



SLRB

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**A VISION OF EUROPE WITH
DECENT AND AFFORDABLE HOUSING
FOR ALL-IN COMMUNITIES WHERE
EVERYONE CAN REACH THEIR FULL
POTENTIAL.**

THE RICHNESS OF OUR NETWORK

43,000 local housing organisations

31 countries

24,936,000 dwellings

roughly 200,000 new dwellings per year

over 200,000 dwellings refurbished per year

roughly €40bn in new investment per year

7,500+ staff employed by the federations

300,000+ staff employed by local providers





Our partners

Agence Française de Développement
 Center for Support to Organizations,
 Bosnia and Herzegovina, CENSOR
 CLT Europe Network
 Ekubirojs
 Fondazione Housing Sociale
 Foncière Chênelet from France

Habitat for Humanity
 Housing Initiative for Eastern Europe, IWO
 Ministry of Physical Planning, Construction and State Assets, Croatia
 Metropolitan Research Institution from Hungary
 Open Group from Italy

Organisme de Foncier Solidaire de la Métropole Lilloise
 Social Housing & Property Rights in Kosovo
 The Maltese Housing Authority
 University of West Attica

THE EUROPEAN FEDERATION OF PUBLIC, COOPERATIVE & SOCIAL HOUSING PROVIDERS



OUR BRUSSELS OFFICE

1 Policy & advocacy

2 Research & evidence

3 Innovation & projects



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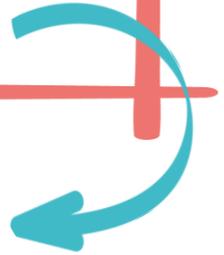


www.stateofhousing.eu

**OUR ANALYSIS BRINGS
TOGETHER THE SITUATION
OF 22 PUBLIC, COOPERATIVE,
AND SOCIAL HOUSING
ORGANISATION BASED
IN 17 COUNTRIES**



International Social Housing Festival global celebration of models that work



 **Amsterdam**
2017

 **Lyon**
2019

 **Helsinki**
2022

 **Barcelona**
2023



ISHF INTERNATIONAL SOCIAL HOUSING FESTIVAL

4-6 JUNE 2025 DUBLIN, IRELAND

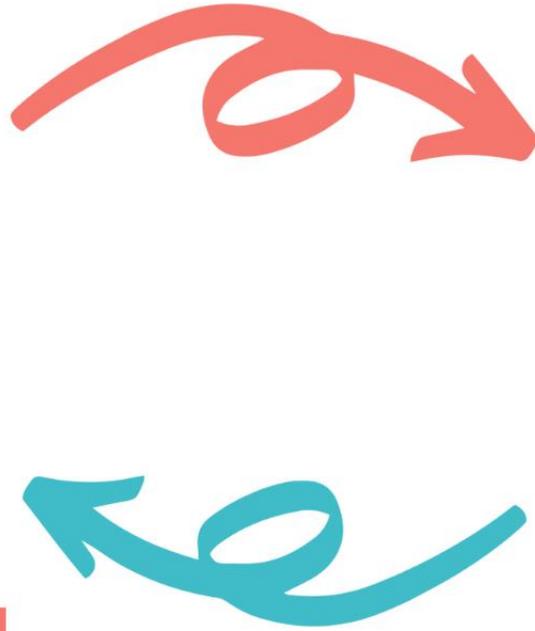
Bridging innovation



NEXT FRONTIERS

& INNOVATION

EU PROJECTS
& NEW OPPORTUNITIES



PUBLIC, COOPERATIVE

& SOCIAL HOUSING

MEMBERS

Social and affordable housing

Facing a threefold challenge

striking a balance is becoming increasingly difficult



Affordability

Producing homes that are aligned with the financial means of the people in need.



Sustainability

Providing homes, within the limits of the natural resources that we have at our disposal (natural and energy resources, amongst others).



