

ANNEX 2: ACTION PLAN FOR THE IMPLEMENTATION OF PROJECTS 2015-2025

ACTIVATION OF THE EXISTING HOUSING STOCK

Increased security of tenancies

Actions	Institution responsible	Time limit	Description of action
to amend the Housing Act (SZ-1)	MOP	2016	<ul style="list-style-type: none"> - tenancies - the landlord must give the tenant sufficient time so that the tenant may find a new dwelling by himself - the landlord must accept not only the contract, but also a notarial deed as an authentic document - to reduce the level of regulation of tenancies for dwellings freely rented on the market - inspections
order to vacate	MP	2016	<ul style="list-style-type: none"> - to verify the possibility and the methods of introducing orders to vacate - to amend legislation
commercial insurance to cover the cost of possible eviction	MOP, MF, insurance companies	2016	<ul style="list-style-type: none"> - to verify the possibility of introducing commercial insurance
introduction of joint inspections	MOP, MF, FURS – inspection services	2015 - implementation	<ul style="list-style-type: none"> - inter-ministerial group for the preparation and setting up of joint inspections
providing appropriate data on dwellings	MOP, GURS	2015–2020	<ul style="list-style-type: none"> - to maintain the register of unoccupied housing units, the register of illegal buildings, the register of tenancy transactions
adoption or harmonisation of the relevant legislation ¹¹	MF, FURS, MOP	2018	<ul style="list-style-type: none"> - to introduce financial incentives for renting dwellings - to introduce penalties for illegal renting and to carry out more effective control - additional financial charges for unoccupied dwellings - to set up activities to build positive awareness among the population.

Public service for managing rental housing stock

Actions	Institution responsible	Time limit	Description of action
to amend the SZ-1	MOP	2016	<ul style="list-style-type: none"> - to ensure the operation of such service within SSRS (the Housing Fund of the Republic of Slovenia) - to require regular annual reporting

¹¹ If potential financial reliefs or charges are to be regulated by the Real Property Tax Act, there is the possibility of reshuffling the proposed modifications to these actions.

			to MOP
provision of public service	SSRS	2016 - setting up a pilot project	<ul style="list-style-type: none"> - to prepare description of tasks - to use the current staff and organisational structure - minimum increase of staff - to implement
annual reporting (see chapter on SSRS)	SSRS	from 2015 on	<ul style="list-style-type: none"> - to prepare annual reports, - to prepare reports at request
provision of subsidies to cover possible losses of SSRS under this measure	MF, MOP	2017	<ul style="list-style-type: none"> - the need to cover the possible losses of SSRS due to non-payment of rent and utility charges by tenants in these dwellings will be assessed on the basis of the results of the pilot project

BETTER ACCESSIBILITY OF DWELLINGS

New tenancy policy

Actions	Institution responsible	Time limit	Description of action
establishment of a common body for the implementation of the measure	MOP MDDSZ, local communities	2016	<ul style="list-style-type: none"> - to draft a list of measures and actions necessary for the implementation of the above measure - to implement the measure - to regularly report
linking data bases and ensuring transparency	MDDSZ, MOP, local communities	until 2018	<ul style="list-style-type: none"> - to ensure the interconnectivity of data on the amount of public funds provided to the beneficiaries by the State
preparation of feasibility studies on the abolishment of non-profit rents and the introduction of residence allowance	MOP	2015–2016	<ul style="list-style-type: none"> - to analyse the non-profit rent situation - to analyse the needs for residence allowance - to prepare the methodology for calculating rents for public rental dwellings - to carry out test calculation of rents for public rental dwellings and of the amount of funds needed for residence allowance - to prepare the methodology for the calculation of the residence allowance - to propose the method of abolishment of non-profit rents and introduction of residence allowance
to prepare a project proposal concerning the abolishment of non-profit rents and the	MOP	2016	<ul style="list-style-type: none"> - to plan amendments to the legislation - to have in place cooperation with all relevant actors (line ministries, local communities, etc.)

