

Factoring in climate without pricing out people

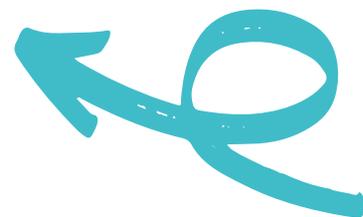
YEARBOOK 2021



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

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BENT MADSEN
HOUSING EUROPE PRESIDENT



SORCHA EDWARDS
HOUSING EUROPE SECRETARY-GENERAL

Resilience in the face of uncertainty for those who need it most

Looking back to 2021, a highlight has to be our Housing Europe Leaders' Summit at the UN Headquarters in Geneva where we re-grouped to recover connections and to re-frame housing together in a new (almost) post-pandemic reality. Recovery was also on the mind of the EU Commission who placed social and affordable housing sector high up in their priority list for Member States to fund via the EUR1.2 trillion Next Generation EU Recovery fund. The Housing Europe analysis tracked EUR47.2 billion of the funds to housing in the national plans.

2021 kept our focus firmly on how the sector is preparing to be 'Fit for 55' and handle the legislation coming with the EU's Green Deal. Our Renovation Summit called for a fair, inclusive, green energy transition and we welcomed the Commission's New European Bauhaus which brought us the tagline 'beautiful, sustainable, together', concepts at the forefront of our annual conference and on-line Film Festival.

The European Parliament has joined in as key supporter of our goals with an own initiative report calling for 'access to decent and affordable housing for all'. The European Commission announced the Affordable Housing Initiative as a social strand of the Renovation Wave and New European Bauhaus. An initiative which showcases our sector as the reference point for a fair energy transition. The Portuguese Presidency of the Council of the EU saw the approval of the Action Plan of the European Pillar for Social Rights, a step which has resulted in a commitment to end Homelessness by 2030 from Member States.

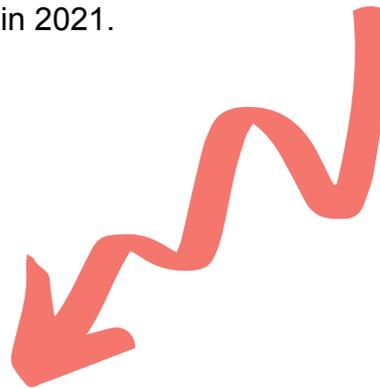
Research and knowledge have re-enforced our position on multiple topics and resulted in an invaluable resource on current trends in our flagship publication on the 'State of Housing in Europe in 2021'. A breakthrough #Housing2030 report by Housing Europe, UNECE, and UN-Habitat showed effective policies for affordable housing in the UNECE region. Thematic briefings showed the state of the art in the sector on ageing well at home, and cost-based social rental housing in Europe is an additional resource generated throughout 2021 by the Observatory as a resource for the network.

Through our EU-funded projects, we have also been working with front-runners from the sector to push the frontiers in applying new methods and approaches to tackle energy poverty, implement one-stop-shops for district renovation, pilot social circular homes, plus energy neighbourhoods and energy communities. We have been testing ways of using data to know buildings better, speed up the decarbonisation and optimise the way the sector finances refurbishment.

Looking back, our challenges in 2021 pale in comparison to the inhumane war we are witnessing in 2022 along with the cost-of-living crisis impacting larger and larger parts of our societies. The work to maximise the impact and effectiveness of our work in the sector is key to bringing resilience in the face of uncertainty for those who need it most.

Let's continue that work together,

Read on for more details on all the work done in 2021.



**#StateOfHousing #Housing2030 #RecoveryPlans
#SocialHousingFilmFest #HousingEvolutions**

THROWBACK TO 2021

In 2021, the global health and economic crises continued exacerbating the pre-existing housing crisis and inequalities. One of the side-effects of these major challenges was the renewal and revival of the political attention to the crucial role of the public, cooperative and social housing sector at EU level. Throughout the year, our network stayed extremely connected, motivated to turn this energy into concrete improvements in the financial and legal framework related to housing.

Housing Europe Leaders met at the UN Headquarter in Geneva to re-frame housing together

Navigating the impact of the changing environment while working to meet the growing demand for new supply and decarbonisation goals required joined-up thinking across the sector. Investors have been increasingly applying green and social taxonomy factors to their financing conditions. The race for space ensuing from the global pandemic is expected to result in changing investment patterns and demand in the housing sector. This is why in October 2021, about 40 leaders from our membership gathered in real life at the Headquarters of the United Nations in Geneva to discuss how we can re-frame housing together, taking stock of the transformation of our way of living due to COVID-19. The meeting was just a day before the launch of the #Housing2030 report - a joint effort between Housing Europe and the UN - which we are telling you more about in the research section.





Impact of the Recovery Plans on the Social and Affordable Housing Sector

In summer 2020, the European Commission put together a historic stimulus Plan to help the EU economy recover from the COVID-19 crisis. The EU highlighted its aim to achieve “faster and deeper renovation” of buildings, which is “a must for a net climate neutral EU and a clear win-win investment priority for a green, digital and fair recovery”.

With the commitment of the Recovery and Resilience Facility, the EU had the ambition to at least double the annual renovation rate of existing building stock. In total €560 billion were dedicated to the Recovery Plans, including an important grant component of up to €310 billion. In addition, support has been also proposed through the Just Transition Fund, the Life Programme and Horizon Europe.

An exclusive report by Housing Europe dug deeper into the content of the adopted national Recovery Plans. Beyond the renovation efforts, which amounted to about €47,2 billion, it was an important step that several Member States also dedicated more than €5 billion for the provision of social housing and Housing First programmes. A number of key housing reforms have also been planned in numerous countries.

Moreover, the 2021 autumn package of the EU Semester also very much focused on the Recovery and Resilience Facility (RRF) as the

The pandemic has helped society and policymakers to realise the “need” for a home, rather than a simple “want”, and to see homes as the primary solution to make cities and societies more resilient. However, the reality of a housing crisis has kept unfolding throughout Europe. For this reason, housing has been on the political agenda like never before in recent decades and has become a politically ‘hot’ issue in many countries. In this sense ‘reframing housing’ and highlighting the added value of our sector for the society is key to tackling a number of challenges and ‘risks’.

Some of the main risks that were identified were social and affordable housing providers’ increasing need to turn to banks and/or capital markets to finance their activities. Therefore, they consider it important to better understand how investors perceive risks and attractiveness of our sector. Members also pointed out that we need to work collectively on shaping a policy framework that is not adequate to tackle the challenges.

Lastly, our network highlighted that innovation necessarily bears risks and many Housing Europe members shared the view that ‘failing is not permitted’ because we are dealing with the provision of a much-needed service of general interest and often supported with taxpayers money.

Housing Europe leaders agreed that our Federation, as a European entity, can help provide a positive environment for social, cooperative, and public housing providers in Europe to implement coping strategies. [These interviews](#) on the spot give you an idea of how the sector has been in motion to Build Back Better.

key tool to implement the policy agenda in the months and years ahead.

However, as the individual country profiles and analysis in our report will also show, the money that has so far been committed will not be enough to achieve the EU's targets.

[Read the report](#) and the country analyses which Housing Europe has been expanding on throughout 2022.

Housing Europe's very first Renovation Summit called for a fair, inclusive, green energy transition

To set Europe on a path to climate neutrality by 2050, in June 2021, the European Commission presented a policy roadmap that would aim at reducing net greenhouse gas emissions by at least 55% by 2030, compared to 1990 levels.

For the sector it was crucial to get the policy mix right to support social, cooperative and public housing providers in achieving a fair energy transition and decarbonisation. With the ambition to check exactly that, Housing Europe organised a two-day Renovation Summit in May to bring together relevant stakeholders and discuss this approach as well as the way forward around several major topics.

"The Green Deal is a once in a generation opportunity to shape the future of the European continent. The EU has taken an unprecedented step to borrow from the financial markets to invest in a sustainable recovery after the pandemic. EU investments will set the tone for the next decade so we must invest in excellent projects with long-term returns and equitably to ensure that no citizen is left behind," Elisa Ferreira, European Commissioner for Cohesion and Reforms said to kick off the Renovation Summit. "Renovations will help us to kick-start the economic recovery. The renovation of affordable housing can help reduce energy poverty, create local jobs and bring long-lasting social benefits for communities," she continued.

A graphic for the Renovation Summit. At the top, a red banner reads "RENOVATION SUMMIT" and a teal banner below it reads "#OURHOMESOURDEAL". To the right, another red banner reads "MAY 2021". Below these are three images: a person applying plaster, a man in a suit (Bent Madsen), and a person on a playground. To the right of the images, text reads: "Achieving decarbonisation while preserving social fairness and affordability" and "BENT MADSEN HOUSING EUROPE PRESIDENT". At the bottom left are logos for Housing Europe, Our Homes Our Deal, and IUT. A large blue arrow points from the graphic towards the bottom right of the page.





The 'beautiful, sustainable, together' concepts at the forefront of our annual conference

In June 2021, Housing Europe brought together social and affordable housing providers, city mayors and even artists to reimagine homes and neighbourhoods during its annual conference 'New European Bauhaus #BuildingCommunities'. The event was part of our two-day digital Social Housing Film Festival.