Availability

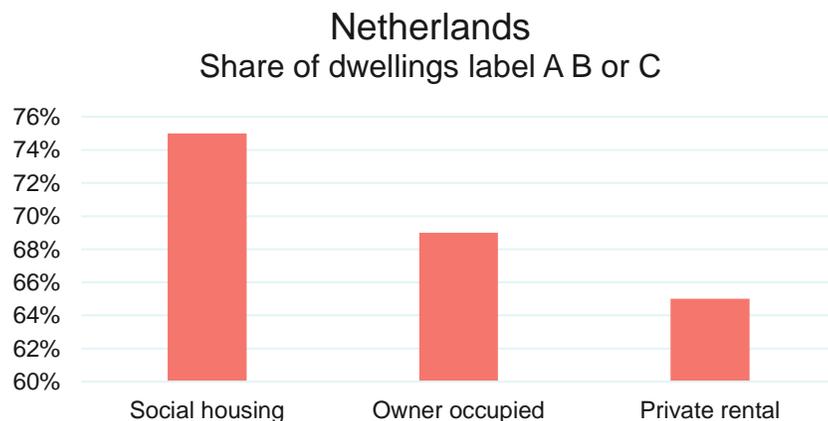
The capacity to meet the growing demand for affordable homes.



Public, cooperative, and social housing

and the fair energy transition

- Strong commitment from the sector, showing significant improvement over the past decade
- Often better performance than purely privately owned stock but **huge effort still required**



Some examples

- **France: 46% of social housing is A,B or C**
Vs only 25% among the total housing stock
- **Austria: 96% pre-1980 was renovated**
Vs 60% among total housing stock
- **Estonia: renovation of apartment buildings**
Started much earlier and progressing more rapidly than private houses

Renewable energy is increasingly being produced within the sector

There is a strong interest in decentralising this production in the form of **energy communities**.



In **Sweden**, HSB Riksförbund, has developed the ‘**Solcellspark**’ – **35 hectares of solar energy production**, the largest solar park in Sweden, offering 200,000 available ‘shares’ to cooperative housing associations that are members of HSB.



In **France**, Gironde Habitat, has developed the country’s first “**collective energy self-consumption**” project in its **Les Souffleurs** housing development. The social housing company and the tenants have created a legally-registered association to manage the self-consumption, and to set out the calculation of bills for the tenants.



In Flanders (**Belgium**), the various regional social housing companies have come together to establish a new renewable energy cooperative called **ASTER**. It will roll-out 395,000 solar panels across Flanders.



A WELL-BALANCED POLICY MIX: THE KEY TO IMPROVE RETROFITTING OUTCOMES IN THE SECTOR



REGULATION

Setting obligations and objectives for renovation based on the reality on the ground



FINANCE

Facilitating housing providers access to capital via public funds; fiscal incentives; public guarantees



AWARENESS RAISING

Reducing energy demand and motivating behaviour change



AUSTRIA

Focus on thermal renovation and decarbonisation of the heating systems

96% pre-1980 was renovated

- Limited-profit housing associations have a legal obligation to maintain and improve their stock. Rehabilitation cycle of approx. 30 - 35 years.
- Agreement from tenants needed to change heating systems.
- Renovation is part of the business model of limited-profit housing associations through their '**Rehabilitation fund**': part of rent goes into a fund dedicated to renovate the building.
- GBV equity + Public grants or loans at state level or (rarely) federal level + Bank loans + In some cases: EU funds

