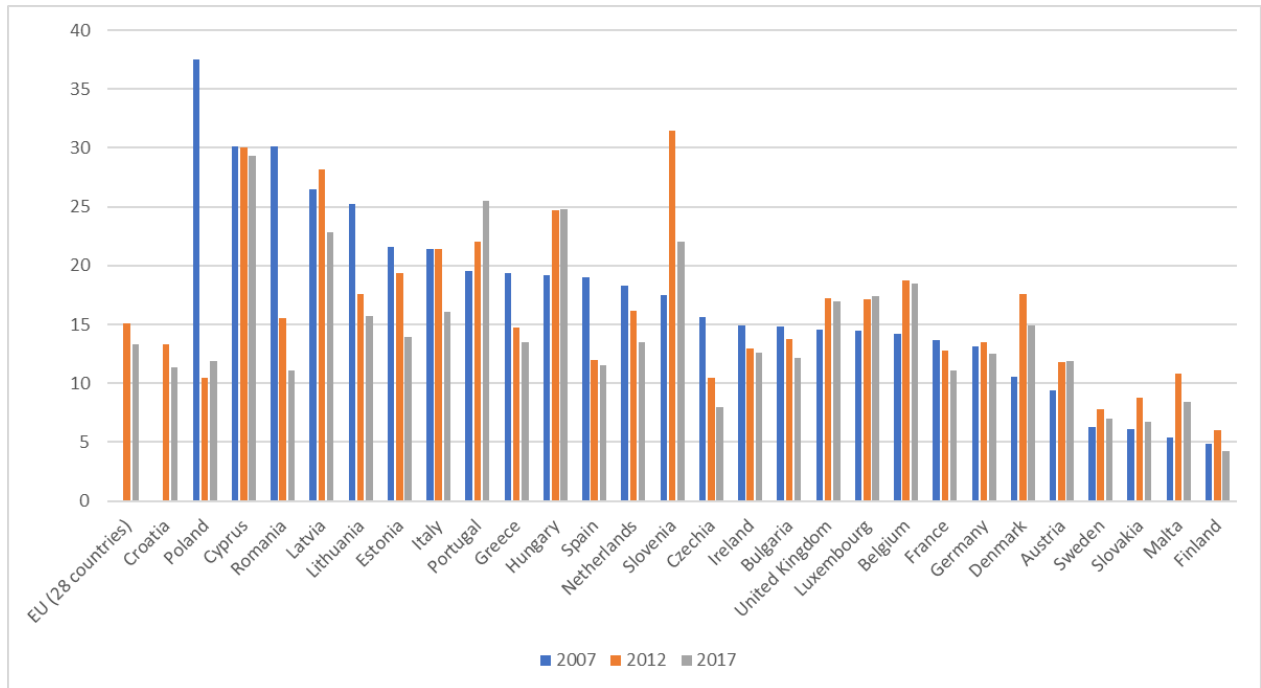


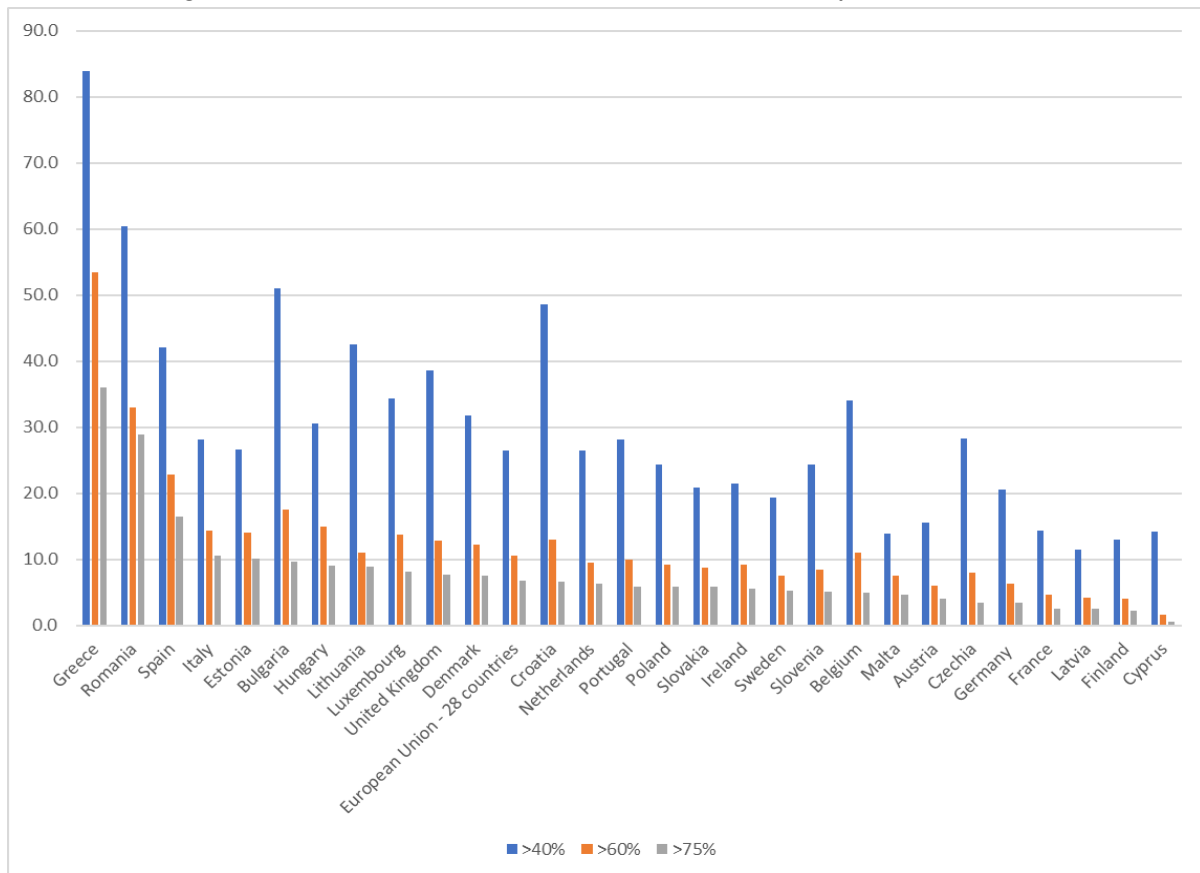
## Housing

**Chart 1.1: Population % living in a dwelling with a leaking roof, damp walls, floors or foundation or rot in window frames or floor, EU-28, 2007, 2012 and 2017**



Source: Eurostat, [sdg\_01\_60]

**Chart 1.2: Housing Cost Overburden, Tenant, market rate, 40%, 60% and 75% of disposable income, EU-28 2017**



Source: Eurostat, [ilc\_lvho28]

## Housing

### Housing Standards



Despite economic growth, housing issues persist across Europe.

However, as can be seen in Chart 1.1, there are significant variances in the percentage of households living in a dwelling with a leaking roof, damp walls, floors or foundation or rot in window frames of floor with Cyprus, Portugal and Hungary having the highest level in 2017, and Finland, Norway and Slovakia the lowest. Ireland, while below the EU-28 average, had 12.6% of the population living in these conditions in 2017, down slightly from 2012 (13%), but still equal to 611,982 people living in substandard conditions. Poland has shown a marked improvement in the period 2007 to 2017, decreasing from almost a third of the population (31.5%) to 11.9% in that period (although it should be noted that this represents a slight increase from 2012 when the percentage of the total population living in substandard conditions was 10.5%).

### Housing Affordability

Tenants paying market rent are the hardest hit in terms of housing cost burden across the EU. In Greece, almost 84% of these tenants are spending over 40% of their disposable income on housing costs, with over a third spending over 75% (see Chart 1.2). While rates in Ireland are below the EU average in this regard, it should be noted that large scale private renting is a relatively recent phenomenon for Ireland. We have a relatively low proportion of the population in this tenure compared to the rest of Europe, and the lowest proportion of tenants paying market rent in the EU-15. Therefore, it should be of concern that more than 1 in 5 tenants paying market rent in Ireland are paying over

