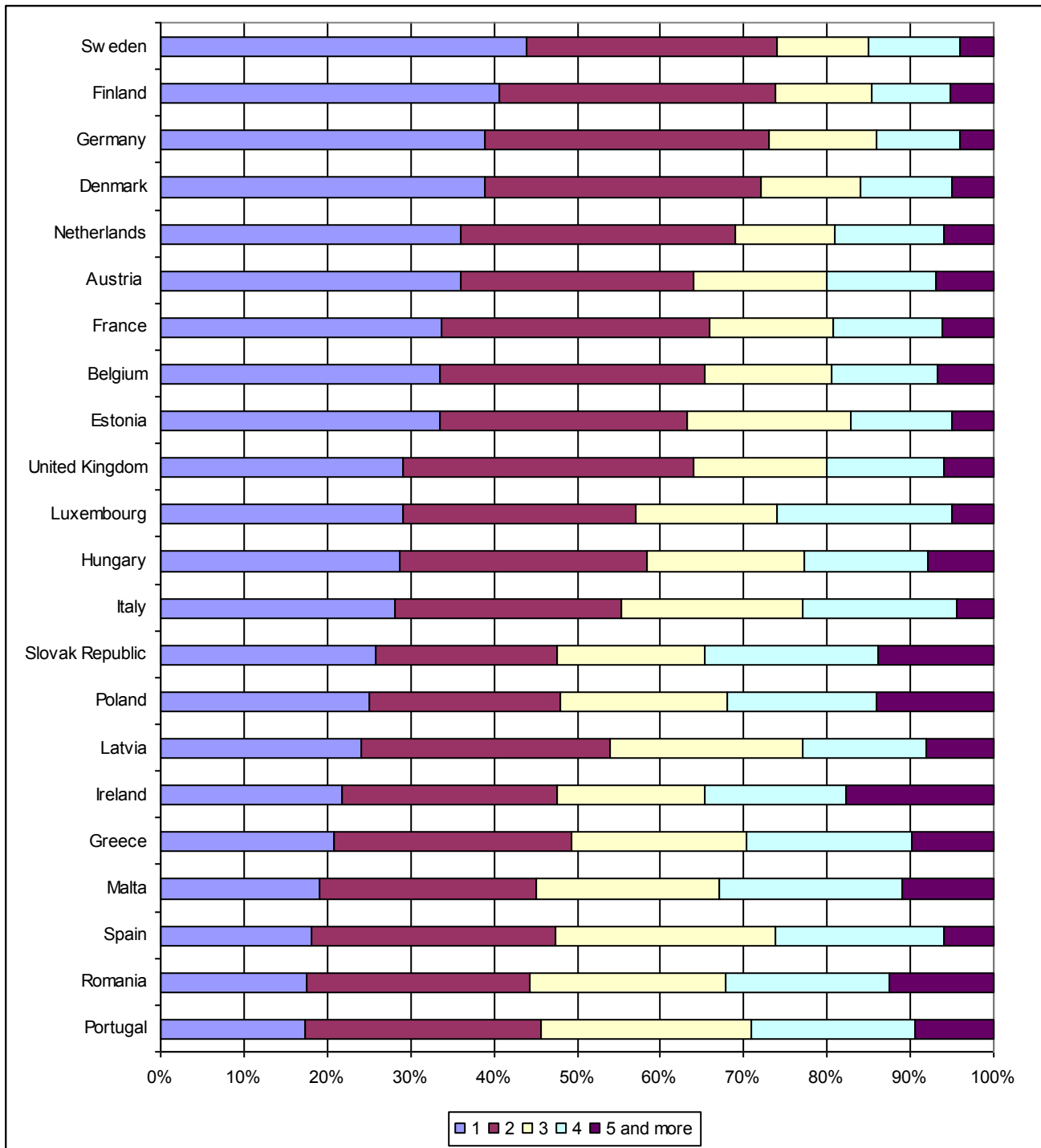
*SI Census 2002*

*ES Census 2001. Encuesta Continua de Presupuestos Familiares 2004. Encuesta de Presupuestos Familiares 2008*

*SE 1981 Census*

*UK Data 2004: Social Trends, No.36, 2006 edition, Office for National Statistics; 2009: Social Trends, No.40, 2010 edition, Office for National Statistics*

### 1.9F Distribution of household size %, 2008 <sup>1</sup>



<sup>1</sup> GR, HU, IE, LV, PL, PT, SK = 2004  
 No recent data available for BG, CY, CZ, LT, SI



## 1.10 Average number of persons per household

|                      | 1980 <sup>1</sup> | 1990 <sup>2</sup> | 2000 <sup>3</sup> | 2005 <sup>4</sup> | 2007 | 2008 | 2009 |
|----------------------|-------------------|-------------------|-------------------|-------------------|------|------|------|
| Austria <sup>5</sup> | 2.8               | 2.6               | 2.4               | 2.3               | 2.3  | 2.3  | 2.3  |
| Belgium              | 2.7               | na                | 2.4               | 2.3               | 2.3  | na   | na   |
| Bulgaria             |                   |                   |                   |                   |      |      |      |
| Cyprus               | 3.5               | 3.2               | 3.0               |                   |      |      |      |
| Czech Republic       | 2.7               | 2.6               | 2.4               |                   |      |      |      |
| Denmark              | 2.5               | 2.3               | 2.2               | 2.2               | 2.2  | 2.2  | 2.2  |
| Estonia              | na                | na                | 2.6               | 2.4               | 2.3  | 2.3  | 2.3  |
| Finland              | 2.6               | 2.4               | 2.2               | 2.1               | 2.1  | 2.1  | 2.1  |
| France <sup>6</sup>  | 2.7               | 2.6               | 2.4               | 2.3               |      |      |      |
| Germany <sup>7</sup> | 2.5               | 2.3               | 2.2               | 2.1               | 2.1  | 2.1  | na   |
| Greece <sup>8</sup>  | 3.1               | 3.0               | 2.8               | 2.7               |      |      |      |
| Hungary              | 2.8               | 2.6               | 2.7               | 2.6               | 2.6  |      |      |
| Ireland              | 3.7               | 3.4               | 3.0               | 2.9               |      |      |      |
| Italy                | 3.0               | 2.8               | 2.6               | 2.5               | 2.4  | 2.4  |      |
| Latvia               | na                | na                | 2.5               | 2.5               | 2.5  | 2.5  | 2.5  |
| Lithuania            | na                | na                | 2.6               |                   |      |      |      |
| Luxembourg           | 2.8               | 2.6               | 2.5               | 2.5               |      | 2.5  |      |
| Malta <sup>9</sup>   | na                | na                | 3.0               | 2.9               | 2.9  | 2.9  | na   |
| Netherlands          | 2.8               | 2.4               | 2.3               | 2.3               | 2.3  | 2.2  | 2.2  |
| Poland               | 3.1               | 3.1               | 2.9               | 3.1               |      |      |      |
| Portugal             | 3.3               | 3.1               | 2.8               |                   |      | 2.8  |      |
| Romania              |                   |                   |                   | 2.9               | 2.9  | 2.9  |      |
| Slovak Republic      | 3.0               | 2.9               | 2.6               | na                | na   | na   | na   |
| Slovenia             | 3.2               | 3.0               | 2.8               |                   |      |      |      |
| Spain                | 3.5               | 3.4               | 3.1               | 2.9               | 2.7  | 2.7  | na   |
| Sweden <sup>10</sup> | 2.3               | 2.1               | 2.0               | 2.0               | 2.0  | 2.0  | na   |
| United Kingdom       | 2.7               | 2.5               | 2.4               | 2.4               |      |      |      |

For definitions of households, see Appendix 1. There are two slightly different concepts here, the dwelling household and the housekeeping unit. We cannot always be sure which concept is being used in practice in each particular case. Compare also Table 3.7

1 BE, GR = 1981; CY, FR = 1982, PL = 1978

2 CY = 1992; CZ, GR, LU, SK = 1991; PL = 1988

3 CZ, GR, SK, ES = 2001; FR = 1999; PL = 2002

4 IE, GR, UK = 2004

5 Population = Total of households and institutional population; 2005 and later only private households

6 Population = Total of households and institutional population, years 1982 and 1999

7 From 1991 onwards, reunited Germany

8 Population = Total of households and institutional population, years 1981, 1991 and 2001

9 2000 = LFS estimate

10 2000 onwards: Private households only

Source: National statistical institutes

AT 2004 Austria Labour Force Census Statistics, IIBW

CZ Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001

GR Households Budget Survey 2004

IT Istat, Sample Survey on Households Consumption

MT Data for 2005-2008 from EU-SILC

PL National Census 1978, 1988; National Population and Housing Census 2002

SI From population and Housing Census 1981, 1991 and 2002. Data for 1991 recalculated according to the 2002 Census methodology

SK Population and Housing Census 3.3.1991, 26.5.2001

ES Census 2001. Encuesta Continua de Presupuestos Familiares 2005. Encuesta de Presupuestos Familiares 2007 - 2009

UK Data 2004: Social Trends, No.36, 2006 edition, Office for National Statistics

## 1.11 Immigration, emigration and net migration (\*1,000)

|                              | 1990 <sup>1</sup> |       |       | 1995 <sup>2</sup> |       |       | 2000  |       |       | 2005  |       |       | 2008 <sup>3</sup> |       |       |
|------------------------------|-------------------|-------|-------|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------------------|-------|-------|
|                              | I                 | E     | Net   | I                 | E     | Net   | I     | E     | Net   | I     | E     | Net   | I                 | E     | Net   |
| Austria                      | na                | na    | 58.6  | 69.9              | 66.1  | 3.8   | 79.3  | 62.0  | 17.3  | 114.5 | 70.1  | 44.4  | 110.1             | 75.6  | 34.5  |
| Belgium <sup>4</sup>         | na                | na    | 30.2  | na                | na    | 29.5  | na    | na    | 25.1  | 132.8 | 86.9  | 45.9  | 146.4             | 91.1  | 55.3  |
| Bulgaria                     |                   |       |       |                   |       |       |       |       |       |       |       |       |                   |       |       |
| Cyprus                       | na                | na    | 8.7   | na                | na    | 6.0   | na    | na    | 4.0   |       |       |       |                   |       |       |
| Czech Republic <sup>5</sup>  | 12.4              | 11.8  | 0.6   | 10.5              | 0.5   | 10.0  | 7.8   | 1.3   | 6.5   | 60.3  | 24.1  | 36.2  | 40.0              | 11.6  | 28.4  |
| Denmark                      | 40.7              | 32.4  | 8.3   | 63.2              | 34.6  | 28.6  | 52.9  | 43.4  | 9.5   | 52.5  | 45.9  | 6.6   | 67.2              | 44.9  | 22.3  |
| Estonia                      | 91.0              | na    | 80    | 106.2             | na    | 145.1 | 86.7  | na    | na    | na    | na    | na    | na                | na    | na    |
| Finland                      | 13.6              | 6.5   | 7.1   | 12.2              | 9.0   | 3.3   | 16.9  | 14.3  | 2.6   | 21.4  | 12.4  | 9.0   | 26.7              | 12.2  | 14.5  |
| France                       | 91.0              | na    | 80    | 106.2             | na    | 145.1 | 86.7  | na    | na    | na    | na    | 92.2  | na                | na    | 71.0  |
| Germany <sup>6</sup>         | 1199.0            | 596.5 | 602.5 | 1096.0            | 698.1 | 397.9 | 841.2 | 674.0 | 167.2 | 707.4 | 628.4 | 79.0  | 682.1             | 737.9 | 55.7  |
| Greece <sup>7</sup>          | na                | na    | 63.9  | na                | na    | 77.3  | na    | na    | 29.4  | na    | na    | 39.6  | 74.7              | 51.5  | 23.2  |
| Hungary                      | 37.2              | 11.3  | 26    | 14.0              | 2.4   | 11.6  | 20.2  | 2.2   | 18.0  | 25.6  | 3.3   | 22.3  | 35.5              | 4.2   | 31.3  |
| Ireland                      | 33.3              | 56.3  | -22.9 | 31.2              | 33.1  | -1.9  | 52.6  | 26.6  | 26.0  |       |       |       |                   |       |       |
| Italy                        | 173.5             | 57.1  | 116.4 | 100.8             | 50.1  | 50.7  | 236.3 | 66.8  | 169.5 | 440.3 | 48.7  | 391.6 | 279.7             | 58.4  | 221.3 |
| Latvia                       | 2.1               | 15.2  | -13.1 | 2.8               | 16.5  | -13.7 | 1.6   | 7.1   | -5.5  | 0.8   | 1.0   | -0.2  | 1.5               | 2.6   | -1.1  |
| Lithuania                    | 14.7              | 23.6  | -8.8  | 2.0               | 25.7  | -23.7 | 1.5   | 21.8  | -20.3 |       |       |       |                   |       |       |
| Luxembourg                   | 10.2              | 6.3   | 3.9   | 10.3              | 5.7   | 4.6   | 11.7  | 8.1   | 3.6   | 14.4  | 8.3   | 6.1   | 17.8              | 10.1  | 7.7   |
| Malta                        | 2.4               | 0.4   | 2     | 0.6               | 0.1   | 0.5   | 1.1   | 0.2   | 1.0   | 2.1   | 1.1   | 1.0   | 9.0               | 6.6   | 2.4   |
| Netherlands                  | 117.4             | 57.4  | 60    | 96.1              | 63.3  | 32.8  | 132.9 | 61.2  | 71.7  | 92.3  | 83.4  | 8.9   | 143.5             | 90.1  | 53.4  |
| Poland                       | 2.6               | 18.4  | -15.8 | 8.1               | 26.3  | -18.2 | 7.3   | 27.0  | -19.7 | 11.3  | 11.6  | -0.3  | 11.0              | 11.4  | -0.4  |
| Portugal <sup>8</sup>        | na                | na    | -39   | na                | na    | 22.0  | na    | na    | 47.0  |       |       |       | na                | na    | 3.1   |
| Romania                      | 0.0               | 4.2   | -4.2  | 0.2               | 1.1   | -0.9  | 0.5   | 0.7   | -0.2  | 0.2   | 0.5   | -0.3  | 0.5               | 0.4   | -0.1  |
| Slovak Republic              | 0.9               | 0.8   | 0.1   | 3.0               | 0.2   | 2.8   | 2.3   | 0.8   | 1.5   | 5.2   | 1.8   | 3.4   | 8.7               | 1.7   | 7.0   |
| Slovenia                     | 7.1               | 4.9   | 2.2   | 5.9               | 3.4   | 2.5   | 6.2   | 3.6   | 2.6   |       |       |       |                   |       |       |
| Spain <sup>9</sup>           | 44.2              | 34.0  | 10.2  | 36.1              | 9.5   | 26.6  | 362.5 | 7.7   | 354.8 | 755.9 | 8.2   | 747.7 | 726.0             | 266.5 | 459.5 |
| Sweden                       | 60.0              | 25.2  | 34.8  | 45.9              | 34.0  | 11.9  | 58.7  | 34.1  | 24.6  | 65.2  | 38.1  | 27.1  | 102.3             | 39.2  | 63.1  |
| United Kingdom <sup>10</sup> | na                | na    | 36    | 311.9             | 236.5 | 75.4  | 483.4 | 320.7 | 162.8 | 567.0 | 361.0 | 206.0 | 590.0             | 427.0 | 163.0 |

Net migration (Net) = Immigrants (I) - Emigrants (E)

1. IE: 1990 = 1991
2. AT = 1997; BE = 1994
3. CZ, DK = 2009; FR = 2007
4. Net migration (Net) = Immigrants (I) - Emigrants (E) - automatically cancelled persons
5. Data for 1990 cover also internal migration between the Czech and the Slovak Republic (Czechoslovakia was a single state) - 10.1 thousand immigrants from the Slovak Republic and 7.7 thousand emigrants to the Slovak Republic. Remaining 2.3 thousand immigrants and 4.1 thousand emigrants from/to abroad
6. From October 3, 1990 onwards, reunited Germany, data for 1990 is na, instead 1991
7. Net migration includes natural population increase (births minus deaths); excluding immigration of Greek citizens
8. Long-term emigration for non-national citizens with residential permits. Net migration used in the calculation of population estimates, based on final results of Census 1991 adjusted by the coverage errors
9. Emigrants: Permanent, temporary and seasonal emigrants
10. Year ending in April. A migrant is defined as a person who resided abroad for a year or more and on entering has declared the intention to reside in the United Kingdom for a year or more, vice versa for a migrant from the UK. Excluding migration between the UK and the Irish Republic and also between the Channel Islands and the Isle of Man and the rest of the world with effect from 1988

*Source: National statistical institutes*

*F Office National des Migrations*

*UK statistics for 2005 and 2008 source is [http://www.statistics.gov.uk/downloads/theme\\_population/Migration-Statistics-2008-Annual-Report.pdf](http://www.statistics.gov.uk/downloads/theme_population/Migration-Statistics-2008-Annual-Report.pdf)*

## 1.12 Asylum applications submitted <sup>1</sup>

|                 | 1985   | 1990    | 2000   | 2005   | 2006   | 2007   |
|-----------------|--------|---------|--------|--------|--------|--------|
| Austria         | 6,724  | 22,789  | 18,285 | 22,460 | 13,350 | 11,920 |
| Belgium         | 5,387  | 12,945  | 42,690 | 12,575 | 8,870  | 11,575 |
| Bulgaria        | na     | na      | 1,755  | 700    | 500    | 815    |
| Cyprus          | na     | na      | 650    | 7,715  | 4,540  | 6,780  |
| Czech Republic  | na     | na      | 8,790  | 3,590  | 2,730  | 1,585  |
| Denmark         | 8,698  | 5,292   | 10,345 | 2,280  | 1,960  | 2,225  |
| Estonia         | na     | na      | 5      | 10     | 5      | 15     |
| Finland         | 18     | 2,743   | 3,170  | 3,595  | 2,275  | 1,405  |
| France          | 28,925 | 54,813  | 38,745 | 49,735 | 30,750 | 29,160 |
| Germany         | 73,832 | 193,063 | 78,565 | 28,915 | 21,030 | 19,165 |
| Greece          | 1,400  | 4,100   | 3,085  | 9,050  | 12,265 | 25,115 |
| Hungary         | na     | na      | 7,800  | 1,610  | 2,115  | 3,420  |
| Ireland         | na     | 60      | 10,940 | 4,305  | 4,240  | 3,935  |
| Italy           | 5,400  | 3,570   | 15,195 | 9,345  | 10,350 | 14,055 |
| Latvia          | na     | na      | 5      | 20     | 10     | 35     |
| Lithuania       | na     | na      | 305    | 100    | 145    | 125    |
| Luxembourg      | 78     | 114     | 625    | 800    | 525    | 425    |
| Malta           | na     | na      | 160    | 1,165  | 1,270  | 1,380  |
| Netherlands     | 5,644  | 21,208  | 43,895 | 12,345 | 14,465 | 7,100  |
| Poland          | na     | na      | 4,660  | 5,240  | 4,225  | 7,205  |
| Portugal        | 70     | 61      | 225    | 115    | 130    | 225    |
| Romania         | na     | na      | 1,365  | 485    | 380    | 660    |
| Slovak Republic | na     | na      | 1,555  | 3,550  | 2,850  | 2,640  |
| Slovenia        | na     | na      | 9,245  | 1,550  | 500    | 370    |
| Spain           | 2,300  | 8,647   | 7,925  | 5,050  | 5,295  | 7,195  |
| Sweden          | 14,500 | 29,420  | 16,285 | 17,530 | 24,320 | 36,205 |
| United Kingdom  | 6,200  | 38,000  | 80,315 | 30,840 | 28,320 | 27,905 |

<sup>1</sup> Data for 2005, 2006 and 2007 provisional

Source: Eurostat, (DS-071748); series runs until 2007

### 1.13 Population by citizenship, 2008

|                 | Total      | Nationals  | EU-27 foreigners | Other foreigners |
|-----------------|------------|------------|------------------|------------------|
| Austria         | 8,318,592  | 7,483,410  | 289,742          | 545,440          |
| Belgium         | 10,666,866 | 9,695,418  | 659,423          | 312,025          |
| Bulgaria        | 7,640,238  | 7,615,836  | 3,608            | 20,794           |
| Cyprus          | 789,258    | 664,000    | 81,300           | 44,000           |
| Czech Republic  | 10,381,130 | 10,033,481 | 131,516          | 216,133          |
| Denmark         | 5,475,751  | 5,177,301  | 93,166           | 205,284          |
| Estonia         | 1,340,935  | 1,111,600  | 8,300            | 221,000          |
| Finland         | 5,300,484  | 5,167,776  | 47,193           | 85,515           |
| France          | 63,753,140 | 60,079,000 | 1,283,000        | 2,391,000        |
| Germany         | 82,217,837 | 74,962,442 | 2,515,508        | 4,739,887        |
| Greece          | 11,213,785 | 10,307,400 | 158,300          | 748,100          |
| Hungary         | 10,045,401 | 9,868,821  | 100,806          | 75,774           |
| Ireland         | 4,401,335  | 3,847,645  | 392,068          | 161,622          |
| Italy           | 59,619,290 | 56,186,639 | 934,435          | 2,498,216        |
| Latvia          | 2,270,894  | 1,855,401  | 7,933            | 407,560          |
| Lithuania       | 3,366,357  | 3,323,423  | 2,669            | 40,265           |
| Luxembourg      | 483,799    | 277,910    | 177,018          | 28,871           |
| Malta           | 410,290    | 394,830    | 8,188            | 7,272            |
| Netherlands     | 16,405,399 | 15,717,024 | 262,964          | 425,411          |
| Poland          | 38,115,641 | 38,057,799 | 25,032           | 32,810           |
| Portugal        | 10,617,575 | 10,171,242 | 115,832          | 330,501          |
| Romania         | 21,528,627 | 21,502,527 | 5,971            | 20,129           |
| Slovak Republic | 5,400,998  | 5,360,094  | 25,909           | 14,995           |
| Slovenia        | 2,025,866  | 1,957,245  | 4,112            | 64,509           |
| Spain           | 45,283,259 | 40,021,164 | 2,112,623        | 3,149,472        |
| Sweden          | 9,182,927  | 8,658,439  | 240,985          | 283,503          |
| United Kingdom  | 61,175,586 | 57,154,800 | 1,614,800        | 2,406,000        |

Source: Eurostat (migr\_pop1ctz) source data adapted by TU Delft

## 1.14 Population by origin (\*1,000), 2009

|                | Born in country | Born in other EU-27 | Born outside EU-27 | Total      |
|----------------|-----------------|---------------------|--------------------|------------|
| Austria        | 7,078,162       | 507,489             | 769,609            | 8,355,260  |
| Belgium        | na              | na                  | na                 | na         |
| Bulgaria       | na              | na                  | na                 | na         |
| Cyprus         | na              | na                  | na                 | na         |
| Czech Republic | 10,083,377      | 135,061             | 249,104            | 10,467,542 |
| Denmark        | 5,024,663       | 145,570             | 341,218            | 5,511,451  |
| Estonia        | 1,115,488       | 15,399              | 209,528            | 1,340,415  |
| Finland        | 5,107,688       | 76,891              | 141,735            | 5,326,314  |
| France         | 56,911,818      | 2,091,182           | 4,953,930          | 63,956,930 |
| Germany        | 71,524,920      | 3,399,707           | 7,077,729          | 82,002,356 |
| Greece         | 10,013,429      | 312,803             | 934,170            | 11,260,402 |
| Hungary        | na              | na                  | na                 | na         |
| Ireland        | 3,764,938       | 485,774             | 199,318            | 4,450,030  |
| Italy          | 55,669,828      | 1,391,149           | 2,984,091          | 60,045,068 |
| Latvia         | 1,909,258       | 37,164              | 314,872            | 2,261,294  |
| Lithuania      | 3,129,751       | 28,888              | 191,233            | 3,349,872  |
| Luxembourg     | 330,759         | 131,581             | 31,160             | 493,500    |
| Malta          | 385,920         | 13,519              | 14,168             | 413,607    |
| Netherlands    | 14,692,043      | 410,129             | 1,383,615          | 16,485,787 |
| Poland         | 36,067,104      | 232,469             | 1,568,330          | 37,867,903 |
| Portugal       | 9,844,354       | 182,229             | 600,667            | 10,627,250 |
| Romania        | na              | na                  | na                 | na         |
| Slovakia       | 2,132           | 29,982              | 5,391,781          | 5,423,895  |
| Slovenia       | 1,788,903       | 28,056              | 215,403            | 2,032,362  |
| Spain          | 39,488,826      | 2,282,149           | 4,057,197          | 45,828,172 |
| Sweden         | 7,974,766       | 468,626             | 812,955            | 9,256,347  |
| United Kingdom | 53,888,436      | 2,127,295           | 4,577,363          | 60,593,094 |

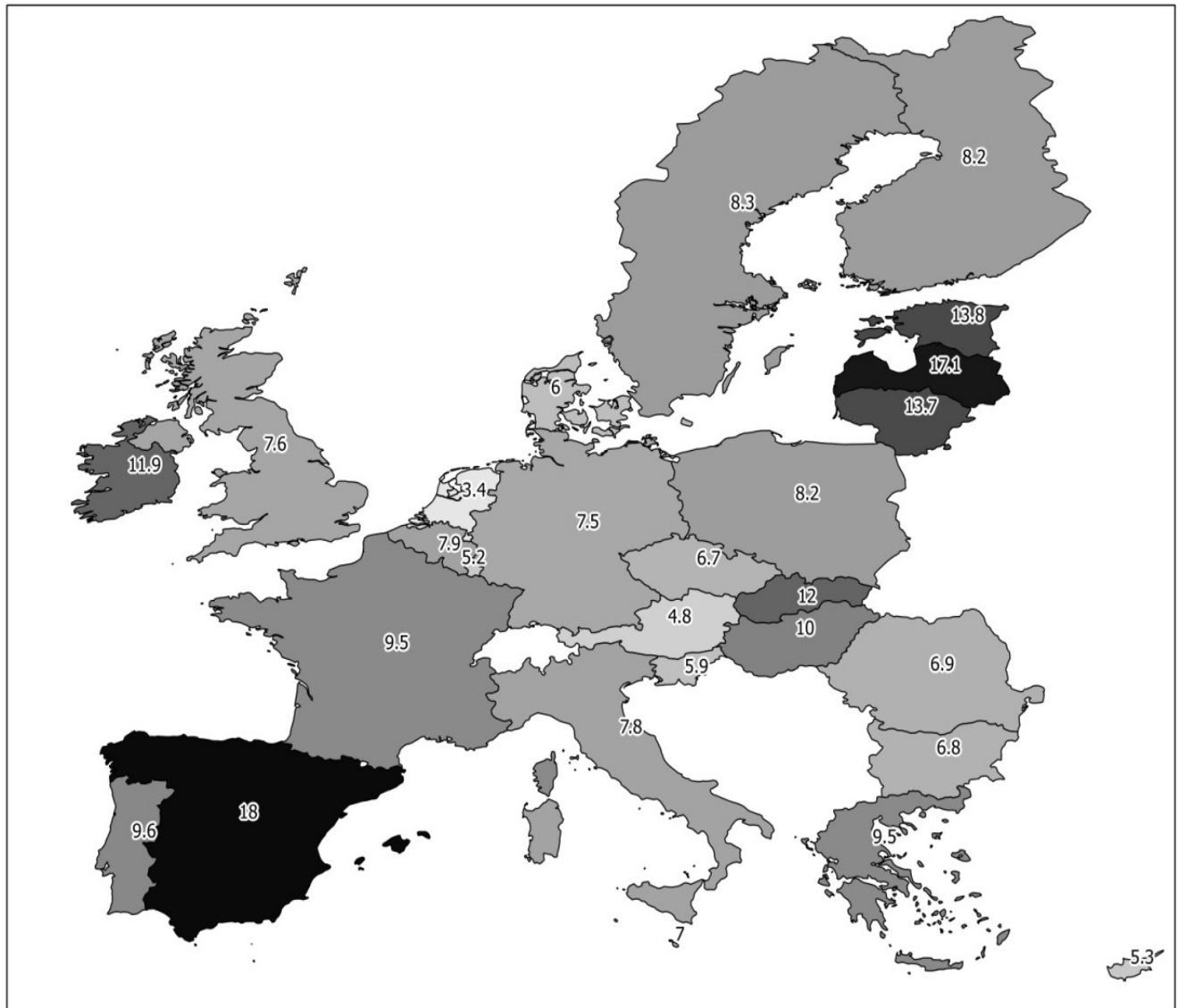
Source: Eurostat (migr\_pop3ctb)

## 1.15 Harmonised unemployment rates %

|                       | 1995 | 2000 | 2005 | 2008 | 2009 | Number of unemployed (*1,000) 2009 |
|-----------------------|------|------|------|------|------|------------------------------------|
| Austria               | 3.9  | 3.6  | 5.2  | 3.8  | 4.8  | 212.0                              |
| Belgium               | 9.7  | 6.9  | 8.5  | 7.0  | 7.9  | 376.9                              |
| Bulgaria              | na   | 16.4 | 10.1 | 5.6  | 6.8  | 234.9                              |
| Cyprus                | na   | 4.9  | 5.3  | 3.6  | 5.3  | 21.2                               |
| Czech Republic        | 8.7  | 8.7  | 7.9  | 4.4  | 6.7  | 358.1                              |
| Denmark               | 4.4  | 4.3  | 4.8  | 3.3  | 6.0  | 176.6                              |
| Estonia               | 12.8 | 12.8 | 7.9  | 5.5  | 13.8 | 95.1                               |
| Finland               | 9.8  | 9.8  | 8.4  | 6.4  | 8.2  | 221.0                              |
| France                | 9.1  | 9.0  | 9.3  | 7.8  | 9.5  | 2739.7                             |
| Germany               | 7.8  | 7.5  | 10.7 | 7.3  | 7.5  | 3228.8                             |
| Greece                | 11.4 | 11.2 | 9.9  | 7.7  | 9.5  | na                                 |
| Hungary               | 6.3  | 6.4  | 7.2  | 7.8  | 10.0 | 421.0                              |
| Ireland               | 4.3  | 4.3  | 4.4  | 6.3  | 11.9 | 255.5                              |
| Italy                 | 10.1 | 10.1 | 7.7  | 6.7  | 7.8  | na                                 |
| Latvia                | 13.7 | 13.7 | 8.9  | 7.5  | 17.1 | 209.1                              |
| Lithuania             | 16.4 | 16.4 | 8.3  | 5.8  | 13.7 | 230.0                              |
| Luxembourg            | 2.3  | 2.2  | 4.6  | 4.9  | 5.2  | 13.1                               |
| Malta                 | 6.7  | 6.7  | 7.2  | 5.9  | 7.0  | 12.1                               |
| Netherlands           | 2.8  | 2.8  | 4.7  | 2.8  | 3.4  | 303.7                              |
| Poland                | 16.1 | 16.1 | 17.8 | 7.1  | 8.2  | 1411.6                             |
| Portugal              | 4.0  | 4.0  | 7.7  | 7.7  | 9.6  | 528.6                              |
| Romania               | na   | 7.3  | 7.2  | 5.8  | 6.9  | 680.7                              |
| Slovak Republic       | 18.7 | 18.8 | 16.3 | 9.5  | 12.0 | 318.6                              |
| Slovenia <sup>2</sup> | 7.2  | 6.7  | 6.5  | 4.4  | 5.9  | 62.1                               |
| Spain                 | 11.4 | 11.1 | 9.2  | 11.3 | 18.0 | 4149.5                             |
| Sweden                | 5.6  | 5.6  | 7.7  | 6.2  | 8.3  | 407.5                              |
| United Kingdom        | 5.4  | 5.4  | 4.8  | 5.6  | 7.6  | 2364.0                             |

Source: Eurostat (tsiem110 and DS-072003)

### 1.15F Harmonised unemployment rates %, 2009



Source: Eurostat (tsiem110 and DS-072003)



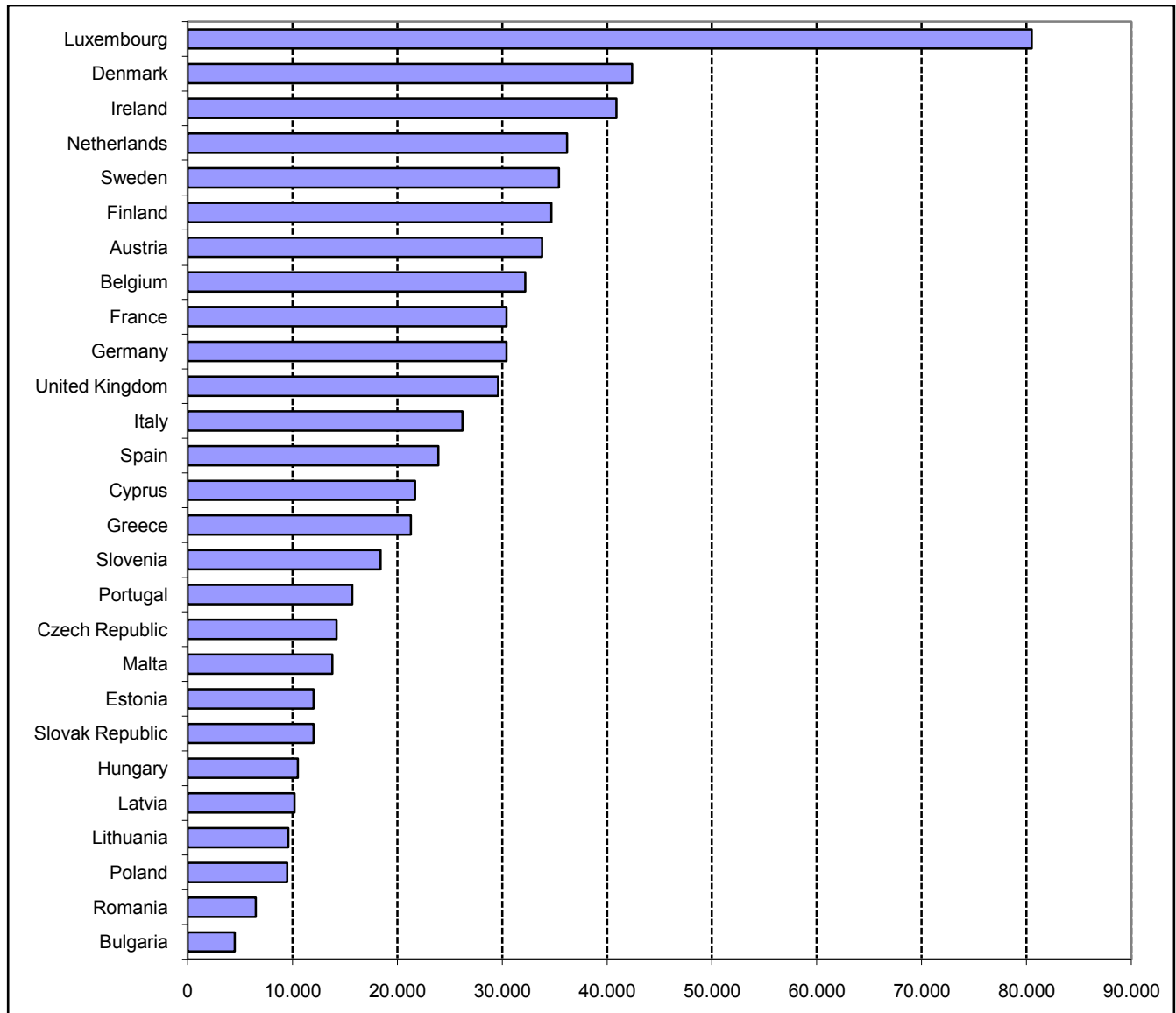
## 1.16 GDP per capita at current prices (€)

|                     | 1990   | 1995   | 2000   | 2005   | 2008   | 2009   |
|---------------------|--------|--------|--------|--------|--------|--------|
| Austria             | 16,900 | 22,900 | 25,900 | 29,600 | 33,800 | na     |
| Belgium             | na     | 21,400 | 24,600 | 28,900 | 32,200 | 31,300 |
| Bulgaria            | 1,200  | 1,200  | 1,700  | 2,800  | 4,500  | na     |
| Cyprus              | na     | 10,900 | 14,500 | 18,000 | 21,700 | na     |
| Czech Republic      | na     | 4,100  | 6,000  | 9,800  | 14,200 | na     |
| Denmark             | 20,800 | 26,600 | 32,500 | 38,300 | 42,400 | 40,500 |
| Estonia             | na     | 2,000  | 4,500  | 8,300  | 12,000 | 10,200 |
| Finland             | 21,900 | 19,600 | 25,500 | 30,000 | 34,700 | 32,000 |
| France              | 16,800 | 20,200 | 23,700 | 27,400 | 30,400 | na     |
| Germany             | na     | 23,600 | 25,100 | 27,200 | 30,400 | 29,400 |
| Greece <sup>1</sup> | na     | 9,500  | 12,600 | 17,600 | 21,300 | 21,100 |
| Hungary             | na     | 3,400  | 5,000  | 8,800  | 10,500 | 9,300  |
| Ireland             | na     | 18,100 | 27,600 | 39,100 | 40,900 | na     |
| Italy               | 15,700 | 15,100 | 20,900 | 24,400 | 26,200 | 25,200 |
| Latvia              | na     | 1,500  | 3,600  | 5,700  | 10,200 | 8,300  |
| Lithuania           | na     | 1,400  | 3,500  | 6,100  | 9,600  | 8,000  |
| Luxembourg          | 22,900 | 38,600 | 50,200 | 65,099 | 80,500 | na     |
| Malta               | na     | 7,300  | 10,800 | 11,800 | 13,800 | 13,800 |
| Netherlands         | 15,500 | 20,700 | 26,300 | 31,500 | 36,200 | 34,500 |
| Poland              | na     | 2,800  | 4,900  | 6,400  | 9,500  | na     |
| Portugal            | na     | 8,700  | 12,000 | 14,100 | 15,700 | 15,400 |
| Romania             | 1,237  | 1,210  | 1,809  | 3,688  | 6,499  | 5,400  |
| Slovak Republic     | na     | 2,800  | 4,100  | 7,100  | 12,000 | 11,700 |
| Slovenia            | na     | 8,000  | 10,800 | 14,400 | 18,400 | 17,100 |
| Spain               | na     | 11,600 | 15,700 | 20,900 | 23,900 | 22,800 |
| Sweden              | 22,500 | 22,000 | 30,000 | 32,600 | 35,400 | 30,800 |
| United Kingdom      | 14,000 | 15,200 | 27,200 | 30,400 | 29,600 | 25,400 |

<sup>1</sup> 2005, 2008 and 2009 = provisional value

Source: Eurostat (DS-070992)

