



REPUBLIC OF SLOVENIA
COURT OF AUDIT

AUDIT REPORT

Housing policy implementation in the Republic of Slovenia

Performance audit

Audit period: 1 January 2015 to 30 June 2021



Single older women (65+)
– a high poverty risk group,
reside on approx.
68 m² of living area.

Young people between
20 and 30 reside on approx.
24 m² of living area.

In 2020, **40.8% of young
people** in the age group 25 to 34
lived with their parents.

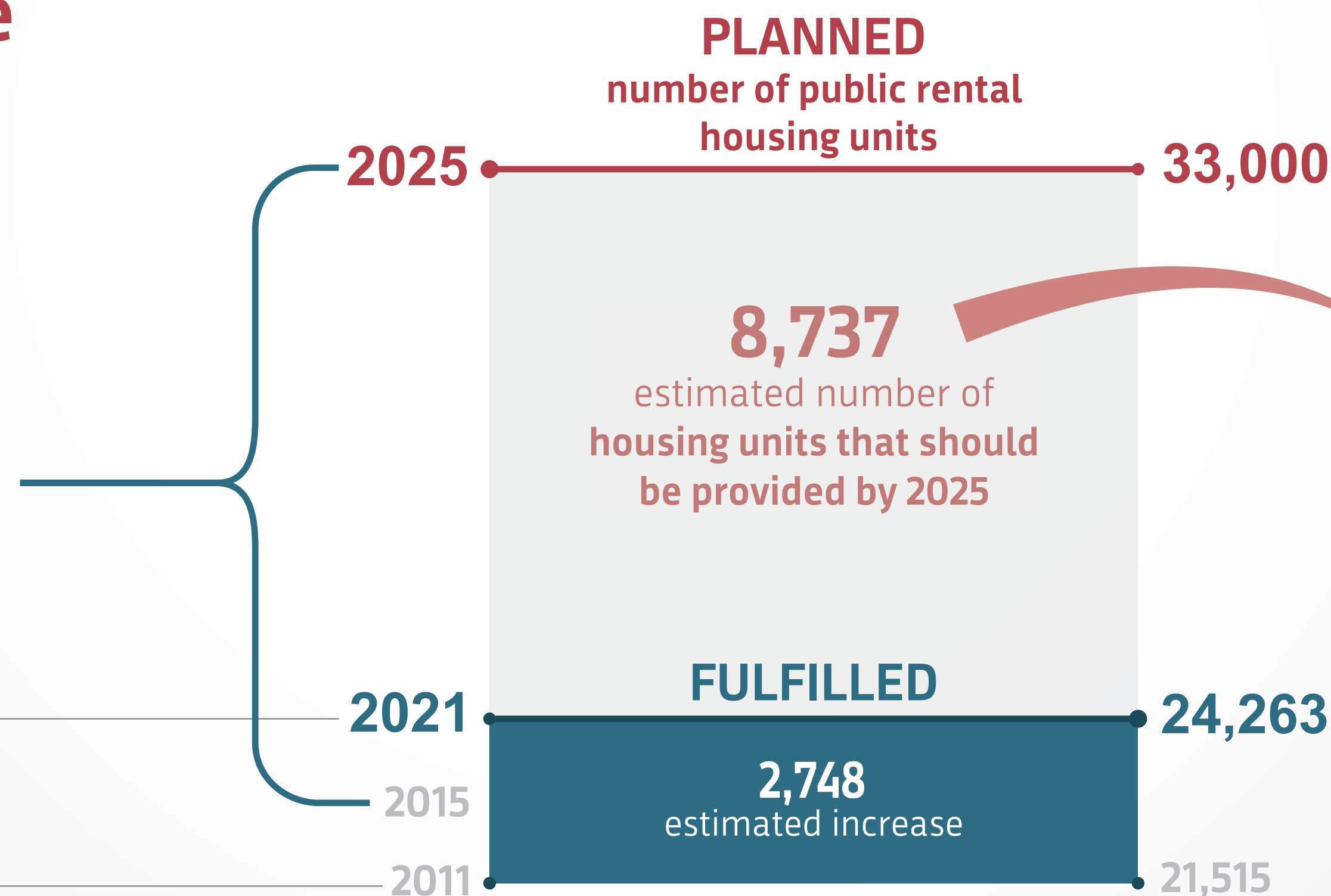
According to the Statistical Office
of the Republic of Slovenia, **20%**
of all dwellings were empty in 2018.

