

**ESPON**



Co-funded by  
the European Union  
Interreg

# House for All (H4A): Access to Affordable and Quality Housing for All People

Einführungsveranstaltung D-A-CH Raum

European Research Project

Franziska Sielker (TU Wien) & Selim Banabak (TU Wien)

07.03.2024

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# Introduction to the H4A project

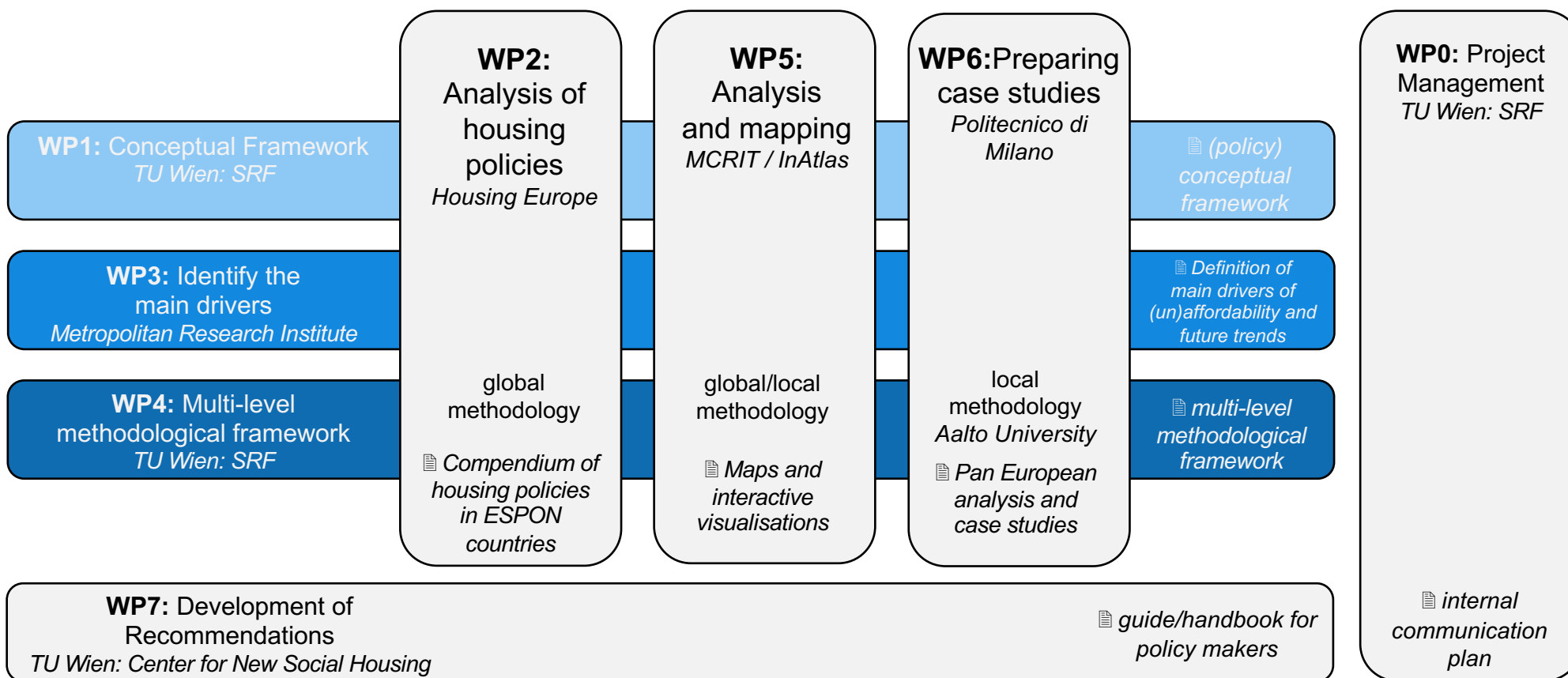


# H4A Objectives

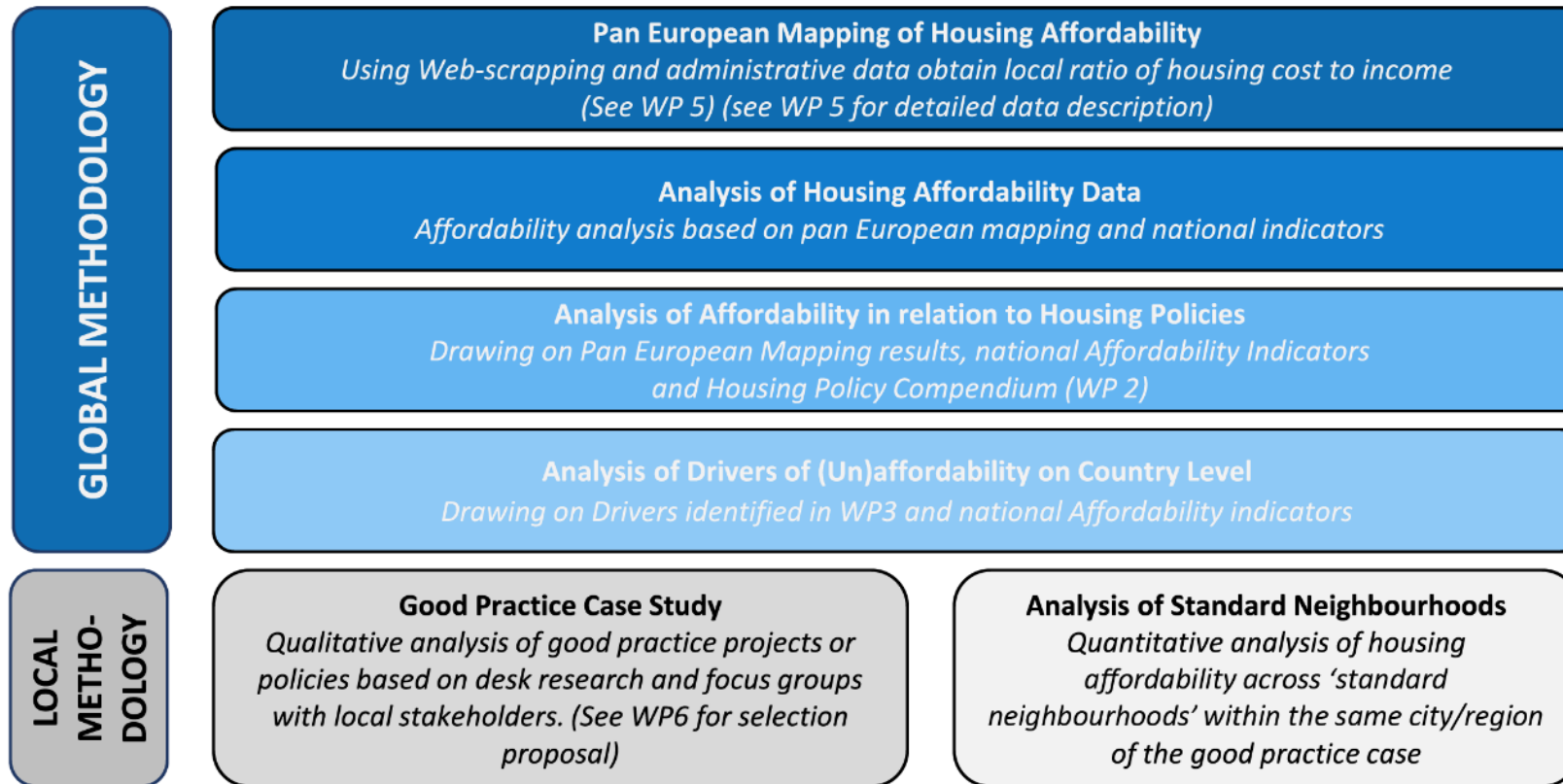
- Provide a comprehensive overview of housing policies across the ESPON territory
