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INTERNATIONAL CONFERENCE

“Social Housing and the Recovery Plans -
pathways to solutions”

Thursday, November 10

9:30 AM - 17:00 PM

Friday, November 11

9:30 AM - 15:00 PM

Registrations



Fórum de Lisboa | Av. de Roma 14

an initiative promoted by





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RECOVERY PLANS IN SPAIN FOCUSING ON HOUSING:

FROM EXPECTATION TO REALITY



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REASONS FOR OPTIMISM



AVS

ASOCIACION ESPAÑOLA
DE GESTORES PUBLICOS
DE VIVIENDA Y SUELO

SPANISH ASSOCIATION
OF PUBLIC MANAGERS
OF HOUSING AND LAND



145 MEMBERS (PUBLIC COMPANIES AND ENTITIES) AT LOCAL AND REGIONAL LEVEL



REASONS FOR EXPECTATION: DEVELOPMENT OF THE PLAN. AXES, LEVER POLICIES AND COMPONENTS



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Igualdad de género



Cohesión social y territorial



Transformación digital



Transición ecológica

	I 	II 	III 	IV 	V
	Urban and rural agenda, the fight against depopulation and agricultural development	Resilient infrastructures and ecosystems	Just and inclusive energy transition	An Administration for the 21st century	Modernisation and digitisation of the industrial and SME fabric, recovery of tourism and promotion of Spain as an entrepreneurial nation
C1	Action plan to ensure sustainable, safe and connected mobility in urban and metropolitan areas.	C4 Conservation and restoration of ecosystems and their biodiversity.	C7 Deployment and integration of renewable energies.	C11 Modernisation of Public Administrations.	C12 Spain 2030 Industrial Policy.
C2	Housing refurbishment and urban renewal plan.	C5 Preservation of the coast and water resources.	C8 Electrical infrastructures, promotion of smart networks and deployment of flexibility and storage.		C13 Foster the growth of SMEs.
C3	Environmental and digital transformation of the agri-food and fisheries system.	C6 Sustainable, safe and connected mobility.	C9 Roadmap for renewable hydrogen and its sectoral integration.		C14 Plan for the modernisation and competitiveness of the tourism sector.
			C10 A Just Transition Strategy.		C15 Digital Connectivity, the promotion of cybersecurity and deployment of 5G.



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REASONS FOR EXPECTATION: DEVELOPMENT OF THE PLAN. AXES, LEVER POLICIES AND COMPONENTS



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VI Pledge for science and innovation Strengthening the capabilities of the National Health System

VII Education and knowledge, lifelong learning and capacity building

VIII The new care economy and employment policies

IX Promotion of the culture and sports industries






X Modernisation of the tax system for inclusive and sustainable growth

C16 National Strategy for Artificial Intelligence.	C19 National Plan for Digital Skills.	C22 Emergency plan for the care economy and strengthening inclusion policies.	C24 Revaluation of the cultural sector.	C27 Measures and actions to prevent and combat tax fraud.
C17 Institutional reform and strengthening the capacities of the national science, technology and innovation system.	C20 Strategic plan to promote Vocational Training.	C23 New public policies for a dynamic, resilient and inclusive labour market.	C25 Spain, an audiovisual hub of Europe (Spain AVS Hub).	C28 Adaptation of the tax system to the reality of the 21st century.
C18 Renewal and expansion of the capacities of the National Health System.	C21 Modernisation and digitisation of the educational system, including early childhood education from 0 to 3 years.		C26 Development of the sports sector.	C29 Improving the effectiveness of public spending.
				C30 Long-term sustainability of the public pension system under the Toledo Pact.



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REASONS FOR THE EXPECTATION ON HOUSING

I 	II 	III 	IV 	V 
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**FOCUSING ON
HOUSING: 6.820 M/€**

2021 OCTOBER



Royal Decree-Law 853/2021, October 5

Support aid on housing renovation and social housing,
in the framework of the Recovery, Transformation and
Resilience Plan was published in the Spanish Official
State Gazette (BOE)

6 PROGRAMMES

PROGRAM 1 SUPPORT FOR REHABILITATION ACTIONS AT NEIGHBORHOOD LEVEL

PROGRAM 2- SUPPORT PROGRAM FOR REHABILITATION SUPPORT OFFICES.

PROGRAM 3- SUPPORT PROGRAM FOR REHABILITATION ACTIONS AT BUILDING LEVEL.

PROGRAM 4- SUPPORT FOR ACTIONS TO IMPROVE ENERGY EFFICIENCY IN DWELLINGS.

PROGRAM 5- PROGRAM OF AID FOR THE PREPARATION OF THE BOOK OF THE EXISTING BUILDING FOR REFURBISHMENT AND THE DRAFTING OF REFURBISHMENT PROJECTS REHABILITATION AND THE DRAFTING OF REHABILITATION PROJECTS.

