

EU's GROWING RECOGNITION OF HOUSING NEED

YEARBOOK 2022



HOUSING EUROPE

IMPACT OF THE RECOVERY
PLANS ON
THE SOCIAL
AFFORDABLE
HOUSING
SECTOR

SHAPE-EU



You can also read the Yearbook & click on the links online by downloading it from:
<https://www.housingeurope.eu/section-58/reports-of-activities>

The 2022 edition is edited & designed by Housing Europe

Diana Yordanova, Communications Director
Andreea-Alexandra Nacu, Communications Junior Officer



FOREWORD BY HOUSING EUROPE'S PRESIDENT & SECRETARY-GENERAL	04
THROWBACK TO 2022	05
ZOOMING IN ON POLICY	15
RESEARCH AND KNOWLEDGE ENFORCING OUR POSITION	23
STATE-OF-THE-ART INNOVATION IN SOCIAL AND AFFORDABLE HOUSING	25
COMMUNICATING OUR OFFER	36
HOUSING EUROPE EVENTS 2023	41
OUR STRUCTURE	42
WE ARE OUR MEMBERS	44
BUILDING A STRONG NETWORK	46





BENT MADSEN
HOUSING EUROPE PRESIDENT



SORCHA EDWARDS
HOUSING EUROPE SECRETARY-GENERAL

2022 was a year when the Housing Europe managed to reunite the housing community together in real life during the 3rd International Social Housing Festival in Helsinki and the second Renovation Summit in Brussels. In spring, we have been invited as the only external organisation to sit at the table with housing ministers in Nice thanks to the initiative of the EU French Presidency to restart the conversation between leaders after long 13 years. In early spring, Housing Europe was also recognised as the organisation and sector that can show the way forward to the European Affordable Housing Initiative through a consortium that is demonstrating how 'lighthouse' district renovation can really be for all.

At the same time, the ending year was marked by tremendous difficulty for the people of Ukraine where the war is destroying millions of homes, a harsh reality that is having a severe impact on energy security and causing a cost of living crisis for households, especially for many of the households public, cooperative, and social housing providers cater for. Unprecedented increases in material prices are slowing down or even bringing renovation or building projects to a halt at a moment when CO2 emission reduction and the provision of more affordable housing are incredibly important for the environment and for society's good.

We clearly see policymakers' increasing attention on our sector and the growing energy to do better. However, we also remain aware of the blind spots. It is our joint task to ensure that we make the best out of this momentum and channel this energy towards empowering tenants and residents, and the organisations that offer them much more than a roof.



THROWBACK TO 2022

THE 3RD INTERNATIONAL SOCIAL HOUSING FESTIVAL THROUGH OUR LENSES

A city the housing world looks up to, reconnecting after almost three years of working from the screen, passion to deliver affordable and future-proof decent housing, sharing new challenges and experiences, one-to-one opportunities to reconnect, sunshine, and seagulls. This was the third International Social Housing Festival (ISHF).

After two years of planning, from the 14th to the 17th of June 2022, it was finally showtime.

About 1,000 public, cooperative, and social housing providers, city authorities, EU policymakers, bankers, urbanists, architects, and researchers came to Helsinki to celebrate smart housing policies and discuss how we can overcome the multiple challenges ahead of the sector.

The Festival explored housing as the foundation of a good life. It brought together three main themes and linked the public, cooperative, social, and community-led housing sector to the rest of the vast world around it, making it clear that housing can never stand on its own.

"Homes but also neighbourhoods and communities must all be part of a housing policy and we need to be closely in touch with the people living there to further develop the housing policies in our countries. In many cases and states, national social policies still fail at delivering social support to the most vulnerable. It is not only the bricks we are looking at within housing.

HELSINKI CITY HOUSING COMPANY ADAPTING CLIMATE CHANGE



We compiled Housing Europe's year in a single-minute video and this yearbook is our moment to cherish the hard work of the network and plan ahead.



We have to clearly understand what we are doing with social interventions when developing human infrastructure development and working on spatial planning. This is what the welfare state and housing policy need to be about and we need to see a clear connection between housing and the welfare state in times of a housing crisis," Housing Europe's President, Bent Madsen said at the opening ceremony.

Housing Europe's Secretary General, Sorcha Edwards stressed that "the Festival wakes us up about what works well and what models need to be revamped, being aware helps us to avoid accidents because mistakes in housing policy take a long time to have an impact, and getting together is an opportunity to learn and tackle challenges collectively."

During the 2022 edition, Housing Europe led or co-organised 16 events, looking for solutions to new-age youth housing, decarbonisation, homelessness prevention, circularity, data and AI for buildings, green roofs, and responsible housing. The attendees of our sessions could also visit our stands, join a #Housing2030-proof tour, attend the Responsible Housing Awards ceremony, and watch inspiring films produced by BBC StoryWorks.

We have done our best to summarise and illustrate these exciting four days in the report below.

Enjoy the read!



WHAT IF... WE IMAGINED NEXT-GENERATION HOUSING WITH THE YOUTH?

The young people of today are worried about becoming adults. Why is that? One of the most worrying questions for today's young people in many countries is how to find quality affordable homes at places where work is. The solutions to this problem were discussed during Housing Europe's Annual Conference called "What if...we imagined Next Generation housing with the youth?" on June 16th.

[Watch the recording.](#)

Our President, Bent Madsen kicked off the conference with an important theme that he called "housing for welfare", giving the example of his home country, Denmark.

Even if only online, we were pleased to be joined by the first elected EU Youth Coordinator, Biliana Sirakova whose role is to connect key players working with young people with the EU institutions and the policies they are shaping. The President of the Socialists and Democrats Group at the European Parliament, Iraxte Garcia Perez clearly said "enough is enough" and that it is time to find a solution to the housing problem. "Conferences like this are of importance for putting the pressure on public authorities to make housing options and life of people better," she stressed.

In the first panel dedicated to the decarbonisation of housing, Edo Omic, a Senior Economist at the CEB explained that while the bank would have the capacity to finance new projects, the capacity at a local level that is necessary to implement the project is sometimes missing. The Councilwoman for housing in Lisbon, Filipa Roseta promised that she will work on re-inventing the cooperative housing movement together with the youth in the Portuguese capital. The city administration is in the process of choosing suitable land to build on and then lending it to young people to build on it for 90 years.

After amazing members at our last Working Committees in March, Housing Europe's Board Member, Christian Krainer from GBV in Austria shared the modular Kiubo approach with ISHF participants. Kiubo is a recent company and an original idea that attaches or detaches 25m2 building blocks to a home, allowing flats to quickly become bigger or smaller – an approach that particularly fits into young people's dynamic lifestyles.

"Houses need to be reconstructed and renovated, sometimes totally changed. However, the way to do it is important, so people do not lose touch with their place," Fatih de Vos, a sociologist, and a rap singer who is working with the youth community in Ghent, Belgium said. Fatih shared his personal experience as someone who grew up in social housing in Flanders and one could easily see that his honesty grabbed the audience. He raised the mismatch between supply and demand that causes ever-increasing waiting lists for social housing while young people are in a very precarious situation. Keep on reading about the event [on pages 10-16 of our ISHF2022 report](#).



THE WINNERS OF THE EUROPEAN RESPONSIBLE HOUSING AWARDS IN 2022

More than 180 social and affordable housing providers, representatives of tenant organisations, policymakers, and academics celebrated the 2022 European Responsible Housing Award.

Meet the winners!



FAIR FINANCING FOR HOUSING AFFORDABILITY CATEGORY

Winner: Yes We Rent! - Leveraging vacant private property to build up a cooperative affordable housing scheme | Mataró City Council, Spain

"Lloguem!/ Yes We Rent" aims at generating an accessible housing stock targeting low-to-medium income households using properties that have been left empty and off the market. With the offer of guaranteed rent and financial and organisational support to renovate their properties, the project incentivises risk-averse owners to rent to the affordable housing scheme at below-market prices. [Link to video](#)

#ResponsibleHousing



MORE THAN A ROOF - SUPPORTING COMMUNITIES OF EQUAL OPPORTUNITIES

Winner: Achtercairn, Gairloch: Regenerating A Rural Highland Community | Communities Housing Trust, Scotland

Communities across the Highlands in Scotland have suffered depopulation, loss of services, and have been faced with the challenges of increasing tourism and house prices. The small village of Gairloch sits on the coast of Wester Ross and has about 750 inhabitants who benefit from a community-led development tailored to local and long-term needs coordinated by the Communities Housing Trust (CHT). Achtercairn is a real community-driven project which is providing numerous benefits for the inhabitants, such as employment opportunities, meeting space, and a local café with a circular idea and beyond all: affordable homes. [Link to video.](#)



LEADERS OF INNOVATION, AGENTS OF THE FAIR ENERGY TRANSITION CATEGORY

Winner: Bertelotte student residence: Bio-based transformation of office space into student accommodation, Paris | Paris Habitat, France

The transformation of the unused office building into the Bertelotte student residence was the opportunity for Paris Habitat to innovate in terms of construction practices and to contribute to the achievement of its climate commitments.

The project tackled different matters at the same time: technical innovation (bio-based material was used for the renovation), transformation of the building, and quality of life by investing in large common spaces for students and providing affordable rent prices. [Link to video.](#)



BUILDING STRATEGIC ALLIANCES, FOSTERING COMMUNITY PARTICIPATION

Winner: Empowering tenants to co-create a strategic urban transformation, Aalborg | Himmerland Boligforening, Denmark

Himmerland Boligforening believes that renovations alone are not enough to change a city district. Therefore, it has been important for them to integrate the tenants into the strategic city development as well as to make them active city planners. As a housing organisation, their philosophy has been to use a bottom-up approach where everyone involved helps to better each other. In this case, they have brought together tenants, local businesses, associations, and the municipality to work together to create a city district that can accommodate everyone's needs and wants. The renovation included an extensive refurbishment of a total of 1,100 residences that resulted in up to a 50% reduction in energy use after the renovation. [Link to video](#)



GOING THE EXTRA MILE IN EXTRAORDINARY CIRCUMSTANCES

Winner: Arriving Home. A sustainable initiative on combatting homelessness in response to the COVID-19 pandemic, Vienna | GBV, the Austrian Federation of Limited-Profit Housing Associations and BAWO

Due to the financial consequences of the COVID-19 crisis, many more people became vulnerable and even homeless. The project has helped solve this issue by financing tenants' contributions upfront and allocating apartments in a participatory way.

