



**EBZ Business
School**
University of Applied Sciences



EFL
EUROPEAN FEDERATION
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EFL Expertise

New Challenges for Affordable Housing in Europe

Summer School for Young Professionals

16 – 20 July 2018
Bochum, Germany

New Challenges for Affordable Housing in Europe – Summer School for Young Professionals

The housing sector in Europe is changing. In urban hot spots, housing that is affordable for all groups of society is becoming scarce, with high demand driving up rental prices and the rise of construction costs making the financing of social housing even more difficult than before. In disadvantaged neighbourhoods, inhabitants need to be motivated to stabilise the neighbourhood and prevent a downward spiral. New technologies offer opportunities, but housing providers are still hesitant to digitise their business. Disruptive changes are ahead, and it is high time to think about developments in the core business and the potentials innovations offer for value creation.

Following last year's success with almost 30 participants from nine European countries, we invite young housing professionals from all over Europe to Germany for a second time. Five exciting and instructional days are awaiting you in Bochum, located in the very heart of Europe.

Discuss new challenges with academic experts and experienced practitioners, develop ideas and concepts in interactive workshops, and see real examples in field visits. Meet fellow young housing professionals from other European countries, be part of a European exchange of best practices and innovative approaches and build up your personal European network.

The European Summer School is brought to you by EBZ – European Education Centre for Housing and Real Estate in co-operation with EFL – European Federation for Living, Housing Europe – the European Federation of Public, Cooperative and Social Housing and the Housing Initiative for Eastern Europe IWO.

Learn from each other, share your ideas, be part of Europe!



Cédric Van Styvendael

President Housing Europe



Ben Pluijmers

Chairman EFL European Federation for Living



Klaus Leuchtmann

CEO EBZ – European Education Centre for Housing and Real Estate

Benefits

For participants

- New ideas and insights resulting from a European exchange in your professional field
- New contacts and an opportunity for networking in an international environment
- Extend your intercultural skills by interacting with people from various European countries
- Improve your business English skills through practice in an all-English programme

For companies / housing providers

- New ideas and impulses for your company
- Investment in personnel development of promising young professionals
- Increase of employee engagement and retention
- Consolidation of international networks beyond the upper and top management level

Speakers



Paul Rickard

Paul started his career at the Big 4, working in real estate and banking capital markets before joining a corporate finance advisory firm, specialising in the housing association sector with a focus on finance, funding, capital markets, treasury, and business planning. Paul is now Chief Financial Officer at One Housing, UK. Throughout his career Paul has directly raised several billion in funding from a variety of sources including capital markets, development finance, and non-traditional direct debt finance. Paul is also actively involved in promoting affordable housing across the sector as well as sitting on the National Housing Federation's Finance Policy Advisory Group and previously chairing the Finance Group for the European Federation for Living.



Mieke van den Berg

Mieke van den Berg has a more than 20 years experience of working in social housing in the Netherlands. She has a background in finance, she also studied real estate management and combines that with social commitment.

Since 2009 she has been the director of Eigen Haard, one of the largest social housing companies in the Netherlands. Eigen Haard rents out 56.000 units situated in the Amsterdam region. Mieke joined the board of EFL in 2015.



Christian Iaione

Christian Iaione is associate professor of public law at Guglielmo Marconi University of Rome, fellow of the Urban Law Center at Fordham University, visiting professor of urban law and policy at LUISS Guido Carli and

faculty director of LabGov – LABoratory for the GOVerance of the Commons. He was expert of the EU Committee of the Regions that drafted the opinion on the "Local and regional dimension of the sharing economy". He is an advisor of several Italian local governments and institutions. He is UIA – Urban Innovative Actions expert appointed by European Commission for the Co-City project of the City of Turin, ad-hoc expert of the EU Urbact programme, member of the Urban Partnership on Innovative and Responsible Procurement within the Urban Agenda for the EU.



Anna Müller

Anna Müller studied cultural and political sciences and is a neighbourhood manager at Gewobag based in Berlin, Germany. She is in charge of supporting tenant engagement and participation in social housing districts. As

one of Germany's largest social housing companies, Gewobag is engaged in developing neighbourhoods by investing in social projects and community building.



