

THE RENOVATION SUMMIT

NOVEMBER 2022

**FAST
TRACKING
INNOVATION
TO MITIGATE
THE ENERGY
CRISIS**





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Watch the recordings:

16th November 2022

➔ [Opening & Delivering 'lighthouse' district renovation \(A\)](#)

17th November 2022

➔ [The fair energy transition trilemma - affordability, sustainability, availability \(B\)](#)

➔ [The power of one-stop-shops \(C\)](#)



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THE RENOVATION SUMMIT AT A GLANCE



Two years ago, in the middle of the pandemic, not-for-profit housing providers showed ambition - to renovate 4 million homes by 2030. Only six months later, Housing Europe and the International Union for Tenants (IUT) organised the very first Renovation Summit in May 2021, calling for a fair, inclusive, green energy transition that achieves decarbonisation while preserving social fairness and affordability.

Good practices showed that this is mission possible.

The months after have been incredibly turbulent. Tenants, residents, social and affordable housing providers, and cities faced the impact of the coronavirus, have been welcoming Ukrainians fleeing their countries, and paying incredibly high energy bills and

construction materials. Legislative, financial, and soft measures backed up with solid innovation can still ensure a smooth energy transition for homes and neighbourhoods in Europe.

The 2nd edition of the 'Renovation Summit' focused on fast-tracking innovation in the renovation of social and affordable housing districts also as a tool to mitigate the economic and social impact of the current energy crisis.

The two-day event on November, 16th and 17th was organised by the European Affordable Housing Consortium: Sustainable Housing for Social Impact (SHAPE-EU), Housing Europe, the European Construction, Built Environment and Energy Efficient Building Technology Platform (ECTP), and Eurocities. in partnership with the European Committee of the Regions and the House of Dutch Provinces.



The Summit was divided into 5 main parts:



DELIVERING 'LIGHTHOUSE' DISTRICT RENOVATION

Social, Cooperative and Public Housing providers are at the forefront of the fair energy transition: the average energy performance of their homes is better than in any other segment of the housing market and they cater for most of the low-income families at an affordable price. By 2030, they aim at refurbishing 4 million homes which will decrease the energy consumption of housing units on average by 50% by 2030, cut emissions by at least 50% and save up to €700/year on average to each resident. But how to make sure the project delivery goes as planned? How can we procure the renovation in the best way? How can we enable communities with a high level of quality of life and affordable cost of living after the renovation? **The session discussed how to make sure the project delivery goes as planned and how we can procure the renovation in the most efficient way**



HOUSING NEIGHBOURHOODS OF TOMORROW

The Renovation Wave brings a one in a lifetime opportunity to make our buildings less energy consuming, but also more liveable and affordable for everybody. Often building renovation works absorb all financial resources available while the social and design aspects of a district remain unfunded. However, residents' acceptance and satisfaction are greatly influenced by other issues than energy efficiency measures like: comfort (indoor air quality, temperature, lighting and noise levels); affordability of energy and housing; access to services and amenities; availability of green space; and good architectural design. In other words, making renovated housing districts 'beautiful, sustainable and inclusive' as the New European Bauhaus Initiative claims. **In this session, we brought people working on the ground to make the "housing neighbourhoods of tomorrow" a reality today.**



THE FAIR ENERGY TRANSITION TRILEMMA: SUSTAINABILITY, AVAILABILITY, AFFORDABILITY

The European Union is facing a deep energy crisis. Governments so far reacted by supporting demand – through price caps or subsidies – but this will only go so far. As the Finnish Prime-Minister Sanna Marin recently argued, Europe has relied too much and for too long on external unreliable sources of energy. In the medium term, only a fair green transition can increase our autonomy and reclaim our supply chain’s resilience, whilst achieving our common target of carbon neutrality by 2050. **This session was designed as a Policy Lab, a space to bring innovative policy solutions to challenges related to the renovation and decarbonisation of cities and the affordable housing sector.** In particular the Policy Lab looked at EU policies related to the European Green Deal which influence the renovation of affordable housing districts.



MARKET READY TECHNOLOGIES FOR THE ENERGY TRANSITION

Technological innovation is a key enabler of a fair energy transition. Action is required in several fronts, from scaling up clean energy technology and energy efficiency solutions that are already commercially viable to introducing new solutions that are either not yet developed or even known to the market. As the World Energy Forum puts it, achieving the 2050 target requires “nothing short of an innovation tsunami”. **This session was dedicated to presenting and discussing technical and technological innovations that can be scaled-up and fast-track the affordable and sustainable district renovation (while concurrently able to contribute to cushioning the impact of the rise in energy prices).** These will be market-ready and suitable for the upcoming energy-constrained world.



THE POWER OF ONE-STOP-SHOPS (OSS)

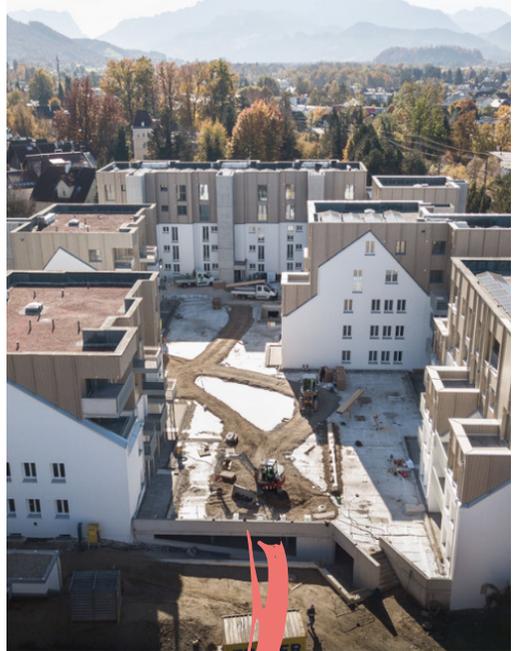
Home renovation is a journey that many homeowners dread to take. Nevertheless, Europe's energy crisis urges us to take action immediately. Opengela, like other One-Stop-Shop programmes, has proved that renovation can be for anyone and everyone, thus contributing to the regeneration of Otxarkoaga, Bilbao, and Txonta, in Eibar, inspiring more cities and regions to follow. Like all good things, Opengela, as a project, ended. **The Renovation Summit was a good moment to draw conclusions and reflect on the results and what was accomplished.**



SUSTAINABLE HOUSING FOR SOCIAL IMPACT, MISSION POSSIBLE

In the midst of an energy crisis, it is of crucial importance to shield the most vulnerable tenants and residents to protect them from social exclusion and health risks. It is also vital to continue with renovation to reduce energy needs and achieve carbon neutrality by 2050.

However, mitigating the impact of current skyrocketing gas prices, construction materials, rents, and house prices on the most vulnerable requires a collective response. Listening to diverse voices is crucial and this is exactly why the opening of the Renovation Summit brought together the views of the social housing sector, EU policymakers, and importantly tenants who are impacted by any decision on homes and neighbourhood transformation.



The social and affordable housing sector has a tough role to play as a shock absorber to the current cost of living crisis, the energy and the housing crisis.





Jean-Noël Verfaillie, President of Partenord Habitat, representing 52,000 social dwellings in the North of France, stressed the difficult trade-off social landlords are faced with: should we build more? Or is better to renovate? Should we aim for exemplarity or massification?

55,000 social dwellings spread over 320 municipalities in the North of France must be renovated by 2034 under the “Climat et Résilience” law – the French legislation to achieve to goals of the Paris Agreement. This represents a major financial commitment that will cost around 560.4 million euros. In addition, they deliver 1200 new homes per year. Partenord has been able to anticipate its needs but, like other social landlords, also seek partnerships to secure sources of funding from Europe, the State or local authorities.

‘There is not a unique way to do this. Every social landlord has to find their own way to manage their assets, social emergencies and investment capacity’ says Jean-Noël.

‘The aim is to succeed in creating liveable neighbourhoods in a balanced and coherent spatial planning approach’ he concluded.

Cities and their neighbourhoods are places of plurality, creativity and solidarity. The years of the housing bubble showed that poor planning and design in the planning realm and increased urban sprawl led to a loss of building quality across Europe.



