

*What are the local and national legal, policy and institutional frameworks protecting and promoting the right to adequate housing of older persons? Please identify both existing or planned legal frameworks such as constitutional provisions, laws, regulations, or decree*

- **The Charter of Fundamental Rights and Freedoms** - the right to property, the concept of dwelling
- **Social Housing Concept of the Czech Republic 2015- 2025** - a living document that uses and takes into account current analytical data and the results of implemented projects; it should be a precursor to the Social Housing Law
- **Act No. 122/1997 Coll.** on the Establishment of Ministries and other official organs of state administration of the Czech Republic - ministries play a crucial role in the implementation or financing of housing
- **Act No. 128/2000 Coll. on Municipalities**
- **Act No. 89/2012 Coll., the Civil Code**
- **Act No 108/2006 Coll. on Social Services**
- **Act No 111/2006 Coll. on aid in material distress**
- **Act No 117/1995 Coll. on State Social Support**
- **Act No 110/2006 Coll. on the minimum subsistence level**
- **Act No 73/2011 Coll. on the Labour Office**
- **Act No 129/2000 Coll. on Regions**
- **Act No 131/2000 Coll. on the Capital City of Prague**
- **Government Decree No. 453/2013 Coll.** on determining the details and procedure for securing comparable rents customary in a given location
- **Government Decree No 366/2013 Coll.** on the regulation of certain matters relating to flat ownership
- Various local concepts and programmes of political parties for social housing.
- **Social Inclusion Strategy 2021-2030** - a national document approved by the Government of the Czech Republic by Resolution No.55 on 20 January 2020, which covers the main areas of importance for the social inclusion of socially excluded persons and persons at risk of social exclusion.

- **The Housing Concept of the Czech Republic 2021 + -** is based on the fact that the responsibility of the state is to create conditions that will allow individuals to fulfil their right to housing, and to help those who are unable to secure their own housing.

*How are older persons involved and participating in the development of action plans, policies or legislation related to housing?*

- through a questionnaire survey
- they have access to housing negotiations
- in a community social work

*What challenges, barriers and forms of discrimination are faced by older persons in fulfilling their right to adequate housing? Please also include any existing legislation, policy or practice. Please also state how it impact older persons' enjoyment of other human rights.*

Financial insufficiency of the elderly - rents are rising very fast and it is sometimes difficult to live with an average pension. At the same time, there is often no possibility for seniors to earn extra income for health reasons. On the contrary, there are increased expenses for medical aids or social services.

When looking for commercial housing, owners of rented flats prefer to choose a young, promising person, who they assume will be able to react flexibly to any increase in the price of services or to repair something at home themselves, for example, without demanding it from the owner. In advertisements, we also often meet with a rejection of pets, which are often the only friend for the elderly.

Social or special purpose flats are limited in number, there is a long waiting list and applying for them entails a lot of paperwork that is often beyond their abilities.

Unfortunately, we also see cases where the owner of the rented flat does not give the senior person a proper contract and they then fail to receive housing benefits. The senior often falls into a debt trap, having to choose between paying for rent and utilities, energy, or food and medicine. This leads to deteriorating health, reduced self-sufficiency, psychological difficulties and even social exclusion.

A major barrier for the elderly is the lack of information about the possibilities of applying for different types of housing (not only homes for the elderly) and the related assistance in securing applications, but also about housing benefits that can help.

In the Czech Republic, there are few fully accessible housing options. Older buildings do not have a lift.

It often happens that a senior owns his/her own house, but after consulting his/her family (sometimes under pressure) he/she transfers the flat (house) to a relative with the hope that he/she will be able to live there. At that moment, the relationship is disturbed and the senior is "put away" to a home for the elderly.

*How do other factors (i.e., gender, sex, race, ethnicity, indigenous identity, disability, sexual orientation, gender identity, religion, social status, place of origin and immigration status) intersect and impact the enjoyment of older persons' right to adequate housing?*

Belonging to an ethnic minority, religion or gender does not play a greater role in dealing with the elderly than it does in dealing with younger people. But of course the social status of "pensioner" is a big influence, because there is a concern about financial insufficiency, the urgency of dealing with the housing situation due to health or self-sufficiency, which implies the need to provide more care, adapt the living environment, etc.

*What impact has had the COVID-19 pandemic on older persons' right to adequate housing in your country (e.g., has the pandemic caused any policy shift away from institutions and more emphasis on community supports)? What measures have been taken to minimize its impact?*

In the context of the Covid 19 pandemic, the most talked about issue was the possibility for seniors already living in nursing homes to meet their loved ones. There has been a complete separation from families and people have not been able to have personal contact. This is despite the fact that homes for the elderly are supposed to replace the home, and no one should forbid them from inviting their families into their homes.

More than ever, there was a need to provide support and care to seniors in their homes so that they were protected as much as possible, but at the same time their needs were met.

Social services continued to operate on a limited basis, with volunteers helping to deliver groceries and neighbours becoming more concerned about whether a senior neighbour needed help.