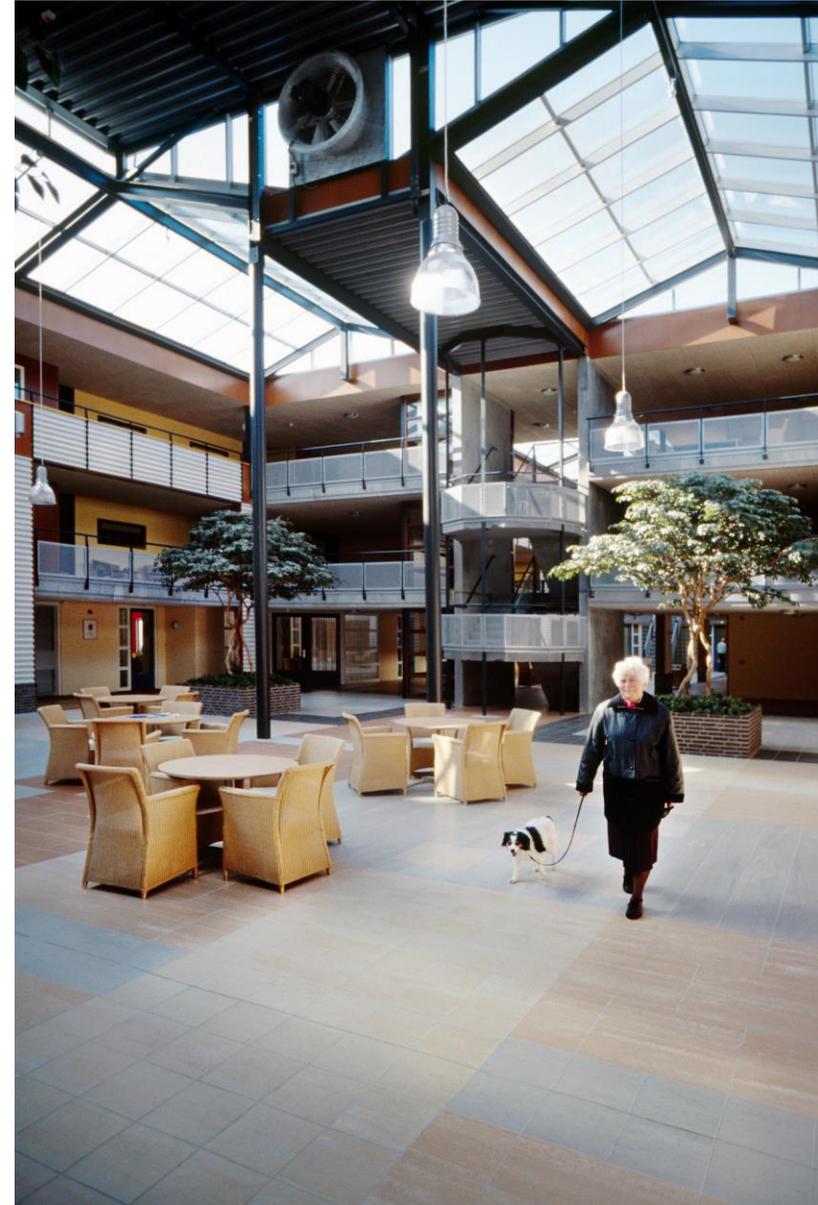


NETHERLANDS

Focus on worst performing buildings

+ 46 % social housing has A or B EPC rating

- Focus on worst performing buildings – **National Performance Agreements** between social housing and the Dutch government to phase out E, F and G rated homes by 2030.
- National **Heat Transition Plan** – 450,000 social dwellings will switch from natural gas to renewable energy.
- The way to **cost-neutrality** for housing providers: the Dutch social rent agreement. Controlled rent increases based on improvement in EPC label. Building insulation work is excluded.
- **Bottlenecks:** national electricity grid overloaded; lack of available land for construction; slow permitting process.



FRANCE

Legal obligations to renovate coupled with financial support

46% of social housing is A, B or C

- All landlords (including social housing providers) in France are legally obliged to renovate housing units E, F, G to be able to rent them out.
- Renovation is mainly financed through: 'eco-prêt' loans from the public Banque des Territoires; support from local authorities and ERDF funding.
- Fiscal incentives for renovation projects benefitting from 'white certificates' trading scheme.



BRINGING DOWN EMISSIONS IN CONSTRUCTION AND RENOVATION

This requires a new systemic approach to development so we can reduce our carbon footprint - not only in the use phase, but also during planning and construction.



SOURCE: EUROPEAN ENVIRONMENTAL BUREAU



EXAMPLES OF SUFFICIENCY IN PUBLIC, COOPERATIVE & SOCIAL HOUSING



REPURPOSING EXISTING BUILDINGS TO LIMIT LAND TAKE

Change of use through
integrated building renovation
& brownfield development



FLEXIBILITY AND ADAPTABILITY OF COMPONENTS

'Design for disassembly'
and pre-fabrication



CONSIDERING WHOLE- LIFE CARBON EMISSIONS

Bio-based materials
and sustainable
mobility

CONVERSION OF OFFICES INTO SOCIAL HOUSING

📍 DUBLIN, IRELAND

For Parkwest, the results were compared against (a) full demolition and re-build and (b) a new build of comparable residential building.

