

The next few questions concern your local government housing. Please exclude the sheltered housing or housing provided for special purposes (housing for pensioners, children without parents, handicapped people, bread-and-butter housing, etc.) from your responses to the following.

7. How many rental dwellings does your local authority own?
dwellings

8. What is the percentage of local authority housing out of the total number of dwellings in your municipality. If no precise figures are available, please estimate.
%

9. What is the average residential size of your local authority dwelling in square meters? If no precise figures are available, please estimate.
square meters

10. What is the average number of rooms per local authority dwelling? If no precise figures are available, please estimate.
rooms

11. What is the number of vacancies in your local authority housing now?
Note: Housing that is vacant and available for let should include: a) all dwellings where the previous tenant is no longer being charged rent and no repairs are required before a new tenant can move in; b) all dwellings which have been newly acquired in a satisfactory condition for letting; c) all dwellings which have been handed over for new letting or re-letting after the reconstruction/improvement; d) all dwellings to be let after minor repairs (simple maintenance between tenants moving out and new tenants moving in).
dwellings

12. What was the average rent loss through vacancies as a percentage of gross rent roll last year?
Note: The rent loss through vacancies is the total amount of rent that was not collectable during the financial year because dwellings were vacant (though available for letting). Rent roll is the total amount of potential rent collectable for the financial year for all inhabitable stock owned by local authorities, whether occupied or not. Exclude any rent losses arising from long term vacancies that arise because a property is designated for major repairs.
%

13. What was the sum of rent arrears as a percentage of the gross rent roll last year?
Note: The rent arrears should include any arrears carried forward from previous years.
%

14. What is the expected sum of rent arrears as a percentage of the gross rent roll in 2001?
%

15. What was the number of re-lets as a percentage of the total municipal housing stock last year?
Note: The number of "true" re-lets as a proportion of the number of dwellings in municipal ownership should be calculated. The transfers (flat exchanges) are excluded from "true" re-lets!
%

16. What is the average time from application to allocation of a municipal dwelling for a household of two adults and one child (just born) where only one adult person is earning a national average salary? Please indicate in months.
months

17. Does your local authority use different rent setting approaches in municipal housing?
 Yes 1
 No 2

THE FOLLOWING QUESTIONS ON RENT SETTINGS WERE PREPARED BY COUNTRY TEAMS AS THERE ARE BIG DIFFERENCES AMONG COUNTRIES.

18. Do total rent revenues cover the full costs connected with housing maintenance, necessary repairs and administration of local authority housing? Please do not take into account reconstruction/improvement/modernization costs.

Yes 1
 No 2

19. Do you provide a waiting list of applicants for local government dwellings?

Yes 1
 No 2

20. Do you use a clearly defined point system of social need measurement when municipal housing dwellings are allocated?

Yes 1
 No 2

21. Does your local authority use different allocation policies?

Yes 1
 No 2

22. If yes, what are the percentages of dwellings allocated by different allocation policies out of the total amount of dwellings allocated in the last year? Please give a percentage for each separate allocation policy.

.....

23. Who manages and maintains your local authority housing (or the majority of the stock)?

Municipal administration	1
Budgetary organization	2
Municipal maintenance company	3
Private maintenance company	4
Private real estate agency	5

24. What most efficient tool do you use or did you use to solve the problem of rent arrears?

.....

25. What most efficient tool do you use or did you use to solve the problem of vacancies?

.....

26. Could you please, briefly describe the housing policy initiative of your local government that improved the conditions of housing or met the most acute housing problems and that, in your opinion, could serve as an inspiration for other local governments in your country?

Note: Different programs such as alternative management forms, public-private partnership management, special allocation or rent policies, control systems or tenant participation management, etc.

.....

Name of municipality:

Region:

Thank you for your answers.

ENDNOTES

'A public good is a good or service that provides benefits which cannot be limited to those who directly pay for it' [Truett and Truett, 1987: 41].

Portugal has defined the right to housing in great detail. They specify that the right to housing includes accommodations of sufficient size, hygienic standard and a rent proportionate to income.

"Generally speaking, economic efficiency lies in the fact how to take best advantage of the limited resources to satisfy human needs." [Barr, 1993, 72].