The major takeaway from Housing Europe's President, Bent Madsen was his vision of a New European Bauhaus that has the potential to bring the authorities and the welfare system nearer to people in their neighbourhoods. If we create new housing with new work space areas, we have to use these local hubs, to bring people nearer to the labour market. It is hard to bring people to the job market if they live in deprived areas,' Bend Madsen said.

Over two days, affordable and social housing providers, policymakers, tenants representatives, innovative initiatives and researchers discussed the EU Recovery Plans and their potential to develop new affordable housing programmes; how EU policies, such as the EU Green Deal, Renovation Wave and the New European Bauhaus can turn into real projects that work for people; why the renovation gap that needs to be fulfilled; the importance of residents' participation to make the green change; the opportunities and challenges that circularity is bringing to housing providers.

Have a read of our report which continues to be so relevant to the current situation.

After the success of the first edition of the Renovation Summit, Housing Europe is preparing to repeat the exercise in autumn 2022, this time in real life.

Stay tuned.

French social housing providers saw the New European Bauhaus as a chance to 'add value to deep renovation and adapt financial tools' according to Carine Puyol in charge of European Affairs at l'Union Sociale pour l'Habitat (USH). 'Beauty is an aggregation of different aspects. beauty can be found in the quality of material, the level of comfort for people, acoustic, air quality, light, access to nature and green areas, how do we bring nature back to the city. There is also beauty in being able to share a place with other people, and access quality services. We speak a lot about the industrialisation process, it is important to also consider beauty and inclusiveness in the scale up of these techniques,' our member added.

'You need to pay attention to people's past, present and future, as well as to how we live together,' the mayor of Villeurbanne in France, Cédric Van Styvendael noted. 'The New European Bauhaus can give new means and legitimacy to developing a holistic approach to cooling, heating and shared space,' he said and stressed that in addition to the vision of architects and designers, the new initiative should be helped mainly by housing providers.



Speaking about content and source of inspiration for the New European Bauhaus, Housing Europe together with BBC StoryWorks took the opportunity to launch the new #BuildingCommunities series that showcase the forward-thinking social and affordable housing initiatives that are changing the game across Europe. We are telling you more about these films in the communications section.

After screening 18 thought-provoking films during the Social Housing Film Festival, on day two, we wrapped up with a debate about 'Homes after COVID - uniting, connected, affordable'. This short session stressed the need for homes and neighbourhoods to build bridges between communities. We heard what was in America's Rescue Plan for housing, how B.L. from Denmark is tackling loneliness and about Finland's way of weathering the COVID storm. The popular Danish urbanist and writer of the book 'Soft City' pointed out how healthy housing does not necessarily use high tech but can rely on simplicity and about the sense of community in social housing through the eyes of a film director who has experienced it first hand.

Housing Europe welcomed two new members and a new partner

During the General Assembly in June, the Housing Europe family officially welcomed on board the Major Development Agency Thessaloniki, known as MDAT, and the municipally owned company with public liability, MatosinhosHabit in Portugal. We were also glad to start a partnership with Ekubirojs, a social design NGO in Latvia that is committed to work with citizens to take back their cities. [Meet them here.](#)



ZOOMING IN ON POLICY

How has the sector been preparing to be 'Fit for 55'?

At the end of 2020, Housing Europe announced its 4 million renovated homes by 2030 ambition which will decrease the energy consumption of the refurbished housing units on average by 50% by 2030, cut emissions by at least 50% and save up to €700 per year on average to each resident. The 'Fit for 55' package - the EU policy roadmap that would aim at reducing net greenhouse emissions by at least 55% by 2030, compared to 1990 levels - has been drafted with the good intention to support such ambitious missions. We, at Housing Europe have been working with the EU institutions to ensure that what now seem to be details does not go against our common goal to live in a climate-neutral continent and deliver decent, healthy, adequate housing to next generations.

Through multiple contributions to EU consultations, op-eds, events with key policymakers, and a special report looking into the facts, our network emphasised the need to support a context-specific and district approach to decarbonisation; contextualisation of the renovation obligation in the revised Energy Efficiency Directive; maintaining reference to cost effectiveness and technical feasibility as conditions for the implementation of the timetable of Minimum Energy Performance of Standards in the Energy Performance of Building Directive. We also called for a consideration of the district level in the revised Renewable Energy Directive. Finally, we asked that revenues generated from the auctioning of the allowances as part of the ETS for buildings and transport should be used for measures related to buildings and transport. Reason for this is the important funding gap that is needed to be bridged if the decarbonisation of the building sector is to be achieved. Ensuring affordable housing the efficiency classes cannot be achieved without funding.



To base its argumentation on real facts, Housing Europe asked Copenhagen Economics to provide a study that focuses on three key questions: What is the overall structure of energy performance for the EU building stock and the resulting potential for energy savings? What are the key economic, social, and environmental factors to be considered when implementing measures to improve energy performance standards at local, national and EU level? Which policy recommendations follow from this analysis? One of the major discoveries of the economists was that energy renovations have sharply declining returns to the point where they do not pay for themselves anymore. [All whys & hows are in the report.](#)

The report was presented during Housing Europe's one-hour online session on 9th December, during which social and affordable housing experts and Copenhagen Economics in-house economists charted the way forward together with the European Commission and the European Parliament to ensure that the regulatory and financial environment in which the sector will operate over the next decades will be able to empower all parts of society.

DOES ONE SIZE FIT ALL?

Impact of Minimum Energy Performance Standards in the revision of the Energy Performance Building Directive

FINAL REPORT

Housing Europe
4 October 2021

The Danish MEP Pernille Weiss from the EPP group who is a shadow rapporteur on the Energy Efficiency Directive (EED) acknowledged the different starting points for different typologies of buildings and homes across the EU. To her, the EU GreenDeal is a way to upskill the most vulnerable. "We need to be innovative and I know the social housing sector is very curious about finding new ways of doing better housing in an affordable way, we could further innovate by engaging the private sector," [Pernille Weiss also added.](#)

PERNILLE WEISS
MEP &
Shadow rapporteur EED

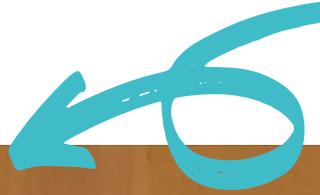


The European Parliament called for 'access to decent and affordable housing for all'

At the start of 2021, in January, members of the European Parliament gave a clear signal that the ongoing housing crisis must be taken seriously. A solid majority of EU policymakers coming from different party groups voted in favour of the own-initiative report by Dutch MEP Kim van Sparrentak from the Greens that calls for "Access to decent and affordable housing for all". In this way, they adopted a resolution that called on the European Commission and the 27 EU Member States to put forward a coherent response to the housing problem that has been even more exacerbated due to the global health pandemic.

Better funding, increasing regulation of housing markets, eradicating homelessness by 2030, housing policy fair to everyone are only some of the positive developments that have been adopted. In her initial comments on the report Sorcha Edwards, Secretary-General of Housing Europe noted that this report can be added to the growing recognition of the fact that EU's stated goals on inclusion and a fair green transition cannot be achieved without addressing Europe's housing crisis or without supporting social, cooperative and public housing providers. The report is another useful instrument to help pave the way for an increase in construction and renovation through increased finance and a more coherent policy approach at EU level.

Looking backwards now, this initiative is still driving multiple discussions on the topic and MEP Kim van Sparrentak has been a real ally calling for an increase of the social and affordable housing stock.



KIM VAN SPARRENTAK
MEP, the Greens



The dawn of the Affordable Housing Initiative and New European Bauhaus

The Affordable Housing Initiative (AHI) - part of the EU Renovation Wave - set the ambition to pilot 100 lighthouse renovation districts focusing on creating quality, liveable, affordable homes for people and aimed at mobilising cross-sectoral project partnerships.

At a moment when the initiative was still a blank page, Housing Europe reached out to its network through several 'Shape the Affordable Housing Initiative' video series that started the debate on the sector's vision of AHI, what features should the supported projects have, what should the process be, and as well as how should the initiative be financed and governed.

Sh^ape the Affordable Housing Initiative

Episode 1 

Maria Montes
Vice-President of AVS



We have walked a long way since then. At the start of 2022, Housing Europe officially became the coordinator of a 2-year project that shapes the envisaged by the Affordable Housing Initiative 100 lighthouse projects. The goal of the project is to support social housing providers, public authorities, and SMEs to deliver social and affordable housing district renovations, which include innovative features, such as the use of smart and circular technologies and new approaches created and managed jointly with the local communities. The work is evolving as we speak but we warmly suggest you to get to know more and be involved. Look for more info about SHAPE-EU under the innovation sub-section. The project promises to drive a very substantial part of our activities in 2022.

Minutes after the President of the European Commission, Ursula von der Leyen announced the **New European Bauhaus** as a “platform for experimentation and connection, fostering collaboration across thinkers and doers who want to design our future ways of living together,” hundreds of online searches showed the nuts and bolts of the ‘Bauhaus’ movement. To describe the original idea with a few words, Bauhaus started as the ambition to benefit from quality, aesthetic housing that should be accessible to all. A second quick search of the vision of public, cooperative and social housing providers shows that at the core is the “access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable and where everyone is enabled to reach their full potential.”

The initiative can certainly deliver what it promises because the mix of inclusive, beautiful, affordable housing with thriving communities is something we see developed by Housing Europe members daily.