- Develop a comprehensive definition of housing taking into account a broad range of indicators
- Investigate and map the current public policies regarding affordable and quality housing in Europe
- Provide recommendations to policymakers how to create and provide access to affordable and quality housing



# Project Structure & Outputs



# Methodology



# 2

## Test Mappings

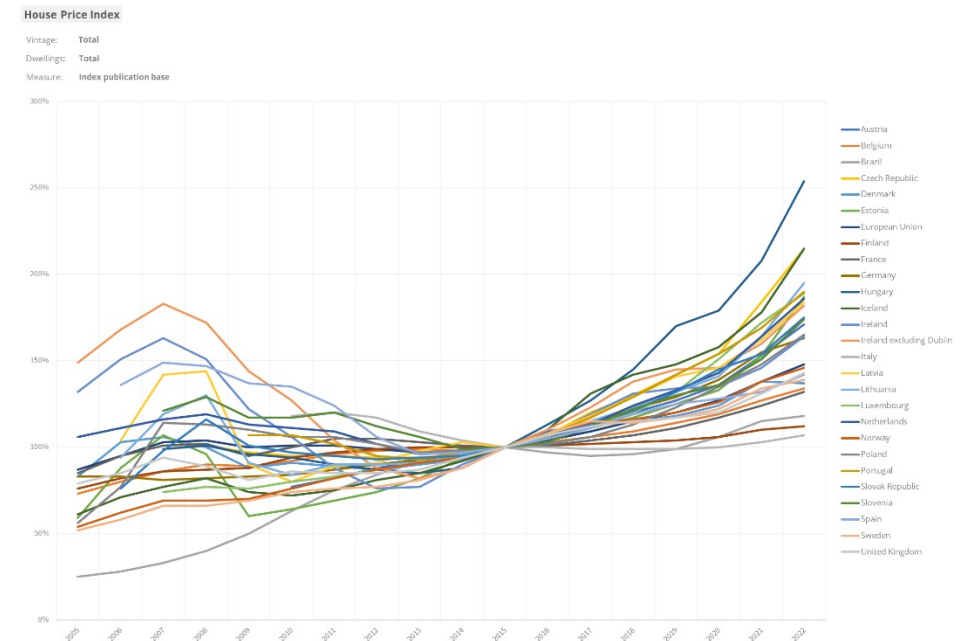
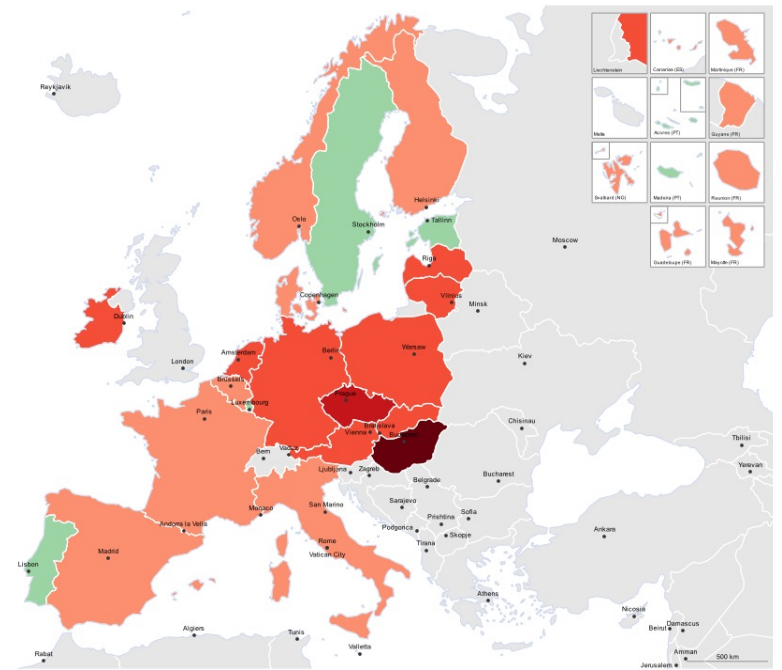