The number of partners in the project also added to the complexity of the initiative. In total, 50 associations, 12 social services, and 50 people prepared the scheme within a short 3-month timeframe while the Ministry of social affairs provided extra funding.

The biggest immediate impact of the project was the quality of life of tenants. More than 500 people benefitted from the scheme, more than half of whom were women. [Link to video](#)

Check out the European Responsible Housing Initiative and the 2022 handbook with the winners and the finalists at www.responsiblehousing.eu





OFFICIAL START TO THE EUROPEAN AFFORDABLE HOUSING CONSORTIUM, SHAPE-EU

As of March 2022, 10 partners have joined efforts to shape the envisaged by the Affordable Housing Initiative 100 lighthouse projects by creating blueprints for a just energy transition with affordability and liveability at its heart.

Coordinated by Housing Europe and co-funded by the European Union's Single Market Programme, the capacity-building programme will be the point of reference for a socially-inclusive Renovation Wave and New European Bauhaus. The goal of the project is to support social housing providers, public authorities, and SMEs to deliver social and affordable housing district renovations, which include innovative features, such as the use of smart and circular technologies and new approaches created and managed jointly with the local communities. [Get to know more.](#)

The most successful examples of scaling up renovation in housing are those which have harnessed creativity, resources, and most of all, receive support from the population. They have not focused on centimeters of insulation or m2 of solar panels but on ensuring that peoples' homes, energy bills, and districts remain affordable and good places to live.

There are already a good number of examples that the fair energy transition is happening. However, there is a need to tap into a hive mind to enable others to learn from and expand the approaches that work.

What are the trusted renovation technologies?
How can we balance the challenge of meeting renovation & new construction?
How can we find the financial sources to cover the costs?

On the lookout for a blueprint for Fair Energy Transition, these are the questions that the European Affordable Housing Consortium: Sustainable Housing for Social Impact, will answer.
<https://shape-affordablehousing.eu/>



THE RENOVATION SUMMIT FAST-TRACKING INNOVATION IN THE MIDST OF A LOOMING ENERGY CRISIS

A reality check during Housing Europe's second Renovation Summit at the Committee of the Regions in Brussels in November 2022 showed that the transformation of homes goes beyond the drop of the kilowatt hours used and the emitted CO2. Social fairness, job opportunities, energy poverty alleviation offices, nature preservation, and aesthetic homes must also be kept in balance. Neglecting any of these will result in a failed Renovation Wave.

We sent these key messages to EU policymakers while they were debating the future of buildings and ahead of the vote on the revised Energy Performance of Buildings Directive (EPBD) in January 2023. The Renovation Summit focused on showing that if we get the local conditions right, the funding, the outreach to residents, the optimisation of the efficiency and production balance, all adapted to the local reality, we can generate an energy transition that ticks all the boxes.

We divided the most pressing issues of the fair energy transition into 5 parts. On day one, discussed how to make sure the project delivery goes as planned and how we can procure the renovation in the most efficient way. Later on, the debate focused on residents' acceptance and satisfaction are greatly influenced by other issues than energy efficiency measures, such as comfort (indoor air quality, temperature, lighting, and noise levels); affordability of energy and housing; access to services and amenities; availability of green space; and good architectural design. In other words, making renovated housing districts 'beautiful, sustainable and inclusive' as the New European Bauhaus Initiative claims.

Day two was designed as a Policy Lab, a space to bring innovative policy solutions to challenges related to the renovation and decarbonisation of cities and the affordable housing sector. During the fourth session, we brought to the fore technical and technological innovations that can be scaled up and fast-track the affordable and sustainable district renovation (while concurrently able to contribute to cushioning the impact of the rise in energy prices). Opengela, like other One-Stop-Shop programmes, has proved that renovation can be for anyone and everyone, thus contributing to the regeneration of the Basque Otxarkoaga, Bilbao, and Txonta, in Eibar, inspiring more cities and regions to follow.

Read our detailed report on this two-day event.



DELIVERING A DIGNIFIED HOUSING RESPONSE TO UKRAINE

The sudden need to escape from a war is a departure like no other – it comes not only with the need to find a roof, but also mental support, and in the medium-term support to join the job market, education opportunities, and be part of a community.

Navigating in extraordinary circumstances - a refugee and energy crisis, on top of a health pandemic crisis, on top of an already deepened affordable housing crisis - has become the new norm for public, cooperative, and social housing providers who are busy scrambling to support of local authorities to identify available homes in view of already long waiting lists for affordable homes.

“To help meet this urgent need where possible, public, social, and cooperative housing providers are working together with local authorities to identify available homes often in very tight housing markets where homes are already lacking. When the war started on Wednesday [February, 24th], in just a matter of a few days, social housing providers in Denmark offered 1,800 homes to refugees. Together with the local authorities, B.L is housing a big number of people fleeing Ukraine right now,” Housing Europe's President, Bent Madsen said.

A procurement process organised by our Dutch member, Aedes for at least 8 000 homes through the means of a framework agreement was also set up. Faced with a real shortage of affordable housing, Ireland's small social housing sector also played its role in housing refugees from Ukraine but differently. Housing associations there have been working with the private sector mobilising hotels and B&Bs. Housing fleeing people from Ukraine has proved to be difficult for the European capital as Brussels is already under strong pressure. In September 2022, the city had 40,000 social housing units but 50,000 households were on the never-ending (only growing) waiting list.

Housing Europe Observatory's analysis of the cost of living statistics also clearly illustrated that some of the EU countries welcoming the largest number of Ukrainian refugees, such as Poland and the Czech Republic, were facing some of the highest energy costs and inflation.

In the summer of 2022, the European Commission called the mobilisation of citizens, organisations, services welcoming people from Ukraine a 'tectonic shift' triggering 'an unprecedented show of solidarity'. Speaking of solidarity, in July, the EU also launched the Safe Homes Initiative to support the efforts of Member States, regional and local authorities, and civil society in organising private housing initiatives for those in need of protection. Undoubtedly, the guidance that supported the initiative was an important step.

This move also made Housing Europe and fellow organisations, FEANTSA and Fondation Abbé Pierre question whether the initiative responds to housing needs. Our network welcomed the Safe Homes initiative but also reminded us that we should not forget the housing affordability crisis that pre-existed before COVID-19 or the war as a result of disengagement throughout the decades. This is why investing in affordable housing solutions must remain a priority because this would benefit everyone. Housing Europe called for a collective effort instead of putting the responsibility on individuals.

There is a lot we can learn from the experience of public, cooperative, or social housing providers from previous migration crises. Have a look at the lessons learnt on the topic [in this brief](#).





ZOOMING IN ON POLICY

EU FRENCH AND CZECH PRESIDENCIES WITH COMMITMENTS TO BUILDING AND INVESTING IN AFFORDABLE AND SUSTAINABLE HOUSING

On March 8th, in Nice, the French Presidency of the Council of the EU and the housing minister of France, Emmanuelle Wargon revived a very much-needed rendez-vous between housing leaders across the EU. The last time when Ministers responsible for our sector met was almost a decade ago, back in 2013. For social, public, and cooperative housing providers, the meeting was historical for two reasons - a declaration committing to improving homes was signed by all 27 Member States, and Housing Europe was the only non-institutional EU organisation invited to address the Ministers.

Alongside the European Investment Bank (EIB) and the European Parliament, Housing Europe's President, Bent Madsen reinforced the role of public, cooperative, and social housing, stressing the essential need to boost investment. "For a growing number of citizens, accessing decent, affordable, and adequate housing has become more difficult than ever. All this could be different if the EU and all national governments commit to increasing support to supply public, cooperative, social, community-led affordable housing," he said just before European housing leaders signed the declaration.

The document covers many important points, raising the importance of attention to the social impact of energy standards, and the significant costs linked to the green transition, and stresses the importance of investment in social and affordable housing is also raised. The declaration also acknowledges the outcome of the "[#Housing2030 - Effective policies for affordable housing in the UNECE region](#)" report led by Housing Europe, the UNECE, and UN-Habitat.

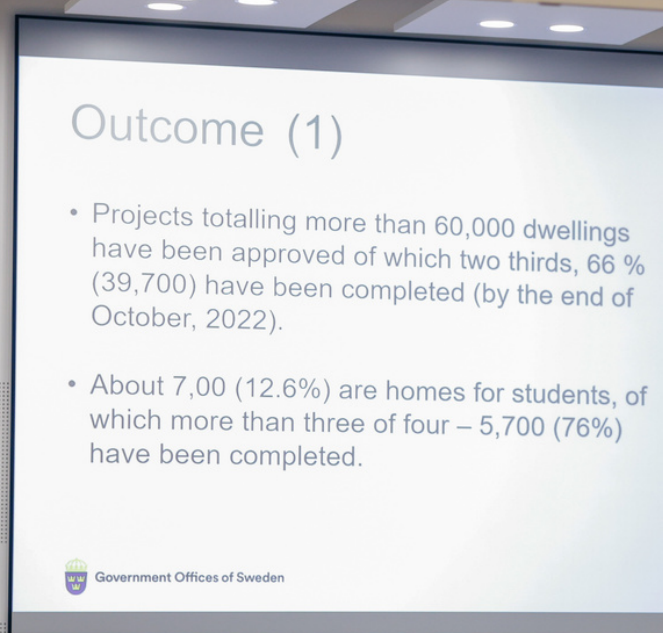
On the eve of the ministerial meeting initiated by the French Presidency of the Council which brought together the 27 housing ministers of the European Union in Nice on March, 8th, L'Union Sociale pour l'Habitat (USH), Housing Europe, the think-tank Confrontations Europe, and Maison de l'Europe organised a hybrid conference in Paris and online to discuss the role of the EU in the context of the affordable housing crisis affecting Member States. Housing Europe also took the spirit of solidarity to come together to put 10 points with Eurocities, the International Union of Tenants (IUT), FEANTSA, Confrontations Europe, and CEMR on the table of housing ministers who met on the following day.

