

# NEW HOUSING PARADIGM: HOUSING TAKES CENTRE STAGE IN EUROPE



HOUSING  
EUROPE

YEARBOOK 2024

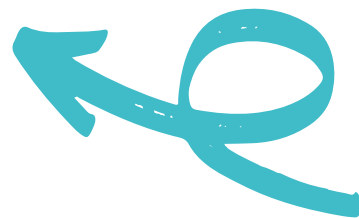




**You can also read the Yearbook & click on the links online by downloading it from:**  
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The 2024 edition is edited & designed by Housing Europe

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**BENT MADSEN**  
**HOUSING EUROPE**  
**PRESIDENT**



**SORCHA EDWARDS**  
**HOUSING EUROPE**  
**SECRETARY-GENERAL**

Many of the demands of the public, cooperative, and social housing sector we championed together before the European elections are now shaping policy.

Many unprecedented steps forward.

- ✓ For the first time, we have a European Commissioner with "Housing" in the title.
- ✓ A dedicated Task Force within the European Commission will soon bring coherence to the EU's fragmented housing strategies.
- ✓ In the European Parliament, a special Committee focused solely on housing was approved.

But they come with an essential caveat.

Success at the EU level depends on reflecting the diverse realities across Europe and dialogue will be the key to translating ambition into action. This renewed focus on housing didn't appear overnight.

The deepening crisis has forced political leaders to confront the harsh realities.

- ▶ 1 in 5 jobs in small and medium-sized enterprises in France remain unfilled due to a lack of affordable housing.
  - ▶ Homelessness is rising, and housing exclusion continues to grow.
  - ▶ The social and economic toll of failed policies is no longer tenable.
- We've heard bold announcements.

A new EU Affordable Housing Plan, a pan-European housing investment platform, and a proposed doubling of cohesion funds will unfold against a backdrop of concerning national budget cuts, and unfit fiscal rules. We must remain vigilant to ensure these initiatives bring solutions, not setbacks.

The EU has also promised a construction innovation strategy.

Yet, across Europe, underuse of social and environment clauses in procurement rules still drive a lowest-price mentality, undermining quality and working conditions. Innovation must serve people first, address the housing crisis, while undoubtedly, benefitting the economy and fair businesses. Housing Europe, together with our members, is ready to lead these critical conversations.

We believe EU funding must continue to prioritise high-impact, socially beneficial projects, recognising public, cooperative, and social housing providers as Europe's most reliable long-term investors. The housing crisis was not caused by a lack of finance but by poorly defined rules that failed to put people and the planet first.

Construction prices have soared by 20% in just four years, far outpacing the previous decade's rise. A robust EU strategy is essential to combat unsustainable price increases and deliver affordable homes.

The stakes could not be higher.

In November, at our Leaders' Summit, Housing Europe's members united to send a powerful message to policymakers. Inclusive housing systems are not just desirable—they are essential for Europe's future.

Competitiveness is meaningless without access to healthy, affordable homes.





We can't stop at numbers; we need to create vibrant, thriving communities that respect planetary boundaries. Together, we must ensure that Europe listens, learns, and leads. The added value of EU action must respect the rich diversity of housing systems across the continent. And we are here to foster the dialogue needed to make that happen.



We would like to thank Bent Madsen for his leadership over the last 5 years. These have been especially difficult times with covid pandemic, war on our continent, energy crisis. Bent has guided the board, the secretariat and the entire organization though with unshaking enthusiasm and positivity.

Also, thanks to Bent's contribution, we assured good relations with key players in this new era of European policies including the EIB and the new European Commissioner for Energy and Housing. He has provided much support on key dossiers like the pan European investment platform.

**THANK YOU, BENT!**





## THE HOUSING POLICIES THAT DEFINE OUR DAILY LIVES

### Urging the EU to Take 3 Steps for Affordable Housing: Housing Europe's Manifesto Gains Strong Support

In the year of elections, Housing Europe's Manifesto\* to lead the way out of the housing crisis was backed up by current Members of the European Parliament from five EU political groups and Wallonia's housing minister. Less than a week ago, a 100 public, cooperative and social housing providers, policymakers at European and local level, researchers and fellows committed to fair homes called for a new housing paradigm at the heart of the EU.

The EU has a wide variety of tools through which it can either incentivise socially inclusive and sustainable housing systems or exacerbate the current housing crisis. By following 3 steps, the EU can play a pivotal role in ensuring that affordable and decent housing becomes, and stays, a reality for all.

Embrace a new housing paradigm

Back the movement for a fair energy transition

Address the root causes of housing exclusion and homelessness



Presenting the manifesto on behalf of Housing Europe, our President, Bent Madsen reminded that "we are here for people, not for profit" and this in short is what the new paradigm is indeed about.

Some of our asks under these 3 pillars included a call to establish a new Task Force led by a European Commission Vice-President to embrace the new housing paradigm; a transformative fund that harmonises all existing tools and annual ear-marking for socially responsible renovations, as well as the introducing of housing exclusion as a core section of impact assessments for EU policies.

This is only the beginning of our campaign to make sure that both policymakers and citizens aim at and [#VoteNewHousingParadigm](#).

