

**RISING MOMENTUM
FOR FINDING
SOLUTIONS TO
HOUSING CRISIS
LAYERS**



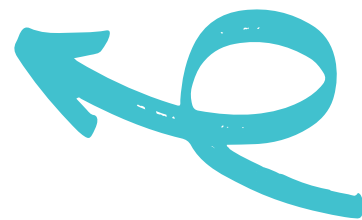
YEARBOOK 2023



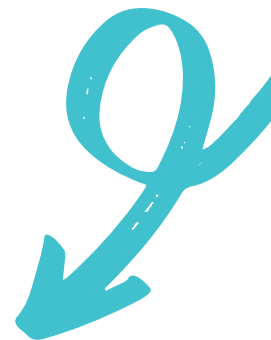
You can also read the Yearbook & click on the links online by downloading it from:
<https://www.housingeurope.eu/section-58/reports-of-activities>

The 2023 edition is edited & designed by Housing Europe

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



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BENT MADSEN
HOUSING EUROPE
PRESIDENT



SORCHA EDWARDS
HOUSING EUROPE
SECRETARY-GENERAL

Five national housing ministers addressed our Affordable Housing Initiative Summit on Finance in Paris co-organised with l'Union Social pour l'Habitat focussing on how we can fast-track innovation in the renovation of social and affordable housing districts to mitigate the negative social impact of rising prices.

With the support of our Austrian member, GBV, we organised the Affordable Housing Initiative Bootcamp to build capacity among professionals within the sector – two full days of peer-to-peer exchanges and intensive training, driven by good practices in district renovation.

More than 2,200 public, cooperative, social housing providers, cities, policymakers, fellow organisations committed to decent housing were part of the International Social Housing Festival in Barcelona. Together with key politicians, they debated how well-established and emerging housing systems can be resilient to some of the greatest challenges facing housing and how we can reinforce each others work from across borders. Next stop for the Festival being of course Dublin in 2025.

Asks based on facts

Our Research Observatory flagship report “The State of Housing in Europe” clearly illustrated how public, cooperative and social housing is contributing to the fair energy transition and helping residents and communities cope with the current cost of the living crisis.

The debate around sufficiency and using what we have is only growing. This is why our research team also put together concrete examples of how social and affordable housing providers can help to tackle vacant housing.

New approaches for immense challenges

State-of-the-art innovation is really happening first in social and affordable housing. 2023 was a year in which we discussed how we can accelerate deep energy retrofit in housing through modular and circular solutions, lower energy poverty through mentorship and direct support at people’s homes, boost renewable energy sharing in the public, cooperative, and social housing sector in Europe. We have even started featuring many of these innovations in our new Housing Europe mini studio.

An expanding network that faces challenges and sticks together

Housing Europe’s network helped with knowledge sharing—from cooperative housing showcases in Lisbon to regulatory updates at the Housing Europe Centre with Italian and Swedish colleagues, fostering a culture of learning.

In 2024, as we approach European, national, regional, and local elections, it becomes pivotal for our network to strategically mobilise. This is a crucial juncture to act promptly and advocate with heightened ambition for housing that is not just affordable but also decent, fair and human-oriented. This presents a unique opportunity to be both convincing and assertive, emphasising that embracing a new housing paradigm is the sole path forward.



35 YEARS OF ADVOCATING FOR THE RIGHT TO AFFORDABLE HOUSING

Born in 1988, our European federation has been the voice of public, cooperative, social, and community-led housing providers for already 35 years. In the offices of Paris Habitat, we celebrated Housing Europe's birthday with its founders - both people and organisations - who work or have worked for the common cause of supporting those in housing need.

An organisation that does not look at its roots, has no future, our Secretary-General, Sorcha Edwards said and invited some of those who have been with Housing Europe (then CECODHAS) at its naissance, Michel Lachambre, Tineke Zuidervaart, Pierre Muylle, Léon Contato, Luc Laurent, Hubert Lyben but also the Chair of our research observatory, Laurent Ghekiere.



Looking at the green shoots i.e. the new community-led and cooperative housing models emerging as a result of the housing affordability housing crisis impacting many, we had on the stage the head of Community Land Trust Brussels, Geert Depauw to provide insight about the CLT model and its work to defend the right to housing, its collaboration with Housing Europe noting that the newly established CLT European Network has now become an official partner of Housing Europe replacing CLT Brussels.

What are your memories of or with Housing Europe? Send them to our Membership Coordinator, Abderrahim Khairi.



OUR HIGHLIGHTS OF THE YEAR

The International Social Housing Festival 2023 in Barcelona - a celebration, protest, and movement

After the 4th edition of the International Social Housing Festival, we can confidently say that ISHF has a bright future, becoming not just a celebration of housing models that deliver, a protest to house our society in dignity but also a movement with increasingly committed social and affordable housing providers, policymakers, urbanists, architects, activists, and researchers.

On 7-9 June 2023, more than 2,100 of them came from 82 countries to Barcelona to debate how established and recent housing systems are facing similar challenges. Over 200 organisations - many of which were Housing Europe members and partners - were deeply involved in the management of 30 side events, as well as 25 visits to exemplary public and cooperative housing, running 20 stands, and 6 exhibitions, all of that spread across the Catalan capital in 8 different venues. The ISHF 2023 local hosts, Barcelona City Council put together a fantastic edition.

"The most important thing is changing the paradigm and creating awareness about the importance of affordable housing because "social housing is key for a strong society and for municipalities to regain trust in democracy", the acting Mayor of Barcelona, Ada Colau said during the Festival kick-off.

"Nurture the network, preserve it, and co-create," Housing Europe's President, Bent Madsen underlined at the closing ceremony. He recalled one of the core reasons why we organise the Festival - to make different society-led ideas meet, learn and start working together, and reach out to one another once we go back to our offices.

The Festival is indeed a knowledge and solution finder, but also a platform to debate housing solutions with politicians, it is a birthplace of new partnerships, time for appraisal but also criticism, and very importantly, changing the public narrative.

We have compiled our favourite moments in a 60-page report. Enjoy this very insightful and visual #ISHF2023 throwback!



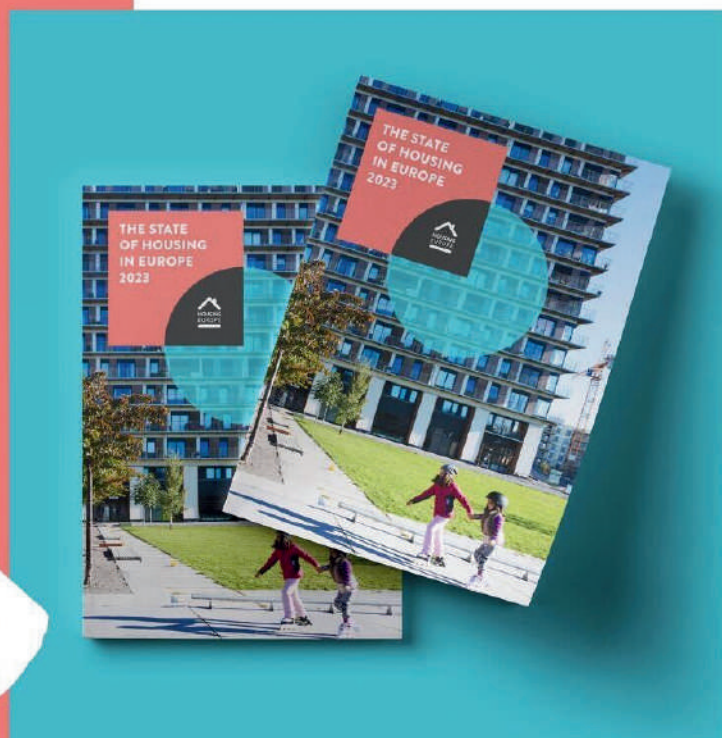


The State of Housing in Europe in 2023

During the two years that have passed since the previous edition of Housing Europe's flagship publication "The State of Housing in Europe", many developments that no one would have thought possible happened. The situation caused by the global pandemic was intensified by a war, a new migration wave and an energy crisis. The data gathered from 17 countries confirmed the alarming circumstances, but at the same time it provided solutions that were applied within the sector as a response to all these factors.

Read the report at www.stateofhousing.eu

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



THE HOUSING POLICIES THAT DEFINE OUR DAILY LIVES

In October, the European Parliament held a plenary discussion in Strasbourg on the lack of affordable homes and difficulties people face to find a decent place to live. We heard strong messages coming from the different political spectrum. One of the most committed advocates to decent, affordable housing at the European Parliament, Kim Van Sparrentak (Greens, the Netherlands) said that "we are still confronted with the myth that nothing can be done on housing at an EU level but it is completely not true." She reminded us that climate policy, monetary policy, State Aid rules, and the Capital Markets Union all impact our housing reality. The Commissioner for Jobs and Social rights called for making social housing central in developing housing policies, with strong political engagement and finance. MEP_Danti Nicola from the liberal group, Renew Europe said he would like to see a regionalised approach in the distribution of housing on reasonable prices, with improved energy use, energy communities, and a New European Bauhaus type of housing.