40% of their disposable income in housing costs, with almost 1 in 10 paying over 60% and more than 1 in 20 paying 75%.

The EU Urban Agenda Housing Partnership presented its Action Plan for Affordable Housing<sup>1</sup> in Austria in December last year. The Plan recommends the implementation of 12 practical workstreams to support stakeholders to access funding, policy guidance in the supply of social and affordable housing, and the development of a monitoring system for affordable housing across the European Union. This last action mentioned is particularly important as it contains within it the five key priorities identified by the Partnership for the provision of affordable housing - the production of new affordable housing; renewal of existing housing stock; community-led urban development; reducing land speculation around development land; and the setting up of affordable housing schemes.

These priorities echo the policy priorities identified by *Social Justice Ireland* in the course of our work and we look forward to the implementation of these actions at European and national level.

### Policy Priorities

- Build more social and affordable housing.
- Expedite the process of bringing vacant properties and ‘voids’ into use.
- Increase existing sanctions (e.g. Site Value Tax) and introduce a Windfall Gains Tax among a suite of measures to curb land hoarding and speculation.
- Invest in affordable housing across all tenures, particularly cost rental.

1

[https://ec.europa.eu/futurium/en/system/files/ged/final\\_action\\_plan\\_euua\\_housing\\_partnership\\_december\\_2018\\_1.pdf](https://ec.europa.eu/futurium/en/system/files/ged/final_action_plan_euua_housing_partnership_december_2018_1.pdf)