MEP Marcos Ros Sempere (S&D, Spain) who is also the very first ambassador of the European Affordable Housing Consortium (SHAPE-EU) emphasised the potential of the New European Bauhaus in exploring new opportunities to use the limited urban space in a beautiful, sustainable and inclusive way connecting urban and rural areas.

The original Bauhaus came one century ago to democratise our homes and make them affordable. Since then, our ways of living have changed, much more than our built environment has. 'The New European Bauhaus is about improving peoples' lives, putting culture, architecture, design and urban planning at the service of society. It's the first time that EU funding schemes put these dimensions at the core of finance' he says.

The MEP also raised ethical and democratic concerns of investing large amounts of public budget just

to improve the energy efficiency of buildings and cities without also improving the lives of citizens who live in them. A paradigm shift is needed. Without increasing our current investment level, European funding can be used to also improve the quality of life of citizens and transform homes and cities to suit our needs.

The European Parliament recently called for a structural New European Bauhaus programme with a budget of its own to make this shift a reality. 'Yes to energy efficiency, but also beauty, adaptation of our homes and social commitment' he concluded.

Housing costs are the highest expenditures of households and inflation is putting another burden on tenant. Representing 30% of households (23% in the private rental market and 5.7% in social rental market), tenants are at the forefront of the housing and energy crises.



The Vice-president of the International Union of Tenants (IUT), Jan Laurier asked governments to implement a plan for tenant protection, including no energy cut-offs for financially overburdened households, ensure no evictions by renovation, and displacement of residents. Laurier also called for assurance that energy-poor, low-income or vulnerable groups would not suffer from energy measures with direct or indirect impact on such groups.

IUT called on EU Council, EU Commission and EU Parliament to act with the sense of urgency that the situation now requires and prevent housing costs, like rents and energy bills, from raising further.



→ **Read IUT's 7 objectives**



Alessia di Gregorio, Deputy head of the Social Economy Unit at European Commission's DG GROW emphasised that energy poverty is one of the pressing issues of this decade, and that we need to both monitor it continuously as well as address it with adequate retrofit policies. She called on social and private housing developers, universities, local governments, and all other stakeholders to come together, since we need this triple helix to solve the housing crisis.

The work of the European Commission around renovation and construction of affordable and social housing is scattered across different Commission services, to say a few: Internal Market, Industry, Entrepreneurship and SMEs (DG GROW), Employment, Social Affairs & Inclusion (DG EMPL); Energy (DG ENER). This is also reflected in the funding sources (i.e., Cohesion Policy Funds, Single Market programme, Horizon Europe, Invest EU), making it difficult for housing providers to access EU funds.

THE EUROPEAN AFFORDABLE HOUSING INITIATIVE



The European Affordable Housing Consortium, SHAPE-EU project has received funding from the European Union's Single Market Programme under Grant Agreement no. 101069909

The Commission's Renovation Wave strategy for Europe aims to green buildings, create jobs and improve lives. This strategy intends to at least double renovation rates in the EU by breaking down long-standing barriers to energy and resource-efficient renovation as well as improving reuse and recycling. By 2030, the construction sector could see 35 million renovated buildings and up to 160,000 additional green jobs.

The **Affordable Housing Initiative (AHI)** aims to make sure that social and affordable housing also benefit from the Renovation Wave. It will guarantee local social housing projects' access to required technical and innovation capacity and project support by

→ piloting the renovation of 100 'Lighthouse Districts' with a smart neighbourhood approach focused on liveability and innovation00;

→ providing blueprints for replication to show the way to other districts across Europe by tapping into existing best practices;

→ mobilising cross-sectoral partnerships and linking them to local

actors, such as social economy, SMEs, local authorities, housing associations and civil society;

→ promoting efficient access and use of innovative processes such as circular and modular building as well as social innovation and engagement models to empower residents in the renovation process.

The AHI is a flagship of the New European Bauhaus initiative as it echoes its core values of sustainability and inclusiveness. The approach of AHI combines design, climate, environment, accessibility, affordability and investment to help deliver the European Green Deal while ensuring a fair and just transition.

The **European Affordable Housing Consortium (SHAPE-EU)** acts as the first building bloc of the AHI. It has received funding from the European Union's Single Market Programme to support SMEs, public authorities and social and affordable housing providers – organised as "Local Industrial Partnerships" (LIPs) - in their planning and implementing renovation projects at the district level, by replicating the approaches of 'Lighthouse Districts'.



Until 2024, the European Affordable Housing Consortium will:

- ➔ Gather and make available all information related to innovative ways of renovating social and affordable housing at the district scale.
- ➔ Develop guidelines, or blueprints, based on tried and tested approaches on how to plan and manage renovations.
- ➔ Provide tailored support to local actors on how to carry out ‘Lighthouse Districts’ approaches through a peer-to-peer mentorship programme.
- ➔ Share the knowledge with practitioners in the different corners of Europe via a series of online and real-life events.
- ➔ Spread the word and communicate our insights to policymakers to make lighthouse districts the norm in Europe.

A ‘**Lighthouse District**’ is defined as a renovation project that went ‘the extra mile’ in terms of technological, social or process innovations and followed an integrated approach. A project can

be considered as integrated as long as it performs in more than one of the 3 areas:

- ➔ Use of technologies: this could be digital, smart energy efficient solutions, circular and modular renovation toolkits and eco-design, use of renewables as energy sources to improve energy efficiency, sustainability of the district.
- ➔ Use of people-centred business models: this refers to energy communities, common spaces, co-investment in renovation, frameworks to empower residents, such as co-investing and resident-owned services, integration of circular economy approaches, as well as innovative financial models that promote social innovation, access to health and social services, opportunities for social economy enterprises, improving social inclusion, and fighting energy poverty.
- ➔ Experimentation of co-creation and engagement practices, engaging several disciplines (creative, green, digital, mobility).

...while keeping affordability and liveability at its core.

Out of the 100-lighthouse districts to be supported by 2030, the Consortium will provide guidance and expertise to 20 lighthouse districts in the planning phase or already in the development phase. It will guide LIPs towards planning and implementing lighthouse district projects on project implementation, social innovation, and technical, financial and regulatory issues by elaborating three blueprints of replication to be disseminated and replicated in other European countries or regions.

The Consortium brings together 10 partners with European-wide reach and local technical expertise:

→ **Housing Europe (coordinator)** - the European Federation of Public, Cooperative & Social Housing. Since 1988 it's a network of 46 national & regional federations gathering 43.000 housing providers in 25 countries. Together they manage around 25 million homes, about 11% of existing dwellings in Europe.

→ **Eurocities** - is the network of more than 200 cities in 38 countries, representing 130 million people, working together to ensure a good quality of life for all.

→ **Energy Cities** - is the European Association of local authorities in energy transition. It represents 1000 towns and cities in 30 countries.

→ **European Construction Technology Platform (ECTP)** brings together the collective vision for a leading edge European Built

Environment on behalf of their members. ECTP gathers more than 140 Member organisations from across the construction sector and other sectors from the whole supply chain of the Built Environment.

→ **GNE Finance** - a high impact investment company based in Barcelona (Spain), Bilbao (Spain) and Amsterdam (the Netherlands) providing financing for sustainable home and building renovation.

→ **Legacoop Abitanti** (Italy) - one of the Italian associations of Housing Cooperative Companies. Established in 1961, it organizes and represents the Housing Cooperatives belonging to Legacoop and promotes business planning and development. Legacoop Abitanti promoted and accompanied its members through a transition process: from a building centred model to an inhabitants (=abitanti) centred one, assuming that the satisfaction of the housing needs cannot be separated from urban quality, sustainability and social integration. Due to their innovative capacity, Legacoop members propose themselves as an “enabling platform” for housing and services related needs and intend to be the protagonist of the Ecological Transition, one of the Next Generation EU mission, with the possibility of combining it with the axis of Social Inclusion.

