

ENOIKIAZETAI

ΠΛΗΡΟΦΟΡΙΕΣ:

zu verkaufen

AFFITTASI

SE ALQUILA

DATA ON

APPARTEMENT

HOUSING

KIAZETAI

A LOU

SITUATION

zu ver

SE VENDE

IN EUROPE



**European LEFT
HOUSING
CAMPAIGN**

A VENDRE

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A VENDRE

EU HOUSING CAMPAIGN

DATA - HOUSING SITUATION IN EUROPE

INTRODUCTION:

The housing crisis is a systemic issue in contemporary societies, driven by multiple contributing factors. However, there are also examples of effective practices in various countries and municipalities where meaningful progress is being made to address and mitigate the problem.

At the center of the debate is whether housing is a right or a privilege, or a product to be speculated on.

Housing is a fundamental need for subsistence and a right protected by the Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights. Despite the obligation of most EU countries to uphold this right through their ratification of the International Covenant on Economic, Social and Cultural Rights, Europe has been facing a severe housing crisis for years, making it increasingly challenging to ensure decent housing for millions of people.

The housing system is one of the key factors contributing to poverty, both due to its direct impact and because it facilitates access to other rights such as health, security, community life, and employment. In this regard, studies (EAPN reports) have shown that:

- Poor people have less access to property and therefore tend to rent more.
- In addition to creating insecurity, renting is much more expensive than buying a home with a mortgage and consumes a significant portion of available resources, particularly among those at risk of poverty.

Housing problems are not a new phenomenon; historically, the working class has faced issues of inadequate or precarious housing when migrating to cities in search of work.

This problem affects everyone in the European Union, to varying degrees, which is why the proposal for the new European Commission includes, for the first time, the creation of a Commissioner for Housing.

Struggles for housing are not new, but they remain crucial for improving the living conditions of the working class and are essential to ensuring a dignified life.

We will now provide some data on the housing situation in Europe, all of which come from Eurostat, the official EU agency.

THE HOUSING SITUATION IN EUROPE:

According to Eurostat data on living conditions in Europe, on housing, we can highlight the following data:

- In 2022, 16.8% of the EU population lived in overcrowded households.
- In 2022, the proportion of the EU population unable to keep their homes warm increased from 6.9% to 9.1%.
- In 2022, 8.7% of the EU population spent 40% or more of their household disposable income on housing.

This report explores the housing landscape in the EU in 2022, focusing on various aspects of household living conditions. The analysis covers the distribution of the population according to tenure status, the rate of overcrowding, the ability to keep housing adequately warm and the prevalence of housing cost overburden.

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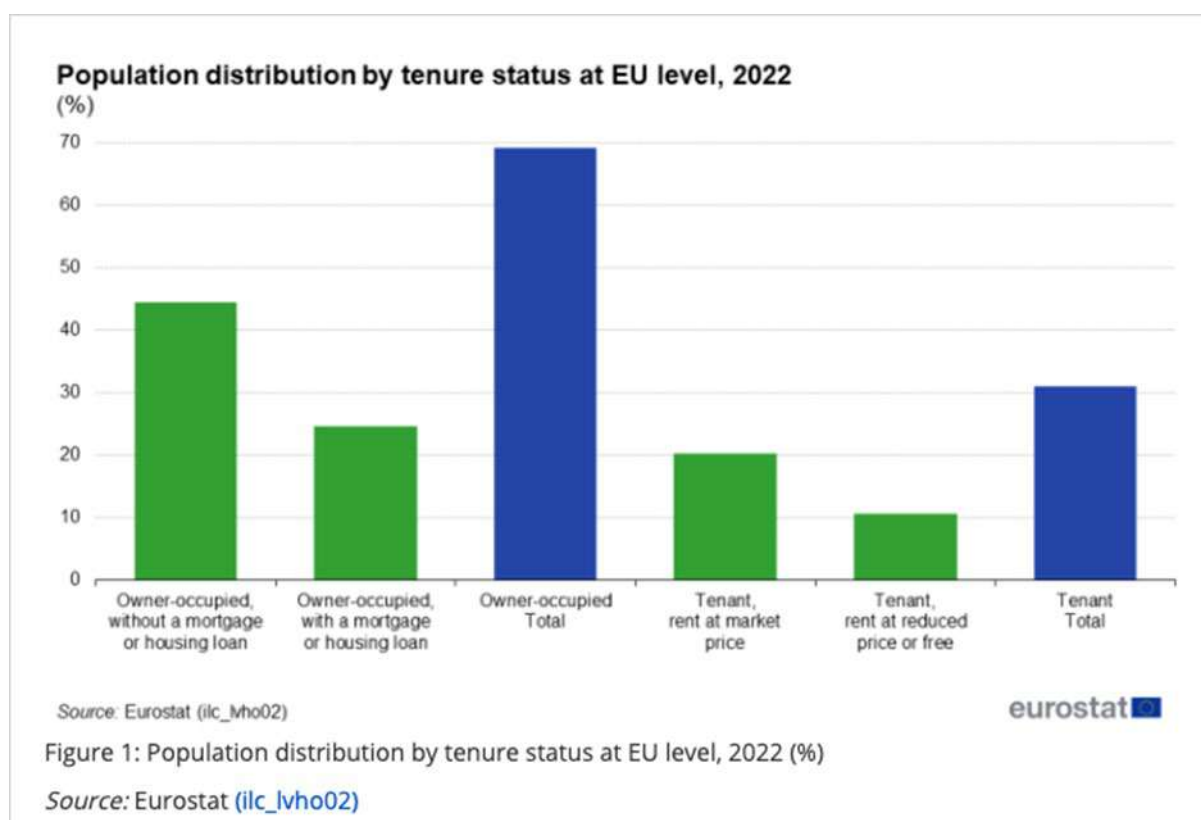
HOUSING CONDITIONS IN EUROPE:

Poor housing conditions, which can include problems of overcrowding and deprivation, together with unaffordable housing costs, can be major barriers preventing people from achieving an acceptable standard of living.

In the EU, almost 7 out of 10 people owned the dwelling in which they lived.

In 2022, 69.1% of the EU population lived in owner-occupied housing, while 30.9% lived in rented accommodation (see Figure 1). Among homeowners, 44.4% owned their homes outright, without a mortgage or mortgage loan, while 24.7% were homeowners with a mortgage or loan.

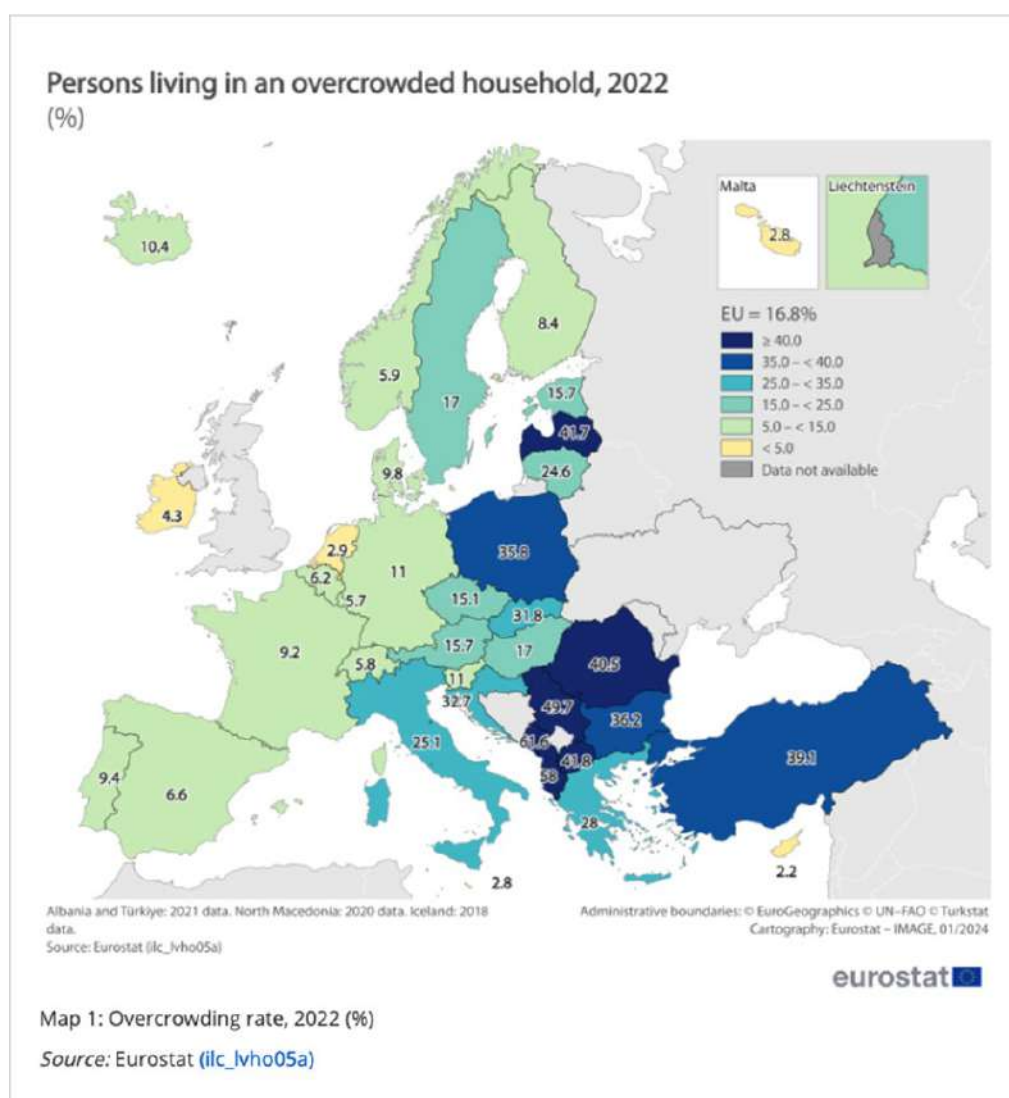
Among renters, 20.2 % of the EU population paid market rent and 10.7 % lived in rented accommodation at a reduced rent or free of charge.