<i>introduction of residence allowance</i>			
<i>to amend the SZ-1</i>	<i>MOP</i>	<i>2016, 2017</i>	<ul style="list-style-type: none"> - <i>to apply the principle of replacing each public rental dwelling sold with at least one public rental dwelling</i> - <i>to modify the terminology relating to rental housing and abolish non-profit rent</i> - <i>to introduce residence allowance</i> - <i>to regulate the monitoring of and flexibility of amending/determining the right to be assigned a public rental dwelling</i>

Scheme for the young people

<i>Actions</i>	<i>Institution responsible</i>	<i>Time limit</i>	<i>Description of action</i>
<i>ensuring that housing at available prices is available to young people who are resolving their housing issue for the first time</i>	<i>SSRS</i>	<i>implementation of the pilot project in 2015</i>	<ul style="list-style-type: none"> - <i>the SSRS is to provide a certain number of dwellings - from their available stock - for the pilot project, with a view to test the interest of the young people</i>
	<i>SSRS, other non-profit housing organisations, and others</i>	<i>2016</i>	<ul style="list-style-type: none"> - <i>to prepare a scheme based on the experience gained from the pilot project</i> - <i>to actively promote the scheme</i> - <i>to provide sufficient supply in areas where there is demand</i> - <i>to report to the MOP</i>
	<i>SSRS</i>	<i>2016</i>	<ul style="list-style-type: none"> - <i>to establish a financing mechanism for construction or acquisition of rental dwellings for young people</i>
<i>construction of housing communities for young people,</i>	<i>HFSS, municipalities and others</i>	<i>implementation of the pilot project in 2016</i>	<ul style="list-style-type: none"> - <i>to prepare a pilot project in the form of a public-private partnership</i> - <i>to monitor the implementation of the project</i> - <i>to analyse the results of the project and report to the MOP</i>
	<i>HFSS, MOP, municipalities, non-government organisations and others</i>	<i>2017</i>	<ul style="list-style-type: none"> - <i>to prepare a scheme based on the experiences gained from the pilot project</i> - <i>to actively promote the scheme</i> - <i>to provide sufficient supply in areas where there is demand</i> - <i>to report to the MOP</i>
	<i>SSRS</i>	<i>2017</i>	<ul style="list-style-type: none"> - <i>to establish financing mechanisms for financing the construction of housing communities</i>
<i>tenancy with the possibility of acquisition</i>	<i>HFSS, MOP and other NPHOs</i>	<i>2016</i>	<ul style="list-style-type: none"> - <i>to assess the demand for such an instrument</i> - <i>the housing fund together with MOP is to prepare an instrument</i>

			<p>with the necessary amendments to the legislation, that is to allow the current tenant to buy the dwelling at a favourable price</p> <ul style="list-style-type: none"> - to replace each public dwelling sold with a new one,
<p>dwelling in joint ownership</p>	<p>SSRS</p>	<p>2016</p>	<ul style="list-style-type: none"> - to assess the demand for such an instrument - to assess the adequacy of the measure by means of a pilot project comprising a certain number of dwellings

Adequate housing for the elderly

Actions	Institution responsible	Time limit	Description of action
<p>construction of housing communities for the elderly</p>	<p>HFSS, municipalities and others</p>	<p>implementation of the pilot project in 2016</p>	<ul style="list-style-type: none"> - to prepare a pilot project in the form of public-private partnership - to monitor the implementation of the project - to analyse the results of the project and report to the MOP
<p>construction of housing communities for the elderly</p>	<p>HFSS, MOP, municipalities, NGHSs, non-government organisations and others</p>	<p>2018</p>	<ul style="list-style-type: none"> - to prepare a scheme based on the experience gained from the pilot project - to actively promote the scheme - to provide sufficient supply in areas where there is demand - to report to the MOP
<p>construction of housing communities for the elderly</p>	<p>SSRS</p>	<p>2018</p>	<ul style="list-style-type: none"> - to establish financing mechanisms for construction of housing communities
<p>MDDSZ programmes for target groups</p>	<p>MDDSZ</p>	<p>2015</p>	<ul style="list-style-type: none"> - to establish a MDDSZ and MOP inter-ministerial coordination group
<p>acquisition of a dwelling by means of a life annuity</p>	<p>SSRS, JSS, NGHS</p>	<p>2016</p>	<ul style="list-style-type: none"> - to prepare a pilot project in the form of public-private partnership - to monitor the implementation of the project - to analyse the results of the project and report to the MOP - to provide funds for actively promoting the scheme