Prof. Dr. ir. Vincent Gruis

Vincent Gruis is Professor of Housing Management at Delft University of Technology. His research addresses the question of how landlords, developers, investors, governments and tenants can adapt their housing to

societal challenges. He currently focusses on how to implement principles of a circular economy in the management and redevelopment of the housing stock. Vincent has been awarded several research grants, including Interreg2Seas project "Triple-A", about how home-owners can be stimulated to adopt low-carbon technologies, "Beyond the Current", about testing user preferences for energy efficient housing refurbishment solutions and "Samen Wonen, Samen Onderzoeken" about how housing institutions and citizens can collaborate in development and management of housing.



Fabien Lasserre

Fabien is the head of the engineering department of Vilogia. He analyses the opportunities for Vilogia to implement digital solutions to industrialise the construction/retrofitting and to manage the real estate data of Vilogia.

Examples are PassivHaus certified projects, Energiesprong projects, or the development of BIM initiatives. Vilogia is third biggest social housing company in France. They own and manage a stock of rented property, including around 70 000 dwellings spread in high demand areas in France, offering affordable housing to 140.000 tenants.



Alvis Stražinskis

Alvis Stražinskis (mg.ing.) has 20 years of professional experience at SIA JNĪP and started working in the sector four years earlier. His current position is Head of IT and Analysis Department. Under his guidance, many new

and useful technical solutions have been developed. SIA JNĪP enterprise was founded in 1998 by joining four apartment managing companies and one service company together. Since then, SIA JNĪP provides services for 80 percent of apartment houses in Jelgava City - the fourth biggest city in Latvia. From the very beginning, SIA JNĪP has been trying to go with time and use their own developed modern technical, programmatic and organisational solutions.

Programme

Monday, 16 July 2018

Welcome

Moderator: Mareike Pallaks, Head of International Office, EBZ Business School

14.00 Welcome to the Summer School

Klaus Leuchtmann, CEO EBZ and Ben Pluijmers, Chairman EFL

16.00 Warm-up: What is Social Housing?

Alice Pittini, Research Coordinator, Housing Europe

18.00 Welcome Barbecue

Tuesday, 17 July 2018

Financing of Affordable Housing

Moderator: Prof. Dr.-Ing. Armin Just, Prorektor for Study and Teaching, Professor for Constructional Engineering, EBZ Business School

09.00 Financing of Affordable Housing: an overview

TBA

10.00 UK Housing Finance – An Overview of Alternative Funding Sources

Paul Rickard, Chief Financial Officer, One Housing

10.30 How to Finance Affordable Housing – Best Practices from the Netherlands

Mieke van den Berg, Director, Eigen Haard

11.00 Financing Growth: Overview of Domestic Challenges and Individual Solutions

drs. Ad Hereijgers, Director Business Development, EFL Expertise B.V.

11.30 Workshop

N.N. and Alice Pittini, Research Coordinator, Housing Europe

18.00 Dinner and thematic evening "Housing in Eastern Europe"

IWO – Housing Initiative for Eastern Europe, Dr. arch. Georgi Georgiev, Associate Professor, New Bulgarian University

Wednesday, 18 July 2018

Participation & Tenant Engagement

Moderator: Knut Höller, Managing Member of the Board, IWO e.V.

09.00 Ostrom in the City: Design Principles for the Urban Commons as applied to the Housing Sector

Christian Iaione, Professor of Urban Law and Policy, Co-director of LabGov.City

09.45 Tenant Engagement and Participation – Challenges in a Growing City

Anna Müller, Neighbourhood Manager, Gewobag MB Mieterberatungsgesellschaft mbH

10.30 Workshop

Christian Iaione, Professor of Urban Law and Policy, Co-director of LabGov.City and Dr. Anja Szypulski, TU Dortmund

13.30 Field Trip to Düsseldorf

Lisa Wilczek, VdW Federation of Housing and Real Estate Companies Rhineland Westphalia

14.30 Ministry Visit: German Funding Programmes for Affordable Housing – How Do They Work in North-Rhine Westphalia?

Rita Tölle, Head of Division 407 Funding of Housing Rehabilitation, Ministry for Regional Identity, Communities and Local Government, Building and Gender Equality of the Land of North-Rhine Westphalia

16.00 Site visit: Cooperative Project „Kastanienhöfe“

Niels Klein, Director Düsseldorfer Bau- und Spargenossenschaft eG

Thursday, 19 July 2018

Digitisation: New Potentials for Value Creation?

