



CECODHAS Housing Europe

CECODHAS Housing Europe's members work together for a Europe that provided access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable and where all are enabled to reach their full potential.

Report of Activities - Our achievements in 2011



Achieved objectives according to the 2011 Workprogramme

Looking back to 2011- Financing social housing is a core priority and implies an increased visibility

First a top 5 of our main achievements in improving capacity of our members to deliver more affordable housing:

1. We convince the Commission to propose a real “Copernican revolution” of the place of housing can play in regional development. The new regulation of ERDF and ESF currently in the legislative debate recognises that housing refurbishment is one of the best ways to invest public money to have real impact on job creation and reduce GHG emissions. There is no cap of EU funds that can be used for it, when so far no more than 4% could be mobilise.
2. Furthermore, housing investment possibilities do not stop to green refurbishment but is also allow new housing to be built using community lead approach
3. Social enterprise are also at the heart of the cohesion’s policies with social economy to be supported, and a new social entrepreneurship Fund regulation paving the way to adequate financing tools that could support social housing (cross-border social housing bonds...). A social business initiative of the Commission plans to further work on better recognition of the social added value inn business
4. Housing prices are included in the screening of indicators of macro-economic surveillance. Commission will ask member States to ensure that their housing market is stable and sustainable when necessary and has already issued recommendation to ask more diversity and affordable supply. The role social housing can play in functioning housing market is recognised as a key policy to reach that objective.
5. State aid to social housing project continues to be exempted from notification, sparing a lot of administrative burden for our members of members. The new decision proposed by the Commission clarified rules and definitions which are more adapted to investment as before they were conceived principally for services compensations.

What is striking in this 2011 year is how we increased our visibility in major contributor to sustainable economy. It is an entire new policy area that social housing has invested in, which at the end is framing the entire housing policies. We have entered into the Finance Minister’s agenda in Brussels advocating for public investment which create jobs, reduce ecological footprint and fight poverty; showing that housing sector increase revenue of public authorities.

But this rhetoric’s is not enough of course to solve problems of Southern Europe economies. Challenges ahead for these countries will require a European answer beside the only reduction of expenses asked to comply with deficit and public debts ratio; and why not by having European investment vehicles, to be invented, investing in affordable rental housing massively needed. This is clearly the other new elements of 2011: we have entered in a phase of looking at the financing of social housing models to transfers from one country to another, to merge practices, to pool needs, to use our common visibility to reach bigger investor’s.

The link between Finance and housing is not to be explained, well known by investors and economists, but what is new is that housing policies are reached the EU Finance agenda; a further proof and of the continuous integration of Europe.



This new European policy to work on is one of the 3 key pillars of our new 5 years Strategic plan. In 2011 we discussed priority for CECODHAS Housing Europe which can be summarised as follow: People first- the Big Shift- Sustainable business model.

The current housing markets are counterproductive on all aspects and needs to be rethought and this is why members of CECODHAS have identified that working on housing markets and wider housing policies and the social one will be crucial. The debates, conception and adoption of our next 5 years strategic plan have been a key moment of the year. In addition, as more members are opening representation in Brussels, recognising the need to be stronger to influence EU, we have adapted our working methods with more coordination and sharing of tasks; and a wider management board. This is increasing substantially our visibility and expertise and our capacity to deliver well documented positions and policy paper where we can precisely ask for amendments on proposals already out, but as importantly where we can set the agenda for the future years. January 2012 is exactly the mid-term of the European Parliament and current European Commission. We need to set our needs for the 2 years to come and start thinking about the agenda we want to propose to the next Commission.

And indeed, the Committee of the regions adopted in October a “European agenda for social housing”, first time ever that an EU institutions is asking clearly to develop EU policy with the aim to house adequately EU citizens and recognising the huge needs still to be covered. For this report, CECODHAS Housing Europe was the expert to write the proposal

Finally, in our attempt to increase our credibility and visibility, we have developed our presence in the social media and starting to be not only quoted in EU media, but interviewed and researched on. Our Housing Europe Review 2012 has been widely well received, as a major piece of describing the social housing sector in each country and making more obvious that we do share a social housing model even if translated differently in each country.