Housing Europe and our peer organisations called for long-term investment, a fair energy transition, and inclusive Next-Generation neighbourhoods. Read our asks [point by point](#). You can also re-watch bits and pieces of [the conference](#) in Paris.



The French EU Presidency also adopted the Action Plan of EU's Platform on Combatting Homelessness. The initiative was launched by France's predecessor, the Portuguese Presidency of the Council of the EU, and has been taken forward in 2022. On behalf of Housing Europe, our Research Director, Alice Pittini welcomed and endorsed the work programme of the Platform which includes proposals by the sector for mutual learning activities. She expressed once again affordable housing providers' commitment to making a concrete contribution to tackling this common European challenge and identified as a key area for capacity building the issue of cooperation between housing and social workers as well as the general integration of accompanying support services. Bridging this gap could help people access and sustain housing tenancies on a permanent basis.

In the second half of the year, the Czech Presidency of the Council of the EU did not stand still. On November 9, Housing Europe's Secretary General and Policy Director were at the Czech Ministry of Regional Development to present a report commissioned to our Observatory by the EU Presidency. The paper looked at some of the most pressing questions in front of the housing sector and decision-makers in Europe.



In the background note prepared by our research branch for EU policymakers, we looked at the trends in affordable housing in the EU countries, including the demand for affordable housing and good practice. The paper brought up another hot topic - the regulation of public aid and its possible reforms to speed up public investments in affordable housing. We offered an analysis of new financial instruments, specifically how a combination of public and private capital for investments in affordable rental housing can deliver results for society. Finally, the note drew lessons from the Syrian refugee crisis that can be applied to the Ukrainian crisis when it comes to accommodation.

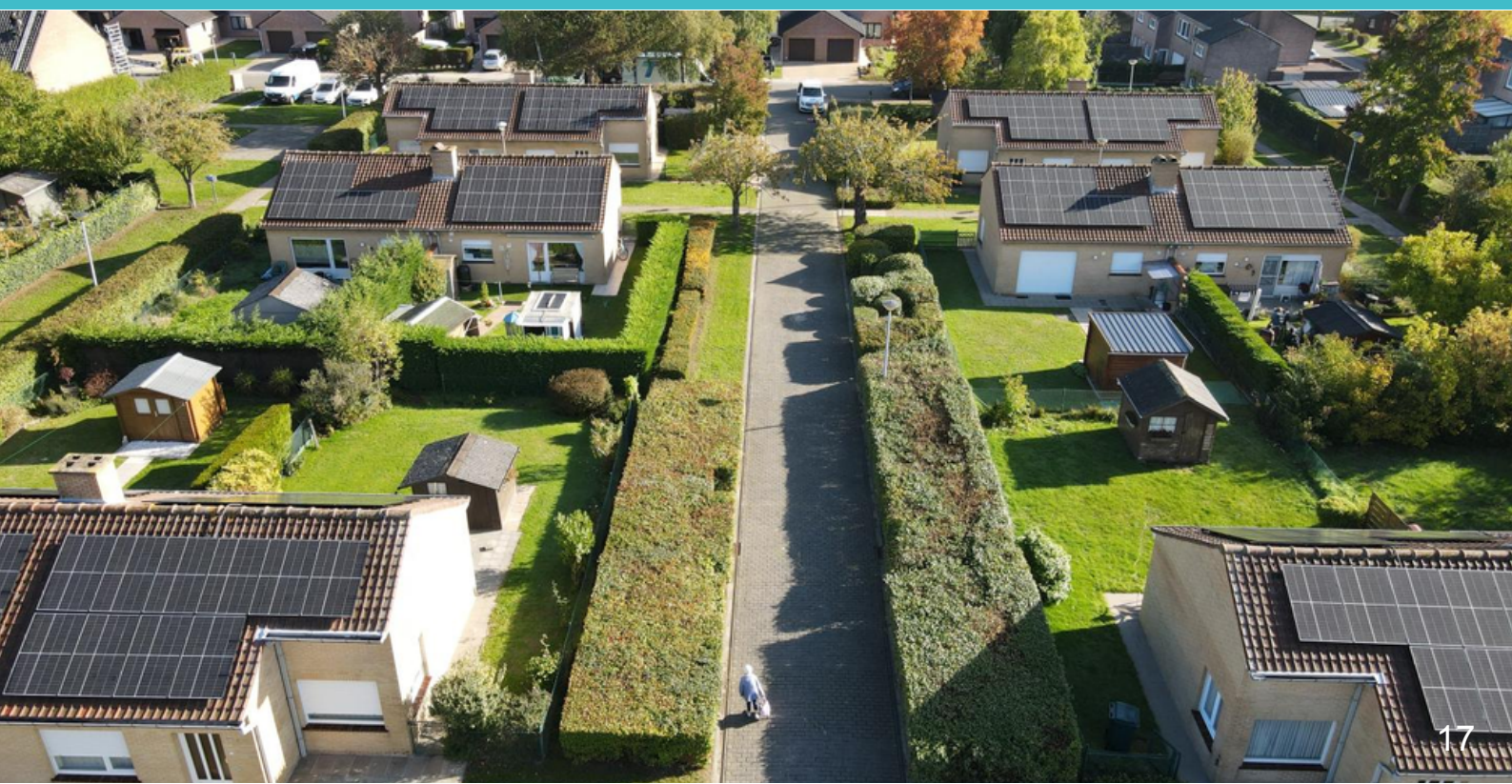


A CONTINUOUS CALL FOR A SOCIALLY-JUST ENERGY TRANSITION

Throughout the entire year, Housing Europe continuously emphasised that the delivery of climate-proof, resilient, affordable homes to all does not need to be a utopia. Instead, it has been a necessity that has been happening in social and affordable neighbourhoods across different corners of Europe in their own unique way. Concrete steps on the ground have been drawing what 2030 and 2050 could look like, proving that one can take multiple paths that are just and 'fit' for 55%.

We were consistently calling for a fair, ambitious but also realistic Energy Performance of Buildings Directive that adapts to different contexts and starting points. Our Policy Director, Julien Dijol has also been reminding that democratic and quality transformation takes time. Renovation has been showing its multiple faces in every corner of Europe. Each and every time, social and affordable housing providers witness how vital its social dimension is and very importantly, its unpredictability, the process of gaining tenants' trust, listening to their needs, and delivering a quality renovation that will withstand the test of time is a lengthy, but worth it, process.

In January, our President, Madsen Bent had a crucial talk with the shadow rapporteur of the EU Energy Efficiency Directive (EED), MEP Niels Fuglsang on how the EU can ensure the Fit for 55 ambition is socially just. The Danish policymaker from the European Socialists and Democrats party acknowledged that public and social housing providers often walk a long and windy road before accessing funding. The challenge is even bigger before EU funding is in the hands of social actors because they need to respond fast to ever-growing housing needs. The green ambitions are high, but Niels Fuglsang also said that he will work to ensure that they go hand in hand with social sustainability.



CLEAR DEMAND FOR REPowerEU TO MAKE SOCIAL, COOPERATIVE, AND PUBLIC HOUSING GREEN AND AFFORDABLE ENERGY SUPPLIERS

The REPowerEU Action Plan of the European Commission launched in May 2022 put forward a mix of measures that are expected to make the bloc energy-independent, lower CO2 emissions, and decrease the currently unbearable energy bills. While the majority of the Plan's objectives can only be implemented in the medium to longer term, Housing Europe believed that the time for affordable and social housing providers to be enabled to supply vulnerable tenants with the energy produced in their buildings had come. Having the experience to support people to find their path out of energy poverty and maintain a day-to-day relationship with their tenants, the sector is also well-placed to speed up behavioural changes and has been leading the way on this front.

However, the transposition of the Renewable Energy Directive II into national law has been proven, in many cases, to be overly complex. This has led to some social and cooperative housing actors to abandon their ambitions to become de facto energy providers. REPowerEU clearly showed that the European Commission is extremely motivated to switch to green energy alternatives, and our network called on the EU and Member States to take the necessary steps to support our sector to play a major role in this.

[Watch the recording of Housing Europe's Webinar from the day before the launch of REPowerEU](#) in which we discuss the impact of the solutions proposed in the RepowerEU action plan on the social, cooperative, and public housing sector.



THE EU SEMESTER ZOOMED IN ON HOW MEMBER STATES CAN COPE WITH THE ENERGY AND COST-OF-LIVING CRISES

In November, the [Annual Sustainable Growth Survey](#) rightly pointed out the need for governments to support households (as well as companies) while at the same time keep encouraging a decrease in energy consumption, in line with Green Deal objectives. In parallel, Housing Europe was monitoring closely to what extent current measures were providing an adequate safety net to those living in public social and cooperative housing.

Our sector appreciated the point that housing renovation is the most effective solution in the mid-to-long term to tackle the inflated cost of energy used at home, as well as that social and affordable housing is a key part of a fair energy transition. However, the ongoing at the time supply chain problems, lack of skilled workforce, and increasing costs of materials in construction this much-needed effort to speed up renovation risked being put on hold unless significant additional funding was made available. The document recalled that channelling funding from the Resilience and Recovery Fund, as well as Cohesion Policy was crucial.

[Read our analysis](#) that Housing Europe was invited to share at a high-level joint meeting of the Social Protection Committee (SPC) and Employment Committee (EMCO) as part of a delegation from the Social Platform.