### 1.16F GDP per capita at current prices (€), 2008



Source: Eurostat

## 1.17 GDP per capita in Purchasing Power Standards

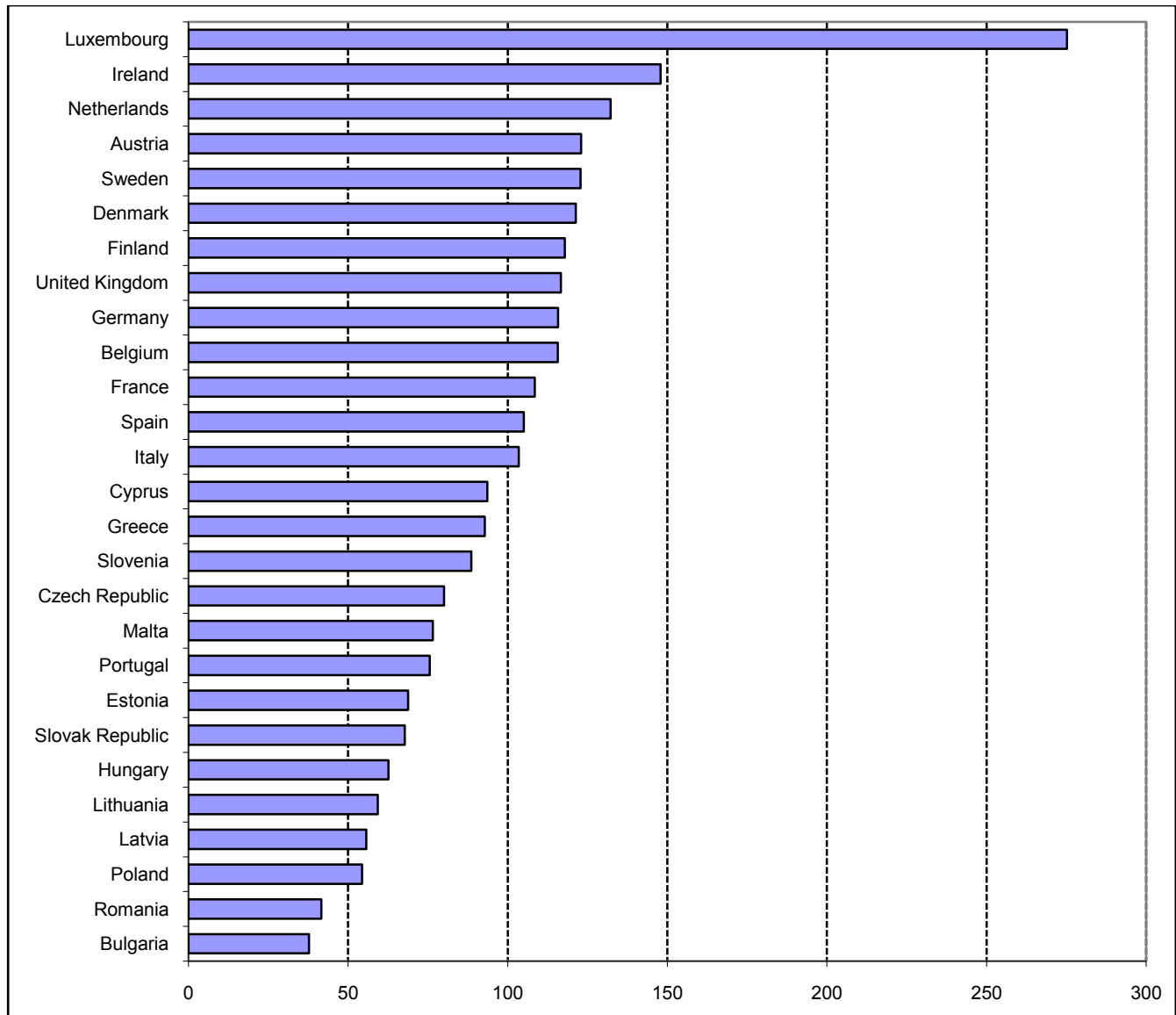
|                     | 1995  | 2000  | 2005 <sup>1</sup> | 2007  | 2008  |
|---------------------|-------|-------|-------------------|-------|-------|
| Austria             | 134.8 | 131.4 | 124.5             | 123.0 | 123.5 |
| Belgium             | 128.7 | 126.1 | 119.8             | 115.7 | 115.1 |
| Bulgaria            | 31.9  | 27.8  | 34.5              | 37.7  | 41.3  |
| Cyprus              | 88.5  | 88.8  | 90.9              | 93.6  | 95.8  |
| Czech Republic      | 73.5  | 68.5  | 75.9              | 80.1  | 80.4  |
| Denmark             | 131.8 | 131.6 | 123.7             | 121.3 | 120.1 |
| Estonia             | 36.0  | 45.0  | 61.6              | 68.8  | 67.4  |
| Finland             | 107.7 | 117.1 | 114.3             | 117.9 | 116.8 |
| France              | 115.9 | 115.4 | 110.6             | 108.5 | 108.0 |
| Germany             | 129.0 | 118.5 | 116.9             | 115.8 | 115.6 |
| Greece <sup>2</sup> | 84.2  | 84.1  | 91.8              | 92.8  | 94.3  |
| Hungary             | 51.8  | 55.3  | 63.2              | 62.6  | 64.4  |
| Ireland             | 130.3 | 130.8 | 143.7             | 147.9 | 135.4 |
| Italy               | 121.0 | 116.9 | 104.9             | 103.5 | 101.8 |
| Latvia              | 31.4  | 36.7  | 48.6              | 55.7  | 57.3  |
| Lithuania           | 35.6  | 39.3  | 52.9              | 59.3  | 61.9  |
| Luxembourg          | 222.7 | 243.7 | 254.5             | 275.2 | 276.4 |
| Malta               | 86.6  | 83.6  | 77.9              | 76.5  | 76.0  |
| Netherlands         | 123.6 | 134.3 | 130.8             | 132.2 | 134.0 |
| Poland              | 42.9  | 48.3  | 51.4              | 54.4  | 56.4  |
| Portugal            | 74.9  | 78.0  | 77.0              | 75.6  | 76.0  |
| Romania             | na    | 26.1  | 35.0              | 41.6  | na    |
| Slovak Republic     | 47.6  | 50.1  | 60.2              | 67.7  | 72.2  |
| Slovenia            | 74.3  | 79.8  | 87.5              | 88.6  | 90.9  |
| Spain               | 91.7  | 97.4  | 102.0             | 105.0 | 102.6 |
| Sweden              | 125.4 | 126.7 | 120.3             | 122.8 | 120.0 |
| United Kingdom      | 113.0 | 119.0 | 121.9             | 116.7 | 116.2 |
| EU-27               | 100.0 | 100.0 | 100.0             | 100.0 | 100.0 |

1 Break in series

2 2007 = provisional value

Source: Eurostat (tsieb010)

### 1.17F GDP per capita in Purchasing Power Standards (EU = 100)



Source: Eurostat

## 1.18 Gross fixed residential capital formation in housing at current prices (% of GDP)

|                 | 1980 | 1985 | 1990 | 1995 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|-----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Austria         | 5.8  | 5.2  | 4.8  | 6.6  | 5.4  | 5.0  | 4.7  | 4.5  | 4.4  | 4.4  | 4.3  | 4.3  | 4.4  | 4.4  |
| Belgium         | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| Bulgaria        | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| Cyprus          | na   | na   | na   | 7.1  | 5.4  | 5.2  | 5.7  | 6.4  | 7.4  | 8.3  | 8.7  | 8.9  | 8.7  | 8.0  |
| Czech Republic  | na   | na   | na   | na   | 3.4  | 3.1  | 3.1  | 3.0  | 3.1  | 3.0  | 3.0  | 3.8  | 3.6  | 3.3  |
| Denmark         | 5.5  | 4.5  | 3.8  | 3.9  | 4.7  | 4.3  | 4.3  | 4.9  | 5.2  | 6.0  | 6.6  | 6.9  | 5.9  | 5.1  |
| Estonia         | na   | na   | na   | na   | 2.0  | 2.1  | 2.5  | 3.1  | 3.8  | 4.9  | 6.2  | 5.9  | 4.0  | 3.2  |
| Finland         | 7.5  | 6.5  | 7.6  | 3.7  | 6.2  | 5.6  | 5.3  | 5.8  | 6.4  | 6.8  | 7.0  | 6.9  | 6.4  | 5.8  |
| France          | 5.9  | 5.3  | 4.8  | 4.3  | 5.4  | 5.4  | 5.5  | 5.6  | 5.9  | 6.1  | 6.6  | 6.9  | 6.9  | 6.4  |
| Germany         | na   | na   | na   | 7.9  | 6.8  | 6.3  | 5.8  | 5.7  | 5.5  | 5.2  | 5.5  | 5.4  | 5.5  | 5.6  |
| Greece          | na   | na   | na   | 5.0  | 6.8  | 6.8  | 7.4  | 7.7  | 7.3  | 7.0  | 8.7  | 7.6  | 5.3  | 4.2  |
| Hungary         | na   | na   | na   | na   | 3.6  | 4.4  | 4.8  | 5.0  | 5.3  | 4.6  | 3.8  | 4.0  | 4.3  | 0.0  |
| Ireland         | na   | na   | 4.3  | 5.4  | 8.3  | 8.6  | 8.8  | 10.6 | 12.2 | 13.6 | 14.0 | 12.3 | 8.8  | 0.0  |
| Italy           | 7.0  | 6.3  | 5.4  | 4.9  | 4.3  | 4.2  | 4.3  | 4.5  | 4.6  | 4.9  | 5.0  | 5.1  | 5.0  | 4.7  |
| Latvia          | na   | na   | na   | na   | 2.3  | 2.3  | 1.9  | 1.9  | 2.8  | 2.5  | 3.2  | 4.1  | 4.6  | 3.7  |
| Lithuania       | na   | na   | na   | na   | 1.8  | 1.6  | 1.3  | 1.4  | 2.3  | 2.2  | 2.5  | 2.8  | 3.4  | 3.2  |
| Luxembourg      | na   | 3.4  | 5.2  | 3.8  | 2.4  | 2.8  | 2.3  | 2.6  | 2.4  | 2.2  | 2.0  | 1.9  | 1.8  | 1.8  |
| Malta           | na   | na   | na   | na   | 3.3  | 3.9  | 4.1  | 4.2  | 4.5  | 4.9  | 5.2  | 5.8  | 4.2  | 2.8  |
| Netherlands     | 6.6  | 5.2  | 5.4  | 5.6  | 5.9  | 6.1  | 5.8  | 5.7  | 5.9  | 6.1  | 6.3  | 6.4  | 6.4  | 5.9  |
| Poland          | na   | na   | na   | 2.5  | 3.0  | 2.8  | 2.8  | 2.7  | 2.6  | 2.7  | 2.8  | 3.0  | 3.3  | na   |
| Portugal        | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| Romania         | na   | na   | na   | na   | 1.0  | 1.1  | 1.5  | 1.7  | 1.6  | 2.0  | 1.8  | 2.4  | na   | na   |
| Slovak Republic | na   | na   | na   | na   | 4.5  | 3.5  | 3.4  | 3.0  | 2.8  | 2.9  | 2.3  | 2.4  | 2.3  | 2.3  |
| Slovenia        | na   | na   | na   | na   | 3.7  | 3.3  | 3.1  | 2.9  | 3.2  | 3.8  | 3.9  | 4.3  | 4.6  | 4.1  |
| Spain           | 5.4  | 4.2  | 5.0  | 4.5  | 6.1  | 6.5  | 7.1  | 7.8  | 8.4  | 8.9  | 9.3  | 9.3  | 8.1  | 5.9  |
| Sweden          | 4.8  | 4.2  | 5.7  | 1.5  | 2.0  | 2.3  | 2.5  | 2.6  | 2.9  | 3.2  | 3.6  | 3.9  | 3.6  | 2.9  |
| United Kingdom  | na   | na   | na   | na   | 2.8  | 2.9  | 3.2  | 3.4  | 3.7  | 3.8  | 4.0  | 4.0  | 3.5  | 2.8  |

Source: data 1980 through 1995 from previous Issues Housing Statistics  
2000 and onwards Eurostat, calculation by TU Delft  
Calculation by Eurostat tables = nama\_pi6\_c / nama\_gdp\_c

## 1.19 At risk of poverty rate before and after social transfers

|                 | Before social transfer <sup>1</sup> |      |                 |      | After social transfer <sup>2</sup> |      |                 |      |
|-----------------|-------------------------------------|------|-----------------|------|------------------------------------|------|-----------------|------|
|                 | 1995                                | 2000 | 2005            | 2008 | 1995                               | 2000 | 2005            | 2008 |
| Austria         | 24                                  | 22   | 24              | 24   | 13                                 | 12   | 12              | 12   |
| Belgium         | 27                                  | 23   | 28              | 27   | 16                                 | 13   | 15              | 15   |
| Bulgaria        | na                                  | 18   | 17              | 27   | na                                 | 14   | 14              | 21   |
| Cyprus          | na                                  | na   | 22              | 22   | na                                 | na   | 16              | 16   |
| Czech Republic  | na                                  | na   | 21 <sup>3</sup> | 20   | na                                 | na   | 10 <sup>3</sup> | 9    |
| Denmark         | na                                  | na   | 30              | 28   | 10                                 | na   | 12              | 12   |
| Estonia         | na                                  | 26   | 24              | 25   | na                                 | 18   | 18              | 19   |
| Finland         | na                                  | 19   | 28              | 28   | na                                 | 11   | 12              | 14   |
| France          | 26                                  | 24   | 26              | 23   | 15                                 | 16   | 13              | 13   |
| Germany         | 22                                  | 20   | 23 <sup>3</sup> | 24   | 15                                 | 10   | 12 <sup>3</sup> | 15   |
| Greece          | 23                                  | 22   | 23              | 23   | 22                                 | 20   | 20              | 20   |
| Hungary         | na                                  | 17   | 29              | 30   | 19                                 | 11   | 13              | 12   |
| Ireland         | 34                                  | 31   | 32              | 34   | 19                                 | 20   | 20              | 16   |
| Italy           | 23                                  | 21   | 23              | 23   | 20                                 | 18   | 19              | 19   |
| Latvia          | na                                  | 22   | 26 <sup>3</sup> | 30   | na                                 | 16   | 19 <sup>3</sup> | 26   |
| Lithuania       | na                                  | 23   | 26 <sup>3</sup> | 27   | na                                 | 17   | 21 <sup>3</sup> | 20   |
| Luxembourg      | 25                                  | 23   | 24              | 24   | 12                                 | 12   | 14              | 13   |
| Malta           | na                                  | 19   | 21              | 23   | na                                 | 15   | 14              | 15   |
| Netherlands     | 24                                  | 22   | 22 <sup>3</sup> | 20   | 11                                 | 11   | 11 <sup>3</sup> | 11   |
| Poland          | na                                  | 30   | 30 <sup>3</sup> | 25   | na                                 | 16   | 21 <sup>3</sup> | 17   |
| Portugal        | 27                                  | 27   | 26              | 25   | 23                                 | 21   | 19              | 18   |
| Romania         | na                                  | 21   | 24              | 31   | na                                 | 17   | 18              | 23   |
| Slovak Republic | na                                  | na   | 22 <sup>3</sup> | 18   | na                                 | na   | 13 <sup>3</sup> | 11   |
| Slovenia        | na                                  | 18   | 26 <sup>3</sup> | 23   | na                                 | 11   | 12 <sup>3</sup> | 12   |
| Spain           | 27                                  | 22   | 24              | 24   | 19                                 | 18   | 20              | 20   |
| Sweden          | na                                  | na   | 29              | 29   | na                                 | :    | 9               | 12   |
| United Kingdom  | 32                                  | 29   | 31 <sup>3</sup> | 29   | 20                                 | 19   | 19 <sup>3</sup> | 19   |

1. The value indicates the share of persons with an equivalised disposable income, before social transfers, below the risk-of-poverty threshold, which is set at 60% of the national median equivalised disposable income (after social transfers). Retirement and survivor's pensions are counted as income before transfers and not as social transfers
2. The value indicates the share of persons with an equivalised disposable income below the risk-of-poverty threshold, which is set at 60% of the national median equivalised disposable income (after social transfers)
3. Break in series

Source: 1995 = Eurostat as in Housing Statistics in the EU 2006

Source: 2000, 2005 and 2008 = Eurostat (tsisc020 and tsisc030)

## 1.20 Most recent and forthcoming censuses and national housing condition survey

|                             | Most recent census/sample | Forthcoming census/sample | Most recent housing condition survey | Forthcoming housing condition survey |
|-----------------------------|---------------------------|---------------------------|--------------------------------------|--------------------------------------|
| Austria                     | 15 May 2001               | 2011                      | 2009                                 | 2010                                 |
| Belgium                     | 2001                      | 2011                      | 2005 (Flanders region)               | 2005 (wallon region)                 |
| Bulgaria                    |                           |                           |                                      |                                      |
| Cyprus                      | 1 October 2001            | 2011                      | 1982                                 | Not planned                          |
| Czech Republic              | 1 March 2001              | 2011                      | 1999                                 | na                                   |
| Denmark <sup>1</sup>        | 1. January 2009           | 2010                      | 1 January 2009                       | 2010                                 |
| Estonia                     | 21 March 2000             | 2011                      | 2009                                 | 2010                                 |
| Finland                     | 31 December 2009          | 31 December 2010          | 31 December 2009                     | 31 December 2010                     |
| France <sup>1</sup>         | 1999                      | No More <sup>2</sup>      | 2006                                 | 2012                                 |
| Germany <sup>1</sup>        | 2008                      | 2011                      | 2006                                 | 2010                                 |
| Greece <sup>1</sup>         | 17 March 2001             | 2011                      | 2001                                 | 2011                                 |
| Hungary                     | 1 February 2001           | 2011                      | 2003                                 | na                                   |
| Ireland                     | 38465                     | 2011                      | 2002                                 | ca 2011                              |
| Italy                       | 21 October 2001           | 2011                      | 21 October 2001                      | 2011                                 |
| Latvia                      | 31 March 2000             | 2011                      | 2008                                 | 2009                                 |
| Lithuania                   | 36987                     | 2010                      | 36987                                | 2010                                 |
| Luxembourg                  | 15 February 2001          | February 2011             | 15 February 2001                     | February 2011                        |
| Malta                       | 38683                     | Still to be decided       | 2008                                 | 2009                                 |
| Netherlands                 | 2009                      | 2012                      | 1999-2000                            | 2011                                 |
| Poland                      | 20 May 2002               | 2011                      | 2003                                 | 2004                                 |
| Portugal                    | 12 March 2001             | 2011                      | 12 March 2001                        | 2011                                 |
| Romania                     | 37333                     | 2011                      | 2008                                 | 2009                                 |
| Slovak Republic             | 26 May 2001               | 2011                      | 2003                                 | Not planned                          |
| Slovenia <sup>3</sup>       | 31 March 2002             | 2011                      | na                                   | na                                   |
| Spain <sup>1</sup>          | 37196                     | 2011                      | 2009                                 | 2010                                 |
| Sweden                      | 33178                     | 2011                      | 33178                                | 2011                                 |
| United Kingdom <sup>4</sup> | 36982                     | 2011                      | 2003                                 | na                                   |

1. DK: Combination of Building and Dwelling register and Central Population Register; FR: General Population Census; DE Zusatzerhebung zum mikrosensus; GR: National Population and Housing Census. Population sample surveys are held halfway trough each decade; ES: Population Census and Housing Census
2. Continual census from 2004
3. Some content will be included in SILC survey
4. Separate, but similar censuses in England, Wales, Scotland and Northern Ireland

Source: National statistical institutes, Ireland: Department of the Environment, Heritage and Local Government





## Chapter 2 Quality of the Housing Stock



## 2.1 Average useful floor area per dwelling and per person (m<sup>2</sup>)

|                             | Year | Total dwelling stock (m <sup>2</sup> /dwelling) | Year      | Dwellings completed (m <sup>2</sup> /dwelling) | Year | Occupied dwelling stock (m <sup>2</sup> /person) |
|-----------------------------|------|---|-----------|--|------|--|
| Austria                     | 2009 | 98.5 <sup>1</sup>                               | 2002      | 101.0  | 2009 | 42.9 <sup>1</sup>                                |
| Belgium                     | 2001 | 81.3  | 2005      | 105.0  | -    | na   |
| Bulgaria                    | 2008 | 63.9  | 2008      | 88.2   | 2008 | 25.2   |
| Cyprus                      | -    | na  | 2002      | 197.6  | -    | na   |
| Czech Republic              | 2001 | 76.3 <sup>2</sup>                               | 2008      | 107.0  | 2001 | 28.7 <sup>2</sup>                                |
| Denmark                     | 2009 | 114.4   | 2008      | 131.5  | 2009 | 51.4   |
| Estonia                     | 2009 | 61.2  | 2009      | 100.8  | 2009 | 29.7   |
| Finland                     | 2009 | 79.4  | 2008      | 101.7  | 2009 | 38.9   |
| France                      | 2006 | 91.0 <sup>2</sup>                               | 2006      | 99.0 <sup>3</sup>                              | 2006 | 39.9   |
| Germany                     | 2006 | 89.9  | 2008      | 113.6  | 2006 | 42.9   |
| Greece                      | 2001 | 81.3  | 2001      | 124.6 <sup>4</sup>                             | 2001 | 30.6   |
| Hungary                     | 2005 | 77.7  | 2009      | 88.8   | 2005 | 31.2   |
| Ireland                     | 2003 | 104.0   | 2003      | 105.0  | 2002 | 35.0   |
| Italy                       | 2001 | 96.0  | 2007      | 73.5   | 2001 | 36.5   |
| Latvia                      | 2008 | 58.5  | 2008      | 142.7  | 2008 | 27.0   |
| Lithuania                   | 2008 | 62.9  | 2003      | 106.2  | 2008 | 24.9   |
| Luxembourg                  | 2008 | 133.5 <sup>5</sup>                              | 2007      | 180.4  | 2008 | 66.3 <sup>5</sup>                                |
| Malta <sup>6</sup>          | 2002 | 106.4   | -         | na   | 2002 | 34.3   |
| Netherlands                 | 2000 | 98.0  | 2000      | 115.5  | 2000 | 41.0   |
| Poland                      | 2008 | 70.2  | 2008      | 104.0  | 2008 | 24.2   |
| Portugal                    | 2001 | 83.0 <sup>2</sup>                               | 2008      | 96.2 <sup>5</sup>                              | -    | na   |
| Romania                     | 2008 | 38.7  | 2008      | 70.0   | 2008 | 15.0   |
| Slovak Republic             | 2001 | 56.1  | 2009      | 116.2  | 2001 | 26.0   |
| Slovenia                    | 2004 | 75.6  | 2004      | 108.7  | 2004 | 30.9   |
| Spain                       | 2008 | 99.1 <sup>5</sup>                               | 2008      | 116.0  | 2008 | 33.0   |
| Sweden                      | 2008 | 92.8  | 2009      | 99.1   | 2008 | 45.2   |
| United Kingdom <sup>7</sup> | 2001 | 86.9  | 1981-2001 | 82.7   | 2001 | 44.0 <sup>8</sup>                                |

See list of definitions "Floor area: useful" in Appendix 1

1 Main residencies only (Micro census)

2 Permanently occupied dwellings only

3 Dwellings is used for dwellings built after 1999

4 Private building activity, new dwellings and approvals according to permits issued for new dwellings and extensions

5 Estimate

6 Including primary and secondary residences

7 The figures refer to England, not the UK

8 Figures are for households - i.e. they do not include vacant dwellings

Source: National statistical institutes

CZ and SK Population and Housing Census 2001

DK Housing Census 2009

FR Enquête logement INSEE 2006

GR Population and Housing Censuses

IE Department of the Environment, Heritage and Local Government

LU Housing Observatory - Ministry of Housing; estimation from EU-SILC 08 data and "Statistique des Logements Achevés" 2007 from Statec

ES EPF

## 2.2 Average number of rooms per dwelling and per new dwelling

|                             | Year | Total dwelling stock | Year | Dwellings completed |
|-----------------------------|------|----------------------|------|---------------------|
| Austria <sup>1</sup>        | 2009 | 4.1                  | 2002 | 3.5                 |
| Belgium                     | 2001 | 4.7                  |      |                     |
| Bulgaria                    |      |                      |      |                     |
| Cyprus                      | 2001 | 5.4                  | 2003 | 3.0                 |
| Czech Republic              | 2001 | 2.9 <sup>2</sup>     | 2008 | 3.4                 |
| Denmark                     | 2009 | 3.5                  | 2003 | 3.4                 |
| Estonia <sup>3</sup>        | 2009 | 3.3                  | 2009 | 3.8                 |
| Finland                     | 2009 | 3.7                  | 2009 | 4.2                 |
| France                      | 2006 | 4.0                  | 2006 | 4.1 <sup>4</sup>    |
| Germany                     | 2008 | 4.4                  | 2008 | 4.9                 |
| Greece                      | 2001 | 3.8 <sup>5</sup>     | 2001 | 3.1                 |
| Hungary                     | 2010 | 2.6                  | 2009 | 3.1                 |
| Ireland                     | 2002 | 5.6                  | 2003 | 5.6                 |
| Italy                       | 2001 | 4.2                  | 2007 | 3.4                 |
| Latvia                      | 2008 | 2.5                  | 2004 | 4.3                 |
| Lithuania                   | 2003 | 2.5                  | 2003 | 3.5                 |
| Luxembourg                  | 2008 | 4.5 <sup>6</sup>     | 2001 | 5.2                 |
| Malta                       | 2005 | 5.7 <sup>3</sup>     |      | na                  |
| Netherlands                 | 2009 | 4.3                  | 2009 | 3.7                 |
| Poland                      | 2008 | 3.7 <sup>7</sup>     | 2008 | 4.3                 |
| Portugal                    | 2008 | 4.8 <sup>8</sup>     | 2003 | 4.9                 |
| Romania                     | 2008 | 2.6                  | 2008 | 3.4                 |
| Slovak Republic             | 2001 | 3.2 <sup>2</sup>     | 2009 | 3.1                 |
| Slovenia                    | 2004 | 2.8                  | 2004 | 3.3                 |
| Spain                       | 2008 | 5.1 <sup>6</sup>     | 2003 | 6.0                 |
| Sweden                      | 2008 | 4.2                  | 2009 | 4.4                 |
| United Kingdom <sup>9</sup> | 2001 | 4.7                  | 2001 | 4.5                 |

Definitions differ between countries (see the entries for "room" in Appendix 1) and the most important difference is how the kitchen is treated. Many countries use a definition that includes a minimum number of square metres and this also affects whether or not a kitchen is counted. In the following countries a kitchen is always or at least usually not counted as a room: Austria, Czech Republic, Denmark, France and Lithuania

1 Main residences, includes kitchen (4 m2 or more)

2 Permanently occupied dwellings only

3 Including kitchen

4 Dwellings built after 1999

5 Total stock of 'conventional' dwellings

6 Estimate

7 Occupied dwellings, kitchen not included

8 Mainland only

9 England: not the UK

Source: National statistical institutes

CZ and SK Population and Housing Census 1.5.2001

GR Census 2001

FR Enquête logement 2006, INSEE

IE Department of the Environment, Heritage and Local Government

LU Housing Observatory - Ministry of Housing

MT Census of Population and Housing 2005

ES EPF

## 2.3 Bath/shower, hot running water and central heating in total dwelling stock (as % of dwelling stock)

|                              | Year | Bath/shower | Year | Hot running water | Year | Central heating   |
|------------------------------|------|-------------|------|-------------------|------|-------------------|
| Austria <sup>1</sup>         | 2009 | 99.2        | -    | na                | 2009 | 92.0              |
| Belgium                      | 2009 | 96.8        | 2009 |                   | 2009 | 83.1              |
| Bulgaria                     |      |             |      |                   |      |                   |
| Cyprus <sup>2</sup>          | 2001 | 99.0        | -    | na                | 2001 | 27.3              |
| Czech Republic <sup>2</sup>  | 2001 | 95.5        | 2001 | 95.1              | 2001 | 81.7              |
| Denmark                      | 2009 | 96.0        | -    | na                | 2009 | 98.0              |
| Estonia                      | 2002 | 67.1        | -    | 68.0              | 2002 | 59.0              |
| Finland                      | 2009 | 99.1        | 2009 | 97.1              | 2009 | 93.4              |
| France                       | 2006 | 98.5        | 2006 | 98.5              | 2006 | 93.0              |
| Germany                      | -    | na          | -    | na                | 2006 | 92.3 <sup>3</sup> |
| Greece <sup>2</sup>          | 2001 | 97.8        | -    | na                | 2001 | 62.0              |
| Hungary                      | 2005 | 91.3        | 2005 | 91.5              | 2005 | 56.7              |
| Ireland                      | 2002 | 94.0        | -    | na                | 2002 | 59.0              |
| Italy                        | 2008 | 99.4        | 2004 | 99.6              | 2004 | 94.7              |
| Latvia                       | 2008 | 60.3        | 2008 | 61.6              | 2008 | 61.2              |
| Lithuania                    | 2008 | 71.1        | 2008 | 61.6              | 2008 | 73.5              |
| Luxembourg                   | 2008 | 99.0        | 2008 | 99.7              | 2008 | 72.8              |
| Malta <sup>2</sup>           | 2005 | 98.2        | 2005 | 97.1 <sup>4</sup> | 2005 | 1.2 <sup>5</sup>  |
| Netherlands                  | 2009 | 100.0       | 2009 | 100.0             | 2009 | 94.0 <sup>3</sup> |
| Poland <sup>2</sup>          | 2008 | 86.9        | 2002 | 83.0              | 2008 | 78.0              |
| Portugal                     | 2001 | 65.6        | -    | na                | 2001 | 3.8               |
| Romania                      | 2008 | 58.9        | 2008 | 57.2              | 2008 | 51.9              |
| Slovak Republic <sup>2</sup> | 2001 | 92.8        | 2001 | 90.5              | 2001 | 74.3              |
| Slovenia                     | 2004 | 92.3        | -    | na                | 2004 | 79.1              |
| Spain                        | 2008 | na          | 2008 | 99.5              | 2008 | 63.8              |
| Sweden                       | 2008 | 100.0       | 2008 | 100.0             | 2008 | 100.0             |
| United Kingdom <sup>6</sup>  | 2001 | 99.0        | 2001 | 100.0             | 2001 | 94.0              |

See "equipment of dwellings" in Appendix 1

1 Main residences

2 (Permanently) occupied dwellings

3 Can include categories like district heating, central/zone heating and self-contained central heating

4 Availability of water heater or solar water heater

5 Excluding air conditioning stand alone units

6 The figures refer to England, not the UK

Source: National statistical institutes

CZ and SK Population and Housing Census 2001

DK Housing Census 2009

FR Enquête logement 2006, INSEE

GR 2001 Housing Census

LU Housing Observatory - Ministry of Housing; estimation from EU-SILC 08

RO 2002 Housing Census, 2008 Family Budget Survey

ES EPF

## 2.4 Age distribution of housing stock

|                                | Year   | <1919 | 1919-1945 | 1946-1970 | 1971-1980 | 1981-1990 | 1990-2000 | > 2000 |
|--------------------------------|--------|-------|-----------|-----------|-----------|-----------|-----------|--------|
| Austria <sup>1 2</sup>         | 2009   | 15.2  | 8.2       | 28.0      | 15.2      | 11.5      | 13.6      | 8.3    |
| Belgium <sup>3 4</sup>         | 2009   | 17.1  | 24.2      | 24.2      | 13.7      | 20.8      |           |        |
| Bulgaria                       |        |       |           |           |           |           |           |        |
| Cyprus <sup>5 6</sup>          | 2001   | na    | 7.4       | 16.9      | 20.7      | 27.4      | 27.1      | -      |
| Czech Republic <sup>1 5</sup>  | 2005   | 10.5  | 14.2      | 25.4      | 21.8      | 15.8      | 7.9       | 3.4    |
| Denmark <sup>7</sup>           | 2009   | 19.7  | 16.1      | 26.4      | 16.6      | 9.1       | 5.4       | 6.7    |
| Estonia                        | 2009   | 9.4   | 14.2      | 30.0      | 21.5      | 19.6      | 2.0       | 3.3    |
| Finland <sup>4</sup>           | 2009   | 1.5   | 8.1       | 27.6      | 21.5      | 18.5      | 11.5      | 9.8    |
| France <sup>1 8</sup>          | 2006   | 17.0  | 13.2      | 17.4      | 25.2      | 10.2      | 8.5       | 8.4    |
| Germany <sup>9</sup>           | 2006   | 14.4  | 13.6      | 46.3      |           | 13.2      | 9.2       | 3.3    |
| Greece                         | 2001   | 3.1   | 7.2       | 31.8      | 24.5      | 19.1      | 14.4      | na     |
| Hungary <sup>10</sup>          | 2005   | -     | 20.8      | 27.2      | 23.1      | 17.8      | 7.9       | 3.2    |
| Ireland                        | 2002   | 9.4   | 8.0       | 15.9      | 14.2      | 13.2      | 19.5      | 19.8   |
| Italy <sup>11</sup>            | 2001   | 14.2  | 9.9       | 36.8      | 18.8      | 12.2      | 7.9       | -      |
| Latvia                         | 2008   | 13.8  | 13.1      | 22.1      | 19.4      | 20.2      | 7.0       | 4.4    |
| Lithuania                      | 2002   | 6.2   | 23.3      | 33.1      | 17.6      | 13.5      | 6.3       | -      |
| Luxembourg <sup>3</sup>        | 2008   | 21.8  | 25.6      | 29.2      | 11.6      | 5.1       | 4.5       | 2.2    |
| Malta <sup>12</sup>            | 2005   | 12.2  | 10.0      | 22.1      | 16.2      | 19.1      | 17.0      | 3.4    |
| Netherlands <sup>13</sup>      | 2009   | 6.9   | 13.9      | 27.0      | 17.0      | 15.4      | 12.0      | 7.9    |
| Poland <sup>14</sup>           | 2002   | 10.1  | 13.1      | 26.9      | 18.3      | 18.7      | 12.9      | -      |
| Portugal <sup>3</sup>          | 2008   | 7.4   | 10.0      | 21.9      | 16.1      | 18.8      | 17.7      | 8.1    |
| Romania <sup>15</sup>          | 2002   | 3.9   | 11.5      | 37.3      | 23.8      | 14.8      | 7.3       | 1.4    |
| Slovak Republic <sup>1 5</sup> | 2001   | 3.4   | 6.6       | 35.1      | 25.6      | 21.0      | 6.2       | 0.6    |
| Slovenia <sup>16</sup>         | 2004   | 15.1  | 7.8       | 27.7      | 23.2      | 16.0      | 6.9       | 3.4    |
| Spain <sup>17</sup>            | 2001   | 8.9   | 4.2       | 33.5      | 24.1      | 13.6      | 15.7      | -      |
| Sweden                         | 2008   | 12.1  | 14.7      | 37.0      | 16.8      | 9.4       | 5.5       | 4.6    |
| United Kingdom <sup>18</sup>   | 2004/5 | 17.0  | 17.0      | 21.0      | 21.8      | 20.0      | na        | na     |

Dwellings classified by the period in which the construction of the building containing them was completed.

1 (Permanently) occupied dwellings

2 1919-1944, 1945-1970, 1991-2000

3 Estimate

4 From 1981 and onwards

5 Difference of percentage totals 100% due to unknown age of stock

6 < 1945 covers conventional dwellings

7 < 1919, 1920-1945, 1945-1969, 1970-1979, 1980-1990, 1991-2000 > 2000

8 <1915, 1915-1948, 1949-1967, 1968-1981, 1982-1989, 1990-1998, >1999

9 <1919, 1919-1948, 1949-1978, 1979-1986, 1987-1990, 1991-2000, >2000

10 <1944, 1945-1969, 1970-1979, 1980-1989, 1990-1999, >2000

11 <1919, 1919-45, 1946-71, 1972-81, 1982-91, >1991

12 <1920, 1921-1950, 1951-1976, 1977-1985, 1986-1990, >1990

13 <1906, 1906-1944, 1945-1970, 1971-1980, 1981-1990, 1991-2000, >2000

14 <1918, 1918-1944, 1945-1970, 1971-1978, 1979-1988, >1988

15 <1910, 1910-1944, 1945-1970, 1971-1980, 1981-1989, 1990-1999, >1999

16 Data include holiday dwellings

17 Main residences only: <1920, 1921-1940, 1941-1970, 1971-1980, 1981-1990, 1991-2001

18 <1919, 1919-1944, 1945-1964, 1965-1984, >1984

Source: National statistical institutes

CZ Population and Housing Census 2001

DK Housing Census 2009

FR Enquête logement 2006

GR Housing Census 2001

MT Census of Population and Housing 2005

ES Censo de poblacion y viviendas 2001

## 2.5 Dwellings in multi-family building in 2009 / high-rise residential buildings in 2004

|                              | Share of multi-family and high-rise dwellings in total dwelling stock |                         |
|------------------------------|---|-------------------------|
|                              | Multi-family dwellings (%) <sup>1</sup>                               | High-rise dwellings (%) |
| Austria                      |   |                         |
| Belgium                      | 25.1  | 4.3                     |
| Bulgaria                     |   |                         |
| Cyprus                       | na  | na                      |
| Czech Republic               | 56.5  | 33.8                    |
| Denmark                      | 39.7  | 10.4                    |
| Estonia                      | 70.3  | na                      |
| Finland                      | 57.5  | 22.0                    |
| France                       | 43.7  | 15.9                    |
| Germany <sup>2</sup>         | 53.0  | 6.0                     |
| Greece                       | 40.6  | na                      |
| Hungary                      | 33.6  | 23.2                    |
| Ireland                      | 8.6   | na                      |
| Italy                        | 54.9  | 22.7                    |
| Latvia                       | 71.4  | na                      |
| Lithuania                    | 61.2  | na                      |
| Luxembourg                   | 29.1  | 16.2                    |
| Malta                        | na  | na                      |
| Netherlands                  | 29.0  | 6.7                     |
| Poland                       | 63.1  | 38.9                    |
| Portugal                     | 22.6  | 21.6                    |
| Romania                      | na  | na                      |
| Slovak Republic <sup>3</sup> | 51.5  | 37.5                    |
| Slovenia <sup>2</sup>        | 28.4  | 12.4                    |
| Spain <sup>2</sup>           | 18.1  | 30.6                    |
| Sweden                       | 54.6  | na                      |
| United Kingdom               | 18.7  | 2.4                     |

'High-rise dwellings' are dwellings in residential buildings that contain several dwellings and have more than four storeys

1. CZ, HU, LU, PL, SK, ES = 2004; FR= 2006; IT, PT, ES, SE = 2008
2. The share of multi-family dwellings in this table is not comparable to the figures in Table 3.1 Two-dwelling buildings are not included in Table 2.5 but they are included in multi-family buildings in Table 3.1 for Germany and Slovenia. For Spain the figures in Table 2.5 refer to the whole dwelling stock but in Table 3.1 they refer to principal dwellings
3. Permanently occupied dwellings only

Source: *Sustainable Refurbishment of High-Rise Residential Buildings and Restructuring of Surrounding Areas in Europe*, Commissioned by: Ministry of Housing, Spatial Planning and the Environment, Netherlands: To: PRC Bouwcentrum Int. Environment, Netherlands  
 DK Statistics Denmark and BBR  
 FR Enquête logement 2006  
 HU Hungarian Housing Conditions Survey 2003  
 ES Encuesta de Presupuestos Familiares. Instituto Nacional de Estadística  
 SK Population and Housing Census 2001





## **Chapter 3 Availability of Housing**



### 3.1 Types of accommodation also included in dwelling stock in Table 3.2

|                      | Summer or winter homes | Second homes | Collective homes | Hotels | Caravans | Ships | Vacant dwellings | Non-permanent habitation |
|----------------------|------------------------|--------------|------------------|--------|----------|-------|------------------|--------------------------|
| Austria <sup>1</sup> | +                      | +            | -                | -      | -        | -     | +                | -                        |
| Belgium              | +                      | +            | +                | -      | -        | -     | +                | +                        |
| Bulgaria             |                        |              |                  |        |          |       |                  |                          |
| Cyprus               | +                      | +            | +                | -      | -        | -     | +                | -                        |
| Czech Republic       | -                      | +            | -                | -      | -        | -     | +                | +                        |
| Denmark              | -                      | -            | -                | -      | -        | -     | +                | -                        |
| Estonia              | +                      | +            | -                | -      | -        | -     | +                | -                        |
| Finland              | -                      | +            | -                | -      | -        | -     | +                | +                        |
| France               | +                      | +            | -                | +      | +        | +     | +                | -                        |
| Germany              | +                      | +            | -                | -      | -        | -     | +                | -                        |
| Greece               | +                      | +            | -                | -      | -        | -     | +                | +                        |
| Hungary <sup>2</sup> | +                      | +            | -                | -      | -        | -     | +                | -                        |
| Ireland              | +                      | +            | -                | -      | +        | -     | +                | +                        |
| Italy                | +                      | +            | -                | -      | -        | -     | +                | -                        |
| Latvia               | +                      | -            | -                | -      | -        | -     | +                | -                        |
| Lithuania            | -                      | -            | +                | -      | -        | -     | -                | +                        |
| Luxembourg           | -                      | -            | +                | +      | +        | +     | -                | -                        |
| Malta <sup>3</sup>   | +                      | +            | -                | -      | -        | -     | -                | +                        |
| Netherlands          | -                      | -            | -                | -      | -        | -     | +                | -                        |
| Poland <sup>4</sup>  | -                      | +            | +                | +      | +        | +     | +                | +                        |
| Portugal             | +                      | +            | -                | -      | -        | -     | +                | +                        |
| Romania              | +                      | +            | -                | -      | -        | -     | +                | +                        |
| Slovak Republic      | -                      | -            | -                | -      | -        | -     | +                | -                        |
| Slovenia             | +                      | +            | -                | -      | -        | -     | +                | -                        |
| Spain                | +                      | +            | +                | +      | +        | +     | +                | -                        |
| Sweden               | -                      | +            | +                | -      | -        | -     | +                | -                        |
| United Kingdom       | +                      | +            | -                | -      | -        | -     | +                | -                        |

