



**HOUSING AND HOME CARE
FOR THE ELDERLY AND VULNERABLE PEOPLE
AND LOCAL PARTNERSHIP STRATEGIES IN CENTRAL EUROPEAN CITIES**

This project is implemented through the CENTRAL EUROPE Programme co-financed by the ERDF

Implementing assistive housing in Poland
**Social housing associations (TBS) as a tool of municipal
social housing policy**

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Housing in Poland

Housing stock 2010

- 13.4 mln dwellings
 - 9.0 mln in cities/towns
 - 4.4 mln in rural areas
- Average area: 70.9 square meters
- Average number of rooms per dwelling: 3.71

Housing tenure structure 2002 census

	2002	
	abs.	%
Owner-occupied family house	4 279 250	32,1
Owner-occupied flat	1 386 424	10,4
Rental housing	2 279 601	17,1
Public rental housing – municipality-owned	1 333 100	10,0
Public rental housing – state-owned	186 634	1,4
Private rental housing - owned by individuals	373 268	2,8
Rent from companies	239 958	1,8
Other sources	133 310	1,0
Cooperative housing	3 226 102	24,2
with right to sell	2 172 953	16,3
no right to sell	1 053 149	7,9
Sublease	173 303	1,3
Relationship (family of the owner/formal tenant)	1 893 002	14,2
Others	93 317	0,7
Total	13 330 998	100.0

TBS: social housing for rent

- Introduced in 1995 through the Act on Certain Forms of Housing Support
- The act created The National Housing Fund managed by Bank Gospodarstwa Krajowego (BGK – state-owned bank)
- BGK provided preferential loans (up to 70% of construction costs) from the Fund to support investments of social rental housing construction (plus for housing cooperatives)
- Based on the French model of HLM (habitation à loyer modéré) - with reasonable adaptations
- TBS requires participation: up to 30% of dwelling construction cost (future residents' own funds, municipality funds, NGOs funds, ...)
- The program allowed to complete 87.5 thousand dwellings until the end of 2010
- Currently: the Fund liquidated, BGK provides loans without financial input from the central budget

Stargard Szczeciński

- 3rd biggest city in Zachodniopomorskie
- Nearly 70 thousand inhabitants
- Area: 4810 ha



Social housing policy in Stargard Szczeciński (1)

- Coherent and comprehensive policy for housing, including all population groups, and related to social policy
- Covered in multiple strategic documents and regulations:
 - „Rules for renting premises comprising municipal housing stock in Stargard Szczeciński and granting assistance in meeting housing needs of Stargard local community members”
 - „Long-term program for the management of municipal housing stock in Stargard Szczeciński for years 2010-2015”
 - „Long-term financial forecast of the Stargard Szczeciński municipality for years 2011-2024”
 - „Local program for the revitalization of the city of Stargard Szczeciński for years 2010-2020”
 - „Strategy of the socio-economic development of the city of Stargard Szczeciński until 2020”
 - „Rules for granting assistance to persons at risk of eviction”
 - „Municipal action programme for persons with disabilities”
 - „Potrzebny dom” program – assistive housing

Social housing policy in Stargard Szczeciński (2)

- Local housing policy: meeting needs of ALL:
 - temporary shelters
 - social housing
 - municipal housing and dwellings rent from Stargardzkie TBS offered under terms of municipal housing
 - dwellings with partial participation in Stargardzkie TBS
 - dwellings with full participation in Stargardzkie TBS
 - armament of land for housing
- Rent policy (for municipal housing):
 - economy rent
 - assistance for tenants:
 - housing allowance (national legislation)
 - rent reductions (local regulations)

Assistive housing in Stargard Szczecinski

- Program „Potrzebny Dom” proposed by Stargardzkie TBS in 2006
- Adopted by the City Council as part of the local housing policy
- 4 operational programs:
 - Bez Barrier (Without Barriers) – for physically and mentally impaired;
 - Na Start (For the Start) - incubators for 14-17 yo orphanage pupils with a programme to provide final dwellings
 - Nasz Dom (Our Home) – for „family homes” where children from orphanage live in regular families
 - Nie sami (Not Alone) – for people aged 55+

„Nie sami” Program (1)

„Rental housing for the elderly with support in house-keeping activities provided by volunteers for those in need, and with additional services”

- Partners:
 - Stargardzkie TBS Sp. z o.o.
 - Municipality of Stargard Szczeciński
 - NGOs:
 - „Potrzebny dom” Association
 - 3rd Age University
 - Polish Union of Pensioners and Disabled (local branch)



„Nie sami” Program (2)

Eligible: people aged 55+ (for marriages: at least one spouse 55+);

- Two models of renting (participating):
 - free recruitment, where any elderly person is eligible to participate as long as they participate in the amount of up to 30% of dwelling construction cost, according to general TBS scheme regulations (people with moderate income);
 - sublease by Municipality as part of the municipal housing stock - Municipality covers the 30% participation cost, such dwelling is available to municipality residents with low income, eligible to receive the tenant rights to municipality owned dwellings.