Within the agenda of the Labour Offices or the Czech Social Security Administration, it was not necessary to present some payment certificates in person, so that not only the seniors did not have to go to the streets, but the benefits continued to run.

*What alternative housing strategies for older persons, other than care homes and state institutions, exist in your country? What policies/programmes are in place to enable older persons to live independently in their communities as they age? Please provide detailed informatik*

- Private residential living, where the senior has his or her own apartment (sometimes even a house), but also has 24-hour care. It is possible to buy the flats and live in your own. The basic credo is privacy and self-directed living

with care. These apartments are of course modern, wheelchair accessible, bright,...

- Intergenerational housing- seniors with students

*How does the State fulfil its obligations to ensure older persons' access justice, and to obtain remedies and reparations, when their right to adequate housing have been violated?*

It would be necessary to first define what adequate housing actually is.

*What are the lessons learned from advocacy, legal, and policy actions undertaken to combat ageism and to access of adequate and affordable housing by older persons?*

Suitable housing for the elderly is closely linked to sufficient care not only by the family, but also by the institutions that offer care, which unfortunately proves to be completely inadequate in terms of staffing the demand for services.

*Data:*

- a. Does your country collect data on older persons' living conditions in your country? If yes, please provide any available and disaggregated figures and statistics (e.g., number of older persons: in institutions, living alone, living with family, or living in urban and rural areas).*

In 2011, there were 1 069 505 senior households in the Czech Republic, with a total of 1 762 993 people living in them. As expected, the highest proportion of senior households was found among households of grandparents with grandchildren. Only one-quarter of grandparent households with grandchildren are households with a head aged under 65. Another significant representation of seniors was found among individuals. More than one-third of households are persons in the 65 and over age

group. In complete and incomplete families, senior households are represented in about 20%, and as the age of the head person increases, the proportion of family households decreases and the proportion of single person households is growing.

### **Status depends on age**

The relationship between age and the type of household in which seniors live is also confirmed by the proportions of persons by household status. Men and women in the younger age group of seniors (age 65-74) are much more likely to be in the household as 'husband' and 'wife' (56%) than as an individual living alone in the household. Only 11,000 (1%) of seniors in this age group live outside the household as a single person in an institution, usually a home for the elderly, nursing home, etc. As age increases, the structure of the elderly by household status changes. As the mortality rate at older ages increases, the number of households of single seniors increases as a result of the loss of a partner, while the proportion of persons living as a couple decreases. In addition, the proportion of people who use the option of cohabiting with another household or choosing to live in an institution is also increasing. Persons aged 85 and over are 43% most likely to live alone, 13% live as another person in a family household (e.g. parent, parent-in-law or grandparent of the head of household) and 12% of persons aged 85 and over live in an institution, either as an individual or in a family in an institution. 60% of senior households live in their own home or in a privately owned apartment. Only one-fifth of elderly households live in rented accommodation, most often as single seniors. Only 3,639 senior households use a holiday home for housing.

### **Single households**

Senior households comprise the two most significant groups - single person households and complete families. There were more than half a million single senior households in the Czech Republic in 2011, and in the large majority of cases these are households of non-working pensioners, mainly widowed women. They mostly live in apartment or family houses built between 1920 and 1980. Only less than 5% of senior individuals reside in new buildings constructed after 2000. The majority of

households of individuals over 65 years were formed by the break-up of a complete or incomplete family (i.e. death of a partner or children leaving and starting their own household), therefore the level and type of housing is very often only a preservation of the pattern of the previous type of household. Almost two thirds of senior individuals occupy at least a 3-room flat (including kitchen) and the average living area per individual aged 65 years and over is 49.3 m<sup>2</sup>. Another, but less frequent, model of senior individual household housing is rental housing, which was used by more than a quarter of senior individuals in 2011.

### **Full families**

A second very significant group of senior households, more prevalent in the younger age groups of seniors, are complete families. These are 80% married couples with whom no other person usually lives. The vast majority of these families are households where both persons are pensioners. More than 80% are non-working pensioners, and only in a minimum number of cases (1.5%) are both economically active. In the case of housing for complete families of seniors, in almost two thirds of cases these families live in their own house or apartment. The proportion of complete families of seniors ranges between 16-25% of the total number of complete families. The lowest proportion is found in the suburbs of Prague, where younger families with children predominate in the household structure, while the highest proportion is in Prague, Brno, Pilsen and the districts of the so-called inner periphery. These are areas mainly along the southern and eastern borders of the Central Bohemian Region, with poorer transport accessibility, lack of employment opportunities, higher unemployment rates and therefore a significantly lower proportion of people of younger age groups living in the region. A similar distribution also applies to households of single seniors, with the difference that the lowest proportion of single seniors lives in large cities (Prague, Brno, etc.) and in the suburbs of Prague due to the significant representation of individuals of younger age groups, the so-called singles.