- An 62% reduction in whole of life emissions when compared with a new build of similar type
- A 73% reduction in whole of life emissions versus a demolition and re-build.
- Negligible concrete emissions in Parkwest, versus an estimated 1,600 tCO₂e (tonnes of CO₂ equivalent) emitted in a new build of similar type (concrete emissions only)
- Transport emissions reduced by 700 tCO₂e, by not having to transport material waste and cement to/from site.



Tuath
Housing

HOUSING
EUROPE

Sustainability through Renovation

Parkwest Plaza

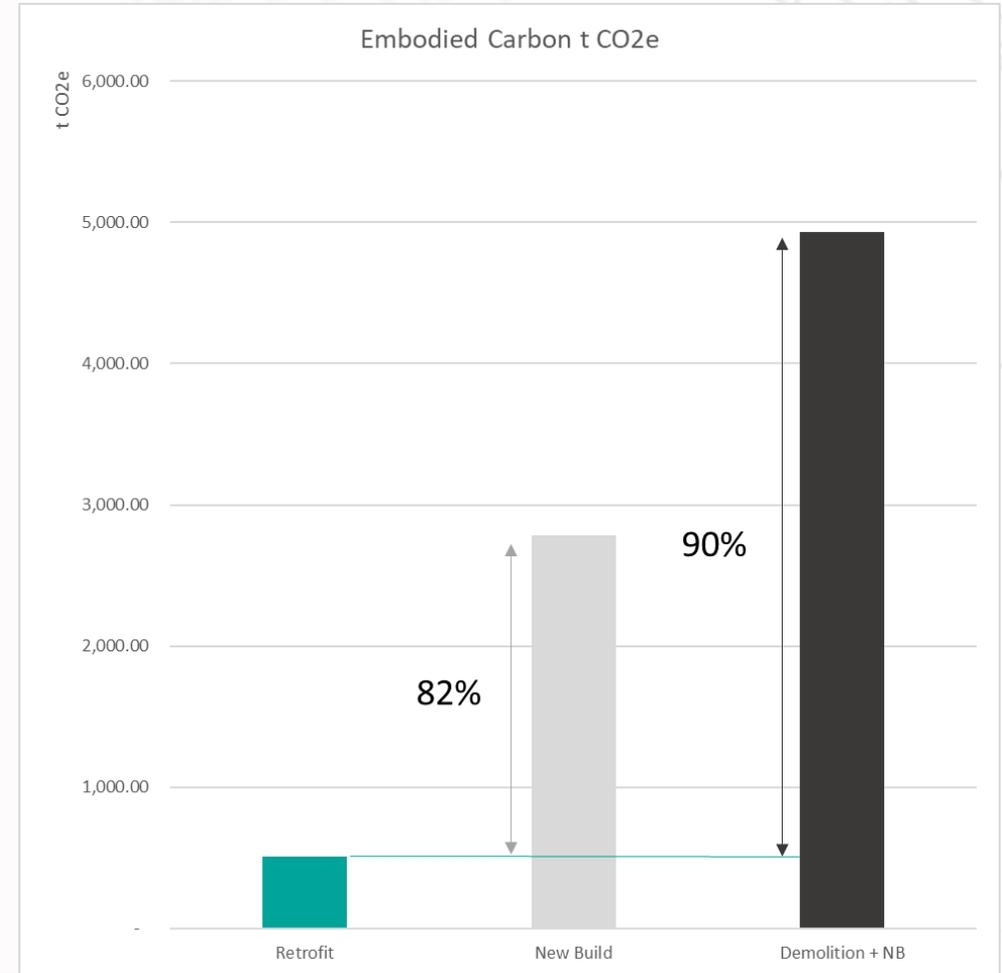
Total Whole Life Carbon Emissions

1. Parkwest Renovation
2. Comparable New Build
3. Demolition and New Build

Results:

An 62% reduction in whole life carbon emissions compared with a new build of similar type

A 73% reduction in whole life carbon emissions versus a demolition and re-build.



