

Stakeholders analysis

developed within the framework of the Project Analytical Phase
with the assistance of all project partners



Project «LOCAL HOUSING POLICY – local housing policy improvement in Russia by means of a dialogue between civil society and local authorities»

Tacis IBPP Programme (Institution Building Partnership Programme)

Implementation of the Local Housing Policy Project involves various groups of the Russian housing market actors as partners, whose competences and concerns include housing management and improving of housing conditions of the commonwealth.

The first specific feature is that the Project is implemented in St. Petersburg at the federal city level of the Russian Federation and in Domodedovo town of Moscow region at the urban district municipality level.

The second one is that the executive authority, i.e. Housing Committee represents the Government of St. Petersburg in the Project. The Project also involves the representative authority of the local government, i.e. the Municipal Council of Grazhdanka Municipal district situated in the domain of Kalininskiy administrative district of St. Petersburg. There are also two St. Petersburg's non-governmental organizations involved as project partners, namely the Association "Housing Complex" and the Association of building societies, housing societies and condominiums of St. Petersburg.

Thus, the project involves the state, local authorities and civil society rallied by the common goal, i.e. the housing sector reforming in the part of private housing management, but having different tasks in their substance and solutions to achieve this goal.

Therefore, it is so important to realize the viewpoint of each housing market actor regarding his/her most crucial problems in order to structure their dialogue in such a way that would allow finding a solution acceptable for all parties. This indeed makes the example of St. Petersburg interesting one, as it has been always notable for its aspiration for innovations in all spheres, including housing development and improving.

St. Petersburg was one of the first cities that started implementing of market mechanisms into the housing management system in 2005 by means of running tenders that besides forming competitive environment attracted investments. The Government of St. Petersburg elaborated and approved in March 2004 the Housing Reforming Concept of St. Petersburg for 2004-2010, that is being successfully implemented now. First, they have managed to eliminate the departmental monopoly that existed for decades, i.e. the system, when citizens had no options for management of their housing.

The outputs produced in St. Petersburg in the fields of housing reforming, condominiums establishing and support is inestimable on the national scale of Russia. The analysis of those allows achieving transparency in the tasks the Russian housing market actors have, to identify weaknesses and strengths in the dialogue of the state, local authorities and civil society, to determine their actual roles, influence and duties in the reforming process not only of the housing management economy but also of civil society reforming in general.

The analytical survey presented contains brief description of each project actor in the context of their operational, strategic and functional duties in the sphere of housing and public utilities as well as in co-operation with housing owners' associations and managing companies.

The structure and competences of the executive state authorities of St. Petersburg as well as the structure and competences of local governments based on the example of the Municipal department Grazhdanka of Domodedovo urban district are presented.



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The goals and objectives of the housing owners' association and managing companies' establishment as well as their role in social and political life of the city, housing sector reform and in formation of the housing owner institute are described. They are the indicators of correct policy on the federal and municipal levels, of the mechanisms for its realization and, in such a way, at the same time they act as partners and opponents of the state and administrative reforms. Since 2006, the administrative reform has shifted to the level of the Russian Federation subjects, the level the work of which affects everyday lives of citizens and SME development dynamics, especially in the sphere of housing and public utilities.

Based on the examples existing municipal managing companies (housing services – zhylservice), as well as on the example of specific tasks of the association one may observe a development tendency and civil initiatives potential, who have become partners for local authorities.

The Constitutional reform of 1993 had positive results as the state received a powerful aid in carrying out reforms and working with public in the form of local governments. The existing situation has forced both the state and people to look for common solutions of the problems, entering into a dialogue and establishing both non-governmental organizations (including in the form of housing owners associations), and housing managing companies (municipal or like in St. Petersburg joint-stock companies with 100% state ownership). The state and municipal management bodies often function as founders of such organizations and companies or simply render support to them. Associations as non-governmental organizations have huge potential for public involvement into the process of housing sector reforming through running of public information and awareness raising activities. It comes from the phenomenon of “openness” and “informality”; they are more accessible from the housing owner's point of view.

The survey of stakeholders' operational, strategic and functional tasks and duties, as well as of their concerns has shown different levels of their competence: federal, municipal and public depending on the stakeholder type, i.e. state authority, local government or a civil society actor. Therefore, special attention is focused on the areas of responsibility of each housing market actor, project partner. In summary, their analysis allowed the working groups to elaborate new requirements to executive state authorities of St. Petersburg and Domodedovo.

