

CEB & green social housing

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A social development bank

- Parent institution: Council of Europe
- Mandate: strengthen social cohesion in Europe
- Shareholders: 40 European states
- Countries of operation: 33 member states
- 21 “target group countries” in Central, South & Eastern Europe
- 2009: € 2.7 bn loans approved, € 12.2 bn in outstanding

A project-driven institution

- Main instrument: loans for projects
 - Up to 50% of project cost
 - Up to 20 years, fixed or variable rate, euro or national currency
 - Application presented by member states & endorsed by Council of Europe
- Borrowers:
 - Member states
 - Sub-sovereign public & private entities (municipalities, housing associations...)
 - Public & private financial institutions

Three lines of action

- Strengthening social integration:
 - Aid to migrants, social housing, urban renewal, job creation in SMEs, ...
- Managing the environment:
 - Natural disasters, waste water, cultural heritage...
- Supporting public infrastructure with a social vocation:
 - Hospitals, schools, admin. & judicial services (ex.: prisons, fire & police stations)...

A major social housing lender

- Aim: improve access to decent housing
 - Construction & renovation of dwellings
 - Provision of mortgage
- Approach: integrated urban development
 - Educational, medical & environmental infrastructure
- Track record:
 - Since 1995, € 4.3 bn in loans, 100+ projects, 20% of total lending

Green social housing

- Aim: alleviate energy poverty
 - Concept: inability to keep a home warm
 - EU: 50-150 mio people affected
- Eligible projects:
 - Energy efficiency investments in social housing & district central heating
- Track record:
 - Since 2000: € 1 bn in loans for green social housing, including € 700 mio for energy efficiency & 143,000 units built/renovated

Strong social impact

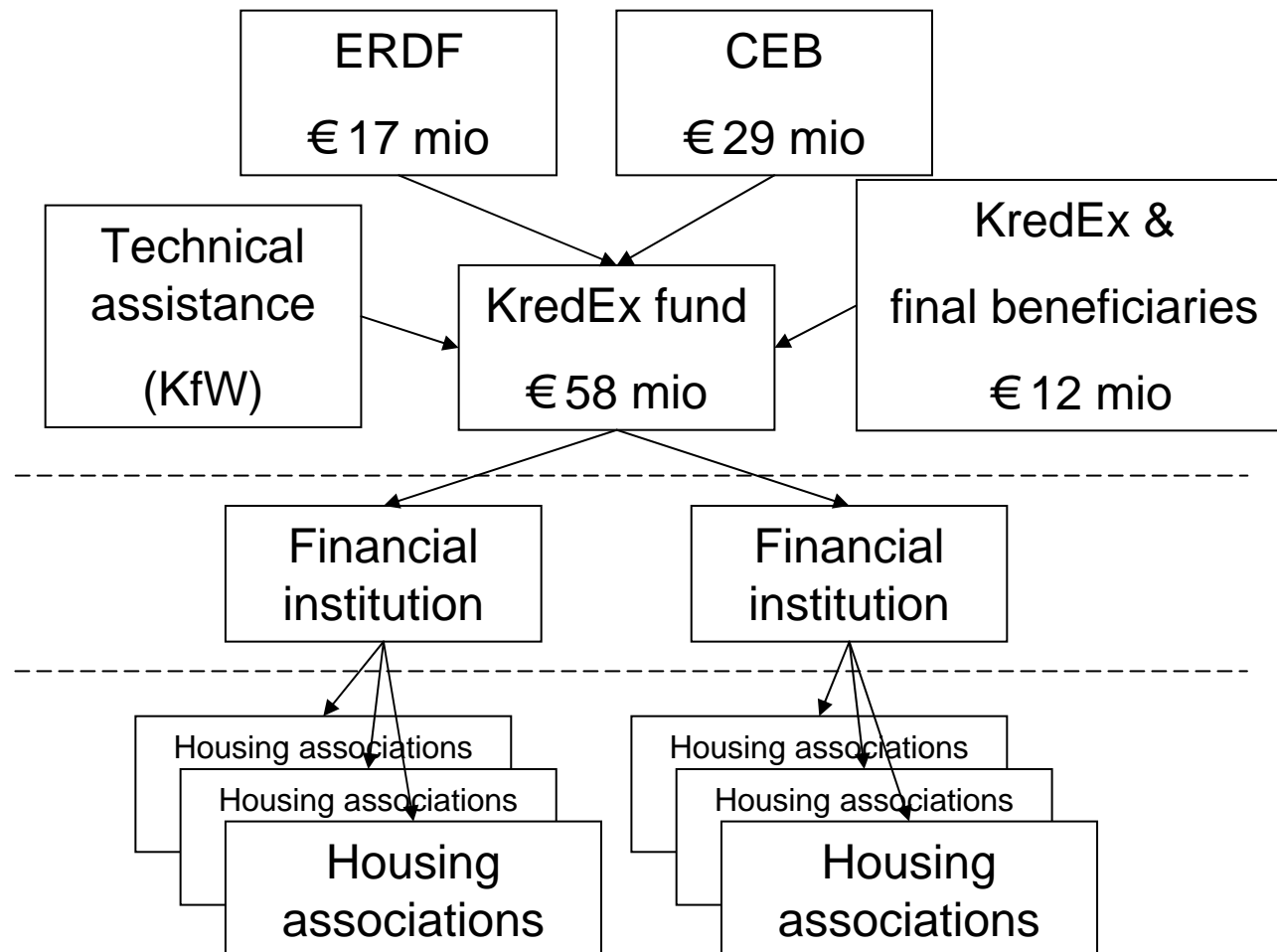
- Example: € 125 mio loan in 2010 to SWL, major social housing operator in Belgium
- Thermal renovation of 80,000 dwellings:
 - Goal: reduce annual heating oil consumption from an average of 22 liters to 9 liters / sq m
 - Investment: € 7,500 per flat & € 20,000 per house, i.e. a total of € 1.2 bn
- Social benefit:
 - Est. average reduction in monthly energy cost: € 62.4 per household (- 60%)

CEB-EU cooperation

- Aim: develop sustainable social projects
- Good project design and implementation
 - CEB contribution: technical assistance and project monitoring
- Favorable financing conditions
 - CEB contribution: low interest rate loans to complement EU funds
- Track record:
 - € 1.2 bn in loans to EU financed projects since 2004 & partner in JESSICA

KredEx: innovative partnership

Low interest rate loans for energy efficiency investments in housing



Thank you for your attention!

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