PREFAB MODULAR RETROFITTING

📍 ATHLONE, IRELAND

- Owner / Local Authority –Westmeath County Council
- Circular, deep renovation solutions achieving
- Offsite 2D façade & 3D porch additions
- Use of bio-based materials
- Design for disassembly (DfD)
- Renewable Energy Sources
- Deep retrofit with 65% energy uplift



Before



After



The Installation



This project has received funding from the European Union's Horizon 2020 research and innovation programme.

THE EUROPEAN FEDERATION OF PUBLIC, COOPERATIVE & SOCIAL HOUSING PROVIDERS





Zero-carbon neighbourhood renovation

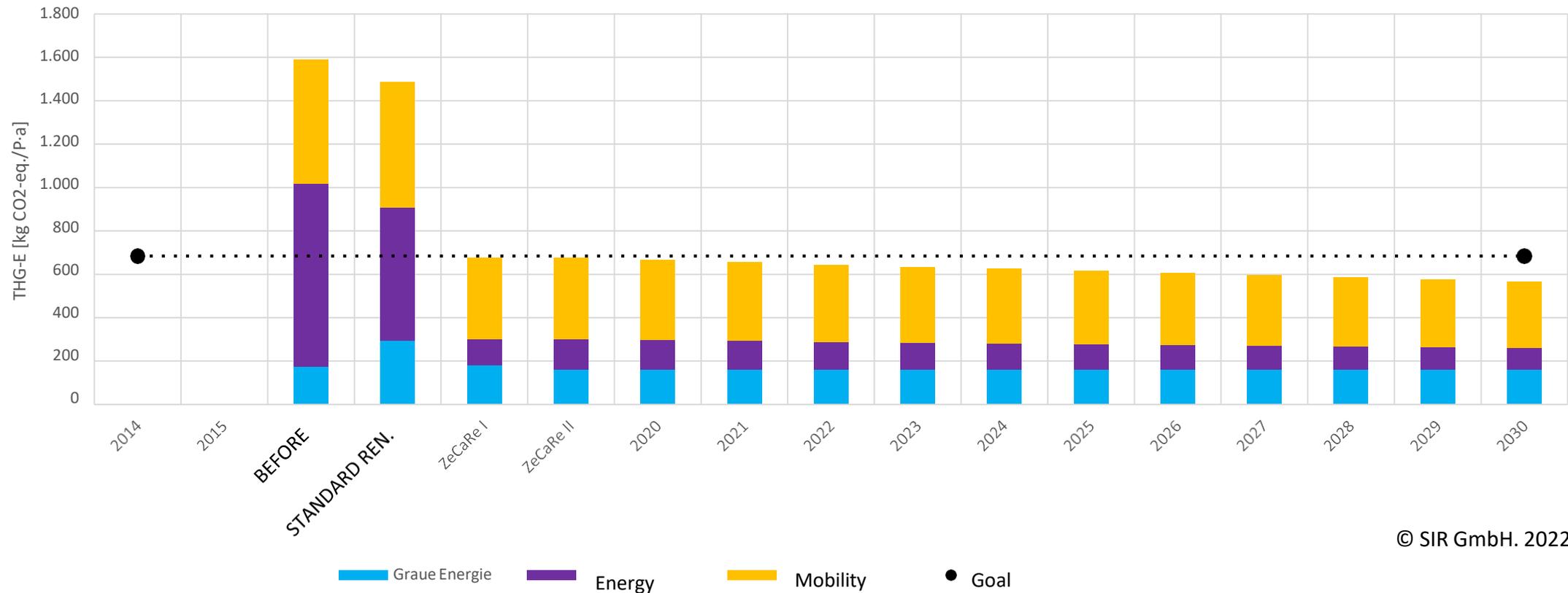
📍 SALZBURG, AUSTRIA

- Zero-carbon refurbishment: installation of a façade insulation system + wooden walls & roof shapes that remind of the original Alpine design.
- Increased density with high living quality
- CO₂ neutral energy supply: thermal heating is produced from waste water, air and biomass.
- First mobility point in Salzburg – taking space back from car parking: separating car parking from rent, covered bicycle parking, public transport quality class D, shared-mobility point and support for the first year of use.