THE VOICE OF THE SECTOR AT A PUBLIC HEARING OF THE EU PARLIAMENT'S EMPLOYMENT COMMITTEE

In July, Housing Europe's Secretary General, Sorcha Edwards called for a coherent approach to housing during a public hearing of the Committee on Employment and Social Affairs (DG EMPL) on the escalating energy poverty and housing affordability crises. Even if housing matters are a national competence, we need a recognition of the interaction between policies, such as the EU Stability and Growth Pact, the Capital Markets Union, and the interaction with State Aid rules, she stressed, bringing the vision of our sector to Members of the European Parliament and Commission. She added that there has been a growing divergence over the years between the steep price increase of housing and the rather stagnating level of incomes.



DEEP DIVE INTO THE EU-27 RECOVERY PLANS

Housing Europe's Senior Policy Officer, Edit Lakatos continued to dig deeper into the plans of individual EU Member States for recovery from COVID-19 and the way they will make use of the Next Generation EU funding allocations. These analyses were a follow-up to our 'Impact of the Recovery Plans on the Social and Affordable Housing Sector' report that we launched back in November 2021.

A reality check during an event of our Portuguese member, Gebalis, however, brought to the surface emerging challenges, such as the increased price of construction, lack of materials and workers, as well as the insufficient number of companies willing to take the job. We also heard from our Spanish member, AVS where for projects to take shape, housing providers and sub-contractors needed to pay attention to the different national housing measures. The Director of AVS, María Montes also reported a heavy bureaucracy that is slowing down the pace of the projects, and similarly to its neighbour, Portugal stressed the lack of skilled construction workers and the increasing costs. Still in the south, our Greek member, the Major Development Agency Thessaloniki (MDAT) said that programmes must be targeting tenants' inclusion more and that the existing instruments are still not reaching out to the most vulnerable.

INVESTMENTS IN THE SECTOR

As mentioned above, EU Housing Ministers' historical meeting ended with a unanimously adopted declaration that commits to building and investing in affordable housing and Housing Europe was the only non-institutional organisation in Nice, our Secretary-General reminded.

The InvestEU Programme, which provides sustainable financing to projects supporting EU policies as part of the 2021-2027 Multiannual Financial Framework (MFF), started benefitting the social and affordable housing sector. As a matter of fact, its first project was targeting the public housing sector.

In August 2022, the European Investment Bank (EIB) and hanova municipal housing signed a €60 million loan to build 640 new rental apartments in Hanover, of which 232 were social and 408 are affordable housing units.

With or without the backing of InvestEU, the EIB only finances social and affordable housing for rent and supports projects with high energy efficiency standards. For new construction, the energy efficiency levels should be 10% above the nearly-zero energy building level (nZEB). For renovations, eligible projects are either major renovations (as defined by the Energy Performance of Buildings Directive) and/or projects leading to a reduction in primary energy demand of at least 30%.

The Council of Europe Development Bank (CEB) has been reacting to the ongoing housing crisis by supporting public, cooperative, social, and affordable housing and their tenants or residents for years. Housing Europe has witnessed many recent promising projects in Eastern Europe and beyond. The CEB has supported social housing since its inception and in the last 65 years, it has allocated approximately 30% of its annual financing for this purpose. We tracked some recent projects in Lithuania, Slovenia, France, and Ireland and looked at the benefits that these loans have brought to people.



HOUSING DEVELOPMENT IN BULGARIA - LEARNING FROM 2014-2020 TO TAKE A STEP FURTHER IN 2021-2027

Housing Europe worked for months together with the UNECE to help the authorities in Bulgaria to build multi-level institutional capacity and be able to address the complex and deep-seated housing problems in the country. Our continuous analyses and knowledge of the European Structural and Investment Funds (ESIF), its international experiences, and members' good practices have made Housing Europe a good partner to work with the UN on the lessons learnt from the Operational Programme "Regions in Growth" 2014-2020 (OPRG 2014-2020) - one of the main programmes addressing housing needs in Bulgaria with funds from the EU.

Read the report about the strengths and weaknesses of the housing sector in Bulgaria, as well as how investing in the improvement of capacity and skills, setting up adequate funding schemes, overcoming maintenance challenges, better cooperation with target groups and engagement of the local community could make a real change in the next 7 years of the 2021-2027 programme.



THE EUROPEAN CARE STRATEGY'S REQUIREMENT TO IMPROVE THE AFFORDABILITY OF CARE SERVICES

In September, the European Commission presented its Care strategy to ensure quality, affordable and accessible care services across the European Union and improve the situation for both care receivers and the people caring for them, professionally or informally. The work of service providers - including affordable housing - was recognised once again as a service of general economic interest (SGEI).

Furthermore, the Strategy pointed out the strong need to further develop supported housing to ensure long-term social cohesion. However, Housing Europe raised the attention that the document overlooks the lack of affordable housing and does not give recommendations to the Member States on how to develop further community-based care.





THE TIME TO REGULATE SHORT-TERM HOLIDAY HOMES HAS COME

In November, the European Commission opened a real pandora box – the need to set new rules for short-term rental platforms. Short-term letting (STL) has grown rapidly as new digital platforms have brought together local accommodation providers with the global tourism market.

Housing Europe has been vocal about the fact that platforms are putting a bigger pressure on the private rental market, which in turn puts more pressure on social housing providers and increases demand for affordable homes in attractive cities where waiting lists for social housing are already unmanageable.

Another important point is that short-term rental platforms have been enabling the illegal subletting of public, cooperative, and social housing. In the current proposal which has to be put in perspective with the existing Digital Services Act and request coherence between both, we see that cities will have a bigger decision power. However, we also must bear in mind that municipalities are already overburdened and monitoring of illegally-let homes might not be up-to-speed. Housing Europe will continue following the developments in 2023.

THE STATE OF HOUSING IN EUROPE 2022 – MID-TERM REVIEW

The shocking invasion of Ukraine brought about an extraordinary set of circumstances throughout Europe – a refugee and energy crisis, on top of a health pandemic crisis, on top of an already deepened affordable housing crisis. In a brief update of our biannual State of Housing in Europe, our Observatory showcased the layers of crises impacting our sector.

More than one-third of the high inflation rate in the EU at the time came from electricity, gas, and other household fuels. An additional 16% was related to the cost of petrol and diesel, and 15% by food and beverage prices.

While the increasing cost of living was resulting in massive pressure on households, the capacity of our sector to carry out renovation and improve homes is undermined by erratic and rapid increases in the prices of construction materials. As a result of these dynamics, our network reported a significant slowdown of the much-needed renovation and energy-efficiency projects.

The pace of house price increases accelerated in many member states recently: throughout the pandemic, house price growth further accelerated and current prices were higher than at the outbreak of the global financial crisis in 2008. Public, cooperative, and social housing providers from a number of countries flagged the issue that lack of affordable housing is an increasing problem, especially in urban areas, and one that it was starting to affect middle-class households too.

Reporting on the war in Ukraine, social and affordable housing providers reminded that from their experience, EU Member States, local authorities, associations, and NGOs must mobilise quickly and collectively to provide not only housing but also different kinds of support. To the sector, it became clear that those returning to war-torn cities and towns will not be able to contribute to recovery without first meeting the basic need for a roof over their head.

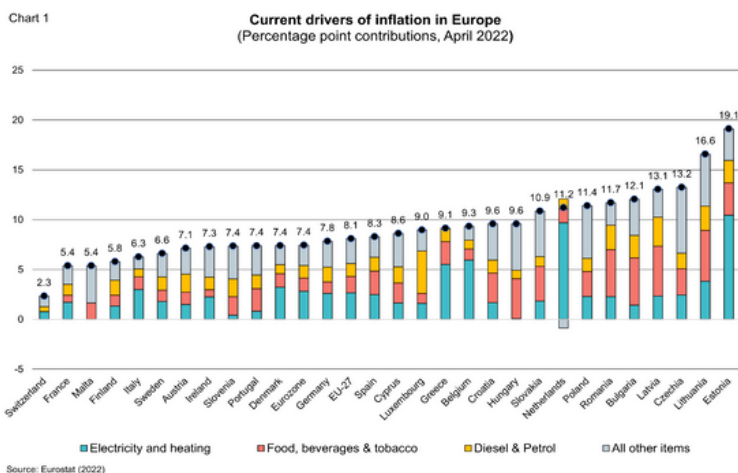
Reacting to her call to invest in the wider reconstruction of the country, and in light of the extensive damage to homes, Housing Europe's network stood ready to act and has the capacity to be a 'like-minded partner' in the area of housing through the provision of expertise on inclusionary policies. [Have a read.](#)



CONTINUOUSLY KEEPING A CLOSE EYE ON THE IMPACT OF INFLATION ON TENANTS AND THE SECTOR

The Housing Europe Observatory was monitoring and analysing the rapidly changing cost of living and construction throughout the whole year. Having the most updated numbers has been extremely beneficial in establishing our policy positions, speaking at events, and networking. At the end of the year, we organised an event that clearly showed how crucial it is to shield the most vulnerable tenants and residents to protect them from social exclusion and health risks.

Analysing figures and hearing the most recent updates from our members in Spain, Portugal, France, Italy, Austria, Ireland, and Estonia was a clear argument about the cost of going ahead with renovation.



SOCIAL AND AFFORDABLE HOUSING: MEASURING THE SOCIO-ECONOMIC IMPACT

The immediate effect of the increase in the purchasing power of households, as they save on housing costs; alleviating poverty, providing homes to households on low incomes at rates that they can better afford; better health outcomes are some of the key outcomes that we should take into account when we speak about social and affordable housing. Read this Housing Europe Observatory research brief which showed why investment in public, cooperative, and social housing has a significant payback to our society.

Spread some of the key findings.

Limited-profit housing (social housing) in Austria helps households save €1.3 billion per year through lower housing costs.

Creating 4.1 jobs per house built and generating over £150 million of additional tax revenue in Scotland.

In Estonia, Tax revenue from renovation construction projects has been quantified to be 32–33 % of the total renovation project costs, making state subsidised renovation has been budget neutral in the last 10 years.

Access to social housing in Belgium decreases the risk of poverty for resident households by 40%.