(+) Yes; (-) No

1 Refers to Censuses 1981, 1991 and 2001. In "main residences" none of the categories is included.

2 Only summer or winter homes that are occupied are included in dwelling stock

3 Non-permanent habitation only includes caravans, garages and cellars

4 National Census of Population and Dwellings, 2002

Source: National statistical institutes

IE Department of the Environment, Heritage and Local Government

LU Housing Observatory - Ministry of Housing

SK Population and Housing Census 26.5.2001

### 3.2 Dwelling stock by type of building (\*1,000)

|                                 | 1980 <sup>1</sup> |        |        | 1990 <sup>2</sup> |        |        | 2000 <sup>3</sup> |        |        | 2004 <sup>4</sup> |        |        | 2009 <sup>5</sup> |        |        |
|---------------------------------|-------------------|--------|--------|-------------------|--------|--------|-------------------|--------|--------|-------------------|--------|--------|-------------------|--------|--------|
|                                 | T                 | MF     | OF     | T                 | MF     | OF     | T                 | MF     | OF     | T                 | MF     | OF     | T                 | MF     | OF     |
| Austria <sup>6 7</sup>          | 3,052             | 1,573  | 1,479  | 3,393             | 17     | 1,693  | 3,858             | 1,977  | 1,881  | 3,429             | 1,734  | 1,695  | 3,598             | 1,854  | 1,744  |
| Belgium                         | 3,811             | na     | na     | 3,882             | na     | na     | na                | na     | na     | 4,820             | na     | na     | 5,043             | 1,430  | 3,613  |
| Bulgaria                        | na                | na     | na     | na                | na     | na     | na                | na     | na     | na                | na     | na     |                   |        |        |
| Cyprus <sup>8</sup>             | 169               | 81     | 87     | 232               | 122    | 110    | 288               | na     | na     | na                | na     | na     |                   |        |        |
| Czech Republic <sup>9</sup>     | 3,495             | 1,890  | 1,605  | 3,706             | 2,181  | 1,525  | 3,828             | 2,196  | 1,632  | na                | na     | na     | na                | na     | na     |
| Denmark                         | 2,320             | 915    | 1,197  | 2,573             | 951    | 1,381  | 2,726             | 1,000  | 1,467  | 2,778             | 1,028  | 1,513  | 2,680             | 1,087  | 1,594  |
| Estonia                         | 519               | na     | na     | 647               | na     | na     | 622               | na     | na     | 626               | 567    | 59     | 651               | na     | na     |
| Finland                         | 1,838             | 1,012  | 826    | 2,210             | 1,275  | 935    | 2,512             | 1,498  | 1,014  | 2,572             | 1,583  | 1,052  | 2,784             | 1,659  | 1,126  |
| France                          | 24,717            | 10,957 | 13,760 | 26,976            | 11,721 | 15,255 | 28,221            | 12,281 | 15,940 | 29,495            | 12,734 | 16,761 | 31,264            | 13,642 | 17,622 |
| Germany <sup>10 11</sup>        | 24,406            | na     | na     | 26,327            | 18,575 | 7,752  | 37,630            | 27,227 | 10,402 | 38,587            | 27,675 | 10,912 | 39,268            | 27,962 | 11,306 |
| Greece                          | 3,999             | na     | na     | 4,652             | na     | na     | 5,465             | na     | na     | na                | na     | na     | na                | na     | na     |
| Hungary                         | 3,542             | na     | na     | 3,853             | na     | na     | 4,043             | 1,674  | 2,369  | 4,134             | na     | na     | 4,303             |        |        |
| Ireland                         | 901               | na     | na     | 1,162             | na     | na     | 1,406             | na     | na     | 1,619             | na     | na     |                   |        |        |
| Italy                           | na                | na     | na     | na                | na     | na     | 27,269            | 20,367 | 6,902  | na                | na     | na     |                   |        |        |
| Latvia                          | 772               | na     | na     | 953               | 753    | 200    | 941               | 706    | 235    | 987               | 704    | 283    | 1,042             | 744    | 298    |
| Lithuania                       | na                | na     | na     | 1,159             | na     | na     | 1,356             | na     | na     | 1,292             | na     | na     | 1,308             |        |        |
| Luxembourg                      | na                | na     | na     | na                | na     | na     | na                | na     | na     | 176               | 55     | 119    | 188               | 68     | 120    |
| Malta                           | 107               | na     | na     | na                | na     | na     | 127               | na     | na     | na                | na     | na     | 139               |        |        |
| Netherlands                     | 4,849             | na     | na     | 5,892             | na     | na     | 6,651             | na     | na     | 6,810             | 1,968  | 4,842  | 7,107             | 2,059  | 5,047  |
| Poland                          | 9,794             | na     | na     | 11,022            | na     | na     | 11,845            | na     | na     | 12,683            | na     | na     | 13,150            |        |        |
| Portugal                        | na                | na     | na     | na                | na     | na     | 5,005             | na     | na     | 5,318             | na     | na     | 5,537             |        |        |
| Romania                         | na                | na     | na     | 8,006             | na     | na     | 7,908             | na     | na     | 8,176             | na     | na     | 8,329             |        |        |
| Slovak Republic <sup>7 12</sup> | 1,414             | 587    | 827    | 1,618             | 806    | 812    | 1,665             | 845    | 820    | 1,711             | na     | na     | 1,767             |        |        |
| Slovenia <sup>11</sup>          | na                | na     | na     | 695               | na     | na     | 777               | 417    | 361    | 798               | na     | na     |                   |        |        |
| Spain <sup>11</sup>             | 1,458             | na     | na     | 1,722             | na     | na     | 14,184            | 9,777  | 4,407  | na                | na     | na     | 25,129            |        |        |
| Sweden <sup>6</sup>             | 3,670             | 2,043  | 1,626  | 4,045             | 2,171  | 1,874  | 4,294             | 2,331  | 1,963  | 4,380             | 2,382  | 1,997  | 4,503             | 2,461  | 2,042  |
| United Kingdom                  | 21,517            | na     | na     | 23,383            | na     | na     | 25,283            | na     | na     | 23,500            | na     | na     |                   |        |        |

T = Total, MF = Multi-family and OF = One-family

See the definitions in Appendix 1, Particular attention should be paid to how secondary homes and vacant dwellings are treated in different countries. See also Table 3.1. The concept of one-family is defined to include detached, semi-detached and row houses. However, in a few cases the concept may have been interpreted literally so that the statistics provided are for detached houses

1. AT = 1981; FR = 1984
2. AT, CZ = 1991; CY, FR = 1992
3. AT, CY, CZ, IT, HU, SK = 2001; IT, FR, SI, ES = 2002
4. AT, BE, LV, LT, PT = 2003
5. FR, PT = 2006; LV, LU PL, RO SK, SE = 2008; MT = 2005
6. OF = Buildings with one or two dwellings
7. Occupied dwellings
8. One-family includes single house/dwelling and back yard houses. Multi-family includes semi detached or doublet dwellings, row houses, apartment blocks and dwellings in partly residential buildings
9. Permanently occupied dwellings; Multi-family: Block of flats including other buildings. One-family: Family house - may have up to three individual dwellings, up to two over-ground levels and one under-ground level and an attic
10. Includes Ex-GDR since 1995
11. The share of multi-family dwellings in this table is not comparable to the figures in Table 2.5. Two-dwelling buildings are included in Multi-family buildings in Table 3.1 but they are not included in Multi-family buildings in Table 2.5 for Germany and Slovenia. For Spain the figures in Table 3.1 year 2002 refer to principal dwellings but in Table 2.5 they refer to the whole dwelling stock
12. Year 2004 - expert estimate

*Source: National statistical institutes and UN/ECE*

*CZ Data 1980, 1991 and 2001: Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001*

*DK Housing Census*

*FR: Enquêtes logement*

*IT Data 2001: Census 2001*

*LU Data 2004 and 2008: estimation - EU-SILC 2004 and 2008*

*MT Data 2005: Census of Population and Housing 2005*

*SK Data 1980, 2001: Population and Housing Census: 1.11.1980, 26.5.2001*

*ES Data 2009: Ministerio de Vivienda*

*UK Data 2004: Social Trends, No.36, 2006 edition, Office for National Statistics*

### 3.3 Dwellings per 1,000 inhabitants

|                      | 1980 <sup>1</sup> | 1990 <sup>2</sup> | 2000 <sup>3</sup> | 2005 <sup>4</sup> | 2008 <sup>5</sup> |
|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Austria <sup>6</sup> | 402               | 380               | 405               | 427               | 436               |
| Belgium              | 387               | 390               | 407               | 444               | 457               |
| Bulgaria             |                   |                   |                   |                   |                   |
| Cyprus               | 297               | 374               | 415               |                   |                   |
| Czech Republic       | 366               | 396               | 427               |                   |                   |
| Denmark <sup>7</sup> | 435               | 437               | 453               | 490               | 500               |
| Estonia              | 352               | 411               | 454               | 467               | 485               |
| Finland              | 398               | 450               | 494               | 517               | 531               |
| France               | 450               | 472               | 494               | 509               |                   |
| Germany <sup>8</sup> | 412               | 425               | 467               | 480               | 488               |
| Ex-GDR               | 393               | 438               | 506               | 530               | 537               |
| Greece               | 410 <sup>6</sup>  | 454               | 500 <sup>6</sup>  | na                | na                |
| Hungary              | 331               | 372               | 399               | 413               | 429               |
| Ireland <sup>9</sup> | 265               | 292               | 371               |                   |                   |
| Italy                | 388               | 404               | 479               |                   |                   |
| Latvia               | 305               | 358               | 398               | 435               | 461               |
| Lithuania            | na                | 313               | 375               | 390               |                   |
| Luxembourg           | 344               | 298               | 389               | 386               | 389               |
| Malta                | 297               | na                | 331               | 349               |                   |
| Netherlands          | 343               | 393               | 416               | 421               | 431               |
| Poland <sup>8</sup>  | 274               | 289               | 307               | 335               | 345               |
| Portugal             | 349               | na                | 482               | 523               |                   |
| Romania              | na                | 345               | 352               | 379               | 387               |
| Slovak Republic      | 283               | 307               | 310               | 317               | 326               |
| Slovenia             | na                | na                | 358               |                   |                   |
| Spain                | 390               | 440               | 462               | 526               | 544               |
| Sweden               | 442               | 471               | 483               | 487               | 486               |
| United Kingdom       | 382               | 407               | 430               |                   |                   |

See the definitions of dwelling stock in Appendix 1. Particular attention should be paid to how secondary homes and vacant dwellings are treated in different countries. See also Table 3.1 'Principal dwelling': Dwellings that are usually occupied most of the year

1 GR, IT, LU, PT = 1981

2 FR = 1992; IT = 1991

3 CY, FR = 2002; GR, HU, IT = 2001; PT = 1999

4 FR = 2006

5 AT, DK, EE, FI, HU, NL = 2009

6 Inhabitants in main residence only

7 Occupied dwellings only; housing census

8 Dwelling units in buildings with housing space. Includes Ex-GDR since 1995

9 Dwelling stock is defined as the total number of conventional (permanent) habitable residential buildings whether occupied or not

Source: National statistical institutes

IE Department of the Environment, Heritage and Local Government

LU Housing observatory - Ministry of Housing. Estimation from Statec, EU-SILC 2004 and 2008 inquiry

PL Data 2001: National Census of Population and Dwellings

SK Data 1980, 1991, 2001: Population and Housing Census: 1.11.1980, 3.3.1991, 26.5.2001

ES Dwelling stock: Housing Census 1981, 2001; 1990: estimate. Source 2005 and 2008 Ministerio de vivienda y Cifras oficiales de poblacion (Padron municipal)

UK Data 2004: Social Trends, No. 36, 2006 edition, Office for National Statistics

### 3.4 Vacant conventional dwellings (% of total dwelling stock)

|                             | Around 2000 | %    | Around 2009 | %    |
|-----------------------------|-------------|------|-------------|------|
| Austria                     | na          | -    | na          | -    |
| Belgium                     | na          | -    | na          | -    |
| Bulgaria                    | na          | -    | na          | -    |
| Cyprus <sup>1</sup>         | 2001        | 24.1 | na          | -    |
| Czech Republic              | 2001        | 12.3 | na          | -    |
| Denmark                     | 2005        | 6.3  | 2009        | 6.8  |
| Estonia                     | 2002        | 10.9 | 2009        | 8.0  |
| Finland                     | 2004        | 8.8  | 2009        | 9.6  |
| France                      | 2004        | 6.1  | 2006        | 6.3  |
| Germany <sup>2</sup>        | 2002        | 8.2  | 2006        | 8.0  |
| Greece <sup>3</sup>         | 2001        | 33.2 | na          | -    |
| Hungary                     | 2005        | 5.6  | na          | -    |
| Ireland                     | 2002        | 12.0 | na          | -    |
| Italy                       | 2001        | 20.7 | na          | -    |
| Latvia                      | 2000        | 3.1  | 2008        | 8.6  |
| Lithuania                   | 2001        | 3.7  | na          | -    |
| Luxembourg                  | 2001        | 2.3  | 2008        | 3.0  |
| Malta <sup>4</sup>          | 2005        | 27.6 | na          | -    |
| Netherlands                 | 2002        | 2.2  | 2009        | 1.5  |
| Poland <sup>5</sup>         | 2002        | 5.3  | na          | -    |
| Portugal                    | 2001        | 10.6 | na          | -    |
| Romania                     | na          | -    | na          | -    |
| Slovak Republic             | 2001        | 11.6 | 2008        | 11.1 |
| Slovenia                    | 2002        | 10.1 | na          | -    |
| Spain                       | 2004        | 21.9 | na          | -    |
| Sweden <sup>6</sup>         | 2005        | 1.7  | 2009        | 1.7  |
| United Kingdom <sup>7</sup> | 2002        | 3.4  | na          | -    |

Second dwellings should be excluded. However, in practice, some countries may include them, which may help to explain some high values  
See also the definitions of "dwelling: vacant" in Appendix 1

1. Conventional dwellings that were not occupied as usual residence. Including available dwellings to become usual residence, second houses and for demolition
2. Excluding Ex-GDR 1993; including Ex-GDR 2002
3. Including second, vacancy and abandoned homes
4. Secondary dwellings included
5. Unoccupied dwellings intended for permanent occupancy and temporary and seasonal occupancy, so called second dwellings.
6. Dwellings ready to be rented. Rental multi-family dwellings
7. The figures refer to England (1 April)

Source: National statistical institutes

CZ Population and Housing Census 1.3.2001

DK Housing Census

FR Recensement de la population 2006

IE Department of the Environment, Heritage and Local Government

LT Population and Housing Census 2002

LU Statec

MT Census of Population and Housing 2005

PL National Housing Census 2002

ES Ministerio de vivienda. Estimate of estimation

SK Population and Housing Census 2001

### 3.5 Occupied dwelling stock by tenure (%)

|                               | 1980 <sup>1</sup> |    |    |    | 1990 <sup>2</sup> |    |    |    | 2000 <sup>3</sup> |    |    |    | 2004 <sup>4</sup> |    |    |    | 2008 <sup>5</sup> |    |    |    |
|-------------------------------|-------------------|----|----|----|-------------------|----|----|----|-------------------|----|----|----|-------------------|----|----|----|-------------------|----|----|----|
|                               | R                 | OO | CO | O  | R                 | OO | CO | O  | R                 | OO | CO | O  | R                 | OO | CO | O  | R                 | OO | CO | O  |
| Austria <sup>6</sup>          | 43                | 52 | x  | 5  | 41                | 55 | x  | 4  | 41                | 52 | x  | 7  | 41                | 51 | x  | 9  | 40                | 56 | x  | 4  |
| Belgium <sup>6</sup>          | 38                | 59 | x  | 3  | 33                | 67 | x  | 0  | 32                | 68 | x  | 0  | 31                | 68 | x  | 2  | 31                | 68 | 0  | 0  |
| Bulgaria                      |                   |    |    |    |                   |    |    |    |                   |    |    |    |                   |    |    |    |                   |    |    |    |
| Cyprus <sup>7</sup>           | 16                | 61 | x  | 23 | 13                | 64 | x  | 23 | 14                | 68 | x  | 18 | na                | na | na | na | na                | na | na | na |
| Czech Republic                | 40                | 40 | 13 | 7  | 40                | 38 | 19 | 3  | 29                | 47 | 17 | 7  | na                | na | na | na | na                | na | na | na |
| Denmark                       | 43                | 55 | 1  | 1  | 40                | 54 | 5  | 1  | 39                | 52 | 7  | 2  | 38                | 49 | 7  | 6  | 39                | 46 | 7  | 7  |
| Estonia                       | na                | na | na | na | na                | na | na | na | na                | na | na | na | 4                 | 96 | 0  | 0  | 4                 | 96 | x  | 0  |
| Finland                       | 30                | 63 | 0  | 7  | 25                | 72 | 0  | 3  | 32                | 64 | 0  | 4  | 33                | 63 | 0  | 4  | 31                | 66 | 0  | 3  |
| France <sup>8</sup>           | 41                | 47 | x  | 12 | 39                | 54 | x  | 7  | 39                | 55 | x  | 7  | 40                | 56 | 0  | 4  | 39                | 57 | x  | 4  |
| Germany <sup>9</sup>          | 61                | 39 | x  | 0  | 58                | 42 | x  | 0  | na                | na | na | na | 54                | 46 | x  | 0  | 54                | 46 | x  | 0  |
| Ex-GDR                        | 69                | 21 | x  | 0  | 74                | 26 | x  | 0  | na                | na | na | na | 68                | 32 | x  | 0  | 67                | 33 | x  | 0  |
| Greece                        | 27                | 70 | x  | 3  | 20                | 76 | x  | 4  | 20                | 74 | x  | 6  | 20                | 74 | x  | 6  | na                | na | na | na |
| Hungary                       | 29                | 71 | x  | 0  | 26                | 74 | x  | 0  | 7                 | 92 | x  | 1  | 7                 | 92 | x  | 1  |                   |    |    |    |
| Ireland <sup>6</sup>          | 24                | 76 | x  | 0  | 18                | 79 | x  | 3  | na                | na | na | na | 21                | 79 | x  | 0  |                   |    |    |    |
| Italy                         | 36                | 59 | x  | 5  | 25                | 68 | x  | 6  | 20                | 71 | x  | 9  | 19                | 73 | x  | 9  | 19                | 69 | x  | 13 |
| Latvia                        | na                | na | na | na | 79                | 21 | x  | 0  | 30                | 70 | 0  | 0  | 19                | 77 | 4  | 0  | 17                | 83 | x  | 0  |
| Lithuania <sup>10</sup>       | na                | na | na | na | na                | na | na | na | 7                 | 91 | na | na | na                | na | na | na | na                | na | na | na |
| Luxembourg                    | 39                | 60 | x  | 1  | 30                | 64 | x  | 6  | 26                | 70 | x  | 4  | 29                | 68 | x  | 3  | 29                | 70 | x  | 1  |
| Malta                         | na                | na | na | na | na                | na | na | na | 22                | 74 | x  | 4  | 26                | 70 | x  | 4  | 22                | 75 | x  | 3  |
| Netherlands <sup>8</sup>      | 58                | 42 | x  | 0  | 55                | 45 | x  | 0  | 47                | 53 | x  | 0  | 44                | 56 | x  | 0  | 42                | 58 | x  | 0  |
| Poland <sup>11</sup>          | na                | na | na | na | na                | na | na | na | 16                | 55 | 29 | 0  | 15                | 57 | 27 | 1  | 12                | 63 | 24 | 1  |
| Portugal                      | 39                | 52 | x  | 5  | 28                | 67 | x  | 5  | 21                | 75 | x  | 4  | na                | na | na | na | na                | na | na | na |
| Romania <sup>12</sup>         | na                | na | na | na | na                | na | na | na | na                | na | na | na | 3                 | 95 | -  | 2  | 3                 | 96 | x  | 1  |
| Slovak Republic <sup>13</sup> | na                | na | na | na | 28                | 49 | 22 | 1  | 9                 | 74 | 15 | 2  | 5                 | 85 | 7  | 3  | 3                 | 92 | 4  | 1  |
| Slovenia <sup>14</sup>        | na                | na | na | na | na                | 61 | x  | 39 | na                | na | na | na | 9                 | 84 | x  | 7  | na                | na | na | na |
| Spain                         | 21                | 73 | x  | 6  | 15                | 78 | x  | 7  | 10                | 84 | x  | 6  | 11                | 82 | x  | 7  | 13                | 85 | x  | 2  |
| Sweden <sup>15</sup>          | 42                | 42 | 16 | 0  | 44                | 39 | 17 | 0  | 47                | 38 | 15 | 0  | 45                | 38 | 17 | 0  | 44                | 38 | 18 | 0  |
| United Kingdom                | 42                | 58 | x  | 0  | 35                | 65 | x  | 0  | 31                | 69 | x  | 0  | 31                | 69 | x  | 0  |                   |    |    |    |

X = No cooperative sector

R = Rent, OO = Owner-occupied, CO = Cooperative and O = Other

Other includes BE: (rent) free dwellings; FR: tenancy of a furnished unit, sub tenancy and free housing; FI: empty dwellings; IT: free right of user; ES: vacant or unknown dwellings



1. BE, Ex-GDR, GR, LU, PT, ES, UK = 1981; CY = 1982; FR = 1978
2. BE, CZ, GR, IE, PT, SK, ES = 1991; CY = 1992; DE, Ex-GDR = 1993
3. CY, CZ, GR, HU, IT, LU, PT, SK, SI, SE = 2001; FR = 1999
4. BE, DE, Ex-GDR, MT = 2002; HU = 2005; ES = 2003
5. AT, BE, DK, NL = 2009; EE = 2010; FR = 2006; MT = 2005, PL = 2007
6. BE; IE: occupied dwellings; AT: annual average; principal dwellings
7. 1982 and 1992: Households, 2001: Conventional dwellings
8. Refers to stock statistics given in Table 3.1
9. Excluding Ex-GDR
10. Data on occupied conventional dwellings. The tenure status of 2% of the dwellings are not indicated
11. Co-operative dwellings refer to dwellings with ownership titles. No precise estimation available on how many owner-occupied dwellings are in fact rented (black economy). Estimation by housing ministry and statistical offices that about 5% of owner-occupied stock is illegally rented.
12. Other includes dwellings with tenure status "gratuities" (without paying rent)
13. Year 2004 - expert estimate
14. Other in 1991 includes rented and rent free dwellings; other in 2002 includes free of rent dwellings
15. Co-operative dwellings: Housing co-operatives based on tenant-ownership. A small fraction (<1% of total dwelling stock) consists of co-operative rental dwellings

*Source: National statistical institutes*

*FR Enquête logement 2006*

*HU 2000 = 2001 Census*

*IT 2000 = 2001 Census*

*IE Department of the Environment, Heritage and Local Government*

*LT Population and Housing Census 2001*

*MT Data Household Budgetary Survey 2000; Census of Population and Housing 2005*

*RO Family Budgets Survey\_2008*

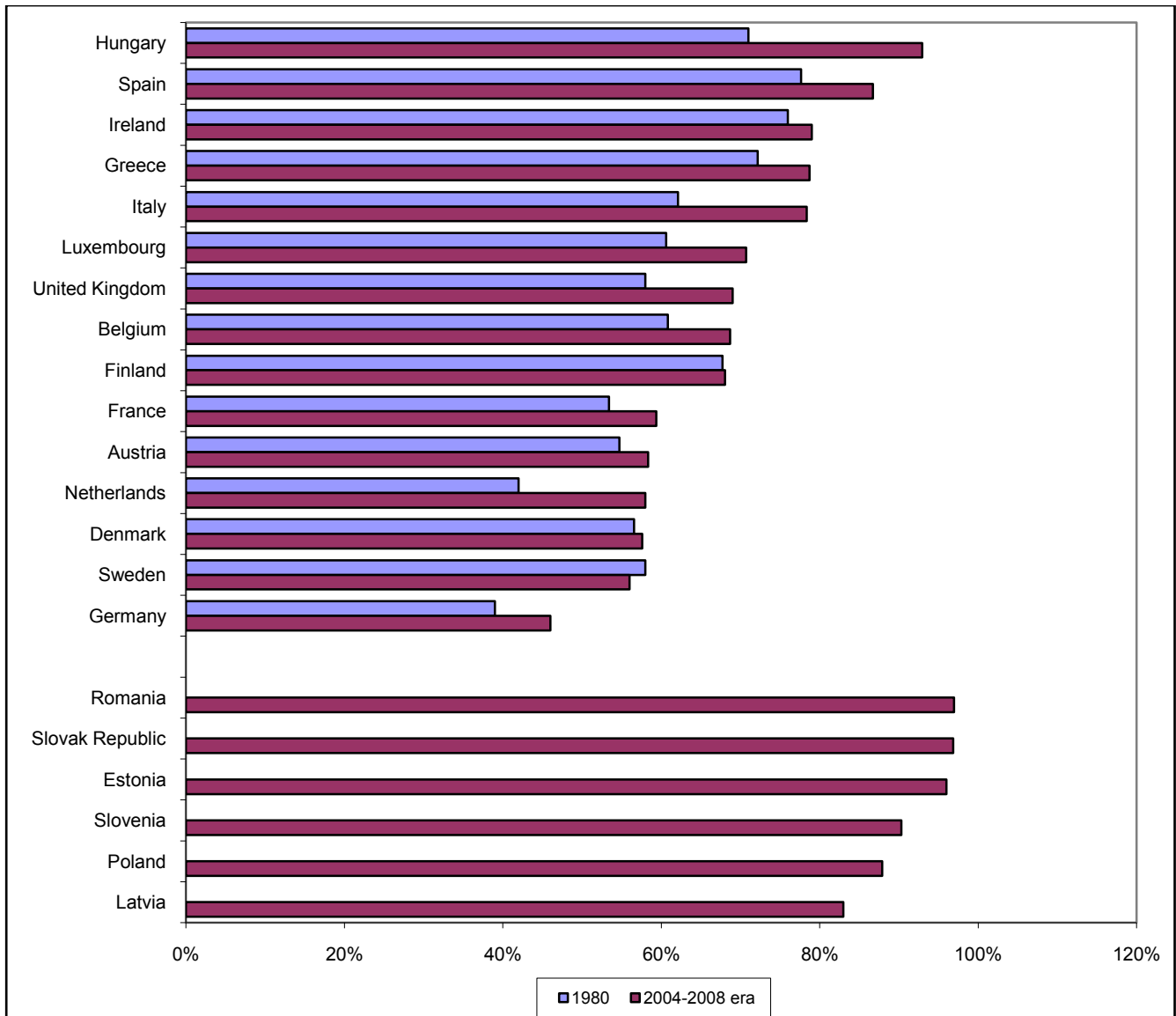
*SK Data 1991 2001: Population and Housing Census: 3.3.1991, 26.5.2001*

*SL Population and Housing Census 1991, 2000*

*ES Ministerio de vivienda. Estimate of estimation. Principal dwellings for 'regimen de tenencia'*

*UK Data 2004-source: Social Trends, No. 36, 2006 edition, Office for National Statistics*

### 3.5F Home ownership in the EU 1980 and 2000s



Comment: In this graph, the cooperative sectors of Denmark, Poland and Sweden have been included as owner occupied dwellings

### 3.6 Social rental dwellings as % of total dwelling stock (TS) and as % of total rental dwelling stock (RS)

|                              | 1980 <sup>1</sup> |         | 1990 <sup>2</sup> |         | 2000 <sup>3</sup> |         | 2004 <sup>4</sup> |         | 2008 <sup>5</sup> |         |
|------------------------------|-------------------|---------|-------------------|---------|-------------------|---------|-------------------|---------|-------------------|---------|
|                              | % of TS           | % of RS | % of TS           | % of RS | % of TS           | % of RS | % of TS           | % of RS | % of TS           | % of RS |
| Austria <sup>6</sup>         | na                | 40      | 22                | 53      | 23                | 52      | na                | na      | 23                | 59      |
| Belgium                      | na                | 18      | na                | 19      | 7                 | 24      | 7                 | 24      | 7                 | 24      |
| Bulgaria                     | na                | na      | na                | na      | na                | na      | na                | na      |                   |         |
| Cyprus                       | na                | na      | na                | na      | na                | na      | na                | na      |                   |         |
| Czech Republic               | na                | na      | na                | na      | na                | na      | 20                | 80      |                   |         |
| Denmark                      | 14                | 35      | 17                | 40      | 19                | 43      | 19                | 42      | 19                | 51      |
| Estonia                      | na                | na      | na                | na      | na                | na      | 4                 | 40      | 1                 | 46      |
| Finland                      | na                | 39      | na                | 56      | 16                | 49      | 16                | 49      | 16                | 53      |
| France                       | 15                | 37      | 17                | 44      | 18                | 44      | 17                | 43      | 17                | 44      |
| Germany <sup>7</sup>         | na                | na      | na                | na      | na                | na      | 6                 | 12      | 5                 | 9       |
| Greece                       | 0                 | 0       | 0                 | 0       | 0                 | 0       | 0                 | 0       | 0                 | 0       |
| Hungary                      | na                | na      | na                | na      | na                | na      | 3                 | 48      | 3                 | 38      |
| Ireland                      | 12                | 53      | 10                | 44      | 9                 | 49      | 8                 | 38      |                   |         |
| Italy                        | 5                 | 13      | 6                 | 23      | 6                 | 25      | 5                 | 24      | 4                 | 19      |
| Latvia                       | na                | na      | na                | na      | na                | na      | 1                 | 2       | 0                 | 2       |
| Lithuania                    | na                | na      | na                | na      | na                | na      | na                | na      |                   |         |
| Luxembourg                   | na                | na      | na                | na      | na                | na      | na                | na      | na                | na      |
| Malta                        | na                | na      | na                | na      | na                | na      | 6                 | 28      | na                | na      |
| Netherlands                  | 34                | 58      | 38                | 70      | 36                | 75      | 34                | 77      | 32                | 75      |
| Poland <sup>8</sup>          | na                | na      | na                | na      | na                | na      | 12                | 47      | 12                | 71      |
| Portugal                     | na                | 34      | na                | 26      | na                | 21      | na                | na      |                   |         |
| Romania                      | na                | na      | na                | na      | na                | na      | na                | na      |                   |         |
| Slovak Republic <sup>9</sup> | na                | na      | 27                | 100     | 4                 | 97      | 4                 | 80      |                   |         |
| Slovenia <sup>10</sup>       | na                | na      | na                | na      | na                | na      | 6                 | 73      |                   |         |
| Spain                        | na                | na      | 2                 | 21      | na                | na      | na                | na      | na                | na      |
| Sweden                       | 20                | 48      | 22                | 50      | 19                | 48      | 18                | 46      | 17                | 46      |
| United Kingdom               | 31                | 74      | 25                | 73      | 21                | 69      | 20                | 65      |                   |         |

See list of definitions "Social housing association/organisation" and "Social versus private rental dwelling"

Some general comments:

GR: No public ownership. Organization for Housing Assistance To Working People has the right to operate as social landlord however, SE: semi-public, non-profit dwellings; FI: government-subsidized rental housing of municipalities and non-profit housing societies; UK: including dwellings owned by housing associations; SK social housing defined as municipal rental dwellings

1. AT, BE, PT, UK = 1981; FR = 1978
2. AT, BE, PT, SK = 1991; FR = 1992; IT = 1989
3. AT, BE, FI, PT, SK = 2001; FR = 1999; SE = 2002
4. DE, HU, MT = 2005; IE, FR = 2002
5. AT, DK, NL = 2009; FR = 2006; PL = 2007
6. Including communities and non-profit housing societies
7. D: 1993 (excluding Ex-DDR), 2004 (including Ex-DDR)
8. Estimates for social rental dwellings
9. Year 2004 - expert estimate based on data from Statistical Office of the Slovak Republic;
10. Occupied conventional dwellings (non profit and social renting) as % of occupied rented dwellings and % of total dwelling stock (occupied and vacant)

Source: National statistical institutes

FR Enquête logement 2006

IE Department of the Environment, Heritage and Local Government for 2004 Census of Population 2002

IT Elaboration on Istat and Federcasa data

SK Data 1991 2001: Population and Housing Census: 3.3.1991, 26.5.2001

UK Data 2004: Social Trends, No. 36, 2006 edition, Office for National Statistics

### 3.7 Average number of persons per occupied dwelling

|                              | 1980 <sup>1</sup> | 1990 <sup>2</sup> | 2000 <sup>3</sup> | 2004 <sup>4</sup> | 2008 <sup>5</sup> |
|------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Austria                      | 2.8               | 2.6               | 2.4               | 2.4               | 2.3               |
| Belgium                      | 2.6               | 2.6               | 2.4               | 2.0               | 2.3               |
| Bulgaria                     |                   |                   |                   |                   |                   |
| Cyprus                       | 0.1               | 3.0               | 2.6               | na                |                   |
| Czech Republic <sup>6</sup>  | 2.9               | 2.8               | 2.6               | na                |                   |
| Denmark                      | 2.4               | 2.1               | 2.1               | 2.0               | 2.1               |
| Estonia                      | 2.8 <sup>7</sup>  | 2.4 <sup>7</sup>  | 2.5               | na                | 2.1               |
| Finland                      | 2.6               | 2.4               | 2.2               | 2.1               | 2.1               |
| France                       | 2.8               | 2.6               | 2.5               | 2.4               | 2.3               |
| Germany <sup>8</sup>         | 2.5               | 2.4               | 2.2               | 2.2               | 2.1               |
| Greece                       | 3.2               | 3.0               | 2.8               | na                | na                |
| Hungary                      | 3.1               | 2.7               | 2.5 <sup>7</sup>  | 2.5               | 2.3 <sup>7</sup>  |
| Ireland                      | 3.8               | 3.4               | 3.0               | 2.9               |                   |
| Italy                        | 3.2               | 2.8               | 2.6               | na                | 2.4               |
| Latvia                       | 3.2 <sup>7</sup>  | 2.8 <sup>7</sup>  | 2.6               | 2.4               | 2.4               |
| Lithuania                    | na                | 3.2               | 2.6               | 2.7               |                   |
| Luxembourg                   | 2.8               | 2.7               | 2.6               | 2.6               | 2.5               |
| Malta                        | 3.0 <sup>7</sup>  | na                | 3.0               | 2.9               | na                |
| Netherlands                  | 2.9               | 2.6               | 2.4               | 2.4               | 2.4               |
| Poland                       | 3.6               | 3.4               | 3.2               | 3.1               | 2.9               |
| Portugal                     | 3.0               | 3.2               | 2.9               | na                |                   |
| Romania                      | na                | na                | na                | 3.0               | 2.9               |
| Slovak Republic <sup>9</sup> | 3.1               | 3.0               | 3.0               | 3.2               | 3.1               |
| Slovenia                     | 3.0               | 2.8               | 2.8               | 2.4               |                   |
| Spain                        | 3.9               | 3.3               | 3.0               | na                | 2.8               |
| Sweden                       | 2.3               | 2.1               | 2.1               | 2.1               | 2.1               |
| United Kingdom <sup>10</sup> | 2.7               | 2.5               | 2.3               | na                |                   |

Compare the household concept to the one in Table 1.8. The main reason for differences between values in these two tables is that more than one household could share one dwelling. Although the concept is well defined, in practice, the total dwelling stock may be used in the calculation instead of only occupied dwellings.

1 AT, GR, LU, PT, ES = 1981

2 AT, GR, PT, SK, ES = 1991; DE = 1987

3 BE, GR, HU, PT, SK, ES = 2001; FR, DE, LU, HU = 2002

4 DE, MT = 2005; LT = 2003

5 AT, DK, EE, FI, NL = 2009; BE = 2007; FR, DE = 2006

6 Population in permanently occupied dwellings (household)

7 Average number of persons per total dwelling stock

8 From 1993 onwards - reunited Germany

9 Average number of persons per occupied dwelling stock; year 2004 - expert estimate

10 UK: Excluding persons in communal establishments

Source: National statistical institutes

DK Housing Census

CZ Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001

FR Enquête logement 2006

LU Housing Observatory - Ministry of Housing; estimation from EU-SILC 08

MT Census of Population and Housing 2005

RO Family Budgets Survey

SK Data 1980, 1991 2001: Population and Housing Census: 1.11.1980, 3.3.1991, 26.5.2001

ES Ministerio de vivienda. INE

### 3.8 Share of households living in overcrowded houses by median income group (%)

|                | 2005                 |                     | 2008                 |                     |
|----------------|----------------------|---------------------|----------------------|---------------------|
|                | < 60 % median income | > 60% median income | < 60 % median income | > 60% median income |
| Austria        | 27.7                 | 11.5                | 34.7                 | 12.3                |
| Belgium        | 14.4                 | 2.2                 | 11.6                 | 2.8                 |
| Bulgaria       | na                   | na                  | 52.8                 | 46.8                |
| Cyprus         | 6.0                  | 1.5                 | 3.1                  | 0.9                 |
| Czech Republic | 58.8                 | 30.6                | 50.4                 | 27.8                |
| Denmark        | 21.2                 | 5.5                 | 22.5                 | 5.2                 |
| Estonia        | 56.2                 | 43.9                | 44.8                 | 41.0                |
| Finland        | 19.8                 | 5.3                 | 16.8                 | 4.0                 |
| France         | 21.4                 | 7.6                 | 25.4                 | 7.2                 |
| Germany        | 15.4                 | 5.1                 | 18.8                 | 4.9                 |
| Greece         | 34.1                 | 28.0                | 35.2                 | 24.6                |
| Hungary        | 65.8                 | 47.5                | 65.7                 | 45.8                |
| Ireland        | 10.3                 | 4.8                 | 8.7                  | 3.8                 |
| Italy          | 35.8                 | 21.5                | 35.3                 | 21.7                |
| Latvia         | 63.5                 | 58.9                | 55.8                 | 59.0                |
| Lithuania      | 62.7                 | 50.2                | 53.6                 | 48.9                |
| Luxembourg     | 34.9                 | 5.5                 | 32.1                 | 4.3                 |
| Malta          | 3.7                  | 3.4                 | 3.2                  | 3.9                 |
| Netherlands    | 3.9                  | 1.6                 | 6.3                  | 1.2                 |
| Poland         | 69.1                 | 50.3                | 67.2                 | 47.5                |
| Portugal       | 24.7                 | 14.6                | 25.1                 | 13.6                |
| Romania        | na                   | na                  | 63.3                 | 54.5                |
| Slovakia       | 59.9                 | 44.6                | 55.5                 | 41.3                |
| Slovenia       | 50.7                 | 40.7                | 47.2                 | 38.4                |
| Spain          | 11.0                 | 6.2                 | 7.2                  | 2.7                 |
| Sweden         | 30.9                 | 8.6                 | 29.9                 | 7.4                 |
| United Kingdom | na                   | na                  | 11.4                 | 5.3                 |

Source: Eurostat tables ilc\_lvho05a

### 3.9 Social housing in % of new dwelling completions

|                          | 2000             |                         | 2005             |                         | 2009 <sup>1</sup> |                         |
|--------------------------|------------------|-------------------------|------------------|-------------------------|-------------------|-------------------------|
|                          | In rental sector | In total housing sector | In rental sector | In total housing sector | In rental sector  | In total housing sector |
| Austria                  | 90 <sup>2</sup>  | 30 <sup>3</sup>         | 85               | 30 <sup>2</sup>         | na                | na                      |
| Belgium                  | 25               | 6                       | na               | 6                       | na                | 6                       |
| Bulgaria                 |                  |                         |                  |                         |                   |                         |
| Cyprus                   | na               | na                      | na               | na                      |                   |                         |
| Czech Republic           | 99               | 26                      | 99               | 20                      |                   |                         |
| Denmark                  | 75 <sup>2</sup>  | 40                      | 75               | 21                      | 60                | 22                      |
| Estonia                  | na               | na                      | na               | na                      | na                | na                      |
| Finland <sup>4</sup>     | na               | 17                      | na               | 12                      | na                | 13                      |
| France                   | 40               | 13                      | 41               | 9 <sup>5</sup>          | 32                | 12                      |
| Germany                  | 12               | 3                       | na               | 9 <sup>6</sup>          | 21                | 12                      |
| Greece <sup>7</sup>      | 0                | 1                       | 0                | 0                       | 0                 | 1                       |
| Hungary                  | 83               | 5                       | na               | na                      | na                | na                      |
| Ireland                  | na               | 9                       | na               | 7                       |                   |                         |
| Italy                    | na               | 2                       | na               | na                      | na                | na                      |
| Latvia                   | 0                | 0                       | 0                | 0                       | na                | 1                       |
| Lithuania                | 0                | 0                       | na               | na                      |                   |                         |
| Luxembourg <sup>8</sup>  | 1                | 1                       | na               | na                      | na                | na                      |
| Malta                    | na               | na                      | na               | na                      |                   |                         |
| Netherlands <sup>9</sup> | 70               | 14                      | 65               | 16                      | 61                | 19                      |
| Poland                   | na               | 7                       | na               | 8                       | na                | 7                       |
| Portugal                 | na               | na                      | na               | na                      |                   |                         |
| Romania                  | na               | na                      | na               | 9                       | na                | 4                       |
| Slovak Republic          | 100              | 28                      | 100              | 14                      | 100               | 12                      |
| Slovenia                 | na               | na                      | na               | na                      |                   |                         |
| Spain                    | na               | 13                      | na               | 10                      | na                | 16                      |
| Sweden                   | 35               | 14                      | 37               | 15                      | 45                | 15                      |
| United Kingdom           | na               | 14                      | na               | 11                      |                   |                         |

For descriptions of social housing in the different countries - see Tables 5.5 en 5.6, as well as Appendix 1

1. BE, LU, NL, PL, RO = 2008; DE = 2008; FR = 2006
2. Estimate
3. Completions of Limited Profit Housing Association
4. Housing starts (not completions)
5. France 2004
6. Germany 2004
7. Data based on permits new buildings and extensions (Private Building Activity) and on the work start deeds (for Workers Housing Organization's Activity intended as the Public Building Activity).
8. Year 2003
9. Rental dwellings by housing associations

Source: Ministries responsible for housing

AT Statistics Austria, IIBW

FR ENL 2006

UK Data 2004 source: Social Trends, No.36, 2006 edition, Office for National Statistics