→ **Vlaamse Huisvestingsmaatschappijen (VVH)** (Flanders, Belgium) - VVH is the umbrella organisation of the Flemish social housing companies

that build (new construction and renovation) and rent out social housing in Flanders. Flanders has 84 social housing companies which together rent out some 160,000 social housing units. Together with the social housing companies and the administration (VMSW), VVH worked out a renovation master plan in 2020: Climate 2050 trajectory to ensure that the social housing stock meets the climate objectives set by the Flemish government. They have developed a Renovation Planner to calculate and guide renovation roadmaps towards label A based on each social housing provider's portfolio characteristics. Another element is to develop a vision on future climatefriendly districts together with tenants and considering each (sub)urban situation.

➡ **L'Union Sociale pour l'Habitat (USH)** (France) - represents all social housing enterprises in France. It is a member of Housing Europe. With the support of their experts, USH supports its members to help them carry out social housing and neighbourhood renovation projects, with low carbon, participation of the inhabitants and affordability objectives

➡ **Eesti Korterühistute Liit**

(EKÜL) (Estonia) - The Estonian Union of Co-operative Housing Associations (EKYL) is an independent non-profit organisation working across Estonia. EKYL's mission is to support the development of cooperative housing and energy-efficiency through the implementation of knowledge-based activities as training, consulting, advisory services, research, national and international cooperation projects. To deliver on this mission, EKYL plays the role of educational institution, think-tank, dissemination master, publisher, service provider for apartment associations and advocacy organization. EKYL is recognized as a UN Charter Centre of Excellence on Sustainable Housing.

➡ **Technische Universiteit Delft (Delft University of Technology; TUD)** has 5,400 employees and about 24,000 students that can choose from 16 bachelor studies and 33 master courses. It consists of 8 faculties in technical sciences. TUD is very successful and experienced in the European research programmes and is ranked number 2 in the QS 2020 worldwide university ranking for the Built Environment and Design discipline.



THE FAIR ENERGY TRANSITION TRILEMMA - AFFORDABILITY, SUSTAINABILITY, AVAILABILITY

Social and public housing providers are faced with a three-sided challenge when developing new construction and renovation projects, that often generate trade-offs.

Affordability

Producing homes that will fit with the financial means of the people in need.

Sustainability

The capacity to build homes, within the limits of the natural resources that we have at our disposal (natural and energy resources, amongst others).

Availability

The capacity to meet the growing demand for affordable homes (demand>supply).

The social and public housing sector has the responsibility to balance all these aspects in their projects, which is often a very complex puzzle.





Bent Madsen, President of Housing Europe, emphasises the need for policies that take into account the local context: **“Decarbonization regulations, if not well designed, could disrupt the balance between affordability, availability and sustainability.”**

The rising inflation in the construction sector is decreasing the supply of affordable housing which poses a high socio-economic risk. Construction costs, delays due to disruption in the supply chain and unfulfilled demand for labour and skills in the construction sector. The availability and cost of land also deteriorates affordability.

A survey among 3,000 housing cooperatives in Germany showed that 64% of the socially-oriented companies have to postpone new construction projects and 24% are forced to abandon the planned construction of new apartments. More than two-thirds (67%) of housing companies have to put the climate-friendly and age-appropriate conversion of their flats on hold, and about 13% have to abandon it altogether.

A *recent study* by Copenhagen Economics on the impact of Minimum

Energy Performance Standards (MEPS) stated that the investment in energy renovations has diminishing returns: there is a level of investment above which the gains in energy savings decline. For high EPC labels, the emission reduction per euro of investment is lower than for low EPC labels. In other words: going for the highest labels is not a cost-effective way of implementing EU's climate policy goals.

Should we renovate a building to NZEB or should we renovate a building to a more cost-effective standard and install a heat pump or solar panel at a second building? Prioritisation is key. Energy efficiency first, but also charging infrastructure, removal of asbestos, climate adaptation, circularity, accessibility, healthy indoor climate and shared-mobility.

In this context, a number of institutions are increasingly vocal in calling for investment in affordable housing. However, there is not yet a sustained trend in re-investment in social, public, and affordable housing – despite some positive examples. The *10-point plan* contribution to the informal conference of EU Ministers responsible for Housing March, 8th 2022, Nice.



Best practices of affordable energy-efficient districts

Wir inHAUSer, an integrated renovation concept in Salzburg (Austria)

Wir InHAUSer has received multiple awards for their collaborative planning and design process as well as the carbon-neutral approach in construction and innovative mobility strategy. Notably, the project was recognised as *klimaaktiv: GOLD award* - quality mark for sustainable residential and service buildings for achieving 929 out of a possible 1000 points.

The residential housing complex in Inhauserstraße was built in 1985 by the social housing provider Heimat Österreich. The area accommodates low-middle income residents and sits within a wealthier district in the south of Salzburg. The housing estate was only around 30 years old, but its condition already reflected the low insulation concerns of the time of construction.

The renovation comprised the insulation of the exterior of the building with cellulose and refurbishment of the heating system - natural gas was switched to a heat pump which derives 45% of its energy from wastewater, 30% from waste air, and 25% from biomass pellets and photovoltaic panels on the roof with very low temperatures. Tenants had to move out a year and a half, but the relocation process was facilitated through the cooperation of five local social housing providers, who made available their stock.

The cost of the refurbishment was funded through the Austrian subsidy system for social housing, that allows every home to have its own financing and rent is calculated accordingly while kept below market rates.



The project aimed to reduce its CO² balance not only through construction, but also by improving mobility options including reducer car-parking space and the introduction of shared mobility such as cars, e-bikes, cargo bikes, and e-scooters. The project performance and impact is being monitored for two-years with the support of the EU-funded project *syn.ikia*.

Source: Arch. DI Christof Reich.

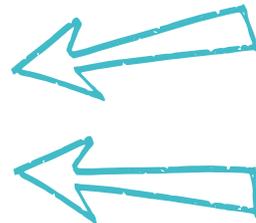
Santa Coloma de Gramenet, Barcelona (Spain)

A new positive-energy neighbourhood will soon be completed in Santa Coloma de Gramenet. Developed by *Institut Català del Sòl (INCASOL)* the project has used Integrated Energy Design (IED) to minimise energy use through the entire life cycle of the building system, combining both passive and active means for energy efficiency in 38 public dwellings. The strategy is to reduce energy demand with passive design (shadowing) and produce 100% renewable energy through a centralised heat pump for domestic hot water and heating supplied by photovoltaic panels. Optimised insulation for each façade, inertia of elements, control the absorptency of materials and optimal ratio of windows in facades were also included.

Energy generated from PV panels will be exchanged at a neighbourhood level between the public housing building and the medical centre belonging to the Institut Català de la Salut (ICS). Both buildings will generate energy through PV installations.

Building installations have been designed to make possible the connection to a future district heating and considering other public buildings in the model simulation such as a medical health centre - 250 m from the building.

An energy manager will be in charge of monitoring and optimising the energy balance of both buildings, issuing energy bills to tenants and informing/advice on energy consumption. Assess energy sharing with the second public building. The development has been funded by the EU project [syn.ikia](#).



Source: [syn.ikia website](#).

Renolution! strategy of the Brussels Region



In 2019 the Brussels Metropolitan Region adopted Renolution!, an ambitious renovation strategy of the Brussels Metropolitan Region to boost not only the volume but also the quality of the retrofits, ensuring that **“the job is done right”**.

Brussels is a dense city region with a predominantly old building stock and a very low renewable energy potential, but with an exceptionally strong decision power in large portfolios in key areas of environment, energy, urbanism and housing.

For the first four years the strategy is focusing on creating alliances and incentives for 130 stakeholders in the construction and renovation sector (public authorities, construction federations, training actors, financial bodies). From 2026 onwards, obligations will start to be applicable.

The main objective for residential housing is to achieve an average C+ by 2040 for public buildings, in their exemplary role to drive the transition. Other goals in the strategy include increasing the rate of renovation, rational use of energy in buildings, improving the quality of renovation, attracting construction companies and upskilling the workforce.

Regulatory actions, financial support (green loans for households, renovation grants – 50% for low-income households), and support for construction companies and professionals (helpdesks, trainings, One-Stop-Shops) will be granted as key action lines of the strategy.



<https://environnement.brussels/citoyen/outils-et-donnees/sites-web-et-outils/renolution-une-strategie-pour-renover-le-bati-bruxellois>



Opportunities, threats of political-economic-regulatory context for innovation in renovation

- a panel discussion chaired by Julien Dijol, Policy Director of Housing Europe.