Scheme for providing special purpose dwelling units

Actions	Institution responsible	Time limit	Description of action
<p>scheme for providing special purpose housing units</p>	<p>SSRS (local communities)</p>	<p>2016 - preparation of the scheme 2017 - start of implementing the</p>	<ul style="list-style-type: none"> - to include the needs expressed by the line ministries - to include the needs of local communities

		scheme	<ul style="list-style-type: none"> - to define the scheme implementation programme - to define the scheme budget - including financial resources - to implement the scheme
scheme of providing housing units for evicted individuals and families	MDDSZ, MOP, SSRS	2015, 2017	<ul style="list-style-type: none"> - to launch a pilot project that is to be the basis for the preparation of comprehensive solutions

Housing for people with special needs

Actions	Institution responsible	Time limit	Description of action
dwelling for people with special needs	MDDSZ (local communities)	2020	<ul style="list-style-type: none"> - to analyse the needs - to acquire and manage dwellings - the funds will be provided by the Operative Programme for Cohesion Policy Funding 2014-2020 (envisaged budget of EUR 21,000,000)

RENOVATION OF HOUSING STOCK

Providing conditions for energy renovation of the housing stock

Actions	Institution responsible	Time limit	Description of action
to amend the SZ-1	MOP	2015	<ul style="list-style-type: none"> - to examine the possibility of financing the energy renovation of multi-dwelling buildings with dispersed ownership structure from sources other than the reserve fund
promotion activities	Eco Fund, MZI, MOP	2015–2025	<ul style="list-style-type: none"> - to disseminate information on the positive effects of energy efficient renovation and to insist on the resulting reduction of energy poverty
energy performance contracting	MZI	2015–2020	<ul style="list-style-type: none"> - implementation in compliance with the Operative Programme for Cohesion Policy Funding 2014-2020 - implementation of 10 pilot projects for energy efficient renovation of residential neighbourhoods of multi-dwelling buildings through ITI (integrated territorial investments) with the establishment of an ITI office - EUR 10 million
specific measures to address energy poverty	Mzi, MDDSZ, Eco Fund	2015–2020	<ul style="list-style-type: none"> - to define energy poverty (time limit 2016) - implementation in compliance with the Operative Programme for Cohesion Policy Funding 2014-2020 - to ensure subsidies for measures

			<i>targeting low-income households to tackle energy poverty issues - EUR 5 million</i>
<i>financial instruments for financing renovation of multi dwelling buildings</i>	<i>Mzi, MF, MOP, MP</i>	<i>2016</i>	- <i>to explore new instruments to finance energy-efficiency renovation of multi-dwelling buildings</i>

Integrated renovation of residential neighbourhoods

<i>Actions</i>	<i>Institution responsible</i>	<i>Time limit</i>	<i>Description of action</i>
<i>comprehensive renovation projects</i>	<i>MOP, local communities</i>	<i>2015–2025</i>	- <i>to introduce the ITI mechanism</i> - <i>to include projects of comprehensive renovation of residential neighbourhoods in the list of projects to be implemented through ITI</i>
<i>financial instruments for financing comprehensive renovation of residential neighbourhoods</i>	<i>MGRT, MOP</i>	<i>2015–2025</i>	- <i>to explore and introduce new instruments for financing comprehensive renovation of residential neighbourhoods</i>