### 3.10 Number of persons per occupied dwelling by tenure

|                             | Year | Social<br>or public rental | Private<br>rental | Owner<br>occupied | Cooperative      | Total<br>Dwelling stock |
|-----------------------------|------|----------------------------|-------------------|-------------------|------------------|-------------------------|
| Austria <sup>1</sup>        | 2009 | 2.0                        | 2.0               | 2.6               | x                | 2.3                     |
| Belgium                     | 2007 | 2.0                        | 2.1               | 2.6               | x                | 2.3                     |
| Bulgaria                    |      |                            |                   |                   |                  |                         |
| Cyprus                      | 2001 | 2.5 <sup>2</sup>           |                   | 3.3               | x                | 3.1                     |
| Czech Republic              | 2001 | 2.5 <sup>2</sup>           |                   | 2.8               | 2.6              | 2.6                     |
| Denmark                     | 2009 | 1.8                        | 1.6               | 2.6               | 1.7              | 2.1                     |
| Estonia                     | -    | na                         | na                | na                | x                | na                      |
| Finland                     | 2008 | 1.7                        | 1.6               | 2.3               | na               | 2.1                     |
| France                      | 2006 | 2.3                        | 2.0               | 2.4               | x                | 2.3                     |
| Germany                     | 2006 | 1.9 <sup>2</sup>           |                   | 2.4               | x                | 2.1                     |
| Greece                      | 2001 | 0.0 <sup>3</sup>           | 2.7               | 2.9               | 2.6 <sup>4</sup> | 2.8                     |
| Hungary                     | 2009 |                            |                   |                   |                  | 2.3                     |
| Ireland                     | 2002 | 3.1                        | 2.4               | 3.0               | x                | 3.0                     |
| Italy                       | 2008 | 2.6                        | 2.5               | 2.3               | x                | 2.4                     |
| Latvia                      | 2008 | na                         | na                | na                | x                | 2.4                     |
| Lithuania                   | 2001 | na                         | na                | na                | x                | 2.8                     |
| Luxembourg                  | 2008 | 2.0                        | 2.2               | 2.6               | x                | na                      |
| Malta                       | 2005 | 3.0                        | 2.4 <sup>5</sup>  | 3.0               | x                | 2.9                     |
| Netherlands                 | 2009 | 1.9                        | 1.7               | 2.6               | x                | 2.3                     |
| Poland                      | 2002 | 2.9                        | na                | 3.8               | 2.9              | 3.2                     |
| Portugal                    | 2001 | na                         | na                | 2.9               | x                | 2.1                     |
| Romania                     | 2008 | na                         | na                | na                | x                | 2.6                     |
| Slovak Republic             | 2001 | na                         | na                | 3.2               | 3.2              | 3.2                     |
| Slovenia                    | 2002 | 2.6                        | 2.6               | 3.0               | x                | 2.9                     |
| Spain                       | 2008 | 2.5                        | 2.8               | 2.9               | x                | 2.8                     |
| Sweden                      | 2008 | 1.8 <sup>2</sup>           |                   | 2.7               | 1.7              | 2.1                     |
| United Kingdom <sup>7</sup> | 2000 | 2.2 <sup>8</sup>           | 2.1               | 2.4               | x                | 2.3                     |

x = Non-existent

1 Main residences

2 Social, public and private rental together

3 Social rental sector does not exist in Greece

4 Number of occupants per dwelling with another type of ownership

5 Includes dwellings rented from the Church

6 Great Britain

7 Including housing associations

Source: National statistical institutes

CZ and SK Population and Housing Census 2001

DK Housing census

GR Population and Housing Censuses 2001

IT Elaboration on data Istat and Federcasa

LU Housing Observatory - Ministry of Housing; estimation from EU-SILC 08

PL National Housing Census

### 3.11 Rooms per person by tenure status of household

|                     | 1995 <sup>1</sup> |     |     | 2000 <sup>2</sup> |     |     | 2005 <sup>3</sup> |     |     | 2008 <sup>4</sup> |     |     |
|---------------------|-------------------|-----|-----|-------------------|-----|-----|-------------------|-----|-----|-------------------|-----|-----|
|                     | T                 | O   | R   | T                 | O   | R   | T                 | O   | R   | T                 | O   | R   |
| Austria             | 1.9               | 2.0 | 1.7 | 2.0               | 2.1 | 1.9 | 1.6               | 1.7 | 1.4 | 1.8               | 1.9 | 1.6 |
| Belgium             | 2.1               | 2.2 | 2.0 | 2.1               | 2.1 | 2.0 | na                | na  | na  | na                | na  | na  |
| Bulgaria            |                   |     |     |                   |     |     |                   |     |     |                   |     |     |
| Cyprus              | na                | na  | na  | na                | na  | na  | na                | na  | na  |                   |     |     |
| Czech Republic      | na                | na  | na  | 1.1               | 1.2 | 0.9 | na                | na  | na  |                   |     |     |
| Denmark             | 2.0               | 2.1 | 1.8 | 2.0               | 2.1 | 1.8 | na                | na  | na  | 2.0               | 2.0 | 1.8 |
| Estonia             | na                | na  | na  | na                | na  | na  | 2.3               | 2.4 | 2.2 |                   |     |     |
| Finland             | na                | na  | na  | 1.8               | 1.8 | 1.5 | 1.9               | 1.9 | 1.6 | 1.8               | 1.9 | 1.6 |
| France              | 1.6               | 1.8 | 1.3 | 1.7               | 1.9 | 1.3 | 1.8               | 2.0 | 1.4 |                   |     |     |
| Germany             | 1.8               | 2.1 | 1.6 | 1.9               | 2.1 | 1.7 | 2.1               | na  | na  | 2.2               | na  | na  |
| Greece <sup>5</sup> | 1.3               | 1.4 | 1.2 | 1.4               | 1.5 | 1.3 | na                | na  | na  | na                | na  | na  |
| Hungary             | na                | na  | na  | 1.0               | na  | na  | 1.0               | na  | na  | 1.1               | na  | na  |
| Ireland             | 2.1               | 2.1 | 1.6 | 2.1               | 2.2 | 1.7 | 2.1               | 2.2 | 1.7 |                   |     |     |
| Italy               | 1.6               | 1.6 | 1.4 | 1.6               | 1.6 | 1.4 | na                | na  | na  | na                | na  | na  |
| Latvia              | na                | na  | na  | na                | na  | na  | na                | na  | na  | 1.2               | na  | na  |
| Lithuania           | na                | na  | na  | na                | na  | na  | na                | na  | na  |                   |     |     |
| Luxembourg          | 2.2               | 2.4 | 1.7 | 2.2               | 2.4 | 1.7 | 2.2               | 2.4 | 1.8 | 2.3               | 2.5 | 1.8 |
| Malta               | 2.3               | 2.3 | 2.1 | 2.1               | 2.1 | 1.8 | 2.5               | 2.5 | 2.4 | na                | na  | na  |
| Netherlands         | 2.6               | 2.5 | 2.7 | 2.6               | 2.5 | 2.7 | 2.6               | 2.5 | 2.7 | 2.3               | 2.3 | 2.4 |
| Poland              | 1.0               | na  | na  | 1.1               | 1.2 | 1.0 | na                | na  | na  | 1.3               | na  | na  |
| Portugal            | 1.5               | 1.6 | 1.4 | 1.5               | 1.5 | 1.4 | na                | na  | na  |                   |     |     |
| Romania             | 0.9               | na  | na  | 0.9               | na  | na  | 1.0               | na  | na  | 1.0               | na  | na  |
| Slovak Republic     | 1.0               | na  | na  | 1.0               | n   | na  | na                | na  | na  | na                | na  | na  |
| Slovenia            | na                | na  | na  | 1.5               | 1.6 | 1.1 | na                | na  | na  |                   |     |     |
| Spain               | 1.7               | 1.7 | 1.7 | 1.8               | 1.8 | 2.0 | na                | na  | na  | 1.8               | 1.8 | 1.7 |
| Sweden              | 2.0               | 2.1 | 1.9 | 2.1               | 2.2 | 1.8 | 2.2               | 2.2 | 2.0 | 2.0               | 2.1 | 1.7 |
| United Kingdom      | 2.2               | 2.3 | 2.0 | 2.3               | 2.4 | 2.1 | na                | na  | na  |                   |     |     |

T = total, O = owner occupied, R = rented



1 MT, SK = 1991  
2 CZ, MT, SK = 2001; PL = 2002  
3 EE, SE = 2004; FR = 2006  
4 AT, HU, NL = 2009  
5 T = Total, O = owner, R = rent and other

*Source: EU-15 1995 and 2000: Eurostat  
EU-10 and 2005: National Statistic Institutes  
CZ Population and Housing Census 1.3.2001  
FR Enquêtes logement 1996, 2001 and 2006  
GR Population and Housing Censuses  
LU = Housing Observatory, estimation from the EU-SILC Inquiry 2004 and 2008  
MT Census of Population and Housing 1995, 2005; Household Budgetary Survey 2000 data  
PL National Census Data 2002  
SK Population and Housing Censuses 1991 and 2001*

### 3.12 Dwellings completed per 1,000 inhabitants

|                 | 1980             | 1985 | 1990             | 1995 | 2000             | 2006 | 2007 | 2008 | 2009 |
|-----------------|------------------|------|------------------|------|------------------|------|------|------|------|
| Austria         | 6.8 <sup>1</sup> | 5.4  | 4.7              | 6.6  | 6.6              |      |      |      |      |
| Belgium         | 4.9              | 3.1  | 4.3              | 4.1  | 3.8              | 6.1  | 5.4  | 5.2  | 4.5  |
| Bulgaria        |                  |      |                  |      |                  |      |      |      |      |
| Cyprus          | 17.6             | 13.9 | 14.0             | 10.6 | 7.3              |      |      |      |      |
| Czech Republic  | 7.9              | na   | 4.4              | 1.3  | 2.5              | 2.9  | 4.0  | 3.7  | 3.7  |
| Denmark         | 5.9              | 4.4  | 5.3              | 2.6  | 2.9              | 5.3  | 5.7  | 4.7  | 2.9  |
| Estonia         | 9.8              | na   | 4.8              | 0.8  | 0.5              | 3.8  | 5.3  | 4.0  | 2.3  |
| Finland         | 10.4             | 10.3 | 13.1             | 4.9  | 6.3              | 6.4  | 6.7  | 5.7  | 4.1  |
| France          | 7.0              | 5.3  | 5.9              | 7.0  | 5.2              | 7.1  | 7.5  | 7.4  |      |
| Germany         | 6.4              | 5.5  | 4.0              | 7.4  | 5.1              | 3.0  | 3.2  | 2.1  | na   |
| Greece          | 14.1             | 8.9  | 11.9             | 6.8  | 8.5              |      |      |      |      |
| Hungary         | 8.3              | 6.8  | 4.2              | 2.4  | 2.2              | 3.4  | 3.6  | 3.6  | 3.2  |
| Ireland         | 8.2              | 6.7  | 5.6              | 8.5  | 13.2             |      |      |      |      |
| Italy           | 5.1              | 3.5  | 3.1              | 3.5  | 3.6              | na   | na   | na   | na   |
| Latvia          | na               | na   | 5.0              | 0.7  | 0.6 <sup>2</sup> | 2.6  | 4.1  | 3.6  | na   |
| Lithuania       | 8.3              | na   | 5.9              | 1.5  | 1.3              |      |      |      |      |
| Luxembourg      | 5.5              | 3.6  | 6.7              | 6.6  | 3.8              | 4.8  | 6.3  | na   | na   |
| Malta           | 15.5             | na   | na               | na   | na               | na   | na   | na   | na   |
| Netherlands     | 8.1              | 7.0  | 6.8              | 6.4  | 4.7              | 4.4  | 4.9  | 4.8  | 5.0  |
| Poland          | 6.1              | 5.1  | 3.5              | 1.7  | 2.3              | 3.0  | 3.5  | 4.3  | 4.2  |
| Portugal        | 4.2              | 3.8  | 6.6              | 7.2  | 10.8             | 6.7  | 7.3  | 7.8  |      |
| Romania         | na               | na   | 2.1              | 1.6  | 1.2              | 1.8  | 2.2  | 3.1  |      |
| Slovak Republic | na               | na   | 3.9 <sup>3</sup> | 1.1  | 2.4              | 2.7  | 3.1  | 3.2  | 3.5  |
| Slovenia        | 7.2              | na   | 4.0              | 3.1  | 3.4              |      |      |      |      |
| Spain           | 7.1              | 5.0  | 7.2              | 7.2  | 11.4             | 14.6 | 14.0 | 13.5 | na   |
| Sweden          | 6.2              | 3.9  | 6.8              | 1.6  | 1.8              | 3.7  | 3.8  | 3.7  | 2.6  |
| United Kingdom  | 4.5              | 4.0  | 3.6              | 3.4  | 3.1              |      |      |      |      |

1 Average for 1971-1980

2 2003

3 Data for 1991

Source: UNECE, National statistical institutes  
 IE Department of the Environment, Heritage and Local Government  
 LV Ministry of Regional Development and Local Governments  
 ES Ministerio de Vivienda y Padrón municipal de habitantes(INE)

### 3.13 Dwellings demolished or otherwise removed from the housing stock (\*1,000)

|                         | 1980  | 1985 | 1990 | 1995             | 2000             | 2004 | 2006 | 2007 | 2008 | 2009 |
|-------------------------|-------|------|------|------------------|------------------|------|------|------|------|------|
| Austria <sup>1 2</sup>  | 13.4  | 28.5 | 13.9 | 15.3             | 18.6             | 15.8 | na   | na   | na   | na   |
| Belgium <sup>1</sup>    | 27.2  | 8.2  | 3.2  | 2.0              | 2.6 <sup>3</sup> | na   | na   | na   | na   | na   |
| Bulgaria                |       |      |      |                  |                  |      |      |      |      |      |
| Cyprus <sup>1</sup>     | 0.4   | 0.5  | 0.4  | 0.1              | 0.1              | 0.1  |      |      |      |      |
| Czech Republic          | 16.0  | na   | na   | na               | 1.8              | 1.7  | 1.5  | 1.2  | 1.2  | 1.3  |
| Denmark                 | 8.0   | 8.0  | na   | na               | na               | na   | na   | na   | na   | na   |
| Estonia                 | na    | na   | na   | 0.8              | 1.2              | na   |      |      |      |      |
| Finland                 | na    | na   | na   | 3.0 <sup>4</sup> | na               | na   | na   | na   | na   | na   |
| France <sup>1</sup>     | na    | 22.5 | 22.0 | 22.0             | 18.0             | 22.0 |      |      |      |      |
| Germany <sup>5</sup>    | na    | na   | na   | 21.5             | na               | 57.5 | 51.2 | 48.2 | 39.0 | na   |
| Greece <sup>4</sup>     | na    | na   | na   | na               | 4.8              | 6.3  | 7.1  | 6.1  | 5.0  | 4.1  |
| Hungary                 | 16.4  | 12.5 | 7.4  | 6.4              | 6.1              | 5.1  | 4.9  | 4.1  | 3.7  | 4.1  |
| Ireland                 | 6.5   | 7.5  | 6.0  | 8.9              | 10.0             | 12.0 |      |      |      |      |
| Italy                   | na    | na   | na   | na               | na               | na   | na   | na   | na   | na   |
| Latvia                  | 3.0   | 7.9  | 3.0  | 4.0              | 3.0              | 1.0  | na   | na   | na   | na   |
| Lithuania               | na    | na   | 2.3  | 1.2              | 0.5              | 0.1  |      |      |      |      |
| Luxembourg              | na    | na   | na   | na               | na               | na   | na   | na   | na   | na   |
| Malta                   | na    | na   | na   | na               | 0.1              | 0.1  | na   | na   | na   | na   |
| Netherlands             | 14.9  | 10.1 | 11.6 | 13.7             | 13.5             | 16.3 | 21.7 | 23.8 | 22.4 | 19.0 |
| Poland <sup>2</sup>     | 26.2  | 13.4 | 7.5  | 10.0             | 6.2              | 4.5  | na   | na   | na   | na   |
| Portugal <sup>1 4</sup> | na    | na   | 0.6  | na               | na               | na   |      |      |      |      |
| Romania                 | na    | na   | na   | na               | na               | 6.5  | 10.5 | 8.5  | 9.5  |      |
| Slovak Republic         | na    | na   | na   | 2.2              | 1.2              | 1.3  | 1.4  | 1.4  | 2.7  | 1.2  |
| Slovenia <sup>1</sup>   | 0.5   | 0.4  | 0.2  | 0.2              | 0.2              | 0.3  |      |      |      |      |
| Spain <sup>1</sup>      | 116.6 | 69.6 | 10.1 | 8.9              | 15.0             | 19.0 | 56.6 | 54.2 | 40.7 | na   |
| Sweden <sup>4 6</sup>   | 2.1   | 1.4  | 1.0  | 2.5              | 4.6              | 1.3  | 1.9  | 1.0  | 0.9  | 0.5  |
| United Kingdom          | 45.0  | 21.0 | 15.1 | na               | na               | na   |      |      |      |      |

1 AT = 1981, 1986, 1989, 1997, 1999, 2003; BE = 1984, 1992; CY = 2002; FR = 1994, 2002; PT = 1991; SI = 1991; ES = 1984, 1992

2 Only occupied dwellings

3 Estimate

4 Only demolished dwellings

5 Approved removals/demolitions. Figure may include removals/demolitions that have been approved but not executed

6 Only multi-family dwellings

Source: National statistical institutes

IE Department of the Environment, Heritage and Local Government

ES Ministerio de vivienda. Estimation

### 3.14 Dwellings completed by type of building

|                              | 1980            |         |         | 1990        |         |         | 2000             |         |         | 2004 <sup>1</sup> |         |         | 2009 <sup>2</sup> |         |         |
|------------------------------|-----------------|---------|---------|-------------|---------|---------|------------------|---------|---------|-------------------|---------|---------|-------------------|---------|---------|
|                              | T<br>*1,000     | MF<br>% | OF<br>% | T<br>*1,000 | MF<br>% | OF<br>% | T<br>*1,000      | MF<br>% | OF<br>% | T<br>*1,000       | MF<br>% | OF<br>% | T<br>*1,000       | MF<br>% | OF<br>% |
| Austria                      | 79 <sup>3</sup> | 50      | 50      | 41          | 44      | 56      | 54               | na      | na      | 42                | 45      | 55      |                   |         |         |
| Belgium                      | 49              | 30      | 70      | 43          | 30      | 70      | 39               | 41      | 59      | 46                | 49      | 51      | 45                | 49      | 51      |
| Bulgaria                     |                 |         |         |             |         |         |                  |         |         |                   |         |         |                   |         |         |
| Cyprus                       | 9               | na      | na      | 8           | na      | na      | 5                | na      | na      | 6                 | na      | na      |                   |         |         |
| Czech Republic <sup>4</sup>  | 81              | na      | na      | 45          | na      | na      | 25               | 47      | 53      | 32                | 51      | 49      | 38                | 44      | 56      |
| Denmark                      | 21              | 31      | 69      | 26          | 39      | 61      | 15               | 36      | 64      | 25                | 39      | 61      | 15                | 35      | 65      |
| Estonia                      | 14              | na      | na      | 8           | 96      | 4       | 1                | 48      | 52      | 2                 | 66      | 34      | 3                 | 63      | 37      |
| Finland                      | 50              | 63      | 37      | 65          | 63      | 37      | 33               | 67      | 33      | 31                | 58      | 42      | 22                | 49      | 51      |
| France                       | 378             | 34      | 66      | 336         | 47      | 53      | 311 <sup>5</sup> | 36      | 64      | 363 <sup>5</sup>  | 38      | 62      | 462               | 49      | 51      |
| Germany <sup>6</sup>         | 501             | 56      | 44      | 319         | 58      | 42      | 423              | 52      | 48      | 278               | 43      | 57      | 176               | 48      | 52      |
| Greece <sup>7</sup>          | 136             | na      | na      | 120         | na      | na      | 89               | 65      | 35      | 122               | 69      | 31      | 62                | na      | na      |
| Hungary                      | 89              | 62      | 38      | 44          | 38      | 62      | 22               | 36      | 64      | 44                | 45      | 47      | 36                | 52      | 48      |
| Ireland                      | 28              | na      | na      | 20          | na      | na      | 50               | 18      | 82      | 81                | 22      | 78      |                   |         |         |
| Italy                        | 287             | na      | na      | 176         | na      | na      | 209              | 55      | 45      | 256               | na      | na      | na                | na      | na      |
| Latvia                       | na              | 90      | 10      | 13          | 85      | 15      | 1                | 5       | 95      | 1                 | 1       | 99      | 8                 | 75      | 25      |
| Lithuania <sup>8</sup>       | 28              | na      | na      | 22          | 90      | 10      | 5                | 57      | 43      | 5                 | 55      | 45      |                   |         |         |
| Luxembourg                   | 2               | 33      | 67      | 3           | 44      | 56      | 2                | 46      | 54      | 2                 | 59      | 41      | 3                 | 68      | 32      |
| Malta                        | 5               | na      | na      | na          | na      | na      | na               | na      | na      | na                | na      | na      | na                | na      | na      |
| Netherlands                  | 114             | 21      | 79      | 101         | 25      | 75      | 75               | 25      | 75      | 65                | 25      | 75      | 83                | 42      | 58      |
| Poland <sup>8</sup>          | 217             | na      | na      | 134         | na      | na      | 88               | 66      | 34      | 108               | 58      | 42      | 165               | 50      | 50      |
| Portugal <sup>9</sup>        | 41              | na      | na      | 66          | na      | na      | 111              | na      | na      | 82                | 63      | 37      | 80                | 59      | 41      |
| Romania                      | na              | na      | na      | 49          | na      | na      | 26               | na      | na      | 30                | na      | na      | 67                | na      | na      |
| Slovak Republic              | 48              | 74      | 26      | 25          | 58      | 42      | 13               | 26      | 74      | 13                | 32      | 68      | 19                | 52      | 48      |
| Slovenia <sup>10</sup>       | 14              | 34      | 66      | 8           | 56      | 44      | 7                | 52      | 48      | 7                 | 57      | 43      |                   |         |         |
| Spain                        | 263             | na      | na      | 281         | 71      | 29      | 455              | 69      | 31      | 544               | 75      | 25      | 424               | na      | na      |
| Sweden <sup>8</sup>          | 51              | 31      | 69      | 58          | 58      | 42      | 16               | 65      | 35      | 30                | 61      | 39      | 24                | 65      | 35      |
| United Kingdom <sup>10</sup> | 252             | na      | na      | 205         | na      | na      | 178              | na      | na      | 206               | na      | na      |                   |         |         |

T = Total; MF = Multi-family; OF = One-family (for descriptions, see Table 3.1)

Total dwellings completed during the year, by all building activities. A dwelling is a room or suite of rooms and its accessories in a permanent building or structural separated part which has been built, rebuilt, converted, etc.

- 1 CY = 2002; EE, LV, LT, LU, PT, UK = 2003
- 2 CZ, FR, DE, HU, LT, PL, PT, RO = 2008; LU = 2007
- 3 1980: not comparable to other figures
- 4 Dwellings in family houses (family houses have up to three dwellings)
- 5 Data refer to dwelling starts
- 6 According to the distribution of Multi-family and One-family buildings: Excluding Ex-GDR up to 1990; Including Ex-GDR from 1995
- 7 Private building activity and improvements, according to permits issued for new buildings and extensions
- 8 One family = one or two-dwelling buildings
- 9 The distribution of Multi-family and One-family dwellings 2003 refers to Building Permits.
- 10 From 1990 and onwards, including dwellings for occasional use (e.g. holiday homes)

*Source: National statistical institutes*

*AT Statistics Austria, Ministry of Finance, IIBW*

*DK Housing Census*

*FR Comptes du logement*

*IE Department of the Environment, Heritage and Local Government*

*PT Eurostat*

*ES Ministerio de vivienda*

### 3.15 Building permits: number of dwellings

|                             | 1990    | 1995 <sup>1</sup> | 2000    | 2001    | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    | 2009    |
|-----------------------------|---------|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Austria                     | 36,200  | 66,700            | 41,500  | 40,200  | 42,300  | na      | na      | 35,800  | 38,900  | 35,800  | 31,000  | 28,100  |
| Belgium                     |         |                   |         |         | 42,156  | 45,095  | 52,230  | 59,384  | 61,155  | 53,922  | 52,596  | 45,407  |
| Bulgaria                    |         |                   |         |         |         |         |         |         |         |         |         |         |
| Cyprus                      |         |                   |         |         |         |         |         |         |         |         |         |         |
| Czech Republic <sup>2</sup> |         |                   | 32,087  | 29,407  | 35,097  | 38,927  | 39,944  | 41,628  | 43,747  | 43,796  | 43,531  | 37,319  |
| Denmark                     | 19,121  | 12,898            | 17,192  | 20,723  | 24,401  | 28,595  | 31,067  | 36,069  | 35,826  | 24,165  | 16,094  | 7,016   |
| Estonia                     |         | 995               | 1,076   | 1,430   | 3,156   | 3,419   | 9,447   | 9,151   | 12,863  | 8,925   | 5,468   | 2,081   |
| Finland                     | 58,710  | 19,289            | 36,939  | 30,162  | 31,235  | 35,923  | 35,046  | 37,135  | 36,370  | 33,609  | 27,061  | 27,513  |
| France                      |         | 268,900           | 308,400 | 298,600 | 309,000 | 318,400 | 350,000 | 389,700 | 435,100 | 462,300 | 462,300 |         |
| Germany                     | 406,091 | 638,630           | 348,340 | 290,978 | 274,117 | 296,823 | 268,679 | 240,571 | 247,793 | 182,771 | 174,691 | 177,939 |
| Greece                      | 120,240 | 70,862            | 89,389  | 108,021 | 128,296 | 127,051 | 122,163 | 195,207 | 125,387 | 103,865 | 79,601  | 61,490  |
| Hungary                     | 42,913  | 39,053            | 44,709  | 47,867  | 48,762  | 59,241  | 57,459  | 51,490  | 44,826  | 44,276  | 43,862  | 28,400  |
| Ireland                     |         |                   |         | 78,509  | 69,314  | 78,354  | 101,653 | 99,352  | 78,755  | 84,397  | 67,584  | 40,556  |
| Italy                       |         |                   | 184,424 | 189,025 | 209,228 | 229,526 | 268,385 | 278,602 | 261,455 | 250,271 |         |         |
| Latvia                      | na      | na                | na      | 1,102   | 1,717   | 2,090   | 3,129   | 4,039   | 5,077   | 4,471   | 2,573   | 1,378   |
| Lithuania                   |         |                   |         |         |         |         |         |         |         |         |         |         |
| Luxembourg                  | 3,796   | 2,676             | 3,411   | 2,846   | 2,956   | 3,364   | 3,919   | 4,692   | 4,411   | 4,934   | 4,017   | 3,695   |
| Malta                       |         |                   |         |         |         |         |         |         |         |         |         |         |
| Netherlands                 | 89,745  | 98,405            | 78,563  | 62,326  | 67,183  | 72,454  | 76,180  | 83,273  | 96,447  | 87,918  | 87,198  | 72,646  |
| Poland                      | 145,800 | 90,600            | 158,100 | 151,800 | 87,900  | 101,900 |         | 125,400 | 169,900 | 249,400 | 232,600 | 178,800 |
| Portugal                    |         |                   |         |         | 95,731  | 81,207  | 76,862  | 73,552  | 71,685  | 65,103  | 45,366  |         |
| Romania                     | na      | na                | na      | na      | 30,380  | 27,644  | 34,346  | 43,542  | 51,059  | 56,618  | 61,092  | 48,833  |
| Slovak Republic             | 5,935   | 6,541             | 9,884   | 12,128  | 14,607  | 14,065  | 16,586  | 19,796  | 20,592  | 18,116  | 28,321  | 20,325  |
| Slovenia                    |         |                   |         |         |         |         |         |         |         |         |         |         |
| Spain                       | na      | na                | 366,776 | 387,075 | 615,072 | 641,419 | 585,583 | 524,479 | 496,785 | 458,683 | 416,683 | 365,663 |
| Sweden                      | na      | na                | 18,454  | 21,972  | 18,671  | 25,385  | 28,390  | 34,239  | 45,261  | 28,951  | 24,220  | 19,325  |
| United Kingdom <sup>3</sup> |         |                   | 148,630 | 141,650 | 150,020 | 150,760 | 161,390 | 174,540 | 184,910 | 172,290 | 156,430 | 90,320  |

1 EE, FR = 1996

2 Refers to flats

3 Dwelling starts; years are fiscal years 1999/2000, 2000/2001 and onwards

Source: National Statistics Institutes

ES Ministerio de Fomento

IE CSO: Based on planning permission statistics for new houses and apartments, inserted by editors of Housing Statistics in the EU

UK Department of the Communities, Housing and Planning Statistics, Table 2.1 (refers to fiscal years) inserted by editors of Housing Statistics in the EU

### 3.16 Building permits in 1,000 m<sup>2</sup> of habitable/useable floor area, residential buildings

|                 | 1990   | 1995   | 2000   | 2001   | 2002   | 2003   | 2004   | 2005   | 2006   | 2007   | 2008   | 2009   |
|-----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Austria         | 3,596  | 6,168  | 4,241  | 4,101  | 4,355  |        |        | 6,511  | 6,960  | 6,584  | 5,878  | 5,326  |
| Belgium         |        |        |        |        | 4,508  | 4,858  | 5,424  | 6,151  | 6,310  | 5,556  | 5,521  | 4,836  |
| Bulgaria        |        |        |        |        |        |        |        |        |        |        |        |        |
| Cyprus          |        |        |        |        |        |        |        |        |        |        |        |        |
| Czech Republic  |        |        |        |        |        |        |        | 4,443  | 4,763  | 4,918  | 4,962  | 4,227  |
| Denmark         | 6,697  | 6,022  | 9,214  | 9,550  | 9,147  | 9,308  | 9,838  | 11,528 | 13,549 | 10,850 | 9,238  | 5,413  |
| Estonia         |        | 136    | 136    | 167    | 340    | 413    | 944    | 919    | 1,311  | 1,004  | 608    | 274    |
| Finland         | 6,195  | 2,138  | 4,189  | 3,498  | 3,700  | 4,338  | 4,387  | 4,770  | 4,710  | 4,271  | 3,356  | 3,045  |
| France          |        |        | 33,300 | 32,900 | 34,300 | 35,300 | 38,400 | 41,600 | 45,700 | 47,800 | 47,000 |        |
| Germany         | na     | na     | 39,684 | 33,993 | 32,864 | 36,184 | 32,715 | 29,025 | 29,930 | 21,605 | 20,612 | 20,906 |
| Greece          | 14,551 | 8,465  | 11,303 | 13,459 | 16,037 | 15,317 | 14,514 | 22,791 | 15,455 | 13,012 | 9,966  | 7,950  |
| Hungary         |        |        | 4,047  | 4,398  | 4,381  | 5,375  | 5,277  | 4,520  | 4,130  | 4,025  | 4,004  |        |
| Ireland         |        |        |        |        |        |        |        |        |        |        |        |        |
| Italy           |        |        | 15,053 | 15,114 | 16,323 | 17,563 | 19,899 | 20,479 | 19,144 | 18,383 |        |        |
| Latvia          | na     | na     | na     | 246    | 355    | 617    | 1,018  | 1,457  | 1,931  | 2,058  | 842    | 455    |
| Lithuania       |        |        |        |        |        |        |        |        |        |        |        |        |
| Luxembourg      | na     | na     | na     | na     | na     | na     | na     | na     | na     | na     | na     | na     |
| Malta           |        |        |        |        |        |        |        |        |        |        |        |        |
| Netherlands     | 12,824 | 15,348 | 14,356 | 11,892 | 12,362 | 13,611 | 14,033 | 15,202 | 17,658 | 16,281 | 16,131 | 12,994 |
| Poland          | na     | na     | na     | na     | na     | na     | na     | 12,200 | 17,100 | 25,100 | 23,400 |        |
| Portugal        |        |        |        |        |        |        |        |        |        |        |        |        |
| Romania         | na     | na     | na     | na     | 4,253  | 4,447  | 5,477  | 7,293  | 9,530  | 12,027 | 14,952 | 8,827  |
| Slovak Republic | na     | na     | na     | na     | na     | na     | na     | na     | na     | na     | na     | na     |
| Slovenia        |        |        |        |        |        |        |        |        |        |        |        |        |
| Spain           |        |        |        |        |        |        |        |        |        |        |        |        |
| Sweden          | na     | na     | 2,510  | 2,735  | 2,497  | 3,283  | 3,768  | 4,584  | 5,922  | 4,260  | 3,604  | 2,602  |
| United Kingdom  |        |        |        |        |        |        |        |        |        |        |        |        |

Source: National Statistics Institutes  
ES Ministerio de Fomento

### 3.17 Share of persons<sup>1</sup> living in an owner occupied home by 60% median income groups

|                | 2005                |                     |      | 2008                |                     |      |
|----------------|---------------------|---------------------|------|---------------------|---------------------|------|
|                | < 60% median income | > 60% median income | All  | < 60% median income | > 60% median income | All  |
| Austria        | 51.0                | 66.7                | 64.8 | 45.2                | 65.8                | 63.3 |
| Belgium        | 48.5                | 78.2                | 73.8 | 50.9                | 78.5                | 74.4 |
| Bulgaria       | na                  | na                  | na   | 95.5                | 97.0                | 96.7 |
| Cyprus         | 83.6                | 89.2                | 88.3 | 79.4                | 90.6                | 88.8 |
| Czech Republic | 57.6                | 78.9                | 76.7 | 59.7                | 80.8                | 78.9 |
| Denmark        | 42.0                | 70.0                | 66.6 | 44.2                | 69.5                | 66.5 |
| Estonia        | 90.7                | 95.9                | 94.9 | 94.4                | 95.6                | 95.4 |
| Finland        | 50.3                | 75.7                | 72.8 | 47.7                | 78.2                | 74.1 |
| France         | 45.8                | 68.5                | 65.6 | 41.9                | 69.2                | 65.5 |
| Germany        | 36.7                | 59.4                | 56.6 | 29.9                | 60.2                | 55.6 |
| Greece         | 83.0                | 80.7                | 81.1 | 77.2                | 82.6                | 81.5 |
| Hungary        | 89.9                | 93.3                | 92.9 | 87.8                | 94.9                | 94.0 |
| Ireland        | 60.4                | 83.6                | 79.0 | 61.8                | 80.9                | 78.0 |
| Italy          | 72.0                | 84.3                | 82.0 | 71.1                | 84.1                | 81.7 |
| Latvia         | 78.4                | 83.4                | 82.4 | 84.5                | 90.6                | 89.0 |
| Lithuania      | 95.4                | 97.6                | 97.1 | 94.8                | 98.0                | 97.4 |
| Luxembourg     | 53.2                | 80.6                | 76.8 | 50.3                | 80.7                | 76.6 |
| Malta          | 77.7                | 83.0                | 82.2 | 74.4                | 83.8                | 82.4 |
| Netherlands    | 42.3                | 66.8                | 64.2 | 38.9                | 71.2                | 67.8 |
| Poland         | 94.3                | 95.6                | 95.3 | 95.7                | 97.0                | 96.8 |
| Portugal       | 73.7                | 84.5                | 82.4 | 77.6                | 84.2                | 83.0 |
| Romania        | na                  | na                  | na   | 98.6                | 97.8                | 98.0 |
| Slovakia       | 79.0                | 84.9                | 84.1 | 83.9                | 91.3                | 90.5 |
| Slovenia       | 80.2                | 92.1                | 90.7 | 86.1                | 94.2                | 93.2 |
| Spain          | 83.6                | 91.5                | 89.9 | 82.9                | 90.7                | 89.1 |
| Sweden         | 42.2                | 70.8                | 68.1 | 39.9                | 72.8                | 68.8 |
| United Kingdom | na                  | na                  | na   | 53.5                | 78.1                | 73.3 |

<sup>1</sup> Data refer to persons and not households

Source: Eurostat (ilc\_lvho02)



### 3.18 Self provided housing as % of total residential building permits

|                      | 1990 | 1995 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|----------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Austria <sup>1</sup> | 37.4 | 27.1 | 36.5 | 35.0 | 34.2 |      |      | na   | na   | na   | na   | na   |
| Belgium              |      |      |      | 53.0 | 52.0 | 53.0 | 52.0 | 52.0 | 53.0 |      |      |      |
| Bulgaria             |      |      |      |      |      |      |      |      |      |      |      |      |
| Cyprus               |      |      |      |      |      |      |      |      |      |      |      |      |
| Czech Republic       |      |      |      |      |      |      |      |      |      |      |      |      |
| Denmark              | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| Estonia              |      |      |      |      |      |      |      |      |      |      |      |      |
| Finland              | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| France               |      | 43.2 | 51.6 | 52.7 | 51.9 | 50.3 | 49.3 | 46.1 | 43.4 | 40.9 | 38.5 |      |
| Germany              | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| Greece               | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| Hungary              |      |      |      | 74.0 | 63.0 | 62.0 | 57.0 | 50.0 | 55.0 | 52.0 | 52.0 | 48.0 |
| Ireland              |      |      |      |      |      |      |      |      |      |      |      |      |
| Italy                | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| Latvia               | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| Lithuania            |      |      |      |      |      |      |      |      |      |      |      |      |
| Luxembourg           | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   | na   |
| Malta                |      |      |      |      |      |      |      |      |      |      |      |      |
| Netherlands          |      | 16.1 | 16.3 | 16.2 | 12.2 | 9.7  | 10.5 | 9.8  | 9.5  | 10.2 | 10.3 | 11.1 |
| Poland               | 43.0 | 71.0 | 56.9 | 63.8 | 55.5 | 70.3 | 56.8 | 52.3 | 47.3 | 46.1 | 51.2 |      |
| Portugal             |      |      |      |      |      |      |      |      |      |      |      |      |
| Romania              |      |      |      |      |      |      |      |      |      |      |      |      |
| Slovak Republic      | na   | na   | 74.3 | 70.6 | 64.0 | 54.3 | 68.1 | 58.6 | 53.2 | 47.9 | 49.5 | 47.9 |
| Slovenia             |      |      |      |      |      |      |      |      |      |      |      |      |
| Spain                | na   | na   | 4.0  | 5.7  | 5.8  | 6.2  | 6.0  | 5.8  | 6.3  | 6.4  | 11.8 | na   |
| Sweden <sup>2</sup>  | na   | na   | 30.2 | 24.4 | 29.2 | 26.5 | 27.0 | 24.6 | 20.5 | 29.6 | 30.7 | 30.7 |
| United Kingdom       |      |      |      |      |      |      |      |      |      |      |      |      |

Definition self provided housing: private individual commissions architect and builder to build a house for own use. Self building or partly self building is also within this category

1 One-dwelling-buildings as percentage of total residential building permits

2 Individually built one- or two-dwelling building(s)

Source: National statistical institutes

BE FOD Economie

ES Ministerio de Fomento

### 3.19 Number of transactions of existing dwellings

|                     | 1990    | 1995    | 2000    | 2001    | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    | 2009    |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Austria             | na      | na      | na      | na      | na      | na      | na      | na      | na      | na      | na      | na      |
| Belgium             |         |         | 107,106 |         |         |         |         | 118,504 |         |         | 120,741 |         |
| Bulgaria            |         |         |         |         |         |         |         |         |         |         |         |         |
| Cyprus              |         |         |         |         |         |         |         |         |         |         |         |         |
| Czech Republic      |         |         |         |         |         |         |         |         |         |         |         |         |
| Denmark             | 82,084  | 93,583  | 93,513  | 89,573  | 89,465  | 92,328  | 102,443 | 109,713 | 93,754  | 85,674  | 66,875  |         |
| Estonia             |         | 36,264  | 38,264  | 41,817  | 40,523  | 46,972  | 50,589  | 62,905  | 62,824  | 49,788  | 34,431  | 26,550  |
| Finland             | 47,144  | 56,322  | 68,540  | 68,757  | 68,112  | 71,347  | 73,939  | 81,208  | 77,121  | 77,884  | 70,245  | 71,001  |
| France              |         |         |         |         |         |         |         |         |         |         | 684,000 | 575,000 |
| Germany             | na      | na      | na      | na      | na      | na      | na      | na      | na      | 835,000 | 815,000 | na      |
| Greece              | na      | na      | na      | na      | na      | na      | na      | na      | na      | na      | na      | na      |
| Hungary             |         |         |         |         |         |         |         |         |         |         |         |         |
| Ireland             | 23,337  | 28,613  | 47,567  | 39,785  | 53,737  | 58,212  | 54,287  | 61,933  | 60,698  | 48,250  | 29,586  | 15,337  |
| Italy               | 519,000 | 504,000 | 690,000 | 681,000 | 762,000 | 762,000 | 804,000 | 833,000 | 845,000 | 809,000 | 687,000 | 595,000 |
| Latvia              | na      | 1,285   | 22,195  | 29,842  | 39,017  | 49,496  | 60,536  | 65,491  | 76,469  | 61,798  | 41,422  | 33,026  |
| Lithuania           |         |         |         |         |         |         |         |         |         |         |         |         |
| Luxembourg          | na      | na      | na      | na      | na      | na      | na      | na      | na      | 7,073   | 5,926   | 6,764   |
| Malta               |         |         |         |         |         |         |         |         |         |         |         |         |
| Netherlands         | na      | 155,000 | 189,000 | 196,000 | 198,000 | 193,000 | 192,000 | 207,000 | 210,000 | 202,000 | 182,000 | 128,000 |
| Poland              | na      | na      | na      | na      | na      | 74,300  | 74,300  | 74,300  | 74,300  | 74,300  | 74,300  |         |
| Portugal            |         |         |         |         |         |         |         |         |         |         |         |         |
| Romania             |         |         |         |         |         |         |         |         |         |         |         |         |
| Slovak Republic     | na      | na      | na      | na      | na      | na      | na      | na      | na      | na      | na      | na      |
| Slovenia            |         |         |         |         |         |         |         |         |         |         |         |         |
| Spain               | na      | na      | na      | na      | na      | na      | 553,148 | 565,096 | 544,994 | 424,432 | 231,038 | 221,910 |
| Sweden <sup>1</sup> | 54,295  | 41,877  | 50,946  | 50,674  | 51,615  | 54,253  | 56,248  | 59,224  | 58,751  | 64,221  | 56,983  | 51,865  |
| United Kingdom      |         |         |         |         |         |         |         |         |         |         |         |         |

1 One and two family dwellings

Source: National statistical institutes

FR CGEDD-Meedmindice INSEE notaires

IE Department of the Environment, Heritage and Local Government: Housing Statistics, Loan approvals existing dwellings