# Gathered information

- Source (exact URL)
- Name of the indicator
- Units of the indicator
- Time span in terms of years available and granularity
- Geographic coverage in relation to the ESPON countries
- Geographical granularity
- Additional comments
- Some example maps to show the geographic extent of the indicator
- Some example charts to show the temporal span of the indicators

# OECD - national and regional database on housing prices

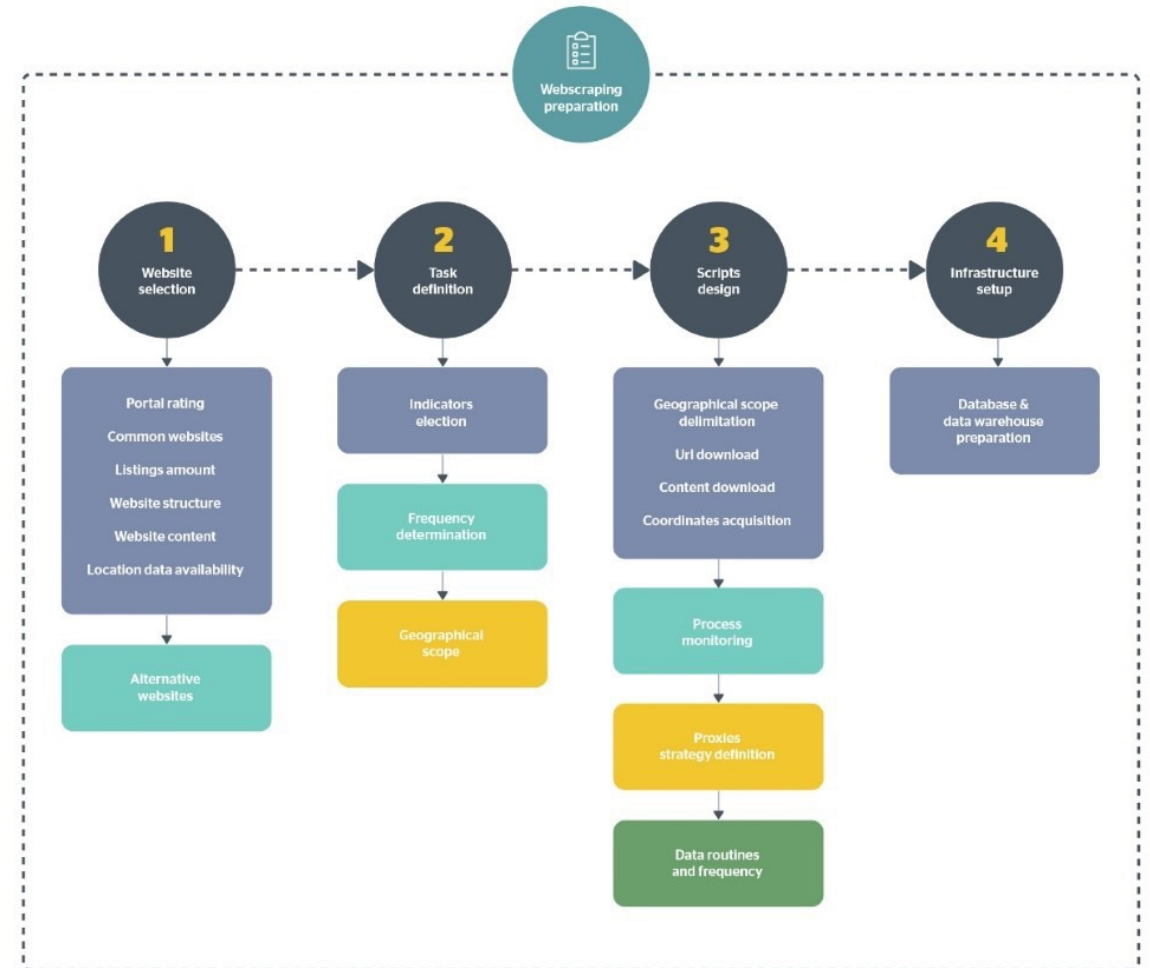
<b>Name</b>	House price index																														
<b>Units</b>	index (2015 = 100)																														
<b>Time span</b>	monthly	quarterly	annual	1947 – 2022 (most data only available from 2010 onwards)																											
<b>Coverage</b>	AT	BE	BG	HR	CY	CZ	DK	EE	FI	FR	DE	EL	HU	IE	IT	LV	LT	LU	MT	NL	PL	PT	RO	SK	SI	ES	SE	IS	LI	NO	CH
	OECD countries																														
<b>Granularity</b>	LAU2			NUTS3			NUTS2			NUTS1			NUTS0																		
	few cities and agglomerations in FI, FR, EL, IE, IT, LT			DK, FI, FR, IE, IT			DK, FI, FR, IE, IC, IT						all OECD																		
<b>Comments</b>	Divided by <b>dwelling</b> s (total, single or multi-family) and <b>vintage</b> (total, existing and new)																														