Moderator: Joost Nieuwenhuijzen, Managing Director, EFL

09.00 Innovations in Housing Management: Circularity and Digitisation as Challenging Opportunities

Prof.dr.ir. Vincent Gruis, Professor of Housing Management, TU Delft

10.00 Digital Innovation in Social Housing: Development of New Practices in France

Fabien Lasserre, Head of R&D and Engineering Department, Vilogia

10.30 Digital Solutions for Everyday Tasks and Communication with Clients – a New Look to Housing Management

Alvis Stražinskis, Head of IT and Analysis Department, SIA JNĪP - Housing Management Company Jelgava

11.00 Workshop

Prof.dr.ir. Vincent Gruis, Professor of Housing Management, TU Delft and Julien Dijol, Deputy Secretary-General, Housing Europe

17.00 EBZ Summer Festival

Friday, 20 July 2018

Results

Moderator: Joost Nieuwenhuijzen, Managing Director, EFL

09.00 Presentation of Results and Discussion

Joost Nieuwenhuijzen, Managing Director, EFL and Julien Dijol, Deputy Secretary-General, Housing Europe

14.30 Departure

Questions & Answers

Who should register?

Young professionals (in general less than ten years of working experience) from the housing sector.

Are there any admission requirements?

A working knowledge of English is required to follow presentations and participate in the programme.

What are the participation fees?

1.500 € per person; if employed by a company that is a member of EFL European Federation for Living, a reduced fee of 1.300 € applies.

What is included in this price?

Participation in all programme activities, accommodation at EBZ hotel facilities on campus (2-bed rooms for single use, four nights), full board, certificate of participation at the end of the course.

How can I register?

Registration is open until **22 June 2018**. Please register online at www.e-b-z.de/SUMMERSCHOOL or fill in the form below, sign it and send it as a scanned document per e-mail to s.juranek@e-b-z.de or as fax to +49 234 9447-444.

Which terms and conditions apply?

Your registration is binding. Cancellation is possible until 22 June 2018 at an extra charge of 75 EUR. Please send an e-mail to s.juranek@e-b-z.de. After 22 June 2018 the full participation fee has to be paid. Your registration is transferable to another person. Please send an e-mail to s.juranek@e-b-z.de to make use of this option. The organiser reserves the right to cancel the event if the minimum number of participants is not reached. Full terms and conditions can be viewed under www.e-b-z.de/SUMMERSCHOOL.

Where is EBZ located and how do I get there?

Address: EBZ, Springorumallee 20, 44795 Bochum.

The closest airport is Düsseldorf Airport (DUS), which is connected to Bochum by regional train. Other airports in the vicinity are in Dortmund or Cologne. Bochum is well connected to the German railway and motorway network and can be easily reached by train or car. From Bochum Central Station, the buses 354, 394 and 388 will take you to EBZ.

Where can I get more information?

Please contact Ms. Susanne Juranek, phone: +49 234 9447-558, e-mail s.juranek@e-b-z.de.

Website: www.e-b-z.de/SUMMERSCHOOL



Ms. Susanne Juranek

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Registration Form

Title*:

Name*:

E-mail*:

Address*:

Position/Department*:

Education*:

Professional background*:

Years of working experience*:

Name of company*:

Address of company*:

Country*:

Number of owned/managed
apartment units*:

Company is member of EFL
European Federation for Living*:

Yes No

Dietary requirements:

General comments:

Place, Date*

Signature*

YES, I accept the terms and conditions, which can be downloaded at www.e-b-z.de/SUMMERSCHOOL*

YES, I would like to receive more information on the activities of EBZ and its affiliated institutions.
This agreement can be revoked anytime by contacting werbung@e-b-z.de.

* required

Imprint

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