STATE-OF-THE-ART INNOVATION IN SOCIAL AND AFFORDABLE HOUSING

Innovation is key to address the challenges the sector is facing, and this is why Housing Europe made it one of its main missions. EU projects represent a great opportunity in this sense, as they bring together knowledge and different perspectives from all over Europe. The projects in which Housing Europe is involved were chosen to be relevant for the members' needs.

Fair renovation - from district level to creating a trend

Achieving a successful energy transition might seem an intimidating task, but some of the projects Housing Europe is involved in could hold inspiring answers. Instead of aiming at creating from the start a universal solution, by 'experimenting' at a small scale, namely the district level, through replicability and scaling up, a new global movement could be created.



The European Affordable Housing Consortium (SHAPE-EU), which aims to be the point of reference for a socially-inclusive Renovation Wave and New European Bauhaus, is a project coordinated by Housing Europe and co-funded by the European Union's Single Market Programme.

Its goal is to help social and affordable housing providers plan and deliver innovative district renovation. This will be delivered through two complementary ways: first of all, the consortium will write guidelines on developing integrated approach in district renovation of social and affordable housing. It will also provide tailored support to practitioners willing to learn from experts in the field.

In the project, 2022 was a very active year. To raise awareness of the project, the team was present at high level events such as the World Urban Forum in Katowice, the International Social Housing Festival in Helsinki, or the Renovation Summit, in Brussels.

A study visit was also organised in October together with the Estonian Union of Cooperative Housing Associations (EKYL) to the renovated neighbourhood of Mustamäe in Tallinn, an example of a successful, innovative serialised renovation at the district scale.



Another compelling example for the need of a district level approach is the syn.ikia project, that focuses on the design and implementation of Sustainable Plus Energy Neighbourhoods. The project's work develops simultaneously through four demonstration cases, each in a different climate: Marine, Continental, Mediterranean and Subarctic. In the Dutch demonstrator located in Loopkanstraat, Uden and managed by the social housing provider Area Wonen, the tenants were able to move in during the month of May, and after the first few months spent in their new homes, they were already able to discover and appreciate the benefits of SPENs. For the Spanish demo neighbourhood, managed by the public housing provider INCASOL in Santa Coloma de Gramenet, 2022 meant advancing on the construction phase.



The Austrian demo in the Gneis district of Salzburg managed by the social housing provider Heimat Österreich, has seen some of the renovated building stock handed over to the residents, with the monitoring process having started at the same time, while for another part of the demo, the construction of the new-built started only mid-2022. In October, the Austrian Climate Protection Ministry honored the Austrian demo project with the klimaaktiv silver standard. The Norwegian demonstrator was replaced with another building situated in Fredrikstad, that is fully owned by the real estate developer Arca Nova Bolig AS.

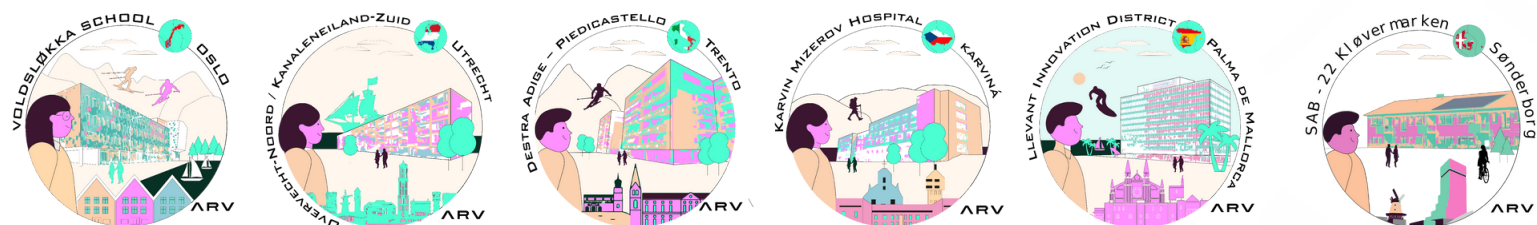




Another project broadening know-how on communities is Horizon 2020 ARV project. The aim the project is to support the wide scale implementation of Climate Positive Circular Communities (CPCC). This will be possible by boosting the building renovation rate and extensive deployment of CPCCs around Europe. ARV will play a role in facilitating a fast market uptake and cost-efficient replication of CPCCs through six demo projects.

In Palma de Mallorca (Spain), the social housing provider the Balearic Institute of Housing (IBAVI) will create 36 energy-positive apartments in the Llevant Innovation District. Check the design guidelines of the Palma pilot. In Trento, Italy, ITEA will renovate a district where most of the buildings have already reached the end of their life cycle. This will be an opportunity to use sustainable prefabricated timber-based façade elements, implement the so-called “One-Stop-Shop” which provides technical support at all stages of design and realisation.

Private owners in the area will also be involved in the redevelopment process, an approach that has the potential to make replicability in other areas of Trento easier. In Utrecht, two social housing districts will be renovated by Bo-ex and Mitros, making high-rise apartment buildings nearly zero or energy positive. In the post-renovation phase, about a year after the renovation, the focus will be on social cohesion and long-term neighborhood engagement. Check the design guidelines of the Utrecht pilot. Finally, the Danish SAB Housing Association in Sanderborg will focus on more flexible management of the district heating network and reducing the use of water at home by using heat pumps.



A few concrete tools and results are already available. The mobile augmented reality (AR) application for citizen participation in urban and architectural planning has been developed for the demo at Voldsløkka, Oslo, and it is a less costly and more user-friendly engagement solution. The Encycloenergy is a tool available on the project's website and it was built as an encyclopedia of energy efficiency enablers for buildings renovation and construction. It is a crowdsourced global catalogue of financing tools, business models, and regulatory frameworks enabling regenerative, adaptive and nature based solutions for the built environment. The assessment framework for Climate Positive Circular Communities (CPCC) provides a detailed methodology for the evaluation of urban regeneration projects targeting sustainable communities. Many more innovations are yet to be tested within the ARV project.

Another relevant example when it comes to renovation is the Horizon 2020 HEART project, aimed at making existing buildings « smarter », through the application of an innovative toolkit, that would reduce energy consumption, with overall savings on heating, summer air conditioning and domestic hot water production, and significantly improve comfort for the inhabitants who will be able to manage their consumption directly. To reach these goals, HEART project developed and tested several components that promise to facilitate renovation by using: a multifunctional prefabricated facade system, universal photovoltaic tiles, a high efficiency water storage tank, direct current smart fan coils and heat pumps, a multi-input/multioutput controller and a cloud-based platform to support decision making and energy management phases. Housing Europe is a partner of the project together alongside two



social housing companies that are running the pilot projects, namely Est-Metropole Habitat (Lyon) and ACER (Reggio Emilia).

The HEART toolkit that was created fits perfectly in the objectives set by the Renovation Wave: it includes innovation, it includes pre-fabricated and integrated renovation concepts to improve delivery speed, cost and affordability, comfort, and end-user requests. And most importantly, it offers major benefits for tenants with minimal inconveniences, as they do not have to leave their homes during the renovation process. The project ended in July, occasion marked by its final conference.



The end of 2022 was intense as three news projects focused on the renovation theme started, with Housing Europe being a partner. In the industrial town Ermua, near Bilbao in the Basque Country, the Santa Ana neighbourhood with post-war privately-owned multifamily buildings has officially started the work to become a lighthouse renovated district. Digitally enabled social district renovation processes for age-friendly environments driving social innovation and local economic development, or for short – drOp - will last for three years. This is more than an EU-funded initiative because it is very closely linked to the European Affordable Housing Consortium, SHAPE-EU which is demonstrating what we mean by sustainable housing for social impact.



The Life Giga Regio Factory project is based on the need for a change of scale in order to be able to target 10% of the market by 2030 and 1 million homes renovated to a guaranteed zero-energy level in an industrialised way in Europe. The project will develop an open-source tool for the qualification of housing in order to better qualify them and developing smarter aggregation strategy to launch large-scale collective industrial retrofits at zero-energy level.

It will also coach companies that integrate and assemble industrial solutions to enable them to develop 100% industrialised offers. Within the project, we will work closely with EST metropole habitat and the Association des Organismes HLM Auvergne Rhone Alpes.

Energy poverty alleviation - applying what we have learnt in practice

A timely topic in which we took a great interest is the phenomenon of energy poverty, and the solutions that we can implement to alleviate it. Three of the projects that Housing Europe is involved in could contribute with solutions for this challenge.

When the Horizon 2020 POWERPOOR project started, we could not have imagined how unfortunately relevant it would become. With energy and heating prices continuously increasing, finding rapid ways to support energy poor citizens in paying their bills and doing renovation works is essential. The advancements are commendable. The POWERPOOR partners organised training sessions at national and EU level, four of them organised online by Housing Europe, with more than 600 Energy Supporters and Mentors having been certified, some of which started to make home visits and raise awareness on energy poverty. As part of its tasks, Housing Europe represented the POWERPOOR project at high level events such as the International Social Housing Event in Helsinki. The project will end in August 2023, until when more awareness raising activities will be implemented.



BuildUPspeed wants to accelerate the volume and depth of deep renovation of the EU building stock, supporting the EU Renovation Wave, by introducing and implementing a Market Activation Platform, specifically for the promotion and implementation of industrialized renovation solutions. BuildUPspeed builds upon and capitalizes the results and outcomes from relevant and related Horizon projects on deep renovation, specifically projects and actions on prefabrication, BIM adaptation for renovation, and industry 4.0. Moreover, BuildUPspeed will build upon the legacy, the approach and the results of several chapters of the 'Energiesprong' approach. Housing Europe will support business modeling and further market uptake of BuildUPspeed tools and services via the adoption of a large variety of distribution channels. Domofrance Logement Social based in Bordeaux and Instituto Valenciano de la Edificacion are the representation of the sector within the project.



After more than three and a half years of work within the EU-funded project OPENGELA, vulnerable neighbourhoods of several cities in the Basque Country have delivered renovation that goes way beyond energy efficiency, it shows what social innovation means in practice and has done what many are struggling with - to gain the trust of households to upgrade their homes. The project's main goal was to create trustful one-stop-shops in the region with professionals who are knowledgeable about the available opportunities to renovate, and who are able to provide a simple message and clear guidance.