Living conditions in Europe Housing						
Population distribution by tenure status at EU level, 2022 (%)						
	Owner-occupied, without a mortgage or housing loan	Owner-occupied, with a mortgage or housing loan	Owner-occupied Total	Tenant, rent at market price	Tenant, rent at reduced price or free	Tenant Total
EU	44,4	24,7	69,1	20,2	10,7	30,9

Source: Eurostat (online data code: ilc_lvho02)

In 2022, 16.8 % of the EU population lived in an overcrowded household. Map 1 shows that an overcrowding rate higher than 40 % was recorded in Romania (40.5 %) and Latvia (41.7 %). By contrast, overcrowding rates lower than 5.0 % were recorded in Ireland (4.3 %), the Netherlands (2.9 %), Malta (2.8 %) and Cyprus (2.2 %).



ACCESSIBILITY OF HOUSING:

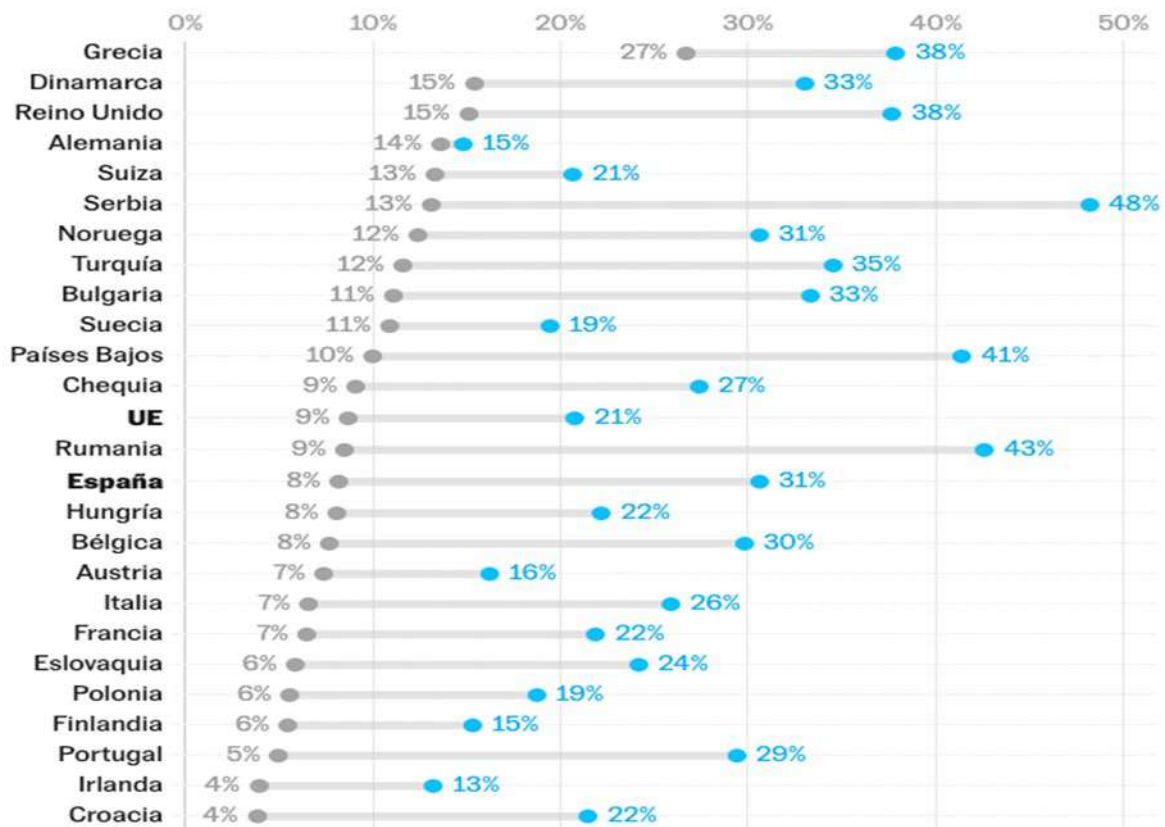
Housing costs are often the largest component of expenditure for many households. Increases in housing costs can lead to the postponement or cancellation of other expenditures.

