

# Swedish case

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# CECODHAS Housing Europe

The Federation of public, cooperative and social housing

■ Vision: "A Europe that provides access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable and where all are enabled to reach their full potential."

- Established 1988
- 43 members in 18 EU Member States
- Manages 25 million dwellings

[www.housingeurope.eu](http://www.housingeurope.eu)



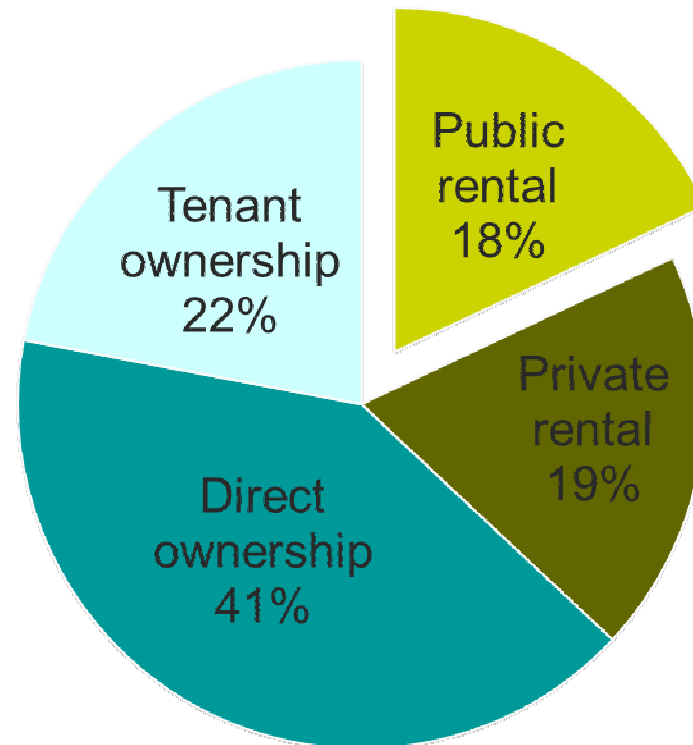
# SABO - Swedish Association of Public Housing Companies



- Industry and interest organisation
- Founded 1950
- One in seven Swedes lives in public housing
- Approx. 300 member companies
- Members manage 725,000 dwellings
- 45 employees
- Located in Stockholm

# Public housing in Sweden

- Open to everyone - not 'social housing'
- Almost 20% of the housing stock – half the rental sector
- 300 companies
- Owned by municipality
- Structured as limited companies



# The Stakeholders Solved Swedish Case



*Kurt Eliasson, SABO*

*Mats Odell, Minister for Housing*

*Barbro Engman, Union of Tenants*

*Reinhold Lennebo, Private Property Federation*

# Why not SGEI?

*“According to the Government's view, it is of particular importance to protect the Swedish model of public housing companies, which targets all households in the housing market, not only people with low incomes or who otherwise need help to get a home.”*

- Rental, public housing shall be open to and attractive for EVERYONE. No income-ceiling or target groups.
- Promote integration and social cohesion. Fundamental values.
- Business-like already, acting in competition on the market. Benefits have gradually been phased out.
- One natural solution: Adjustments to EU's competition rules.



## Consequences so far?



The public housing companies must:

- Strive to achieve in the long-run a fair market return set down by the owner (municipality)
- Pay a fee for any guarantees and/or loans by the municipality
- Do investment calculations before decisions to ensure they will make profit in the long-run

The private landlords must:

- Negotiate the yearly rent increases on their own merits

# What is next? Left to do?

Tasks for the housing actors:

- What is a fair market return?
- How to calculate in relation to and work with social responsibility?
- How to make all landlords take social responsibility?

Task for the Government:

- Scheme for housing companies in declining markets





Thank you for your attention

Kurt Eliasson