Together with Housing Europe, our French member L'Union Sociale pour l'Habitat (USH), German Member GdW, and the Italian National Committee for Social Housing that involves Legacoop Abitanti, FEDERCASA and Fondazione Housing Sociale, our network has explicitly committed to support the EU initiative and became official partners. Since then, a new sub-group within Housing Europe was created and our team has been continuously contributing to the development of the Initiative's lab, annual awards, and conferences.

Official partner & jury of the **New European Bauhaus**

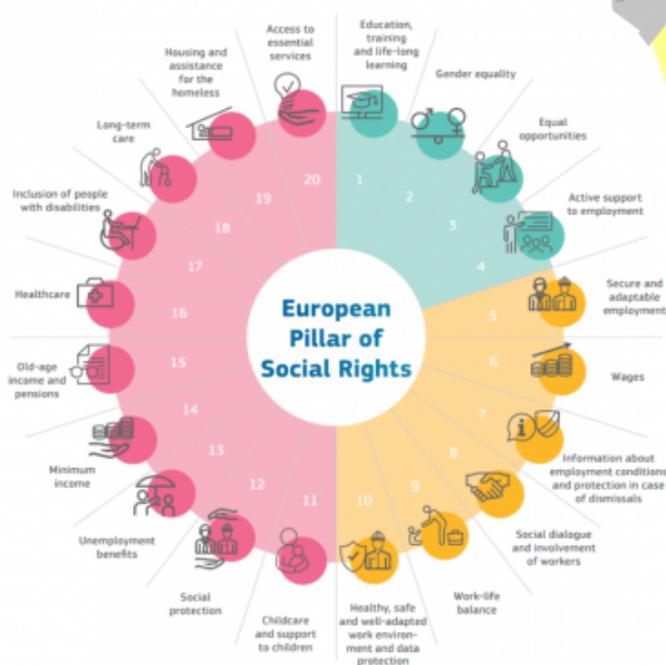


#NewEuropeanBauhaus 

In September 2021, APROP Ciutat Vella in Barcelona grabbed the New European Bauhaus award in the category Modular, adaptable and mobile living solutions thanks to combining sustainability, social impact and beauty. Acronym for Proximity Temporary Affordable Housing, also meaning "nearby" in Catalan, APROP was a new programme at the time, launched by Barcelona City Council to provide evicted, low-income households with temporary accommodation in their own neighbourhood. [Find out more.](#)



While the New European Bauhaus does not count on a funding programme of its own, it provides financial support through a combination of several EU financing instruments with complementary scopes. These opportunities are regularly updated under a specific sub-section on Housing Europe's [EU funding page.](#)



The Action Plan of the European Pillar for Social Rights

The much-awaited Action Plan for the implementation of the European Pillar for Social Rights – the ‘social rulebook’ of the EU that sets out 20 key principles with housing being one of them – was launched in March 2021. The European Commission admitted that access to affordable housing is a growing concern in many Member States and yet, the Action Plan felt short of proposing a coherent approach on housing.

The proposal to set up a ‘European Platform on Combating Homelessness’ was an important step to tackle an already existing problem but did not sufficiently address the structural cause – the lack of sufficient housing at a reasonable cost. In that spirit, [Housing Europe called for](#) the constitution of a European Housing Alliance that could gather Housing Ministers and key stakeholders willing to improve the policies for better housing conditions in the EU. In 2022, we saw the first results of this call during the mandate of the French Presidency of the Council of the European Union.

The main outcomes for the sector from the Portuguese Presidency of the Council of the EU



After seeing the dire consequences of unmet housing needs at local and national level, the Portuguese EU Council Presidency (January-June 2021) called for 'a European vision for the housing policy that could guarantee access to housing with dignity at accessible prices'.

The launch of the EU Platform on Combatting Homelessness in Lisbon in June 2021 was a long-awaited commitment that many national ministers, the EU institutions, cities and also Housing Europe representing public, cooperative and social housing providers have signed.

On the eve of the launch of the EU Platform, the Housing Solution Platform led by Housing Europe, FEANTSA and Fondation Abbé Pierre brought together policymakers, social and affordable housing providers, and experts in

tackling homelessness to raise the discussion on how to strengthen the significant role of social housing providers at local, national and European level. MEP Cindy Franssen from the European People's Party (EPP, Belgium) clearly recognised that social housing should be a key partner in the fight against this phenomenon and called for a holistic view on housing policy.

A month earlier, the Presidency also organised the 'Towards a European approach to Housing Policy' conference in May 2021 during which our Secretary General pointed out key facts relevant for the ongoing housing crisis in Portugal, the enormous appetite to maximise profit with housing that benefits only a few, as well as what political moves could turn the tide. The development of the EU Platform on Combatting Homelessness has been further advanced during the EU French Presidency.





Regulation of short-term rental platforms

Short-term rental platforms, such as AirBnB, have changed the usage and character of many urban centres and towns in Europe, especially in tourist hotspots. When it comes to the impact on public, cooperative and social housing providers the main two issues are that these platforms are making the urban housing shortage worse and pushing up prices while refusing to disclose data on their activities. This in turn creates additional demand on providers of affordable housing. Secondly, short-term rental platforms enable the illegal sub-letting of public and affordable housing. In December, Housing Europe responded to the EU consultation that aims at regulating the short-term rental market across the EU to flag these concerns.

Housing investment through Cohesion Policy 2021-27

At the end of June 2021, the legislative package of EU's Cohesion Policy was adopted and efforts were made in order to help the construction of more affordable housing and just transition in the Member States through the introduction of a single rulebook that covers all 7 funds; strong focus on delivering a smart and greener Europe. Between 65% and 85% of the ERDF and Cohesion Fund resources were planned to be allocated to these priorities, depending on Member States' capability. In addition to that, 8 % of the ERDF would be dedicated to sustainable urban development, together with a new networking and capacity-building programme for urban authorities called the European Urban Initiative. The new ESF+ was drafted to focus on the challenges identified in the European Semester and take into account principles set out in the European Pillar of Social Rights.

Since then, the ball has been in the courts of EU Member States who have been busy defining their Partnership Agreement with the European Commission, as well as their Operational Programmes for the upcoming years. Housing Europe keeps an eye on whether EU countries will be able to use these opportunities to manage a multitude of issues, such as the demographic change, growth of inequalities, inadequate housing, energy poverty or sustainable urbanisation) and how they could catalyse the energy transition and the transition to a circular economy.

To understand how and when they can benefit from the diverse EU funding opportunities, members and partners can visit the [fully-updated EU funding page on Housing Europe's website](#).

Financing by EIB and CEB: €2,85 billion allocated to the sector between 2020-2022

The international financial institutions have been accelerating their lending activities towards the sector as a reaction to the ongoing housing crisis. A historical alliance was concluded in 2020 between EIB, CEB and USH (in France) together with Caisse des Dépôts et Consignations, which will foster access to European financing for long-term investments in social housing. The final €1 billion financing was provided from the EIB in 2021.

Other countries that also received EIB and CEB lending for social housing are Poland, Slovenia, Lithuania, and Belgium.

EIB	CEB
Société Wallone du Logement: €1,1 billion EIB loan to refurbish 25% of its stock	Housing Finance Agency, Ireland: € 75 million loan for building affordable student accommodation
CDC France: €1 billion EIB loan to renovate 75,000 social housing units	Housing Fund of the Republic of Slovenia (HFRS) : €70 million loan for the construction of 900 new housing units
Wrocław-Poland: €133 million for an urban renewal programme (incl energy efficiency, urban transport networks and mobility)	ADOMA, France: €100 million loan for the provision of social housing for migrants, asylum seekers, homeless and other vulnerable groups
	CDC France: € 300 million in two cross-sectoral loans for securing housing for vulnerable populations
	Leipziger Wohnungsund Baugesellschaft: € 100 million loan to support inclusive public housing
	Stuttgart, Germany: €63.2 million loan to increase the supply of affordable and social rental housing
	Tampere, Finland: €10.3 million loan to support the development of 56 student housing
	Lithuania: €100 million to the renovation of 154 multi-apartment buildings in Jonava and Varena.

Research and knowledge enforcing our position on multiple topics

The State of Housing in Europe in 2021

After a year into the global health pandemic, Housing Europe's 'State of Housing 2021' report provided a first analysis of the impact the COVID-19 crisis has had on public, cooperative, social housing and our communities. The flagship publication produced by the Federation's Housing Observatory illustrated the alarming housing reality in 21 countries and offered concrete policy recommendations on how to overcome substantial challenges to decent, sustainable, inclusive, affordable housing.

Using the preliminary findings of our 'State of Housing in the EU' report about the post-COVID housing reality, the Commissioner for Jobs and Social Rights, Nicolas Schmit, called for spending to be accelerated and to keep an eye on the impact the investment will have on the economy and jobs. "In the context of the crisis and the recovery, in many countries, housing is a social, economic issue, an issue also for social cohesion. It is clear that we have to invest and strengthen social housing," the Commissioner said. See the report with a brand new-look and the dedicated to it web page. www.stateofhousing.eu



Speaking about the investment made available via the Next Generation EU plan for recovery, Nicolas Schmit called for spending to be accelerated and to keep an eye on the impact the investment will have on the economy and jobs. "In the context of the crisis and the recovery, in many countries, housing is a social, economic issue, an issue also for social cohesion. It is clear that we have to invest and strengthen social housing," the Commissioner said. See the report with a brand new-look and the dedicated to it web page.

www.stateofhousing.eu

You can read the report [also in French](#).