EU Housing Ministers' second reunion after over a decade gap

After a 13-year gap, housing ministers continued meeting to discuss shared challenges and common solutions, and this is now becoming an official part of several EU presidencies conference schedules.

In mid-November 2023, the Spanish Presidency of the Council of the EU invited all 27 Ministers responsible for housing and urban development to an informal meeting in Gijon, Spain. Increasing the stock of accessible, quality, sustainable and energy-efficient public social housing was considered essential and the role of the sector was explicitly highlighted in the "Housing for all in sustainable, healthy, and inclusive built environments" Declaration that came out of the meeting.

Ministers put an emphasis on 13 steps, including the need to "offer housing or finance solutions to lower and middle-income households, homeless people, and other vulnerable groups, as well as young people and people with disabilities, considering their specific needs", pointing out that "this could include the creation and promotion of affordable and social housing stock".

Housing for all: cities, metropolises and organisations called for renewed European ambition

At a time when the housing crisis is in full swing in Europe, the Métropole de Lyon, the URBAN Intergroup of the European Parliament, Housing Europe, Eurocities, and FEANTSA organised a special event at the European Parliament in Brussels on 19 September to put the issues of housing, indecent housing, and homelessness at the heart of the priorities of the European institutions. \

Initially launched at the 4th International Social Housing Festival in Barcelona in June 2023, MEPs, cities, Housing Europe, FEANTSA, and Eurocities Declaration, called on the European Union to take action in 4 specific areas.

🎯 To promote an increased supply of affordable social housing as one of the most effective ways to ensure sustainable, inclusive urban development, address the cost of living crisis & prevent housing exclusion and homelessness

🎯 To enable the regulation of private investors in housing and the avoidance of speculation

🎯 To put together a "Next Housing EU plan" to maximise investment in affordable social housing providers throughout Europe and for the operating needs to provide support services to people.

🎯 To promote the only way to eradicate homelessness: the provision of self-contained housing and adequate support services, regardless of people's circumstances.



The political agreement on the new EU Buildings Directive backed already-ongoing renovation strategies in public, cooperative and social housing

On December 7, 2023 the European Parliament and Council found common ground on the revision of the Energy Performance of Buildings Directive (EPBD) which will be a decisive piece of legislation for renovation or building homes, as well as for slashing CO2 emissions. In the months of negotiation, Housing Europe tirelessly insisted that an ambitious transition towards a more energy-efficient and green sector must be a catalyst for more inclusive and future-proof homes, rolling out renovations that can reach all households. The implementation phase of the EPBD will come when social and affordable housing providers would be half-way through in their ambition to renovate 4 million homes by 2030. Policymakers have listened that “when it comes to climate-proof and affordable homes, many roads lead to Rome”, they also decided that the rules for the Energy Performance Certificates will remain unchanged. The ambition is for new buildings to be CO2 free and with solar installations as of 2030, and to phase fossil fuel boilers out by 2040.

The big elephant is still in the room. The moment for EU governments to attract larger investments has come to ensure that they would not only be able to upscale renovation but bring social benefits for people and their neighbourhoods. As decarbonisation frontrunners, social and affordable housing providers are available to share best examples of renovation of the building stock while preserving social fairness and affordability. They will, however, urgently need financial support to continue and accelerate the decarbonisation trend, ideally through a combination of energy efficiency and fuel switch measures, so that they can also pursue the mission of providing 4 million green, affordable homes.



The impact of the new Energy Efficiency Directive on social and affordable housing

The Energy Efficiency Directive (EED) has been finally approved by the European Parliament and the Council of Ministers.

Every year, EU Member States will have to ensure that at least 3% of the heated or cooled public buildings will have to be renovated to nearly zero-energy or zero-emission levels. The revised legislation also stresses that governments “may exempt social housing from the obligation to renovate [...] where such renovations would not be cost neutral or would lead to rent increases for people living in social housing that cannot be limited to the equivalent of the economic savings on the energy bill.”

The upcoming law also puts a stronger emphasis on the necessary funding of energy efficiency measures. To protect people affected by energy poverty and social housing tenants (where applicable), EU national governments would also be expected to insist that the renovation of buildings and social housing, replacement of appliances, financial support, and incentives for energy efficiency improvement measures are carried out by energy providers or distribution services operators.



The European Commission's signals sent to EU governments via the European Semester

A total of nine countries received recommendations for reforms related to the respective housing markets and housing policies in the European Commission's 'spring package' of the 2023 European Semester cycle. Those included Czechia, Denmark, Hungary, Lithuania, Luxembourg, the Netherlands, Slovakia, Spain, and Sweden. The focus of the recommendations varied across the nine Member States, according to the specific challenges identified in each country, however in most cases the Commission highlighted both the need to increase affordability and availability of housing, as well as increasing energy efficiency of the residential stock.

With the launch of the November package, Housing Europe was invited to provide comments during a joint meeting of the Social Protection and Employment Committees with the European Commission, as part of a delegation of civil society organisations led by the Social Platform. Our team insisted that investment into sustainable social housing should be excluded from public debt calculation.



The proposed short-term rental regulation: a vital first step in easing housing pressure amidst overtourism

The growth of short-term rentals has led to over-tourism and increasing housing costs. In this mandate, the EU had the ambition to regulate holiday homes and give cities more tools and power to fight the problem, and especially, the lack of data. This much-needed push for more transparency of the short-term rental activity in Europe reflected the concerns of Housing Europe.

At an event organised at the European Parliament by the rapporteur on this issue, MEP Kim Van Sparrentak from the Greens, our Secretary General, Sorcha Edwards stressed again that the legislation should provide tools to act on illegal sub-lettings. Since the start of the initiative, our network has been calling for a mention black on white that ensures that the already scarce social housing stock is not for tourists and leisure time but to benefit those who need it the most.

The EU Committee of the Regions developing a position on green affordable housing

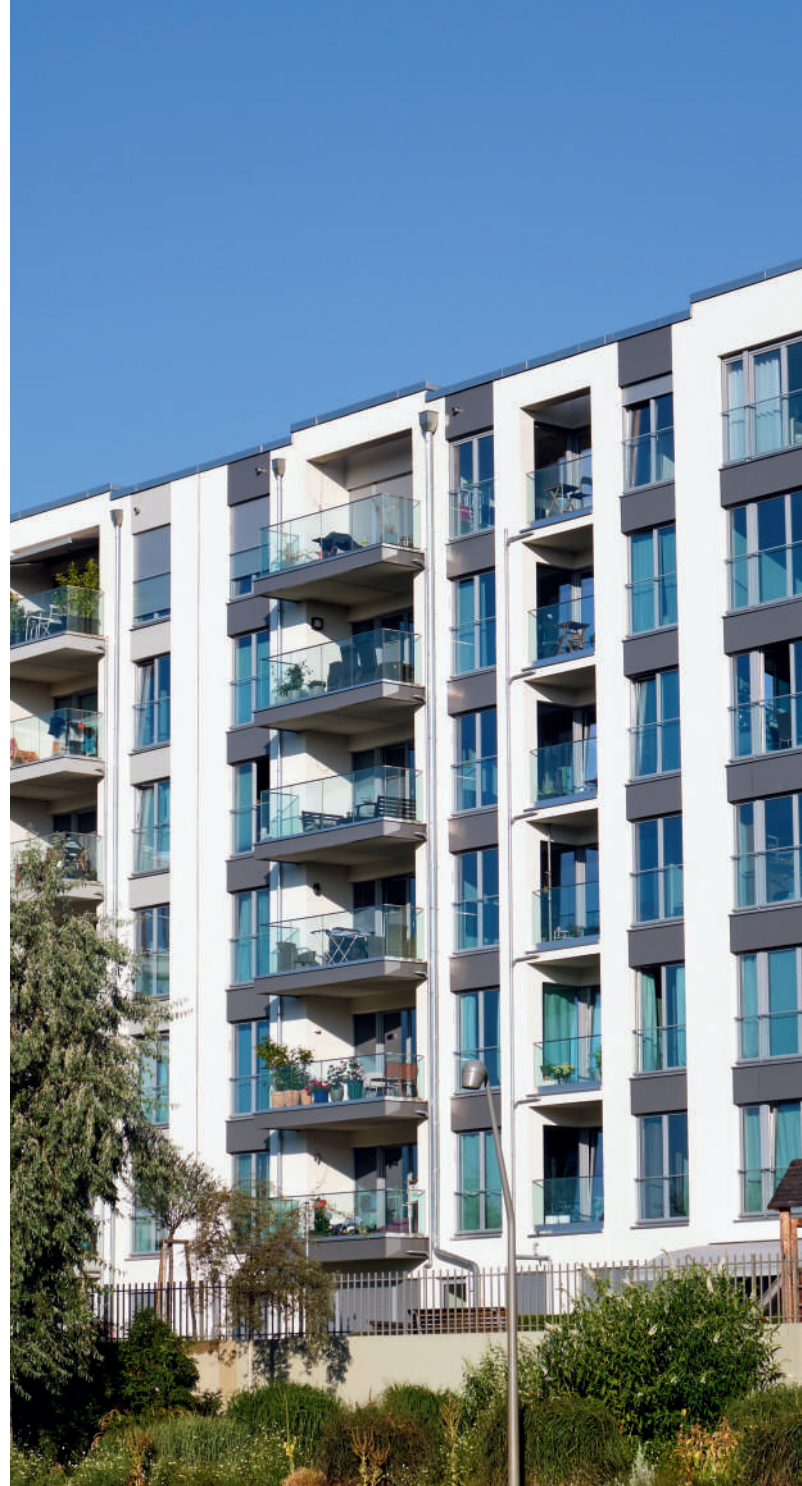
Andres Jaadla, Member of the Committee of the Regions (CoR) and Housing Europe's Estonian member EKYL (Estonian Union of Cooperative Housing Associations), was officially been nominated to be EU's Committee of the Regions rapporteur on 'Smart, sustainable and affordable housing'. With this opinion, the Committee of the Regions would take stock of the ongoing initiatives related to housing, look at the situation on the ground and call for a substantial new investment and policy focus on both private and public housing, which could boost the local economic base and help reverse demographic trends. The results of the report will come out in 2024.