Functional renovation of single-dwelling buildings

<i>Actions</i>	<i>Institution responsible</i>	<i>Time limit</i>	<i>Description of action</i>
<i>to amend the spatial legislation</i>	<i>MOP</i>	<i>2016</i>	- <i>to allow single-dwelling buildings to be converted into two-dwelling buildings containing independent units, to abolish unreasonable requirements concerning the provision of parking spaces</i>
<i>to amend the building legislation</i>	<i>MOP</i>	<i>2015</i>	- <i>to examine whether further simplifications of the building legislation are necessary</i>
<i>modification of local spatial planning documents</i>	<i>local communities</i>	<i>2015–2025</i>	- <i>to substitute local rules with national regulations while permitting municipalities to derogate from them in specific cases</i>

BUILDING NEW DWELLINGS IN PLACES WHERE THERE IS THE GREATEST NEED

Building public rental dwellings

<i>Actions</i>	<i>Institution responsible</i>	<i>Time limit</i>	<i>Description of action</i>
<i>methodology for defining priority development areas for housing supply</i>	<i>MOP</i>	<i>2016</i>	<ul style="list-style-type: none"> - <i>to prepare the methodology for defining priority development areas for housing supply</i> - <i>to analyse municipal spatial planning documents and upgrade strategic guidelines for the planning of housing construction</i>
<i>upgrading the Spatial Development Strategy of Slovenia</i>	<i>MOP</i>	<i>2015/2016</i>	<ul style="list-style-type: none"> - <i>to include the area of housing in the Spatial Development Strategy of Slovenia</i> - <i>to define the methodology for defining priority development areas for housing supply</i> - <i>to also prepare general settlement guidelines for housing</i>
<i>public-private partnership</i>	<i>local communities</i>	<i>2015–2025</i>	<ul style="list-style-type: none"> - <i>contribution for land with infrastructure in place</i> - <i>to clearly define the goals of housing supply at local level</i>
<i>to ensure financial incentives for investors and managers of public rental dwellings</i>	<i>MF, FURS</i>	<i>2015–2025</i>	<ul style="list-style-type: none"> - <i>to introduce financial incentives for investing in and managing public rental dwellings</i>
<i>(to amend the) legislation - SZ-1</i>	<i>MOP</i>	<i>2016</i>	<ul style="list-style-type: none"> - <i>to legally define the obligation to set up and maintain records of public rental dwellings in the real estate register (REN) and determine sanctions if these records are not properly kept</i> - <i>to implement the obligation to regularly report data for all managers of public rental dwellings</i>
<i>ensuring financial subsidies for construction</i>	<i>SSRS</i>	<i>2016–2025</i>	<ul style="list-style-type: none"> - <i>to provide funding in the form of public-private partnerships, long-term loans,</i>
<i>investing surplus income of owners of public rental dwellings</i>	<i>SSRS, public funds and NSOs</i>	<i>2018–2025</i>	<ul style="list-style-type: none"> - <i>after the residence allowance is introduced and the non-profit rent is abolished, the increased income is used for the provision of new supply of public rental dwellings</i>
<i>ensuring appropriate data on land</i>	<i>MOP, GURS</i>	<i>2015–2020</i>	<ul style="list-style-type: none"> - <i>to establish a building land register</i>

Active land policy

<i>Actions</i>	<i>Institution responsible</i>	<i>Time limit</i>	<i>Description of action</i>
<i>drafting of new</i>	<i>MOP</i>	<i>2015</i>	- <i>land policy area:</i>

<i>legislation</i>			- <i>land policy mechanisms/instruments</i>
<i>use of earmarked sources of financing</i>	<i>local communities</i>	<i>2015–2025</i>	- <i>mandatory use of municipal income from land policy mechanisms for providing housing supply and a higher quality of living</i>
<i>real property tax</i>	<i>MF, FURS, MOP</i>	<i>2017, 2020</i>	- <i>to introduce the real property tax</i> - <i>to examine the possibility of setting up systemic solutions that would allow for adaptation of tax instruments at local level</i>

SUPPORT PROJECTS

Housing Fund of the Republic of Slovenia (SSRS) - the institution implementing the national housing policy

