

GARDE Pascal

From: Mikulčická Jana Mgr. <mikulcicka@ochrance.cz>
Sent: 15 May 2018 20:05
To: SR Housing OHCHR
Cc: Registry OHCHR
Subject: right to adequate housing (Czech Republic)

Dear Sir or Madam,

as an authorized lawyer of the Office of the Public Defender of Rights in Czech Republic I respond to your questions regarding informal settlements and the right to adequate housing.

First of all I have to say the Office of the Public Defender of Rights does not have any statistical data about any informal settlements in the Czech Republic. As far as I know living in an informal settlements is not a widespread problem in the Czech Republic. Individual persons may live in such shelters as described in your questionnaire, but we don't have any information about any larger areas of informal settlements. For this reason I can't answer your questions related to informal settlements.

Nevertheless it doesn't mean there is no problem with fulfillment of the right to adequate housing in the Czech Republic. Relating to the right to adequate housing I have to mention there are quite many socially excluded localities in the Czech Republic. Due to the analysis from the year 2015 (which you can find [here](#)) the number of people living in socially excluded localities is between 95 000 and 115 000 altogether in 606 socially excluded localities. As you can read on the page no. 80 of this analysis, key problems in these localities include the age and quality of the housing stock, overcrowding, high additional costs of housing, the use of housing without a proper tenancy contract, insufficient legal protection of tenants and the difficulty of recovering the claims of the housing stock owners. Private rental accommodation rented at market prices as financially inaccessible for several household types: single-person pensioner households; households of lone parents on parental leave and of low-skilled working lone parents; household with at least one person in long-term unemployment (with and without children); households of low-skilled working people. Because they are unable to access the open rental market, be it due to financial situation or the prejudice of the majority population, they only have little chance of moving outside an socially excluded localities. The majority of people living in more than 50% of the socially excluded localities are Roma, so we must also add the phenomenon of ethnic discrimination.

The analysis also identified a rise in the number of people living in dormitories. In most of these places, individual families do not have their own sanitary installations or kitchen and often there is not enough hot water. Community rooms or children's facilities are very rare. Hygienic conditions are mostly very poor. Dormitories are often located on the outskirts of municipalities. In the facilities under review, field workers have also found incidents of hepatitis A, bacillary dysentery, bedbugs or scabies.

Speaking about right to adequate housing I have to mention that we still lack the Social Housing Act in the Czech legal system. Social Housing Act should help people in housing emergency. According to the latest information, the material intention of the law should be presented to the Government by Ministry of Regional Development in the October 2018. However we can't be sure that presented Act will be sufficient and will solve the problems of housing of socially excluded people and people in housing shortage effectively.

In the last question you asked also for information about successful upgrading or resettlement projects that could provide good practises elsewhere. I would like to point out to Housing First and Rapid Re-housing, a projects in the city of Brno. Housing First is a project created for people who need social support to end their homelessness. The Rapid Re-housing project provides a municipal flat and intensive support for maintaining housing for 50 families who were previously living in private hostels, shelters or other forms of homelessness. The project aims at rigorously testing and showcasing whether family homelessness of both Roma and non-Roma families can be ended through a housing first approach in the Czech Republic. The expectation is that families who have been stabilized in housing will reunify with their institutionalized children, family well-being and social inclusion will improve, and at the same time

public expenditures for those families will decrease. The first families moved in in September 2016 and by May 2017 all 50 families were housed. Housing retention rate in April 2018 was 96%. This project was also awarded by [SozialMarie](#) prize. More information about Housing First and Rapid Re-Housing projects are available here <https://hf.socialnibydeni.org/housing-first-for-families-in-brno>.

Dear Sir or Madam, I have no data related to informal settlements in the Czech Republic, but at least I tried to provide you some information about housing problems in the Czech Republic. If you have any more questions, please do not hesitate to contact me.

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