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| **Questionnaire of the Independent Expert on the enjoyment of all human rights by older persons on the right to adequate housing of older persons**   * April 2022 -     **Contribution of the Republic of Slovenia** |

In the Constitution there is a general article regarding adequate housing - *the state shall create opportunities for citizens to obtain proper housing.*

Housing legislation (Housing Act) defines types of rental housing and one of the types in legislation is housing devoted to institutional care of older persons, retired persons or special groups of the adult population - so called sheltered housing.

Older persons are defined as a target (vulnerable) group in Resolution on national housing programme 2015 -2025:

In providing access to housing a special attention must be paid to the older persons, considering the fact that Slovenia's population is aging rapidly. According to population projections in 2060 in Slovenia more than 30% of the population will be aged 65 and more (around 650,000 people). Considering the fact that the older persons have more difficulties covering their housing expenses by themselves and that they need adapted housing, it will be necessary to provide for a larger amount of sheltered housing in appropriate locations, and extend the possibilities for other forms of cohabitation, while taking care to maintain intergenerational co-existence and inclusion. It is crucial to encourage the renovation of the existing housing stock so that it will meet the needs of the older population. Energy renovation of buildings is an important feature of the social policy, as it may have a decisive impact on the lowering of costs associated with the use of a dwelling and, consequently, on the material situation of the population.

Slovenia's population is aging; in 2013 the share of persons aged over 65 was more than 17%, and the share of persons aged 80 and more is also increasing. According to the latest data published by the European Commission (The 2015 Ageing Report) the share of the older population (65 and over) in Slovenia will increase to app. 25% by 2030. The National Housing Programme embraces the national social policy’s targets in caring for the older persons and examines possibilities of alternative living solutions that may be provided for the older population. It is necessary to consider that housing needs of the older persons are specific and linked to their social and health status. Older people are at major risk of poverty; among these particularly women living in one-person households are at risk.

Activities such as day care centres for the older persons and inter-generational centres that are already being implemented in Slovenia contribute indirectly to addressing the housing needs of the older persons and keep the older persons better informed. Both activities provide a number of support services that enable older persons who need assistance and support with daily to live in a community, and also information on improving their housing and living standard; by informing on cases of good practices and counselling they contribute to changing the living habits of the older persons. Among various solutions for addressing the risk of older people’s housing poverty the most adequate seems to be the one encouraging cohabitation of older persons in larger or common households. Cohabitation may have different forms: either one older person moves into the dwelling of another person, which is more adequate in terms of location and functionality; living communities are established for the older persons in dwellings that have been constructed, renovated or adapted for this purpose and are located near day care centres for the older persons or near common care centres.

The inclusion of the older persons in society will be ensured through the planning of adequate dwellings within mixed neighbourhoods; this will provide them with a higher quality of life and ensure their social inclusion. The planning of the housing stock intended for the care and housing of the older persons must imperatively take into consideration the architectural and functional requirements, as well as the principles of energy efficiency (to lower the operational costs of housing units). Suitable are those types of housing that ensure an adequate level of care, such as sheltered housing units. The most reasonable way of providing such dwellings is through public-private partnerships, which allow for supplying special purpose rental housing at affordable prices. The condition for the establishment of such public-private partnerships is that a part of the share of purpose-built dwellings corresponding to the share of public funds invested in the partnership must be dedicated to providing long-term public housing for the older persons. These special purpose public dwellings will be included in the housing stock of the public housing funds.

The Housing Fund of the Republic of Slovenia's mission is to implement the measures and carry out the activities of the housing policy, as provided by the Housing Act and the National Housing Programme, at the national level. In the past the Slovenian Housing Fund, in compliance with the programme in force, carried out activities aimed at balancing the real-estate market and providing public housing supply at the national level. The Slovenian Housing Fund is the main provider of rental housing. Its role is providing and managing rental housing stock and in this way contributing to increasing accessibility of housing for all citizens, and in particular for those who are not able to buy their own dwellings.

One of the fund's long-standing products is also public tender 'the Programme for the Older Persons'. This programme pays special attention to the quality of life of vulnerable groups, including the older persons. This program is intended to co-finance investment projects of housing units for the older persons in municipalities or statistical regions of the Republic of Slovenia and is aiming for co-financing housing units for the older persons - within homes for the older persons, serviced housing and day care centers for the older persons. Housing units for the older persons can be acquired through the construction and reconstruction of buildings and the renovation of a building or part of a building (investment maintenance work). The Fund co-finances housing units for the older persons by granting loans to eligible applicants to provide housing units in old people's homes, assisted living facilities and day care centres for the older persons and invests together with eligible applicants in new assisted living facilities (i.e. co-investment).

Eligible applicants who can apply are: municipalities, public real estate funds and other legal entities.

The Fund will continue with the programme and will strive to introduce new models of co-financing and obtain additional financial resources. It is planned to acquire up to 170 new serviced rental apartments, of which up to half will be owned by the Fund. In the entire period 2021–2025 a sum of 9.8 million € is available for the implementation of the Program for the Older Persons

We also have specialised Housing Fund for older persons, which is funded from pension and disability insurance.

Question number 6:

In the sphere of care for older persons, we have strived for years to regulate the institutional care for older persons (improve the infrastructure and introduce new work concepts) on the one hand, and enhance community programmes on the other, not only due to the COVID-19 pandemic, although it was a contributing factor. The main goal of these programmes is to enable older persons to remain in their home environment for as long as possible and to prevent their moving into an institution (a home for older persons), if circumstances allow. The community programmes that have been our focus for the last few years include home help (help with personal hygiene, housekeeping, maintaining social contacts, etc.), day care, adult day care centers and temporary housing. The purpose of temporary housing is to provide all-day care services in cases when an older person is able to live at home alone or with the help of family members, but for certain periods of time cannot manage alone, e.g. due to worsened health. Temporary housing is also a solution when family members, who usually assist an older person, go on holiday.

Question number 11:

Below is the data on the number of homes for older persons and their capacity as on 31 December 2021:

At the end of 2021, the public network included 103 providers of institutional care for older persons, of which 59 public institutions and 44 concession holders.

These institutions provided 21,573 places altogether, of which:

* 19,205 places for older persons (excluding special adult groups):
* 13,461 places in public homes (of which 15 places for prolonged hospital rehabilitation), and
* 5,744 places in homes operating on the basis of a concession.