New Housing Europe report showcased how EU funding opportunities can address homelessness

In March, Housing Europe launched a new report that shows the critical role that European funds can play in addressing homelessness and housing exclusion. You can find the best practices that have walked the talk.

Rebuilding Ukraine for its people with tried and tested methods in mind

Over a year into the Russian invasion of Ukraine, Housing Europe had the opportunity to meet with local housing experts from Ukraine, and other committed housing actors, such as the Housing Finance and Development Centre of Finland (ARA), Vienna City, EIB, and UN's agency tackling migration, as well as the European Commission directorate for Neighbourhood and Enlargement Negotiations to discuss how the country can be rebuilt in a just way.



Our Secretary General, Sorcha Edwards insisted that the social housing network we represent can provide support with technical assistance, examples, national and regional meetings, as well as organic approaches that are not top-down. More than 43,000 public, cooperative, and social housing providers are pushing forward on energy efficiency, providing homes for industry workers, converting properties to cater for students or migrants. Europe is the only continent with such a rich social fabric and we can share what we have learnt, she said at an event that took place in the Hague in March 2023.



RESEARCH AND KNOWLEDGE ENFORCING OUR POSITION

State of Housing in Europe in 2023

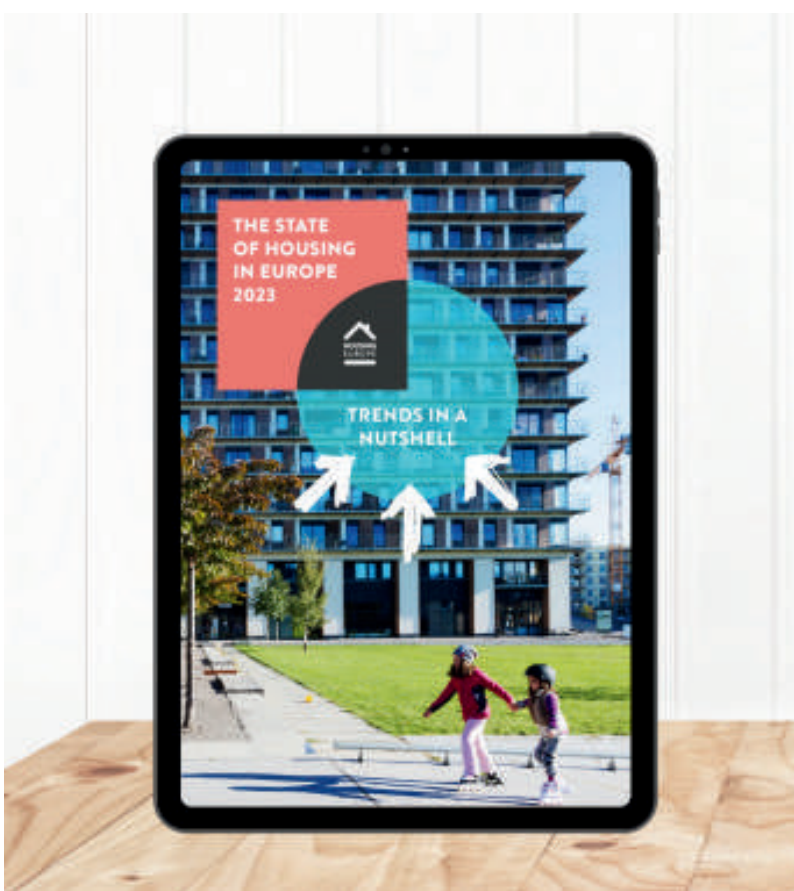
Public, cooperative, and social housing providers and the fair energy transition: where are we and where are we heading? This edition of Housing Europe's flagship report focused on how public, cooperative and social housing is contributing to the fair energy transition and helping residents and communities cope with the cost of living crisis. We could see that there was a strong commitment from the sector, which showed a significant improvement in the past decade. Social, public and cooperative housing stock often demonstrated a better performance than the purely privately owned one. Taking the example of France, 46% of the social housing stock qualified as A, B or C energy class, comparing to only 25% of the total housing stock.

However, the report clearly outlined that a significant effort was still required. Public funding has been made available in some countries through the use of EU resources from Resilience and Recovery Funds (for instance in Belgium, Spain and Italy), representing for some housing providers an unprecedented funding opportunity in a context of high uncertainty. However, at the time of publication was marked by increasingly unsustainable costs for construction and renovation, to which the increasing cost of financing has been added.

New Housing Europe Observatory report proposes tools to deal with vacant housing

When housing is scarce, it is those who are least able to pay higher prices who are the most heavily impacted. The numbers have shown that low-income and younger households are particularly impacted by the lack of available housing; not to mention those who are experiencing homelessness. By keeping homes empty, the demand for interventions from social and affordable housing providers might increase, which is too often not recognised by policymakers in the form of increased public support for affordable housing provision. Public, cooperative, and social housing providers have proven that they can be a reliable partner for policymakers, be it through the renovation and management of previously vacant homes, or cooperatives that support households to take collective action on vacancy in their local area. They are also often best placed in terms of local connections and experience in the revitalisation of abandoned or derelict buildings. We showed how this has worked in practice in a report.

'If we are to offset potentially massive social consequences, the data drawn from public, cooperative and social housing providers across the region reveals that our joint response needs to be fast and far-reaching. The gap between income and housing and more generally living costs which has been growing for decades is now being exacerbated by inflation, rising interest rates and growth in demand' Housing Europe's President, Bent Madsen said. Read the report at www.stateofhousing.eu





A Housing Europe report provided recommendations on how Ireland can deliver more affordable, decent homes

How does Ireland compare with European neighbours when it comes to housing performance and what can it learn to better meet the housing needs of its people? On the 7th of July, the Housing Europe Observatory published its latest research report – Delivery on Housing in Ireland which was commissioned by Barry Andrews, MEP for the Renew Europe group in the European Parliament.

The report looked at the current housing situation in Ireland and Dublin, focusing on the key issues of supply, unmet needs, affordability, and performance. The Housing Europe Observatory also placed the situation in Ireland and Dublin within a broader European context, by way of comparing them to a host of comparator countries and cities; namely Austria, Denmark, and the Netherlands, and their respective capitals. Readers would also find an overview of available funding packages, relevant legislation, and measures to tackle housing exclusion. At the end, our publication also looked at different policy tools that have been shown to be effective in other EU member states, and which could contribute to improving housing outcomes in Ireland.

Rich data set from our research observatory on all things housing

Housing Europe members and partners were fully informed about the state of housing by obtaining a set of data about house prices and sales, ECB's wealth estimates, mortgage lending and rates, the impact of short-term rentals on communities and much more. Our peers could get a better overview of the performance of the country they are operating in and compare it to other regions.

New research from Austria demonstrated that not-for-profit housing can tame the housing market

Affordable housing provided by limited-profit housing associations has positive impacts not only on their tenants and the economy (as a previous study showed) but also influences prices on the housing market more widely. A 10% increase in the share of non-profit housing associations in Austria can lead to an average decrease in non-regulated rents of about 5%, the Austrian Institute of Economic Research (WIFO) and our member, the Austrian Federation of Limited-Profit Housing Associations (GBV) have found in new research. Read the report on the price-dampening effect of the limited-profit sector on the entire real estate market in Austria.



Housing Europe contributed to new United Nations Encyclopedia of the Social and Solidarity Economy

Housing Europe Observatory Director authored an entry of the Encyclopedia of the Social and Solidarity Economy, with the title 'The Housing Sector and the Social and Solidarity Economy'. This initiative is a collective work of the United Nations Inter-Agency Task Force on SSE (UNTFSSSE). Published by Edward Elgar, the encyclopedia is free to read, download and share at Elgaronline and you can also find the housing chapter knowledgehub.unsse.org/.



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

Housing Europe is committed to boosting innovation in the affordable housing sector. As such, the Innovation bites webinars were launched in November 2023. Part of a broader 'For a Green Deal driving Decent Housing for All' series, it is bringing forward innovative projects, with a focus on policy and funding.