PROGRAM 6. PROGRAM OF AID FOR THE CONSTRUCTION OF SOCIAL RENTED HOUSING IN ENERGY-EFFICIENT BUILDINGS.

2022 MARCH TILL NOW

BILATERAL AGREEMENTS BETWEEN NATIONAL GOVERNMENT AND AUTONOMOUS COMMUNITIES (REGIONS) IN ORDER TO TRANSFER THE FUNDS.

OBJECTIVE

Finance the joint execution of rehabilitation works in predominantly residential buildings and dwellings, including single-family homes, and urbanization or redevelopment of public spaces within areas of action called Residential Environments for Programmed Rehabilitation (ERRP) previously **defined** in municipalities.

Programa de rehabilitación para la recuperación económica y social en entornos residenciales

A nivel de barrio



ACTUACIONES FINANCIABLES



Rehabilitación en edificios y viviendas

de Entornos Residenciales de Rehabilitación Programada (ERRP), con el objetivo de reducir al menos un 30% del consumo de energía primaria no renovable



Urbanización

o mejora del entorno físico del ERRP



Servicios de oficina

de rehabilitación tipo "ventanilla única"

PROCEDIMIENTO DE SELECCIÓN

En Comisión Bilateral

a **propuesta** de la CCAA o la ciudad autónoma

Adjudicación directa

por la CCAA o ciudad autónoma

CUANTÍA DE LAS AYUDAS



Del **40%** al **80%**, según ahorro energético (100% en caso de vulnerabilidad económica)



Máximas entre **8.100** y **21.400 €** por vivienda



Hasta **15%** adicional para urbanización, reurbanización o mejora del entorno

COMPLEMENTARY MEASURES:

- TAX INCENTIVES: UP 7.000€
- LOANS : 10 YEARS

OBJECTIVE

The Program for the construction of social rental housing in energy-efficient buildings, aims to increase the public housing stock for social rental or at affordable prices with high energy efficiency standards, through the promotion of newly constructed housing or the rehabilitation of buildings not currently used for housing on **publicly owned land**.

GRANTS PER DWELLING: UP 50.000€

MANDATORY: 50 YEARS IN RENTAL.

PROMOTION PPP: PUBLIC PRIVATE PARTNERSHIPS.

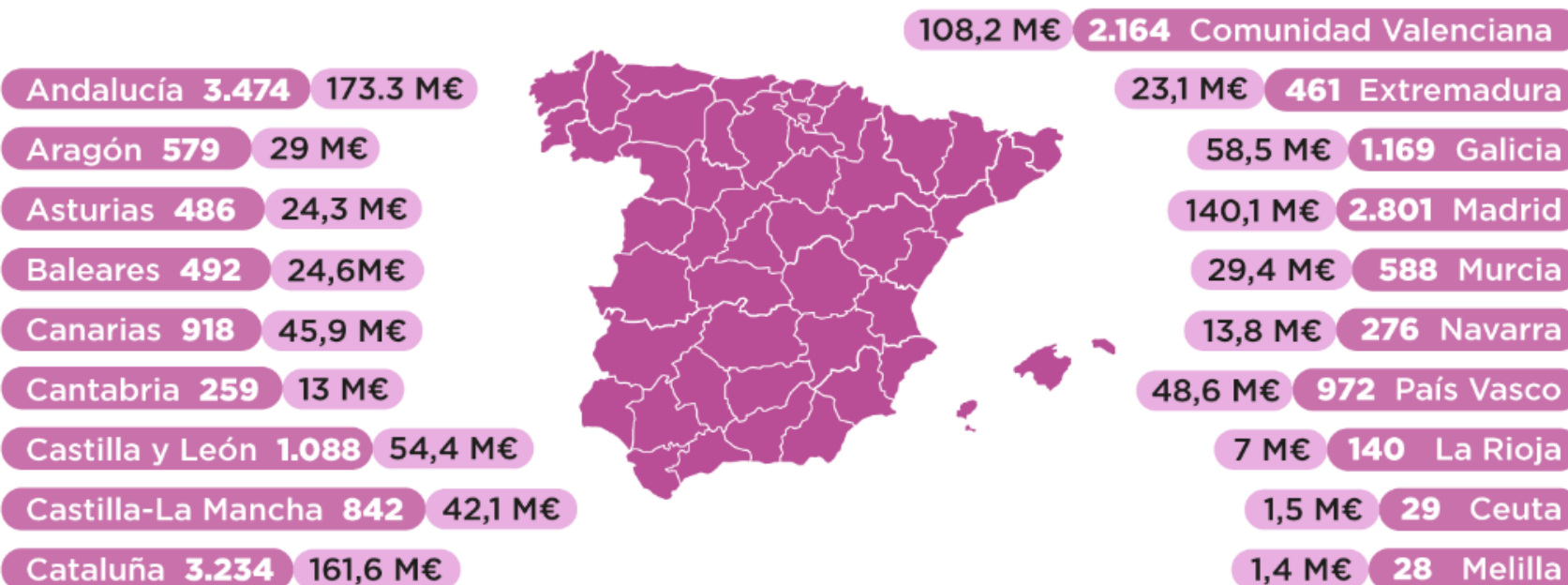
Agenda Urbana y Vivienda

Programa de ayuda a la construcción de viviendas en alquiler social en edificios energéticamente eficientes