OPENGELA came to an end and the project's final conference took place during the Renovation Summit programme to present the main learnings. Among the results, we can highlight:

- Offices were created in order to offer coordination and advice for residents.
- The project has obtained a fixed interest rate of 6.5% while for other owners in the Basque Country the rate will be between 8 and 10%.
- OPENGELA has improved accessibility, liberating people locked in a roll chair.
- It has delivered an enormous improvement in humidity and more comfortable temperature inside the homes thanks to the remodeling of the buildings.
- Residents have been equipped with an app to measure humidity, CO2 levels, and monitor their energy use.
- It has introduced mechanisms to keep housing affordable, with long-term financing, integrating subsidies and rebates. What is more, residents can access a smart funding system that relies on a risk-sharing facility.



Energy communities are an excellent solution for living more sustainably. Through the Horizon 2020 NRG2peers project, Housing Europe has been busy communicating with members on the opportunities of establishing renewable energy communities. The importance of having access to stable, reliable energy was further highlighted in the second half of 2021, with the rising of fossil fuel prices. In order to highlight active energy community projects, including many involving public, cooperative, and social providers, Housing Europe has set up the new Energy Communities Hub, which is providing examples of best practices, as well as useful information for building owners and their tenants. This information has already helped Housing Europe in its on-going discussions with the European Commission aimed at highlighting the current blockages and issues being faced by prospective new energy communities representing low and moderate-income households.



As the transition towards a more responsible society is in full swing, circularity is also a central theme. One of such projects that Housing Europe is involved in is the Horizon 2020 HOUSEFUL project, that aims to test and promote circular renovation methods, including in a number of social housing blocks in Spain and Austria. Although COVID has had an impact on the installation of the circular solutions, such as the reuse of waste water from buildings, the pilot sites are now complete, and we are beginning to see the real value of the circular solutions, in terms of environmental sustainability and cost savings for building owners and their tenants.

One of the main contributions made by Housing Europe during 2021 was in the identification of so-called 'Follower Buildings'. These are public, cooperative, and social housing providers who are willing to use the circular renovation methods developed by HOUSEFUL in their own buildings. To facilitate this, Housing Europe has also developed a financing guide for Follower Buildings, which will assist them in financing their own circular projects.



DRIVE 0 has a unique concept, offering efficient renovation solutions concerning energy, materials and costs, within innovative consumer-centred circular renovation processes. By implementing this concept, DRIVE 0 encourages a transition from a linear economy to a circular economy.

Five circular prefabricated 2D building envelope elements (building façade elements) have successfully been developed from proven energy-efficient elements to more circular ones. These are the five 2D prefabricated elements used in the five demonstration cases in the Netherlands by the industry partner WEB0, by Timbeco in Estonia, ALIVA in Italy, by Vision Built in Ireland and in Spain (for 'medianera' walls, which are opaque walls separating different buildings). DRIVE 0 has also improved the integrated Climate and Energy Module (iCEM) – a type of plug and play modular construction element - developed by partner #11/Fact0 to a circular 'iCEM 2.0' in the context of the DRIVE 0 project, with the circularity benefit mostly related to repair and maintenance.

The new www.circularhomes.eu platform on circular economy applied to the built environment, provides attractive advice on how to be circular and includes information on circular measures and products to be used for housing renovation. This report sheds some light on how to use circular principles to drive innovation and sustainability in the social housing sector.





The Horizon 2020 SUPER-i project kicked off in September 2021, and it is an EU-funded project which will deliver innovative financing schemes that are operational and ready to support the financing of energy-efficiency refurbishment in the social housing sector. Concretely, the project will contribute to generate substantial investments in energy efficiency by establishing a direct dialogue, at local government level, between financial institutions, other private investors and social housing managers while also involving ESCOs (Energy Service Companies) and by collecting relevant data on energy-efficiency investments, helping to develop efficient financial schemes.

Bringing together the different stakeholders involved in financing social housing refurbishment, the project sees the social and affordable housing sector well represented by Housing Europe together with three member organisations: BL (Denmark), the Housing Fund of the Republic of Slovenia, and ATER Trieste (member of the Italian federation Federcasa). Housing Europe will contribute to replicating best practices of innovative financial schemes developed in the pilot countries to other partner countries (Belgium, Spain and UK) and the broader Housing Europe network.



And because it is always useful to look at the same topic from a different angle, SUPERSHINE started in mid-November in Rome with the ambition to implement innovative renovation of social and affordable housing in three demonstrator lighthouse districts in Italy, Denmark, and Latvia as well providing blueprints for follow-up districts. These are among the first lighthouse districts receiving EU funding as part of the EU Affordable Housing Initiative that will be supported by the European Affordable Housing Consortium, SHAPE-EU. Particular attention will be paid to the renovation of social housing, to help households who struggle to pay their energy bills.

In addition, the project will also contribute to the decrease of energy poverty. The SUPERSHINE lighthouse districts will be characterised by energy-efficient buildings, low-carbon mobility, smart grids, and efficient water and waste management, all underpinned by responsive technologies that optimise resources while promoting well-being and sustainable lifestyles. Housing Europe is partnering together with some of its members (of members) including BL (Denmark) ATER Trieste (Italy) and Zaragoza Vivienda (Spain), drawing also on the work carried out by the 'sister' project SUPER-I.

With buildings accounting for nearly 40% of EU energy consumption, the building sector is destined to play a key role in effective climate policy. The constantly increasing availability of large amounts of data constitute an unprecedented opportunity for improving the energy efficiency of the building sector and its lifecycle and for better managing energy consumption and generation at building level.

The Horizon 2020 project **MATRYCS** aims to capitalise on this data and combine existing modern technological breakthroughs in the areas of Machine Learning, Deep Learning and Big Data to develop new analytics solutions that will have a significant impact on the energy efficiency of our buildings. For instance, these solutions will be able to: forecast future energy production or consumption of buildings; anticipate maintenance needs or energy management actions; help evaluate the impact of investing in new construction or renovation; and, compare actual energy savings in different typologies of buildings and energy efficiency measures.



The MATRYCS potential will be demonstrated in a series of 11 pilots disseminated across Europe in a range of sectors. Housing Europe is leading one of these pilots in collaboration with a local housing company (Alokabide) and the University of the Basque Country (Spain). The data that was collected in a social housing multi-family block before and after renovation will be intensively processed to assess the accuracy of the impact analysis of EU policies and the definition of the Long-Term Renovation Strategies.

One of the major challenges in the public, social and cooperative housing sector is to improve our capacity to undertake the green transition in a socially and affordable way. One of the key points is how we can facilitate housing providers information on, and access to, new building technologies that are more sustainable, energy efficient, allow faster implementation with less occupant disruption. Currently, innovative SMEs, which may hold the ground-breaking technologies that can solve some of the main issues in the fair energy transition, face significant barriers to testing and complying with the stringent rules to enter the construction market, sometimes only accessible to large companies or conglomerates.

Housing Europe is participating in a European-wide partnership called [METABUILDING LABS](#) (Horizon 2020) to help SMEs link with testing facilities, including social housing organisations willing to offer their “to be refurbished buildings” as a pilot for the lab-ready technologies. All entities involved, including the SMEs and social housing organisations, will be connected through an all-in-one platform that functions as a business broker, a harmonised standard carrier and a single-contact point.



COMMUNICATING OUR OFFER

2022 saw an increase in the physical events again. Housing Europe also took advantage of this tendency, but we did keep the best of both worlds, as digital remained an important part of our activity.

A series of podcasts continuing the work of #Housing2030 and episodes dedicated to Plus Energy Neighbourhoods and circularity

Instead of pushing people away from their homes and cities, how can we push back financialisation and ensure that decent, affordable housing really is a human right? We discussed money and investment flows, the role of central banks and mortgage markets with seasoned experts, such as Dr Josh Ryan-Collins from UCL Institute for Innovation and Public Purpose in London, Stefan Zeugner, a macroeconomist expert at the European Commission, former UN rapporteur on adequate housing, Leilani Farha, MEP Kim Van Sparrentak, and others.

We also aired a podcast episode about how fair circularity in affordable homes is put into practice explaining in an accessible language how a military barrack from the 60s' and new social housing reflecting the building standard in Vienna went extra circular. This episode was part of Housing Europe's involvement of the EU-funded project Houseful.



A 'Making a house a home' podcast



The social housing in the Netherlands that produces more energy than it consumes!



Have a listen to the first episode of the syn.ikia podcast!

Tune in for an interesting conversation including the perspective of a social housing provider, care provider organisation and the tenants on what is it like to live in a Sustainable Plus Energy Neighbourhood.

syn.ikia | Sustainable plus energy neighbourhoods | HOUSING EUROPE

Loopkanstraat, Uden

At the end of the year, Housing Europe's communication team tuned straight from our 2022 Renovation Summit that took place in Brussels to speak with a Dutch social housing provider, care provider and tenants who are experiencing what is it to build and live in a Sustainable Plus Energy Neighbourhood. The demo we focused on is constructing new add-ons to existing buildings and with the Horizon 2020 project, [syn.ikia](#), the neighbourhood will reach the plus energy standards. This can be replicated in similar neighbourhoods in the Netherlands and other comparable contexts in Europe.

BY THE NUMBERS



8,091 followers in 2022
(compared to 7,485 in 2021)



5 'Making a house a home' podcasts listened 959 times



4,033 followers in 2022
(compared to 3,032 in 2021)



2,818 followers in 2022
(compared to 2,575 in 2021)



59,587 new website users & 179,296 pageviews, 84.3% were new users

Observatory - 4,205 views

Members - 4,146 views

State of Housing in Europe - 3,848 views

Articles - 3,692 views

Live blogs - 2,338 views



11 newsletters at the last working day of every month read 4,200 times in comparison to 3,000 in 2021

Physically reconnecting the Housing Europe community after 3 long years during the International Social Housing Festival in Helsinki and two-day Renovation Summit in Brussels was a boost for our public communication and visibility.