NRG2PEERS, a project focused on improving the creation of energy communities, was in the spotlight of **the first episode**. The discussion focused on strategies to advance affordable housing within the energy transition. Insights from the NRG2Peers project emphasized peer-to-peer energy sharing, while presentations from the French social housing sector and Swedish cooperative HSB highlighted goals of reducing costs and promoting local energy production. Integrating renewable energy into Renewable Energy Communities (RECs) was emphasized, alongside the need for consumer protection amid market fluctuations. Overall, the conversation stressed the importance of practical implementation and societal shifts to ensure affordability and accessibility. The recording of the session is available through the Housing Europe YouTube channel.



In the second episode the focus shifted to reducing the carbon footprint in social and affordable housing while maintaining the delivery of homes. The Drive 0 project was highlighted as an example, offering efficient renovation solutions with consumer-centered circular processes. Tuath Housing Ireland's Kate Joyce shared a successful conversion of office spaces into social housing units, enhancing urban design and local economic activity. Understanding the added benefits of such projects through carbon assessments is crucial for securing resources. Carine Puyol from L'Union Sociale pour l'Habitat talked about how to carbon footprint in French social housing through renovation and circularity, enhancing quality of life and public services. The conversation continued with insights from PIREE, a tool supporting social housing providers, and discussions on actors, challenges, and solutions led by the European

Commission and Public Housing Sweden. Considerations for stability and cost in adopting innovative circular techniques were also raised. The recording of the session is available through the Housing Europe YouTube channel.

District renovation for social impact

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.



2023 was the second and last year of the European Affordable Housing Consortium (SHAPE-EU). The project aimed to be the point of reference for a socially-inclusive Renovation Wave and New European Bauhaus, and it was coordinated by Housing Europe and co-funded by the European Union’s Single Market Programme.

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



The Affordable Housing Initiative Tech Camp was co-organised by ECTP and Housing Europe, as part of the Affordable Housing Initiative in the context of the International Social Housing Festival 2023 in Barcelona in June. During the event, Suppliers met Providers to discuss exactly how. Ready-to-market sustainable products and services, novel technical methodologies and smarter approaches were also presented. You can find more information on the [project’s website](#).



With the occasion of the **Affordable Housing Initiative Fiance Summit**, the European Affordable Housing Consortium, Housing Europe, and l'Union Sociale pour l'Habitat (USH) brought together 5 EU ministers in charge of housing, social and affordable housing providers, policymakers, and financial actors to Paris to discuss hurdles faced by housing providers, municipalities and companies across the continent to access funding as they look to move the Renovation Wave and the New European Bauhaus forward. Given the sector's reliance on sustainable, long-term finance, the spotlight was on the role of the European Investment Bank (EIB) and the Council of Europe Development Bank (CEB). Speaking of successful practices with the major contribution of EU banks, we put forward the experience of the European Alliance for Social Housing in France, a unique partnership between EIB, CEB, the national bank Caisse des Depots, and social housing providers united by USH, that allows housing providers to receive funding for projects that would normally not qualify for such investments, given their size and capital. You can find the full report of the event on the [Housing Europe website](#).



As there was a need for a more practical session to ask questions, share experiences, and network was necessary, the **Affordable Housing Initiative Bootcamp** took place in Vienna in September 2023. The event explored the relationship between affordability and energy efficiency in the context of the “Renovation Wave” by giving the floor to European practitioners who have completed or are on the way to rehabilitating entire districts while preserving affordability. [More information](#) on the discussions that took place is available on the project's website.

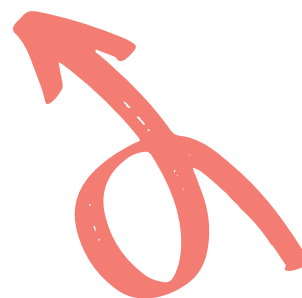


Three **modules (blueprints)** are being developed by the Consortium, addressing three fundamental questions: what should be considered when implementing a district-level renovation project?; how to engage and consider society in facing an energy renovation?; and what technical solutions can be applied at the building level to facilitate project scalability?.



22 districts received support within the frame of the Renovation Helpdesk, the peer-to-peer tailored mentoring programme developed during the project. The sessions took place online and in person and laid the foundation for future collaborations between professionals from all around Europe. During the Final Conference in Brussels, both supported districts and mentors were offered a platform to share their lessons learned and experiences from participating in the programme and presented their vision for future support initiatives around renovation at the EU level.

Would you like to have access to a space where you can ask questions on district level renovation and discuss with other experts? Then join the dedicated LinkedIn community - [Renovate Together Forum!](#)



Housing Europe continues the mission of our recently-completed HEART project - to ride the Renovation Wave by developing and testing an integrated and multifunctional system for energy retrofit of buildings. We will be doing this through the Horizon project RE-SKIN which officially kicked off the activities in January 2023 in Milan.

The work will be organised in two main subsystems, roof and façade, combined with the building's HVAC system. And while within the HEART project we had our Italian member of member, ACER, this time, we test innovative renovation methods with two social housing demo sites; one owned by Vilogia in Northern France, and a second owned by VIPASA in Asturias in Spain.



Giga Regio Factory is an innovative project that will build on and develop links between existing initiatives, such as Energie Sprong, which strive to reduce the price and accelerate the adoption of high quality prefabricated elements, ready to use, for net-zero energy renovation solutions. A key element of the project will be the creation of a tool that will help providers of public, cooperative or social housing providers to identify the potential of mass scale renovation with prefabricated panels of their stock. Thanks to this, housing providers will be able to bundle projects for procurement (including using central purchasing bodies) and thus incentivize the suppliers to provide for affordable solutions.

The goal of the BuildUPspeed project is setting up pop-up factories on-site for fast home renovation, highlighting issues experienced around guarantees and liabilities for innovative demonstrators. Housing Europe will back the development of business models and the increased adoption of BuildUPspeed tools and services by leveraging a diverse range of distribution channels. Domofrance Logement Social, located in Bordeaux, and Instituto Valenciano de la Edificacion serve as the project's sector representatives.



The drOp project aims to develop the Integrated Renovation Methodology (IRM) for district regeneration, with a focus on sustainability, beauty, and inclusivity, emphasizing energy efficiency and renewable energy. Citizens will engage in decision-making on home energy consumption, fostering environmental awareness. Matera's expertise will be used to enhance cultural and creative industries at the neighborhood level, promoting sustainable and inclusive development. Co-creation principles will promote social cohesion and inclusiveness, especially focusing on the elderly population in Santa Ana. Digitalization will underpin the new methodology. This is why drOp was included as an example in an [EU study](#) that aimed at analysing the state of the art of the New European Bauhaus initiative implementation.

Renovation is not just about brick and mortar. It is about improving the quality of life of the residents and doing that by involving them in the process. This is why a series of workshops for stakeholders engagement were organised throughout the year in the pilot city of Ermua (Spain), which will later be replicated in the other two peer cities: Elva (Estonia) and Matera (Italy).

While 2023 was a year for research and analysis, in 2024 renovation enthusiasts will be able to appreciate the results in the reports prepared by the project's partners on the following topics: putting the basis of a renovation methodology at district level, developing a co-governance model to involve local stakeholders in the process, and choosing the right ingredients to boost the local economic development.



Sustainable
plus energy
neighbourhoods

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 (The Netherlands), Continental (Austria), Mediterranean (Spain) and Subarctic (Norway). We invite you to delve into our real-life projects and learn more about integrated energy design at the neighbourhood scale (IEDN).



In addition, we present the Commissioning Framework for SPEN, a systematic process for ensuring that neighbourhoods perform according to their design intent and meet the plus requirements from project initiation and design, and throughout the planning, construction and use phases. Such a process aims at achieving increased energy efficiency, reduced operating costs, improved indoor environmental quality, enhanced asset longevity, and better maintainability and reliability.



In March 2023, as part of the Dutch demo, a first version of the model predictive controller (MPC) was tested, which will serve the purpose of optimizing the consumption of solar energy during a prediction horizon of about 8 hours. The third social housing demo project, situated in Santa Coloma de Gramenet, in Spain, will be the last one opening its doors to tenants during the course of spring in 2024.

Over the last decade, there's been a push for energy-efficient buildings to meet decarbonization goals. The EU's "Energy Efficiency First" principle underscores this, urging innovative housing solutions. Projects focused on Positive Energy Buildings (PEBs) and Sustainable Plus Energy Neighbourhoods (SPENs) not only cut energy use and emissions but also foster social cohesion and improve public health. Yet, concerns about gentrification and inequality persist. To ensure equitable access, policies must balance socio-economic factors. However, quantifying the social benefits of these projects remains challenging. The syn.ikia project aims to bridge this gap with a web application tool for decision-makers to better identify the multiple benefits of PEBs and SPENs and apply them to policy-making, investment programmes and development projects.



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.

With the second year of the project completed, results start to show. In Oslo, Norway, ARV will help to boost renovation rates through the retrofitting of community spaces, such as the Voldsløkka school in Oslo, developed by the Omsorgsbygg office. The school has applied an impressive landscape design to increase the green spaces of a former brownfield site, including an innovative stormwater management system. The building is also equipped with building-integrated PVs on the façade and adapted PVs on the roof. The project is also supporting community-building activities with the school students, and the neighbouring area.