The European Parliament's Committee on Industry, Research and Energy (ITRE) *recently finalised its new Energy Performance of Buildings Directive (EPBD)*. The law will be yet another of a wide range of EU policies that have an indirect impact on national housing policies and as such must reflect the very different realities and measures needed to reduce carbon emissions while maintaining affordability.



IS THE EPBD GOING TO SUPPORT HOUSING COST-NEUTRALITY AND HELP MITIGATE SOCIAL RISKS?



Pau Garcia, Policy Officer at DG ENER stated rental protection is out of the scope of the European Commission's EPBD. However, he explained how the EU Member States' National Renovation Plans include approaches to district renovation and must ensure that finance is widely available. The One-Stop-Shops are there to help in providing financial and technical assistance to residents at local level, the Homegrade programme in Brussels is a good example of this. Mr. Garcia suggested the lack of capacities and skills in the construction industry is the big elephant in the room. Therefore, Member States should invest in making the building profession more attractive, upskilling and capacity building to attract more workers into the industry.



Representing Europe's largest cities, **Silvia Ganzerla, Policy Director of EUROCITIES**, called on the importance of getting the right governance in place. Collaboration local regional and national governments and engagement of local stakeholders are the baseline towards achieving the same mission: renovation in an affordable way. She acknowledged the role of cities in facilitating the system that enables renovation: regulations for the use of new technologies and permission for the installation of solar power panels. Urban authorities also have public procurement as great tool to stimulate innovation such as energy communities. Cities are big public buyers and can stimulate the creation of new products to drive private demand. EU economic governance has to be flexible enough for governments to invest in energy-efficient social housing as green and social infrastructure without being considered as debt. She believes that lack of access to finance must be tackled by closing the information gap, which requires capacity-building within our public entities. One-Stop-Shops are key in this regard. **"Subsidies and interest-free loans for lower income households and vulnerable groups must be made widely available to prevent renoventions and put social cohesion at the centre of policy packages"** she concluded.



Sven Van Elst, General Manager of ASTER, an EU-funded financial mechanism for the large-scale roll-out PV panels on social housing in Flanders, emphasised the urgency of the renovation wave: “we need to start today, not tomorrow, with retrofitting homes”. He believes that closing the information gap, introduced by Mrs. Ganzerla, would also require keeping policies and financial schemes as simple as possible. Time is pressing indeed, and the need of scaling-up available solutions is crucial, which according to Sven might compromise experimentation. **“Research and innovation should keep ongoing in parallel, but it’s time to act”** he clarified.



The social risks of renovation should not be overlooked. Tenants, particularly in the private housing market, are suffering the most from the cost-of-living crisis. **Barbara Steenbergen, Member of the Executive Committee & Head EU office of the International Union of Tenants (IUT)**, highlighted that rent increases and inflation of energy costs together have accounted for a 70% increase of housing cost in Brussels. She also stated that speculation of private companies must be avoided: **“we need sticks rather than carrots, which in practice means rents should not be increased when substandard housing conditions are provided”**. Currently, the principle of cost-neutrality by which rent increases must be balanced with energy savings is not yet considered in legislation nor enforced.



DELIVERING 'LIGHTHOUSE' DISTRICT RENOVATION

Ensuring that an ambitious renovation project delivery goes as planned is mission possible. Some of the most outstanding public, social and cooperative housing projects are paving the way forward.





Examples of innovative project delivery

Progetto Energheia, an energy community in Pinerolo, Italy



www.progettoenergheia.it

ACEA Pinerolese Energia S.r.l and Technozenith S.r.l. formed together a joint venture called Progetto Energheia, an initiative of collective self-consuming condominiums, co-founded by the public company ACEA Pinerolese Energia, Tecnozenith and CER 'Energy City Hall' of Magliano Alpi. A total of 21 buildings were renovated in the province of Torino, each hosting an energy community powered by collective self-consumption energy systems. A block of flats located in Pinerolo, northwest of Italy, is the first prototype of collective self-consumption community in Italy and it's a demonstration case of the Buildheat European project funded by the Horizon 2020 programme.

Daniele Bessone, Communication manager, Atenes Auc shared the double objective behind Progetto Energheia: improving the energy

efficiency of buildings and creating an energy community for their inhabitants. Concerning the first, actions undertaken included the insulation of the façade, the substitution of windows, the positioning of solar panels on the roof and the installation of a heat pump in the thermal room. The involvement of the inhabitants in the energy community is facilitated by the introduction of a gamification system through a smart device that they can use to monitor their energy consumption and to engage in "competitions" within the condominiums where they try to consume less than the neighbours.

The project was partially funded by Italian fiscal incentives, like the Superbonus 110% and 90%, two measures that were effective respectively from 2020 to 2022 and from 2023 onwards. The rest is financed by residents, who start a mortgage that is paid back with the savings in the condominium expenses due to the lower energy bill after the renovation works.

The condominium and ACEA stipulate an Energy Performance contract, according to which if the energy performance after the intervention is better than expected ACEA receives the revenues but is also obliged to provide a reimbursement in the opposite case.



Source: Energheia website.

Aalborg East, inclusive social housing renovation in Denmark

We heard from **Sven Buch from Himmerland Boligforening** Chief development officer of Aalborg Model about how they turned a problematic neighbourhood in Aalborg, Denmark into a place people is proud to live in.

Aalborg East is a district in Aalborg, the fourth largest city in Denmark, primarily composed of social housing, the area was built as a satellite city in the 1970s. Construction from this period is characterised by large and uniform housing blocks, low energy efficiency, and widespread social disorder and rental-payment issues. The district was unpopular with residents, who suffered from stigmatisation outside the neighbourhood.

Aalborg East is a project derived from a long-term strategy underpinned on resident co-creation to ensure quality of life for the residents. Between 2011 and 2021, the social housing company Himmerland Boligforening (HB) led the district regeneration with the support of a broad set of actors aiming to undertake an integrated approach. HB led the coalition's administrative tasks, led the institutionalisation of cross-sector support (and investment) needed for an integrated solution, and led tenant involvement. Aalborg, like many other social housing examples in

Denmark, benefited from the effective financial structure in place at the national level to support large-scale renovation projects.

After renovation, households reduced their energy use up to 50%. The dwelling types available to residents increased from 3 to 30. Biodiversity also increased as a result of the improved green spaces.

The number of active people rose, as well as the average household income (19%) in the period 2011-2017. Criminality fell by 50% in selected categories. The proportion of 20-24-year-olds who only completed primary school also declined from 25.2% to 18.4% in the period 2013 - 2017. As a result, the reputation of the district changed drastically.



Source: Himmerland Boligforening.

Sociale Energie Sprong, serialised renovation in Flanders

The Sociale Energie Sprong is a renovation model for the social housing sector in Flanders, currently struggling with a mostly antiquated building stock. Given a sustained demand for affordable housing, the last couple of years saw a refocusing towards increasing supply of social housing, with a target to build 50.000 new dwellings by 2025 as well as on retrofitting the existent ones. As a result, the available budget for renovation increased substantially. However, the financial subsidies in Flanders are mostly directed to ownership, and the social housing sector has been lagging behind in terms of dedicated budget, which endangers reaching the mentioned targets. Sociale Energie Sprong is an answer to this problem, as it enables the renovation of buildings through an industrialised concept, where a factory-based standardised model and the economies of scale achieved enable to keep the costs for each individual renovation down.

The renovation concept is based on economies of scale to speed up the retrofit of social housing buildings in Flanders, Belgium, while maintaining the overall cost affordable. The pilot project in Hoeselt, Flanders was carried out by social housing provider

Cordium. It was based on the usage of industrially prefabricated external cladding and energy modules, attached externally to the buildings' façades. This process allowed an extraordinary 9 days of renovation works onsite, which allowing tenants to remain in the building throughout. While this might sound as a miracle, **William Nelissen, Head of renovation, maintenance and construction at Cordium** stressed that was a result of two years of talks with tenants and the government before the renovation on-site started.