The rate of housing cost overburden exceeds 10% in 6 Member States.

In 2022, 8.7% of the EU population spent 40% or more of their disposable household income on housing. This proportion varied considerably across EU Member States (see Map 2). Greece had the highest rate of housing cost overburden at 26.7%. Other countries reporting rates above 10.0% were the Netherlands (10.0%), Germany (11.8%), Denmark (14.7%), Bulgaria (15.1%) and Luxembourg (15.2%). In contrast, Member States with housing cost overburden rates below 4% were Slovakia and Cyprus, both with 2.5%, followed by Malta (2.9%), Lithuania (3.5%), Croatia (3.8%) and Ireland (3.9%).

This variability between countries may be due to different regional levels of house prices, national social housing policies or public subsidies and benefits provided by governments for housing.

It should be noted that if we segregate the rental and home ownership statistics for all countries, we can see that the percentage increases considerably. This is one of the most important data given that it is one of the sources of the most important crises, the cost of rents in large cities is causing many families and young people to have to spend more than 40% of their household income on housing costs.

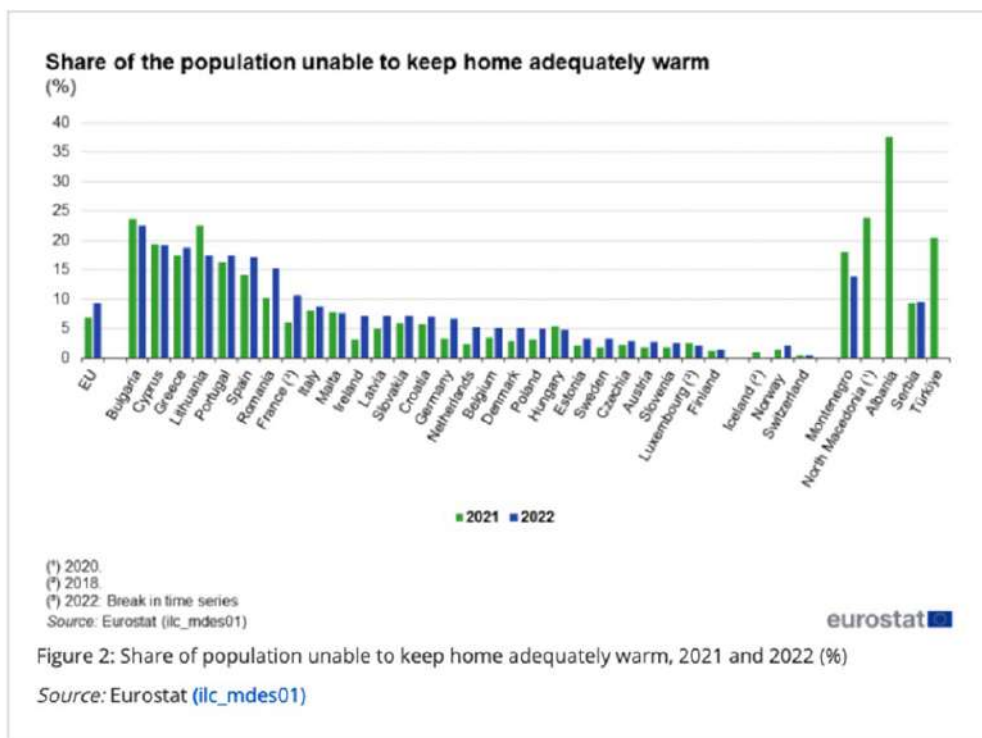


EUROPEAN COMMISSION (2022) (EU) 2022/116

Finally, the report notes that a higher percentage of the EU population is unable to keep their homes warm compared to 2021.