FOREWORD FROM THE PRESIDENT & BOARD OF HOUSING EUROPE

#NextGeneration Neighbourhoods – Realising Social Europe, one neighbourhood at a time.

The mission of public, cooperative and social housing providers brought together in the Housing Europe Network is to 'factor in climate without pricing out people'

Just as the question of how and where we live, work and learn is on everyone's mind, our network of 43,000 local organisations is reporting back on the pending threat of growing inequalities they see in many of our local neighbourhoods. To stem the growing divisions, our work to support local resilience, inclusion, job creation is more vital than ever and as this State of Housing 2021 will make clear, investing in that work is the best option for our societies at this juncture.

We see from Housing Europe members input to this report, that the pandemic has reinforced our connection with local communities and has emphasised the need to ensure that our neighbourhoods are opportunity and productivity hubs for learning, commerce and culture. They must be accessible both physically and financially for different age groups, different income levels, different walks of life.

The need to improve homes to fulfil new functions without pricing people out, is now clearer than ever. Including work and study spaces so that our homes enable all to lead a productive life will be crucial to reducing the inequalities which not having adequate housing reinforce when we are obliged to 'stay at home'.

Parallel to this immediate need to help off-set and reverse damage to our social fabric by adapting to the massive structural changes we are facing, our network is also conscious of its central role in ensuring a fair energy transition. More time spent at home has shone a light on inadequacies of the energy performance of our homes. Whether through saving, storage or generation, our homes and neighbourhoods need to become an integral part of a clean energy infrastructure.

Public, Cooperative and Social housing providers are at the coalface of this shared challenge and are calling for us to align our finances and policies to the immediate kick-starting of the economy but also to the long-term social and environmental transition.

The places we live are increasingly central to the conversation on need to have on enabling thriving communities and societies and our fight against climate change.

Let's work together now on shaping the #NextGeneration neighbourhoods.

HOUSING EUROPE OBSERVATORY: DECODING THE POST-COVID-19 REALITY

The Observatory is the research branch of Housing Europe. The main aim of the Observatory is to identify research needs and analyse key trends in the field of housing and social housing at European level, and thus support Housing Europe's policy work by providing strategic and evidence-based analysis. Its flagship report on the State of Housing in Europe has become a key reference for researchers and policymakers in the housing field.

This fourth edition of the State of Housing report is released at a critical time for Europe and the world, in the midst of a global pandemic which in just one year has completely changed the way we live and has turned our homes into places to work, to study and to play. This has brought into sharp focus the question of the affordability and adequacy of housing as, concretely, #StayAtHome has been easier said than done for a very large part of the EU population. The question of how we live together has been elevated to the

highest political level with the launch the New European Bauhaus by the President of the European Commission Ursula von der Leyen.

Although available data at European level do not yet allow to fully grasp the new post-COVID-19 reality, social and affordable housing providers are already seeing the impact of the pandemic on communities and neighbourhoods, in their daily work. This report gathers timely information provided by Housing Europe member organisations in 21 countries, helping shed light on what has changed in terms of housing conditions and housing needs and on the extent to which policies at national as well as EU level are up to the challenges ahead.



LAURENT GHEKIÈRE,
CHAIR OF HOUSING EUROPE OBSERVATORY

BENT MADSEN,
HOUSING EUROPE PRESIDENT

“Factor in climate without pricing out people.

Let's align our finances & policies to the immediate kick-starting of the economy.

A breakthrough #Housing2030 report by Housing Europe, UNECE, and UN-Habitat showed effective policies for affordable housing in the UNECE region

The long-awaited #Housing2030 study led by Housing Europe, UNECE, and UN-Habitat that looks at land policy, decarbonisation of homes, sustainable finance and better governance while ensuring housing affordability was officially launched on October, 6th during UNECE's Ministerial Meeting on Urban Development, Housing, and Land Management at the UN Headquarters in Geneva.

The study drew on the experience of over 100 researchers, policymakers, housing providers and advocates from across the UNECE region and beyond, to define useful approaches, outline their advantages and disadvantages, and illustrate their practical application. #Housing2030 involved an extraordinary level of engagement, despite the constraints of the COVID-19 pandemic, using survey instruments, online workshops, and podcasts in order to maximise the exchange of policy experience and good practices.

The report and research were completed with the financial support from ARA, the Finnish national housing fund, and the Irish Housing Agency.

Share the report and the best practices on the #Housing2030 website with your network:

<https://www.housing2030.org/reports/>

Tune in for the 12 podcasts we recorded together with seasoned experts:

<https://www.housing2030.org/media/>





Ageing Well at Home

The Observatory of Housing Europe presented volume 5 of the series 'Housing in the post-2020 EU'. This edition highlighted how public, cooperative, and social housing providers accommodate the elderly by tackling other social phenomena, such as social isolation, digital connectivity, delivery of health and care services, and more.

The briefing also brought to the surface the lessons learnt for policymakers, as well as what could the EU do to ensure that people are allowed to age well at home.

Cost-based social rental housing in Europe

Cost-based social rental housing is a success story. It has helped those social providers who make use of this model of rent setting — such as in Austria, Denmark, and Finland — to better ensure their long-term capacity to develop new affordable housing and meet unexpected investment needs, such as renovations or engaging with the necessary energy transition.

Read this research which was commissioned and funded by The Housing Agency, Ireland and led by the Housing Europe Observatory.

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

Innovation is one of the main missions of Housing Europe. One of the best ways to do that is by contributing to EU projects. Have a read below to see what our involvement resulted in throughout 2021. Housing Europe tries to be as relevant as possible for its members by working on a diverse range of projects.

Alleviating energy poverty

A timely topic in which we took a great interest is the phenomenon of energy poverty, and the solutions that we can implement to alleviate it. When the Horizon 2020 POWERPOOR project started, we could not have imagined how unfortunately relevant it would become. With energy and heating prices continuously increasing, finding rapid ways to support energy poor citizens in paying their bills and doing renovation works is essential. The advancements are commendable.

On a practical note, through training sessions organised by Housing Europe and project partners, more than 500 Energy Supporters and Mentors have been certified, some of which started to make home visits and raise awareness on energy poverty. The Housing Europe team presented the project during many high-level events, such as the Europe Housing Forum and the EU Sustainable Energy Week (EUSEW). Another achievement unlocked by POWERPOOR was its close collaboration with the European Commission's Energy Poverty Advisory Hub.



One-stop-shops

A The Horizon 2020 project OPENGELA develops and implements an innovative integrated home renovation service (IHRS) for private residential buildings in two districts in the Basque Country (Spain) and subsequently replicated within the region. The project develops an economically viable business model that brings together active citizen engagement and an innovative financial instrument, making the service suitable for vulnerable populations. The local one-stop-shop pilot is managed and coordinated by the Basque Government in cooperation with the local public housing company.

Due to the pandemic, renovation works have slowed down and the project will be extended until October 2022. For the remaining time, a study visit is being organised in Bilbao bringing representatives of cities in Spain, Romania and Croatia in order to help them replicate the OPENGELA model. Representatives of the social housing sector will also be present, since they have a key role to play in regenerated neighbourhoods.