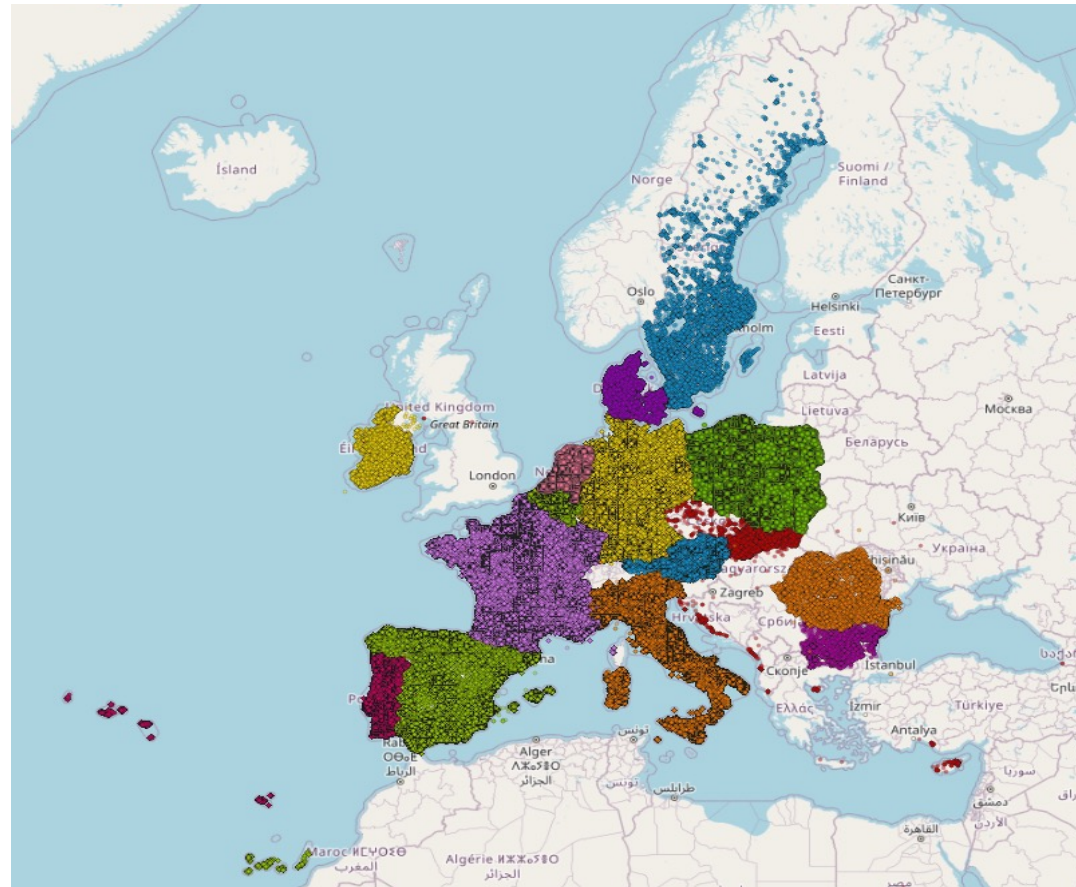


# Webscraping preparation

- We compile a **list of Real Estate websites** candidates for the scraping considering different criteria.
- **Available indicators** in the different websites are defined and the **frequency of data gathering and geographical coverage** of the scraping process is set.
- **Python scripts are designed** following a structured workflow.
- The **infrastructure is prepared** considering the database and the data warehouse needed.