The ability to keep a house adequately warm depends on several factors, including the general condition of the building, the outside temperature and the cost of energy.

In 2022, 9.3% of the EU population could not afford to keep their homes adequately warm (see Figure 2). Among EU Member States, this proportion ranged from 1.4% in Finland, 2.1% in Luxembourg and 2.6% in Slovenia, to 18.7% in Greece, 19.2% in Cyprus and 22.5% in Bulgaria.



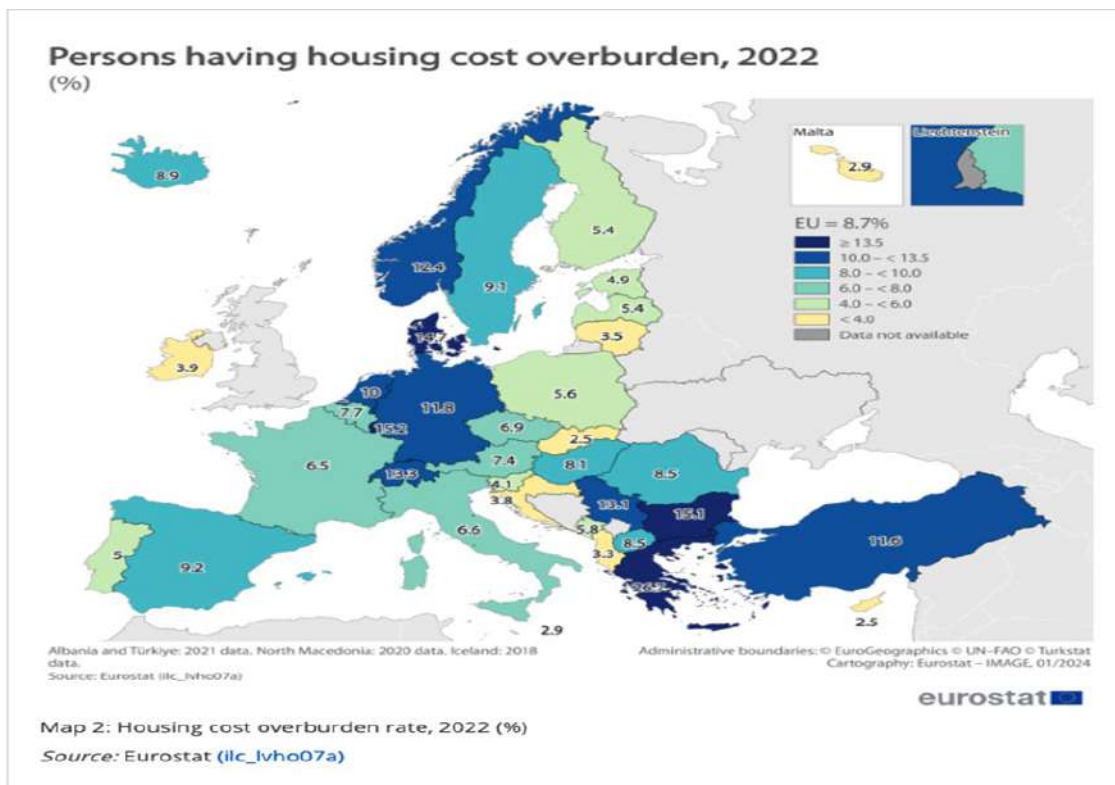
Compared to 2021, the share of the EU population unable to keep their homes adequately warm increased by 2.4 percentage points (pp), from 6.9% to 9.3% in 2022, as shown in Figure 2. The largest increases were observed in Romania (5.1 pp), France (4.7 pp, with a break in series in 2022) and Ireland (4.0 pp). On the other hand, decreases were observed in Lithuania (5.0 pp), Bulgaria (1.2 pp) and Hungary (0.7 pp), Luxembourg (0.4 pp, also with a break in series in 2022), and both Cyprus and Malta by 0.2 pp each.