Can the State ensure 33,000 public rental housing?



**RESOLUTION ON
THE NATIONAL
HOUSING
PROGRAMME
2015–2025**

Rental housing by the SSRS - Housing Fund
of Republic of Slovenia, municipalities and
municipal housing funds in total



**Required is the
provision of funds
in the amount of
€ 1,092,125,000***

AUDITEES

The Government, the Ministry
of the Environment and Spatial
Planning, and the SSRS - Housing
Fund of Republic of Slovenia

How were the measures set out in the Resolution implemented?



Resolution on the National Housing Programme 2015–2025 **addresses relevant existing problems**



but does not foresee programming of financial resources.



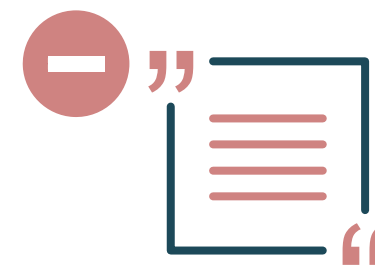
ESTABLISHING RECORDS

- the number of **public rental housing units** not known
- the number of **empty dwellings** not known
- a **record on illegal construction** not kept



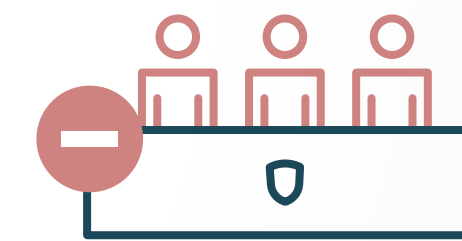
REGULARISATION

- **no new housing act**, covering all planned measures set out in the Resolution
- **reform of land and spatial policy** not prepared



DEFINING THE TERM 'PUBLIC RENTAL HOUSING'

- **What is included under public rental housing?**



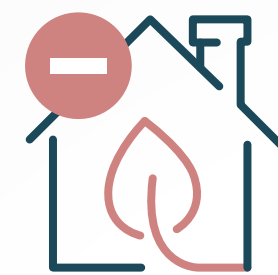
ESTABLISHING THE HOUSING POLICY COUNCIL

- the Government failed to establish a main body responsible for **coordinating** the housing policy **objectives**



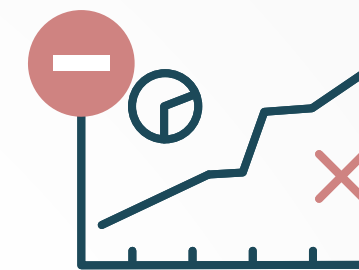
ESTABLISHING RENTAL PROPERTY MANAGEMENT PUBLIC SERVICE

- should provide for the activation of 2,000 empty dwellings, but **was established only in 2022**



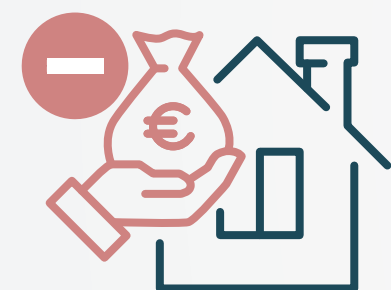
ENERGY RENOVATION OF HOUSING

- measures that would **promote comprehensive energy renovation of housing developments** were not implemented



