

# Keeping people in their homes

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**Sustainability Workshop, Europe Housing Forum**



# About Housing Europe in brief

**Network** of national and regional housing provider federations

- 4,500 public, voluntary housing organisations
- 28,000 cooperative housing organisations

**43 members in 23 countries (20 EU Member States)**

Manage **26 million dwellings**, about **11% of existing dwellings in the EU**

## Vision

**Access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable and where all are enabled to reach their full potential.**



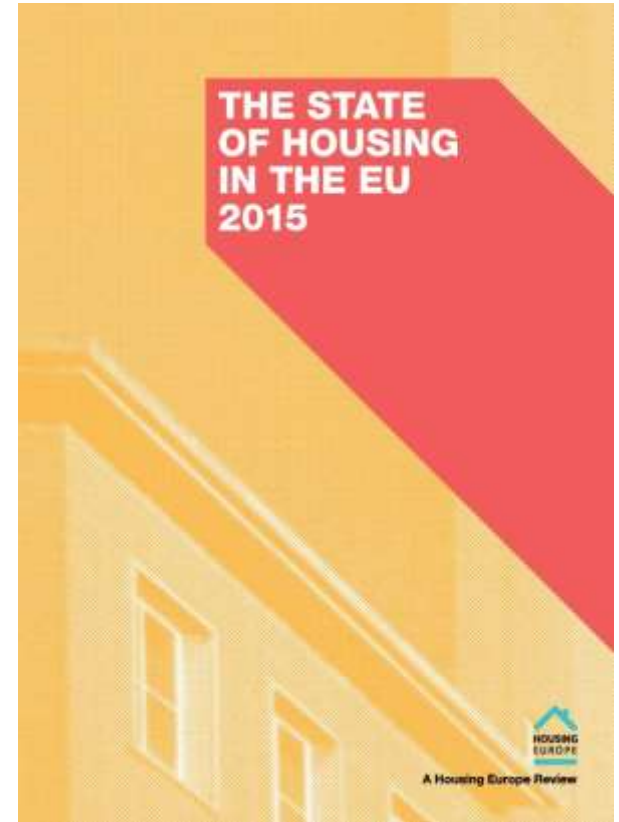
# The State of Housing in the EU 2015

There are **more people without a home** today in Europe than six years ago

*“Housing is the foundation for people’s lives and their priority among their needs.”*

There are **not enough affordable homes** available in most European countries to face increasing demand

*“Having a home is a basic pre-requisite for taking part in society”*



#housingEU

# Three major challenges:

- Promote cities which are accessible and affordable for all
- More sustainable, efficient and decentralised energy;
- And regions and neighbourhoods where people feel secure and where they can reach their full potential.

# 1. Promote cities and towns which are accessible and affordable for all

- New **social housing production** decreased in most EU countries between 2009 and 2012
- The number of **households on waiting lists** for social housing has increased
- **High level of debt** linked to housing is a worrying phenomenon - in particular level of mortgages
- **Young people** have more difficulties to start their housing path compared to the former generation.

## 2. More sustainable, efficient and decentralised energy

- **50 to 125 million people in Europe** are unable to afford thermal comfort
- **Energy Commissioner:** “smart renovation could cut up to 40% of EU’s energy consumption”

### 1. Empowering of the local communities

- ✓ Local partnerships with energy companies, construction sector, housing providers, tenants proposing adequate strategies (cf. Energie sprong)
- ✓ Empower tenants to use their homes the best way possible

### 2. Adequate finance for energy efficiency

- ✓ strengthen conventional and alternative funding for renovation of social housing

### 3. Energy Market Integration

- ✓ housing becoming part of the energy grid and Housing associations becoming energy providers

### 4. Enabling existing EU legislation

- ✓ make the EPBD and EED instruments to support local partnerships using cost effective measures

Market uptake zero-energy-bill

Innovation project social housing NL, FRA and UK





## Day 3, new roof on house





Day 6/7, pre-fabricated, fully integrated  
solar pv / solar thermal roof systems



Day 8, scaffolding is moved



## Day 9: Final result



### 3. Neighbourhoods where people feel secure and where they can reach their full potential

Rich and poor are living at **increasing distance from each other**. This can be disastrous for the social stability and competitive power of cities (*see recent Study about Segregation in thirteen European Capital Cities*)

This **spatial segregation** can become a breeding ground for misunderstanding and social unrest

Recent **riots in Paris, London and Stockholm** cannot be considered separately from the concentrations of poverty in these cities. This problem is growing.

Extra pressure to act: **Housing need of refugees** revails already existing shortages and segregation in Europe.



# Better communities through social interventions



## **E.g. social cost–benefit analysis (Amsterdam example):**

- District managers, prevention nuisance/vandalism, participation of inhabitants, etc.
- Cost for social housing provider: 36 mln euro in seven years
- Social benefits: 40 mln euro
- Save on police/justice costs; improve value dwellings; more satisfied people

# European Responsible Housing Initiative

Winner **Social sustainability** Award:

- 25 local partnerships with local organisations, volunteers, social entrepreneurs
- with mutual obligation

E.g. *MOI foundation*, started by two sisters in Bollywood videoshop , now help hundreds of family: care, integration, debts.





## Bring people's daily concerns to policy makers

*If people do not have a degree of **certainty about their future**, of having a **roof over their head**, of safety in their neighborhood, there is no confidence and no sustainable growth.*

*Current trends of reduced **employment stability**, **evictions and ghettoization** in our cities are detrimental for our societal development.*

*We must **make the link** between people's every day concerns and policy makers at national and EU levels.*



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