<i>Actions</i>	<i>Institution responsible</i>	<i>Time limit</i>	<i>Description of action</i>
<i>to amend the SZ-1</i>	<i>MOP</i>	<i>2016</i>	<ul style="list-style-type: none"> - <i>to extend the SSRS's tasks and competences</i> - <i>to introduce the obligation of regular reporting to the MOP</i>
<i>to establish a public service for managing rental housing</i>	<i>SSRS</i>	<i>2016</i>	<ul style="list-style-type: none"> - <i>reorganisation of the SSRS, preparation of a pilot project and preparation of the programme for implementing the service</i> - <i>to establish links for implementation at local level (cooperation with local communities)</i> - <i>to ensure the transparency of records kept by the SSRS</i> - <i>to actively inform the population about the new instrument</i> - <i>to report to the MOP</i>
<i>to establish a common instruments/links for providing renovation of residential buildings</i>	<i>SSRS and Eco Fund</i>	<i>2015–2020</i>	<ul style="list-style-type: none"> - <i>to create links between instruments/measures aimed at ensuring comprehensive renovation of residential buildings</i> - <i>common provision of instruments/measures</i> - <i>common promotion of instruments (linking of activities aimed at informing of the population)</i>
<i>to activate dwellings held in the scheme of non-performing bank assets,</i>	<i>SSRS, DUTB, MF</i>	<i>2015</i>	<ul style="list-style-type: none"> - <i>MF and DUTB shall prepare a list of housing units held in the scheme of non-performing bank assets</i> - <i>SSRS shall examine all housing units and prepare a proposal of possible inclusion of these units in the housing stock managed by SSRS</i> - <i>to prepare bases for amending legislation in order to allow SSRS to participate in public auctions</i>

Information and awareness building networks

<i>Actions</i>	<i>Institution responsible</i>	<i>Time limit</i>	<i>Description of action</i>
<i>intergenerational centres</i>	<i>non-governmental organisations, MDDSZ, MOP</i>	<i>2015–2025</i>	<ul style="list-style-type: none"> - <i>to provide information on different forms of dwelling for elderly persons</i> - <i>to include information on possible solutions to address</i>

			<i>housing needs in NGO projects</i> - <i>to ensure funds for the implementation of awareness building projects concerning the quality of living</i>
<i>energy-efficiency counselling</i>	<i>EnSvet.si, IZS, ZAPS</i>	<i>2016</i>	- <i>to extend consulting services provided to owners of residential buildings for various forms of renovation</i>

ANNEX 2: SELECTED HOUSING INDICATORS

	Objective of the National Housing Policy	index	Baseline value (year 2011)	Target value of indicator 2018	Target value of indicator 2022	Target value of indicator 2025
1		number of dwellings	853,656 ⁽⁶⁾	864,656	889,654	905,654
2		number of completed publicly-owned dwellings per year	450	800	1,000	1,500
3		number of dwellings per 1,000 inhabitants	415 ⁽⁶⁾	421	433	440
4		residential buildings - value of construction work carried out - natural and legal persons [in EUR 1,000]	275,572	300,000	350,000	400,000
5		funds used for reconstruction and investment maintenance of buildings (expressed in the value of construction work carried out) [in EUR 1,000]	34,565.7	42,100	43,200	44,000
6		occupancy status of dwellings [m ² /inhabitant]	27.4	28.1	29	29.5
7		share of population living in overcrowded dwellings [%] from the SILC survey	16.6 ⁽⁶⁾	16	15	14
8		number of publicly-owned dwellings ⁽¹⁾	5.6	5.6	5.6	5.6
9		number of publicly-owned rental dwellings ⁽¹⁾	20,460	25,000	28,700	33,000
10		ownership of occupied dwellings - share of rental dwellings [%]	9	11	14	16
11		level of housing mobility	6.2	6.5	7	7.5
12		household expenditure for rent, water and energy [%]	19.4	19.4	19.4	19.4
13		share of population living in dwellings without basic infrastructure ⁽³⁾	15.5	14	12	10
14		share of occupied dwellings with complete basic infrastructure ⁽³⁾	82.4	86	90	93
15		share of unoccupied dwellings with complete basic infrastructure ^(3,4)	89,908	70,000	50,000	40,000
16		share of occupied publicly-owned dwellings with complete basic infrastructure [%] ^(3,4)	77.6	80	82	85
17		share of inhabitants in dwellings with at least of the following troubles: leaking roof, dump walls, dump foundations or floors, rotten window frames or floors [%]	32.4 ⁽⁵⁾	30	25	20
18		number of dwellings built by housing cooperatives	0	20	60	100