Tranferencia de **1.000 M€** a las CCAA en dos años para habilitar **20.000 viviendas** nuevas en alquiler social

● N° viviendas nuevas ● Transferencia total





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**THE BIGGEST OPPORTUNITY FOR
TRANSFORMATION, RENOVATION
AND PROMOTION OF (PUBLIC-
PRIVATE) HOUSING CAN BE
OVERSHADOWED BY THE
FOLLOWING RISKS**

FIRST RISK:

17 AUTONOMOUS COMMUNITIES
(REGIONS)+ CEUTA AND MELILLA

17 (MORE) ADMINISTRATIVE
STRUCTURES+CEUTA AND MELILLA



THAT MEANS:



BUROCRACY!

YOUR LITTLE LETTUCE

SECOND RISK:

THE INCREASES OF
CONSTRUCTION
COSTS

+

LACK OF CUALIFIED
EMPLOYERS



THIRD RISK:



INTEREST RATES



FOURTH RISK:

2026

DEADLINES

Enero							Febrero							Marzo							Abril						
Dom	Lun	Mar	Mié	Jue	Vie	Sáb	Dom	Lun	Mar	Mié	Jue	Vie	Sáb	Dom	Lun	Mar	Mié	Jue	Vie	Sáb	Dom	Lun	Mar	Mié	Jue	Vie	Sáb
				1	2	3	1	2	3	4	5	6	7	1	2	3	4	5	6	7				1	2	3	4
4	5	6	7	8	9	10	8	9	10	11	12	13	14	8	9	10	11	12	13	14	5	6	7	8	9	10	11
11	12	13	14	15	16	17	15	16	17	18	19	20	21	15	16	17	18	19	20	21	12	13	14	15	16	17	18
18	19	20	21	22	23	24	22	23	24	25	26	27	28	22	23	24	25	26	27	28	19	20	21	22	23	24	25
25	26	27	28	29	30	31								29	30	31					26	27	28	29	30		

Mayo							Junio							Julio							Agosto						
Dom	Lun	Mar	Mié	Jue	Vie	Sáb	Dom	Lun	Mar	Mié	Jue	Vie	Sáb	Dom	Lun	Mar	Mié	Jue	Vie	Sáb	Dom	Lun	Mar	Mié	Jue	Vie	Sáb
				1	2		1	2	3	4	5	6	1	2	3	4							1	2	3	4	
3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31	23	24	25	26	27	28	29	
31																					30	31					

Septiembre							Octubre							Noviembre							Diciembre							
Dom	Lun	Mar	Mié	Jue	Vie	Sáb	Dom	Lun	Mar	Mié	Jue	Vie	Sáb	Dom	Lun	Mar	Mié	Jue	Vie	Sáb	Dom	Lun	Mar	Mié	Jue	Vie	Sáb	
			1	2	3	4	5				1	2	3	1	2	3	4	5	6	7				1	2	3	4	5
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19	
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	
27	28	29	30				25	26	27	28	29	30	31	29	30						27	28	29	30	31			

A large yellow rectangular warning sign with a black and yellow diagonal striped border. The word "WARNING" is written in bold, black, uppercase letters in the center of the sign.

WARNING



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EL PAÍS

Economía

MERCADOS · VIVIENDA · FORMACIÓN · MIS DERECHOS · NEGOCIOS · CINCO DÍAS · RETINA · ÚLTIMAS NOTICIAS

PLAN DE RECUPERACIÓN >

El Gobierno reconoce en un informe interno una ejecución insuficiente de los fondos europeos

A pesar de que el lanzamiento de convocatorias se ha disparado, el Ministerio de Transportes admite en un documento interno que debe mejorarse el ritmo al que gasta los 16.000 millones que gestiona de recursos comunitarios



ANTONIO MAQUEDA

Madrid - 03 NOV 2022 - 05:45 | Actualizado: 03 NOV 2022 - 08:46 CET



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PARADOX

THE GREATEST FUNDING OPPORTUNITY TO INCREASE AND IMPROVE THE STOCK OF SOCIAL AND AFFORDABLE RENTAL HOUSING, IN THE CONTEXT OF THE GREATEST UNCERTAINTY.



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