The readership of Housing Europe's newsletter, landing in subscribers' mailboxes at the last working day of the month, skyrocketed from almost 3,000 reads in 2021 to 4,200 in 2022.

Similarly, the Federation's LinkedIn profile which offers the possibility to put news into context resulted in an increase of 1,000 followers in a single year. Our most powerful social media channel, Twitter on which we have been present for 10 years already registered 47.9K tweet impressions in June 2022 - the month of the Festival - while the average statistics for the other months have usually been at about 15K.

For the first time, Housing Europe's communication team ran a live blog during our flagship events in Finland and Belgium. This instant and authentic tool of information became the fifth most visited page on our website, reaching more than 2,300 views. The top visited page has been the Housing Europe Observatory (4,205 views), our membership area (4,146 views), State of Housing in Europe (3,848 views), and our news pieces (3,692 views).

SUBSCRIBE

Housing Europe news in your
at the end of every month



Housing Europe with its own short film about 'Building Communities' by BBC StoryWorks

After a series of 20 special short films in 2021, in which the Housing Europe network with the great support of BBC StoryWorks showcased the forward-thinking social and affordable housing initiatives that are changing the game across the continent, Housing Europe launched its own short film.



“Where do people want to live, and how do they want to live?” is a 4-minute powerful statement that can surely mean more than a 1,000 words.

IN THE MEDIA



Affordable housing under threat as large investors buy up European homes

“You have a situation where you have finance basically determining your housing policy or finance determining the makeup of your city,” Housing Europe Secretary General, Sorcha Edwards said in front of one of the most prominent Brussels-based media for EU affairs, Euractiv. Article available in full [here](#).



High rent and prejudice pushes people onto the streets in Brussels

Euronews looked at how the housing crisis and prejudice in Brussels have forced some people onto the streets. “There’s no perfect housing system. But where we see more of an alignment between incomes & the average house price, you have to look at cities like Vienna that are consistently managing to deliver limited growth housing over the long term,” our Secretary General, Sorcha Edwards pointed out. Article available in full [here](#).



Empty buildings signal the slow death of an Irish town

The Irish newspaper, Independent interviewed our Research Coordinator, Dara Turnbull about the growing number of vacant homes in the country. He explained that empty homes might be the result of the depopulation of an area but also caused by the financialisation of housing, where investors leave a home empty while waiting for it to increase in value. Article available in full [here](#).

2022 events in the spotlight

With a full agenda all year round, it is not an easy task to try to select the highlights of Housing Europe secretariat's interventions. Below you can find the list with the most high-level events to which Housing Europe was invited. To have the full picture, we invite you to go through our website, and especially through the past editions of the newsletter.



1 Live from the Ministerial Conference on combating homelessness in Paris

In February 2022, Housing Europe was invited to this crucial meeting that brought together Member States, European institutions, local and regional authorities, social partners, and civil society. The aim was to encourage and support actions for homelessness prevention. The event ended successfully through the adoption of the Action Plan of EU Platform on Combatting Homelessness. On behalf of Housing Europe, our Research Director, Alice Pittini welcomed and endorsed the work programme of the Platform which includes proposals by the sector for mutual learning activities. She expressed once again public, cooperative, and social housing providers' commitment to making a concrete contribution to tackling this common European challenge.



2 The Housing Ministers meeting in Nice



On March, 8th, in Nice, the French Presidency of the Council of the EU and the housing minister of France, Emmanuelle Wargon revived a very much needed rendez-vous between housing leaders across the EU. For social, public, and cooperative housing providers, the meeting was historical for two reasons - a declaration committing to improve homes was signed by all 27 Member States and Housing Europe was the only non-institutional EU organisation invited to address the Ministers. Housing Europe's President, Bent Madsen reinforced the role of public, cooperative, and social housing, stressing the essential need to boost investment.

3 Housing Europe at the New European Bauhaus Festival

Housing Europe was right at the very first event of the New European Bauhaus Festival which took place in Brussels on June, 9th. Our Secretary-General, Sorch Edwards stressed the word 'together' from the initiative's slogan because the housing situation has become more and more difficult not only for low-income groups. The EU Commissioner for Budget and Administration, Johannes Hahn, echoed that the COVID-19 has provoked a more positive understanding of the need to offer adequate living and more space to people. That could be supported also legally but our mindset must also change, he pointed out.





4 SHAPE-EU traveled to the World Urban Forum

Our Innovation and Project Manager, João Gonçalves is on his way to Brussels, coming from Katowice (Poland) and the World Urban Forum that was organised by UN-Habitat, where he shared the experience of Housing Europe's members in decarbonising the housing stock in an inclusive and affordable way. João put together several best practices that are also #Housing2030-proof. He explained how the social housing sector is now passing its knowledge through our SHAPE

-EU project, the European Affordable Housing Consortium: Sustainable Housing for Social Impact to ensure that our network and small SMEs are really fit for 2055.

5 Digitalised buildings, plus energy neighbourhoods and circularity at EUSEW2022

João Gonçalves in charge of innovation and projects at Housing Europe welcomed EUSEW participants showcasing how big data can be a real breakthrough for housing. He showed the MATRYCS cloud-based analytics tool which is in testing phase that could make homes more energy-efficient.



During all four days, Andreea Nacu from our communications team was explaining how new social housing neighbourhoods in the Netherlands, Spain or Austria can produce more energy than they consume, creating the so-called Plus Energy Neighbourhoods. This is an initiative of our syn.ikia project.

Finally, in Athens, our Innovation and Project Officer, Clara Mafé went on a field trip to discuss the state and future of the Greek circular renovation market. Together with experts, she brainstormed on solutions to overcome common challenges in circularity and harness untapped potentials.



6 Housing Europe in Prague at the housing focal points meeting between EU Member States

On November 9, Housing Europe's Secretary General and Policy Director were at the Czech Ministry of Regional Development to present a report commissioned to our Observatory by the Czech Presidency of the Council of the EU. The paper is looking at some of the most pressing questions in front of the housing sector and decision makers in Europe at the moment.



HOUSING EUROPE EVENTS



2023

26 JANUARY 2023

Training for Energy Alleviation Supporters and Mentors

Online



[Stay tuned](#)

FEBRUARY 2023

Three Affordable Housing Initiative feedback workshops

8th February

The social aspect of housing renovation

15th February

Delivering 'lighthouse' district renovation

22nd February

Technical innovation for the energy transition

Online



[Stay tuned](#)

22-23 MARCH 2023

Housing Europe Working Committees

Social Affairs

Urban Affairs

Housing Europe Observatory

Economics, Finance & Internal Market

Energy, Construction & Standardisation



[Stay tuned](#)

Online

MARCH 2023

How can EU funding tackle homelessness?

European Parliament, Brussels



[Stay tuned](#)

MARCH 2023

Training for Energy Alleviation Supporters and Mentors

Online



[Stay tuned](#)

MARCH 2023

Tried and tested circular business models for social housing providers

Online



[Stay tuned](#)

MAY 2023

Demonstration of circular renovation & training for Irish social housing actors

Dublin, Ireland



[Stay tuned](#)

7-9 JUNE 2023

4th International Social Housing Festival

The greatest enigmas of emerging and veteran housing systems

Housing Europe will work on...

The role of social and affordable housing providers in alleviating energy poverty

Affordable Housing Initiative Tech Camp (Capacity building sessions, Sunset Sessions, an Exhibition Area)

Climate adaptation of housing - how do we renovate and build on an overheating planet?

#Housing2030 - the big challenges in front of us

www.socialhousingfestival.eu

Barcelona, Spain



#ISHF2023

[Keep an eye](#)

20-21 JUNE 2023

'State of Housing in Europe' launch 20/06

Affordable Housing Initiative Summit on Finance 20/06

Housing Europe General Assembly 21/06

Paris, France



#StateOfHousing

[More details soon](#)

18-19 SEPTEMBER 2023

Affordable Housing Initiative Bootcamp

with a strong focus on capacity building

The interaction of for-profit, cost-based and social housing on the housing market - how to shape rather than fix housing markets

Vienna, Austria



[Stay tuned](#)

11-12 OCTOBER 2023

Housing Europe Working Committees

Social Affairs

Urban Affairs

Housing Europe Observatory

Economics, Finance & Internal Market

Energy, Construction & Standardisation



Brussels

[Stay tuned](#)

2023



FIND OUT MORE

www.housingeurope.eu

Our events

BRUSSELS TEAM

Sorcha Edwards
Secretary General
sorcha.edwards@housingeurope.eu

POLICY

Julien Dijol
Deputy Secretary General & Policy Director
julien.dijol@housingeurope.eu

Edit Lakatos
Senior Policy Officer
edit.lakatos@housingeurope.eu

RESEARCH

Alice Pittini
Research Director
alice.pittini@housingeurope.eu

Dara Turnbull
Research Coordinator
dara.turnbull@housingeurope.eu

INNOVATION

João Gonçalves
Director of Innovation
joao.goncalves@housingeurope.eu

Clara Mafé
Innovation and Project Officer
clara.mafe@housingeurope.eu

Margherita Marinelli
Project Assistant
margherita.marinelli@housingeurope.eu

FINANCE

Aurore Leconte
Finance Officer
aurore.leconte@housingeurope.eu

COMMUNICATIONS

Diana Yordanova
Communications Director
diana.yordanova@housingeurope.eu

Andreea Nacu
Communications Junior Officer
andreea.nacu@housingeurope.eu

EVENTS & MEMBERSHIP

Abderrahim Khairi
Membership & Events Coordinator
abderrahim.khairi@housingeurope.eu



BOARD OF DIRECTORS

Bent Madsen, President
Daniel Biard, Vice-President
Dr. Christian Lieberknecht, Vice-President
Marco Corradi
Andres Jaadla
Marten Lilja
Björn Mallants
Maria Montes Miguel
Jeroen Pepers

WORKING COMMITTEES

ENERGY & CONSTRUCTION

Chair: Wim Hazeu | Aedes, the Netherlands
Vice-Chair: Dr. Ingrid Vogler | GdW, Germany