Source: School yard in Oslo, Oslobygg



Source: Povo, Trento



Source: Kanaleneiland, Utrecht



One of the innovative renovation techniques deployed in ARV is the Renew Wall: a scaffold-free modular system for existing buildings. It features an insulated panel with a wooden-based structure, integrating windows, shading, and ventilation. The process was implemented within the Italian CPCC, situated in the city of Trento, on a private apartment building, as part of a more comprehensive refurbishment project.

When designing Climate Positive Circular Communities, it is important to take into account the climate and the broader context. Have a look at the report for the Dutch community, involving social housing.

Community engagement is also an important dimension for ARV, which is why the project partners co-organised a dedicated event during the International Social Housing Festival 2024 in Barcelona. Read more about the conclusions here.



Alleviating energy poverty

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 POWERPOOR project started in 2020 as a potential solution for an acute problem, which three years later became an even more timely topic. POWERPOOR contributed to the European Year of Skills through its free online course that aimed to provide all necessary knowledge to support energy-poor citizens to implement energy-efficiency interventions and participate in joint energy initiatives, through the development of support programmes and ICT-driven tools.



After three years full of activities and results, POWERPOOR came to an end in August 2023. From September 2020 until today, social housing providers, social workers, municipalities, and researchers got training and trained 1,600 people and officially certified 1,100 of them all across Europe, giving them the necessary knowledge to be able to help impacted households on the ground to fight energy poverty. Housing Europe is bearing the fruits of this commitment thanks to our EU-funded project, POWERPOOR but also thanks to the gained trust, open communication, persistence, and opportunities to scale up the process.

Furthermore, the Horizon project has supported 52 municipalities and has provided further assistance to 22 of them, the ones where POWERPOOR partners have set up a one-stop-shop – a place where homeowners, residents, and tenants can ask for more information. Our Estonian member, EKYL opened the doors of one of these offices in Tallinn and remains committed to sustaining it beyond the project duration. The POWERPOOR Alliance in which more than 100 organisations and involved experts officially confirmed that they will dedicate time and effort to replicate and spread the good practices and approaches.



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.

Part of the Housing Europe team visited the energy community of Marsciano, the first one in Umbria, Italy. The owner of the building is the prosumer while a cheese shop, a medical studio, and an engineering firm are on the demand side, or the “consumers”. The project started as a suggestion of the engineering firm, and they convinced the owner of the building to make an initial investment of around €18,000 to spend on solar panels.

As a result, the building owner has a lower bill, while the merchants, who are connected not directly but through the grid, pay the same as before. Every year, an incentive is paid back to the four members of the energy community, and they divide it among themselves into shares that they previously agreed on (the prosumer gets a larger share to get back the investment).

In mid-May, Housing Europe colleagues also traveled to Hrastnik in Slovenia to promote our work on developing peer-to-peer energy communities, as part of the NRG2peers project. Dara Turnbull, our Research Coordinator, used the occasion to urge attendees - which included local politicians, policymakers, energy companies, and researchers - to make sure that the energy transition in Slovenia is as inclusive as possible, and that the approximately 35,000 Slovenian households who currently make up the not-for-profit public housing sector are empowered to participate in the process.

The local experts discussed many on-going challenges to the establishment of energy communities in Slovenia, such as time-consuming permitting processes and the availability of the necessary skills and financing, whilst also striking a positive tone on the future, with the current government bringing forward legislation to boost the uptake of the community energy model during the coming years.

If you want to get a better understanding of the opportunities of renewable energy communities, you can watch the [video](#) review of the NRG2peers project; which was produced by Housing Europe.



Use, re-use, recycle in the social and affordable housing sector



DRIVE 0 had 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 encouraged a transition from a linear economy to a circular economy.

Housing Europe released a publication after the 'Accelerating deep energy retrofit in housing through modular and circular solutions' Drive 0 conference held in May 2023 in Athlone. The aim was to promote circular and industrialized retrofit solutions among social housing providers in Ireland. The event explored modular circular renovation and construction solutions in the Irish housing sector and shared insights from completed Irish and EU pilot projects. This publication should be of interest to everyone involved in sustainable housing and buildings, notably professionals in building design, construction, manufacture and those involved in housing stock management and policy.

In December 2023, the Drive 0 project approached the end of its 51-month journey. However, before closing the project, the consortium organised the final symposium and clustering workshop on 15th November 2023 in Brussels. The aim was to reflect together with these other relevant EU projects on the profound impact of the developed innovative construction and renovation solutions drawing insights from experiences on the ground. The event explored emerging trends like prefabrication, circularity, off-site construction, modularization, digitalization, and industrialisation.

- [Final report summarising results and impact of the project.](#)
- Drive 0 '[Booklet with Policy Recommendations](#)' combining lesson learned from three webinars and a capacity building event we organised with architects, property owners and social housing providers:
- [Drive 0 Final video - discover our pilot buildings and prototypes around EU](#)
- [Final conference report November 2023](#)
- [Circular Homes](#) platform to help people make their homes more circular, offering advice on issues such as saving energy, water and materials, and improving comfort, air quality or consumption habits. All of this is aimed at enhancing the quality of life and ensuring long-term survival on the planet.



For Housing Europe, and their membership, especially those based in Ireland and Estonia, the DRIVE 0 project meant:

- Helped to reconcile circularity and industrialised renovation, as for our members circularity was often perceived as just unaffordable and hard-to-reach bio-based materials.

- Broadened the scope of circularity to also include adaptability and flexibility of building elements/components through 'design for disassembly' and modular approaches.
- Developing an engagement workshop methodology (including a deck of cards) to raise awareness of available circular renovation measures and commercial products amongst social & affordable housing providers. The methodology will be used with our members after the project.
- Reinforcing and further defining the needs of social & affordable housing providers to renovate their stock applying circularity principles.
- Identifying the multiple benefits that the circular & industrialised renovation measures and processes demonstrated can bring to social & affordable housing providers (i.e. reduced time of installation; re-usability, adaptability and flexibility potential; reduced carbon footprint; reduced disturbance to occupants; reduced administrative burden; better quality control).
- Going the extra-mile in the decarbonisation roadmap of the social & affordable housing stock, from renewables and energy efficiency to a sufficiency strategy.
- Integrating sufficiency and circularity asks in Housing Europe's advocacy work towards EU policies and regulations.
- Bringing together key stakeholders of the construction and housing sector in Ireland to discuss the national challenges to decarbonise the building stock and shed light on successful examples from elsewhere in Europe and available EU funding schemes.
- The Estonian pilot has paved the way for a national strategy and funding scheme to renovate Estonia's building stock using pre-fabricated wooden modules. Our Estonian member EKYL was a crucial partner in facilitating the methodology to be tested, upscaled and eventually institutionalised as state subsidy program.



The HOUSEFUL project, in which Housing Europe was a partner, came to an end in April 2023, after five years. The main goal was to develop and demonstrate an integrated renovation system, composed of 11 circular solutions, co-created by stakeholders in the current housing value chain. The system included circular management and efficient use of water, waste, energy and material resources for all stages of the building's life cycle.

Progress has been made, with more public projects embracing circularity. The EU is actively promoting circular solutions, with projects like HOUSEFUL playing an important role in informing EU policies. Challenges remain, including practical issues in the supply chain. One concrete result is the Houseful Digital Platform, a recently launched one stop shop to Discover, Connect & Share content for circular building services.



Innovative financing



SUPERSHINE is one of our EU-funded projects that focuses on the renovation of social housing to help households struggling to pay their energy bills, contributing to the decrease of energy poverty. It aims to create replicable models of smart districts, based on energy efficiency, affordability, and sustainability and ensure adequate and well-targeted funding. The discussion focuses on possible engagement strategies for residents and of the development of investment models and business strategies for the three pilot projects: Trieste, in Italy, Riga in Latvia and Herring, in Denmark.

SUPERSHINE is a follow-up on a border scale to the SUPER-I project.



The latter looks more closely at energy efficient renovation of social housing and focuses on identifying and testing innovative financing solutions. Building on pilots in Italy, Slovenia and Denmark, SUPER-I proposes ways to optimize public-private partnerships for investing in renovation - including ESCOs - and offers tools to support decisions as to which elements of renovations can bear the highest socio-economic and environmental returns.



Big data and tech solutions to support our decarbonisation ambitions

Housing Europe questioned how can processed Big Data guide social housing providers to make a decision on retrofit interventions. Our network has been beta-testing a renovation planner and sharing feedback on how new digital tools can support them in practice.

Together with our network, we also addressed emerging challenges in Big Data management for housing via an open, holistic solution for business-to-business platforms. Through the EU-funded project, MATRYCS, which ended in 2023, our goal was to offer a more accurate vision of the impact of policies related to renovation of housing. Furthermore, we worked on boosting the use of generated data as input for policy-making, including the revision of the Energy Efficiency Directive, informed National Long-Term Renovation Strategies, and argued for more accurate goals, targets, and milestones in relevant policies.



MATRYCS



PERFORMANCE

Monitoring and improvement of the energy performance of buildings



DESIGN

Design facilitation and development of building infrastructure



POLICY

Policy-making support and policy impact assessment



FUND

De-risking of investments in energy efficiency



To reach the COP21 goal of nearly-zero energy, zero emission buildings MBLabs strived to unleash the innovation potential of the SMEs of the Construction sector by lowering the entry barriers to test innovative solutions in a network of testing facilities in Real Time Operating systems and Living Labs in 13 countries, most EU member states, allowing a direct feedback from the end-users during the final development stages.