After the renovation, the savings on energy costs balanced the rent increases, which ensured an overall rent-neutral operation. Furthermore, Cordium is currently exploring a financial model to overcome split incentives within the same project.



Source: Source: Cordium.

Mainstreaming affordable district renovation



*Laia
Grau*

When it comes to scaling up successful practices, **Laia Grau, Deputy Manager for Urban Planning in Barcelona City** underlined that some of the main difficulties Barcelona is experiencing are stability in investments and the partnership between public and private actors. She highlighted several times the need to avoid gentrification by renovating and engaging communities, so that they feel as if they own the renovation process and the outcomes.

One of the success factors behind Barcelona's district renovation lays in the investment in public space as part of wider regeneration programmes to address urban inequalities. Barcelona's Urban Renewable programme focuses on regenerating vulnerable neighbourhoods as a means to address urban inequalities and improve the social function of cities. In this regard, Laia also stressed the importance of giving heritage and urban landscape a new meaning, 'moving beyond traditional historical monuments and incorporating popular and working-class heritage'.



*Grzegorz
Gajda*

As the lending arm of the EU, European Investment Bank (EIB) provides finance to renovation projects in the social housing sector. **Grzegorz Gajda, a Senior Urban Advisor, Division Urban Development in the European Investment Bank (EIB)** mentioned the regional differences affecting the capacity to renovation social housing across Europe. 'While the public housing sector is very well organised in the Western Europe, this is less the case in the East and the South where the housing market is highly privatised which difficult the renovation of entire districts' he says. Similarly, countries where local currencies devaluate or local interest rates grow, see their borrowing costs increase, which has a negative impacting on the implementation of renovation projects.

Other regional differences can be found in the preference for demolition over renovation. In Eastern Europe an agreement has to be reached by all owners to demolish; to renovate just the majority needs to accept, making it an easier alternative. In Western



Filip
Chraska



Donal
McManus

Europe, often a big tower block has a single owner (social or public housing) who takes the decision on behalf of the tenants.

**Filip Chraska, Policy Officer,
Financial Instrument Unit, DG REGIO**

explained how within the framework of the New European Bauhaus initiative, his unit has developed a new financial instrument model to make it easier for Managing Authorities (MAs) to combine different grants.

The New European Bauhaus territorial development model (NEB TDM) financial instrument aims to provide managing authorities implementing cohesion policy programmes with the building blocks, they could use to set up and implement the financial instrument supporting the New European Bauhaus projects in the 2021-2027 period based on the Common Provisions Regulation (CPR).

Housing Europe's member, **Donal McManus who is the CEO of the Irish Council for Social Housing**

(ICSH) raised awareness about the great pressure the construction and social housing sector in Ireland has to increase the supply of affordable housing and upgrading the existing building stock.

The social rent that a tenant pays in Ireland is based only on their income, and not on the quality of the dwelling. So, if a social provider invests in renovation, the investment required cannot be supported through rent increases. This might limit the capacity of providers to borrow from financial institutions like the EIB. 'Guarantees at European level might help social housing organisations to help continue delivering new homes and renovating' points Donald.

The barriers to renovation in Ireland are not only strategic or financial, but also operational. Currently, 'a lot of resources are poured towards new delivery and now we are starting to catching up with renovation work. More apprenticeships for renovation work would be needed' explains Donald.

HOUSING NEIGHBOURHOODS OF TOMORROW

Often building renovation works absorb all financial resources available while the social and design aspects of a district remain unfunded. However, residents' acceptance and satisfaction are greatly influenced by other issues than energy efficiency measures like: comfort (indoor air quality, temperature, lighting and noise levels); affordability of energy and housing; access to services and amenities; availability of green space; and good architectural design. It's about making renovated housing districts 'beautiful, sustainable and inclusive' as the New European Bauhaus Initiative claims.



Karel Vanderpoorten, Policy Officer Social Economy at DG GROW, states that even when social innovation is usually a competence of Member States or regions, the European Commission is now supporting these actions as well. Close collaboration between housing and social services are particularly encouraged, connecting providers to residents to foster long-term structural community engagement. 'We see from the most successful projects, that engagement processes continue even after renovation is completed because they have a positive impact on the liveability of the area' says Karel. 'This also shows that social and affordable housing is more than bricks and mortar' he points.

The issue is that often European funds are strictly oriented towards priorities, for instance the structural funds (ERDF) which are usually addressed at infrastructure. The combination of different funds is still challenging. It is important for social and affordable housing to open the scope towards other funds outside of the usual suspects. For example, the Competence Centres of Social Innovation, are a completely new instrument of the European Social Fund (ESF). Member States should approach management authorities executing the funds and made them aware about these considerations.



A good starting point is community building. **Rob Hopkins, founder of the Transition Network**, started a community-led movement in 2005 in the UK to reimagine and rebuild a low-carbon, socially just future with resilient communities. In practice, they are using participatory methods to imagine the changes we need, setting up renewable energy projects, re-localising food systems, and creating community and green spaces. **“Climate change makes us have to reimagine the way we do things. As an activist who wants to create change, one should imagine that their efforts will actually lead to winning. Stories are needed to show how change actually moves. When preparing these changes, we need to think that we are going towards something exciting, not being dragged away from something irreplaceable”.**

WHAT METHODS AND TOOLS ARE SOCIAL AND AFFORDABLE HOUSING PROVIDERS USING TO ENSURE SOCIAL ENGAGEMENT IN RETROFITTED NEIGHBOURHOODS?

Social renovation in the Overvecht-Noord district of Utrecht

The Overvecht-Noord in the north-side of Utrecht is a post-war high-rise district built between 1960-1970 to account for the quick rise in urban population. Characterised by a high share of low-quality social housing units, the district is home to a majority of low-income multi-ethnic households. Overvecht is affected by structural socio-economic issues such as unemployment, poverty, school-dropout, and substance-abuse. In fact, the district has recorded a 10-year shorter life expectancy than the overall Utrecht average.

Like many other European social housing companies, Mitros is faced with the challenge of renovating a large part of their building stock to meet with the decarbonisation targets by 2030.

“Physical renovation is important but it's not enough! It doesn't change the lives of the residents. The liveability of the neighbourhood also has to be improved” says **Joop ten Brink, Senior Real Estate Developer at Mitros.**

While it is true that the final results of a renovated home are positive for most tenants, the way to get there is hard. ‘Houses are usually renovated while people are still living there and have

moved to another accommodation temporarily for a few weeks. When they go back all their surrounding homes are still being renovated, with many issues – dust, noise, traffic. Social tenants already have many problems in their daily lives and should not handle the extra stress of the renovation’.

With support from the EU-funded project ARV, Mitros has launched a **‘social renovation programme’** combining physical renovation with social support, to empower citizens to improve their social and physical living environment through the retrofitting of their homes. Social support is provided one year ahead of the renovation works with a series of home visits by Mitros and warm transfer to supporting agencies where necessary.

Further support to tenants was provided through a **‘human capital programme’** (“Bouw=Wouw”) was also put in place to create jobs and internships for youngsters and people within the building sector. An **‘energy coaching programme’** was also developed to empower citizens to lower their energy consumption and cost and improve their satisfaction with the energy systems in their new renovated dwelling. As well as customised energy

advice, real-time energy-meters and ‘energy-boxes’ with gifts were handed out to tenants.

Lastly, setting-up a **physical hub in district** was key to engage district residents in the energy transition by organising training and coaching events in the circular pavilion at “Panini Fresco” - a small sandwich shop made from pieces coming from renovated buildings, finally giving the residents a place to meet in the neighbourhood.

‘It’s important to use the moment of the renovation when everyone is engaged

to do community building’ says Joop. ‘Having said that, there is no funding for all the time required to invest in community outreach and engagement. This is one of the issues of using EU funds for renovation’ he points.

Of course, a housing company cannot do this on its own. This is why Mitros used the help from local stakeholders such as: Buurteam Utrecht (Neighbourhoodteam Utrecht, social services); City of Utrecht, department Work & Income (financial); or Dock (welfare, community support), amongst others.



Co-ownership models in Italy

Legacoop Abitanti is the national association in Italy representing housing cooperatives promoting their planning and entrepreneurial development since 1961. The following examples show the diversity and richness of cooperatives, going beyond co-ownership of housing and including the sharing of commodities.