Over the last ten years, the number of households of seniors has increased by an average of 9%, with the most significant increase being seen in family households of

seniors, with a decrease only in grandparents with grandchildren. Given the expected evolution of the age structure and the ageing of the Czech population, it can be assumed that senior households will continue to have an increasingly strong representation in the coming decades and their growing number will significantly influence the overall household structure.

(<https://www.czso.cz/csu/czso/6b004993af>)

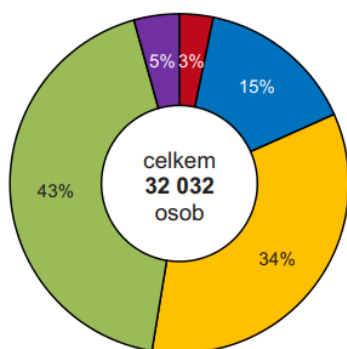
At the end of 2020, 51,000 seniors (2.5% of all people aged 66 and over) lived in a social services facility. 32,000 of them lived in homes for the elderly, 16,500 seniors lived in homes with special regime, 2,300 seniors lived in homes for people with disabilities. 690 seniors lived in sheltered housing and 290 seniors lived in asylum homes.

(<https://www.czso.cz/documents/10180/142141241/31003421k08.pdf/13daef6d-f32d-4839-8944-9992a17dd3d2?version=1.5>)

- b. *Is data on older persons broken-down into groups of different ages over 65 years to plan and address each specific age group's needs in terms of housing?*

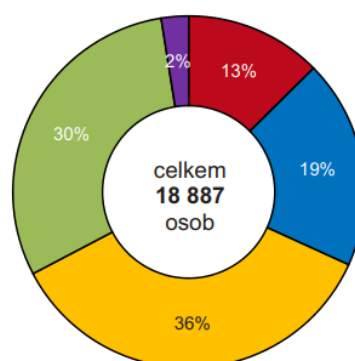
a) Domovy pro seniory

Homes for the elderly



b) Domovy se zvláštním režimem

Homes with special regime

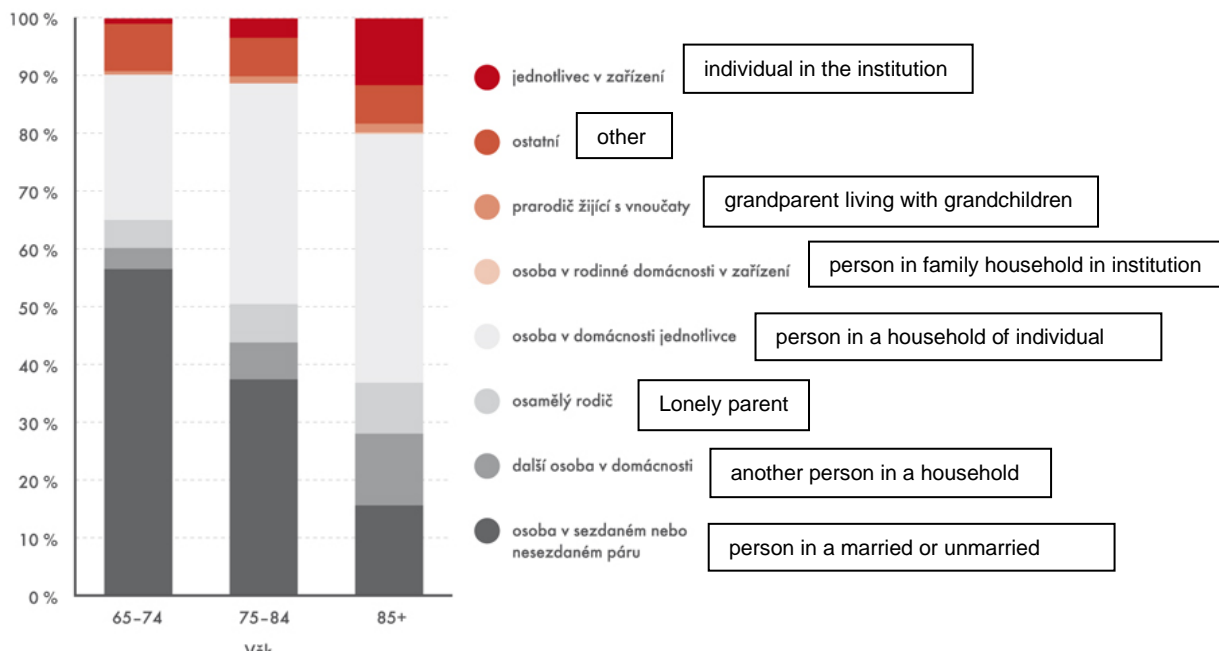


■ do 65 ■ 66-75 ■ 76-85 ■ 86-95 ■ 96 a více



## Structure of people aged 65 and over by household status (2011)

Struktura osob ve věku 65 a více let podle postavení v domácnosti, SLDB 2011



<https://www.czso.cz/csu/czso/6b004993af>