When mobility is a strong pillar for housing

While the Housing Europe network has been piloting ideas in energy efficiency, renovation, energy poverty alleviation, circularity, and innovative financing for many years, we are now adding to our portfolio also the big topic of shared and sustainable mobility.



Interreg
North Sea



Co-funded by
the European Union

SHARE-North Squared

The SHARE-North Squared project funded by the EU started in February 2023. The project will be looking at shared mobility alternatives in cities and housing developments as a tool to reduce car ownership and bring public space back to society. Coupled with public transport, shared mobility strategies in social housing can also be a great way to tackle urban segregation and guarantee access to jobs and services for the most vulnerable.

Danish social housing provider grabs a New European Bauhaus award



The work of Danish social housing provider Himmerland Boligforening was recognised by the European Commission's New European Bauhaus awards for showing that renovations alone are not enough to change a city district.

In Aalborg East, Denmark, Himmerland Boligforening involved social housing tenants in strategic city development, making them active city planners. The area, once isolated and in decline, saw a transformation with over 2,000 affordable homes included in a major urban project. Residents played a key role in planning, leading to safer streets, economic growth, and a thriving community. This successful model highlights the importance of resident involvement and affordable housing in urban renewal. They aim to share their methods to inspire similar projects across Europe.

BY THE NUMBERS



8,393 followers in 2023
(compared to 8,091 in
2022)



5,378 followers in 2023
compared to 4,033
followers in 2022



3,040 followers in 2023
compared to 2,818
followers in 2022



11 newsletters at the
last working day of
every month read
4,911 times compared
to 4,200 reads in 2022

1,332 subscribers



59,544 web users for 2023

Most visited pages:
Social housing in Europe
Resources and Articles
State of Housing 2023
Our members
Our events

COMMUNICATING OUR OFFER

The readership of Housing Europe's newsletter, landing in subscribers' mailboxes at the last working day of the month continues growing at a high speed. In 2023, our news bulletins were read nearly 5,000 times, and we have got on board 1,332 subscribers.

Similarly, the Federation's LinkedIn profile which offers the possibility to put news into context resulted in an increase of over 1,300 followers in a single year. Our most powerful social media channel, Twitter on which we have been present for over 10 years kept on growing. However, the change of ownership of the company is making the platform a bit unstable and it is a channel we would need to keep a close eye on in the coming year, especially during EU elections and amidst growing polarisation.

The top visited pages on our website have been the section dedicated to our sector, followed by the news articles section, our flagship report "The State of Housing in Europe in 2023", our members area, and our events.



SUBSCRIBE

**Would you like to know how public,
cooperative, and social housing in Europe is
transforming our neighbourhoods for the
better, building communities in a sustainable
and inclusive way?**



ISHF2022 - Best Event of the Year



We brought it home - the Best Event of the Year prize is at the Housing Europe centre in Brussels. Our Communications Director, Diana Yordanova travelled to Florence to present the 2022 International Social Housing Festival organised by ARA and Housing Europe at the Associations World Congress and physically receive the award won this spring by both organisations. The Jury of the International and European Association Awards clearly recognised that open conversations about how and where we want to live are necessary. They stressed that ISHF is "an event well-aligned with the organisation's mission and objectives, providing diverse activities for learning and networking. Strong commitment to involving the local community, considering the needs of the next generation, and ensuring a lasting impact."

Housing Europe in the news

Euronews

Housing Europe's Observatory flagship report "[The State of Housing in Europe 2023](#)" was featured and given a special mention in the Euronews video podcast, titled 'Brussels, my love?'. The show was aired just after Members of the European Parliament dedicated a plenary session in Strasbourg to discuss housing affordability which is a rare thing to see. The journalist wonders whether the debate is provoked by policymakers realisation that EU's fiscal policies and other EU rules might be aggravating the housing situation. [Tune in.](#)



BBC Radio

BBC Radio focused on why the building of homes in Germany has been stagnating. Housing Europe's Research Director, Alice Pittini emphasised that the EU's largest Member State is not alone. "We have seen similar patterns in Denmark but also in Austria and in general, a slowdown in social housing production in France which historically had large volumes of new social housing. This has been unfortunately a trend of decades but we are now in a situation of a housing crisis that is becoming clearer and clearer," she said. Listen to this [20-minute episode](#).

ARTE

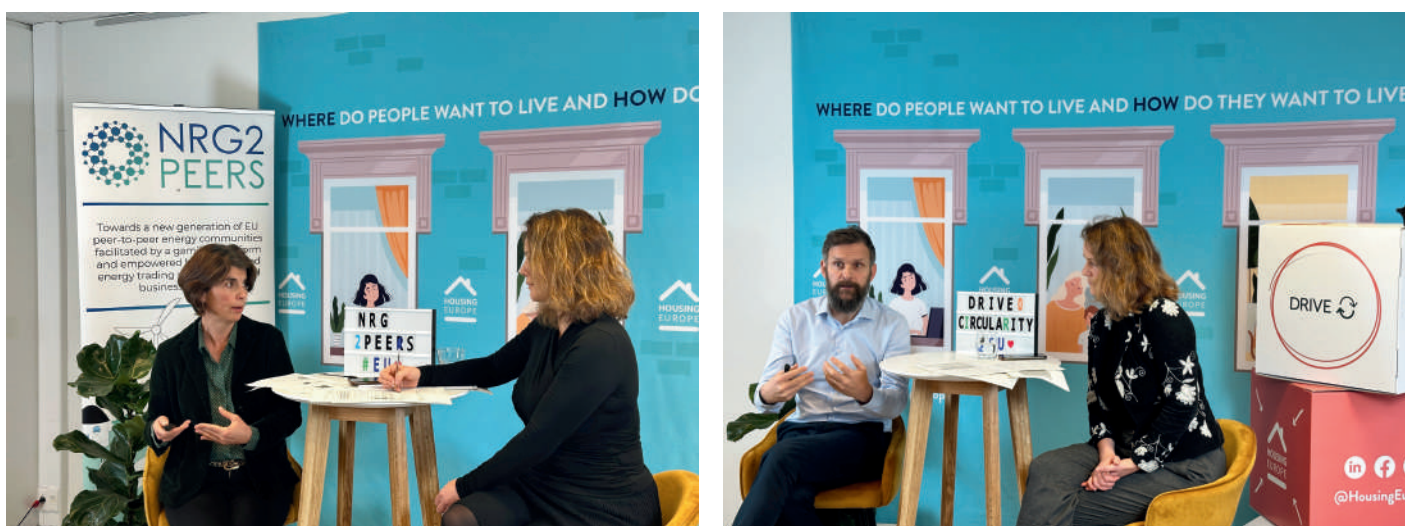
The Franco-German public broadcaster ARTE interviewed our Secretary General and called the situation we live in "Europe's Great Housing Crisis".

UCLA Podcast

Preparing for the Festival, the Housing Initiative Project Manager of the California-based UCLA Lewis Centre, Shane Phillips aired a podcast with our Secretary General, Sorcha Edwards about European housing systems, the emerging challenges they face, and how ISHF 2023 - International Social Housing Festival is a moment to celebrate (and protest) that homes can be perceived differently. [Tune in](#).

The Irish Times

A piece by the Irish Times brought the view of our Research Coordinator, Dara Turnbull, and senior research manager in social policies at Eurofound, Hans Dubois but also re-affirmed #Housing2030's key message - governments cannot just copy-paste an entire well-performing housing system overnight but they can adopt and adapt solutions.



In 2023, we opened our Housing Europe studio

As of November, the Housing Europe team also launched a mini studio at our office from where we could air a series of hybrid webinars, with policymakers, social housing providers, fellow housing professionals and peers in person and online. We are telling you more about our first episodes, the Innovation Bites series in the previous section.

2023 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 Rebuilding Ukraine for its people with tried and tested methods in mind

On February 15, local housing experts from Ukraine, Housing Europe, #Housing2030's lead writer, the Housing Finance and Development Centre of Finland (ARA), Vienna City, EIB, and UN's agency tackling migration, as well as the European Commission directorate for Neighbourhood and Enlargement Negotiations met in the Hague to discuss how the rebuilding of Ukraine should happen together with and for its people.

Our Secretary General, Sorcha Edwards said that the social housing network we represent can support with technical assistance, examples, national and regional meetings, as well as organic approaches that are not top-down.



2 A clear call from the voice of tenants for fairly-done renovations and more affordable cities



Gentrification, touristification, and financialisation of housing were the big topics of the World Conference of the International Union of Tenants (IUT) in Lisbon on April, 19-21. Housing Europe's President, Bent Madsen put his economist hat on and provided an overview of how social and affordable housing providers remain committed to housing for all while navigating the cost-of-living and inflation crisis. He underlined that while large institutions, such as the European Parliament and the OECD are calling for investment in affordable energy-efficient housing, there is not yet a sustained trend in re-investment in social and affordable homes.