IT ANCE on data of Territory Agency

LU Housing Observatory - Ministry of Housing

## Chapter 4 Affordability of Housing

#### 4.1 Harmonised indices of consumer prices, total and housing (2005 = 100)

|                 | 2000  |         | 2005  |         | 2006  |         | 2007  |         | 2008  |         |
|-----------------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|
|                 | Total | Housing | Total | Housing | Total | Housing | Total | Housing | Total | Housing |
| Austria         | 91.2  | 85.9    | 100   | 100     | 101.7 | 105.4   | 103.9 | 109.9   | 107.3 | 112.7   |
| Belgium         | 90.7  | 87.3    | 100   | 100     | 102.3 | 104.9   | 104.2 | 106.4   | 108.9 | 118.6   |
| Bulgary         | 76.4  | 63.9    | 100   | 100     | 107.4 | 104.6   | 115.6 | 110.2   | 129.4 | 122.1   |
| Cyprus          | 88.3  | 74.9    | 100   | 100     | 102.3 | 107.8   | 104.5 | 109.8   | 109.0 | 121.7   |
| Czech Republic  | 90.6  | 78.4    | 100   | 100     | 102.1 | 108.3   | 105.1 | 112.5   | 111.7 | 127.0   |
| Denmark         | 91.2  | 86.9    | 100   | 100     | 101.8 | 103.6   | 103.5 | 105.9   | 107.3 | 111.5   |
| Estonia         | 84.0  | 72.8    | 100   | 100     | 104.5 | 110.5   | 111.5 | 127.0   | 123.3 | 148.2   |
| Finland         | 93.4  | 86.5    | 100   | 100     | 101.3 | 102.9   | 102.9 | 105.7   | 106.9 | 112.2   |
| France          | 90.5  | 87.8    | 100   | 100     | 101.9 | 104.7   | 103.6 | 107.8   | 106.8 | 112.9   |
| Germany         | 92.4  | 89.2    | 100   | 100     | 101.8 | 104.0   | 104.1 | 106.2   | 107.0 | 111.0   |
| Greece          | 84.2  | 78.4    | 100   | 100     | 103.3 | 107.2   | 106.4 | 110.3   | 110.9 | 121.1   |
| Hungary         | 75.3  | 65.2    | 100   | 100     | 104.0 | 106.8   | 112.3 | 125.6   | 119.1 | 140.5   |
| Ireland         | 84.5  | 76.6    | 100   | 100     | 102.7 | 107.4   | 105.6 | 115.5   | 108.9 | 122.2   |
| Italy           | 88.6  | 87.3    | 100   | 100     | 102.2 | 105.7   | 104.3 | 108.5   | 108.0 | 115.6   |
| Latvia          | 81.9  | 80.4    | 100   | 100     | 106.6 | 113.7   | 117.3 | 132.4   | 135.2 | 171.2   |
| Lithuania       | 95.5  | 89.8    | 100   | 100     | 103.8 | 106.9   | 109.8 | 119.1   | 122.0 | 142.1   |
| Luxembourg      | 87.1  | 86.6    | 100   | 100     | 103.0 | 105.8   | 105.7 | 109.4   | 110.0 | 117.9   |
| Malta           | 88.6  | 83.5    | 100   | 100     | 102.6 | 110.6   | 103.3 | 110.5   | 108.1 | 119.9   |
| Netherlands     | 87.1  | 79.2    | 100   | 100     | 101.7 | 104.8   | 103.3 | 107.9   | 105.5 | 110.6   |
| Poland          | 87.4  | 76.9    | 100   | 100     | 101.3 | 104.4   | 103.9 | 109.2   | 108.3 | 117.6   |
| Portugal        | 85.5  | 83.3    | 100   | 100     | 103.0 | 103.9   | 105.5 | 107.6   | 108.3 | 111.9   |
| Romania         | 43.2  | 31.5    | 100   | 100     | 106.6 | 114.4   | 111.8 | 125.9   | 120.7 | 138.4   |
| Slovak Republic | 75.3  | 53.7    | 100   | 100     | 104.3 | 112.1   | 106.2 | 114.7   | 110.4 | 119.6   |
| Slovenia        | 76.4  | 69.3    | 100   | 100     | 102.5 | 105.4   | 106.4 | 109.1   | 112.3 | 120.1   |
| Spain           | 85.5  | 84.8    | 100   | 100     | 103.6 | 106.5   | 106.5 | 110.5   | 110.9 | 117.8   |
| Sweden          | 91.7  | 81.2    | 100   | 100     | 101.5 | 104.6   | 103.2 | 105.7   | 106.7 | 111.6   |
| United Kingdom  | 93.1  | 84.9    | 100   | 100     | 102.3 | 109.2   | 104.7 | 114.7   | 108.5 | 124.5   |

Housing includes rents, water, electricity gas and other fuels

Source: Eurostat. Tables total HICP and HICP housing (teicp040)

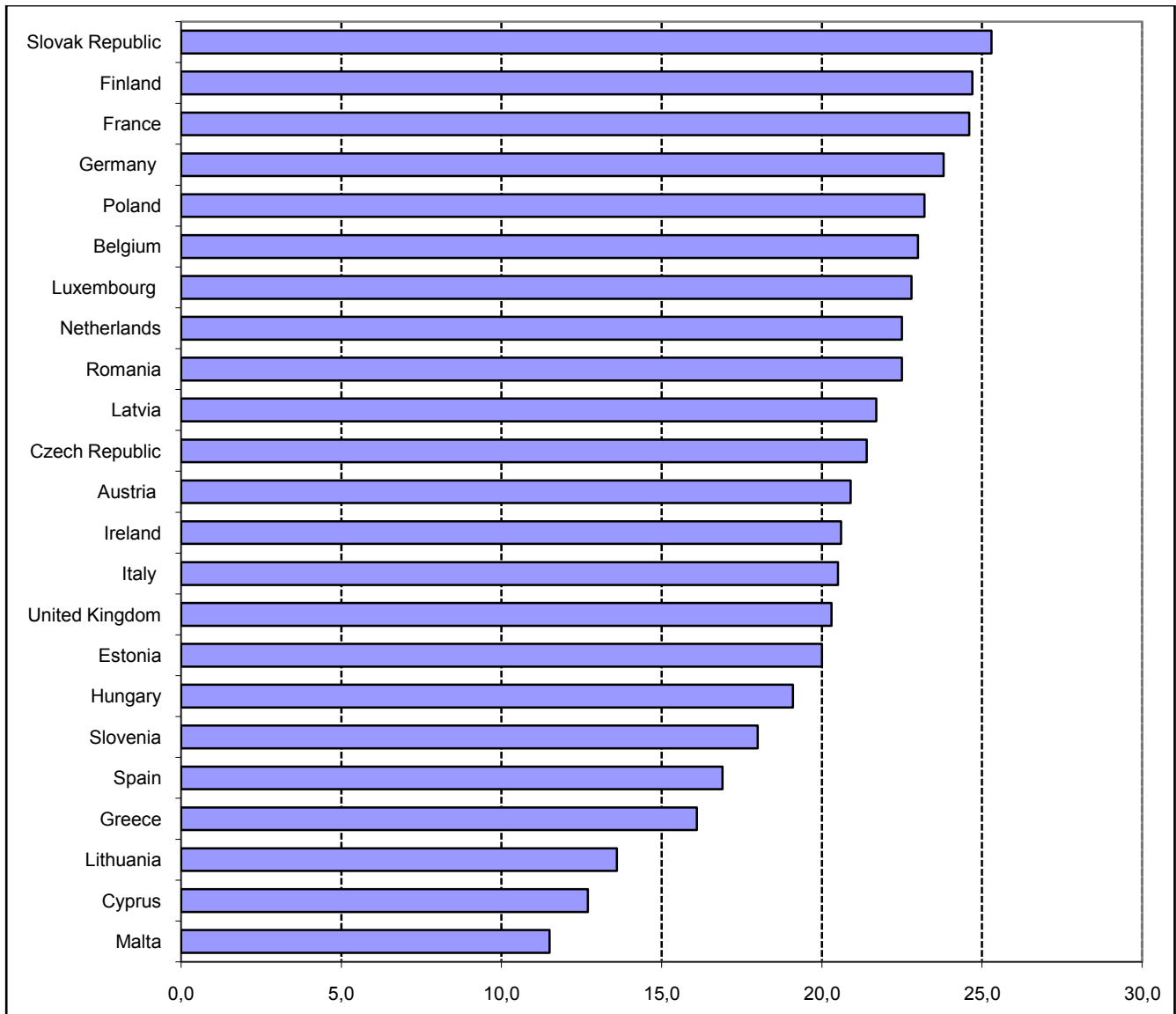
## 4.2 Housing consumption as share of total household consumption (%)

|                 | 1980 | 1990 | 2000 | 2005 | 2006 | 2007 | 2008 |
|-----------------|------|------|------|------|------|------|------|
| Austria         | 14.0 | 16.8 | 19.4 | 21.1 | 21.1 | 20.9 | na   |
| Belgium         | na   | na   | 23.4 | 23.7 | 23.7 | 23.0 | 23.9 |
| Bulgaria        | na   | na   | 23.6 | 20.0 | na   | na   | na   |
| Cyprus          | na   | na   | 12.6 | 12.8 | 13.0 | 12.7 | 12.8 |
| Czech Republic  | na   | na   | 20.7 | 22.3 | 22.0 | 21.4 | 21.8 |
| Denmark         | 25.4 | 26.1 | 26.6 | na   | na   | na   | na   |
| Estonia         | na   | na   | 25.3 | 20.0 | 20.3 | 20.0 | 21.2 |
| Finland         | 18.6 | 18.2 | 24.7 | 25.2 | 25.0 | 24.7 | 24.9 |
| France          | 19.2 | 20.0 | 23.0 | 24.3 | 24.6 | 24.6 | 25.2 |
| Germany         | na   | na   | 23.2 | 24.0 | 24.0 | 23.8 | 24.3 |
| Greece          | na   | na   | 16.5 | 16.1 | 16.0 | 16.1 | 16.2 |
| Hungary         | na   | na   | 18.6 | 18.6 | 18.7 | 19.1 | 19.3 |
| Ireland         | na   | 15.0 | 17.7 | 20.0 | 19.9 | 20.6 | 22.4 |
| Italy           | 13.6 | 16.0 | 18.5 | 20.5 | 20.5 | 20.5 | 21.2 |
| Latvia          | na   | na   | 21.4 | 21.0 | 20.5 | 21.7 | na   |
| Lithuania       | na   | na   | 17.0 | 14.3 | 14.1 | 13.6 | na   |
| Luxembourg      | na   | 18.5 | 20.2 | 22.2 | 22.6 | 22.8 | 22.4 |
| Malta           | na   | na   | 9.7  | 10.9 | 11.4 | 11.5 | 12.1 |
| Netherlands     | 15.6 | 18.6 | 20.4 | 22.0 | 22.7 | 22.5 | na   |
| Poland          | na   | na   | 20.5 | 23.7 | 23.6 | 23.2 | 23.7 |
| Portugal        | na   | 9.8  | 12.8 | 14.2 | 14.1 | na   | na   |
| Romania         | na   | na   | 22.8 | 20.9 | 20.0 | 22.5 | na   |
| Slovak Republic | na   | na   | 22.3 | 25.8 | 26.3 | 25.3 | 24.4 |
| Slovenia        | na   | na   | 18.9 | 18.9 | 18.9 | 18.0 | 18.5 |
| Spain           | na   | na   | 15.3 | 16.3 | 16.6 | 16.9 | 17.7 |
| Sweden          | na   | na   | 27.8 | 28.1 | na   | na   | na   |
| United Kingdom  | 15.6 | 17.1 | 17.7 | 19.3 | 20.0 | 20.3 | 21.1 |

Housing consumption consists of the consumption of housing, water, electricity, gas and other fuels  
At current prices (% of total household consumption expenditure)

Source: Eurostat (nama\_co3\_c)

#### 4.2F Housing consumption as share of total household consumption (%), 2007



Source: Eurostat

### 4.3 Disaggregated average housing consumption (% of total household consumption), 2007

|                     | Total housing consumption | Actual rents for housing | Imputed rent for owner occupied housing | Maintenance and repair of the dwelling | Water supply and miscellaneous services relating to the dwelling | Electricity, gas and other fuels | Total consumption by households on housing (Euro/inhabitant) |
|---------------------|---------------------------|--------------------------|---|--|--|----------------------------------|--|
| Austria             | 20.9                      | 2.9                      | 9.9                                     | 1.6                                    | 2.7  | 3.9                              | 3,700  |
| Belgium             | 23.0                      | 3.8                      | 12.5                                    | 1.1                                    | 1.3  | 4.3                              | 3,600  |
| Bulgaria            | na                        | na                       | na                                      | na                                     | na   | na                               | na   |
| Cyprus              | 12.7                      | 1.7                      | 7.1                                     | 0.9                                    | 0.7  | 2.4                              | 2,000  |
| Czech Republic      | 21.4                      | 2.9                      | 9.2                                     | 0.5                                    | 1.6  | 7.2                              | 1,300  |
| Denmark             | na                        | na                       | na                                      | na                                     | na   | na                               | 5,300  |
| Estonia             | 20.0                      | 3.0                      | 11.4                                    | 0.2                                    | 2.3  | 3.0                              | 1,300  |
| Finland             | 24.7                      | 6.3                      | 15.4                                    | 0.0                                    | 0.4  | 2.5                              | 4,100  |
| France              | 24.6                      | 4.3                      | 14.0                                    | 1.3                                    | 1.5  | 3.5                              | 4,100  |
| Germany             | 23.8                      | 7.0                      | 9.5                                     | 0.7                                    | 2.3  | 4.3                              | 3,800  |
| Greece <sup>1</sup> | 16.1                      | 2.6                      | 9.5                                     | 1.2                                    | 1.1  | 1.8                              | 2,400  |
| Hungary             | 19.1                      | 0.7                      | 10.3                                    | 0.5                                    | 1.8  | 5.9                              | 1,000  |
| Ireland             | 20.6                      | 2.8                      | 13.9                                    | 0.4                                    | 0.2  | 3.3                              | 4,000  |
| Italy               | 20.5                      | 2.0                      | 12.2                                    | 1.1                                    | 1.8  | 3.4                              | 3,200  |
| Latvia              | 21.7                      | 0.5                      | 11.0                                    | 5.0                                    | 0.8  | 4.3                              | 1,200  |
| Lithuania           | 13.6                      | 0.3                      | 7.3                                     | 1.7                                    | 0.9  | 3.3                              | 700  |
| Luxembourg          | 22.8                      | 3.0                      | 14.6                                    | 1.3                                    | 1.2  | 2.8                              | 6,500  |
| Malta               | 11.5                      | 0.8                      | 7.7                                     | 0.5                                    | 0.4  | 1.9                              | 1,100  |
| Netherlands         | 22.5                      | 5.3                      | 9.7                                     | 1.6                                    | 1.4  | 4.6                              | 3,500  |
| Poland              | 23.2                      | 1.7                      | 6.4                                     | 5.6                                    | 1.9  | 7.6                              | 1,100  |
| Portugal            | na                        | na                       | na                                      | na                                     | na   | na                               | na   |
| Romania             | 22.5                      | 0.8                      | 12.9                                    | 3.5                                    | 0.8  | 4.6                              | 900  |
| Slovak Republic     | 25.3                      | 0.9                      | 7.9                                     | 3.0                                    | 2.5  | 11.1                             | 1,400  |
| Slovenia            | 18.0                      | 0.6                      | 10.3                                    | 0.3                                    | 1.7  | 5.1                              | 1,700  |
| Spain               | 16.9                      | 1.4                      | 10.5                                    | 1.0                                    | 1.7  | 2.2                              | 2,400  |
| Sweden              | na                        | na                       | na                                      | na                                     | na   | na                               | 4,400  |
| United Kingdom      | 20.3                      | 4.3                      | 10.2                                    | 1.8                                    | 0.9  | 3.2                              | na   |

Source: Eurostat (nama\_co2\_c)

#### 4.4 Construction cost index, residential buildings (2005 = 100)

|                    | 1995 | 2000 | 2005 | 2006  | 2007  | 2008  |
|--------------------|------|------|------|-------|-------|-------|
| Austria            | 78.6 | 87.5 | 100  | 104.6 | 109.2 | 114.9 |
| Belgium            | na   | 92.3 | 100  | 104.9 | 109.6 | 112.3 |
| Bulgaria           | na   | na   | na   | na    | na    | na    |
| Cyprus             | na   | 78.6 | 100  | 105.0 | 110.3 | 119.1 |
| Czech Republic     | na   | 83.6 | 102  | 103.8 | 108.7 | 112.6 |
| Denmark            | 77.5 | 88.9 | 100  | 104.7 | 111.6 | 114.9 |
| Estonia            | 52.6 | 78.7 | 100  | 110.5 | 124.5 | 128.9 |
| Finland            | 82.9 | 89.8 | 100  | 103.8 | 109.9 | 114.2 |
| France             | 77.0 | 84.3 | 100  | 105.3 | 110.1 | 116.2 |
| Germany            | 0.0  | 94.1 | 100  | 102.0 | 104.9 | 107.3 |
| Greece             | 67.7 | 86.7 | 100  | 104.3 | 109.1 | 114.7 |
| Hungary            | na   | 73.9 | 99   | 105.1 | 112.6 | 121.1 |
| Ireland            | na   | 61.0 | 100  | 109.6 | 111.5 | 103.0 |
| Italy <sup>1</sup> | na   | na   | na   | na    | na    | na    |
| Latvia             | na   | 78.2 | 100  | 120.7 | 161.4 | 186.7 |
| Lithuania          | 62.8 | 85.9 | 100  | 110.7 | 128.5 | 140.8 |
| Luxembourg         | 79.0 | 86.5 | 100  | 102.9 | 105.9 | 109.2 |
| Malta              | na   | na   | na   | na    | na    | na    |
| Netherlands        | 79.2 | 90.0 | 100  | 103.2 | 107.4 | 112.0 |
| Poland             | na   | 92.4 | 100  | 101.5 | 108.3 | 115.6 |
| Portugal           | na   | 91.1 | 100  | 103.0 | 106.5 | 112.1 |
| Romania            | na   | 33.1 | 100  | 110.8 | 122.1 | 141.9 |
| Slovak Republic    | 46.1 | 76.6 | 100  | 104.0 | 108.3 | 114.5 |
| Slovenia           | na   | 72.0 | 100  | 103.4 | 108.6 | 114.2 |
| Spain              | 75.7 | 85.6 | 100  | 106.8 | 112.2 | 117.5 |
| Sweden             | 71.4 | 82.9 | 100  | 105.0 | 111.4 | 116.8 |
| United Kingdom     | 45.6 | 61.7 | 100  | 104.6 | 109.0 | 109.3 |

1 Series stopped in 2000

Source: Eurostat, TU Delft-adaption of teiis510 quarterly data



## 4.5 Average price for dwelling, 2009 <sup>1</sup>

|                               | Existing dwellings                          |                                      |   | Newly completed dwellings                   |                                      |   |  |
|-------------------------------|---|--------------------------------------|---|---|--------------------------------------|---|--|
|                               | Average price for one dwelling (euro*1,000) | Average price (euro/m <sup>2</sup> ) | Average size per dwelling (m <sup>2</sup> ) | Average price for one dwelling (euro*1,000) | Average price (euro/m <sup>2</sup> ) | Average size per dwelling (m <sup>2</sup> ) | Average construction cost (euro/m <sup>2</sup> ) |
| Austria                       | na  | 1,010                                | 75  | na  | 1,890                                | 80  | 1,520  |
| Belgium                       | 173   | na                                   | na  | na  | na                                   | na  | na   |
| Bulgaria                      |   |                                      |   |   |                                      |   |  |
| Cyprus                        | na  | na                                   | na  | na  | na                                   | na  | na   |
| Czech Republic                | na  | 375 <sup>2</sup>                     | 61  | 97  | 1,272 <sup>3</sup>                   | 76  |  |
| Denmark                       | 293   | 1,839                                | 159   | na  | na                                   | na  | na   |
| Estonia                       | 120   | na                                   | 59  | 200   |                                      | 62  | 90   |
| Finland                       | 157   | 1,934                                | 81  | 295   | 2,787                                | 106   | na   |
| France <sup>2</sup>           | na  | 2,500                                | 70  | na  | 2,500                                | na  | na   |
| Germany                       | na  | na                                   | na  | na  | na                                   | na  | na   |
| Greece <sup>4</sup>           | 176   | 1,793 <sup>5</sup>                   | 95  | 204   | 2,064 <sup>5</sup>                   | 98  | 5 <sup>6</sup>                                   |
| Hungary                       | na  | na                                   | na  | na  | na                                   | 93  | 576  |
| Ireland <sup>7</sup>          | 275   |                                      |   | 242   |                                      |   |  |
| Italy                         | 163 <sup>8</sup>                            | 1,580 <sup>8</sup>                   | 103   | na  | na                                   | na  | na   |
| Latvia                        | 24  | 445                                  | 50  | 72  | 810                                  | 78  | na   |
| Lithuania                     | na  | na                                   | na  | na  | na                                   | na  | na   |
| Luxembourg <sup>9</sup>       | 284   | 3,569                                | 81  | 350   | 4,336                                | 82  | na   |
| Malta <sup>10</sup>           | na  | 815-1,050                            | 45-200                                      | na  | >1,050                               | 45-200                                      | 128 <sup>11</sup>                                |
| Netherlands                   | 238   |                                      |   | 272   |                                      |   |  |
| Poland                        | na  | na                                   | na  | na  | na                                   | na  | 585  |
| Portugal                      | 146   | 1,490                                | 98  | na  | na                                   | na  | na   |
| Romania                       | na  | na                                   | na  | na  | na                                   | na  | na   |
| Slovak Republic <sup>12</sup> | na  | na                                   | na  | na  | na                                   | na  | max 513  |
| Slovenia                      | na  | na                                   | na  | na  | na                                   | na  | na   |
| Spain                         | 233   | 1,917                                | 122   | 236   | 1,992                                | 118   |  |
| Sweden <sup>13 14</sup>       | 188   | 1,472                                | 128   | na  | na                                   | 130   | 2,614  |
| United Kingdom                | 256   | na                                   | na  | na  | na                                   | na  | na   |

For definition of dwelling see Appendix 1

1. AT, EE, FR, DE, GR, MT, PL, SK, UK = 2004; BE, CZ, IT, SE = 2008
2. For dwellings in apartment buildings
3. For dwellings in apartment buildings and family houses
4. Attica Region
5. Over-estimation because data do not refer to low-income regions.
6. Newly and relatively new (up to 7 years) completed dwellings.
7. Source for average size is planning permissions.
8. Main metropolitan areas
9. Apartments only
10. Apartments euro 130,000; maisonettes euro 185,000; and terraced houses euro 230,000
11. Shell form
12. Average construction cost per dwelling defines the maximum level of construction cost of municipal rental housing supported by direct subsidies from the state budget
13. Newly completed dwellings that are collectively built, conventional one- or two dwelling buildings (i.e. separately built one-family houses are not included)
14. Price for one or two family dwelling.

Source: Ministries responsible for housing and national statistical institutes

AT for prices: Austrian Chamber of Commerce, IIBW. For construction costs 2001: Statistica Austria  
IT Nomisma

#### 4.6 Average annual rent (\*1,000 euro) and average size (m<sup>2</sup>) for rental dwellings in the free and regulated market, 2009 <sup>1</sup>

|                              | Free Market               |   | Regulated market          |   |
|------------------------------|---------------------------|---|---------------------------|---|
|                              | Average rent per dwelling | Average size per dwelling (m <sup>2</sup> ) | Average rent per dwelling | Average size per dwelling (m <sup>2</sup> ) |
| Austria <sup>2</sup>         | 6.6                       | 71.0  | 5.6                       | 67.0  |
| Belgium                      | na                        | na  | 2.4                       | na  |
| Bulgaria                     |                           |   |                           |   |
| Cyprus                       | 6.1                       | 121.0                                       | na                        | na  |
| Czech Republic               | 1.3                       | 51.0  | 0.7                       | 63.0  |
| Denmark                      | 5.7                       | 80.0  | na                        | na  |
| Estonia                      | na                        | na  | 1.3                       | 45.0  |
| Finland                      | 6.4                       | 53.0  | 5.9                       | 55.0  |
| France <sup>3</sup>          | 6.3                       | 57.0  | 4.0                       | 68.0  |
| Germany                      | 4.9                       | 71.0  | na                        | na  |
| Greece                       | 4.6                       | 71.7  |                           |   |
| Hungary                      | 1.7                       | 51.0  | 0.4                       | 48.0  |
| Ireland                      | 12.0                      | na  | 1.9                       | na  |
| Italy <sup>4</sup>           | 4.0                       | na  | 1.2                       | 75.0  |
| Latvia                       | 85.0                      | 48.0  | 14.0                      | 51.0  |
| Lithuania                    | 1.1                       | 61.0  | 0.1                       | 44.0  |
| Luxembourg                   | 7.7                       | 88.0  | 4.0                       | 86.0  |
| Malta                        | 4.5                       |   | 0.1                       |   |
| Netherlands                  | 10.1                      | 106.0                                       | 4.9                       | 82.0  |
| Poland                       | na                        | na  | na                        | na  |
| Portugal                     | 7.8                       | na  | na                        | na  |
| Romania                      | na                        | na  | na                        | na  |
| Slovak Republic <sup>5</sup> | na                        | 124.1                                       | na                        | 59.8  |
| Slovenia                     | na                        | na  | na                        | na  |
| Spain                        | 5.1                       | 74.8  | 1.6                       | 74.9  |
| Sweden                       | 6.2                       | 67.0  | 5.8                       | 66.0  |
| United Kingdom               | 8.9                       | na  | 3.9 <sup>6</sup>          | na  |

"Regulated" market average rent per dwelling = average rent for social landlord and local authority housing tenants

1. BE, CZ, DK, EE, IE, PL = 2004; CY, LT, UK = 2003; DK = 2002; IT, LV, LT, ES, SE = 2008
2. Regulated market = Limited Profit Housing Association + public housing. LPHA frequently asks for additional upfront payments from the tenants, which is not included in the data
3. Dwellings located in a great agglomeration
4. For regulated market
5. Average size per dwelling in the free market from Population and Housing Census 2001 for total occupied housing stock; average size per dwelling in regulated market is data regarding newly completed municipal rental housing in 2004
6. England only

Source: Ministries responsible for Housing and national statistical institutes  
 GR National Statistical Service of Greece, Households Accounts Research 2004/05  
 I FederCasaL  
 LU Housing Observatory. EU-SILC 04

#### 4.7 Comparative price level indices for total household consumption (EU-27 = 100)

|                 | 1995  | 2000  | 2005  | 2006  | 2007  | 2008  |
|-----------------|-------|-------|-------|-------|-------|-------|
| Austria         | 115.4 | 101.8 | 102.5 | 101.9 | 102.2 | 105.1 |
| Belgium         | 113.6 | 101.9 | 106.4 | 107.7 | 108.3 | 111.1 |
| Bulgaria        | 32.9  | 38.7  | 43.2  | 44.9  | 46.2  | 50.2  |
| Cyprus          | 86.7  | 88.0  | 90.3  | 90.3  | 88.1  | 90.5  |
| Czech Republic  | 41.6  | 48.0  | 58.1  | 61.3  | 62.4  | 72.8  |
| Denmark         | 138.2 | 130.2 | 140.3 | 138.4 | 137.4 | 141.2 |
| Estonia         | 41.7  | 57.2  | 64.7  | 68.5  | 73.1  | 78.0  |
| Finland         | 132.9 | 120.8 | 123.6 | 122.7 | 119.9 | 124.3 |
| France          | 118.3 | 105.8 | 108.2 | 108.5 | 108.0 | 110.7 |
| Germany         | 118.6 | 106.5 | 103.3 | 102.6 | 101.9 | 103.7 |
| Greece          | 82.9  | 84.8  | 88.2  | 89.0  | 90.7  | 94.0  |
| Hungary         | 43.8  | 49.2  | 63.3  | 60.6  | 66.7  | 68.1  |
| Ireland         | 100.8 | 114.8 | 123.4 | 124.5 | 124.5 | 127.6 |
| Italy           | 90.0  | 97.5  | 104.7 | 104.2 | 102.9 | 105.6 |
| Latvia          | 38.6  | 58.8  | 57.0  | 60.7  | 66.6  | 72.6  |
| Lithuania       | 30.9  | 52.6  | 54.8  | 57.3  | 60.0  | 64.6  |
| Luxembourg      | 113.5 | 101.4 | 111.6 | 111.3 | 115.3 | 119.1 |
| Malta           | 61.8  | 73.2  | 73    | 74.8  | 75.5  | 78.8  |
| Netherlands     | 111.2 | 100   | 104.7 | 104.0 | 101.8 | 104.0 |
| Poland          | 47.5  | 57.9  | 61.1  | 62.4  | 61.9  | 69.1  |
| Portugal        | 82.9  | 83.0  | 85.0  | 84.9  | 85.7  | 87.0  |
| Romania         | 31.4  | 42.5  | 54.4  | 57.6  | 63.8  | 60.9  |
| Slovak Republic | 39.7  | 44.4  | 55.4  | 58.0  | 63.2  | 70.1  |
| Slovenia        | 75.1  | 72.8  | 76.0  | 76.7  | 79.0  | 82.3  |
| Spain           | 89.0  | 85.0  | 91.1  | 91.8  | 92.8  | 95.4  |
| Sweden          | 125.7 | 127.5 | 119   | 118.5 | 115.7 | 114.5 |
| United Kingdom  | 92.3  | 119.9 | 109.7 | 110.6 | 112.6 | 100.0 |

Source: Eurostat (prc\_ppp\_ind E011)

#### 4.7F Comparative price level indices for total household consumption, 2008 (EU-27 = 100)



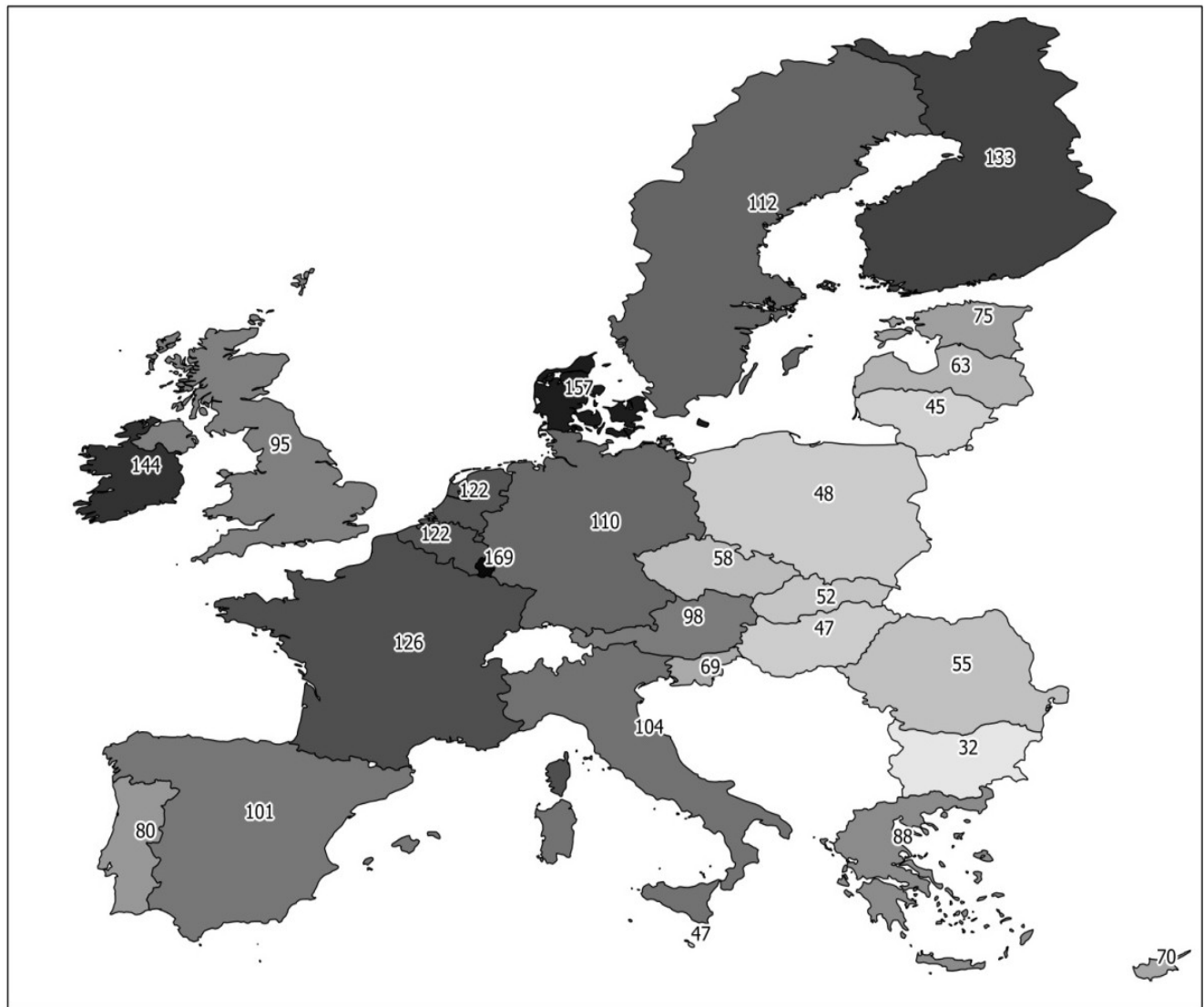
Source: Eurostat (prc\_ppp\_ind E011) (rounded)

#### 4.8 Comparative price level indices for housing costs (gross rent, fuel and power) (EU-27 = 100)

|                 | 2000  | 2005  | 2006  | 2007  | 2008  |
|-----------------|-------|-------|-------|-------|-------|
| Austria         | 95.7  | 96.7  | 96.2  | 95.6  | 97.5  |
| Belgium         | 111.5 | 119.1 | 120.3 | 119.1 | 121.9 |
| Bulgaria        | 26.0  | 28.9  | 28.6  | 29.6  | 32.4  |
| Cyprus          | 63.0  | 68.0  | 69.2  | 66.7  | 69.5  |
| Czech Republic  | 34.9  | 43.3  | 46.8  | 48.1  | 58.0  |
| Denmark         | 140.0 | 149.7 | 149.5 | 154.4 | 157.4 |
| Estonia         | 43.9  | 55.8  | 61.6  | 72.0  | 74.7  |
| Finland         | 130.1 | 130.5 | 128.0 | 128.3 | 133.3 |
| France          | 117.6 | 122.2 | 122.7 | 124.3 | 125.8 |
| Germany         | 128.1 | 115.0 | 111.8 | 109.3 | 110.2 |
| Greece          | 75.6  | 81.3  | 82.2  | 84.7  | 87.5  |
| Hungary         | 35.2  | 42.6  | 40.8  | 45.4  | 46.5  |
| Ireland         | 130.8 | 134.5 | 135.4 | 140.6 | 144.4 |
| Italy           | 100.8 | 105.4 | 107.0 | 103.0 | 104.3 |
| Latvia          | 36.0  | 42.1  | 46.0  | 53.4  | 62.9  |
| Lithuania       | 31.1  | 35.9  | 38.3  | 42.3  | 45.3  |
| Luxembourg      | 134.1 | 149.9 | 150.2 | 161.3 | 169.3 |
| Malta           | 42.9  | 43.5  | 44.5  | 43.8  | 47.0  |
| Netherlands     | 113.6 | 123.7 | 121.3 | 119.5 | 121.5 |
| Poland          | 39.6  | 42.4  | 42.3  | 41.9  | 47.6  |
| Portugal        | 75.9  | 78.3  | 78.1  | 79.4  | 80.3  |
| Romania         | 28.4  | 46.5  | 48.9  | 57.9  | 55.1  |
| Slovak Republic | 26.0  | 39.6  | 42.8  | 47.4  | 52.4  |
| Slovenia        | 66.4  | 66.3  | 64.5  | 65.5  | 69.3  |
| Spain           | 82.4  | 94.3  | 96.1  | 97.3  | 100.8 |
| Sweden          | 136.2 | 118.4 | 117.5 | 112.9 | 112.0 |
| United Kingdom  | 103.2 | 99.6  | 102.4 | 105.9 | 94.8  |
| EU-27           | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

Source: Eurostat (prc\_ppp\_ind A0104)

**4.8F Comparative price level indices for housing costs (gross rent, fuel and power), 2008 (EU-27 = 100)**



Source: Eurostat tables prc\_ppp\_ind A0104 (rounded)

#### 4.9 Share of households that perceive housing costs as a heavy burden (%)

|                 | 2005                                   |                       |                          | 2008                                   |                       |                          |
|-----------------|--|-----------------------|--------------------------|--|-----------------------|--------------------------|
|                 | Households with heavy financial burden | With financial burden | Without financial burden | Households with heavy financial burden | With financial burden | Without financial burden |
| Austria         | 14.1                                   | 61.4                  | 24.5                     | 15.6                                   | 59.0                  | 25.5                     |
| Belgium         | 31.2                                   | 34.8                  | 34.0                     | 31.0                                   | 35.3                  | 33.6                     |
| Bulgaria        | na                                     | na                    | na                       | 42.6                                   | 49.8                  | 7.6                      |
| Cyprus          | 63.2                                   | 30.9                  | 5.9                      | 66.4                                   | 30.4                  | 3.3                      |
| Czech Republic  | 24.4                                   | 64.3                  | 11.3                     | 22.3                                   | 68.7                  | 9.0                      |
| Denmark         | 6.3                                    | 20.5                  | 73.2                     | 7.4                                    | 23.0                  | 69.6                     |
| Estonia         | 26.9                                   | 53.7                  | 19.4                     | 14.3                                   | 61.0                  | 24.7                     |
| Finland         | 19.7                                   | 56.3                  | 24.1                     | 20.1                                   | 56.8                  | 23.1                     |
| France          | 20.9                                   | 30.8                  | 48.4                     | 29.5                                   | 25.2                  | 45.3                     |
| Germany         | 24.1                                   | 59.3                  | 16.6                     | 23.8                                   | 59.8                  | 16.4                     |
| Greece          | 23.7                                   | 69.4                  | 7.0                      | 30.7                                   | 64.7                  | 4.5                      |
| Hungary         | 24.8                                   | 62.4                  | 12.8                     | 34.8                                   | 56.9                  | 8.3                      |
| Ireland         | 23.1                                   | 52.1                  | 24.8                     | 24.0                                   | 54.9                  | 21.1                     |
| Italy           | 53.7                                   | 45.0                  | 1.3                      | 58.6                                   | 40.4                  | 1.1                      |
| Latvia          | 33.0                                   | 49.7                  | 17.3                     | 25.0                                   | 54.9                  | 20.0                     |
| Lithuania       | 36.7                                   | 48.3                  | 14.9                     | 27.9                                   | 55.6                  | 16.5                     |
| Luxembourg      | 28.6                                   | 46.4                  | 25.0                     | 35.6                                   | 45.3                  | 19.1                     |
| Malta           | 37.9                                   | 43.8                  | 18.3                     | 30.2                                   | 51.9                  | 17.8                     |
| Netherlands     | 17.7                                   | 47.1                  | 35.1                     | 11.7                                   | 47.1                  | 41.2                     |
| Poland          | 46.4                                   | 42.4                  | 11.2                     | 37.7                                   | 51.4                  | 10.9                     |
| Portugal        | 23.5                                   | 58.2                  | 18.3                     | 37.8                                   | 48.6                  | 13.6                     |
| Romania         | na                                     | na                    | na                       | 38.1                                   | 58.4                  | 3.5                      |
| Slovak Republic | 40.3                                   | 53.3                  | 6.5                      | 32.5                                   | 58.1                  | 9.4                      |
| Slovenia        | 32.5                                   | 58.2                  | 9.3                      | 33.6                                   | 54.0                  | 12.4                     |
| Spain           | 46.4                                   | 50.1                  | 3.5                      | 51.5                                   | 45.3                  | 3.3                      |
| Sweden          | 13.3                                   | 36.4                  | 50.4                     | 10.4                                   | 36.9                  | 52.7                     |
| United Kingdom  | na                                     | na                    | na                       | 28.5                                   | 45.2                  | 26.3                     |

Source: Eurostat (ilc\_mdcd04)

#### 4.10 Low income households by tenure (2008) and households receiving housing allowances

|                 | Percentages of persons living in low income households |       |      | 60% of median equivalised income in PPS <sup>1</sup> | Percentage of households receiving housing allowance | Average Personal Aid (euro/year per household) |
|-----------------|--|-------|------|--|--|--|
|                 | Total  | Owner | Rent |  |  |  |
| Austria         | 12   | 9     | 18   | 11,406   | 5.4  | 1,622  |
| Belgium         | 15   | 10    | 28   | 10,791   |  |  |
| Bulgaria        | 22   | 21    | 28   | 1,303  |  |  |
| Cyprus          | 16   | 15    | 30   | 10,059   |  |  |
| Czech Republic  | 10   | 7     | 17   | 3,641  | 3.0  | 467  |
| Denmark         | 12   | 8     | 20   | 14,497   | 20.8   | 2,764  |
| Estonia         | 19   | 19    | 24   | 3,328  |  | 9  |
| Finland         | 13   | 9     | 27   | 11,889   | 19.8   | 1,951  |
| France          | 13   | 9     | 22   | 10,538   | 19.8   | 2,470  |
| Germany         | 15   | 8     | 24   | 10,986   | 11.0   |  |
| Greece          | 20   | 19    | 25   | 6,480  |  |  |
| Hungary         | 12   | 12    | 25   | 2,640  | na   | na   |
| Ireland         | 18   | 13    | 26   | 13,772   |  |  |
| Italy           | 20   | 16    | 29   | 9,383  | 5.5  | 1,188  |
| Latvia          | 21   | 24    | 36   | 2,899  | 4.0  | 125  |
| Lithuania       | 19   | 19    | 40   | 2,502  |  |  |
| Luxembourg      | 14   | 9     | 29   | 18,550   | na   | na   |
| Malta           | 14   | 13    | 21   | 5,735  | 20.0   | 130  |
| Netherlands     | 10   | 6     | 20   | 11,713   | 15.4   | 1,708  |
| Poland          | 17   | 17    | 22   | 2,493  | 3.2  | 452  |
| Portugal        | 18   | 17    | 24   | 4,886  |  |  |
| Romania         | 25   | 24    | 16   | 1,173  |  |  |
| Slovak Republic | 11   | 10    | 18   | 2,875  | 1.7  | na   |
| Slovenia        | 12   | 11    | 25   | 6,536  |  |  |
| Spain           | 20   | 18    | 31   | 7,770  | na   | na   |
| Sweden          | 11   | 7     | 23   | 12,344   | 3.8 <sup>2</sup>                                     | 1,979 <sup>3</sup>                             |
| United Kingdom  | 19   | 14    | 32   | 13,211   |  |  |

1. Low-income households are defined as having an income less than 60% of median equivalised net income
2. Housing allowances can only be received by households with children and by households in the ages 18-28 without children. In addition, there is a special housing allowance for pensioners that is granted to persons and not to households. The number of pensioners (including both old-age and sickness pensions) receiving housing allowances amounted to 409,000 persons in 2008. These comprise about 4.4% of total population.
3. Average personal aid is per number of households receiving aid, not per total number of households.