The **Castello Cooperative** in Milan want to produce their own renewable electricity by installing photovoltaic panel systems and storage batteries on their buildings, to set up an energy community. As part of a legally formalised **Renewable Energy Cooperative (RECs)**, Castello would join as a producer, together with other local stakeholders like local authorities or SMEs. As members of the REC they are installing PV systems on their roofs (nursing homes for the elderly, schools and kindergartens, public buildings, industrial warehouses, etc.). Citizens living in the neighborhood can join the RECs as consumers.

UniAbita, also in Milan, is improving its social real estate management model through a collaborative planning process involving the local stakeholder network. Like Castello, UniAbita are exploring the possibility of building a **REC**, involving “énostra”, a national

energy cooperative that produces and supplies renewable, sustainable and ethical electricity and promotes a bottom-up energy transition model, driven by families, businesses and institutions. Énostra was entrusted with the feasibility study the technical analysis on three pilot assets owned by UniAbita.

Mancasale Housing Cooperative in Reggio Emilia started an intense energy retrofitting program using Superbonus incentives. The project is integrated through an action that will be partially financed through the “New Social Ecosystems” which the Cooperative participates together with several local entities (public, private and third sector). Since the houses of the Cooperative were historically colored by different murals, which strongly identify the settlements, the cooperative has commissioned new works to cover the building façades with public art and turn it into a cultural path. A crowdfunding campaign was also launched to collect the funds needed and create share community ownership.

AbiTech project run by the Abitare Coop, is paving the way for a “15-minute city”, that means not only retrofitting the building stock but also

several services that are carried out by the cooperative itself (after-school care service, sick and disable transfer, cultural initiatives as the theater in the courtyards). The AbitTech project is not just about technological improvement but also tenants' engagement through technology.

As **Rossana Zaccaria, President of LEGACOOP** says **“The explaining new initiatives and projects to residents requires a lot of time and relationship building. But, it’s a question of democracy. So, power to the people, only if there is capacity to guarantee a democratic process”.**



‘Social beautiful’, a collaboration model between social housing, social care and tenants

In Uden, a middle-sized town in the Dutch province of North Brabant, the social housing company AREA wonen is trying out a new concept in Loopkanstraat: ‘**Social beautiful**’, a collaboration model bringing together social housing by AREA, the municipality of Maashorst (previously Uden), social care by Labyrinth Zorg & Werk and the developer Hendriks Coppelmans, as well as the residents (both the existing neighbours and upcoming tenants). Another important stakeholder is TNO, supporting in the R&D to make the neighbourhood energy-positive through the EU-funded syn.ikia.

The mission behind the ‘Social Beautiful’ is to create a pleasant living environment where residents together with the neighbours ensure a good atmosphere, stimulate social contact, and really look after each other even when there is an additional care requirement involved.

Of the 39 apartments, 15 apartments are rented out to the care organization Labyrinth Zorg & Werk, an ISO qualified healthcare organization offering guidance to (young) adults with a mental and/or mild intellectual disability. They also offer ambulatory guidance and provide sheltered living

in Den Bosch, Veghel and Office in Sint Oedenrode. AREA is renting out the remaining 23 apartments in the complex to home seekers who wish to form a residential community with all residents. One apartment is used as a common space.

As part of the “Social beautiful”, AREA identified a group of ‘**tenant ambassadors**’ in the design phase to lead community building activities and create a dynamic social environment. They would also be responsible for raising awareness on energy efficiency and guiding the community about the positive energy neighbourhood concept. To recruit interested residents as ambassadors, an open call was published in the local newspaper that collected a total 20 applications, 12 of which were eventually selected as the future ambassadors. They are young, single people with good digital skills.

The role of the ambassadors involves representing the ‘Social beautiful’ and contributing to the further implementation of the project. They are responsible for organising activities (sports, movie nights) with and for their fellow Labyrinth residents. A buddy system has been put in place so that every ambassador can guarantee bespoke support to a tenant in need.

In return for their efforts and the community services, ambassadors are granted a rental discount.

Thomas van de Water and **Esmay Braam**, tenants of AREA Wonen, explained how community building is a long-term process. **“I definitely see, especially compared to the start of the whole project, that things are slowly building and there is increasingly more interaction. But it definitely was not like that from the**

first day. It was really a building up process” says Thomas.

On living with a group with special needs, **Erik van den Berg, social worker (Labyrint Zorg & Werk)** highlights the importance of managing expectations **“There are some people who will not interact at all. Also, the care the special group receives really varies. The aim is to progressively give less care so they people self-sufficient with time”**.

SOCIAL BEAUTIFUL



MARKET-READY TECHNOLOGIES FOR THE ENERGY TRANSITION

Technological innovation is a key enabler of a fair energy transition. Action is required in several fronts, from scaling up clean energy technology and energy efficiency solutions that are already commercially viable to introducing new solutions that are either not yet developed or even known to the market. As the World Energy Forum puts it, achieving the 2050 target requires “nothing short of an innovation tsunami”.

There are plenty of new technologies available in the market to make homes CO₂ neutral by 2050, but what is the right approach? **The Association of Dutch Housing Corporations (AEDES)** has developed a Roadmap to help their members compare different scenarios in the energy transition and zoom in on various stages of their renovation process. For Anne van Stijn, Sustainability Advisor and Sector Developer at AEDES, the Roadmap is a tool for to facilitate dialogue, not only within housing company but also with other housing associations, municipalities, suppliers and tenants, and agree on a common path towards sustainability. Anne believes that housing associations “can go pretty fast in making homes climate neutral when they overcome barriers like the significant costs”. The tool is based on data collected from Dutch social housing associations, who are the end users.

Renovation kits have become more popular in recent years thanks to their ability to tackle various issues at once. **John van Oorschot, Researcher of Hogeschool Zuyd**, understands **Zero Energy Renovation Kits** as integrated solutions which includes the envelope, the technical building systems and elements, the appliances, the energy production systems which allow the delivery of a net zero energy consumption building.

It is also important to focus on the embodied carbon output, which can be mitigated by adopting a circular approach in construction. The EU-funded project DRIVE 0 has developed prefab Plug-and-play prefabricated solutions which contribute to potential multicycle re-use of materials improving the level of ‘recoverable embodied carbon’. These required the inclusion of other complementary innovation in the process and supply chain to make deep renovation more attractive for consumers and investors.

“The transition from linear to circular construction practices is complex due to deep rooted traditional construction practices” says John.



Sébastien Delpont, Founder of Energiesprong France and Associate Director at Greenflex, explains

how industrialised renovations could contribute to achieving economies of scale. He emphasises the discrepancy between large-scale investments in sustainable mobility, while investment in sustainable housing solutions is desperately needed but still lacking. ‘Energy retrofit of buildings is the most underinvested key leverage of the energy transition: hype is not here yet’ says Sébastien. According to him, the success of a green renovation wave cannot just focus on financing the “demand” but also investing in the “supply”.

Now the innovative retrofit scheme Energiesprong is gaining ground across Europe, its overall cost is decreasing. After an Energiesprong retrofit, a home is net zero energy, meaning it generates the total amount of energy required for its heating, hot water and electrical appliances. It also provides superior indoor comfort. This can be achieved by using new technologies such as prefabricated facades, insulated rooftops with solar panels, smart heating, and ventilation and cooling installations. A refurbishment comes with a long-year performance warranty on both the indoor climate and the energy performance for up to 40 years. A complete home makeover can be completed in less than 10 days. The idea works in different EU countries,

with many suppliers (including many SMEs) and many housing organisations involved. ‘It is crucial now to jump from “projects” to “products” adapted to specific archetypes to really get “serial” & open Gigafactories’ says Sébastien.

To achieve this, he suggests supporting a linear growing demand (lowering the borrowing rate for building owners, temporary decreasing subsidies), simplifying the support to market intermediation, and supporting EU industrial champions for NZEB off site retrofit beyond State Aide rules to set gigafactories.

Susanne van Suylekom, Stakeholder Manager at Vattenfall, advocates the

integration of a mix of energy sources. By means of various examples, she explains what is most important in her work: “It is not just technology, it is the process that matters to me.” She sets out various dilemma’s: District heating vs all electric; Scaling up vs customising for different preferences; Creating support vs speeding up.