3 How the proposed short-term rental regulation can help cities in ensuring affordable housing and avoiding overtourism?

The growth of short-term rentals has led to over-tourism and increasing housing costs. Now, the EU has the ambition to regulate holiday homes and give cities more tools and power to fight the problem, and especially, the lack of data. This much-needed push for more transparency of the short-term rental activity in Europe reflects the concerns of Housing Europe. At an event organised at the European Parliament by the rapporteur on this issue, MEP Kim Van Sparrentak from the Greens, our Secretary General, Sorcha Edwards stressed again that the legislation should provide tools to act on illegal sub-lettings. Since the start of the initiative, our network has been calling for a mention black on white that ensures that the already scarce social housing stock is not for tourists and leisure time but to benefit those who need it the most.





4 Balancing green with social sustainability for people to have a decent life in their homes

At the third conference of the European Economic and Social Committee (EESC) dedicated to energy poverty, Housing Europe's President, Bent Madsen took the floor to emphasise that social housing providers were at the fuel poverty frontline which for the most vulnerable was very hard. The side event was organised by the largest European network of national, regional, and local networks, active in the fight against poverty and social exclusion, EAPN.

5 Housing for all: cities, metropolises and organisations call for renewed European ambition

At a time when the housing crisis is in full swing in Europe, the Métropole de Lyon, the URBAN Intergroup of the European Parliament, Housing Europe, Eurocities, and FEANTSA organised a special event at the European Parliament in Brussels on 19 September to put the issues of housing, indecent housing, and homelessness at the heart of the priorities of the European institutions.



Housing Europe President, Bent Madsen stressed that if we are to tackle the commodification of housing, we would need better regulation to disincentivise financialisation, massively invest in housing, including a reform of the Stability and Growth Pact, and lastly, support localised cost-benefit solutions.



6 Housing Europe's network balancing act: affordability, accessibility, sustainability

The 83rd congress of our French member, l'Union Sociale pour l'Habitat in Nantes brought 3,700 social housing experts and 430 exhibiting companies, focusing on the increasing role of renewable energy and the just transition, but also the +2 million (and growing) waiting households for social housing in the country. "The housing crisis can be explained by economic reasons but also by

the government's strategic choices. This is a reality in many states, including France," USH's President, Emmanuelle Cosse said at the kick-off session. Joining the so-called dialogue sessions, our Policy Director Julien Dijol gave a talk revolving around the increasing market pressure, lack of appetite for public investment, commodification of homes and layers of crises for which the sector needs various kind of support to keep the balance between affordability, accessibility, and sustainability.

7 Public, cooperative, and social housing providers can play their part to ensure clean air for all

Housing Europe's President, Bent Madsen brought forward the evident link between air quality, climate and social inequality at the fourth EU Clean Air Forum in Rotterdam. He said that that low-income households are disproportionately affected by poor indoor and outdoor air quality. The central role of the sector in providing affordable, accessible, and quality homes can and should be coupled with homes that are designed for a good quality of life, using decarbonised construction methodologies, by refurbishing existing properties and ensuring that demolition is rooted in circularity. Bent Madsen highlighted once again that the green transition must be inclusive, with strong social safeguards for the EU Green Deal, restoring nature while boosting access to affordable housing.



HOUSING EUROPE CALENDAR

2024



Every event we organise or co-organise streamlines the three pillars which the Housing Europe network put forward in its strategy: Stable and equitable housing systems, Climate social construction and renovation; Partnership for homelessness and housing exclusion

Most accurate updates, programme, and registration on our web. <https://www.housingeurope.eu/section-48/our-events>

January 2024



25 JANUARY

Brussels
European Parliament

Launch of Housing Europe's Manifesto to Lead the Way out of the Housing Crisis

#VoteNewHousingParadigm
Election Talks



ELECTION
TALKS

January 2024



26 JANUARY

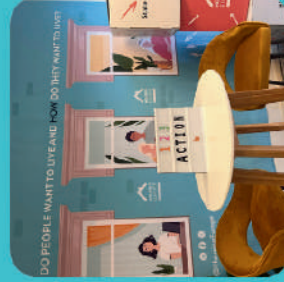
Brussels
EU Committee of the Regions

High-level roundtable hearing on the housing crisis with EU policymakers and Housing Europe Directors



MEMBERSHIP
EXCLUSIVE

February 2024



7 FEBRUARY

online
webinar

Funding your innovation portfolio

Innovation Bites
Series



February 2024



21 FEBRUARY

Brussels
Committee of the Regions

Final conference of the capacity-building programme of the European Affordable Housing Initiative, led by Housing Europe



SOCIALLY-LED
RENOVATION

February 2024



27 FEBRUARY

online
webinar

Sustainable finance: developments, trends, and expectations for the coming years

Innovation Bites
Series



March 2024



5 MARCH

Liege
Belgium

Conference for housing ministers, organised by the Belgian EU Presidency



HOUSING
SYSTEMS

March 2024



7 MARCH

Paris
France

Affordable, adequate and sustainable housing

Part of the first global forum on "Buildings and Climate"



FAIR
DECARBONISATION

HOUSING EUROPE CALENDAR

2024



Every event we organise or co-organise streamlines the three pillars which the Housing Europe network put forward in its strategy: Stable and equitable housing systems, Climate social construction and renovation; Partnership for homelessness and housing exclusion

Most accurate updates, programme, and registration on our web: <https://www.housingeurope.eu/section-48/our-events>

March 2024



20-21 MARCH

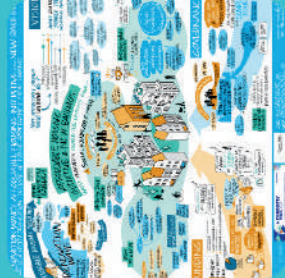
Brussels
Belgium

Housing Europe Working Committees Spring Session

*** A session on housing cooperatives open to the public

MEMBERSHIP EXCLUSIVE

April 2024



17-21 APRIL

Brussels
Belgium

Preserving nature while protecting the right to housing

Housing Europe at the New European Bauhaus Festival

NEW EUROPEAN BAUHAUS

April 2024



DATE TBC

Brussels
Belgium

High-Level Summit for the Built environment, co-organised with the Construction 2050 Alliance

EU GREEN DEAL

April 2024



18 APRIL - TBC

online

One-to-one with current and future housing champions

#VoteNewHousingParadigm ElectionTalks

ELECTION TALKS

May 2024



14 MAY - TBC

online

Embracing a new housing paradigm - why is it needed and what does it take?

#VoteNewHousingParadigm ElectionTalks

ELECTION TALKS

May 2024



21 MAY

Trento
Italy

Renovation One-Stop-Shop for the Piedadcastello residents

ELECTION TALKS

June 2024



6 JUNE

EYE Amsterdam
the Netherlands

Dreams for realists - more affordable homes without compromising nature

BIODIVERSITY ELECTION TALKS

HOUSING EUROPE CALENDAR

2024



Every event we organise or co-organise streamlines the three pillars which the Housing Europe network put forward in its strategy: Stable and equitable housing systems, Climate social construction and renovation, Partnership for homelessness and housing exclusion

Most accurate updates, programme, and registration on our web. <https://www.housingeurope.eu/section-48/our-events>

June 2024




7 JUNE

Amsterdam
the Netherlands

**Housing Europe
General Assembly**

Member Exclusive



MEMBERSHIP
EXCLUSIVE

April 2024




25 SEPTEMBER

online
webinar

**Who will be leading the
way out of the housing
crisis?**

**#VoteNewHousingParadigm
ElectionTalks**



ELECTION
TALKS


October 2024



16-17 OCTOBER

Brussels
Belgium

**Housing Europe
Working Committees
Autumn Session**



MEMBERSHIP
EXCLUSIVE


October 2024



TBC

TBC

**Housing Europe
Leaders' Summit with
an extensive focus on
finance**



MEMBERSHIP
EXCLUSIVE

All info: Housing Europe's Newsletter



SUBSCRIBE

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

Tim Wolters
Policy Assistant
tim.wolters@housingeurope.eu

Johanne Philippe
Policy Assistant
tim.wolters@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
Junior Project and Innovation Officer
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



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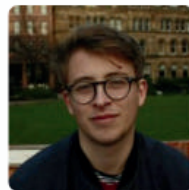
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@housingeurope

WE ARE OUR MEMBERS

Welcome to our new members and partners

The General Assembly welcomes two new members; OWOB Housing Body from the German speaking region of Belgium, and the Foundation for Access to Housing from Luxembourg.



We Also welcome six new partners: The Maltese Housing Authority, Metropolitan Research Institution from Hungary, Open Group from Italy, Agence Française de Développement from France, CLT Europe Network (replacing CLT Brussels), and Foncière Chênelet from France.



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.

Public Housing Sweden - a Housing Europe member with municipality-owned public housing companies - visited our office in Brussels together with a delegation of members of the national parliament. The Housing Europe team shared an overview of the EU, its structures, and how it influences member states' legislation. Recent legislative developments, member financing, trends, and statistics from our research observatory were also covered



Our Swedish colleagues also got to meet Sara van den Eynde from our Brussels member, SLRB who shared her knowledge on social housing developments in the European capital. SLRB manages over 40,000 dwellings across the 19 communes of the city and has special admission criteria, considering the calculation of rent costs, and the conditions for the duration of the rental contract. To create a more vivid image, Sara compared the Belgian social housing system to an elevator: by providing vulnerable people with affordable housing and social assistance, the hope is to improve their living conditions and make them more independent. This is reflected in the duration of the lease contract. Tenants that do not fulfill the requirements anymore are not evicted, and have time to adjust to the new situation. There is also a "buffer zone", meaning that if their income exceeds the maximum threshold below a certain percentage, they remain eligible.