Pillar 1: ACCESS TO HOUSING FOR ALL - Creating good conditions for our members to deliver more

Part 1: Legislation

Objective	Expected results	Proposed Actions	Achievements
Objective 1 Legal framework and procedures are in place for the development of services of general interest	<p>New Commission deliver a proposal to implement the Treaty protocol on SGI</p> <p>Social housing organisations are positioned as the most cost-effective solution in the long term to provide affordable housing</p>	<p>All year through: contacts with political parties and new MEPs to feature social housing in political debates</p> <p>Research briefing on costs of social housing</p>	<p>We published an answer to our needs for the renewed Single Market act, presented to the Commissioner Barnier and the DG Markt official in different meetings. In a letter to Secretary General of Commission we advocate for investment in SIEG and full subsidiarity in definition. Achievements of SIEG specificities in EU internal market and competition have been taking place in each new proposal but not in a horizontal recognition.</p>

Objective	Expected results	Proposed Actions	Achievements
Objective 2 Public procurement and PPPs and all form of partnerships are possible to finance urban renewal and integrated services	<p>A guide to “Public procurement” for social housing</p>	<p>Meeting with high officials to propose solutions to our internal difficulties</p>	<p>The Commission published in November new Public procurement rules partly answering our concerns; we have worked with MEPs to prepare the legislative negotiation to make further improvements.</p>

Objective	Expected results	Proposed Actions	Achievements
Objective 3 Social/coop housing sector deliver services of good quality and is expanding	<p>Quality framework on SSIG is developed</p> <p>Recognition of the added-value of non-profit actors</p> <p>Social/coop housing sector is developing in Eastern Europe</p>	<p>Quality framework is implemented by our members and we provide an evaluation of it</p> <p>Position CECODHAS as a key actor on CSR and propose EU actions</p> <p>UNECE/Habitat for humanity /CECODHAS conference on Eastern and central Europe</p>	<p>In a communication called “Quality framework for SIG”, the Commission proposed to further promote quality for SSIG as a priority , if recognition can be noticed as an achievement, no actions is foreseen to further support quality.</p> <p>CECODHAS KPI (Key performance indicators) continued to meet and exchange models of evaluating added-value of our activities beyond economic return on investment. The Social Business initiative proposed by the Commission contains our definition of social business and proposes future actions corresponding to our need. Meeting with Commission’s official and debating with them before publication has been crucial.</p> <p>The planned joint conference with UNECE has not taken place for</p>



			<p>institutional reasons in Poland, however, we have welcomed for the first time delegate from South –east Europe in our meetings at start collaboration.</p> <p>Observatory briefing on fiscal reforms and social housing to compare systems and analyse trends</p>
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Objective	Expected results	Proposed Actions	Achievements
<p>Objective 4</p> <p>State aids to housing are recognised not only for social purposes</p>	<p>DG Competition recognises the need to adapt the package and MEPs are endorsing our demands</p> <p>National governments have the entire competency to define what is social housing</p>	<p>Position of CECODHAS on the implementation of the Monti package is widely disseminated</p> <p>Meeting with the European Commission</p> <p>Eventually special campaign with IUT (through a EP resolution if needed)</p>	<p>Many meetings with DG COMP (including with Commissioner as rapporteur of Committee of the regions) to make the case for wider approach of a definition of social housing; joint letters with IUT; first draft decision was acknowledging the importance of wide social definition. The final one however is back to the old concept of state aids for the households in needs. We have been active with the European Parliament intergroup on public services to wider the definition</p> <p>New European Commission decisions with simplification of calculation of overcompensation and answering all our requests of clarification (mandates not yearly based...). Subsidiarity in defining clearly stated. Possibility to have hybrid organisations delivering SIEG also recognised.</p>

Pillar 2: ACCESS TO HOUSING FOR ALL - Creating good conditions for our members to deliver more