For **Thomas Messervey, CEO of R2M Solution,** accelerating market access to technology solutions needs integrators, facilitators, and incubators. His company aims to be all at once while innovating the sustainable built environment.

The EU-funded project *Metabuilding Labs* is developing an EU Construction

Open Innovation Testbed (OITB) that brings together a wide network of testing facilities (including social housing buildings) and innovative services to boost novel building envelope technologies. The aim of this platform is to improve competitiveness and boost market impact of SMEs by providing an easy access to a wide network of high-value testing facilities.

The Metabuilding Labs network of +100 testing facilities include: Laboratories; test benches; pilot buildings and Living labs. One registers within the platform, accesses available information, and if testing or a service is required, contact is made via the platform to a national innovation coach to start the process. Amongst the technologies that can be demonstrated are:

- ➔ **Greening Solution for Prefabricated Facades**
- ➔ **BIPV Insulating Glazing Unit Modules with Bifacial Cells and Argon Chambers**
- ➔ **Precast Insulated Concrete Walls for Residential and Industrial Buildings Envelope**
- ➔ **Renovation Oriented Active Double Skin Glass Façade**
- ➔ **Advanced Smart Building Envelop Component Manufactured by Large-scale 3D Printing**
- ➔ **Aesthetic Photovoltaic Sun Shading System (APS3)**

Access to the Metabuilding Platform and basic services are free of charge. However, testing and innovation services contracted / implemented by the OITB will be subject to a brokerage fee.



THE POWER OF ONE-STOP-SHOPS – THE EXPERIENCE OF THE BASQUE COUNTRY

At the Renovation Summit in Brussels on the 17th of November, the EU-funded project *Opengela* held its final event, titled ‘The power of One-Stop-Shops’ which was joined by the delegate of the Basque Government in Brussels, Marta Marín, as well as the director of Territorial Planning and Urban Agenda, Ignacio de la Puerta, who heads the project consortium. Txari Vallejo (Bilbao Municipal Housing) and Ibon Irazola (Debegesa) also took part to explain the development of the two pilot projects in the Otxarkoaga (Bilbao) and Txonta (Eibar) neighborhoods.

Opengela is driven by the Basque Government with the goal to improve the quality of life in cities through urban regeneration and district-level renovations targeting social housing and vulnerable households. The Opengela project was all about the creation of neighbourhood offices, as integrated home renovation One-Stop-Shops for vulnerable districts, that provide advice and support to the community through the whole process of renovation of their apartment buildings.



Successful results for district-level renovations of vulnerable districts



The project concluded successfully, with a new urban regeneration of 10 neighbourhoods in the Basque Country and other 14 neighbourhoods that are in the early stages of implementation.

Opengela accompanied nearly 800 people in the refurbishment of their buildings. So far it has led to the renovation of 469 buildings, an average energy saving per dwelling of more than 60%, an investment in sustainable energy of 9.6 million euros, a saving in CO2 emissions of 758 t/year, as well as mobilising private investment of 3.2 million euros. Today, additional 283 buildings are being renovated, while 1050 buildings are upcoming to be renovated, for a total pipeline of 1.802 dwellings. Next interventions are planned in 12 new neighbourhoods of the Basque Country for a total of 2774 future dwellings.

In three and a half years, it has set up neighbourhood offices in 10 cities: Otxarkoaga (Bilbao) and Txonta (Eibar) and in Durango, Lasarte, Pasaia, Abanto-Zierbena, Santurtzi, Valle de Trápaga, Orduña and Amurrio.

Opengela as a good practice and synergies with the European Affordable Housing Consortium, SHAPE-EU.

Opengela has proved that renovation can be for anyone and everywhere, inspiring more cities and regions to follow.

As **Ignacio de la Puerta** explained, the experience gained with the Opengela project, in addition to improving the quality of life of residents, **“has enabled the development of a new management model that can be extended to the rest of the Basque Country with the objectives of reducing the risk of energy poverty among citizens, creating zero energy balance and friendly neighbourhoods with universal accessibility in the building stock and in urban environments and that can become carbon sinks in a significant contribution to mitigating and adapting to the effects of climate change”**.

At the European level, in addition to having shared experiences with many other One-Stop-Shops in France (Picardie-Pass and Île-de-France énergies), Ireland (Tipperary-SuperHomes), Italy (Sharing Cities – Milan) and Austria (RecoBooster – Vienna), it has also generated interest in other places to implement this model of urban regeneration. This is the case of two regions in Croatia (on the one hand, Medjimurje, and on the other, the counties of Varazdin, Koprivnica-Krizevci and Virovitica-Podravina), one in Poland (Mazovia), one in Greece (Thessaloniki), as well as Extremadura and Asturias, and an Irish entity implemented in three counties (Carlow, Kilkenny and Wexford). All of them have visited the pilot neighbourhoods of Opengela with the idea of replicating the model.

Moreover, Opengela is a great example of public-private collaboration. The partnership is constituted by different public entities, in addition to the Basque Government, such as the Basque Energy Agency (EVE), Bilbao Municipal Housing and Debegesa, as well as two European-level bodies (FEDARENE and Housing Europe) and the private sectors represented by three firms specialising in financing (GNE Finance), communication (Gabineteseis) and European affairs (Zabala).

Throughout the years, Opengela's model has become an inspiring practice for others to follow when aiming to achieve urban regeneration through district-level renovations, social and affordable housing renovations, and social impact. The European Affordable Housing Consortium, SHAPE-EU will build upon this great experience to further continue the path of achieving the decarbonisation of the EU for a more sustainable and inclusive future.

Opengela's innovative financing model

A key aspect of the Opengela model

is the funding solution that has been developed by GNE Finance, partner of the project consortium.

Opengela's financial solution has facilitated funding through a specific system of the Opengela model, aimed primarily at serving people at risk of vulnerability and aiming at ensuring

affordable housing renovations to all, as well as targeting social housing. Among the key measures adopted to facilitate the financing, there are: i) the creation of a line of credit to finance public aid, eliminating the treasury tension generated by the aid, with a loan with no capital (the instalments only include interest, not amortisation), where the credits last for two years and are settled at the time of payment of the aid; ii) financing for Communities of Owners, serving vulnerable environments and through the support of Opengela Social Support Scheme; iii) fixed rate loan at 6.50%, in the current political-economic environment; iv) extension of the age limit for accessing the loan, allowing access to financing up to 70 years; and v) offer of 'Anti-crisis Contracts' for rental housing to deal with financing.

GNE Finance has worked on Opengela financial model to maximise affordable financing, as long-term financing, integrating subsidies and rebates to make it accessible to all citizens and smart funding, creating a risk-sharing facility to enable vulnerable groups to access long-term financing, thus facilitating equitable energy transition. GNE Finance expertise will contribute to the objectives of the European Affordable Housing Consortium to attract investment to fund lighthouse renovation districts and develop a digital tool that will guide local industry partners to existing public or private funding sources for their renovation projects at the district level.

Find out more about the Opengela project at opengela.eus/en.

THE WAY FORWARD

Sorcha Edwards, Secretary General of Housing Europe stresses the pressure the recent crises (2007, COVID19, Ukraine) have put in the social, public and cooperative housing sector, resulting in a slowdown of renovation and construction is on the grow. Because the sector is not profit driven, the delivery of social housing has continued in times of crises of the construction sector – special permits to continue to build because governments are aware of the growing demand). Countries where rents are cost related, the price of private finance has gone up even for non-for-profit entities have slow down their delivery – ‘we are going into a housing crisis where the need for affordable renovation and construction is only going to grow’ she says.

To set Europe on a path to climate neutrality by 2050, it is crucial to accelerate and upscale the renovation of the built environment while preserving social fairness and affordability and minimizing the impact on the environment. The green energy transition promoted through the EU Green Deal, and particularly the Renovation Wave, needs to go beyond

carbon neutrality and energy-efficient renovation. It needs to be about values and resilient communities, turning no-go areas into places people are proud to live in. Besides providing decent affordable homes in places where people can reach their full potential, renovations are also an opportunity to upgrade resource use and management through a circular economy approach. Projects with long-term returns deserve to be recognised and further promoted.