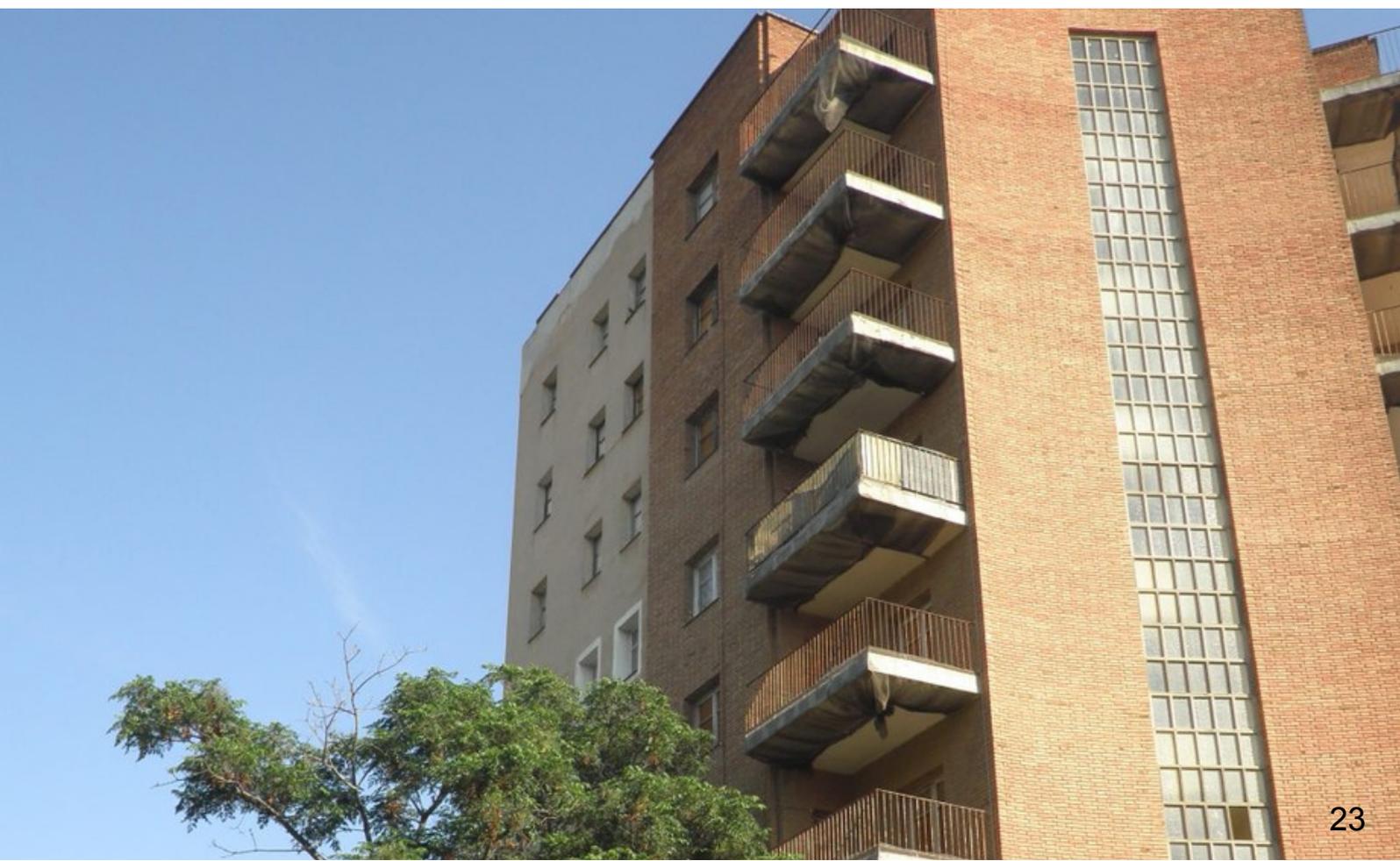


Circular homes

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

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

Keeping up the good work in the sphere of circularity, the work delivered by the Horizon 2020 Drive 0 project so far, includes monitoring protocol for circular renovations that builds on current methodologies and information from previous EU-funded projects and national initiatives; a benchmark on circularity and its potential for the demonstration sites; a circular renovation conceptual process; and a collection of monitoring technologies, methodologies and information services to be implemented in a renovation process. How can all this be of help for social housing providers? These results can contribute to making informed decisions and assessing the circularity of construction and renovation solutions, products and materials to reduce environmental impact and increase the efficiency of their processes. Drive 0 outputs can lead to useful recommendations and insights for policies and standards development.



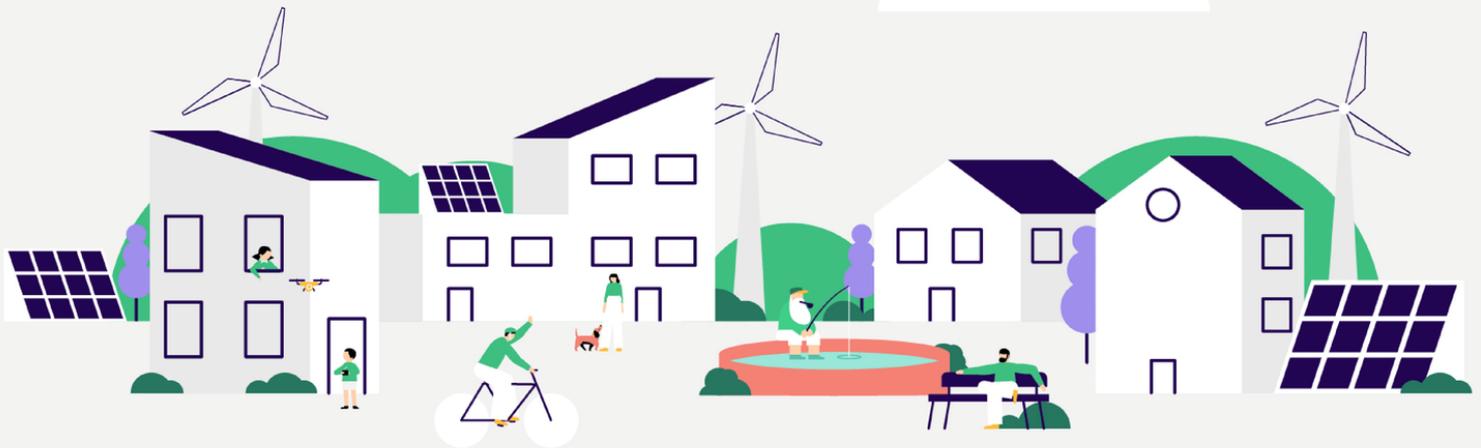
Energy
efficiency

Storage

Exploitation

Renewable
Energy Systems

Flexibility



Plus energy neighbourhoods and energy communities

The way we build can greatly impact the quality of our life. This is why the Horizon 2020 [syn.ikia project](#) is a very interesting one. By the end of 2021 the four demonstration Positive Energy Neighbourhoods have concluded the design phase to meet the ambitious targets of syn.ikia concerning energy performance, indoor environment, costs, and social inclusion.

In the Dutch demonstrator located in Loopkanstraat, Uden and managed by the social housing provider Area Wonen, façades are being finished and the installation of heat pumps and ventilation units has started. Construction of the 39 apartments began in December 2020 and will be finished in mid-May and some of the future tenants have been identified as ambassadors to lead community building activities in the neighbourhood. This exceptional project is the first to incorporate the concept of 'Maatschappelijk Mooi', which brings together housing, the municipality and social care. The Spanish demo neighbourhood managed by the public housing provider INCASOL in Santa Coloma de Gramenet recently started construction and demolition of the existing buildings. The Austrian demo in the Gneis district of Salzburg managed by the social housing provider Heimat Österreich, the spatial and community planning process has finalised, with the construction of new buildings taking place in the second half of 2022. In Salzburg, Caritas together with a +55 year old community group "Wohngruppe Silberstreif " are shaping the neighbourhood's atmosphere. The Norwegian demonstrator was replaced with another building situated in Fredrikstad, that is fully owned by the real estate developer Arca Nova Bolig AS. The construction will adhere to passive houses and plus energy standards.

The main results of syn.ikia in 2021 include: [a design report](#) on the integrated energy design processes in each of the four climatic types; and a [policy mapping](#) report on the barriers and opportunities in national and local regulatory frameworks to roll out positive energy districts.

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



The Renovation Wave

Renovations are essential for a healthy living environment. In order to enrich its expertise, Housing Europe got involved in two relevant projects. One of them is the Horizon 2020 HEART project, aimed at making existing buildings « smarter », through the application of an innovative toolkit, that would reduce energy consumption, with overall savings on heating, summer air conditioning and domestic hot water production, and significantly improve comfort for the inhabitants who will be able to manage their consumption directly. To reach these goals, HEART project is developing and testing several components that promise to facilitate renovation by using: a multifunctional prefabricated facade system, universal photovoltaic tiles, a high-efficiency water storage tank, direct current smart fan coils and heat pumps, a multi-input/multi-output controller and a cloud-based platform to

support decision making and energy management phases. Housing Europe is a partner of the project together alongside two social housing companies that are running the pilot projects, namely Est-Metropole Habitat (Lyon) and ACER (Reggio Emilia).

Currently in its fourth year, the project is soon coming to an end in March 2022. After some delays in the pilots' implementation as covid delayed delivery of components, 2021 saw the work on the ground pick up again at a fast pace. Housing Europe has worked on monitoring the project implementation together with social housing organisations on the two sites and we are currently developing a report looking at evaluating the project with a particular focus on the impact on residents' well being and drawing



some lessons for future projects. We have also actively contributed to capturing the evolving EU policy context (from Renovation Wave to 'Fit for 55' package) and the potential impact on scaling up retrofit solutions within our sector.

[Find out more.](#)

Our work with the [Triple A-reno](#) initiative, which came to an end in late 2021 offered additional valuable insights into the renovation process. This Horizon 2020 project sought to make home renovation attractive for consumers and experts, acceptable by occupants and residents, and economically affordable. During the three-year journey produced the following main results:

- A Board Game to facilitate decision-making about deep retrofit. This board game can play an important role for Housing Europe's members when the involvement and the acceptance of the occupant is required to undertake energy renovation.
- A Combined Labelling Scheme to provide clear evidence-based data on energy performance, indoor environmental quality, and well-being indicators.
- An open user-centred gamified platform for validation and community building.

Financing social housing refurbishment

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

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

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

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



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

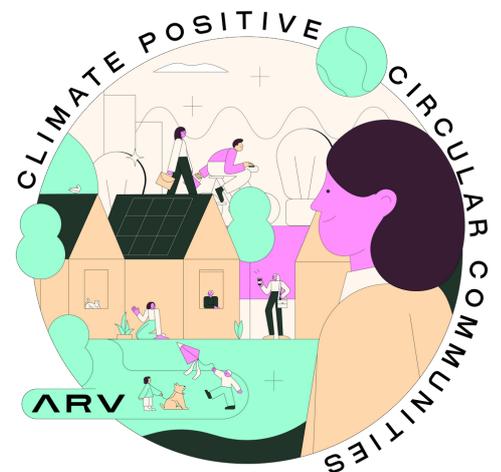


One of the major challenges in the public, social and cooperative housing sector is to improve our capacity to undertake the green transition in a socially and affordable way. One of the key points is how we can facilitate housing providers information on, and access to, new building technologies that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

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

New projects

If you are already happy to keep up with all the updates from 2021, we have some more good news: two new interesting projects start in the first part of 2022. Housing Europe wants to broaden its know-how on circular communities with the Horizon 2020 **ARV** project. The purpose of the project is to support the wide scale implementation of Climate Positive Circular Communities (CPCCs). 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.



