Housing and Social Exclusion: Considering Imputed Rents and Housing costs for the Household Income in EU-SILC

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Background

- Canberra-Group: integration of IR in household incomes
- EU-SILC: from 2007 onwards IR are available
- Consequences for household income when (1) imputed rents (HY020ir) and (2) total housing costs (HY020hc) are taken into account
  - $HY020ir = HY020 + HY030n$
  - $HY020hc = HY020 + HY030n - HH070$
- What is disposable household income?
Method & Data

- Data: EU-SILC 2006
- Computation of imputed rents
  - Hotdeck imputation
  - Subjective rent and current rent
  - Dwelling type, tenure status, number of rooms
- Countries: AT, CZ, DK, EE, FR, IE, NL, PT
### Comparison of countries

<table>
<thead>
<tr>
<th>Country</th>
<th>Households</th>
<th>Persons</th>
<th>Households with IR %</th>
<th>Median of HY020</th>
<th>Median of HY020ir</th>
<th>Median of HY020hc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austria</td>
<td>3,508,000</td>
<td>8,182,000</td>
<td>67%</td>
<td>27,371</td>
<td>30,752</td>
<td>26,230</td>
</tr>
<tr>
<td>Czech Republic</td>
<td>4,028,000</td>
<td>10,161,000</td>
<td>95%</td>
<td>7,741</td>
<td>9,574</td>
<td>7,642</td>
</tr>
<tr>
<td>Denmark</td>
<td>2,661,000</td>
<td>5,365,000</td>
<td>58%</td>
<td>28,176</td>
<td>31,555</td>
<td>23,571</td>
</tr>
<tr>
<td>Estonia</td>
<td>565,000</td>
<td>1,333,000</td>
<td>95%</td>
<td>5,168</td>
<td>6,953</td>
<td>5,979</td>
</tr>
<tr>
<td>France</td>
<td>25,989,000</td>
<td>59,397,000</td>
<td>79%</td>
<td>24,461</td>
<td>28,340</td>
<td>24,245</td>
</tr>
<tr>
<td>Ireland</td>
<td>1,494,000</td>
<td>4,253,000</td>
<td>91%</td>
<td>34,181</td>
<td>40,722</td>
<td>36,066</td>
</tr>
<tr>
<td>Netherlands</td>
<td>7,146,000</td>
<td>16,238,000</td>
<td>56%</td>
<td>26,437</td>
<td>29,452</td>
<td>21,544</td>
</tr>
<tr>
<td>Portugal</td>
<td>3,829,000</td>
<td>10,570,000</td>
<td>90%</td>
<td>12,954</td>
<td>15,259</td>
<td>13,308</td>
</tr>
</tbody>
</table>

Source: EU-SILC UDB 2006
Comparison of countries: Tenure Status

Austria

Netherlands

Denmark

France

Czech Republic

Portugal

Ireland

Estonia

Owner
Tenant
Accommodation at reduced rate
Accommodation is provided free

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%
Comparison of countries: Income share

- Share of IR on HY020ir
- Share of HC on HY020ir

Bar chart showing the income share for countries such as Austria, Czech Republic, Denmark, Estonia, France, Ireland, Netherlands, and Portugal.
Results: Income inequality Gini

- HY020
- HY020ir
- HY020hc

Countries included:
- Austria
- Czech Republic
- Denmark
- Estonia
- France
- Ireland
- Netherlands
- Portugal
Results: At-risk-of-poverty

At-risk-of-poverty HY020
At-risk-of-poverty HY020ir
At-risk-of-poverty HY020hc

Austria
Czech Republic
Denmark
Estonia
France
Ireland
Netherlands
Portugal
Results: Composition AROP Tenure Status

<table>
<thead>
<tr>
<th>Country</th>
<th>Tenant</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austria</td>
<td>HY020r</td>
<td>HY020hc</td>
</tr>
<tr>
<td>Czech Republic</td>
<td>HY020r</td>
<td>HY020hc</td>
</tr>
<tr>
<td>Denmark</td>
<td>HY020r</td>
<td>HY020hc</td>
</tr>
<tr>
<td>Estonia</td>
<td>HY020r</td>
<td>HY020hc</td>
</tr>
<tr>
<td>France</td>
<td>HY020r</td>
<td>HY020hc</td>
</tr>
<tr>
<td>Ireland</td>
<td>HY020r</td>
<td>HY020hc</td>
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<td>HY020hc</td>
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<td>Portugal</td>
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<td>HY020hc</td>
</tr>
</tbody>
</table>

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Results: Composition AROP Age
Conclusions

- Impact depending on housing market
- Impact of methodological & theoretical decisions – politics & policy
- Methodology of the computation of imputed rents
- Adaption of equivalence scale for HY020hc
Thank you ........

........for your attention!