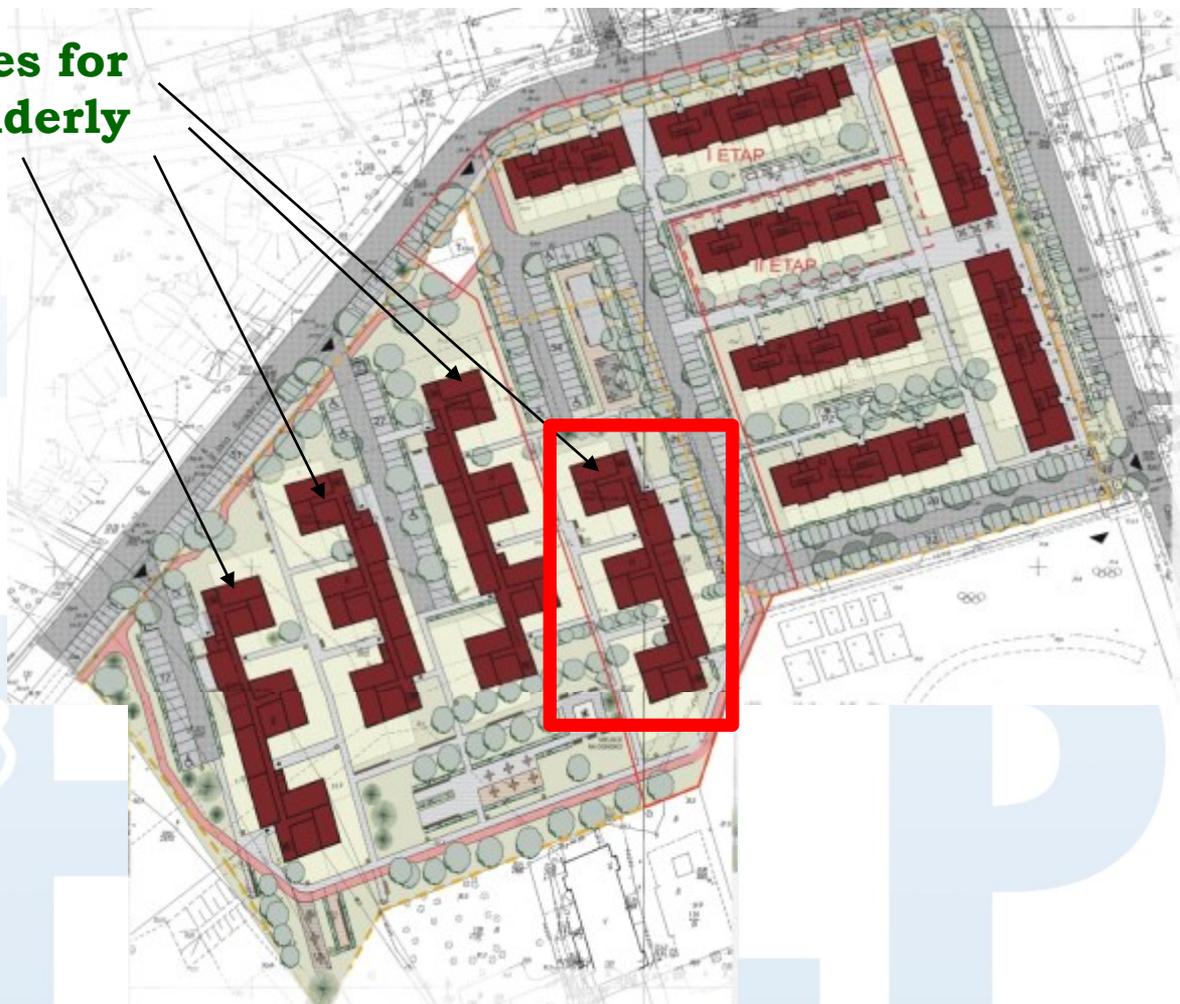
„Nie sami” Program (3)

- The first assisted housing complex developed and used by the elderly features 23 dwellings with two dwellings designed specially for disabled residents (currently total of 27 residents);
- Assistance provided for residents:
 - computer trainings;
 - free Internet access;
 - support from building administrator (e.g. in formal and legal issues concerned with housing);
 - gymnastics;
 - volunteer support in daily activities;
 - wireless safety alarm system with adequate electronic devices for each resident;
 - integrational activities (trips, bowling, dancing etc.);
 - nursing and medical consultations (nearby GP practice).