SHAPÉ-EU, which aims to be the point of reference for a socially-inclusive Renovation Wave and New European Bauhaus, is a project coordinated by Housing Europe and co-founded by the European Union’s Single Market Programme. The goal of the project is to support social housing providers, public authorities, and SMEs to deliver social and affordable housing district renovations, which include innovative features, such as the use of smart and circular technologies and new approaches created and managed jointly with the local communities.

COMMUNICATING OUR OFFER

COVID showed us that digital is here to stay. Housing Europe tried to find a balance between reaching more people in the comfort of their homes, and face-to-face meetings to create deeper connections.

PODCASTS

2021 was a rich year in terms of podcasts. Seven new episodes were listened to almost 1,400 times. Plug in your earphones and enjoy!

“Investing right in housing systems in transition” with Grzegorz Gajda from the European Investment Bank (EIB) → Listen [here](#)



“How to take the Finnish track in housing policy?” with the Director of the Housing Finance and Development Centre of Finland (ARA), Jarmo Lindén → Listen [here](#)



“The ABC of housing market financialisation and what can we do to fix it” with Professor Manuel Aalbers from KU Leuven → Listen [here](#)

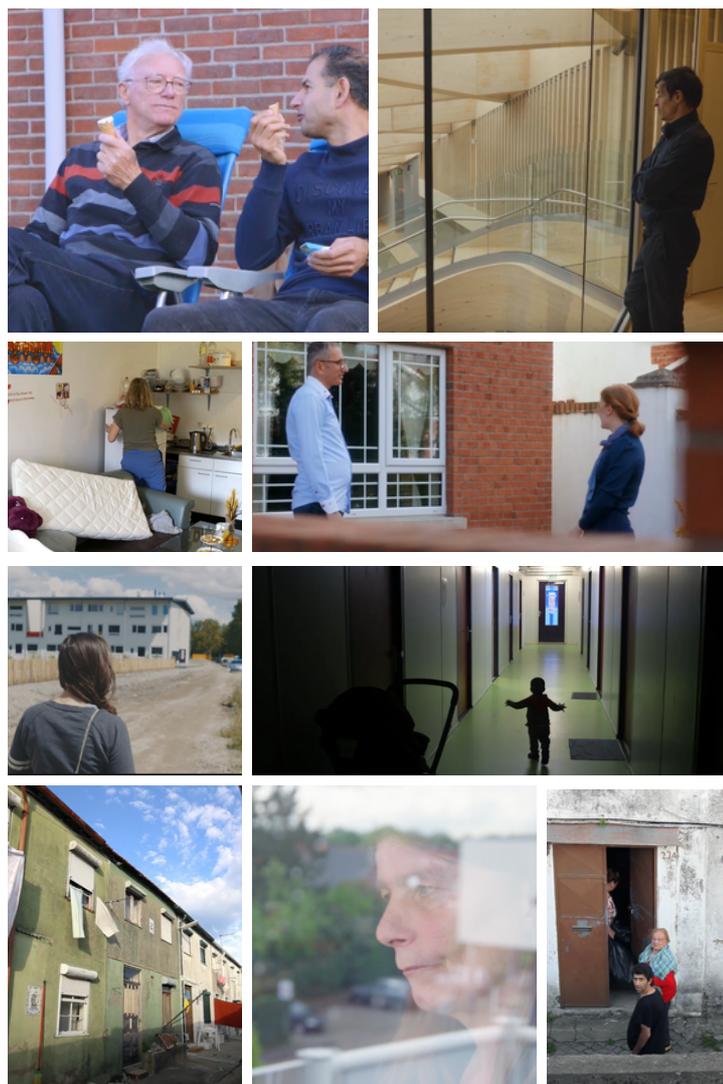


Find all other episodes from the year on our ‘Making a house a home’ channel and listen to the newest episodes that offer ‘Tools to tame financialisation’.

The Social Housing Film Fest - an opportunity to link the housing community in times of COVID

The online Social Housing Film Fest (16-17 June) screened 18 thought-provoking films that explored topics, such as neighbourhood regeneration, social inclusion, community building, refugee integration, sustainable affordable housing, taking care of the elderly, connectivity and a lot more.

While the Festival remained fully digital, we welcomed participants on a special, branded platform that offered the possibility to network, host a digital stand, and even network online before, during, and after the films.



20 inspiring films about the sector through the lenses of BBC StoryWorks

In a series of special short films, the Housing Europe network showcased the forward-thinking social and affordable housing initiatives that are changing the game across Europe. Produced by BBC StoryWorks Commercial Productions, this exploratory online video series uncovers the powerful stories of innovation and community in the social, cooperative, public and community-led housing sector. The films were launched during the Social Housing Film Festival that took place in June 2021 and will be screened in summer 2022 in Helsinki.

Simon Shelley, global director of BBC Programme Partnerships – part of BBC StoryWorks, said: “We set out to bring understanding to the complex environment of housing, exploring the common misconceptions and speaking to the people and organisations committed to innovative and radical thinking to transform the sector. We’re delighted to be launching Building Communities, a series we believe brings positive headlines to this forward thinking and transformative sector.”

As the stories were truly inspiring, BBC StoryWorks prepared another series of uplifting films that were released in September 2021.

You can watch all of them on the [official web page](#) of the #BuildingCommunities campaign or on our [YouTube channel](#).

BY THE NUMBERS



39 Blog posts



7,485 followers in 2021
(compared to 6,885 in 2020)



11 Newsletters
+3,000 readers



3,032 followers in 2021
(compared to 2,349 in 2020)



7 ‘Making a house a home’ podcasts listened almost 1,400 times



2,575 followers in 2021
(compared to 2,249 in 2020)



54,030 new website users & 175,193 page views



IN THE MEDIA

- Our Secretary General, Sorcha Edwards was interviewed for an episode of Europa minha of RTP TV, the Portuguese public broadcaster. The interview is available in Portuguese [here](#).



- Our Secretary General, Sorcha Edwards was cited in [this article](#) by the established news agency Reuters on the risk of evictions during the pandemic. She shared estimations and her views on the changes that would need to be made at European level.
- [The state of Housing in Europe in 2021](#) was included in a [op-ed](#) by the EU Observer, a Brussels-based online newspaper, that stressed the ongoing housing crisis, including numbers on rent arrears, increasing waiting lists, the privatisation of the housing stock, and the use of the recovery funds.
- The results of the [Housing Europe study on the cost rental system](#) were at the centre of [this article](#) by Business Post, an Irish newspaper. The report focuses on case studies in Austria, Denmark and Finland. The three countries operate large-scale, cost-based social rental schemes that are linked to the price of delivering homes.
- Housing Europe's opinion was highlighted in an article by the [Irish Times](#) inquiring on the use of EU funding. One of the main newspapers in Ireland referred to 'The State of Housing in Europe 2021' report in its piece on how a combination of regulations and funding incentives shape national housing policies.
- The New European Bauhaus: The crossroad where arts and housing affordability must meet. In this article, Sorcha Edwards explains how the [New European Bauhaus](#) contains real potential based on the success of the inclusive, beautiful and affordable housing developed by the members of Housing Europe. The article in full is available [here](#).
- The extensive point of view of our Secretary General, Sorcha Edwards was presented in [this article](#) on the ongoing housing protests in Europe by the Belgian independent news medium, [Apache](#).
- Our Secretary General, Sorcha Edwards was cited in the international press, in this [Greek article](#) by Business Daily Greece on social housing investments made from the Recovery Fund. She was able to provide some key figures, very relevant for the housing issue in Greece.



- In another interview by [elDiario.es](#), Sorcha Edwards provided an opinion on the new Housing Law in Spain and the effect that rental price indices may have, available [in Spanish](#).
- Another interesting [interview](#) of our Secretary General, Sorcha Edwards was done by [Housing4Europe](#), a network that raises awareness on affordable, social and decent housing in Europe. She talked about the crisis faced by the housing sector, achieving the EU climate targets, the EU Renovation Wave of the New European Bauhaus.
- Housing Europe, as well as its member l'Union Sociale pour l'Habitat were cited in this [article](#) by L'Humanité, that talks about how the speculation and the lack of public investment have led to a rise in prices in metropolitan areas in France and growing difficulty in finding accommodation for increasingly precarious employees.



2021 events in the spotlight

After seeing at a glance the five most important events that Housing Europe organised or was involved in, have a tour at everything that happened in 2021.

1 [COP26: Climate proof housing for all is a realistic ambition](#)

Three major takeaway messages were put forward through the Housing Europe network and the #Housing2030 report that travelled to Glasgow physically and virtually for COP26, the world's biggest annual event dedicated to climate change. Housing Europe's President, Bent Madsen stressed that despite the sector's recently set ambition to renovate 4 million homes by 2030, social and affordable housing providers estimate that an additional €13 billion will be needed each year. During another event organised by the Council of Europe Development Bank (CEB) Bent Madsen said: 'Welfare states need to take an investment approach, seeing funding and financing of home retrofits as investing in the future.'