Source for percentage of low income households by tenure: Eurostat DS-066431  
Source for 60% median net equivalised net income: Eurostat (ilc\_di03) and TU Delft calculation  
Other data provided by national statistical institutes  
GR Income and Condition of Life Research, 2007  
SE The Swedish Social Insurance Agency



## 4.11 Mortgage system and housing taxes (latest data)

|                      | Usual length of contracts (new mortgage loans) in years | Average loan-to-value (LTV) ratio (new mortgage loans) in % | Tax on imputed rent (Y/N) | Mortgage related interest relief (Y/N) | Indirect taxes (VAT) on new homes in % | VAT on social new homes in % | VAT on rehabilitation or maintenance in % |
|----------------------|---|---|---------------------------|--|--|------------------------------|---|
| Austria              | 20-25   | 70-85   | N                         | N                                      | 10-12                                  | 10.0                         | 20.0                                      |
| Belgium              | 20  | 80-85   | Y                         | Y                                      | 21.0                                   | 6.0                          | 6.0                                       |
| Bulgaria             |   |   |                           |  |  |                              |   |
| Cyprus               | na  | na  |                           |  |  |                              |   |
| Czech Republic       | 15-20   | 70  | Y                         | Y                                      | 10.0 <sup>1</sup>                      |                              | 10.0                                      |
| Denmark              | 30  | 80  | Y                         | Y                                      | 25.0                                   | 25.0                         | 25.0                                      |
| Estonia              | na  | na  |                           |  |  |                              |   |
| Finland <sup>2</sup> | 21-30   | 60-80   | Y                         | Y                                      | 22.0                                   | 22.0                         | 22.0                                      |
| France               | 15-20   | 66  |                           | N                                      | 19.6                                   | 5.5                          | 5.5                                       |
| Germany              | up to 30  | 70  | N                         | N                                      | 19.0                                   | 19.0                         | 19.0                                      |
| Greece               | 15-20   | 60-75   | Y <sup>3</sup>            | Y <sup>4</sup>                         | 19.0 <sup>5</sup>                      |                              |   |
| Hungary              | na  | na  |                           |  |  |                              |   |
| Ireland              | 31-35   | 91-95   | Y                         | Y                                      | 13.5                                   | 13.5                         | 13.5                                      |
| Italy                | 20  | 71  | Y                         | Y                                      | 4.0                                    | 10.0                         | 10.0                                      |
| Latvia               | 10-20   | max 85  | Y                         | N                                      | 18.0 <sup>6</sup>                      |                              |   |
| Lithuania            | 20-25   | 70-90   | Y                         | Y                                      | 18.0                                   |                              |   |
| Luxembourg           | 20-25   | max 80  | Y                         | Y                                      | 3.0                                    | 3.0                          | 3.0                                       |
| Malta                | 30 <sup>7</sup>   | 68  | Y                         | Y <sup>8</sup>                         | exempt <sup>9</sup>                    |                              |   |
| Netherlands          | 30  | 85-100  | Y                         | Y                                      | 19.0                                   |                              |   |
| Poland               | 20-30   | 80-90   | Y                         | Y                                      | 22.0                                   | 7.0                          | 7.0                                       |
| Portugal             | 25-30   | 70-80   | Y                         | Y                                      | 0.0                                    | Y                            | Y   |
| Romania              | 25-30   | na  |                           |  | 19.0                                   |                              |   |
| Slovak Republic      | 15  | 80  | N                         | N                                      | 19.0                                   | 19.0                         | 19.0                                      |
| Slovenia             | na  | na  |                           |  |  |                              |   |
| Spain                | 24  | 56  | N <sup>10</sup>           | N <sup>11</sup>                        | 7.0                                    | 4.0 <sup>12</sup>            |   |
| Sweden               | 40-60   | 85-95   | Y <sup>13</sup>           | Y                                      | 25.0                                   | 25.0                         | 25.0                                      |
| United Kingdom       | na  | 70  | N                         | N                                      | 0.0                                    |                              |   |

1. For housing area less than 120 m<sup>2</sup> and more than 120 m<sup>2</sup> VAT= 20%; in f.h. <350 m<sup>2</sup> VAT= 10% and >350m<sup>2</sup> VAT= 20%
2. Length: usual in 2008. LTV is the typical maximum LTV (with or without government guarantee)
3. For housing area more than 120 m<sup>2</sup>
4. Deduction of interest payments less than 15% of the taxable income
5. Transfer tax etc., as percentage of the objective (taxable) value
6. Tax is already included in acquisition of building materials, costs of construction, etc.
7. The average was 27.7 years based on the records of one of the two largest banks.
8. 0.5% interest rate deduction on loans below MTL 35,000 (1 MTL = 2.32 euro as of 2 November 2004)
9. Malta has obtained derogation from the VAT EU Sixth Directive to keep exempt without credit the purchase of new buildings and building land.
10. Income tax: imputed rent is not applicable to principal dwellings, but is applied to secondary and unoccupied dwellings
11. Income tax: a deduction on fiscal rate of a percentage of the investment (principal + interest) in the acquisition of principal dwellings is applied.
12. This rate is not applied to all kinds of social dwellings, but only to "social housings of special regime" and "social housing of public promotion".
13. Tenant owners' society pays tax on imputed rent, but so do not owners occupied. However, Sweden has a municipal property charge which has replaced the government property tax on dwellings. Both are based on the assessed market value of the dwelling, even though the charge has a rather low maximum ceiling

Source: Ministries responsible for housing and national statistical institutes

## **Chapter 5 The Role of the Government**

## 5.1 Key housing policy statements, types of aid

| Country        | Key housing policy aims  | Type of aid            |                     |
|----------------|--|------------------------|---------------------|
|                |  | Construction aid (Y/N) | Aid to family (Y/N) |
| Austria        | The aim of housing policy is to combine the strengths of the markets with the backing of the state to achieve affordable housing for the majority of the population.   | Y                      | Y                   |
| Belgium        | The aim is to promote home ownership and provide sufficient social housing.  | Y                      | Y                   |
| Bulgaria       | The main aims of the state housing policy, established in the National Housing Strategy of the Republic of Bulgaria, adopted by the Government, are:<br>1. putting an end to the deterioration of the condition of the existing residential buildings through the implementation of the National Programme for Renovation of Residential Buildings in the Republic of Bulgaria;<br>2. creation of a functioning mechanism for providing new affordable houses by means of:<br>a. increasing the number of municipal rental buildings;<br>b. promoting the establishment of housing associations;<br>c. integrating public and private rental buildings.  |                        | Y                   |
| Cyprus         | The primary aims of the housing policy are:<br>1. to assist low- and middle-income households to acquire a house through tax benefits, subsidised prices and low interest loans, and<br>2. to continue the improvement and refurbishment of the refugee housing estates.   | na                     | na                  |
| Czech Republic | The aim is to create conditions under which every household is able to secure adequate housing, appropriate to its needs and financial situation, either by its own means or with the State's assistance.  | Y                      | Y                   |
| Denmark        | The main aim of the housing policy is – through a comprehensive supply of housing – to ensure that good and healthy housing is available to all of the population.   | na                     | Y                   |
| Estonia        | The aim is to provide all residents with an option to choose their place of dwelling and to create conditions in the housing market (through legal regulation, institutional regulation and support measures) that would allow owners, tenants and citizen-initiated housing organisations to solve their problems independently and to carry out individual housing strategies.   | na                     | na                  |
| Finland        | Housing policy in Finland aims to ensure a socially and regionally balanced and stable housing market, to eliminate homelessness, to improve the quality of housing, to ensure that housing is available at reasonable cost and to make it easier for people and families to find housing that corresponds to their current housing needs.   | Y                      | Y                   |
| France         | Housing policy in France is predicated on the assumption that, in order for each person to be housed according to his/her wishes, action must be taken on each link in the housing chain. This includes: facilitating home ownership and stimulating private rental and social housing output.   | Y                      | Y                   |
| Germany        | An important task is to devise the range of housing policies necessary to address the increased regional differentiation of housing markets. At the same time, national housing policy has to make a reasonable contribution to the main political challenges like private retirement provisions by promoting owner occupied housing, reducing energy consumption, improving the living conditions for families with children in cities and stabilising the labour market.   | Y                      | Y                   |
| Greece         | The housing policy is mainly orientated to the promotion of home-ownership, through a rational and effective financing and taxation system.  | Y                      | Y                   |
| Hungary        | The key objectives are: support for young families with children to buy their own flat; support for low-income households through the increase of rental stock; subsidies for energy-saving renovation of pre-fabricated buildings.  | na                     | na                  |
| Ireland        | The aim is to enable all households to have available an affordable dwelling of good quality suited to their needs, in a good environment and, as far as possible, at the tenure of their choice.  | na                     | na                  |
| Italy          | The 2009 National Housing Plan (Article. 11, D.L. 112/2008 - Law of 6 August 2008, n. 133) introduces the fundamental contents of a new housing plan designed to address in a direct and organic way the housing problem<br>Among the main aspects that characterise it, the plan include a new broader concept of social housing as overcome of the traditional forms of public housing and defining the strategic role for the country of social and urban regeneration.<br>The main targets of this plan are:<br><ul style="list-style-type: none"> <li>o Integrated national and local real estate funds.</li> <li>o Increase of public housing asset (founds from state, regions, municipalities and other public bodies and from asset sales).</li> <li>o Financial promotion of housing (including private).</li> </ul> | Y                      | Y                   |

|                 |  |    |    |
|-----------------|--|----|----|
|                 | <ul style="list-style-type: none"> <li>○ Facilitating a cooperative housing.</li> <li>○ Integrated plans (including also social housing).</li> <li>○ New housing and refurbishment of public social housing.</li> </ul>  |    |    |
| Latvia          | The housing policy aim is to provide all residents with an option to choose their place of dwelling and to create the conditions in the housing market (through legal regulation, institutional regulation and support measures) that would allow owners, tenants and citizen-initiated housing organisations to offer affordable dwelling. The Concept Paper on Housing Policy, published in 1996, defines the main task of national housing policy as the advancement of access to good-quality housing for all residents at a reasonable cost. A Housing Policy Strategy for 2006-2020 is currently being developed by the Ministry of Regional Development and Local Governments. The Strategy will determine state housing policy for the next 14 years and will include housing policy main principles, aims and futures action trends that will reflect housing policy development priorities.  | na | na |
| Lithuania       | The key objectives of the Government's housing programme entitled Dwelling are: <ul style="list-style-type: none"> <li>○ to encourage private initiative, including joint public-private initiative, in the fields of housing construction and apartment supervision;</li> <li>○ to develop the housing market while maintaining a level of non-commercial housing;</li> <li>○ to promote good dwelling design and</li> <li>○ to encourage the insulation and physical renewal of dwellings.</li> </ul>  | na | na |
| Luxembourg      | The housing policy (for the period 2009-2014) will persist in an integrated approach, in particular concerning the joints <i>displacement - housing - professional (and leisure) activities</i> which are essential for constructing durable cities and village agglomerations of quality.<br>In the spirit of the law "Housing Pact" (22-10-2008) and of the draft "Plan sectoriel logement" (sectoral housing plan), this policy will be carried out by the Government in close cooperation with the municipalities, which have now - besides their competences in urban and municipal planning - instruments to intervene directly in the housing sector functioning mainly according to the balance between housing demand and supply.<br>The Sectoral Housing Plan will be finalised in the short-term.<br>As the public housing promoters shall play a more important role in the housing sector, the structure and missions of the National Housing Fund ("Fonds du logement") will be reorganised (main problem in Luxembourg = the price of building land is very expensive, especially in/around the capital and the main cities). | Y  | Y  |
| Malta           | Housing policy aims at encouraging home-ownership; providing decent housing for all; subsidising the adaptation and repair of dwellings; providing subsidised rented accommodation for low-income and other target groups; developing the affordable housing building programmes; stimulating the rental market and the use of vacant housing stock; increasing the accessibility of residential premises; providing sheltered housing for the target groups; and encouraging collaboration between private and non-governmental enterprises in accessing cheaper land for housing and improving the maintenance of the social housing stock.  | na | na |
| Netherlands     | The aim is to accelerate the restructuring of neighbourhoods and housing production, especially in cities; to achieve and maintain a sound, sustainable living climate; to tackle unsafe and run-down neighbourhoods and to prevent other areas from declining in this way; to promote home-ownership; to make city living more attractive for middle and higher income households and to ensure that housing is affordable.   | Y  | N  |
| Poland          | The aim is to lower construction cost and improve the availability of financial resources; to ensure the expansion of housing for rental purposes provided both by the private and non-profit sectors; to improve the spatial mobility of the workforce through the potential of the existing housing stock; to revitalise urban areas; to provide support for municipalities as well as non-government organisations in respect of the provision of temporary accommodation.  | Y  | Y  |
| Portugal        | Article 65 of the Portuguese constitution defines the right to housing. Within this context, the Government is required to adopt a housing policy that ensures that all citizens have access to adequate housing, and to provide the resources and instruments necessary to implement this policy.   | Y  | Y  |
| Romania         | The main objectives are ensuring a sustainable development framework for human settlements and the supply of decent homes for everybody; ensuring decent living conditions for disadvantaged persons; creating appropriate technical and financial instruments for addressing the housing demand; ensuring technical and methodological tools necessary for implementing programme aimed to improving the quality of living conditions and the social mix.   | Y  | Y  |
| Slovak Republic | The aim is to modify support measures for housing development so that they provide appropriately differentiated state support for construction housing intended for the various income groups within the population.   | Y  | Y  |
| Slovenia        | The National Housing Programme for the period 2000-2009 aims to enable the construction of 10,000 new dwellings annually and to meet all housing needs in the country, including social housing needs.   | N  | Y  |
| Spain           | The key aim of the Central Government housing financing plans is to assist people to have access to housing by increasing the proportion of subsidised housing on the principal dwelling market, assisting would-be first home buyers up to the age of 35 – the  | Y  | Y  |

|                |   |                                    |   |
|----------------|---|------------------------------------|---|
|                | recipients of 80% of the funds, boosting the subsidised rental market, giving preferential funding treatment to specific target groups, supporting the revitalisation of cities and neighbourhoods by encouraging their rehabilitation and encouraging a more rational and sustainable use of building land, especially that is intended mainly for subsidised public housing.  |                                    |   |
| Sweden         | <p>General goal:<br/>The objective of housing policy is long term well functioning housing markets where the demand of consumers meet a supply of housing that corresponds to the [housing] needs of consumers.</p> <p>Demand side related goals:</p> <ul style="list-style-type: none"> <li>o Freedom of choice in the housing markets,</li> <li>o Reasonable housing costs,</li> <li>o Good possibilities to enter the housing markets.</li> </ul> <p>Supply side related goals:</p> <ul style="list-style-type: none"> <li>o Well functioning housing markets with a long term, stable regulatory framework with predictable conditions for building, management and owning of dwellings of all forms of tenure,</li> <li>o Housing markets that contribute to a well functioning labour market in all parts of the country,</li> <li>o A well functioning competition in the construction industry and in the housing markets,</li> <li>o Long term sustainable dwellings of good quality.</li> </ul> | Y but to be phased out after 2006. | Y |
| United Kingdom | na  |                                    | Y |

Source: Regular National Report on Housing Developments in European Countries, Synthesis Report. Authors: Michelle Norris and Patrick Shiels, The Housing Unit, Department of the Environment, Heritage and Local Government, Dublin, November 2004; for the Housing Statistics 2010 publication several updates have been provided by the National Ministries responsible for housing.

## 5.2 Housing policy development and implementation agencies

| Country        | Policy development  | Policy implementation agencies   | Sector                   |  |
|----------------|---|--|--------------------------|--|
|                |   |  | Public                   | Private and cooperative  |
| Austria        | Central Government: raising of funds, civil law.  | Regional Government, LPHA (Limited Profit Housing Association, non profit organisation).   | X                        | X  |
| Belgium        | Central Government.<br><br>Regional level: three regional Governments for the Flanders, Wallonia and Brussels-capital regions.  | Local authorities, the housing associations, public service housing associations, housing funds and social service agencies for each region.   | X                        |  |
| Bulgaria       | Central Government.   | Central Government, municipalities.  | X                        |  |
| Cyprus         | Central Government.   | The Cyprus Land Development Corporation and the Housing Finance Corporation, Ministry of Interior, Department of Town Planning and Housing.  |                          |  |
| Czech Republic | Central Government.   | Local Government.  | X                        | X  |
| Denmark        | Central Government.   | Central and local Government.  |                          |  |
| Estonia        | Central Government.   | Central Government, local Government and the Estonian Credit and Export Guarantee Fund (KredEx).   |                          |  |
| Finland        | Central Government.   | The Housing Finance and Development Centre of Finland (ARA) and local authorities.   |                          |  |
| France         | Central and Local Government.   | Local Government, municipalities, local agencies (Offices publics d'HLM, Sociétés anonymes, SEM, cooperatives).  | X                        | X  |
| Germany        | Federal Government (General legal and economic conditions in housing, legal provisions and co-financing of housing allowances, design of social housing policy and contribution to state investment, general contribution to state and local housing investments and subsidies).<br>Governments of the Federal States (design of technical and structural requirements for buildings, design of procedures for applying for planning permission). Local authorities (general jurisdiction for local housing conditions, urban planning and legal sanctioning of land supply, planning and provision of local infrastructure).   | Governments of the Federal States (implementation of Social Housing Policy, co financing of housing allowances) and Local Authorities (housing provision for low-income households. Disbursement of housing allowances, housing costs for long-term unemployment and social welfare recipients). | 6% social rental sector. | 41% owner occupied, 53% privately financed rental sector including cooperative sector. |
| Greece         | Central Government (provision of financial assistance for first-time acquisition of housing through tax benefits and interest rate subsidies; direct provision of low-cost new owner-occupied housing to workers and cash allowances to renters; improvement of older and new residential areas; public support for the housing of natural disaster victims, e.g. earthquakes, and categories of special needs, e.g. refugees, ROM populations).<br>Regional Government (approval of physical planning for housing programmes of the public sector).<br>Local Government (proposals for the improvement of older and new residential areas; public support for the housing of natural disaster victims, e.g. earthquakes, and categories of special needs, e.g. refugees, ROM populations). | Local Authorities (participation in the procedure of approval of physical planning projects and for the implementation of social housing programmes and urban renewal programmes).   | X                        | X  |

|                 |   |   |            |               |
|-----------------|---|---|------------|---------------|
| Hungary         | Central Government and local Government.  | na  | X          | X             |
| Ireland         | Central Government (The Department of the Environment, Heritage and Local Government is the central body responsible for housing policy, distribution of capital funding and coordinating the activities of local authorities).   | Local Government (housing policy is implemented locally by 89 housing authorities and the voluntary and co-operative housing sector).   | X          | X             |
| Italy           | Central Government (minimum standard of housing service, personal housing allocation, pilot programmes).<br>Regional Government (housing policies, financing, regulation).<br>Local Government (local housing policies).  | Local independent agencies. Municipalities, Private cooperative sector.   | X          | X             |
| Latvia          | Central Government.   | The Housing Agency.   | X          | X             |
| Lithuania       | Central Government.   | The Housing Agency and local Government.  |            |               |
| Luxembourg      | Central Government.<br><br>Municipalities.  | Central Government (Housing Ministry: granting of substantial housing aids to individuals and promoters), Public housing promoters (construction of subsidised dwellings for sale at moderate costs) and construction of social rental dwellings).  | X          |               |
| Malta           | Central Government and the Housing Authority.   | The Housing Authority and Malta Environment and Planning Authority.   |            |               |
| Netherlands     | Central Government.   | Ministry of the Interior and Kingdom Relations.   | X          | X             |
| Poland          | Regional Government (regional development plans – housing included within integrated urban renewal projects).<br><br>Local Government (local housing policies).   | Ministry of Construction.   | X          | X             |
| Portugal        | Central Government.<br><br>Municipalities<br><br>Cooperatives   | Housing and Urban Rehabilitation Institute<br>Guidelines for state aid and subsidised loans to local programmes of housing and rehabilitation for municipalities and cooperatives.<br>Aid for rental through grants to low income households<br>Providing land for housing construction; framework of rehabilitation programmes; management and maintenance of municipal housing stock.<br>Promoting affordable housing (for ownership or rental).                                  | X<br><br>X | <br><br><br>X |
| Romania         | Central Government (housing policy development)<br>Local authorities provide access to housing land for constructions, own and manage the social housing stock.   | The Ministry of Regional Development and Tourism, local authorities, the National Housing Agency.   | X          |               |
| Slovak Republic | Central Government (legal framework, financial tools, regulation).<br>Higher territorial Units (regional Housing policy).<br>Local self Government (local housing policies, social housing construction, land-territorial planning).  | Central Government<br>(The Ministry of Construction and Regional Development, the State Housing Development Fund (till 30 June 2010).<br>The Ministry of Economy and Construction, the State Housing Development Fund (from 1 July 2010)).<br>And local Government  | X          | X             |
| Slovenia        | The state shall have the following competencies and tasks in particular in the housing sphere: <ul style="list-style-type: none"> <li>o determining housing policy in the development and spatial plans of the state;</li> <li>o determining the national housing programme and providing funds for its implementation;</li> <li>o taking care of developmental research activity in the housing sphere;</li> </ul> | The Housing Fund of the Republic of Slovenia, a public fund (hereinafter: the Fund) shall be a public financial and real estate fund founded for financing and implementing the National Housing Programme, stimulating housing Construction, renovation and maintenance of housing and residential buildings.<br>The founder of the Fund shall be the Republic of Slovenia (Non-profit housing organisations).<br>Municipality competencies and tasks in particular in the housing | X          | X             |

|       |   |  |   |   |
|-------|---|--|---|---|
|       | <ul style="list-style-type: none"> <li>○ monitoring the level of rents by types of rental housing on the level of regions and the state; founding and appointing a housing council and its members;</li> <li>○ keeping records, registers and statistical bases for monitoring and implementing housing policy;</li> <li>○ founding the National Council for the Protection of Tenant Rights.</li> </ul>  | <p>sphere:</p> <ul style="list-style-type: none"> <li>○ adopting and realising the municipal housing programme;</li> <li>○ providing funds for construction, obtaining and leasing non-profit and residential buildings devoted to the temporary solution of the housing needs of persons at social risk;</li> <li>○ encouraging various forms of providing self-owned and rental housing;</li> <li>○ providing funds for subsidising rents and for extraordinary help in the use of housing;</li> <li>○ ensuring conditions for developing various forms of Construction and renovation with relevant land and standards policies;</li> <li>○ adopting guidelines for project planning, construction and renovation of housing, deriving from local particularities, including the external appearance of residential buildings;</li> <li>○ determining permitted activities that may be performed in part of a dwelling; keeping a register of housing.</li> </ul> <p>A municipality shall ensure obtaining rental and self-owned housing in particular:</p> <ul style="list-style-type: none"> <li>○ by co-investing with the Housing Fund of the Republic of Slovenia, a public fund;</li> <li>○ by annuity purchase of housing and leasing it out;</li> <li>○ by the sale of housing on instalment purchase (financial leasing);</li> <li>○ by co-investing with public and private investors and similar;</li> <li>○ with funds from the national budget;</li> <li>○ with funds devoted to regional development and development of rural areas;</li> <li>○ with funds of the European Union and similar.</li> </ul> <p>A non-profit housing organisation shall be a legal person founded for obtaining, managing and leasing non-profit housing and obtaining and managing its own housing under special conditions. Conditions referred to in the previous paragraph shall be prescribed by the minister and relate above all to the method of doing business and directing profit, use of obtained land and managing it, handing out work in all phases of obtaining housing by competition, respecting prescribed standards and norms and deciding rents.</p> |   |   |
| Spain | <p>The State can intervene in the housing sector due to its responsibilities concerning the basis of the general economic and planning policy and taken into account the factor that the housing sector is very relevant for the national economy. That is why the State has applied several financing housing schemes during more than the last 20 years, while the Autonomous Communities have set up their own housing policies, with different degrees of magnitude and public Financial funds involved. Central Government (basic housing policies, financing, regulation).<br/>Regional Government (implementation of basic housing policies, possible regional housing policies, financing and regulation)<br/>Local Government (locals housing policies).</p> | Regional (mainly) and local Government. Local public agencies, cooperative and private sector for housing construction.  | X | X |



|                |  |   |   |   |
|----------------|--|---|---|---|
| Sweden         | Housing policy in general is carried out on two levels. Legislation and financing conditions are state issues. In principle however, housing is the responsibility of the municipalities.<br>Central Government: legislation and financing conditions including housing subsidies and benefits.<br>Local Government: the municipalities are responsible for housing planning and provide access to housing land. They also adopt guidelines for housing provision and give owners directives to Municipal Housing Company (MHC). | Central, regional and local Governments as well as MHC. | X |   |
| United Kingdom | Office of the Deputy Prime Minister (for England)<br>Scottish Executive, National Assembly for Wales,<br>the Northern Ireland Assembly.  | Local authorities Associations.                         | X | X |

Source: National ministries responsible for housing

### 5.3 Supply side subsidies, public loans and public credit guarantees in the housing sector (million €)

|                       | Year | Direct supply side subsidies for housing | Thereof (%) from |                          | Newly provided public loans for housing | Thereof (%) from |                          | Total outstanding public loans | Public sector guarantees            |
|-----------------------|------|--|------------------|--------------------------|---|------------------|--------------------------|--------------------------------|-------------------------------------|
|                       |      |  | State budget     | Regional or local budget |   | State budget     | Regional or local budget |                                |                                     |
| Austria               |      |  |                  |                          |   |                  |                          |                                |                                     |
| Belgium               | 2005 | 461                                      | 0                | 100                      | 565                                     | 16               | 85                       | 5,638                          | Regional gov.                       |
| Bulgaria              |      |  |                  |                          |   |                  |                          |                                |                                     |
| Cyprus                |      |  |                  |                          |   |                  |                          |                                |                                     |
| Czech Republic        | 2009 | 22                                       | 100              | na                       | 4                                       | 100              | na                       | na                             | Central gov.                        |
| Denmark               | 2009 | 362                                      | 68               | 32                       | 0                                       | 0                | 0                        | 0                              | Central and regional gov.           |
| Estonia               | 2009 | 15                                       | 100              | 0                        | 0                                       | 0                | 0                        | 0                              | Central gov.                        |
| Finland               | 2009 | 280                                      | 100              | na                       | 44                                      | 100              | na <sup>1</sup>          | 9,400 <sup>2</sup>             | Yes                                 |
| France                | 2008 | 2,800                                    | 100              |                          | 5,000                                   | 100              |                          | 78,300                         | Local gov.                          |
| Germany               |      |  |                  |                          |   |                  |                          |                                |                                     |
| Greece                | na   | na                                       | na               | 0                        | na                                      | na               | 0                        | na                             |                                     |
| Hungary               | 2009 | 26                                       | 100              |                          |   |                  |                          |                                |                                     |
| Ireland               | 2005 | 63                                       | 70               | 30                       | 257                                     | 0                | 0 <sup>3</sup>           | 2,896                          | Yes                                 |
| Italy                 | 2008 | 3,506                                    | 15               | 85                       | na                                      | na               | na                       | na                             |                                     |
| Latvia                |      |  |                  |                          |   |                  |                          |                                |                                     |
| Lithuania             |      |  |                  |                          |   |                  |                          |                                |                                     |
| Luxembourg            | na   | na                                       | na               | na                       | na                                      | na               | na                       | na                             | Central gov.                        |
| Malta                 |      |  |                  |                          |   |                  |                          |                                |                                     |
| Netherlands           |      |  |                  |                          |   |                  |                          |                                |                                     |
| Poland <sup>4</sup>   |      |  |                  |                          |   |                  |                          |                                |                                     |
| Portugal <sup>5</sup> | 2009 | 222                                      | na               | na                       | na                                      | na               | na                       |                                | Central gov.                        |
| Romania               | 2009 | 3  | 100              |                          |   |                  |                          |                                | "First Home" Programme <sup>6</sup> |
| Slovak Republic       | 2009 | 57                                       | 100              | 0                        | 138                                     | 100              | 0                        | 1,653                          | Central gov.                        |
| Slovenia              |      |  |                  |                          |   |                  |                          |                                |                                     |
| Spain                 | 2007 | 311                                      | 100              | 0 <sup>7</sup>           | na                                      | na               | na <sup>8</sup>          | na                             |                                     |
| Sweden                | 2009 | 173                                      | 100              | 0                        | 0                                       | 0                | 0                        | 0                              | Central gov.                        |
| United Kingdom        |      |  |                  |                          |   |                  |                          |                                |                                     |

The terms "central government" and "state" are used to refer to national authorities. Subsidies should be interpreted as public expenditures for the production and renovations of housing. The concept might be treated differently in practice in different countries. So we cannot rule out the possibility that some type or types of subsidies are not included in some country values. This could, for instance, apply to interest subsidies

1. Amount of interest subsidy; interest subsidized loans are financed by a bank or other financial institution and the government pays interest subsidy
2. Direct state loans during 1949-2007
3. Public loans are financed through the Housing Finance Agency (HFA). The HFA advances funds to local authorities
4. In Poland the main position in the state budget are expenditures based on "past obligation" from former socialist era. It is hard to comprise them either to supply or demand side subsidies. Moreover, the precise expenditure in regional and local budget is unknown. The estimations show that in 2009 over 90% of total direct expenditure on housing is covered from local budget
5. 217,73 million € concerning different types of interest subsidies; 4,544 million € concerning public expenditure for housing renovation
6. 500 million € in this programme
7. Supply side subsidies: no data available about regional governments (Comunidades Autónomas)
8. The state does not provide public loans for housing. However, there are agreements with credit entities that provide "prestamos convenidos". These are loans under advantageous conditions

*Source: National ministries responsible for housing  
H Ministry of Local Government  
I For Regions elaboration on 2008 budget laws  
ES Ministerio de Economía y Hacienda*

## 5.4 Demand side subsidies in the housing sector (million €)

|                         | Year | Total volume of direct demand side subsidies | Thereof (%) from |                          | Total volume of indirect support |
|-------------------------|------|--|------------------|--------------------------|----------------------------------|
|                         |      |  | State budget     | Regional or local budget |                                  |
| Austria                 | 2005 | 212  | 10               | 90                       |                                  |
| Belgium                 |      |  |                  |                          |                                  |
| Bulgaria                |      |  |                  |                          |                                  |
| Cyprus                  |      |  |                  |                          |                                  |
| Czech Republic          | 2009 | 538  | 100              | 0                        | 40                               |
| Denmark                 | 2009 | 1602   | 30               | 70                       | na                               |
| Estonia                 |      |  |                  |                          |                                  |
| Finland <sup>1</sup>    | 2009 | 1661   | 100              | 0                        | 543                              |
| France                  | 2008 | 15   | 100              | 0                        |                                  |
| Germany                 | 2008 | 16250  | 22               | 78                       | na                               |
| Greece                  | na   | na   | na               | 0                        | na                               |
| Hungary                 | 2009 | 192  | 93               | 7                        | 497                              |
| Ireland                 |      |  |                  |                          |                                  |
| Italy                   | na   | na   | na               | na                       | na                               |
| Latvia                  |      |  |                  |                          |                                  |
| Lithuania               |      |  |                  |                          |                                  |
| Luxembourg <sup>2</sup> | 2007 | 15   | 74               | 26                       | 232                              |
| Malta                   |      |  |                  |                          |                                  |
| Netherlands             |      |  |                  |                          |                                  |
| Poland                  |      |  |                  |                          |                                  |
| Portugal <sup>3</sup>   | 2009 | 18   |                  |                          |                                  |
| Romania                 | 2009 | 4  | 100              | 0                        |                                  |
| Slovak Republic         | 2009 | 67   | 100              | 0                        | na                               |
| Slovenia                | 2005 | 4  | 0                | 100                      | -                                |
| Spain <sup>4</sup>      | 2007 | 653  | 100              | 0                        | 5289                             |
| Sweden                  | 2009 | 1397   | 100              | 0                        | 2189                             |
| United Kingdom          |      |  |                  |                          |                                  |

Demand side subsidies normally include subsidies to owner-occupied sector for the production or renovation by owner-occupiers of their own homes. However, there is a possibility that some countries may treat this as a supply side subsidy in their statistics

1. Indirect support includes tax deduction for housing loans and the amount of subsidy and premium in the interest subsidy for loans of young people buying their first home
2. Indirect support includes interest rate subsidies on mortgage loans and the reduction of VAT on new houses
3. Direct demand side subsidies include subsidies to owners for renovation of own homes (1,07 million €); rent subsidies for the young (16,5 million €); subsidies to support increased urban rents, as result of the new Urban Rental Regime ( 0,039 million €)
4. Supply side subsidies: no data available about regional governments (Comunidades Autónomas)

*Sources: National ministries responsible for housing  
DE National statistics, Bundesagentur für Arbeit  
HU Ministry of Local Government*

## 5.5 Some aspects of the social housing sector, situation around 2008

|                     | Who is the landlord? <sup>1</sup> | Does a legal framework exist? | Is this sector called "social"?                 | Sector defined as General Interest Service? |
|---------------------|-----------------------------------|-------------------------------|---|---|
| Austria             | a,b,c                             | Yes                           | Yes, although usually "subsidized housing"      | Yes   |
| Belgium             | a,b                               | Yes                           | Yes   | na  |
| Bulgaria            |                                   |                               |   |   |
| Cyprus <sup>2</sup> | a                                 | Yes                           | Yes   | na  |
| Czech Republic      | a,b                               | Yes                           | No, Municipal rental housing                    | No  |
| Denmark             | a,b                               | Yes                           | In general terms the words often used are       | na  |
|                     |                                   |                               | common" or "non-profit housing"                 |   |
| Estonia             | a                                 | Yes                           | No, Municipal rental housing                    | na  |
| Finland             | a,b                               | Yes                           | Yes   | Yes   |
| France              | b                                 | Yes                           | Yes   | Yes   |
| Germany             | a,b,c                             | Yes                           | Yes, Social housing                             | na  |
| Greece <sup>3</sup> | a                                 | Yes                           | Yes   | Yes   |
| Hungary             | a                                 | Yes                           | No, Municipal rental housing                    | na  |
| Ireland             | a,b                               | Yes                           | Yes   | na  |
| Italy               | a,b                               | Yes                           | Yes   | Yes   |
| Latvia              | a,c                               | Yes                           | Yes   | No, as general                              |
| Lithuania           | a                                 | Yes                           | Yes   | na  |
| Luxembourg          | a,b,c                             | Yes                           | Yes (also called "subsidized housing")          | na  |
| Malta <sup>4</sup>  | a                                 | Yes                           | Yes   | na  |
| Netherlands         | a,b                               | Yes                           | Yes   | Yes   |
| Poland              | a,b,c                             | Yes                           | Yes   | Yes   |
| Portugal            | a,b,c                             | Yes                           | Yes, Controlled cost housing                    | na  |
| Romania             | a                                 | Yes                           | Yes, Low cost housing                           | Yes   |
| Slovak Republic     | a                                 | Yes                           | No, Municipal rental housing                    | No  |
| Slovenia            | a,c                               | Yes                           | No, Non-profit sector                           | na  |
| Spain               | a,b,c and d                       | Yes                           | Yes, Social rental housing subsector            | <sup>5</sup>                                |
| Sweden              | b                                 | Yes                           | No, Public utility housing sector (incl. MHC's) | <sup>6</sup>                                |
| United Kingdom      |                                   |                               | Yes <sup>7</sup>                                | na  |

- a = Public entity (state, region, municipality)  
b = Legal entity operating on a non-profit principle (public beneficial associations, housing associations, etc.)  
c = Private legal or physical person  
d = Other
- There is no social housing in Cyprus as defined in many other European countries. However, as a result of the partition of the island in 1974, there are 13,500 refugee-households (5.9% of the total number of households) living in housing estates (constructed and maintained by the government) free of charge
- The Workers Housing Organization.
- However, private physical persons also play part in the provision of subsidised housing
- This sector is not explicitly defined as a General Interest Service, but it has got most of the characteristics needed to be defined as such
- The Swedish Public Utility Housing Sector, mainly MHC's are not defined as providing services of general economic interest as they provide housing to all kind of households. Presently this sector is characterised by operating on a not-for-profit basis.
- See Table 5.8

Source: Ministries responsible for housing

## 5.6 Characteristics of the social rented housing sector, situation around 2008

|                      | Housing construction is directly supported from public resources | Management is supported from public resources (operating subsidies) | Rent control is applied (cost rents, rents based on tenants' incomes, etc.) | Dwellings are explicitly targeted at groups of people with limited incomes or socially vulnerable households <sup>1</sup> | Tenant protection in this sector is stronger than in the private (profit oriented) rental sector | Tenants do not participate financially in the construction cost <sup>2</sup> | Tenants have to move when they no longer fulfill the criteria for belonging to the targeted groups | Cost control is applied in construction | Is a maximum income level required for a household to have access to social housing? | They are minimum income level required for a household to have access to social housing? |
|----------------------|--|---|---|---|--|--|--|---|--|--|
| Austria <sup>3</sup> | +  | -   | +   | +   | - <sup>4</sup>   | -  | -  | +                                       | O/T  | O/T  |
| Belgium              | +  | +   | +   | +   | +  | +  | + <sup>5</sup>   | na                                      | na   | na   |
| Bulgaria             |  |   |   |   |  |  |  |   |  |  |
| Cyprus               | +  | +   | -   | +   | -  | -  | -  | na                                      | na   | na   |
| Czech Republic       | +  | -   | +   | +   | -  | +  | +  | +                                       | +  | -  |
| Denmark              | +  | -   | +   | + <sup>6</sup>  | +  | + <sup>7</sup>   | -  | na                                      | na   | na   |
| Estonia              | +  | -   | -   | <sup>8</sup>  | +  | +  | +  | -                                       | na   | na   |
| Finland              | +  | -   | +   | +   | + <sup>9</sup>   | +  | -  | +                                       | N <sup>10</sup>  | N  |
| France               | +  | +   | +   | +   | +  | +  | -  | +                                       | O/T  | N  |
| Germany              | +  | -   | +   | +   | -  | +  | -  | +                                       | O/T  | O  |
| Greece <sup>11</sup> |  |   |   |   |  |  |  |   |  |  |
| Hungary              | +  | +   | +   | +   | +  | -  | -  | +                                       | O/T  | -  |
| Ireland              | +  | +   | +   | +   | +  | +  | -  | +                                       | T <sup>12</sup>  | N  |
| Italy                | +  | -   | +   | +   | +  | +  | + <sup>13</sup>  | +                                       | O/T  | N  |
| Latvia               | -  | -   | +   | +   | +  | +  | +  | na                                      | na   | na   |
| Lithuania            | +  | -   | -   | +   | +  | +  | -  | na                                      | na   | na   |
| Luxembourg           | +  | -   | +   | +   | -  | +  | + <sup>13</sup>  | +                                       | Yes  | N  |
| Malta                | +  | +   | +   | +   | +  | +  | -  | <sup>14</sup>                           | Yes  | -  |
| Netherlands          | +  | -   | +   | +   | -  | +  | -  | +                                       | T  | N  |
| Poland               | +  | +   | +   | +   | +  | + , - <sup>15</sup>  | -  | +                                       | +  | -  |
| Portugal             | +  | -   | +   | +   | +  | +  | -  | +                                       | +  | -  |
| Romania              | +  | -   | +   | +   | +  | +  | -  | -                                       | +  | -  |
| Slovak Republic      | +  | -   | +   | +   | -  | +  | + <sup>16</sup>  | +                                       | +  | -  |
| Slovenia             | +  | +   | +   | +   | -  | +  | -  | +                                       | +  | -  |
| Spain                | +  | +   | +   | +   | -  | +  | <sup>17</sup>  | +                                       | O/T  | <sup>19</sup>  |
| Sweden               | + <sup>18</sup>  | -   | + <sup>19</sup>   | -   | - <sup>20</sup>  | -  | -  | -                                       | N  | N  |
| United Kingdom       | na   | -   | na  | na  | na   | na   | na   | na                                      | na   | na   |

(+) Correct, (-) Not correct; 0 = ownership, T = rent, N = nobody

1. Persons not eligible according to the given criteria are not allowed to make use of this rented sector
2. Loan instalments as part of rents are not considered as financial participation
3. Considerable parts of the private rental sector are equally protected
4. They have to move within six months
5. Not immediately
6. Only for the elderly, the disabled and the youth - not for family housing
7. 2% of the total construction cost is financed through resident's deposits
8. Generally not, but Estonia's current legal regulations give local governments the right to establish a rent ceiling on living space that is municipal property
9. Not according to legislation, but in practice
10. Tenants are eligible for state-subsidised rented accommodation according to their need, income and financial circumstances
11. There is no social rental sector
12. Public Housing is allocated in accordance with a scheme of letting priorities. Income is a factor taken into account in these letting priorities
13. Not move - but the tenant has to pay higher rent
14. The Housing Authority, the major social housing provider in Malta, does apply cost control in the construction of its housing units
15. Dwellings provided by certain social housing investors (towarzystwa budownictwa społecznego - social housing associations) can be partly cofinanced by tenants. Their maximum contribution cannot exceed 30% of construction cost
16. In housing built after 2001
17. It depends on each Autonomous Community's legal framework
18. On same conditions as private developers
19. Cost-base principle combined with a utility value principle determine rent differences between dwellings of different quality (i.e. with regard to different characteristics, for example, size, planning, solutions, modernity, location, etc.). Rents in MHC sector are normative for rents in the private sector, but from 2011 the rent negotiations will also include the private sector
20. The rent setting system is designed to insure that tenants have a real, not only formal security of tenure.