(1) Publicly-owned dwellings: considered are all dwellings owned by public sector legal persons (included are state-owned companies), source SURS (for 2011).

(2) Publicly-owned rental dwellings: rental dwellings owned by municipal and inter-municipal housing funds and by the Housing Fund of the Republic of Slovenia - including living units (residential units intended as temporary solutions to housing needs of economically deprived persons), source MZIP (for 2011).

(3) Basic infrastructure: toilet, bathroom, electricity, water, district or central heating.

(4) Secondary residences are not included.

(5) Data for 2010.

(6) Data for 2012.

ANNEX 3: MONITORING THE ACHIEVEMENT OF THE ANTICIPATED EFFECTS OF THE NATIONAL HOUSING PROGRAMME

<i>Priority areas and measures</i>	
<i>(Purpose and objective of the measure)</i>	<i>(Anticipated effect)</i>
Activation of the existing housing stock	
<p>Regulation of tenancies: lengthy legal proceedings in relation to the termination of tenancy agreements on fault-based grounds (non-payment of rent, inappropriate use of the premises, etc.) have a destimulating effect on landlords renting their properties, and encourage undeclared renting of property, which seriously lessens the legal safety of tenants in such dwellings.</p> <p>Inspection services carrying out tenancy inspections will be provided more staff and funds.</p> <p>Dedicated financial measures will encourage the rental of dwellings and provide sanctions for landlords who do not rent their property.</p> <p>A precondition for the activation of the existing housing stock is the establishment of registers of tenancy and purchase transactions and of dwelling ownership in the real estate register, and the establishment of a central register of dwellings. Ownership data in the real estate register are inconsistent, in particular for publicly-owned dwellings.</p>	<p>The acceleration of court proceedings will increase landlords' interest in renting and legalizing existing tenancies. The legal safety of both tenants (based on a tenancy agreement) and of landlords (possibility of quicker eviction in cases of non-payment of rent and charges or due to inappropriate use of the premises) will increase. The share of dwellings with undeclared tenancies will diminish.</p> <p>The legal safety of both tenants (based on a tenancy agreement) and of landlords (possibility of quicker eviction in cases of non-payment of rent and charges or due to inappropriate use of the premises) will increase. The share of dwellings with undeclared tenancies will diminish.</p> <p>The share of rental dwellings in the housing stock will increase and the share of statistically unoccupied dwellings will decrease, in particular in areas with the largest demand for dwellings. Financial incentives and sanctions will help reduce the share of dwellings with undeclared tenancies, and contribute to the regulation and legalization of tenancies. These measures will result in an increased supply of rental dwellings on the market, and will have, as a consequence, a favourable impact on the price of rent.</p> <p>A better overview of the volume and the quality of publicly-owned dwellings will be thus achieved and the register of tenancy transactions will enable a more effective control of tenancies resulting in a reduction of undeclared renting of dwellings. Better records will facilitate monitoring of the implementation and creation of national housing policies.</p>