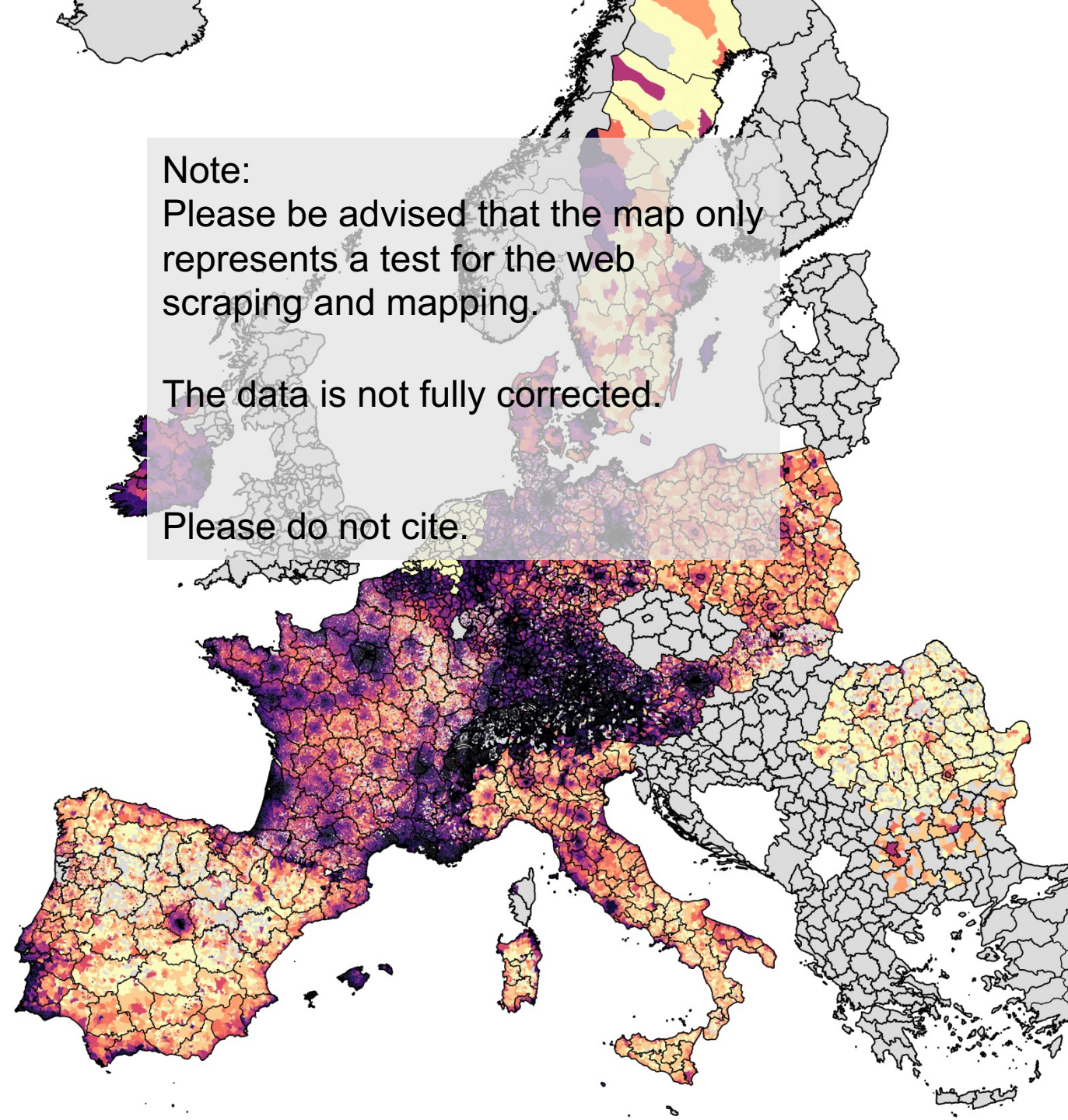


# First Sample Results Obtained



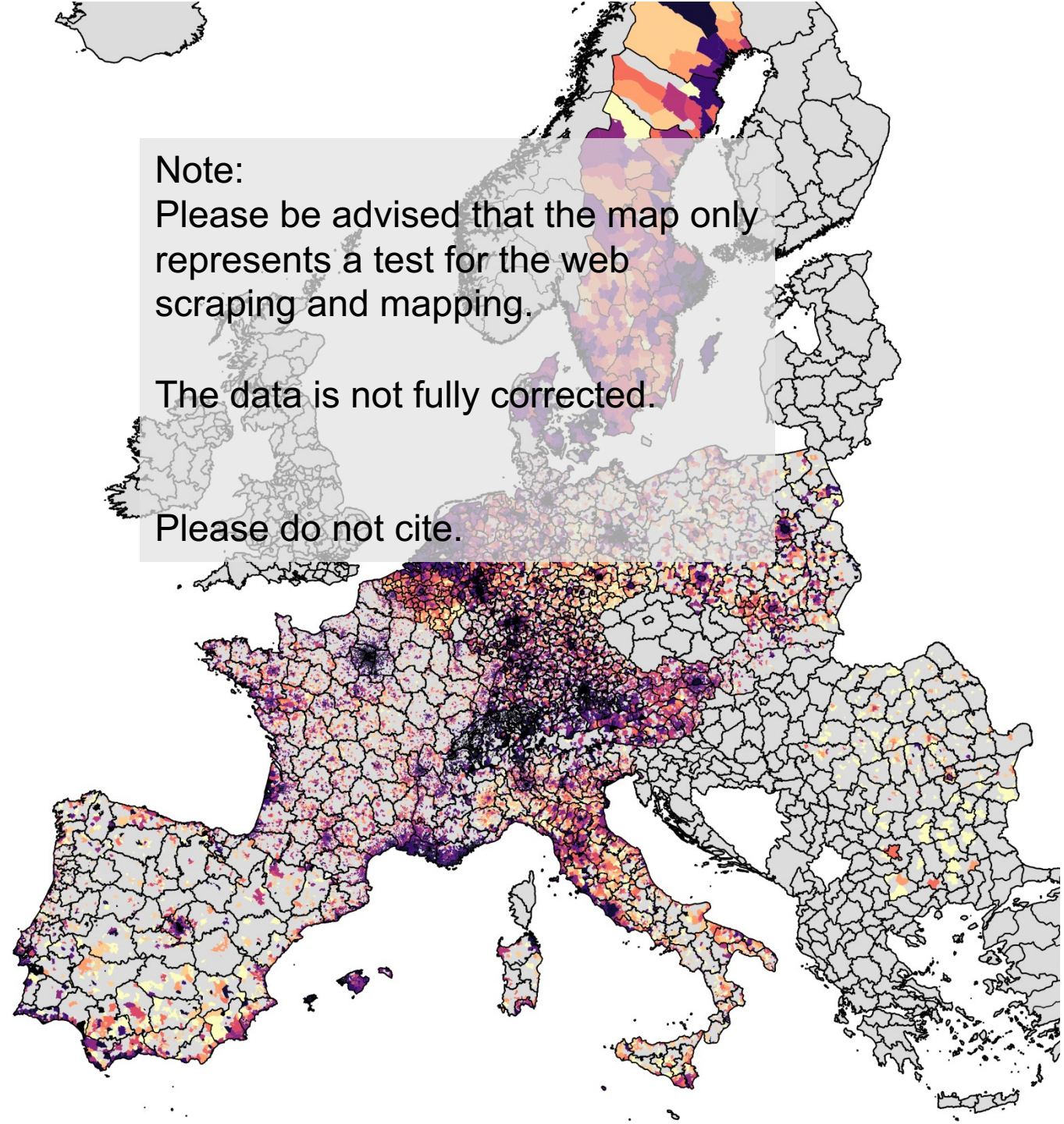
# Buying

- Average buying price
- €/sqm
- One day of scraping for January 2024



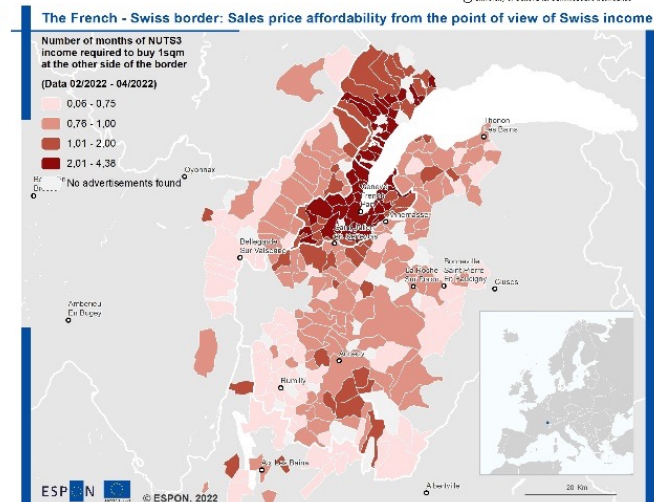
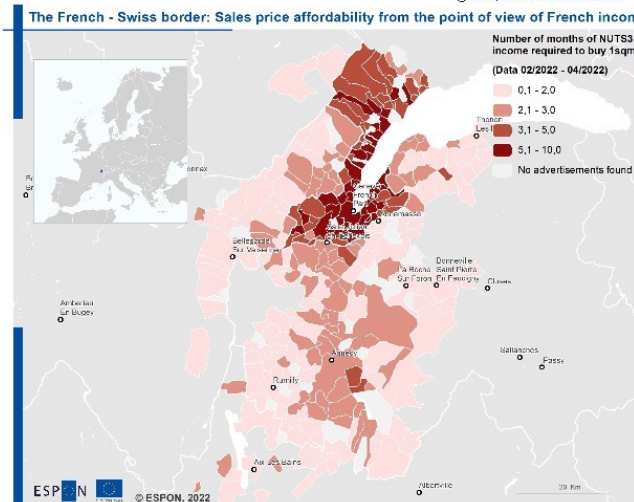
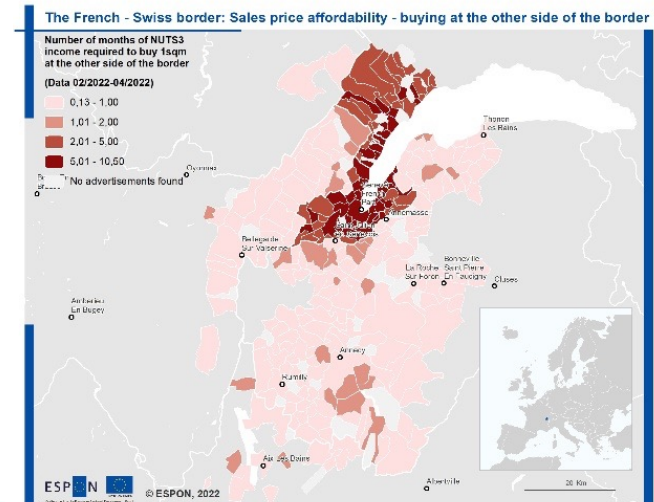
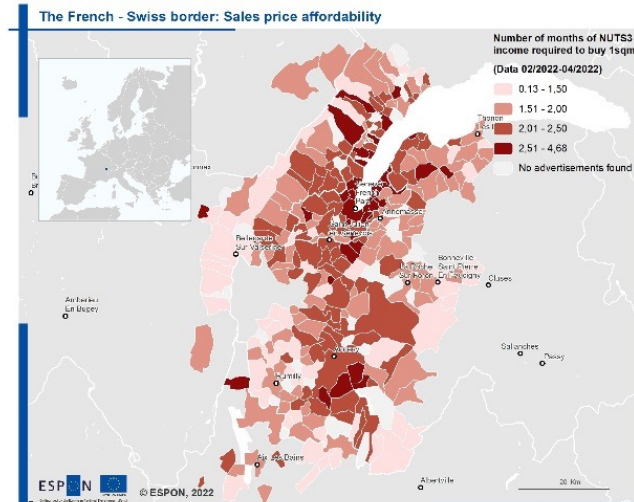
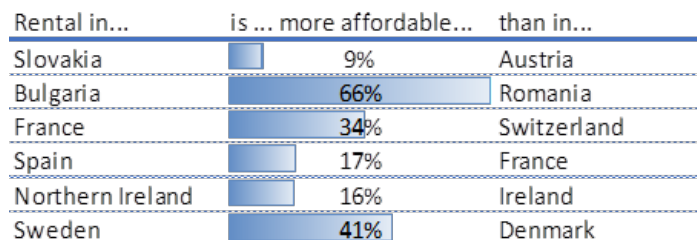