Path to climate neutrality

Trend of emissions



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Engaging communities in renovation of social housing

📍 UTRECHT (NL), SØNDERBORG (DK)

- Woonin (NL) collaborated with a network of local support agencies in Utrecht such as: translation support to tenants for administrative processes; a local government agency giving financial, educational and job seeking advice; and a community center organising activities for residents.
- An ‘energy coaching programme’ was also developed to empower citizens to lower their energy consumption.
- A physical hub in the district to engage residents in the energy transition for training and coaching events in the circular pavilion at “Panini Fresco” – a small sandwich shop made from pieces coming from renovated buildings.
- A festival for tenants and children to advice on waste sorting; optimising energy consumption at home and learning how to use the new radiators.



Good Practices Handbook



DELIVERING AFFORDABLE
'LIGHTHOUSE DISTRICTS'
IN EUROPE

STRETCHING OUR IMAGINATION OF WHAT IS POSSIBLE



The European Affordable Housing Consortium (SHAPE-EU) project has received funding from the European Union's Single Market Programme under Grant Agreement no. 101068909

LESSONS LEARNT

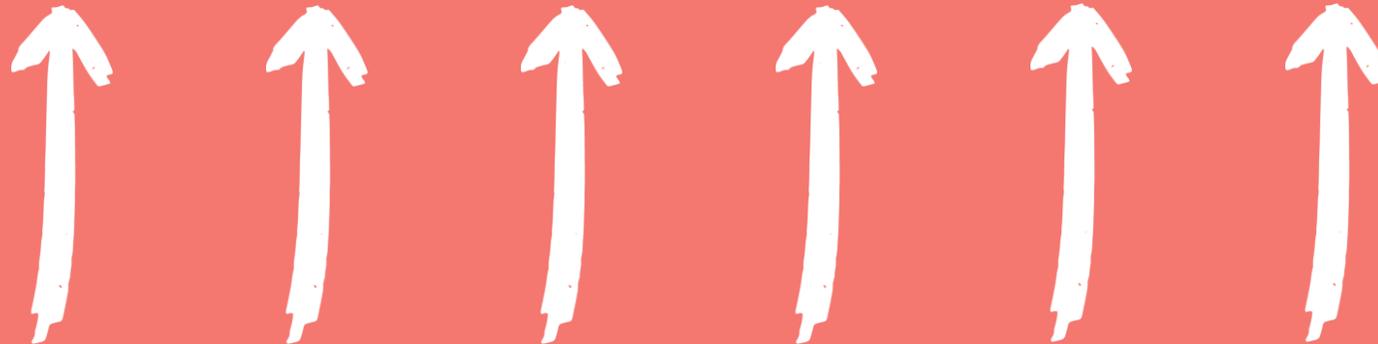
- ➔ **Form a planning team right from the outset of the project and fix common goals**, for example through a quality agreement that can help control.
- ➔ **Formalise a wide coalition of interests and local organisations**, for example by creating a local steering committee and an advisory board with representatives from businesses, investors, tenants, health & social services.
- ➔ **Guarantee dedicated funding to pay for the collaborative process.**
- ➔ Keep an ongoing dialogue with the residents through a **local champion** who is trusted by the community.
- ➔ Successful projects need to have a **clear societal or environmental scope**, and not constitute an end in itself.
- ➔ **Combat the stereotypes of the neighbourhood.** Turn the narrative around and change the image that the local population and the media had of the neighbourhood.
- ➔ **Mediation skills** are necessary to avoid or mitigate potential conflict escalation.
- ➔ Use **appropriate communication methods** to the different social (age) groups, as not everybody will be comfortable with ICT-based tools.
- ➔ Include **job market related actions** in the renovation project.





How is public, cooperative, and social housing transforming our neighbourhoods, cities, and lives?

Subscribe to our monthly newsletter.





THANK YOU

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