2 [The Progressive Housing Week](#)

Between 25th and 29th January the PES political family in cooperation with the Socialist and Democrats Group in the European Parliament, the Foundation for European Progressive Studies (FEPS) and the City of Vienna organised a series of inspiring online debates. One of the main highlights was the negative effect of the financialisation of the housing sector. Go to our [website](#) for more information.

3 Social Housing Film Fest & Annual conference 'New European Bauhaus #BuildingCommunities' on 16th June

In a historical moment when the COVID-19 pandemic has further emphasised growing inequalities and the urgency to redesign our homes, Housing Europe brought together social and affordable housing providers, city mayors and even artists to reimagine homes and neighbourhood.



The online Social Housing Film Fest screened 18 thought-provoking films that explored topics, such as neighbourhood regeneration, social inclusion, community building, refugee integration, sustainable affordable housing, taking care of the elderly, connectivity and a lot more. While the Festival remained fully digital, we welcomed participants on a special, branded platform that offered the possibility to network, host a digital stand, and even chat before or after each film.

After the screenings, on day two, we wrapped up with a debate about 'Homes after COVID - uniting, connected, affordable'.



4 Making the case for the sector at EUSEW2021

The biggest event on efficient energy use in Europe, the EU Sustainable Energy Week 2021 gave the floor to Housing Europe, our partners and European projects six times to put forward the view of the social and affordable housing sector. Sorcha Edwards, Housing Europe's Secretary General, started on the 14th October by stating that we have to blend finance, best practice and regulation to scale up renovation. During another

event she discussed the latest developments and implementation of the Renovation Wave and the upcoming in December Energy performance of buildings directive (EPBD). Our Policy Director, Julien Dijol pointed out that only social and affordable housing providers can deliver a systemic, district and socially sustainable approach when homes are being renovated and whole neighbourhoods regenerated. Housing Europe's Innovation and Project Manager, João Gonçalves tuned in on 19th October to share how this has been done by the social housing sector. Our partner from Latvia, EkuBirojs shared its know-how on the journey to inclusive transparent renovation. Our Horizon2020 syn.ikia project was presented by the Dutch partner.

5 'Towards a European approach to Housing Policy'

After seeing the dire consequences of unmet housing needs at local and national level, the Portuguese EU Council Presidency has called for 'a European vision for the housing policy that could guarantee access to housing with dignity at accessible prices'.

Read the op-ed by Housing Europe's Secretary-General, Sorcha Edwards following the conference of the Portuguese EU Council Presidency.



FEBRUARY

[Features, governance and funding of the European Affordable Housing Initiative and the New European Bauhaus](#)

Public, cooperative and social housing providers are definitely at the crossroads of the social, climate and construction goals. This is why the 'Affordable Housing Initiative & the New Bauhaus: Towards a green transition in public, cooperative and social housing' event organised by Housing Europe on 25th February was simultaneously streamed as part of the EU Industry Days and the February run-up to the Social Economy Summit this May.

MARCH

[2021 Concrete Dialogue](#)

On the 17th of March, in front of other speakers from the European Parliament and European Commission, Housing Europe had the opportunity to outline how social housing providers are actively working towards a fair green energy transition for all, and how the EU can bring added value. The recording of the event is available [here](#).

MAY

[Renovation Summit](#)

The two-day Renovation Summit 2021 organised by Housing Europe and the International Union of Tenants has been an amazing journey starting with a stocktake on the uptake of the Recovery Plans for renovation works in our sector, a session on how to generate a 'we-feeling with residents' while getting the legislative framework right, and finishing up with a glimpse into the future of sustainable housing with public and social housing-led circular projects, such as YEAH, an off-grid housing, and OmCircle housing.

You can watch the recordings from all four sessions [here](#).

[Shaping investment pathways to deliver affordable housing - #Housing2030 final conference](#)

More than 230 policymakers, economists, social and affordable housing providers, and academics joined #Housing2030's fourth and final thematic conference dedicated to affordable housing finance. Housing Europe's President, Bent Madsen pointed out that sustainable investment for the state and for residents must go hand in hand. Watch the recording, tune in for the latest #Housing2030 podcasts & find all presentations [here](#).

[The Porto Social Summit on 7-8 May](#)

This event was not just a good moment to endorse the European Pillar of Social Rights but also to 'raise the bar when it comes to strengthening the social dimension of the Union.' Read the open letter [here](#).

JUNE

[Housing Europe at the EU Green Week](#)

On 4th June, during the official closing event of the EU Green Week titled 'Together towards Zero Pollution - becoming the change we need', Housing Europe's President, Bent Madsen highlighted that for Europe to achieve next generation neighbourhoods built through a co-creation process, different sectors should be able to follow different pathways to reach objectives we all agree upon.

Homelessness post-Covid19 can end with strong social housing policies and partnerships

On the eve of the launch of the EU Platform on Combating Homelessness, the Housing Solution Platform led by Housing Europe, FEANTSA and Fondation Abbé Pierre brought together policymakers, social and affordable housing providers, and experts in tackling homelessness to raise the discussion on how to strengthen the significant role of social housing providers at local, national and European level. [Find out](#) how social housing providers in Spain and Flanders in Belgium are approaching the issue, and the full session in case you missed it.

Dynamics and challenges of housing

On 23rd June, our network in Portugal, represented by Gebalis and MatosihnosHabit organised an international conference looking at the present and future of housing, in a forum that crossed local, national, and international public policies, fostering the integration of the main strategies of the sector.

Efficient Buildings Digital Days

During a debate organised by the experts behind the Horizontal Project of the Interreg Mediterranean programme focusing on energy efficiency in public buildings, representing Housing Europe, Julien Dijol said that to attract investment, however, public, cooperative and social housing providers need to be able to rely on regulatory stability.

Boosting Energy Communities in the EU

During the [very first webinar of NRG2peers](#) on 9th June, hosted by Housing Europe and the International Union of Property Owners (UIPI), our member, Özgür Öner who is the director of the Brussels office of GdW highlighted some of the challenges in front of housing cooperatives in Germany.

Making the best out of buildings data

On 22nd June, another project Housing Europe is working on named MATRYCS organised its [very first webinar](#) to introduce approaches of elevating building energy management with the use of big data.

JULY

First real study visit in 2021

As COVID restricting measures were easing down, the Housing Europe Secretariat together with colleagues from our German member, GdW and partner, Eurhonet, headed to a study visit in Antwerp in the Flemish region of Belgium to hear more about the work of our member, VVH.

Malta looking for solutions to the housing crisis in the country and beyond

On July 2, the Maltese MEP, Alex Agius Saliba organised a timely discussion looking at different policy measures for developing an integrated strategy for affordable housing, ending homelessness, and providing proper housing finance. Housing Europe's Secretary-General, Sorcha Edwards emphasised that if the EU Platform Combatting Homelessness is to succeed and offer sustainable and smart solutions to the problem, it needs to be integrated in housing policies at local, regional, and national level.

SEPTEMBER

The 81st Congrès Hlm of our French member, l'Union Sociale pour l'Habitat (USH)

In 2021, USH was on a mission - to back up the demand for social housing with an in-depth analysis, so that public policy can align with real needs on the ground. On 29th September, Housing Europe's Policy Director, Julien Dijol presented the main takeaways from our State of Housing report, now available [also in French](#).

Energy communities - an attractive model that still has a long way to go

During the first real-life consortium meeting of our EU-funded project, [NRG2Peers](#) in which Housing Europe is a partner, Dara Turnbull and João Gonçalves experienced from first hand [Schoonschip](#) - a floating residential area connected to a joint smart grid in the side canal of Amsterdam.

Connecting and utilising building open data sets to boost energy efficiency

On 28th September, Housing Europe and its members, AEDES (Netherlands) and GBV (Austria) participated in the Sustainable Places Conference to discuss policies and practices driving the roll-out of plus energy buildings and neighbourhood solutions for a rapid decarbonisation of the EU building stock based on the results of the recent [report](#) 'Policy mapping and analysis of plus energy buildings and neighbourhoods'.

OCTOBER

A breakthrough #Housing2030 report by Housing Europe, UNECE and UN-Habitat shows effective policies for affordable housing

The long-awaited #Housing2030 report led by Housing Europe, UNECE and UN-Habitat that looks at land policy, decarbonisation of homes, sustainable finance and better governance while ensuring housing affordability was officially [launched](#) on October, 6th during UNECE's Ministerial Meeting on Urban Development, Housing and Land Management at the UN Headquarters in Geneva.

First insights from a study on 'Cost-based social rental housing in Europe'

In November, the Housing Agency in Ireland and Housing Europe made a comparative analysis of the cases of Austria (GBV), Denmark (B.L) and Finland (KOVA) to inform the on-going development and upscaling of this new affordable housing model in Ireland, as well as to provide a template for other countries or regions who may wish to develop their own cost-based social rental sector.

Collective housing transformations that can generate longer term wins

Emergency accommodation often turns out to be a reactive and disorganised response to homelessness. See how the Housing Solutions Platform - Housing Europe's joint initiative with FEANTSA and Fondation Abbé Pierre answered relevant questions on [11th October](#).

TripleA-reno came to an end

On 15th October, Housing Europe and our Italian member, Federcasa organised the closing hybrid event in Venice, consortium meeting and roadshow with the aim to share [results](#), lessons on social engagement and the user-centred approach.