Part 2: Sustainable Funding

Objective	Expected results	Proposed Actions	Achievements
<p>Objective 5</p> <p>Housing is clearly integrated in the EU “carbon free” strategy</p>	<p>Funding is clearly allocated to greening our sector into the energy EU policy</p> <p>Members are using all potential tools from EU laws (White certificate, ETS...)</p> <p>ESCOs are made available and easy to use for our members</p>	<p>Develop a guide of potential financing schemes for decarbonise our sector; raise awareness of members on ETS</p> <p>Campaign on using the new EE funds and to allocate more EU budget to it (conference?)</p> <p>Special conference on ESCOs in Wels, March and lobbying for future legislation</p>	<p>Power House Europe, our green exchange projects produced a number of publications explaining the different models and best practices in each country.</p> <p>The achievement of our work is summarised by the new article proposed in the directive (not yet approved) on energy efficiency directive on financing (new article 3). For this , we have worked in coalition with all “local energy providers and authorities and with energy efficiency and financing industries</p> <p>We have held workshops during the year(Wels, in the World Energy forum), one major conference on energy efficiency finance to raise awareness on key obstacles</p>



Objective	Expected results	Proposed Actions	Achievements
Objective 6 Long-term Funding : EU loans and bonds	<p>New financial tools are available for the sector (social housing bonds, EIB...)</p> <p>Financial tools and EIB loans are available for all our members even the smallest and they know about it</p> <p>Intermediary bodies know about the needs of our sectors and specific ones are created to develop our sector (in Eastern Europe)</p> <p>Risk of our sector is better assessed and it results in lower cost to access credit</p>	<p>Jointly with EIB and public banks develop access to special loans for our sector</p> <p>Publish a special issue of CECODHAS exchange on the Key performance indicators used to assess the sector and its added-value</p> <p>Lobby on EU bonds system to finance infrastructure to be available for social housing</p> <p>Lobby for EU bonds to be accessible on a project base</p>	<p>The expected results for a year were too high in the crisis context, however, tremendous progress have been done to raise awareness and built partnerships to develop new financial tools for social housing.</p> <p>Meetings with Commission's official, with institutional banks (Caisse des depots; club of long-term banks).</p> <p>Social housing investment study from EIB to enlarge JESSICA's scheme (final recommendations to be delivered); for which we have provided expertise</p> <p>CECODHAS founding member of Finance Watch a new lobbying NGOs aiming at advocating EU financial regulations for more long-term and real economy outputs (works on CDR IV; MIFID; rating agencies)</p> <p>Commission published a regulation proposals for social enterprise investment Fund</p> <p>Contributing to the debate (work of Think Tank Confrontations for example) on the EU bonds, and Project bonds to be instruments for our development</p>

Objective	Expected results	Proposed Actions	Achievements
Objective 7 A EU fund for neighborhoods development is proposed in the future of cohesion policies	<p>New Commissioner for cohesion commits to work on social cohesion and to allocate resources to the issue</p> <p>The proposals for the future cohesion policies include a "joint" Fund for local sustainable development</p> <p>Social housing actors are fully involved in the implementation of current Funds and future ones</p>	<p>Special campaign with other actors (Imagine of Energy cite) and in particular with local authorities network to change the focus</p> <p>Being active and present in the debate on the future of EU budget and future of EU cohesion ; mobilise MEPs with specific campaign material</p> <p>Special conference on how our members are currently using the Structural funds (Cardiff, June 2011)</p>	<p>Publication of material on the impact of the use of Structural Funds in the affordable housing sector; Meetings with EC officials on the draft ERDF and ESF regulation; GA conference with members and EC officials for a strengthening of Cohesion Policy support to housing; alliance building with environmental NGOs;</p> <p>New legislative proposals make housing fully eligible under energy efficiency investments, promotion of social infrastructures and sustainable urban development. Better connection between ESF and ERDF for community-led local development</p> <p>Meeting between Executive Committee members and the European Parliament rapporteur on the draft ERDF regulation, Jan Olbrycht</p> <p>Participation on the President to European Commission and MS workshop on EE in housing</p>