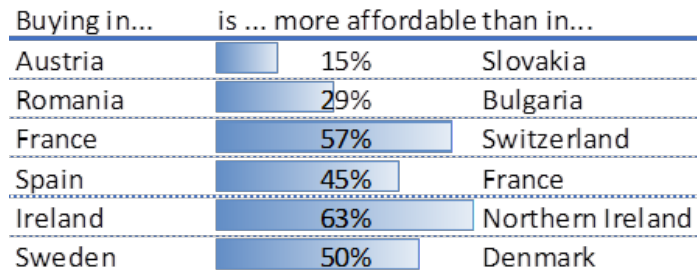
# Rental

- Average rental price
- €/sqm
- One day of scraping for January 2024



# Derived indicators

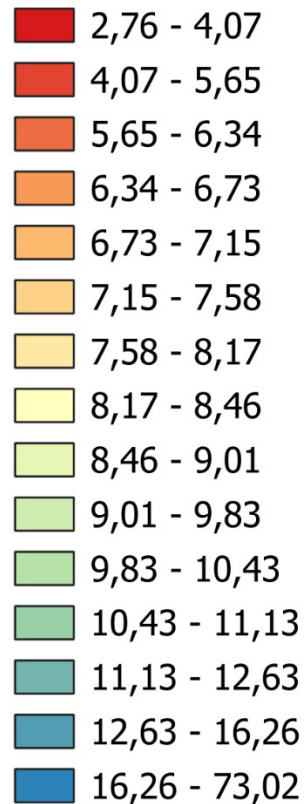
- Affordability measured as scraped **price** over **income** using per capita GDP at NUTS3 level as a proxy
- Cross-border analysis: affordability at one side of the border with income from either side