ANALYSIS

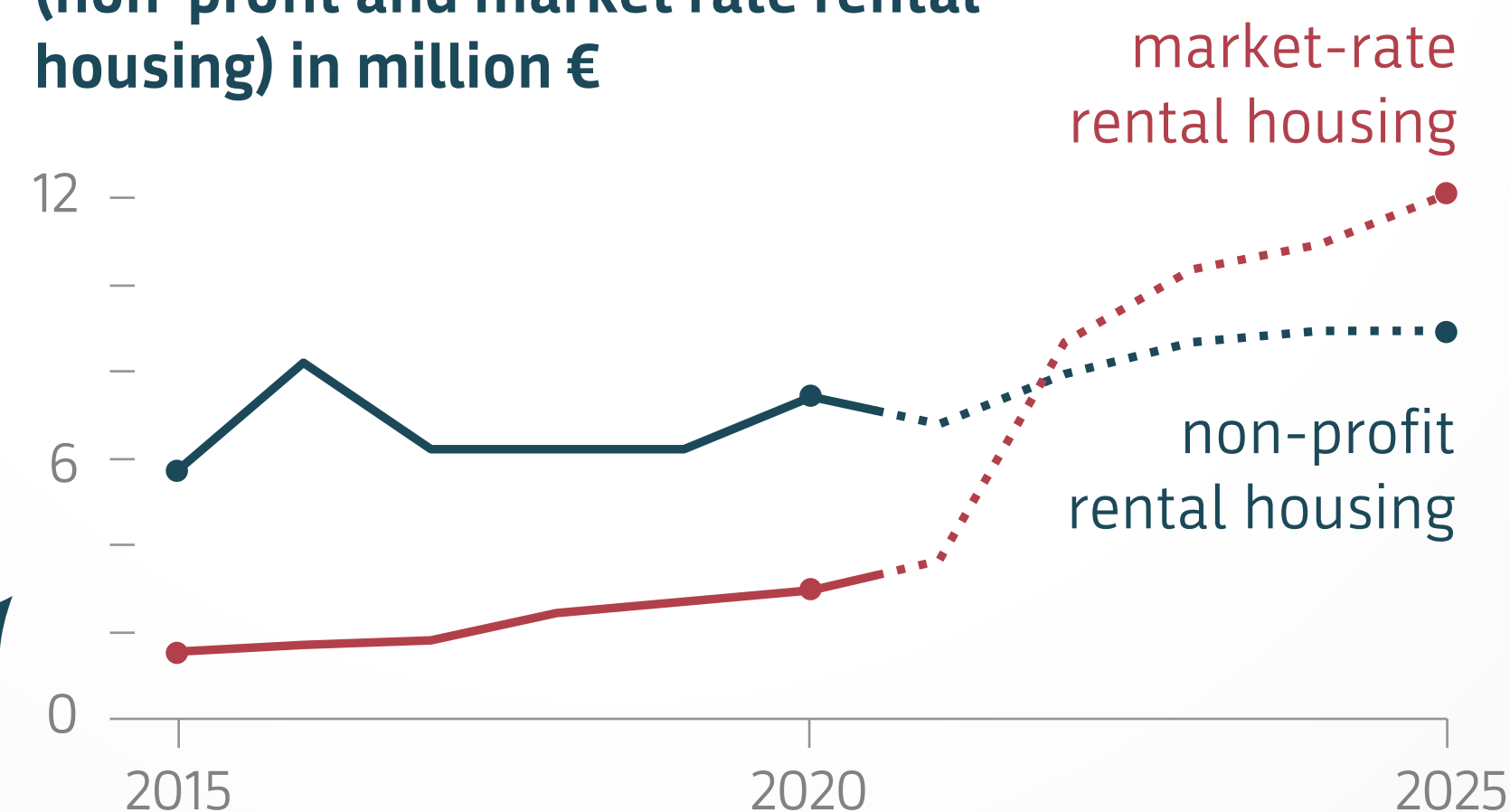
- poor reporting to the Government**, which did not enable taking appropriate actions



COST RENT AND HOUSING BENEFIT

- the Ministry and the Government failed to draw up systemic solutions, they only corrected the upper amount of non-profit rents, therefore **the housing funds increase the scope of market-rate rental housing**

The SSRS - Housing Fund of Republic of Slovenia income from rents (non-profit and market rate rental housing) in million €



!?

ACTION PLAN FOR FUTURE ACTIVITIES was not adopted.

OPINION OF THE COURT OF AUDIT

— **Implementation of housing policy** in the period from 1 January 2015 to 30 June 2021 **was inefficient.**

DEMAND



the **GOVERNMENT** and the **MINISTRY** must participate in the process of drawing up new **Spatial Planning Strategy of Slovenia**



the **MINISTRY** must **adopt plans of activities** for:

- establishing the **record of public rental housing**
- reform of housing legislation
- drawing up an action plan for the implementation of projects foreseen in the Resolution after 2023

The Court of Audit proposed to the Government and the Ministry several recommendations, among others:

The GOVERNMENT should

- establish the **Housing Policy Council**
- make a decision about **imposing a real estate tax and introducing a systemic source for financing** housing policy **projects**

The MINISTRY should

- examine the possibility of **establishing a record of empty dwellings, a record of illegal construction** and a complete record of renting operations
- make a decision about **a document of priority development areas** for the purpose of housing supply

- unify **terminology** pertaining to (rental) **housing**
- impose **cost rent** and **housing benefit**
- thoroughly **monitor housing policy implementation**

The state shall create opportunities for citizens to obtain proper housing.

– *Constitution of RS*