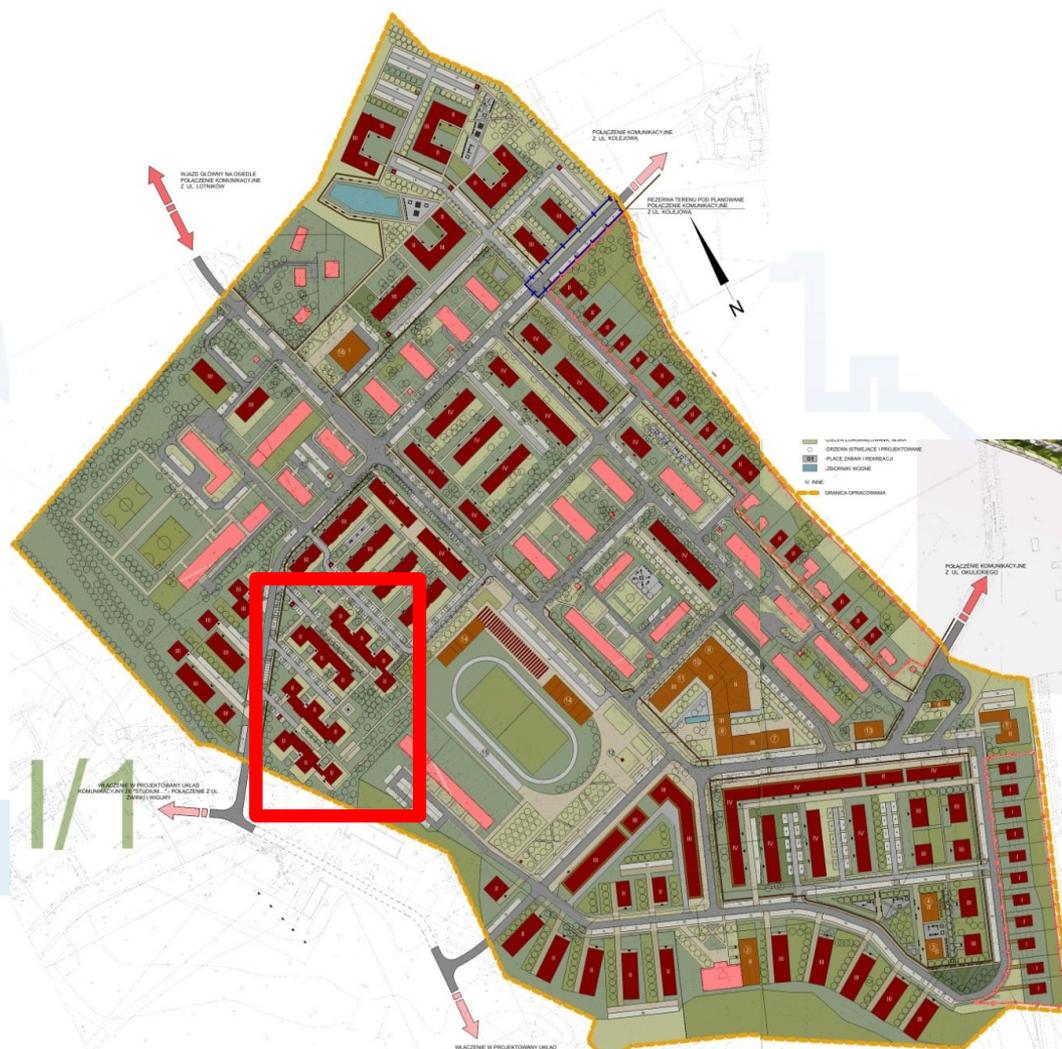


„Nie sami” Program (4)

**Houses for
the elderly**



„Nie sami” Program (5)



„Nie sami” Program (6)



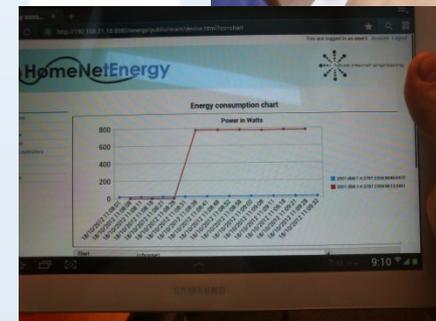
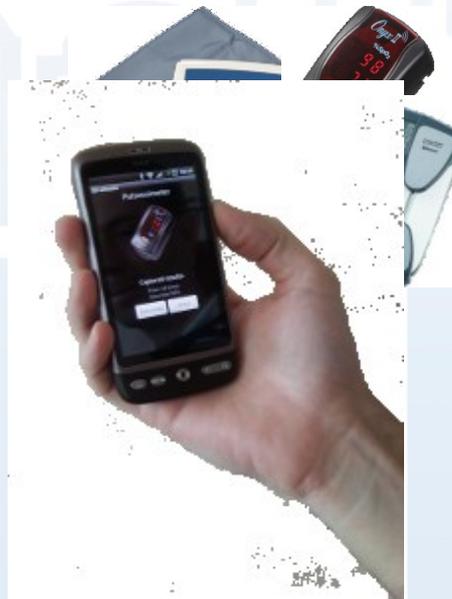
Summary, conclusion...

	STARGARD SZCZECIŃSKI		POLAND	
number of residents	70 000	0,18%	38 500 000	100%
number of dwellings (assisted – Stargard, sheltered – Poland)	91	18,96%	480	100%
number of places in assisted/sheltered houses	166	7,23%	2297	100%

**TBS is a tool that can be successfully used by
Polish municipalities to provide social and
assistive housing for rent to vulnerable persons**

...and important note

- Ever more ICT-based solutions are available for integration as a core element of assistive living facilities
- Future Internet capabilities will bring more such opportunities, facilitating introduction of seamlessly integrated devices and applications





HELPS

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Thank you for your attention!

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