Pillar 3: AFFORDABLE ENERGY

Objective	Expected results	Proposed Actions	Achievements
<p>Objective 8</p> <p>Affordable energy for all</p> <p>Social housing providing new services and promoting new actors to ensure affordable energy</p>	<p>POWER HOUSE EUROPE provides members with tool to diversify their activities for social housing organisations AND TO advocate national governments</p> <p>The review of the energy efficiency action plan at EU level endorse our Copenhagen demands</p> <p>Tackling fuel poverty is a goal for the December conclusion on post 2010 Eu policies (adapting Lisbon strategy and adopting indicators to monitor poverty)</p>	<p>Final POWER HOUSE conference; 2 study visits and a publication</p> <p>Lobbying on the review of energy efficiency action plan</p> <p>Follow-up of UNECE guidelines</p> <p>Energy expenditure special briefing and energy poverty</p>	<p>All foreseen actions expect briefing have been done. A report from the Commission answered all research needs on energy poverty and energy prices evolution.</p> <p>The energy efficiency directive proposals answers our needs, but impose a renovation's rate. Lobbying to the Danish and Polish presidency, the European Parliament to change the renovation's rate taking in account the starting point of each stock. MEP rapporteur met with members several times and include us a key partner in its stakeholders meetings.</p> <p>Awareness raised about need to review tariffs of energy impact on poverty (recognition of need for actions in the Communication on quality SIG and in the conclusion of the London Citizen energy forum)</p> <p>Joint meeting with Commission's research institute on ESCOs to raise concrete</p>

Objective	Expected results	Proposed Actions	Achievements
<p>Objective 9</p> <p>Reach our offer of 4% of the stock refurbished annually (our Copenhagen offer)</p>	<p>Give a positive image of our sector by illustrating our impact on climate change</p> <p>The Commission propose a pilot training programme for construction workers</p> <p>Reduced VAT rate are available on green products</p>	<p>Monitoring of our offer in the Copenhagen offer with methodology to help members, a scoreboard and a press release</p> <p>Work in coalition with trade-unions about the employment creation potential</p>	<p>Green refurbishment is acknowledge as a positive policy to support in the new economic governance process and is pushed by the Commission '(Climate and Economy commissioners).</p>

Objective	Expected results	Proposed Actions	Achievements
<p>Objective 10</p> <p>Changing housing consumption patterns</p>	<p>Housing expenditures replace the "rent and mortgage" to ensure energy costs are taken in account</p> <p>Green mortgages are available in all EU</p> <p>Tenant's behaviour is considered as a</p>	<p>Participation of members to 7th FP encourage, supported and monitored</p> <p>Special exchange project to show the importance of consumers behaviour and change policies priority (Count us in)</p>	<p>We have secured funding to exchange between our members and monitor progress (implementation of our Copenhagen offer) through a new project Nearly Zero challenge</p> <p>Housing costs; behaviour are on the agenda The directive of energy efficiency proposals are proposing social measures to alleviate energy</p>



	<p>major priority to decrease consumption</p> <p>Renewable are present in our members stock</p> <p>Potential impact of water efficiency directive and resources efficiency flagship</p>	<p>Special conference on promoting renewable in social housing (Wels, Austria, March)</p> <p>Information of members and position, lobbying on the directive and flagship</p>	<p>poverty as a priority in the energy providers obligation. All stakeholders are aware of the need for social fairness as a key for success in energy efficiency delivery (our work at the Coalition for energy savings). Joint positioning with BEUC (Consumers)</p> <p>Renewable energy has been discussed by our members in Wels</p>
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Pillar 4: SUSTAINABLE ENVIRONMENT AND COMMUNITY DEVELOPMENT - Combating housing exclusion

Objective	Expected results	Proposed Actions	Achievements
<p>Objective 11</p> <p>EU commit to eradicate poverty and social exclusion</p>	<p>The target of poverty reduction is including actions on housing/living conditions and is well defined</p> <p>Social housing sector is seen as an important actor</p> <p>Energy poverty is part of the flagship and energy efficiency recognised as main policy to implement</p>	<p>Lobbying and information on the flagship initiative against poverty</p> <p>Follow-up report by the Commission on energy poverty and position/information of EUROSTAT report on the energy poverty</p>	<p>Setting up of a Housing Practitioners Forum on Vulnerable Groups with FEANTSA and EASPD (service providers for disable persons)</p> <p>Amendment proposals on the European Union Programme for social innovation and change</p>