*Source: National ministries responsible for housing*



## 5.7 Privatisation of social housing

|                     | Is privatization of social housing allowed? (Y/N) | Who decides?                       | 1  | Criteria of price determination                  | 2  | Average price per dwelling (euro*1000) | Number of privatized public rental dwellings since 1989 | Number of privatized co-operative dwellings since 1989 |
|---------------------|---|------------------------------------|----|--|----|--|---|--|
| Austria             | Y <sup>3</sup>                                    | a,d                                | 4  | d  | 5  | na                                     | 0   | na <sup>6</sup> na                                     |
| Belgium             |   | na                                 |    | na   |    | na                                     | na  | na   |
| Bulgaria            |   |                                    |    |  |    |  |   |  |
| Cyprus              |   | na                                 |    | na   |    | na                                     | na  | na   |
| Czech Republic      | Y   | b                                  |    | d  | 7  | na                                     | na  | na na  |
| Denmark             | Y   | b,c,d                              |    | a  |    |  | 9   | 0 2007   |
| Estonia             | N   | nap                                |    | nap  |    | nap                                    | nap   | nap nap  |
| Finland             | Y   | a) tenant ( not always possible)   |    | d (construction cost)                            |    | na                                     | na  | nap <sup>8</sup> 2009                                  |
|                     |   | b) The Housing Fund on application |    |  |    |  |   |  |
|                     |   | (in the cases of whole houses)     |    |  |    |  |   |  |
| France              | Y   | a                                  |    | b  |    |  | 45  | 0 2004   |
| Germany             | nap   | c                                  |    | a,b  |    | na                                     | na  | na na  |
| Greece <sup>9</sup> | nap   | nap                                |    | nap  |    | nap                                    | nap   | nap nap  |
| Hungary             | Y   | e (local government)               |    | d (according to regulations of local government) |    | na                                     | 326,365   | na 2004  |
| Ireland             | Y   | a,b                                |    | d  | 10 | 69 <sup>11</sup>                       | 30,325  | na 2005  |
| Italy               | Y   | c                                  | 12 | b  |    | 25                                     | 150,000   | na 2008  |
| Latvia              | Y   | a                                  |    | a,b  |    | 20                                     | 410,793   | na 2005  |
| Lithuania           |   | na                                 |    | na   |    | na                                     | na  | na na  |
| Luxembourg          | Y   | c                                  |    | b  |    | 46                                     | 6,168 <sup>13</sup>                                     | na 2004  |
| Malta               | Y   | c                                  |    |  |    |  | na  | na   |
| Netherlands         | Y   | c                                  |    | b  |    | 140                                    | 286,000   | 169 2005   |
| Poland              | Y   | c,d                                |    | b  |    | na                                     | 600,000 (municipal dwellings) <sup>14</sup>             | 600,000 <sup>15</sup> 2007                             |
|                     |   |                                    |    |  |    |  | 300,000 (company dwellings)                             |  |
| Portugal            | Y <sup>16</sup>                                   | a,b                                |    | a  |    | 26                                     | 12,000  | na 2005  |
| Romania             |   | na                                 |    | na   |    | na                                     | na  | na na  |
| Slovak Republic     | Y/N <sup>17</sup>                                 | c                                  |    | d  | 18 | na                                     | 343,740   | 295,589 2008   |
| Slovenia            | Y   | c                                  |    | b  |    | na                                     | 139,100   | na 1994  |
| Spain               | Y <sup>19</sup>                                   | e                                  | 20 | d  | 21 | na                                     | na  | na 2006  |
| Sweden              | Y <sup>22</sup>                                   | c                                  |    | a  |    |  | 32,841  | na 2008  |
| United Kingdom      | Y   | d                                  |    | na   |    | na                                     | 2,161,200   | na 2004  |

1. a. national government; b. regional government; c. social landlord; d. tenant; e. other
2. a. market price; b. conventional price; d. other (description)
3. Broad application of "Right to Buy" in the social sector. In 2001 some limited Profit Housing Association with as many as 60,000 dwellings were privatised
4. It is legally defined that tenants get a "Right to Buy" after 10 years, if an upfront payment of more than 50 euro/m<sup>2</sup> is required
5. Judicially determined or fix-price at the beginning of the rent contract
6. By 2004 there were some 55,000 dwellings with a legal "Right to Buy". The privatisation process has just started. It is estimated that only 10-15% of this dwellings are sold to the tenants
7. It is determined by municipalities (it has to be in accordance with state aid principles)
8. From sample survey of 50% of municipal flats
9. 487,000 dwellings are built by state loans or interest subsidy. After repayment of state loans and end of interest period the rental social housing has no more legislative limitations for the selection of tenants and rent setting. 2009 the total social stock was 402,000, so 85,000 dwellings have no more of these limitations.
10. There is no social rental sector in Greece.
11. Since the purchase of houses is determined on the basis of market value less appropriate discounts for duration of tenancy, the value of improvement works and grants to each purchaser is euro 3,810
12. The latest figures available for average net price are 2003 figures. Using 2003 figures, the average net price was euro 68,984 after all discounts, allowances for improvements works carried out by all tenants, and grants to each purchaser of euro 3,810 are deducted from the price
13. Privatisation approved by the regional government
14. 1998 to 2004
15. Since 1995; housing stock of municipalities (51%) and employers (49%)
16. Since 1994; privatization into cooperative ownership title
17. It is possible to sell to the tenants
18. Public rental housing built before 2001 can be privatized, but public rental housing built after 2001 with support from public budgets is not allowed to be privatised
19. Dwelling price is calculated under the conditions set by law
20. Most of social housing is for sale. The privatisation of these dwellings is allowed under conditions, but the dwelling continues being considered as a social dwelling for at least 30 years. Social housing for rent also can be sold under certain conditions but not before certain fixed periods of time
21. National government determine general conditions and the Autonomous Communities determine specific conditions and give the dwelling's owner permission to privatisation on a case by case basis
22. Prices are determined in each Housing Plan: some dwellings can be sold at market prices, some at fixed prices
23. Municipal housing companies (Allmannyttan) can sell properties to the private sector but then they are no longer considered public housing

*Source: National ministries responsible for housing*

## 5.8 ETHOS – European typology (FEANTSA) on homelessness and housing exclusion

| *         | Operational category | Living Situation                         |                                      | Generic definition                          |   |
|-----------|----------------------|--|--------------------------------------|---|---|
| Roofless  | 1                    | People Living Rough                      | 1.1                                  | Public space or external space              | Living in the streets or public spaces, without a shelter that can be defined as living quarters                    |
|           | 2                    | People in emergency accommodation        | 2.1                                  | Night shelter                               | People with no usual place or residence who make use of overnight shelter, low threshold shelter                    |
|           | 3                    | People in accommodation for the homeless | 3.1                                  | Homeless hostel                             | Where the period of stay is intended to be short term   |
| Houseless | 3.2                  |  | Temporary Accommodation              |   |   |
|           | 3.3                  |  | Transitional supported accommodation |   |   |
| Houseless | 4                    | People in Women's Shelter                | 4.1                                  | Women's shelter accommodation               | Women accommodated due to experience of domestic violence and where the period of stay is intended to be short term |
|           | 5                    | People in accommodation for immigrants   | 5.1                                  | Temporary accommodation / reception centers | Immigrants in reception or short term accommodation due to their immigrant status                                   |
|           |                      |  | 5.2                                  | Migrant workers accommodation               |   |

\* Vertical column refers to "Conceptual Category"

Source: FEANTSA European Federation of National Organisations Working with the Homeless (2009) 'European Review of Statistics on Homelessness in Europe'. FEANTSA, Brussels (more information available in this publication).

## 5.9 Roofless persons (annual data for one of the years from 2005 to 2009)

|                              | Roofless, entirely (1.1) | Overnight shelter (2.1) |
|------------------------------|--------------------------|-------------------------|
| Austria <sup>1</sup>         | 1,113                    | 1,149                   |
| Belgium                      | 2,000 <sup>2</sup>       | 293 <sup>3</sup>        |
| Czech Republic               | 1,868                    | 5,232                   |
| Denmark                      | 552                      | na                      |
| Estonia                      | 1,800                    | 1,480                   |
| Finland <sup>4</sup>         | 480                      |                         |
| France                       | 5,080 <sup>5</sup>       | 14,774                  |
| Germany                      | 18,000                   |                         |
| Greece                       |                          |                         |
| Hungary                      | 2,862 <sup>6</sup>       | 1,468 <sup>7</sup>      |
| Ireland                      | 110                      | 1,388                   |
| Italy                        | 408 <sup>8</sup>         | 1,152 <sup>8</sup>      |
| Latvia                       | na                       | 3,288                   |
| Lithuania                    | na                       | na                      |
| Luxembourg                   |                          |                         |
| Netherlands                  | na                       | 1,806                   |
| Poland                       | 366                      | 5,599                   |
| Portugal                     | 1,377 <sup>9</sup>       | 265 <sup>9</sup>        |
| Slovenia                     | na                       | na                      |
| Spain                        | 8,218                    | 4,058                   |
| Sweden                       | 900                      |                         |
| United Kingdom <sup>10</sup> | 483                      | 8,952                   |

Number between brackets refers to ETHOS label see Table 5.8  
 BG, CY, MT, RO, SK not under study in the cited report

- 1 Excludes Vienna and Steiermark counties
- 2 Brussels
- 3 Flanders and Brussels
- 4 Refers to both roofless and overnight shelter
- 5 Year = 2001
- 6 Main cities
- 7 Budapest
- 8 Milan
- 9 Lisbon
- 10 England

Source: FEANTSA European Federation of National Organisations Working with the Homeless (2009) 'European Review of Statistics on Homelessness in Europe'. FEANTSA, Brussels

### 5.10A Houseless persons (annual data for one of the years from 2005 to 2009)

|                             | Homeless hostel (3.1) | Temporary accommodation (3.2) | Transitional supported accommodation (3.3) |
|-----------------------------|-----------------------|-------------------------------|--|
| Austria                     | 3,740                 | 2,668                         | na   |
| Belgium                     | 7,535                 | 2,162                         |  |
| Czech Republic              | 4,542                 | na                            | na   |
| Denmark                     | 6,674                 |                               |  |
| Estonia                     | 90                    | 2,606                         | na   |
| Finland                     | 1,028                 | 300                           | na   |
| France                      | 74,266                | 39,274                        | 4,619                                      |
| Germany                     | 254,000               |                               |  |
| Greece                      |                       |                               |  |
| Hungary                     | 7,016                 |                               | na   |
| Ireland                     | 617                   |                               | 392  |
| Italy                       | 1,152                 |                               |  |
| Latvia                      | na                    | na                            | na   |
| Lithuania                   | 1,977                 |                               |  |
| Luxembourg                  |                       |                               |  |
| Netherlands <sup>1</sup>    | 903                   | 5,251                         | na   |
| Poland                      | 17,261                |                               |  |
| Portugal <sup>2</sup>       | 2,202                 | 132                           | na   |
| Slovenia                    | 540                   | na                            | 290  |
| Spain                       | 6,572                 |                               |  |
| Sweden                      | 178                   | 4,272                         |  |
| United Kingdom <sup>3</sup> | 5,250                 | 62,230                        | 48,500                                     |

Number between brackets refers to ETHOS label see Table 5.8  
 BG, CY, MT, RO, SK not under study in the cited report

1 Year = 2001

2 Mainland Portugal

3 England

Source: FEANTSA European Federation of National Organisations Working with the Homeless (2009) 'European Review of Statistics on Homelessness in Europe'. FEANTSA, Brussels

## 5.10B Houseless persons (annual data for one of the years from 2005 to 2009)

|                | Women's Shelters (4.1) | Reception Immigrants (5.1) | Migrant Workers Hostels (5.2) |
|----------------|------------------------|----------------------------|-------------------------------|
| Austria        | 3,143                  | 1,162                      | 735                           |
| Belgium        | 719                    | 100,000                    | na                            |
| Czech Republic | 36 <sup>1</sup>        | na                         | na                            |
| Denmark        | 1,893                  | 1,843                      | na                            |
| Estonia        | na                     | 35                         | na                            |
| Finland        |                        | 4,035                      | na                            |
| France         | na                     | 40,009                     | 62,500                        |
| Germany        | na <sup>2</sup>        | 63,900                     | na                            |
| Greece         | 50                     | 554                        | na                            |
| Hungary        | 1,536                  | 1,697 <sup>3</sup>         | 10,000 <sup>3</sup>           |
| Ireland        | 53                     | 6,604                      | na                            |
| Italy          | 130 <sup>4</sup>       | 8,412                      | na                            |
| Latvia         | 49                     | 2,428                      | 6,269 <sup>5</sup>            |
| Lithuania      | 1,727                  | 130                        |                               |
| Luxembourg     |                        |                            |                               |
| Netherlands    | 2,158                  | 20,131                     | na                            |
| Poland         | 326                    | 5,216                      | na                            |
| Portugal       | 416                    | 83                         | na                            |
| Slovenia       | 792                    | 99 <sup>6</sup>            | na                            |
| Spain          | 4,144                  | 5,254                      | na                            |
| Sweden         | 170                    | 15,700                     | na                            |
| United Kingdom | 17,545                 | 35,590                     | na                            |

Number between brackets refers to ETHOS label see Table 5.8  
 BG, CY, MT, RO, SK not under study in the cited report

1 Prague

2 Separate structure to homeless sector

3 Year = 2000

4 Milan

5 Year = 2003

6 Asylum homes

Source: FEANTSA European Federation of National Organisations Working with the Homeless (2009) 'European Review of Statistics on Homelessness in Europe'. FEANTSA, Brussels

## Appendix 1 Definitions





This appendix sets out the definitions applied by Member States and certain international organisations for some of the concepts used in this report. The following concepts are covered:

- Asylum applications
- At risk of poverty
- Dependency ratio
- Dwellings
- Dwelling vacant
- Dwelling stock
- Equipment of dwellings
- Floor area: useful
- Fertility rate (Total)
- Gross domestic product (GDP)
- GDP per capita in PPS
- HICP Harmonised Indices of Consumer Prices (2005= 100)
- Household
- Housekeeping unit
- Housing census and/or housing condition survey
- Overcrowded houses
- Population forecast
- Population (Total)
- Purchasing Power Standards (PPS)
- Purchasing Power Parities (PPP)
- Room
- Social Housing association/organisation
- Social versus private rental dwelling
- Total unemployment rate (%)
- Unemployment

### **Asylum applications**

**Eurostat.** These figures refer to all persons who apply on an individual basis for asylum or similar protection, irrespective of whether they lodge their application on arrival at the border, or from inside the country, and irrespective of whether they entered the country legally or illegally. Due to different methods of collecting the information, data from different countries may not be entirely comparable.

### **At risk of poverty**

**Eurostat.** Share of persons with an equivalised disposable income below the risk-of-poverty threshold, which is set at 60% of the national median equivalised disposable income (after social transfers). This share is calculated before social transfers (original income including pensions but excluding all other social transfers) and after social transfers (total income).

## Dependency ratio

**Eurostat.** The dependency ratio is a measure of the portion of a population, which is composed of dependents (people who are too young or too old to work). The dependency ratio is equal to the number of individuals aged below 15 or above 65 divided by the number of individuals aged 15 to 64. A rising dependency ratio is a concern in many countries that are facing an aging population, since it becomes difficult for pension and social security systems to provide for a significantly older, non working population.

## Dwellings

**Eurostat.** Dwellings are buildings that are used entirely or primarily as residences, including any associated structures, such as garages, and all permanent fixtures customarily installed in residences; movable structures, such as caravans, used as principal residences of households are included.

**UNECE.** A dwelling is a room or suite of rooms and its accessories in a permanent building or structurally separate part thereof which has been built, rebuilt, converted, etc. and is intended for private habitation. It should have a separate access to a street (direct or via a garden or grounds) or to a common space within the building (staircase, passage, gallery, etc.). Detached rooms for habitation that are clearly built, rebuilt, converted, etc., to be used as a part of the dwelling should be considered as a part thereof. (A dwelling may thus be constituted of separate buildings within the same enclosure, provided they are clearly intended for habitation by the same private household, e.g. a room or rooms above a detached garage, occupied by servants or other members of the household.)

**Austria.** A dwelling is a (set of) room(s), including annexed rooms, which represents a closed unit and which includes as a minimum standard a kitchen or a room with cooking facilities. Mobile dwellings, barracks, and dwellings without a kitchen are not considered dwellings.

**Belgium.** A dwelling is a house or part of a house, a mobile dwelling (ship or caravan) or emergency dwelling {barracks, etc.1 intended for occupation by a family and used as such.

**Cyprus.** A dwelling is a room or suite of rooms and its accessories in a permanent building that was built, rebuilt or converted for habitation by a household.

**Denmark.** A dwelling is a connected area in a building approved for a five-year occupation period. It has one or more rooms, a private entrance and a separate address. A proper dwelling must have its own kitchen.

**Estonia.** A dwelling is a one-family house or a section of a two-family or terraced house or flat, which consists of one or more rooms and meets sanitary engineering requirements and is suitable as a permanent residence.

**Finland.** A dwelling refers to a room or a set of rooms which is intended for year-round habitation. It is furnished with a kitchen, a kitchenette or a cooking area. It has a floor area of at least seven square metres and is furnished with accessories and facilities necessary for occupancy. Every dwelling must have direct access from the street or from a public or communal staircase, etc. A single-family house may be entered through an enclosed porch or veranda. A dwelling is regarded as a separate set of premises constituting a part of a whole comprising two or more dwellings. A dwelling located in a building which has been classified as a 'residential centre' is regarded as a normal dwelling if it has more than one room including a kitchen), at least a kitchen or kitchenette, a flush toilet and a shower, bath or indoor sauna.

**France.** A dwelling is a separate and independent housing unit. Mobile dwellings, such as caravans and boats, are not considered dwellings.

**Germany.** A dwelling is the sum of all the rooms that make the running of a household possible and which always includes a kitchen or a room with cooking facilities. In principle, a dwelling has its own entrance which can be closed off from the immediate external surroundings, a stairwell or a (entrance) hall; it also has water facilities, a (kitchen) sink and toilet, which may also be located outside the dwelling.

**Hungary.** Dwelling is a unit of places (rooms) with specific functions (living room, cooking place, sanitary place etc.), in general technically (architecturally) connected to each other, intended for human accommodation, stay (home) or converted into dwelling and also suitable for living at present, which has a separate entrance from a public place, courtyard or from a collectively used place inside the building (staircase, corridor etc.). The group of premises technically (architecturally) connected to each-other by internal doors, corridors have been regarded in

the enumeration as one dwelling, even if one or more of the internal doors had been temporarily blocked (but not bricked up). Dwelling might be occupied or vacant.

**Greece.** A dwelling is a separate, independent set of premises, which were specifically built, rebuilt or converted for occupation. It also includes premises which were not intended for occupation but were occupied at the time of the census. A so-called regular dwelling is a permanent and independent structure consisting of at least one standard room intended for occupation by a private household.

**Ireland.** A private dwelling is the room or set of rooms occupied by a private household in a permanent housing unit. There is thus a one-to-one correspondence between such private households and private dwellings.

**Italy.** A dwelling is a set of rooms or even a single useful room, intended to be occupied by a family. It has an independent entrance onto the street or onto a landing, yard or terrace,

**Latvia.** A dwelling is a private single-family house or flat in a residential or non-residential building. A dwelling consists of one or several rooms and auxiliary premises. It is intended for habitation the whole year long and must have direct access to the street or to the common space within the building (a staircase, common passageway, gallery, etc.). Auxiliary premises are kitchens, corridors, toilets, bathrooms, closets and built-in closets. In addition to these, reference is made to rooms used for cultural and household purposes and healthcare services in hostels and social care institutions are also considered as auxiliary premises.

**Lithuania.** A dwelling is an individual house or flat in a residential or non-residential building, or a separate room(s) with shared facilities. It has a separate entrance from the street or from a common space within the building, or from other shared facilities.

Rooms with a separate entrance but that are intended for habitation are also an integral part of the dwelling.

**Luxembourg.** A dwelling is a separate and independent set of premises that is intended to provide people with shelter. It has an entrance of its own giving access to a common space. A dwelling can be occupied by one or more families.

**Malta.** A dwelling means any building or unit thereof used for residential purposes. This is generally defined as a room or suite of rooms and its accessories (e.g. halls, corridors) in a permanent building or in a structurally separate part thereof which, by the way it was built, rebuilt or converted, was intended for habitation by one private household all the year round and that is not being entirely used for non-residential purposes at the time of the Census. It should have a separate access to the street, direct or via a garden or grounds, or to a common space within the building (staircase, passage, etc.), but it need not necessarily have a bathroom or toilet available for the exclusive use of its occupants.

**Netherlands.** A building or part of a building that, according to its construction or reconstruction, is intended to be permanently inhabited by a one-person or multi-person single or multi-member household.

**Portugal.** A dwelling is a room or a set of rooms and annexes forming part of a permanent building or being structurally separate from it. By way of its design, a dwelling is intended for the permanent housing of a family and was not intended to be used entirely for other purposes at the time of the Census,

**Romania.** A dwelling is the built unit consisting of one or several rooms, situated at the same floor or at different floors of the building, generally endowed with annexes (kitchen, bath, etc.) or other functional spaces (pantries, lumber rooms etc.), functionally independent, with separate entrance (from staircase, yard or street) and which was built, transformed or arranged for being used, in principle, by only one household.

*The following were not considered as dwellings:*

- rooms from collective housing units (rooms from hostels, bedrooms from boarding schools or children hostels, students or elderly people hostels, hospital rooms etc.) which were not permanent dwellings for one or several households;
- rooms from household buildings or annexes isolated from the usual dwelling, occupied by members of the same household;
- guard rooms, rooms used by the staff working in shifts;
- *living spaces inhabited due to necessity*, respectively spaces which were not intended for habitation but which, at the enumeration date, were permanently inhabited by households that did not have another permanent dwelling. These were separately enumerated.

**Slovak Republic.** A dwelling is a room or a suite of rooms and its accessories integrated into a functional unit with its own entrance and is designed for habitation.

**Slovenia.** A dwelling is any structurally unified whole intended for residence, with one or more rooms, with or without appropriate auxiliary spaces (kitchen, bathroom, toilet, hallway, larder, etc.) and with at least one independent entrance.

**Spain.** The Household's Primary Residence: each room or group of rooms and their outbuildings, occupying the same building or an area structurally separated from it, that are destined for occupation (in view of the way that they were built, refurbished or transformed) by one or more households and that, at the date of the interview, are not being used for other purposes. This definition also includes:

- Permanent lodgings: improvised enclosures, made out of waste materials (tins, boxes, etc.), neither conceived nor refurbished for residential purposes, but constituting the main and habitual residence of one or more households (from shanty to mill, store, cave, natural refuge, etc.);
- A family housing unit located in a collective housing building, when the dwelling is allocated to the staff (management, administrative or service personnel) of the establishment;
- Household's Primary Residence (Vivienda Familiar Principal): the household's housing unit used as the principal residence by one or more households.

Family housing units include 'Household's Primary Residence', 'second homes' and 'vacant dwellings'.

Second Homes: not the principal family home, at the disposal of the household for more than three months per year (occupied by either the owner or the tenant), and destined to be seasonally, periodically or sporadically used for the relaxation or leisure of household members (weekends, holidays, etc.), or for other purposes.

**Sweden.** A dwelling has its own kitchen or kitchenette. It can also be another type of dwelling with its own entrance from a secluded hall, stairwell or the like.

**United Kingdom.** A dwelling is a building or any part of a building that forms a separate and self-contained set of premises designed to be occupied by a single family.

## Dwelling vacant

**Austria.** According to the census, a vacant dwelling is a dwelling that is not used as a residence. Such a dwelling is often used as a second residence by the owner or is used as a rented vacation home or is destined to be let by the owner to someone for a fixed period of time.

**Cyprus.** A vacant dwelling is a conventional dwelling, which was not occupied at the date of the Census, was used as second home or a tourist apartment or was awaiting demolition.

**Denmark.** A vacant dwelling is a dwelling with no person registered at the address. This includes a routine vacancy.

**Finland.** A vacant dwelling is not permanently occupied, i.e. nobody is legally living in it this category also includes temporarily occupied dwellings.

**France.** A vacant dwelling is an accommodation available for sale or letting or a new dwelling which is completed, but not yet occupied at the survey date. This includes a routine vacancy.

**Germany.** A dwelling is considered to be unoccupied if it is neither let nor used by its owners and was not a leisure holiday home at the date of the survey. Thus dwellings that are temporarily vacant are included in this category.

**Greece.** There is no official definition. However a vacant dwelling is taken to be a permanent, independent structure consisting of at least one regular room intended for habitation by a private household, which was found empty at the date of the census.

**Hungary.** The dwelling is regarded as vacant when at the enumeration reference date it had not been used by anybody as a living place, or a place of stay, or used even without formal registration, i.e. not even one person had been enumerated in it.

**Ireland.** All classifications relate to occupied housing units only. Statistics of unoccupied housing units were not compiled because of the difficulty of determining in many cases, whether unoccupied accommodations could be regarded as habitable or not.

**Italy.** A vacant dwelling is defined as a dwelling with no permanent occupant.

**Lithuania.** Vacant refers to a dwelling that, at the time of the Census, has no usual resident but can become the usual residence of at least one person.

**Luxembourg.** Vacant housing is defined as a dwelling unit that was unoccupied when the Survey was carried out. This includes all dwellings that are unoccupied, or that are awaiting the repair, reconversion or completion of the construction work.

**Malta.** A vacant dwelling is a dwelling which is not occupied. A distinction is made between 'temporarily vacant' dwellings, which would be used as summer residences, and 'permanently vacant' dwellings, which would not be used as second or holiday homes.

**Netherlands.** A vacant dwelling is an accommodation available for sale or letting, or a new dwelling which is completed, but not yet occupied at the survey date.

**Portugal.** A vacant dwelling is a dwelling that, on the day of the census, was available on the housing market.

**Slovak Republic.** A vacant dwelling is a dwelling without an occupant at the precise moment of the Census. A dwelling in a non-refurbished recreation cottage is also considered as un-occupied.

**Slovenia.** Vacant dwellings are temporarily unoccupied or abandoned dwellings. A temporarily unoccupied dwelling is a dwelling that is new and not yet settled in, or a dwelling that is vacant because of moving, refurbishing or repairs or a dwelling whose owner lives in another dwelling who neither uses nor lets said dwelling to other people. An unoccupied (abandoned) dwelling is a dwelling that has been abandoned for a long time because the owner moved away and did not let the dwelling to other people or because the owner died and the heirs did not let the dwelling to other people or use it for leisure and recreation.

**Spain.** According to the census, a family dwelling is considered to be unoccupied when it is not used as a regular residence or as a second or holiday home, if it is not in a state of dilapidation.

**Sweden.** Vacant dwellings include dwellings available for rent and newly completed dwellings that are not yet occupied.

**United Kingdom.** Vacant housing is defined as a unit of accommodation that is unoccupied at a particular point in time. This includes dwellings that are empty between changing occupants or undergoing modernisation, repair or conversion, or awaiting demolition, or newly completed but not occupied.

## Dwelling stock

**UNECE.** The dwelling stock includes only conventional (permanent) dwellings, whether occupied or not. The simple term "dwelling" is generally used instead of "conventional dwelling". The dwelling stock does not include rustic (semi-permanent) and improvised housing units (e.g. huts, cabins, shanties), mobile housing units (e.g. trailers, caravans, tents, wagons, boats) and housing units not intended for human habitation but in use for the purpose (e.g. stables, barns, mills, garages, warehouses).

Increases in the dwelling stock consist of increases in the number of dwellings due to new construction and increases due to other types of building activity (restoration, extension, conversion). In principle, increases in the number of dwellings without building activity (conversion of one dwelling into two or more dwellings, or of space used for non-residential purposes into one or more dwellings without building activity) are also taken into account, but increases due to these factors are likely to be of little quantitative importance. New construction: The erection of an entirely new structure, whether or not the site on which it is built was previously occupied.

Decreases in the dwelling stock consist of the following components:

- dwellings becoming definitely empty (e.g. because they are declared unfit for habitation or because it is evident that they will not again be occupied permanently), whether demolished or not, included in this category are also dwellings which, after having become unfit for habitation, are subsequently restored and effectively reinstated (as indicated above, the restoration of the dwelling should be recorded as an increase in the dwelling stock);

- dwellings fit for habitation but demolished, e.g. to make way for the construction or extension of factories, the construction of new roads or the widening of existing roads;
- dwellings destroyed by fire, floods, subsidence or other catastrophes;
- decreases in the number of dwellings resulting in the conversion of two or more dwellings into one dwelling or of one or more dwellings into non-residential accommodation (with or without building activity).

## Equipment of dwellings

**UNECE.** The definitions of the various types of equipment distinguished in the classifications are as follows: Fixed bath or shower - Dwellings are counted as equipped with fixed bath or shower if at least one of these types of equipment is installed inside the dwelling.

Central heating - Dwellings are considered as centrally heated if heating is provided either from a community heating centre or from an installation built in the building or in the dwelling, established for heating purposes, without regard to the source of energy.

## Floor area: useful

**UNECE.** Useful floor space is the floor space of dwellings measured inside the outer walls, excluding cellars, non-habitable attics and, in multi-dwelling houses, common spaces.

Living floor space is the total area of rooms falling under the concept of "room" as defined above.

**Austria.** The useful floor space is defined as the floor space of all rooms and kitchen(s). In single-family housing units, the useful floor space also includes the (entrance) hall and the stairways. Balconies and terraces as well as cellars and lofts are excluded, except when they are used for residential purposes. Rooms used for both residential and commercial purposes are included.

**Belgium.** The useful floor area includes all the rooms in the building, excluding cellars, storehouses as well as spaces reserved for industrial, commercial or agricultural purposes.

**Cyprus.** The useful floor space is the floor space of dwellings measured within the inner walls, excluding cellars, non-habitable attics etc. and, in the case of multi-dwelling buildings, common spaces.

**Denmark.** The total living space is the sum of all habitable rooms, including the kitchen, bath, and toilet, and also the useful living area under the ceiling. According to building regulations, the area of the rooms used for habitation in the basement is included together with the area of the kitchen, bath, and toilet. The space is measured from the outside of the exterior wall (gross floor space). The space also includes portions of the access paths.

**Estonia.** The total floor area of functionally connected rooms (bedrooms, dining rooms, living rooms, etc.) and secondary rooms (kitchen, hall, bathroom, toilet, pantry, storage room, built-in cupboards, etc.) necessary or suitable for habitation.

**Finland.** The floor space of a dwelling is located inside the walls enclosing the dwelling. It includes the space for ancillary facilities such as cloakrooms, bathrooms, hobby-rooms, fireplace rooms, indoor saunas, washrooms and dressing rooms, and rooms used as offices, provided that they are used by the employees. The floor space of a dwelling excludes garages, cellars, saunas located in unfurnished basements, unheated storage spaces, balconies, porches, verandas, outer antechambers and non habitable attic-spaces.

**Germany.** Included is all the space within the outer walls, no matter whether the dwelling is owned, occupied or rented. Floor space in extensions outside the outer walls is included if the space is used as part of the dwelling.

To calculate the usable floor area, the following rules are used:

Fully included: floor area of spaces with a height of at least 2 metres;

Included by half: floor area of spaces with a height of more than one metre but less than two metres;

Included by half: floor area of balconies, loggias, etc.

**Greece.** The useful floor area is defined as the whole floor area of dwellings, including the width of the outer walls.

**Hungary.** Useful floor area is the part of the total area surrounded by plastered walls where the inner height reaches 1.90 m.

**Ireland.** Floor area is defined as the floor space of dwellings measured inside the outer walls, excluding cellars, non-habitable attics and in multi-dwelling houses, common spaces.

**Italy.** The useful floor space is defined as the floor space of dwellings measured inside the outer walls, excluding passage thresholds and door and window frames.

**Latvia.** The total useful floor space includes kitchens, living rooms, bedrooms and auxiliary rooms, as well as cellars and premises to be used in common by the owners of the housing units.

**Lithuania.** The useful floor space of a dwelling is the total floor space of habitable rooms, other premises (kitchens, corridors, built-in cabinets and other ancillary premises) and commercial areas. The useful floor space does not include the floor space of balconies, unheated attics, cellars and garages.

**Luxembourg.** The useful floor space is defined by the General Census as the sum of the area of the habitable rooms, confined within the inner walls. The kitchen (under four square metres), the bath, the toilet, tiny rooms and access paths are excluded. This definition also excludes the loft and the ceiling, unless they are habitable.

**Netherlands.** The useful floor area (measured internally) of a dwelling is the sum of the gross floor areas of the storeys of that dwelling at floor level, excluding:

- a) spaces which are used for professional or business activities;
- b) spaces which were destined for dwelling purposes and which received a permit for professional or business activities;
- c) the relative share of (floor area) of common spaces which can be attributed to the spaces considered under a. and b;
- d) crawl space at the bottom of the building;
- e) common spaces to the extent that these are not common spaces comprising spaces of non-independent dwellings;
- f) garage(s) accessible or not accessible via the interior spaces of the dwelling;
- g) covered or not covered exterior spaces such as balconies, loggias and roof terraces;
- h) spaces with a clear height of less than 1.5 metre;
- i) storage spaces which are or are not accessible via interior spaces of the dwelling and to the extent they are not cupboards with a floor area of 1.5 square metres or less;
- j) ground base area of the walls which surround the dwelling.

**Portugal.** The useful floor space is the floor space of dwellings measured inside the inner walls, excluding entrance halls, corridors, bathrooms and toilet rooms, cellars and other similar areas.

**Romania.** Useful floor space is the floor space of dwellings measured inside the outer walls, excluding cellars, non-habitable attics and, in condominiums, common spaces. It includes the living rooms, bedrooms, bathrooms, kitchens/kitchenettes, deposit areas and hallways.

**Slovak Republic.** The useful floor space is defined as the total floor space of all habitable rooms (including the kitchen, corridor, bath and toilet, etc.). Balconies and terraces as well as cellars and lofts are excluded.

**Slovenia.** The useful floor space of a dwelling covers the usable area of the rooms, kitchen and other auxiliary premises, the area of enclosed terraces and verandas and the area of built-in cupboards. The area of the cellar, attic (unfit for habitation) and of the common areas in apartment buildings are not taken into consideration.

**Spain.** The useful floor space is defined as the area between the exterior walls of the dwelling, including balconies. It therefore comprises not only the living space, but also the area of corridors, the entrance hall, bathrooms and other parts that are not strictly living spaces.

**Sweden.** The useful floor space of a dwelling is defined as the floor space contained within the walls which enclose each flat.

## **Fertility rate (Total)**

**Eurostat.** The mean number of children that would be born alive to a woman during her lifetime if she were to pass through her childbearing years conforming to the fertility rates by age of a given year. It is therefore the completed fertility of a hypothetical generation, computed by adding the fertility rates by age for women in a given year (the number of women at each age is assumed to be the same). The total fertility rate is also used to indicate the replacement level fertility; in more developed countries, a rate of 2.1 is considered to be replacement level.

## **Gross domestic product (GDP)**

**Eurostat.** Gross domestic product (GDP) is a measure of a country's economic activity. It is defined as the value of all goods and services produced less the value of any goods or services used in their creation.

## **GDP per capita in PPS**

**Eurostat (index EU-25 =100).** Gross domestic product (GDP) is a measure of economic activity. It is defined as the value of all goods and services produced less the value of any goods or services used in their creation. The volume index of GDP per capita in Purchasing Power Standards (PPS) is expressed in relation to the European Union (EU-25) average set to equal 100. If the index of a country is higher than 100, this country's level of GDP per head is higher than the EU average and vice versa.

Basic figures are expressed in PPS, i.e. a common currency that eliminates the differences in price levels between countries, thus allowing meaningful volume comparisons of GDP between countries.

Please note that the index, calculated from PPS figures and expressed with respect to EU-25 = 100, is intended for cross-country comparisons rather than for temporal comparisons. Please consider that this indicator has been rescaled, i.e. data is expressed in relation to EU-25 = 100. Thus, they are not comparable with previous data based on EU-15 = 100.

## **HICP Harmonised Indices of Consumer Prices (2005=100).**

**Eurostat.** Concept: Harmonised Indices of Consumer Prices (HICPs) are used in the assessment of inflation convergence as required under Article 121 of the Treaty of Amsterdam. They form the basis for the Monetary Union Index of Consumer Prices (MUI CPI), the European Index of Consumer Prices (EICP) and the European Economic Area Index of Consumer Prices (EEAICP). HICPs are compiled on the basis of a legislated methodology that is binding for all Member States.

Classification: The common classification for Harmonised Indices of Consumer Prices is the COICOP (Classification Of Individual Consumption by Purpose). A version of this classification (ICOICOP/HICP) has been specially adapted for the HICPs. Sub-indices published by Eurostat are based on this classification.

## **Household**

**Eurostat.** A household is a small group of persons who share the same living accommodation, who pool some, or all, of their income and wealth and who consume certain types of goods and services collectively, mainly housing and food.

Collective households such as boarding houses, halls of residence and hospitals and the persons living in them are excluded.

**Austria.** Private households comprise people living communally, with relationships being irrelevant in determining a household. Institutional households (nursing homes, prisons, boarding schools, etc.) are excluded. Private households comprise all persons living in the household in question during the reference week.

**Belgium.** A household is a family consisting of a person who lives alone or of two and more persons, related by family ties or not, who occupy the same dwelling and live there together. A distinction can be made between



private and collective families. Monastic communities, military barracks, prisons, orphanages and old people's homes are considered collective families. Private families constitute all other families.

**Cyprus.** A household comprises one or more persons, irrespective of their relationship, who live together in the same dwelling, have common catering arrangements and share at least one meal a day.

**Denmark.** A household consists of all the persons who live together at the same address (dwelling).

**Germany.** A household consists of all persons who live and run a household together, i.e. who jointly finance their living costs.

**Greece.** Every person, related or not, living together in the same housing unit and sharing meals with the family members is considered a household member. A distinction is made, however, between regular members and temporary guests. Persons, who, on account of the nature of their work, cannot have regular meals with the household, are considered as household members if they actually belong to the family. Strangers are considered as household members if they have at least one principal meal a day with the family or with the head of the household, in which case they are reported as boarders. Otherwise, they are considered as a separate (usually one-person) household.

**Estonia.** A household is a group of persons living in a common main dwelling (at the same address) and sharing joint financial and/or food resources and whose members consider themselves to be members of one household. A household can also consist of one member only. The present study covers non-institutional households only. Therefore, all the persons living in nursing homes, prisons, abbeys and other similar places are not included in the survey.

**Finland.** According to the Central Population Register, a household consists of the persons who occupy the same dwelling on a permanent basis. Persons living in collective households such as dormitories and residence halls whose living quarters do not meet certain requirements specified in the definition of a dwelling have been omitted from the household population.

**France.** All the persons who live in a dwelling form a household.

**Hungary.** A (private) household is a group of persons living together in a common housing unit or in a part of it, bearing together, at least partly, the costs of living (e.g. daily expenses, meals. Persons living in the same dwelling but on the basis of independent tenure status are not considered as persons living in the same household even if the above conditions are fulfilled.

**Ireland.** A private household is defined as a group of persons living together (usually but not necessarily related), jointly occupying the whole of a private dwelling, flat or temporary dwelling and sharing a common budget. A person who lives alone or a person who occupies only part of the living accommodation but does not normally share a common budget with the other occupants is regarded as constituting a separate household. Households containing more than one family unit are also distinguished from one-person households. Households occupying caravans or other temporary dwellings are included as private households, but most tabulations concerning private households are compiled for private households in permanent housing units and, therefore, exclude all such temporary dwellings.

A non-private household refers to a boarding house, a hotel, a guest house, barracks, a hospital, a nursing home, a boarding school, a religious institution, a welfare institution, a prison or a boat, etc.

However, owners and managers of hotels, principals of boarding schools, persons in charge of various other types of institutions and members of staff who, together with their families, occupy flats on the premises are classified as private households.

**Italy.** A household is understood to be a group of persons linked by bonds of marriage, kinship, affinity, adoption, guardianship or affection, who live together and have their habitual residence in the same municipality (even if they are not yet registered in the register of residents of the municipality itself). A family may also consist of only one person.

**Latvia.** A household refers to a person or a group of persons bound by a family relationship or any other personal relationship, having common subsistence expenditures and inhabiting the same housing unit (house, flat, etc.), the maintenance costs of which are jointly paid by said persons.