This exchange is part of a series of meet-ups that we have been organising with the Housing Europe network, allowing us to have a deeper understanding of the work on the ground and for members and their networks to catch up with the latest developments at EU level.

Housing Europe met a delegation of our Italian public housing member, Federcasa as part of their European office strategy to be updated on EU legislation and find synergies with Italian MEPs. In terms of the latter, Housing Europe and Federcasa's EU office focused on cost-effective and energy-efficient housing solutions that meet community demands while also ensuring suitable living conditions for social housing residents.



The meeting then moved on to a discussion of our joint EU Elections Manifesto, during which our Secretary General presented the three key steps to lead the way out of the housing crisis. The delegation emphasised the importance of the "people-centered approach and the exchange of good practices" in the new housing paradigm but also how challenging it is for the Mediterranean region to access funds for renovation and maintenance. Federcasa also stressed that there has been an increase of housing exclusion due to temporary work or lower wages. This is why we also looked at how Housing Europe could further support the Pantheon Agreement initiative, signed between Housing Europe members operating in Spain, Portugal and Italy to collaborate and exchange valuable information and knowledge. Since then, other Mediterranean countries, including Albania, Slovenia, Croatia, Malta, and Greece, have subscribed to it.

Housing coops met in Lisbon to exchange ideas

Housing Europe participated in a full-day exchange with the Municipality of Lisbon and its housing company Gebalis which is part of our member network. The purpose of this hands-on meeting was to share concrete ideas, questions, and tips on whether and how the city can support initiatives from housing cooperatives and associations contributing to implementing its housing policy.

As Filipa Roseta –Councilwoman for Housing and Public Works- explained, increasing the supply of housing for the City of Lisbon is a key priority: while the highest supply was in the 80s-90s, the last decade showed the lowest supply of housing. In particular, the shortage of affordable housing options needs to be tackled urgently. Today, there are significant opportunities in that there is very high public support for a public building, including from the Resilience Plan, additional government funding as well and resources from the municipal budget (twice as much as the city was investing in housing 10 years ago). Furthermore, another opportunity is offered by the fact the city still owns a lot of properties and land, which can be put into use leading to up to 9800 new homes. [Keep on reading.](#)



Brussels Chapter of the New European Bauhaus with SLRB

The Brussels chapter is a container of projects developed in the Brussels region and a series of locally relevant discussions. It functions according to some key principles.

The creation and development of the chapter is currently coordinated by livepods.eu in collaboration with Housing Europe, the Creative District and the Cynefin.co

‘Beautiful, together’, our first project aimed at giving depth to the idea of beautiful through a collection of experiences related to art in public places in Brussels. We will start by exploring the impact of art on residents’ of the 101% programme, an initiative by Société du Logement de la Région de Bruxelles-Capitale creating unique contemporary works of art in social housing sites to improve the well-being of tenants and the quality of public space.

More info about the Brussels Chapter: <https://brussels.neb-chapter.eu/>

The Mediterranean Group gathered for a conference in Malta

In Malta, our Project Officer, Clara Mafé, and President of our Spanish member, AVS, Maria Montes debated a literally hot topic - the urgent need for climate adaptation in social housing. While Housing Europe's new partner, the Malta Housing Authority is strongly interested in learning more about sustainability from our network, AVS in Spain and the Major Development Agency Thessaloniki (MDAT) are looking for solutions to upskill social housing companies in the Mediterranean region and build capacities to ensure that homes are fit for the changing climate.

Touching upon other emerging issues, both Greek and Maltese colleagues stressed the pressure that the vacant housing stock is putting on home affordability and availability. Our membership also put a strong emphasis on the cost-of-living crisis and the ongoing financialisation of housing in Portugal, as the worst performing EU country on housing and rent prices. We heard about growing concerns over the maintenance and management of social stock when temporarily handed over to public or social housing from the private market.



Housing Europe Mediterranean countries, members of the Pantheon Agreement.

Housing Europe members in the Mediterranean region, led by the Spanish Social Housing Association (AVS), joined forces to tackle common housing challenges. Representatives from Portugal, Italy, Albania, Slovenia, Croatia, Malta, and Greece convened to address pressing issues like vacant homes and rent arrears. Malta and Greece highlighted the need for studies on vacant properties, while Italy emphasized solutions for rent arrears. Access to housing for vulnerable groups, low wages affecting affordability, and involving local communities in decision-making were key topics.



Funding shortages, land scarcity, taxation, and bureaucracy posed additional hurdles, requiring innovative solutions. Housing Europe pledged support for collaborative efforts in addressing these challenges.

Celebrating the International Day of Cooperatives.

On 1st of July 2023, Housing Europe participated in the celebrations by putting into the spotlight its cooperative members. To give a quick overview, here are a few numbers of the shares of total housing managed by cooperatives: 14.5% in Norway, 6.8% in Estonia, or 5.3% in Germany. To showcase all the important work that is being done in the affordable housing sector, Housing Europe contributed to a video campaign coordinated by Cooperatives Europe, which took the title from this year's theme: "Cooperatives as Partners for Accelerated Sustainable Development".

The Federal Association of German Housing and Real Estate Companies (GdW), The Estonian Union of Co-operative Housing Associations (EKYL), The Co-operative Housing Federation of Norway (NBBL) and Legacoop Abitanti from Italy, each stood in front of the camera to present their testimonies on why the cooperative movement is important, and how can housing be made sustainable. Watch here the interviews of Öner Özgür, Andres Jaadla, Christian-Marius Stryken and Rossana Zaccaria.



NORWAY

- Co-operative Housing federation of Norway (NBBL)

FINLAND

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

IRELAND

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

SWEDEN

- Public Housing Sweden
- HSB Housing Cooperative Association
- RIKSBYGGGEN Housing Cooperative Association

ESTONIA

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

UNITED KINGDOM

- World Habitat
- Northern Ireland Housing Executive (NIHE)

POLAND

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

NETHERLANDS

- Association of Dutch Housing Corporations (Aedes)

DENMARK

- BL - Danish Social Housing

GERMANY

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

CZECH REPUBLIC

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

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)
- OWOB Housing Body

AUSTRIA

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

LUXEMBOURG

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

SLOVENIA

- Housing Fund of the Republic of Slovenia

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)

GREECE

- Municipal development company of the local government (MDAT)

HOUSING EUROPE

ITALY

- FederCasa
- Alliance of Italian Cooperatives in the Housing Sector

PORTUGAL

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

SPAIN

- Spanish Social Housing Association (AVS)
- Spanish Confederation of Housing Cooperatives (CONCOVI)

CYPRUS

- Cyprus Land Development Corporation

PARTNERS

- Habitat for Humanity
- CLT Europe Network
- 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
- The Maltese Housing Authority
- Metropolitan Research Institution from Hungary
- Open Group from Italy
- Agence Française de Développement from France
- Foncière Chênelet from France.

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.



On March 27, Housing Europe, FEANTSA, Fondation Abbé Pierre, and Habitat for Humanity, leading the Platform for improving housing conditions, called for increased funds to prevent extreme vulnerability and ensure responsible use of European financing. MEP Kim van Sparrentak emphasized the rising homelessness due to the pandemic and cost of living crisis, urging intensified efforts to achieve the goal of ending homelessness by 2030. Secretary General Sorcha

Edwards stressed the need for effective EU investment, citing the Housing2030 report's emphasis on good governance to address homelessness and provide affordable housing support.

Minimum income schemes were in the spotlight at Social Platform's annual conference - the organisation advocating for a large array of social rights of which we are a member. Participants stressed that even if not recognised, poverty is a crisis and EU legally binding instruments should be created. Minimum income schemes represent just one of the ways that could end this crisis.

The second part of the event took place at the European Parliament, hosted by MEP Estrella Dura Ferrandis, who showed support for a directive on the matter.

MEP Sara Matthieu emphasized that poverty is a political choice, urging civil society to unite as allies. The European Trade Union Confederation stressed the importance of implementing minimum income without hindrance from austerity policies. Milagros Paniagua from Spain's Ministry of Migration, Inclusion, and Social Security underscored the critical role of housing in poverty alleviation.



Commissioner Thierry Breton in charge of the EU Internal Market said the Solar PV Industry Alliance wants to create "a value chain that preserves Europe's strategic interests, reduces our dependence, and organises the transition to a green and digital economy." As of February, the voice of social and affordable housing providers will be heard during the meetings of this new initiative as Housing Europe's application for membership has been successful.

[Meet the other members of the Alliance.](#)



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Housing Europe is the European Federation of Public, Cooperative & Social Housing.

Since 1988 it is a network of 42 national and regional federations, as well as 15 partnering organisations in 31 countries in Europe. Together they manage around 25 million homes, about 11% of existing dwellings in Europe.

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