SCOTLAND'S HOUSING FESTIVAL 2019
HOME AT THE HEART
Places and people theatre - Boisdale suite
Tuesday 12 March 2019

11:30 - 12:30

Ah Vienna! Social renting as a life choice

Jim Hayton, theatre chair, CIH Scotland board member
Michaela Kauer, joint coordinator, European Housing Partnership
THE VIENNA MODEL OF SOCIAL HOUSING
DRAMATIC HOUSING SITUATION BEFORE THE FIRST WORLD WAR

2 million VIENNESE
HEYDAY OF “RED VIENNA”
1919 – 1934

66,000

DWELLINGS BUILT UNDER THE HOUSING CONSTRUCTION PROGRAMME
MUNICIPAL HOUSING CONSTRUCTION
1947 – 2004

220,000 COUNCIL FLATS TODAY
HOUSING - GENERAL FACTS & FIGURES
(Heiratsurkunde, Scheidungsurkunde, etc.)
VIENNA.
HOUSING MARKET

- Municipal housing: 25%
- Cooperatives: 20%
- Private market: 33%
- Home owners: 6%
- Others: 12%
- Residential property: 4%

STADT WIEN WIENER WOHNEN
VIENNA. CITY OF SOCIAL HOUSING IN EUROPE

PUBLIC FLATS

ADMINISTRATION, MAINTENANCE AND RENTAL OF 220,000 COUNCIL FLATS OWNED BY THE CITY OF VIENNA

SUBSIDISED FLATS

STOCK OF 200,000 HOUSING UNITS, PUBLICLY SUBSIDISED CONSTRUCTION OF CURRENTLY 7,000 DWELLINGS PER YEAR
VIENNA.
SOCIAL HOUSING
IN FIGURES

1,86 MILLION INHABITANTS

1 IN 4 LIVES IN MUNICIPAL HOUSING
VIENNA. Use of subsidies

VIENNA HOUSING SUBSIDIES 2019

461 million Euro

100 million Euro SUBJECT FUNDING

361 million Euro OBJECT FUNDING

212 million Euro NEW CONSTRUCTION

149 million Euro RENOVATION
VIENNA. LOW RENTS. SOCIAL STABILITY

5,58 €/m²  
WIENER WOHNEN

10,5 €/m²  
PRIVATE MARKET
VIENNA.
SOCIAL HOUSING – A WIN-WIN SITUATION

- QUALITY OF LIFE
- PRICE EFFECT
- CAPPED RENTS
- TENANT PROTECTION
- JOB CREATION
- SOCIAL MIX
CHALLENGES
VIENNA. CHALLENGES TO FACE

growing city

socially mixed city
demographic change
climate change
WIENER WOHNEN, EUROPE’S LARGEST PUBLIC PROPERTY MANAGER

- 4,000 EMPLOYEES
- 1,800 HOUSING FACILITIES
- 220,000 INDIVIDUAL FLATS
- 5,100 STORAGE ROOMS & BUSINESS PREMISES
- 47,000 GARAGES & OUTDOOR PARKING SPACES
THANK YOU
FOR YOUR ATTENTION!
https://socialhousing.wien
Places and people theatre - Boisdale suite

Tuesday 12 March 2019

14:30 - 15:30

What is the future of placemaking?

Sandra McLeod, theatre chair, CIH Scotland board member
John McNairney, chief planner, Scottish Government
Stephen Tolson, Penington Co-Housing
People Make Places
Co-housing, a community of collective living

Steven Tolson
stolson@btinternet.com
An empowered Citizen 'Asset Based' approach supplements choice. Co-housing is part of that wider choice; but it needs the opportunity to get LAND!
English Planning Policy recognises that Housing Needs can vary

• National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2018) highlights that planning authorities should:

  “identify and make provision for the housing needs of different groups in the community”
Co-housing is about living within a Place as well as a Home

Shared Environment
“Better a good neighbour than a distant friend”

😊 Shared Ownership
😊 Shared Communal Space
😊 Sociable Living and Friendship
😊 Support
Co-Housing Characteristics

• Cohousing communities of 10-40 households

• Designed, built and managed by residents

• Dwellings are self-contained independent living with shared facilities and activities

• Cohousing recreates the neighbourly support of the past
Co-Housing has many varieties

• Long leasehold (Springhill / Lancaster)

• Co-operative Mutual Member Ownership (LILAC)

• Collective ownership of occupiers in partnership with housing association (Penington Cohousing)

• ‘Collective Custom Building’ (German Baugruppen) for tailor made living
Co-housing is Good for Everyone

• **Families** – playing and learning for young children

• **Young Adults** – access to housing

• **Older People** – companionship and living in a supportive environment that could be on an ‘inter-generational’ basis
Lancaster Co-Housing

There are around 100 UK co-housing groups looking to be established. Less than 25 are currently established.
Co-Housing Contribution to Housing Supply

- Cohousing in the UK is less than 1% of UK housing stock
- In Europe co housing is around 10% of total housing
- Sweden’s co-housing is 18% of total stock
- If Scotland had the same proportion of co housing as Europe then Scotland would have around 250,000 co-houses
The Co-Housing Challenges

• Land & Planning Policies (designate and allocate land)

• Finance (small funds for small action, one mutual fund in Scotland)

• Empowerment Policy (current constraint on qualifying as a community body excluded from community asset transfer)

• Communicating the Message (promoting project)

• Speed of delivery (all above limits delivery action)
Older Women's Cohousing (OWCH)  
Barnet, London  

18 Years of Determination to  
Make it Work
A Place for families

A Place for Older People

Co-Housing in Tübingen Germany
Co-housing Research Outcomes by University of Tübingen

- Cost 15%-20% less than developer’s price
- High sustainable design & specification
- Good resale value
- Community creates and grows its own place
- Multi-generational place making approach with
  - people of all ages
  - differing incomes
  - social & ethnic backgrounds
Benefits from a Co-operative Approach

• resident satisfaction
  - people stay longer

• citizenship / community
  - self supporting

• individual & collective investment
  - a community based asset
Scientific Fact:
A tree lives longer in a wood

Co Housing is Living by:
😊 Companionship 😊 Co-operation 😊 Consensus