**Lithuania.** A household is a group of persons who live in the same dwelling, share the same budget and have meals together or one person living alone. Members of a household do not necessarily comprise a family or a marital relationship.

**Luxembourg.** A household consists of either one person or of two or more persons, whether they are mutually related by family ties or not, who live in the same dwelling and form a common unit. Collective households meet two criteria. They are integrated in an institution and their members must adhere to common rules. All households that are not collective households are considered as private households.

**Malta.** A household consists of one person living alone or two or more persons living together and sharing food and the essentials for living.

**Netherlands.** Any single person or any group of two or more persons who live together in a dwelling and run a common household, meaning thereby that every family is considered as a separate household.

**Poland.** A private household is either:

- A one-person household, i.e. a person who lives alone in a separate housing unit or who occupies, as a lodger, a separate room (or rooms) of a housing unit but is not related to any of the other occupants of the housing unit, thus not forming part of a multi-person household as defined below.
- A multi-person household, i.e. a group of two or more persons who join to occupy the whole or part of a housing unit and to provide themselves with food and possibly with other means of subsistence. Members of the group may contribute to the common household budget to a greater or lesser extent.

**Portugal.** The conventional household is the independent person occupying part or all of a housing unit. It can also be a group of persons living in the same housing unit, occupying part or all of the housing unit and bound by a *de jure* or *de facto* kinship, or other occupants thereof who, although not being related with the family, contribute in the purchase of food or in paying the rent. The institutional household refers to a group of persons who, independently of their ties of kinship, live in a collective housing unit, comply with common rules of discipline, are beneficiaries of the aims of the institution and are governed by an entity within or outside the group.

**Romania.** The household means one or several persons who usually lived together, relatives or not and who managed altogether (contributing to the supply and consumption of food and other key goods), entirely or partly participating in the income and expenditure budget. The household also included elderly people or other persons under the household's care, children under family placement, hosted persons or those hired for housekeeping works, which usually lived and managed the household together with the other household members.

**Slovak Republic.** A household consists of persons who occupy the same dwelling on a permanent basis.

**Slovenia.** A household is a group of people living together and sharing their income in order to cover basic living costs (accommodation, food, other consumer goods, etc.) or a person living alone.

**Spain.** A household is defined as people living in the main family housing unit or in a part of it, and consuming and sharing food paid out of the same budget. A household does not include household help and guests.

**Sweden.** A household consists of persons who are registered in the same municipality and live in the same dwelling.

**United Kingdom.** A household is defined as a person living alone or a group of people who share common housekeeping or a living room. The determining factor is how they share their accommodation. The relationship of the people in the household is irrelevant.

## Housekeeping unit

**Sweden.** A housekeeping unit is a household of individuals who live together in the same dwelling, prepare and have meals together and who share the housekeeping.

## Housing census and/or housing condition survey

**Austria.** In addition to the housing census (the last one took place on 15 May 2001), the Microcensus - a questionnaire - provides a quarterly and an annual average for each year, a short housing condition survey (last figures, 1999). The survey is related only to principal residences (in 1999: 87% of the total dwelling stock).

**Belgium.** The housing census is organised by the National Statistical Institute every 10 years or so, concomitantly with the population census. The last census was held on 1 March 1991. An exhaustive listing was

made by means of questionnaires sent to households. However, the last census left vacant dwellings and second homes out of account. The census lists dwellings according to type, occupation status, surface area, and number of rooms, age, fittings, method of heating and the number of occupants.

In addition to the census, regional authorities undertake housing quality surveys by random sampling.

These surveys refer to a limited number of dwellings, which are visited by pollsters. The methods and reference dates used in Flanders differ from those used in Wallonia.

**Cyprus.** A housing census was carried out in October 1982. Since then, general questions on housing were included in the population censuses of 1992 and 2001.

**Denmark.** Since 1976, it has been possible to draw information on the population and on the number of dwellings from a number of administrative public records and computer-based registers. These registers have made it possible to produce a new housing census each year (by 1 January). In practice, the census is made by computer by matching addresses in the Building and Dwelling Register and in the Central Population Register.

**Finland.** It is possible to abstract information about the population and the number of dwellings from administrative computer-based registers. These registers make it possible to produce a housing census each year.

**Germany.** A census of buildings and dwellings is made every four years, generally in combination with a population, occupational or employment census. Basic statistical data are gathered on buildings (including the nature, size and year of construction, heating system and type of power supply) and dwellings (including the size, fittings and rent). Respondents are interviewed by pollsters (in interviews),

**Greece.** The latest National Population/Housing Census was held on 17 March 1991. It was preceded by the Census of Buildings in December 1990. These censuses are held every ten years. The next population/housing census will be held in March 2001 and the next building census in December 2000. Greece follows the principles and recommendations of the United Nations. A population sample survey is held halfway through each decade. In the last one, the sample was of 3% of the population.

**Ireland.** The data for the census is gathered every five years by way of a household questionnaire completed by the head of household. The house condition survey, which is carried out every ten years and which covers 30,000 dwellings (3% of stock), examines the condition of the housing stock including:

- the level of unfitness that exists in the stock,
- the need for conservation/improvement works,
- the extent of overcrowding and involuntary sharing in the stock.

**Italy.** The housing census is part of the general census consisting of a direct survey. Questionnaires are completed by all households and analysed by the *Istituto Nazionale di Statistica* (ISTAT). Data are available at the following address: <http://dawinci.istat.it/pop/>.

**Lithuania.** The 2001 Population and Housing Census data: The Census questionnaire is completed by the head of the household and concerns some of the characteristics of the household's principal dwelling (type, age of building, size, status of ownership, comfort...).

**Luxembourg.** Questionnaires are completed by all households. The results are verified and analysed by the *Service Central de la Statistique et des Etudes Economiques* (STATEC).

**Malta.** The Census of Population and Housing is organised by the Department of Information of the Maltese Government every ten years. The last Census was taken on the 26th November 1995, collecting a wide range of details and other information in respect of persons and housing accommodations.

**Netherlands.** The housing census applies to a sample of about 80,000 households. This so-called Housing Demand Survey (*Woningbehoefteonderzoek*) is held every four years. The last one was in 1998. From 1999 to 2001, the Housing Demand Survey applies to a yearly sample of 15,000 households.

Topics which are mentioned in the survey are among others, income, intention to move, cost-of-living and situation of lodging. The House Condition Survey (KWR), which will be carried out in 2000/2001 covers 15,000 dwellings.

**Poland.** The main data source on households is the population census. The latest National Population and Housing Census was held on 20 May 2002. The next population and housing census is planned to take place around 2011.

**Portugal.** Data are gathered by a questionnaire.

**Romania.** The Population and Housing Census was carried out during the period of March 18-27 in 2002 according to the principle of free statement. The Housing Census was carried out simultaneously with the Population Census. The next population and housing census is planned to take place in October 2011.

**Slovak Republic.** The housing census is combined with the population census every ten years (last 2001).

**Slovenia.** The censuses in Slovenia are organised by the National Statistical Office every 10 years, except for the last census which was held 11 years after the previous one (the last three censuses took place on 31 March 1981, 1991, 2002). The main observation units in all three censuses were: population, households and dwellings.

In addition to these, agricultural holdings were enumerated in the 1981 and 1991 censuses and buildings in 2002 Census. We do not perform surveys on housing conditions.

Methodological explanations, questionnaires, definitions and data on the 2002 Census in Slovenia are also available in our website: <http://www.stat.si!popis2002/en/default.htm>.

**Spain.** The housing census has as its primary aims: inventory of dwellings, knowledge of the structure of dwellings and basis for statistical studies on a national and international scale. The housing census (*Censo de Viviendas*) is carried out jointly with the population census (*Censo de Poblacion*). The combination of both studies not only helps to determine how many people there are and what the communal living characteristics are, but also where they live, how they are grouped, what their patterns of dwelling use are and which amenities and services are available to them, according to geographic areas; e.g. it lists all *the* places used for residence regardless of whether *they* have been designed as such (family dwellings, fixed or mobile accommodations). It comprises the set of operations of compilation, summary, valuation and analysis and publication of the data related to housing. They are classified in family houses, lodgings and collective establishments. The 1991 Population and Housing Census is primarily based on the Building Census which precedes it. It is carried out in the whole of Spain.

Census procedures. Every municipal district is divided into statistical sections. There are less than 4000 sections. The section is the basic unit for gathering information. Different questionnaires are used. The questionnaires are designed to use the municipal registration method (except the one for non-family dwellings without listing persons). The sample for the 1991 Population and Housing Census refers to 10% of the census sections. The Central Services and Provincial Offices of the National Institute of Statistics are responsible for the Population and Housing Census, in co-operation with the local councils. The census officer distributes, collects, and checks the correct completion of the questionnaires and offers advice. He also fulfils a role in reviewing the questionnaires, and in recording and processing the data. An appraisal of the quality of the censuses is also carried out by means of an Assessment Survey.

**Sweden.** In the 1990 census, data were collected both by using questionnaires and by drawing data from administrative records. The questionnaire for individuals was mailed to all persons registered (*de jure* population) in Sweden of 16 years of age or older. The respondents then mailed the completed questionnaire to the local examination board. Owners of one- and two-dwelling houses answered the questions regarding housing on the individual questionnaire. Owners of multi-dwelling houses answered the questions regarding housing on the individual questionnaire and on a special real estate questionnaire. The local examination board checked the questionnaires and, whenever necessary, called back for missing information. Once the coding and entering work was completed, the questionnaire was linked with demographic, employment and place of work, industry, sector of employment, regional codes, and income data.

Although the census was previously carried out every fifth year, there was no census in 1995 and none thereafter. In the future, data will be collected using administrative registers. This method will require a register containing all dwellings. Such a register is currently being created. All dwellings intended as permanent living quarters will be included as well as dwellings for seasonal and secondary use. Once the register of dwellings is complete, there will also be a change in the Swedish national registration system. Presently, the property on which a person lives is the place the person is associated with in the national registration. As there might be several dwellings on the same property, it is currently not possible to define a specific household by using administrative registers only. In the future though, the national registration will specifically refer to the dwelling in

which one lives. That way, it will be possible to produce household statistics that can be combined with the aforementioned housing statistics.

**United Kingdom.** The main data source is the population census carried out every ten years by a self completed questionnaire by every household in the country. Separate, but similar censuses are held in England, Wales, Scotland and Northern Ireland. House condition surveys are carried out in England, Wales, and Scotland, and assessments are made in Northern Ireland, but not necessarily at the same time and the results may not be directly comparable.

## **Overcrowded houses**

**Eurostat.** More than one person per room.

## **Population forecast**

**Eurostat.** Population projections involve making population estimates or producing the most plausible figures for the years to come. Estimates are made using the latest available figures for the population on 1 January. In general, key assumptions are made with respect to mortality, fertility and migration by sex and by age, and ageing techniques are applied to the population pyramid from year to year.

## **Population (Total)**

**Eurostat.** The inhabitants of a given area on 1 January of the year in question (or, in some cases, on 31 December of the previous year). The population size is based on data from the most recent census adjusted by the components of population change produced since the last census, or based on population registers.

## **Purchasing Power Standards (PPS)**

**Eurostat.** Purchasing Power Standard (PPS) shall mean the artificial common reference currency unit used in the European Union to express the volume of economic aggregates for the purpose of spatial comparisons in such a way as to eliminate price level differences between countries. Economic volume aggregates in PPS are obtained by dividing their original value in national currency units by the respective PPP. The PPS thus buys the same given volume of goods and services in all countries, whereas different amounts of national currency units are needed to buy this same volume of goods and services in individual countries, depending on the price level.

The calculation of GDP in PPS is intended to allow for the comparison of levels of economic activity of different sized economies irrespective of their price levels. It is less suited for comparisons over time. Eurostat compiles PPP and presents them in the auxiliary indicators domain. PPP and related economic indicators are constructed primarily for spatial comparison and not for comparison over time. Therefore any comparison of results of different years must be made keeping this in mind. Particularly, GDP in PPS should not be used to derive growth rates.

## **Purchasing Power Parities (PPP)**

**Eurostat.** Purchasing Power Parities (PPP) are currency conversion rates that convert national currencies to a common currency called Purchasing Power Standards (PPS), eliminating the differences in price levels between countries in the process of conversion and thus allowing meaningful volume comparisons of GDP and its aggregates between countries. In other words, PPP are both price deflators and currency converters. PPP and related economic indicators are constructed primarily for spatial comparison and not for comparison over time. Therefore any comparison of results of different years must be made while keeping this in mind.

## Room

**UNECE.** A room is defined as a space in a dwelling enclosed by walls, reaching from the floor to the ceiling or roof covering, and of a size large enough to hold a bed for an adult (four square metres at least) and at least two metres high in respect of the major area of the ceiling.

In this category should fall normal bedrooms, dining rooms, living rooms, habitable attics, servants' rooms, kitchens and other separate spaces intended for dwelling purposes. Kitchenettes, corridors, verandas, lobby, etc., as well as bathrooms and toilets, should not be counted as rooms.

**Austria.** Residential rooms are defined as rooms for residential purposes with a floor area of no less than 4 m<sup>2</sup>. Rooms which serve for the seasonal lodging of tourists are included in the definition. Excluded from the definition are: kitchens (at present), annexed rooms like antechambers, entrance halls, bathrooms, cellars, rooms for professional purposes and rooms which serve for touristic purposes (not for own residential purposes).

**Belgium.** Rooms are spaces for the basic needs of communal life (rest, recreation, study) or used as such. Rooms include kitchens, dining-rooms, bedrooms, rooms for domestic servants, drawing rooms, studios, habitable attics and cellars and other spaces usually constructed for such purposes. Rooms are separated from each other by partitions reaching from the floor to the ceiling, and can contain a bed for an adult. In this definition, other spaces needed by the family, such as bathrooms, washing rooms, water closets and stairways are not included.

**Cyprus.** A room is a space in a dwelling of at least four square metres.

Corridors, verandas, halls, bathrooms and toilets (even if of more than four square metres) do not count as rooms.

**Denmark.** A room in a dwelling is a room which is in such a condition that it can be lived in. This means that the size, insulation, windows, floor and walls of the room must comply with legal requirements. Rooms that are designed for a special purpose (such as a kitchen, bathroom, hall, utility room, storage room in the cellar or attic, etc.) are excluded.

**Finland.** A room is a space with one or more windows, a floor area of at least seven square metres and an average height of at least two metres. A hall, porch, bed recess and the like are not counted as rooms. A kitchen is a room unless stated otherwise.

**France.** Rooms are spaces which have a residential function. Spaces which are exclusively used for professional purposes are not counted as rooms; neither are halls, built-in cupboards, bathrooms, alcoves, water closets and verandas. Kitchens would only be included if they had an area of more than 12 square metres.

**Germany.** A room is a space intended for habitation and with a surface of at least six square metres. Spaces (e.g. a kitchen) which are smaller than six square metres, as well as annexed spaces (such as a hall, bathroom and storage room) are not counted as rooms.

**Greece.** A room is defined as a space in a dwelling which is large enough to contain a bed for an adult, which has a surface of at least four square metres, is at least two metres high, lighted from outside through a window or glass door, and which is intended for residential purposes. Spaces which do not fulfil these conditions are not counted as regular rooms. This concerns kitchens with a floor space of less than seven square metres, as well as washing rooms, bathrooms, toilets or cellars, irrespective of their dimensions.

**Hungary.** The room is a premise of at least 4 m<sup>2</sup> total surface, with natural lighting and ventilation (having door(s) and window(s)), used for sleeping or daily activities (bedroom, children's room, dining room, etc.). Classification of dwellings by number of rooms had been based on the total number of rooms irrespective of the size, surface of the rooms. As such: a housing unit with a living room (of more than 12 m<sup>2</sup> surface) and with two half-rooms (of less than 12 m<sup>2</sup> surface) had been regarded as a dwelling with three rooms. Category 4-X rooms is the total of the dwellings having four or more rooms.

**Ireland.** Room includes a kitchen but excludes a kitchenette, scullery, bathroom, toilet, consulting room, office or shop.

**Italy.** A room is understood to be the space in a dwelling which receives direct light and air and is of a sufficient size to contain at least one bed (bedrooms, dining rooms, studies, living rooms, etc.). A kitchen and spaces obtained from the attics are included when they meet the requirements.

**Lithuania.** A room is defined as space in a dwelling enclosed by walls reaching from the floor to the ceiling (roof covering) with a height of at least two metres and large enough (at least four square metres to hold a bed for an adult. Types of rooms include living rooms, bedrooms, habitable attics and other separate spaces used or intended for dwelling purposes, and rooms for professional or business purposes. Kitchens, corridors, verandas, porches, bathrooms or toilets are not considered as rooms.

**Luxembourg.** Rooms with a residential function, larger than four square metres are included in the definition. Bathrooms, toilets, entrances and halls are excluded. Cellars will only be considered a room if they are furnished.

**Malta.** This is defined as a space that is enclosed by walls reaching from the floor to the ceiling or roof covering, or at least to a height of two meters above the ground, of a size large enough to hold a bed for an adult (four square meters at least) and at least two meters high in respect of the major area of the ceiling. Thus normal bedrooms, dining rooms, living rooms, living cellars, kitchens and other separate spaces used or intended for habitation all count as rooms. Kitchenettes, corridors, verandas and halls do not count as rooms; nor do bathrooms, laundry rooms and toilets (even if they are of more than four square metres).

**Netherlands.** Rooms exclude halls, stairways, toilets, bathrooms, toilets and open attics.

**Portugal.** A room is a space in a housing unit demarcated by walls of at least two metres in height in most areas and with an area of at least four square metres. Bathrooms, toilets, entrances and halls are excluded.

**Romania.** A room is a space existing in a dwelling serving for habitation of at least 4 m<sup>2</sup> and at least 2 m high on the largest part of its area, naturally lighted either directly through windows and/or external doors or indirectly through verandas by means of windows and/or doors or through other living rooms with French windows.

The following were considered as rooms: bedrooms, dining rooms, guest rooms, study room (library room), rooms in attics, inhabitable cellars, service rooms (housekeepers rooms) as well as the corridors meeting the conditions related to area, height and lightening of a living room and were used for habitation, not only as passing spaces.

The following *were not considered as rooms*: kitchens, as well as baths, toilets, even if exceeding 4 m<sup>2</sup>; corridors, verandas, utilitarian rooms (laundries, drying rooms) and vestibules;

**Slovak Republic.** Habitable rooms larger than eight square metres are included in the definition. If the kitchen is the only room in a dwelling, it is included in the total number of rooms.

**Slovenia.** A room is a space intended for habitation and is separated from other residential areas by means of walls. It receives direct daylight and its floor space is at least six square metres.

**Spain.** A room is any space situated in a family dwelling that meets three requirements: is enclosed by walls that are at least two metres high, has sufficient floor space to contain a bed for an adult, and has a height of at least two metres over most of the floor area. Basements, lofts and storage rooms would only be counted as rooms if they formed an integral part of the dwelling (direct interconnection, without being separated from it by means of interior stairs) or if they were used for residential or professional purposes (dining room, lounges, offices, etc.). Terraces are considered rooms if they are fully enclosed and meet the basic requirements giving them the status of rooms. Corridors, open terraces, covered galleries and antechambers are never considered as rooms, even they meet the basic requirements.

**Sweden.** A room is a space with direct daylight from windows and a floor space of at least six square metres. Also a kitchen is counted as a room.

**United Kingdom.** The definition of room excludes small kitchens if they are less than two metres wide, all bathrooms and water closets, halls and stairs. Cellars would only be included if they were in a habitable condition.

## **Social housing association/organisation**

**Austria.** Social housing associations are cooperative societies or societies which benefit from a favorable tax treatment (LPHA, Limited Profit Housing Association, non-profit organisation). Moreover, they are under the obligation to use their capital for no other purpose than for non-profit purposes and for their capital to be used to finance ongoing construction activities.

**Belgium.** The mission of the three Regional Housing Corporations (Walloon Housing Company, Flemish Housing Company and Brussels-Capital Housing Company) and the local housing corporations consists in building and managing social housing units. These bodies receive public funding.

**Cyprus.** There is no official definition. A social housing organisation is considered to be the semi-public agency which usually builds dwellings or allocates funds to low-income households.

**Denmark.** A social housing organisation has to be approved by the minister of housing. The social rental dwelling receives public grants. The sum of the rent and the public grants must balance the costs on the accounts.

**France.** The bodies managing subsidised rent accommodations are bodies created for this purpose. There are two major groups of HLM organisations: public establishments and HLM companies. Within the public sphere, there are the public HLM offices and the public development and construction offices (OPAC: *Office public d'aménagement et de construction*). The public offices of the HLM are public administrative establishments which are created on the initiative of local authorities (*communes, départements*). The second group consists of private companies (*sociétés anonymes d'HLM*). The SA HLMs are subjected to legislation covering public limited companies and are non-profit organisations, although they are able to distribute dividends. They are created on the initiative of private companies, Chambers of Commerce, institutions collecting employers' contributions in the construction sector, mutualist organisations, etc.

**Germany.** Housing associations and rural community undertakings are organisations recognised as non-profit-making under the "Non-Profit-Making Housing Act" or the "Imperial Communities Act". This group of investors includes state housing policy bodies, such as the "Homestead Associations". All other housing corporations are not considered as housing associations or rural community undertakings, irrespective of whether they are combined within an association of housing corporations or an association of private housing associations.

**Greece.** There is no official definition. A social housing organisation is considered as the organisation which disposes of social funds of its own. These funds can be used for the beneficiaries of the organisation for low-cost houses or loans on the basis of social-economic criteria (OEK, Organismos Ergatikis Katoikias).

**Italy.** In Italy, social housing organisations include independent social housing institutes which now go under a variety of names (Atc, Aler, Ater, etc.) assigned to them by Regional Authorities and are regionally controlled public agencies. Social housing for middle-income groups is also provided by housing cooperatives.

**Ireland.** Voluntary and non-profit housing organisations which are approved by the Minister for the Environment and by the local Government under section 6 (Miscellaneous Provisions) of the "Housing Act", 1992.

**Latvia.** *Social house* refers to housing that belongs to the municipality and which rents the apartments in this building to low-income people. *Low cost social house* is a new or reconstructed multi-apartment social housing the building of which cost 150 LVL/m<sup>2</sup> (around 240 Euro) but whose reconstruction cost 50 LVL/m<sup>2</sup> (around 80 Euro).

**Malta.** Social housing associations providing social housing in Malta would include the Housing Authority, the Department of Construction and Maintenance, the Department of Social Housing and the Department of Lands.

**Netherlands.** Private bodies created for the construction and management of social dwellings are called housing associations (corporaties). They manage the majority of the social rental stock. Local authorities manage the rest.

**Portugal.** In Portugal, the municipalities, housing cooperatives and construction companies build social housing units, which receive government support through tax and financial benefits.

**Slovak Republic.** The non-profit housing organisations are bodies established for the purpose of providing social rental housing under the "Act on Non-Profit Organisations". They are created for the construction and management of social rental dwellings and may receive public subsidies for the construction thereof. Nevertheless, local authorities manage the majority of the social rental housing stock which is mainly built by municipalities.

**Spain.** Subsidised housing bodies are considered as organisations which provide housing at state, Autonomous Community or municipal level in compliance with special rules and are under the obligation to use their budgetary resources in specific ways. At central level, the Ministry of Development (through the Directorate General for Housing, Architecture and Planning) is responsible for implementing state housing policies. Since the Autonomous Communities have assumed exclusive powers with regard to housing, there are services and departments through which the Communities are empowered to undertake housing projects which may either be complementary to the State's Housing Plan or independent of it.

**Sweden.** See under "Social versus private rental dwelling".



**United Kingdom.** Housing associations are societies, bodies of trustees or companies established for the purpose of providing housing accommodation on a non-profit making basis.

## **Social versus private rental dwelling**

**Austria.** Social rental dwellings are the rental dwellings which are constructed by communities or by non-profit housing associations. Private rental dwellings include all other types of rental dwellings. This concerns dwellings constructed by natural (private) persons, corporations or societies.

**Belgium.** Social rental dwellings are dwellings that are constructed or owned by public institutions, which rent these dwellings to persons with low incomes (and who are eligible for social welfare). Private rental dwellings are dwellings that belong to private persons and are intended to be rented out to private persons.

**Cyprus.** Home ownership falls within the exclusive scope of the private sector, except for refugee housing, which is regulated by the public sector. The public sector has always aimed at owner-occupation.

**Denmark.** Social rental dwellings are rented out by a non-profit housing association. These housing associations must be approved by the Minister of Housing. Social rental dwellings receive public grants. The income from the rent and public subsidies must balance out in the accounts. Private rental dwellings are dwellings not rented by non-profit housing associations, but for instance, by a private individual, a company, etc.

**Germany.** Rental dwellings are dwellings which are not owned by the occupants or by any other member of the household. A distinction is made between the social and private rental dwellings constructed in or after 1949. Social rental dwellings are rental dwellings for which financial aid is received. The rest of the category consists of private rental dwellings.

**Greece.** Home ownership exclusively falls under the private sector. No dwelling stock is publicly owned, either by central government or by local authorities. The public sector has always aimed at owner-occupation. But public building activities aimed at the supply of housing are minimal compared to private housing activities. In 1988, the Organisation for Housing Assistance (OEK) to Working People was given the right to let some of the dwellings it constructs or buys in regions with housing deficiencies to its beneficiaries. The rental conditions, the amount of the rent and other necessary details are decided by the administration on a case by case basis.

**Finland.** A social rental dwelling is financed with a state-subsidised housing loan. It concerns public communities and non-profit housing societies. Residents are selected on social grounds, e.g. means tested. Private rental dwellings are owned by private (physical) and legal persons and also by public communities when the dwelling is not subsidised by the government.

**France.** The distinction between social and private rental dwellings is made on the basis of the status of the owner of the dwellings. Social rental dwellings are dwellings owned by HLM-bodies. Other social housing benefiting from state subsidies is owned by the *Societes d'Economie Mixte* (SEM) or by the *Societe Centrale Immobiliere de la Caisse des Depots et Consignation* (CDC). These latter categories have regulated rent, but do not have the HLM status.

**Italy.** The difference between private rental dwellings and social rental dwellings owned by public organisations arises from the criteria used to choose a tenant and the level of rent. In public social housing the rent is determined by the Region. The amount of rent is set administratively. Whereas private owners operate on the open market, public corporations select their tenants on the basis of social criteria by means of priority lists settled out by municipality.

**Luxembourg.** The stock of the municipalities, the *Fonds pour le Logement à Cout Madéré*, and the *Société Nationale des Habitations à Bon Marché* is considered as the social dwelling stock. Social rental dwellings fall under special laws regulating the construction of such dwellings, their transfer on the basis of leasehold tenure or on the basis of the transfer of ownership. Only those households which do not own, use or have a right to occupy a dwelling are eligible to occupy social rental dwellings.

**Malta.** Social Housing units are dwellings owned by the Government and rented to the occupants at subsidised rates.

**Netherlands.** Social rental dwellings are subsidised, relatively cheap rental dwellings, built and rented out by a housing association or by a municipality.

**Portugal.** Social rental dwellings are dwellings promoted and managed by central and local administrations or by non-profit associations, with rents fixed according to the size and the income of the household and below market prices. Market rental rates are applicable to private rental dwellings.

**Romania.** The local authorities are responsible for organising and administering social services and are the main providers of services for homeless people, although NGOs are also involved in providing homeless services. According to The Frame Law of decentralisation, social housing is a shared responsibility between local and central authorities. The local authority co-finances the construction of social houses, makes the distribution of social houses and manages them. Private rental dwellings are part of the private sector, and the rent is not regulated by law.

**Slovak Republic.** There is no formal definition of social housing in Slovakia. Dwellings constructed by municipalities or non-profit housing organisations are considered as social housing. These dwellings can be subsidised or financed with favourable state loans. Occupants are selected according to the income level of the household. Private rental dwellings are owned by individuals or legal bodies where the owner is not the same person as the occupant and where the construction of the dwelling is not subsidised by the Government.

**Spain.** The difference between (subsidised) social rental housing and private housing refers to the fact that in the former the amount of rent is set administratively (a given percentage is applied to the price of the dwelling) and is updated every year by applying the consumer price index. Social rental dwellings are subsidised as well. Other rental dwellings are private rental dwellings.

**Sweden.** Sweden has by definition no social housing. There is however public non-profit housing. About half of the rental sector (mainly consisting of multi-family housing) is owned by non-profit municipally owned housing companies. The other half is privately owned and for profit. No restrictions (e.g. income ceilings) apply as to the groups that may rent the flats owned by public non-profit companies. Through the rent-setting system the rent level in the public non-profit sector virtually determines the rent level in the private for-profit rental sector. The rent for a privately owned dwelling may not substantially exceed the rent for an equivalent dwelling rented from a public non-profit company in the same locality.

**United Kingdom.** The division between social and private rental dwellings no longer gives two mutually exclusive categories, as rented from housing association is both social rent and private rent. Social rental dwellings also include those owned and managed by local (government) authorities. The remainder of the private rented sector consists of privately financed dwellings used for rental.

## **Total unemployment rate (%)**

### **Eurostat.**

Unemployment rates represent unemployed persons as a percentage of the labour force. The labour force is the total number of people employed and unemployed. Unemployed persons comprise persons aged 15 to 74 who were:

- a) without work during the reference week,
- b) currently available for work, i.e. were available for paid employment or self-employment before the end of the two weeks following the reference week,
- c) actively seeking work, i.e. had taken specific steps in the four-week period ending with the reference week to seek paid employment or self-employment or who found a job to start later, i.e. within a period of at most three months.

## **Unemployment**

### **International Labour Organization (ILO).**

In accordance with the ILO standards adopted by the 13th and 14th International Conference of Labour Statisticians (ICLS), for the purposes of the Community labour force sample survey, unemployed persons comprise persons aged 15 to 74 who were:

- a) without work during the reference week, i.e. neither had a job nor were at work (for one hour or more) in paid employment or self-employment,

- b) currently available for work, i.e. were available for paid employment or self-employment before the end of the two weeks following the reference week,
- c) actively seeking work, i.e. had taken specific steps in the four-week period ending with the reference week to seek paid employment or self-employment or who found a job to start later, i.e. within a period of at most three months.

For the purposes of point 1(c), the following are considered as specific steps:

- having been in contact with a public employment office to find work, upon the initiative of the person concerned (renewing registration for administrative reasons only is not an active step),
- having been in contact with a private agency (temporary work agency, firm specialising in recruitment, etc.) to find work,
- applying to employers directly,
- asking among friends, relatives, unions, etc., to find work,
- placing or answering job advertisements,
- studying job advertisements,
- taking a recruitment test or examination or being interviewed,
- looking for land, premises or equipment,
- applying for permits, licences or financial resources.

Education and training are considered as ways of improving employability but not as methods of seeking work. Persons without work and in education or training will only be classified as unemployed if they are 'currently available for work' and 'seeking work', as defined in points 1(b) and (c).

Lay-offs are classified as unemployed if they do not receive any significant wage or salary (significant is set at  $\geq 50\%$ ) from their employer and if they are 'currently available for work' and 'seeking work'. Layoffs are treated as a case of unpaid leave initiated by the employer, including leave paid out of the government budget or by funds (16<sup>th</sup> ICLS). In this case, lay-offs are classified as employed if they have an agreed date of return to work and if this date falls within a period of three months.

During the off-season, seasonal workers cannot be considered having a formal attachment to their high-season job, because they do not continue to receive a wage or salary from their employer although they may have received an assurance of return to work.

If they are not at work during the off-season, they are classified as unemployed only if they are 'currently available for work' and 'seeking work', as defined in points 1(b) and 1(c).



## **Appendix 2 List of Ministries Responsible for Housing and of National Statistical Institutes**



## Austria

### **Bundesministerium für Wirtschaft, Familie und Jugend**

Stubenring 1  
A-1010 Wien  
[www.bmwfj.gv.at](http://www.bmwfj.gv.at)

### **Statistik Austria**

Guglgasse 13  
A-1110 Wien  
[www.statistik.gv.at](http://www.statistik.gv.at)

## Belgium

### **Région de Bruxelles-Capitale/Brussel Hoofdstedelijk Gewest**

Ministère de la Région de Bruxelles-Capitale  
Aménagement du territoire et logement  
Rue du progrès 80, bte 1  
1030 Bruxelles  
[www.bruxelles.irisnet.be/fr/citoyens/home/logement.shtml](http://www.bruxelles.irisnet.be/fr/citoyens/home/logement.shtml)

### **Région Wallonne**

Direction generale de l'aménagement du territoire, du logement et du patrimoine  
1, rue des Brigades d'Irlande  
5100 Jambes (Namur)  
[mrw.wallonie.be/dgatp/dgatp](http://mrw.wallonie.be/dgatp/dgatp)

### **Vlaamse Gemeenschap**

Administratie Ruimtelijke Ordening en Huisvesting  
Phoenixgebouw  
Koning Albert II laan 19, Bus 12  
1210 Brussel  
[www.arohm.be](http://www.arohm.be)

### **Statistics Belgium**

Rue de Louvain 44/46  
1000 Bruxelles  
[www.statbel.fgov.be](http://www.statbel.fgov.be)

## Bulgaria

### **Ministry of Regional Development and Public Works**

Kiril and Metodiy street, 17 – 19  
Sofia

## Cyprus

### **Ministry of Interior**

Department of Town Planning and Housing  
CY-1454 Nicosia

### **Statistical Service of the Republic of Cyprus**

Michalakis Karaolis Str.  
CY-1444 Nicosia  
[www.mof.gov.cy](http://www.mof.gov.cy)

## Czech Republic

### **Ministry for Regional Development**

Staromestske namesti 6  
CZ-110 15 Praha 1  
[www.mmr.cz](http://www.mmr.cz)

### **Czech Statistical Olliee**

Na padesatem 81  
CZ-1 0082 Praha 10  
[www.czso.cz](http://www.czso.cz)

## Denmark

### **Ministry of Social Affairs**

Holmens Kanal 22  
DK-1060 København K  
[www.social.dk](http://www.social.dk)

### **Statistics Denmark**

Sejføgade (11  
DK-2100 København ø  
[www.dst.dk](http://www.dst.dk)

## Estonia

### **Ministry of Economic Affairs and Communications**

Harju str. 11  
EST-15072 Tallinn

### **Statistical Office of Estonia**

Endla 15  
EST-15174 Tallinn  
[www.stat.ee](http://www.stat.ee)



## Finland

### **Ministry of the Environment**

P.O. Box35  
FIN-00023 Government  
[www.environment.fi](http://www.environment.fi)

### **Statistics Finland**

Tyopajankatu 13  
FIN-00022 Helsinki  
[www.stat.fi](http://www.stat.fi)

## France

### **Ministry of l'Equipement DGUHC**

Arche Sud  
F-92055 Paris  
La Defense Cedex  
[www.logement.gouv.fr](http://www.logement.gouv.fr)

### **The National Institute for Statistics and Economic Studies (INSEE)**

18 Boulevard Adolphe Pinard  
F-75014 Paris (14th arrondissement)  
[www.insee.fr](http://www.insee.fr)

## Germany

### **Federal Ministry of Transport, Building and Urban Affairs**

Unit SW30  
D-11030 Berlin  
[www.bmvbs.bund.de](http://www.bmvbs.bund.de)

### **Federal Statistical Office Germany**

Gustav Stresemann Ring 11  
D-65189 Wiesbaden  
[www.destatis.de](http://www.destatis.de)

## Greece

### **Ministry for the Environment, Physical Planning and Public Works**

Directory General for Urban Planning  
Directory for Housing  
Department for Housing Policy  
36, Trikalon Street  
11526 (GR) Athens  
[www.minenv.gr](http://www.minenv.gr)

### **National Statistical Service of Greece**

46, Piraeus Street  
185 10 (GR) Athens  
[www.statistics.gr](http://www.statistics.gr)

## Hungary

### **Ministry of Local Government**

(Önkormányzati Minisztérium)

József A. u. 2-4

H-1051 Budapest

Postal address: P.O.Box 314, Zip Code: 1903

### **Hungarian Central Statistical Office**

Keleti Károly u. 5-7

H-1024 Budapest

portal.ksh.hu

## Ireland

### **Housing Policy and Finance Section**

Department of the Environment, Heritage and Local Government

Custom House

Dublin 1

Ireland

[www.environ.ie](http://www.environ.ie)

### **Central Statistics Office Ireland**

Ardee Road

Rathmines

Dublin 6

Ireland

[www.cso.ie](http://www.cso.ie)

## Italy

### **Ministero delle Infrastrutture**

Direzione generale per l'edilizia residenziale e le politiche urbane e abitative

Via Nomentana, 2

1-00161 Rome

[www.infrastrutturetrasporti.it](http://www.infrastrutturetrasporti.it)

### **Istat - Istituto Nazionale di Statistica**

Via Cesare Balbo 16

1-00184 Rome

[www.istat.it](http://www.istat.it)

## Latvia

### **Ministry of Regional Development and Local Governments**

Laeplesa street 27

Riga, LV 1011

### **Central Statistical Bureau of Latvia**

Laeplesa street 1

Riga, LV 1301

[www.csb.lv](http://www.csb.lv)

## Lithuania

### **Ministry of the Environment**

A Jaksto St. 4/9  
LT-1105 Vilnius  
[www.am.lt](http://www.am.lt)

### **Statistics Lithuania**

Gedimino av. 29  
LT-01500 Vilnius  
[www.std.lt](http://www.std.lt)

## Luxembourg

### **Ministère des Classes Moyennes, du Tourisme et du Logement**

Département du Logement  
6, Avenue Emile Reuter  
L-2420 Luxembourg  
[www.logement.lu/](http://www.logement.lu/)

### **Statec**

13, rue Erasme  
B.P.304  
L-2013 Luxembourg  
[wwwstatee.public.lu/fr/index.html](http://wwwstatee.public.lu/fr/index.html)  
[wwwstatistiques.publie.lu/fr/](http://wwwstatistiques.publie.lu/fr/)

## Malta

### **Ministry for the Family and Social Solidarity**

Palazzo Ferreria  
310, Republic Street  
CMR02 Valletta, Malta  
[www.welfare.gov.mt](http://www.welfare.gov.mt)

### **National Statistics Office**

Lascaris Warf  
CMR02 Valletta  
Malta  
[www.nso.gov.mt](http://www.nso.gov.mt)

## Netherlands

### **Ministry of the Interior and Kingdom Relations**

P.O. Box 20011  
NL-2500 EA The Hague  
<http://english.minbzk.nl/>

### **Statistics Netherlands**

Prinses Beatrixlaan 428  
NL-2273 XZ Voorburg  
[www.cbs.nl](http://www.cbs.nl)

## Poland

### **Ministry of Construction**

ul. Wspolna 2  
PL-00-926 Warszawa  
wwwmb.gov.pl

### **Central Statistical Office**

Al. Niepodleglosci 208  
PL -00-925 Warsaw  
www.stat.gov.pl

## Portugal

### **Ministry for Environment and Spatial Planning Secretary of State for Spatial Planning and Cities**

Rua de "O Século", 51  
P-1200-433 Lisboa  
www.portaldahabitacao.pt

### **Statistics Portugal**

Avenida António José de Almeida  
P-1000-043 Lisboa  
www.ine.pt

## Romania

### **Ministry of Regional Development and Tourism**

17, Apolodor St., North Side, Sector 5,  
Bucharest, 050741 – RO  
www.mdr.ro

### **National Institute of Statistics**

16 Libertatii Bvd., Bucharest 5,  
www.insse.ro

## Slovak Republic

### **Ministry of Construction and Regional Development of the Slovak Republic**

Prievozska 2/B  
SK-825 25 Bratislava 26  
[www.build.gov.sk/index.php](http://www.build.gov.sk/index.php) (till 30 June 2010)

### **Ministry of Economy and Construction of the Slovak Republic**

Mierová 19  
SK-827 15 Bratislava 212  
[www.economy.gov.sk](http://www.economy.gov.sk) (from 1 July 2010)

### **Statistical Office of the Slovak Republic**

Mileticova 3  
SK-824 67 Bratislava  
www.statistics.sk

## Slovenia

### Ministry of the Environment and Spatial Planning

Dunajska 48  
SLO-1000 Ljubljana  
[www.gov.si/mop](http://www.gov.si/mop)

### Statistical Office of the Republic of Slovenia

Vocarski pot 12  
SLO-1000 Ljubljana  
[www.stat.si](http://www.stat.si)

## Spain

### Ministerio de Vivienda

Paseo de la Castellana, 112  
E-28071 Madrid  
[www.vivienda.es](http://www.vivienda.es)

INE, Instituto Nacional de Estadística  
Paseo de la Castellana 183  
E-28071 Madrid  
[www.ine.es](http://www.ine.es)

## Sweden

### Ministry of Sustainable Development

Division for Housing, Building and Planning  
Tegelbacken 2  
S-10333 Stockholm  
[www.sweden.gov.se](http://www.sweden.gov.se)

### The National Board of Housing, Building and Planning

Box 534  
S-371 23 Karlskrona  
[www.boverket.se](http://www.boverket.se)

### Statistics Sweden

Karlavägen 100  
S-1 0451 Stockholm  
[www.scb.se](http://www.scb.se)

## United Kingdom

### Department for Communities and Local Government

Housing Statistics Division  
Eland House  
Bressenden Place  
UK-London SW1 E 5DU  
[www.communities.gov.uk](http://www.communities.gov.uk)

### Office for National Statistics

1 Drummond Gate  
UK-London SW1V 200  
[www.statistics.gov.uk](http://www.statistics.gov.uk)