Objective	Expected results	Proposed Actions	Achievements
<p>Objective 12</p> <p>Cities of the future</p> <p>More means are accessible to social housing actors to manage positively urban challenges</p>	<p>Housing is an integral part of the EU Urban agenda</p> <p>Social housing sector have easier access to integration Funds (EU level)</p> <p>Positive Image of diversity is replacing the one of "ghettos of migrants"</p>	<p>Special breakfast on cities of Future to show the diversity of needs and highlight that all is not technology</p> <p>Monitoring EU integration policies</p> <p>Participate actively to integration Forum</p> <p>Follow-up amendment ERDF for marginalised communities</p>	<p>Official contribution to the EC report on Cities of Tomorrow: recognition of the role of social housing in fight social and spatial segregation</p>

Objective	Expected results	Proposed Actions	Achievements
<p>Objective 13</p> <p>The role of housing</p>	<p>The green paper on ageing identify clearly the housing challenges</p>	<p>Monitoring of EU initiatives</p> <p>Exchange of members experience on</p>	<p>Input from members on the Strategic Workprogramme of the European Innovation Partnership (including a proposal for a</p>



<p>in the EU ageing policy is recognised</p> <p>The need of youth in housing is better assessed and address</p>	<p>Alliances are created to raise awareness on the solution we can propose</p> <p>Members are better equipped to face the challenge</p> <p>CECODHAS prepares to contribute to the 2012 year of active ageing</p>	<p>intergenerational solidarity and housing for youth in the Housing Forum of Budapest and at section meeting in May</p> <p>One CECODHAS exchange to capitalise on these experiences</p>	<p>European initiative on fall prevention)</p> <p>Information to members about the EY2012 and the visibility opportunities; call for projects for a 2012 publication on ageing.</p> <p>Participation to the EY 2012 NGOs coalition and presentation of the manifesto for age-friendly EU (including on housing) in the European Parliament.</p> <p>Special briefing of the observatory on youth and housing</p>
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Pillar 5: NEW NEEDS: RESPONSES - Strengthening the sector

Objective	Expected results	Proposed Actions	Achievements
<p>Objective 14</p> <p>All members are informed about EU policies and national housing policies development</p>	<p>Our newflash answer the needs of the members</p> <p>EU housing stakeholders are aware on the impact of EU policies into our sector</p> <p>EU research is answering the need of the sector</p>	<p>Regular newflash edition (3/02; 31/03; 27/05; 8/09; 27/10; 15/12)</p> <p>Published report of activities</p> <p>A new scoreboard of EU policies is introduced</p>	<p>New publications have been delivered to members (see full list annex):</p> <p>Policy papers (prospective work of what policy we need)</p> <p>Policy briefings: what have been proposed</p> <p>EU legislation lobbying pack (containing all info for our members to be active)</p> <p>Research briefings</p> <p>Position papers</p> <p>Newsflash</p>

Objective	Expected results	Proposed Actions	Achievements
<p>Objective 15</p> <p>Learn from Exchange within the sector (but also outside EU)</p>	<p>Training for social housing workers</p> <p>New CENSUS published</p> <p>Develop exchange outside EU</p> <p>Develop a resource centre for members to help them taking the EU funding opportunities</p>	<p>Use EU training Fund (LEONARDO) to offer training to members of members (exchange practices)</p> <p>Organise bilateral meetings between members and explore twinning opportunities</p> <p>Housing forum Budapest</p>	<p>One extensive research produced and published on participation of tenants</p> <p>Publication of the Housing Europe Review 2012 presenting country profiles of social housing in all EU countries and the main trends in our sector: published every 5 years, this publication is a key milestones for our visibility and the credibility of the observatory</p>