Escalating from the building to the neighbourhood or district level is increasingly becoming a necessary strategy not only to renovate larger volumes but also to benefit from economies of scale, attract major investment and guarantee liveable urban areas and cohesive communities.

When dealing with good practices of district-level renovation, it’s important to address the issue of the huge diversity we find in housing ‘systems’ across Europe. Countries differ widely in many aspects, ranging from physical features of residential buildings to governance and institutional actors involved to characteristics of housing markets.



The Handbook of Best Practices of Affordable Renovation is based on the work of Housing Europe’s member organisations, and has been developed for the European Affordable Housing Consortium. The Handbook puts together a shortlist of existing best practice examples of the ‘Lighthouse Districts’. It includes examples of solutions to tackle the current pressing challenges to renovate social and affordable housing districts according to an integrated approach, with liveability and affordability at their core. The selected projects exemplify high sustainability, inclusiveness ambitions, and above all, demonstrated beneficial impacts in their communities.

ANNEX - CONFERENCE PROGRAMME



16 November 2022



10:30-11:00 H – OPENING

Committee of the Regions

→	Jean-Noël Verfaillie	Mayor of Marly and president Partenord Habitat.
→	Marcos Ros Sempere	MEP - Group of the Progressive Alliance of Socialists and Democrats in the European Parliament.
→	Jan Laurier	Vice-president of International Union of Tenants (IUT).
→	Alessia Di Gregorio	Deputy Head of Unit Social Economy at DG GROW (European Commission)



11:00-13:00 H – DELIVERING ‘LIGHTHOUSE’ DISTRICT RENOVATION

Committee of the Regions

11:00-11:15 **Introduction:** SHAPE-EU project and affordable district renovation blueprint by **João Gonçalves**, SHAPE-EU project coordinator

11:15-11:45 **Three ‘in depth’ examples** of innovative project implementation

→	William Nelissen	Head of renovation, maintenance and construction at Cordium.
→	Daniele Bessone	Communication manager, Atenes Auc- a pioneering energy community in Pinerolo, Italy.
→	Sven Buch	Himmerland Boligforening Chief development officer of Aalborg Model.

11:45-12:45 **Mainstreaming affordable district renovation** – why innovation in renovation should be based on a strategy for sustainable urban development (finance & procurement).

Moderation: **Rob Hopkins**, founder of Transition Network.

→	Grzegorz Gajda	Senior Urban Advisor, Division Urban Development, EIB.
→	Filip Chraska	Policy Officer, Financial Instruments Unit, DG REGIO.
→	Donal McManus	CEO of ICSH, Ireland.
→	Laia Grau	Deputy Manager for Urban Planning, Barcelona city.



13:00-14:00 H – LUNCH WITH SHAPE AMBASSADORS

Committee of the Regions

→ Agnes Mathis	Director of Cooperatives Europe.
→ Tom Deleu	Secretary General of European Federation of Building and Woodworkers.
→ Paul Cartuyvels	President of The European Construction, built environment and energy efficient building Technology Platform (ECTP).



14:30-17:00H – HOUSING NEIGHBOURHOODS OF TOMORROW

House of Dutch Provinces

14:30-14:50 Welcome and opening by **Rob Hopkins**, founder of Transition Network

14:50-15:05 **Social renovation in the Overvecht-Noord district of Utrecht** by **Joop ten Brink**, Senior Real Estate Developer at Mitros.

14:50-15:05 ‘Social Beautiful’, a collaboration model between social housing (Area women), social care (Labyrint) and the tenants by **Maaïke van Orsouw**, Social project manager, and **Hugo de Vries**, Manager real estate and sustainability at AREA Wonen

15:20-15:35 **Co-ownership models** by **Rossana Zaccaria**, President of LEGACOOP

15:35-16:00 Presenting **SHAPE-EU Social Innovation Blueprint results** by **Queena Qian**, TU Delft.

16:00-17:00 **Panel discussion** with speakers moderated by **Henk Visscher**, TU Delft:

→ **Karel Vanderpoorten** Policy Officer - Social Economy DG Grow European Commission.

→ **Joop ten Brink** Senior Real Estate Developer at Mitros.

→ **Thomas van de** Tenants of AREA women.

Water & Esmay Braam

→ **Erik van den Berg** Social care provider (Labyrint Zorg & Werk).

→ **Rossana Zaccaria** Rossana Zaccaria, President of LEGACOOP.



17 November 2022



11:00-13:00H – THE FAIR ENERGY TRANSITION TRILEMMA - AFFORDABILITY, SUSTAINABILITY, AVAILABILITY

Committee of the Regions

11:00-11:15 **Introduction to SHAPE-EU Policy Lab:** the trilemma of decarbonisation in the social housing sector: affordability, env.sustainability, availability by **Bent Madsen**, President of Housing Europe.
Best practices of affordable energy-efficient districts.

- **Inge Strassl** Project Manager, SIR Salzburger Institut für Raumordnung & Wohnen.

- **Carles Mas** Project Coordinator at INCASOL - Catalan public housing company delivering a PED in syn.ikia project.

- **Joke Dockx** Head of the Sustainable Building Promotion at Bruxelles Environnement.

11:15-12:00 **Panel** on opportunities, threats of political-economic- regulatory context for innovation in renovation, moderated by **Julien Dijol**.

- **Pau Garcia** Policy Officer, DG ENER.

- **Sven Van Elst** General Manager at ASTER.

- **Silvia Ganzerla** Policy Director, EUROCITIES.

- **Barbara Steenbergen** Member of the Executive Committee / Head EU office of the International Union of Tenants (IUT).



14:30-17:00H – MARKET READY TECHNOLOGIES FOR THE ENERGY TRANSITION

House of Dutch Provinces

14:30-14:40 **Introduction of SHAPE-EU Technical Blueprint** by **Nerea Gomez**, ECTP.

14:40-14:50 **What technology works best?** The Dutch Road Map, by **Anne van Stijn**, AEDES.

14:50-15:05 **Re-using materials** by **John van Oorschot**, Zuyd.

15:05-15:20 **Achieving economies of scale: industrialised renovations** by **Sébastien Delpont**, Greenflex.

15:20-15:35 Integrating a mix of energy sources - the district heating approach by **Susanne van Suylekom**, Vattenfall.

15:35-15:50 **Reducing time-to-market of green innovations** by **Thomas Messervey**, R2M.

15:50-16.30 **Panel discussion** moderated by **Thomas Messervey**, R2M.

- **Anne van Stijn** AEDES, Association of Dutch Housing Corporations.
 - **John van Oorschot** Researcher of Hogeschool Zuyd.
 - **Susanne van Suylekom** Stakeholder manager at Vattenfall.
 - **Ulla-Brit Kramer** Provincie Overijssel / INDU-ZERO Project.
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14:30-17:00H – THE POWER OF ONE-STOP-SHOPS

Committee of the Regions

14:00-14:15 Welcoming by **María Ángeles Elorza Zubiria**, Basque Committee of the Regions member.

14:15-15:00 **Final results of Opengela**

- **Ignacio de la Puerta** Basque Government.
 - **Txari Vallejo** VVMM Bilbao.
 - **Ibon Irazola** Debegesa.
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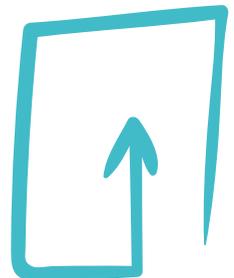
14:15-15:00 **Good practices of one-stop-shops across Europe**

14:15-15:00 **Coffee break**

14:15-15:00 **How to improve one-stop-shops in the EU?**

Moderated by **Julien Dijol**, Policy Director at Housing Europe.

16:55-17:00 **Closing remarks**







Housing Europe is the European Federation of Public, Cooperative and Social Housing

Established in 1988, it is a network of 46 national and regional federations which together gather about 43,000 public, social and cooperative housing providers in 25 countries. Altogether they manage over 25 million homes, about 11% of existing dwellings in the EU.

Social, public and cooperative housing providers have a vision of a Europe which provides 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.