Better access to dwellings for vulnerable population groups	
<p>New tenancy policy: <i>In publicly-owned rental dwellings non-profit rent is abolished and cost rent is introduced.</i></p> <p><i>The economically weaker section of population's ability to pay is strengthened by the introduction of a residence allowance.</i></p>	<p><i>The managers of publicly-owned dwellings are allowed to have income from renting, which they use for more efficient management of the housing stock.</i></p> <p><i>The measure will increase interest (both the private and the public sectors) in investing in publicly-owned rental dwellings and will result in a greater supply of rental dwellings (and also in the legalisation of current undeclared tenancies). Cost rents reflect the location of the dwelling and affect the movement of prices in the rent market. The inclusion of housing social benefits in the unified (single) system of social benefits will provide for a more transparent and just allocation of social transfers from public funds.</i></p>
<p>Scheme for the young people</p>	<p><i>A wide range of options for solving one's housing needs is offered, such as the possibility of becoming an owner in addition to tenancy. Young people's independence in terms of housing is encouraged and their capacity to address their housing needs is increased. The pressure on the public rental housing stock is alleviated.</i></p>
<p>Adequate dwelling environment for the elderly <i>Providing appropriate dwellings for the elderly: improvement of the living and economic circumstances of the elderly: adapted housing stock to provide for an adequate level of care for the elderly and allow for a rational use of the housing stock and, at the same time, a reduction of costs.</i></p>	<p><i>The introduced mechanisms aimed at encouraging dwelling of the elderly in common households - in dwellings that are functionally adequate and adapted to the needs of the elderly and that enable the reduction of housing costs borne by each person. Possibilities for accommodation in sheltered housing for the elderly will be increased.</i></p>
<p>Scheme for providing special purpose dwelling units <i>A scheme for the long-term provision of special purpose dwelling units will be prepared, in cooperation with all relevant line-ministries and local communities.</i></p>	<p><i>A sufficient number of living units will be ensured.</i></p> <p><i>Access to dwellings will be made easier by eliminating architectural and other barriers in the built environment; this will allow persons with special needs unhindered movement. Temporary dwellings (transitional housing) will be ensured for groups of persons with special needs.</i></p>

Renovation of the housing stock	
<p>Providing conditions for energy renovation of the housing stock <i>The living standard of the population will be improved the need for building housing capacities on agricultural and other non-built land will be reduced the need of energy resources as well as the carbon footprint will also be reduced.</i></p>	<p><i>The quality of living and the functionality and appropriateness of the housing stock will be improved, the energy consumption of residential buildings and costs will be reduced, and housing mobility will be increased. Building activity in the field of renovation of the dwelling houses stock will be expanded.</i></p>
<p>Comprehensive renovation of residential neighbourhoods <i>Projects of comprehensive renovation of residential neighbourhoods will be financed from a variety of sources.</i></p>	<p><i>The quality of living of inhabitants of such residential neighbourhoods, in particular in urban centres, will be improved.</i></p>
Building of new housing in areas where there is the greatest need	
<p>Building of public rental dwellings <i>Priority development areas for housing supply will be determined, and guidelines for the implementation of the national housing policy at the local and national level will be prepared.</i></p>	<p><i>The supply of dwellings close to the work place will be increased, thus reducing the need for daily commuting between settlements. Less funds will be needed for the construction of the traffic infrastructure needed because of the increase of daily commuting. The pressure to build on agricultural land at the outskirts of existing settlements will diminish. The settlement structure will be one of compact settlement. The population's housing mobility will increase.</i></p>
<p>Active land policy <i>Formal conditions for the implementation of the land policy will be established, and the provision of a sufficient number of plots with infrastructure in place for housing construction in areas where the need for providing housing is the greatest will be ensured.</i></p>	<p><i>Management of building land will be unified. Public funds (in the form of providing building land) will be invested, resulting in lower housing prices. Implementation of public-private partnership projects will be made easier and more effective. Effective and rapid addressing of public interest in spatial planning will be achieved, investment partnerships, such as cooperatives, will be established.</i></p>

ANNEX 4: ORGANISATION CHART OF IMPLEMENTING BODIES

DECISION-MAKING

Housing Policy Council of the Government of the Republic of Slovenia

- ensures inter-sectoral cooperation
- adopts decisions concerning the implementation of the housing policy
- approves the work programme (business plan) of the SSRS

Composition:

- prime minister
- line ministers (housing, social affairs, finances, economy, energy)
- director of SSRS
- representatives of the enterprise sector
- representatives of the civil society

CREATION AND CONDUCT OF POLICIES

INSTITUTION RESPONSIBLE FOR HOUSING POLICY

Ministry responsible for housing = MOP/Spatial Planning Directorate

- creates and manages the housing policy
- prepares housing and spatial planning legislation
- provides administrative support to the Housing Policy Council of the Government of the Republic of Slovenia

Ministry responsible for housing, spatial planning and construction = MOP

- coordinates line ministries in view of the implementation of the housing policy
- implements the national spatial planning policy (land policy, urban renewal, guidelines for the preparation of local spatial planning documents)

Ministry responsible for social affairs = MDDSZ

- determines standards in the field of housing
- implements the mechanism of granting residence allowance
- implements social programmes linked to housing
- determines the housing needs for vulnerable groups of the population

Ministry responsible for the budget and the fiscal policy = MF

- implements the fiscal policy that supports the implementation of the housing policy
- earmarks funds for implementing the housing policy in the budget of the Republic of Slovenia

Ministry responsible for the economic and cohesion policies = MGRT

- creates economic conditions for investing in the renovation of the housing stock
- ensures appropriate use of European funds and other financial instruments/mechanisms for the implementation of the housing policy

Government Office of the Republic of Slovenia for Development and European Cohesion Policy

- ensures appropriate use of European funds and other financial instruments/mechanisms for implementing the housing policy

Ministry responsible for energy = Mzi

- develops conditions and mechanisms for the realisation of energy renovations of residential buildings

IMPLEMENTATION AT THE NATIONAL LEVEL

Public Housing Fund of the Republic of Slovenia = SSRS

Implements the housing policy at the national level

- management of tenancies
- managing public rental dwellings that are the property of the state, and keeping records (*in cooperation with GURS*)
- creation and implementation of models of financing/financial instruments to provide housing at the national level
- financing the construction of public rental dwellings for vulnerable groups in cooperation with municipalities and line ministries
- implementing pilot projects for the provision of public housing (examples of good practices)

Real-estate Fund PIZ

- provides rental dwellings for retired and elderly persons
- provides sheltered housing

Slovenian Surveying and Mapping Authority - GURS

- maintains registers in the field of housing
- prepares models of calculating movements on the housing market
- prepares housing analyses and reports
- provides assistance to the institution responsible for implementing the housing policy for the creation and determination of line policies and legislation for the implementation of the housing policy

Environmental Public Fund - Eco Fund

- develops and implements mechanisms to realize energy renovations
- provides operational cooperation with the Public Housing fund of the Republic of Slovenia

Financial Administration of the Republic of Slovenia = FURS

- implements fiscal measures that contribute to the attainment of the housing policy objectives
- linking of GURS and social work centres' databases shall be enabled for the purpose of implementing the housing policy

Social work centres = CSD

- maintain data on the income situation of individuals and households in order to decide on their right to receive state aid from public funds

INSPECTION SERVICES

- supervise the implementation of the legislation

Housing Inspection Service

Fiscal Inspection Service

IMPLEMENTATION AT THE LOCAL LEVEL:

Municipalities (Municipal Public Housing Funds)

Implement the housing policy at the local level:

- implement housing policy through local spatial planning regulations (applying the guidelines adopted at the national level)
- implement active land policy to provide public housing at the local level
- manage public rental dwellings that are the property of the municipality, and keeping registers
- plan housing needs for vulnerable population groups, create conditions for their provision in cooperation with the SSRS
- develop models of managing the public housing fund
- construct new public rental dwellings at the local level under public-private partnership

Non-governmental organisations

- carry out activities to build awareness about the various forms of dwellings, and the promotion thereof
- carry out activities in field of housing assistance for vulnerable population groups

Networks of Professional Organizations

- carry out activities to promote measures in energy and functional renovation
- carry out activities in relation to and promote new methods of constructing residential buildings