ECONOMIC & FINANCIAL AFFAIRS

Chair: Donal Mc Manus | ICSH, Ireland
Vice-Chair: Hakan Larsson | Public Housing Sweden

SOCIAL AFFAIRS

Chair: Rikke Lønne | BL, Denmark
Vice-Chair: Bart Vranken, VVH | Flanders, Belgium

URBAN AFFAIRS

Chair: Dr. Özgür Öner | GdW, Germany
Vice-Chair: Ara Nazinyan | ASBA, Armenia

HOUSING EUROPE OBSERVATORY

Chair: Laurent Ghekiere | USH, France
Vice-Chair: Christian Krainer | GBV, Austria



Sorcha Edwards -
Secretary General



Julien Dijol -
Deputy Secretary General
& Policy Director



Edit Lakatos -
Senior Policy Officer

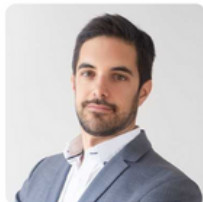


Alice Pittini -
Research Director



Dara Turnbull -
Research Coordinator

The Brussels Team



João Gonçalves -
Director of Innovation



Clara Mafé -
Innovation and
Project Officer



Aurore Leconte -
Finance Officer
(part-time)



Margherita Marinelli -
Project Assistant



Diana Yordanova -
Communications
Director



Andreea Nacu -
Communications
Junior Officer



Abderrahim Khairi -
Membership and
Events Coordinator



@housingeurope

Welcome to CENSOR

CENSOR is a non-governmental, non-partisan and non-profit organization that promotes the improvement of the quality of life and housing in Bosnia and Herzegovina, directing its actions, especially towards young people and initiating a participatory approach of all relevant actors in the direction of achieving mutually acceptable solutions.

Public, cooperative, and social housing providers officially welcomed CENSOR - the organisation that promotes the improvement of the quality of life and housing in Bosnia and Herzegovina - as a partner of Housing Europe. The Tuzla-based association is focusing its efforts mostly on supporting young people and relying on a participatory approach that brings different opinions on board. It was created back in 2014, following a long-term cooperation with the Association of Tenants of the Swedish region, Aros-Gävle which initiated the foundation of the not-for-profit organisation to support households and better living in Bosnia and Herzegovina.

Dobrodošli CENSOR!

Face-to-face exchanges

It is very important for the Housing Europe Secretariat, and not only, to stay in touch with the members' day to day work. One way to do so is through life visits.

At the beginning of May, the Housing Europe team and members based in Brussels headed to Lille to discuss, better understand, and witness the ongoing fair energy transition in person. One of the sites they visited an éco quartier by Partenord Habitat with social housing apartment blocks from the 60s' for which the renovation was up to 85,000 euros per flat. The building uses cogeneration, offers a common garden, and has been delivered by blending financing at city and regional level, benefiting also from ERDF funds.

The Housing Europe General Assembly took place in Helsinki, during the International Social Housing Festival. This annual meeting is a great occasion for all members to meet, reflect upon what happened in the year that has passed, and plan better for the months to come. The message from the 2022 meeting was clear - the public, cooperative, social housing sector stands with Ukraine and is ready to support its citizens. We need to think of smart policies that overcome the energy and materials crises.

In November, our member, the Co-operative Housing Federation of Norway (NBBL) met Housing Europe's staff in Brussels for a face-to-face exchange from which we learnt about what is at stake for cooperatives in the north while we explained how EU legislation is directly impacting the EEA area.

Our Membership and Events Coordinator is motivated to organise more of these unofficial meetings between our network and the team in Brussels. Get in touch with him if you would like to schedule a meet-up in 2023.



NORWAY

- Co-operative Housing federation of Norway (NBBL)

IRELAND

- Irish Council for Social Housing
- Co-operative Housing Ireland

UNITED KINGDOM

- Scottish Federation of Housing Associations
- World Habitat
- Northern Ireland Housing Executive (NIHE)

NETHERLANDS

- Association of Dutch Housing Corporations (Aedes)

BELGIUM

- Walloon Housing Fund (FLW)
- Housing Company of the Brussels Capital Region (SLRB)
- Walloon Housing Company (SWL)
- Association of Flemish Social Housing Companies (VVH)
- Living in Flanders (Wonen in Vlaanderen)

LUXEMBOURG

- Fund for Housing Development (FDLH)
- National Affordable Housing Company (SNHBM)

FRANCE

- Social Union for Housing (USH)
- Social Enterprises for Housing (ESH)
- Les COOP' HLM
- Public Local Organizations for Social Housing (OPH)
- National Federation of Regional Social Housing Associations (FNAR HLM)

SWEDEN

- Public Housing Sweden
- HSB Housing Cooperative Association
- RIKSBYGGEN Housing Cooperative Association

DENMARK

- BL - Danish Social Housing

GERMANY

- Federal Association of German Housing and Real Estate Companies (GdW)

FINLAND

- Municipal Housing Ltd (Kunta-asunnot Oy)
- Association for Advocating Affordable Rental Housing (KOVA)

ESTONIA

- Estonian Union of Co-operative Housing Associations (EKÜL)

POLAND

- Auditing Union of Housing Co-operatives activity (ZRSMP RP)

CZECH REPUBLIC

- Union of Czech and Moravian Co-operative Housing (SCMBD)

AUSTRIA

- Austrian Federation of Limited-Profit Housing Associations (GBV)

SLOVENIA

- Housing Fund of the Republic of Slovenia

GREECE

- Municipal development company of the local government (MDAT)

PORTUGAL

- Management of the Public Housing of the Municipality of Lisbon (GEBALIS)
- MatosinhosHabit

CYPRUS

- Cyprus Land Development Corporation



PARTNERS

- Habitat for Humanity
- Community Land Trust Brussels
- Fondazione Housing Sociale (Italy)
- Housing Initiative for Eastern Europe (IWO)
- Social Housing & Property Rights in Kosovo (SHPRK)
- Technical Educational Institute of Athens (TEI Athinon)
- Ministry of Physical Planning, Construction & State Assets, Croatia
- Ekubirojs (ESEB), Latvia
- The Center for Support to Organizations (CENSOR), Bosnia and Herzegovina



ASSOCIATE MEMBERS

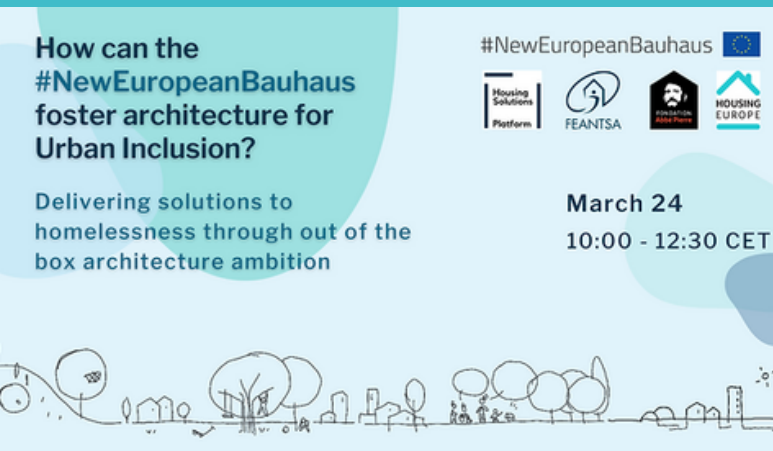
- ALBANIA - National Housing Agency (EKB)
- ARMENIA - National Social Housing Association Foundation (ASBA)
- SWITZERLAND - Swiss Housing Cooperatives



BUILDING A STRONG NETWORK



In order to advance and develop, any organisation needs to be part of a network. Housing Europe also believes that through working together, more can be achieved. One such partnership is the Housing Solutions Platform, quite a unique initiative, that brings together FEANTSA, the Fondation Abbé Pierre and Housing Europe. Its purpose is to identify, debate and promote innovative solutions for affordable housing in Europe.



During 2022, two events have marked the agenda of the three organisations in their joint activities. On March, 24th the Housing Solutions Platform organised a debate about the New European Bauhaus, focusing on the specific role of architecture to bring in disruptive practices and foster cross-sectoral cooperation for urban inclusion. MEP Ciaran Cuffe from the Greens stressed the need to avoid demolition, following the example of the Pritzker Prize winners, Lacaton

and Vassal who renovated social housing in Bordeaux in an impressively smart way. The concept of the 15-minute city, universal design, community buildings - the New European Bauhaus initiative is an opportunity to bring those concepts to the fore, participants said. Re-watch the '[HSP Debates Architecture & the New European Bauhaus \(NEB\)](#)' session on YouTube.

Following the launch of the Safe Homes Initiative in July 2022, to support the efforts of Member States, regional and local authorities and civil society, the Housing Solutions Platform organised an online debate on September 20th, to discuss whether the European Commission's response answers all the housing needs. The initiative was definitely welcomed by the social housing sector. In Denmark, a country with a large well-developed social housing, monitoring and data collection, local providers quickly allocated 2,000 homes in



two weeks. Unfortunately, in other cases, like the one of Ireland, a country that was already facing pressure, alternatives solutions were used, such as mobilising the private sector through hotels and B&Bs. But the pressure cannot be put on individuals, an integrated approach combining affordable housing supply and supporting services are needed.



The housing and the social sector are interdependent. This is why Housing Europe brings its support to amplify the voice of the Social Platform. Ahead of the 2022 State of the Union address, an open letter was written to the European Commission President Ursula von der Leyen. The call was simple: the SOTEU needed to acknowledge that more can be done at EU level to fight poverty and social exclusion, and to promote gender equality and equality more broadly, non-discrimination and decent work for all.



The European Federation of Public, Cooperative & Social Housing Since 1988 it's a network of 45 national & regional federations gathering 43,000 housing providers in 25 countries. Together they manage over 25 million homes, about 11% of existing dwellings in Europe.

www.housingeurope.eu
Twitter | Facebook | LinkedIn
@HousingEurope