NOVEMBER

EU Platform on Combatting Homelessness - latest state of play

The first meeting of the EU Platform on Combatting Homelessness took place on the 30th November and focused on the mission and draft work plan of the initiative.

Housing Europe welcomed the ambition levels of the initiative and stressed that anyone who falls on bad times runs the risk of becoming homeless as our housing systems are not meeting the needs of our societies and radical action and commitment is needed.

Housing investment through Cohesion Policy 2021-27

This Info session organised by Housing Europe on 9th November during the European Week of Cities and Regions in 2021 looked into the ways that different regions could and should use Cohesion Policy to address a multitude of challenges. Read our summary [here](#). You can also watch the session once again [here](#).

The take of Housing Europe on the Habitat for Humanity Forum

On 16th November, during the 'Financing affordable housing in Europe: the way forward' session, our Policy Officer, Edit Lakatos put forward the Federation's proposal to set up a European Housing Alliance that would bring ministries, cities, housing providers to exchange on post-Covid affordable housing strategies, innovative projects, finance and boost capacity building.

On 18th November, Alice Pittini, the Research Director of Housing Europe, dwelled on the similarities and discrepancies in housing across different European regions: Western, Southern and Eastern Europe.

On the last day of the Forum, 19th November, our Innovation Project Manager, João Gonçalves showcased different groundbreaking innovation, highlighting not only the success but also how we can transfer pilot experiences to the ground, as well as how to work more on exploitation of results, take up and capitalise on the lessons learnt.

Scaling up energy efficiency renovations of multi-apartment buildings to alleviate energy poverty in Eastern Europe'

The Policy Director of Housing Europe, Julien Dijol presented the experience of the sector in tackling energy poverty on the ground at another event of Habitat for Humanity, the Residential Energy Efficiency conference (REELIH) that focuses particularly on the Eastern Neighbourhood and Western Balkans region.

Julien Dijol also presented Housing Europe's Horizon 2020 project, POWERPOOR which is all about supporting energy poor citizens and encouraging change of behaviour and alternative financing schemes, energy cooperatives, communities or crowdfunding.

Housing investment through Cohesion Policy 2021-27

Housing Europe's Secretary General, Sorcha Edwards brought up an important question during the Energy Transition Congress 2021 of the German National Agency (DENA) - what do we need to bring climate neutrality and social issues together in living?

The transition towards a low-carbon economy should also count on innovation

Our Innovation and Project Manager of Housing Europe, João Gonçalves presented the realistic ambition of the sector to refurbish 400,000 homes per year or 4 million homes by 2030 at the Congress on Innovation and Sustainability in Social Housing in Granada (ISViS 2021). The [recording](#) of the event is available in Spanish.

Collaboration and partnership are at the core of successful housing systems

"Finance, land governance, regulation and climate adaptation, it was very important to get those fundamentals right to have impact on the ground. #Housing2030 started because the answers to the global global housing crisis were oversimplified", the Secretary General of Housing Europe, Sorcha Edwards said at the start of the [European collaboration models](#) session which she moderated. Tune in [here](#).

Funding available for social and affordable housing providers under the LIFE Clean Energy Transition Programme

On November 10th, the European Commission and Housing Europe organised an info session dedicated to the 2021 launch of the LIFE Programme calls (Subprogramme Clean Energy Transition) and explained how members and partners can benefit from the EUR95 million that were made available.

DECEMBER

An in-depth study on MEPS by the leading Danish consultancy, Copenhagen Economics

To base its argumentation on real facts, Housing Europe has asked Copenhagen Economics to provide a study that focuses on three key questions: What is the overall structure of energy performance for the EU building stock and the resulting potential for energy savings? [All whys & hows are in the report](#).

What does the EU Green Deal mean to people and to the social housing sector?

The Danish Rural Development Fund's third urban strategic conference held on 2nd December in Copenhagen invited Housing Europe's Secretary General to demystify what does the EU Green Deal mean to people and how they would be impacted. Watch this [video interview](#) that sums up the event.

Conference on the Future of Europe event on housing

The Conference on the Future of Europe offered an opportunity for European citizens to debate on Europe's challenges and priorities over the next 10-20 years. To hear the concerns about the lack of housing affordability in Europe, the National University of Ireland Galway (NUI Galway) in association with the European Movement and the Irish Housing Agency organised an event to look at what the EU is doing well in the area, what needs to be improved and draw how their ideal Europe will look like in the near decades. Housing Europe's Research Coordinator, Dara Turnbull presented the main outcomes of our 'State of Housing in Europe 2021' report.

100 years anniversary of ACER Reggio Emilia

Our Research Director, Alice Pittini joined the celebration on 2nd December and walked the audience through the most relevant points for housing providers of today.

Empowering Energy Poor Citizens through Joint Energy Initiatives

On 2nd December, our EU-funded project, [POWERPOOR](#) that works on alleviating energy poverty through training energy mentors and supporters, and innovative funding schemes hosted a webinar with the Covenant of Mayors.



HOUSING EUROPE EVENTS / 2022

<p>4 FEBRUARY 2022 APRIL 2022 JULY 2022 DECEMBER 2022</p> <p>Energy Poverty EU Training Webinar Online</p> <p>#POWERPOOR</p> <p>Register here</p>	<p>14-17 JUNE 2022</p> <p>International Social Housing Festival</p> <ul style="list-style-type: none"> • Homelessness to housing: improve the synergies between policy strategy & delivery through social work led by Housing Europe, Feantsa and Abbé Pierre • The new movement of certified energy mentors and supporters who fight energy poverty - POWERPOOR • Path to #Housing2030 walking tour - Housing Europe, UNECE and UN-Habitat • Big Data and AI to transform building sector by increasing energy efficiency and improve quality of living - MATRYCS • Everything you always wanted to Know about: Plus Energy Neighbourhoods, syn.ikia • Circular renovation of affordable housing - let us show you how! - Drive 0 and Houseful • Living walls, green façades and green roofs - greening our building stock in the literal sense - Housing Europe and alchemia-nova GmbH - Institute for circular economy & nature-based solutions <p>Helsinki</p> <p>#ISHF</p> <p>More info here</p>	<p>16 JUNE 2022</p> <p>Housing Europe Annual Conference Helsinki</p>	<p>SEP/OCT 2022</p> <p>OPENGELA - final conference TBC</p>
<p>7-8 MARCH 2022</p> <p>Ministerial meeting on Housing and Construction Nice</p> <p>#HousingEU2022FR</p>	<p>17 JUNE 2022</p> <p>Housing Europe General Assembly Helsinki</p>	<p>OCTOBER 2022</p> <p>Renovation Summit TBC</p>	
<p>16-17 MARCH 2022</p> <p>Working Committees Brussels</p> <p>More info here</p>	<p>16 JUNE 2022</p> <p>European Responsible Housing Awards Helsinki</p> <p>#ResponsibleHousing</p> <p>More info here</p>	<p>12-13 OCTOBER 2022</p> <p>Working Committees TBC</p> <p>More info here</p>	

2021 was an exciting year as events started to happen more and more in real life. This is why 2022 will be even more interesting! Let us walk you through all that is going to happen during the next few months. At the beginning of February Housing Europe started organising the POWERPOOR EU webinar series. Anyone interested in finding out more on what energy poverty means and what are the ways to alleviate it, is welcomed to take part in any of the four training sessions left (one of which will happen in January 2023) and then take the test to become a certified Energy Supporter and Mentor.

The French Presidency of the European Council that is taking place from January to June 2022 will bring many events not to be missed such as the Ministerial meeting on Housing and Construction in March.

The first session of the Housing Europe Working Committees will finally take place in person in Brussels mid-March after two years of virtual meetings.

The most thrilling happening on the 2022 agenda will be between 14-17 June and will take place in Helsinki! Register to attend the International Social Housing Festival during which you can participate in Housing Europe’s Annual Conference, the European Responsible Housing Awards ceremony and many more. This will be a great opportunity to meet professionals from all over Europe and exchange information and best practices as well as to get up to date with the most important evolutions in the housing sector.

The end of the year will be marked by the final conference of the Horizon 2020 project OpenGela that studied for four years different renovation services, the second round of Working Committees and lastly, the Housing Europe Renovation Summit.

All this being said, keep an eye on our calendar for other smaller events that happen all throughout the year.

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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

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

POLAND

- Auditing Union of Housing Co-operatives activity (ZRSM 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)
- Flemish Company for Social Housing (VMSW)

AUSTRIA

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

LUXEMBOURG

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

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
- Community Land Trust Brussels
- Fondazione Housing Sociale (Italy)
- Housing Initiative for Eastern Europe (IWO)
- Social Housing & Property Rights in Kosovo (SHPRK)
- Technical Educational Institute of Athens (TEI Athinon)
- Ministry of Physical Planning, Construction & State Assets, Croatia
- Ekubirojs (ESEB), Latvia

ASSOCIATE MEMBERS

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

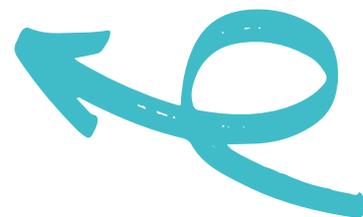
BUILDING A STRONG NETWORK



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 2021 edition is edited & designed by Housing Europe

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

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