# Buying

- Net disposable income ppp per inhabitant NUTS2
- €/sqm

Net disposable income / buying price €/sqm

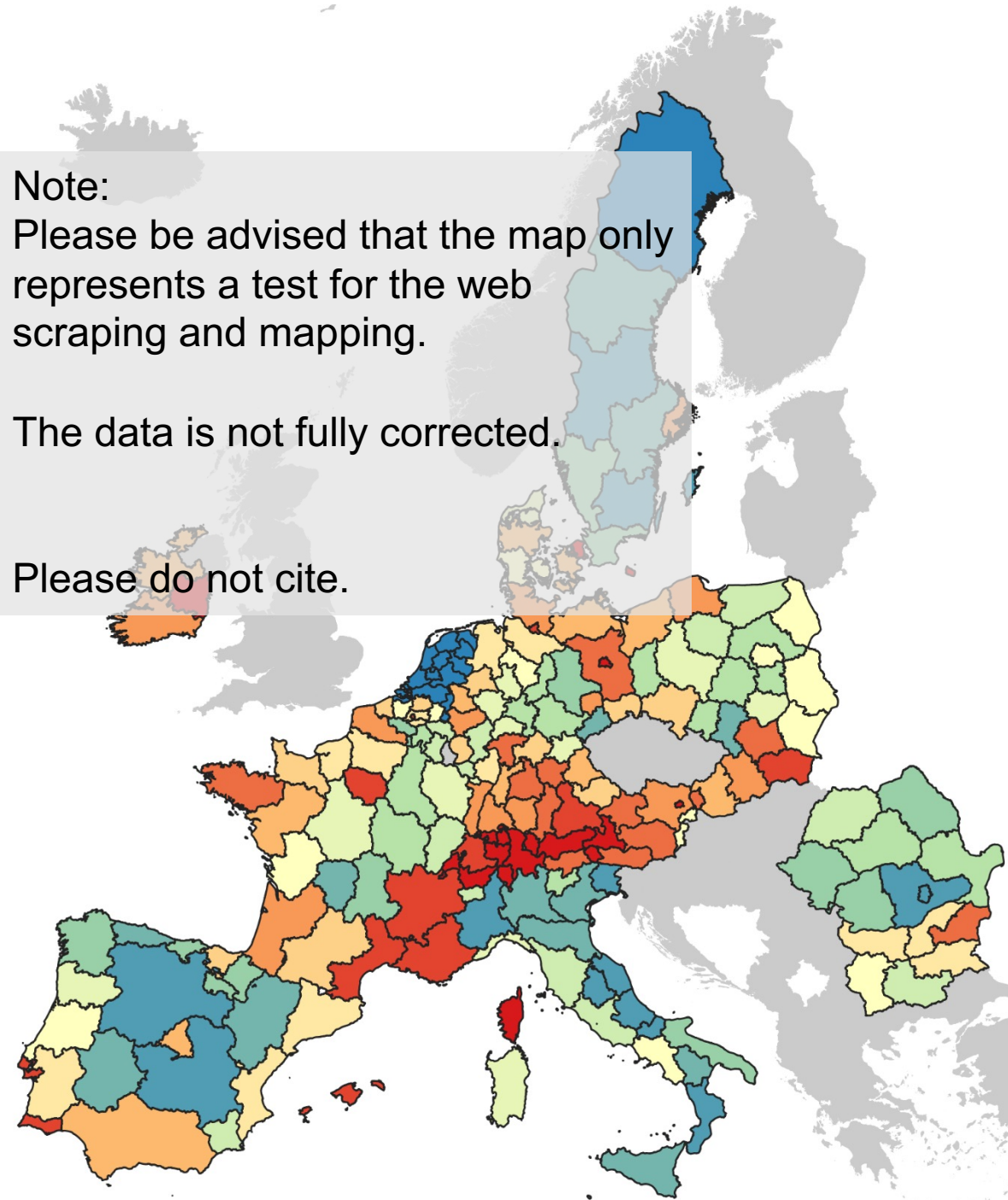


Note:

Please be advised that the map only represents a test for the web scraping and mapping.

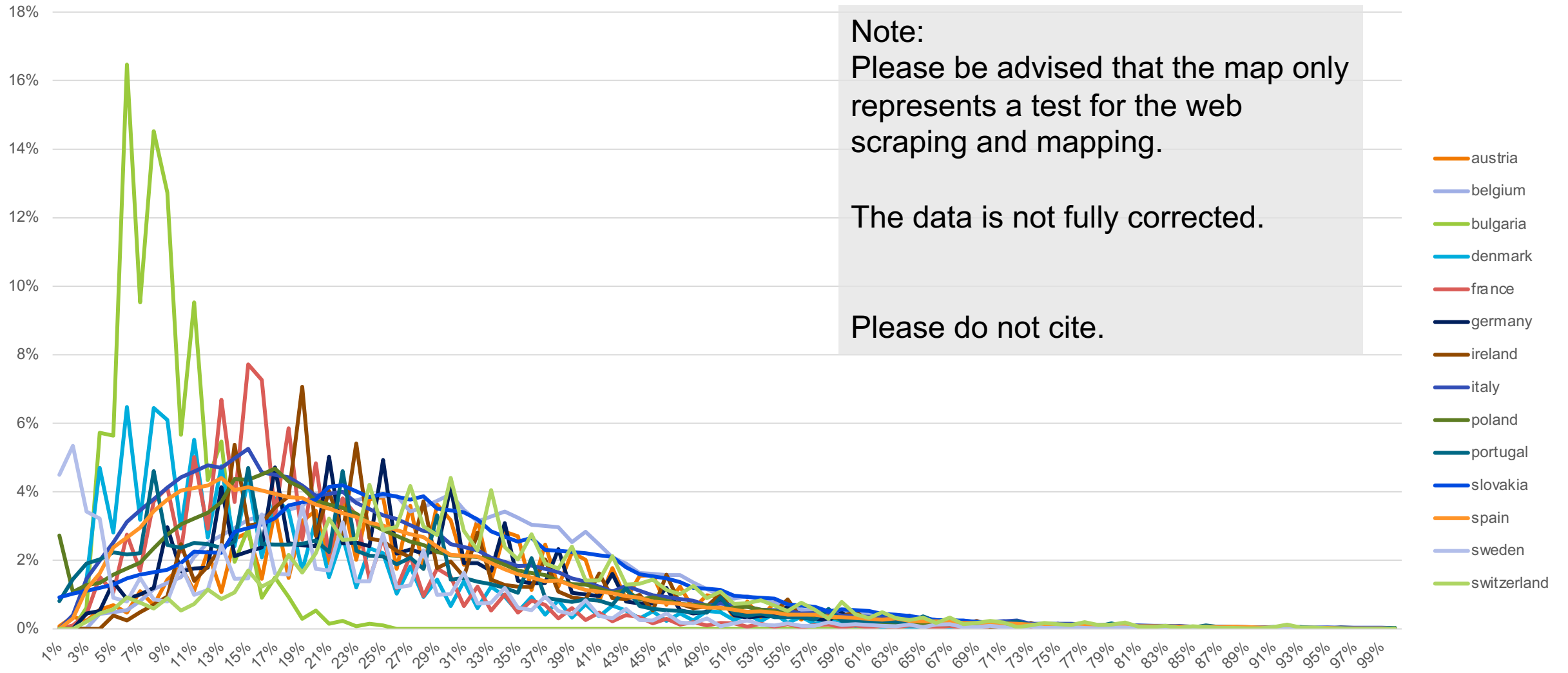
The data is not fully corrected.