Finally, let us point to a figure that indicates the severity of the problem for the young population. According to Eurostat, in 2022, young people across the EU left their parents' home at the average age of 26.4 years. However, this average varied between EU countries.

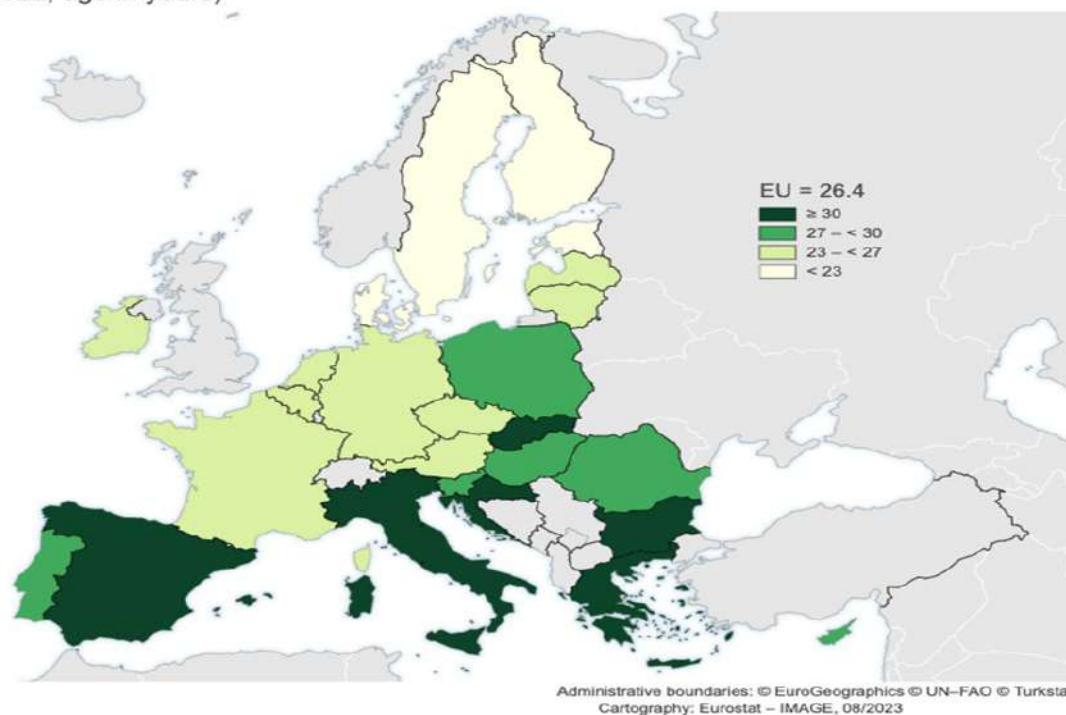
The highest average ages of 30 years and over were recorded in Croatia (33.4 years), Slovakia (30.8), Greece (30.7), Bulgaria and Spain (both 30.3), Malta (30.1) and Italy (30.0). In contrast, the lowest average ages, all below 23 years, were recorded in Finland (21.3 years), Sweden (21.4), Denmark (21.7) and Estonia (22.7).

In 10 years, the average age of young people leaving the parental home has increased in 14 EU countries, most notably in Croatia (+1.8 years), Greece (+1.7) and Spain (+1.6). In 2012, the lowest EU average was in Sweden, where young people left the parental home at 19.9 years of age; however, in 10 years this average has increased by 1.5 years.

At EU level, between 2012 and 2022, the average age varied slightly, with the lowest being 26.2 years (2019) and the highest 26.5 years (2012, 2014, 2020 and 2021).



Estimated average age of young people leaving their parental home (2022, age in years)





Based on all the available data, housing is not only a fundamental need for a dignified life, but also a crucial element that enables access to other rights and can contribute to poverty when it is unavailable.

According to EAPN, the number of homeless people has increased across Europe, reaching almost 900,000 people, with France and Germany showing the largest increases.

In conclusion, housing costs are rising significantly across Europe, with almost 9% of the population spending more than 40% of household income on housing costs, almost 10% of the population unable to heat their homes adequately, almost 17% of the population living in overcrowded households, young people becoming independent later and later, and the number of homeless people increasing every year.

Despite the fact that the problem has a very important dimension, the EU is unable to tackle the problem in a comprehensive way and is hiding behind its competences.

All reports from EAPN and other third sector organisations point to one simple and clear fact: the housing problem must be solved with more public investment and state intervention.

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