		Publish Funding opportunities briefings and organised answers of members to EU call	
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Objective	Expected results	Proposed Actions	Achievements
Objective 16 Communicate	Change the image of social housing at EU level New Commission identify us as a good sector to invest MEPs and EU official know our sector (and its economic potential)	Active participation to the Housing forum Budapest to develop the sector in countries where it is missing Continue the breakfast meetings with key officials and members on different themes	TWITTER, strong involvement with new actors such as OECD, Think tank based in Brussels, rapporteur of Committee of the regions, as experts in World sustainable energy week; in Alpach Forum, in the Progressive alliance forum (Socialist of Europe): we have been visible in high level events and recognised as experts in a number of key studies for the social housing sector in EU



List of events organised in 2011

Date	Event	Location
3 February 2011	Public Procurement Experts Working Group	Brussels, Belgium
3 February 2011	Seminar "Single Market Act: debate on CECODHAS Housing Europe's Position"	Brussels, Belgium
3 February 2011	Management Board	Brussels
09 February 2011	Breakfast debate on Structural Funds	Brussels, Belgium
1 March 2011	Executive Committee	Brussels, Belgium
15 March 2011	Working Groups Meetings	Brussels, Belgium
16 March 2011	Final Conference of SUITE - The Housing Project	Brussels, Belgium
29 March 2011	Public Procurement Working Group	Brussels, Belgium
4 April 2011	Management board- Housing First Forum /Habitat for Humanity	Budapest, Hungary
16 May 2011	Special Meeting on State Aids	Brussels, Belgium
17 May 2011	Special Meeting on Social Investment Fund	Brussels, Belgium
8 June 2011	Sections Meetings	Cardiff , Wales
9 June 2011	Conference "The Key Role of Structural Funds for Sustainable Energy in the EU"	Cardiff , Wales
10 June 2011	General Assembly	Cardiff , Wales
12 September 2011	Conference "New Directive - New Energy For Housing? Clearing the Way for Local, Participatory Energy Transition"	Brussels, Belgium
13 September 2011	Working Groups Meetings	Brussels, Belgium
14 September 2011	Management Board	Brussels, Belgium
19 October 2011	Section Meetings	Warsaw, Poland
20 October 2011	Thematic Seminar "Models to Develop Affordable Housing" + Debate Sessions	Warsaw, Poland



21 October 2011	Executive Committee	Warsaw, Poland
29 November 2011	Seminar "Financing Social Housing"	Brussels, Belgium
30 November 2011	Breakfast Debate with MEP Olbrycht	Brussels, Belgium
30 November 2011	Executive Committee	Brussels, Belgium

List of publications issued in 2011

Date	Series	Title
January 2011	Policy paper	EU economic governance and macroeconomic surveillance
January 2011	Position paper	Proposal to reinforce the Single Market Act
February 2011	Position paper	Proposals for the next multi-annual financial framework
May 2011	Annual report	Our achievements in 2010
May 2011	Exchange	The place of inhabitants - Resident's participation in creating sustainable housing & neighbourhoods
May 2011	Newsflash	Newsflash May issue
May 2011	CECODHAS' publication	The impact of Structural Funds on affordable housing - Success stories & recommendations for the future
May 2011	CECODHAS' publication	CECODHAS Housing Europe Facebook 2011
May 2011	CECODHAS' publication	CECODHAS Housing Europe Delivery for members and members of members
June 2011	Newsflash	Newsflash June issue
June 2011	Power House Europe	POWER HOUSE EUROPE Activity Highlights
June 2011	Observatory's Research briefings	Fiscal treatment of social housing providers
September 2011	Newsflash	Newsflash September issue
September 2011	Observatory's Research briefings	Youth and Housing in EU



September 2011	Power House Europe	POWER HOUSE EUROPE Platforms updates
October 2011	Observatory's publication	Housing Europe Review 2012 - The nuts and bolts of European social housing systems
November 2011	Newsflash	Newsflash November issue
November 2011	Observatory's Research Report	3 rd CECODHAS Housing Europe General Survey
December 2011	Policy paper	Preparing the new Structural Funds period 2014-2020