Please do not cite.

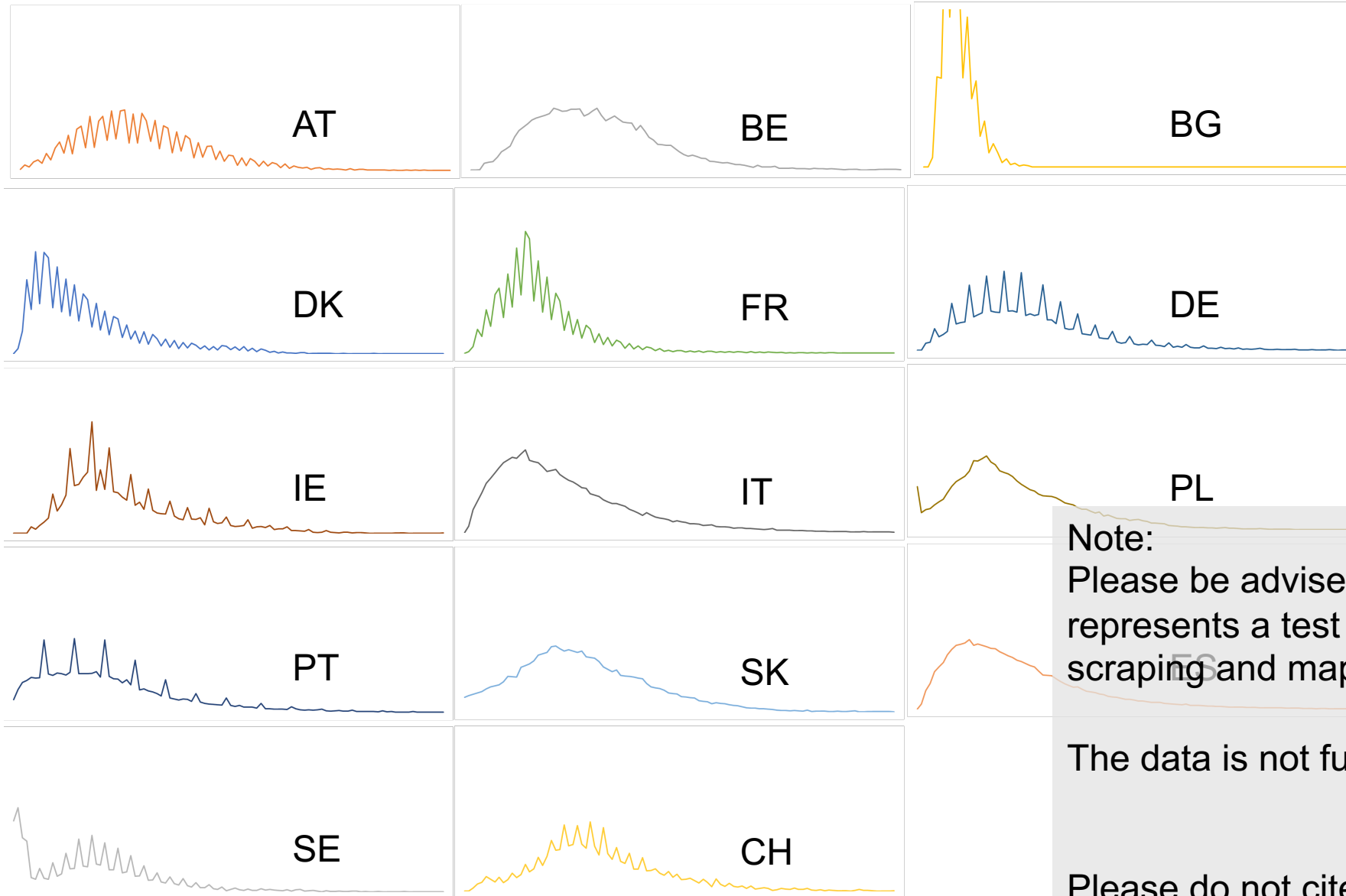


# Buying

■ €/sqm normalized per country



# Buying ■ €/sqm normalized per country



Note:  
Please be advised that the map only represents a test for the web scraping and mapping.

The data is not fully corrected.

Please do not cite.



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# Outlook: Compendium



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## What to look out for



# What to look out for?

- During the application procedure
  - Formalities (ESPD, signature checks)
  - Flexibility on Case Studies or decisions on themes
  - Consortium structure
  - Fit with ToRs
- During the project
  - Communication with ESPON EGTC
  - Cooperation with Steering Committee
  - Data availability for different countries beyond the ESPON Space
  - Storymaps

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**Thank you.**

**Questions?**