Public, cooperative, social, and community-led housing providers from our network also had the opportunity to speak with the European Commissioner for Social Rights, Nicolas Schmit, his Cabinet, and the European Investment Bank. Demands to meet the dire need for affordable homes, and ear-marked funding for renovation that can bridge the gap between social and green goals were echoing from all corners of Europe.

"We are facing a serious and worrying political dimension with the housing problem. [...] If people get the impression they cannot get decent and affordable housing this can become very easy territory of populist propaganda. We have to build a European strategy," the Commissioner responded.

\*In the digital version



## A New Housing Paradigm for Europe gets backing from MEPs in Strasbourg

Our call to establish a new Task Force led by a European Commission Vice-President who ensures that EU policymaking embraces a new housing paradigm and the need for a transformative fund for socially-responsible renovations resonated with Members of the European Parliament. EU leaders from various political backgrounds came together to push for meaningful change in Europe's housing landscape at Housing Europe's working breakfast, co-organised with the Left Group, during the last plenary session in Strasbourg.

"Stop with the dogma and put social emergency at the centre, ensure that you renovate poorly insulated housing," Leila Chaibi from the The Left in the European Parliament stressed. MEP Ciarán Cuffe insisted that Europe must tackle the financialisation of housing, do more on short-term lettings, disseminate best practices, and to him, the real ask is to have a European Housing Fund.

According to the champion for decent and affordable housing at EU level in the past 5 years, Kim van Sparrentak from The Greens/EFA in the European Parliament, a "European Housing Crisis response plan should increase investment in public and social housing, adapting State Aid rules, dedicating a new Housing Fund under the next Multiannual Financial Framework, boosting renovation and construction and very importantly, tackling evictions caused by renovation."

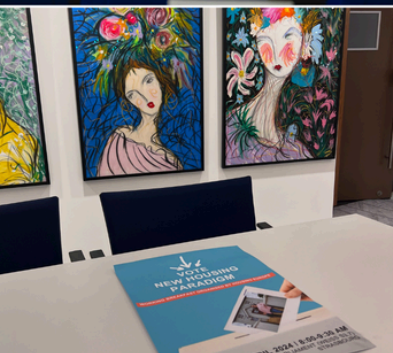
Housing Europe's Secretary-General, Sorcha Edwards emphasised that there has been a disjoint between fit for 55 at EU level and the housing crisis at local level. The energy transition should encompass social housing delivery in the spirit of European Affordable Housing Consortium, SHAPE-EU.

Laurent Ghekiere, a Chair of the Housing Europe Observatory called on MEPs to back the movement for a fair energy transition through a transformative fund that harmonises existing tools, ear-marking yearly for socially responsible renovations. He also insisted that an annual summit would help to track progress.

Tim Wolters referring to the Fit for 55 package, pointed out that in addition to the legislative clarity, the implementation of the new rules must ensure that all the efforts the EU is making are not to the detriment of ordinary households.

Diana Yordanova, Communications Director of Housing Europe said that the stakes are too high for partisan politics. She called for more awareness of the impact that housing has on people's lives and challenging the stigma.

Our team also addressed The Left group of the European Parliament at the last meeting of the party. We have also interviewed MEPs, asking them to define the new housing paradigm. Follow our social media channels to stay tuned.



## Members of the European Parliament debate on sustainable, decent and affordable housing in Europe

On 9 October, the European Parliament brought the housing crisis discussion back to Strasbourg, emphasising the urgent need for decisive action at both EU and national levels. European Commission Vice-President Margaritis Schinas highlighted that housing has become a privilege for many, driven by rising prices and insufficient regulation. Various MEPs advocated for stronger EU intervention, calling for regulatory reforms, increased public housing investments, and targeted support for vulnerable populations.

Dirk Gotink (EPP, NL) warned that unaffordable housing erodes confidence in the future and democracy, asserting the need for renewed housing construction and streamlined regulations to encourage investment. Kim van Sparrentak (Greens/EFA, NL) called for stricter conditions on investments to prioritise social housing over speculative capital, ensuring that homes serve people, not profit. Gabriele Bischoff (S&D, DE) echoed concerns over skyrocketing housing costs and rising homelessness, insisting that concrete actions are needed to ensure low and middle-income individuals can secure adequate housing. She advocated for a coherent European housing plan, leveraging existing mechanisms.



Commissioner Schinas announced the upcoming launch of a European Affordable Housing Plan and reaffirmed the Commission's commitment to supporting local authorities while respecting subsidiarity, setting the stage for concrete actions in addressing the affordability crisis.

## 20 actions for the EU to transition to a New Housing Paradigm

On October 15, at the European Parliament, our President, Bent Madsen, called for 20 concrete actions aimed at redefining the EU's approach to housing.


Central to this call was the need for EU funding to support public, cooperative, and social housing across all 27 Member States. Madsen also urged the European Commission to direct 100% of ETS II revenues to the Social Climate Fund, ensuring that half is allocated for energy efficiency initiatives in public, cooperative, and social housing or interventions targeting energy poverty. In addition, he highlighted the necessity of empowering the European Parliament to combat speculation in the housing market and establishing a single EU transformative fund for housing, alongside increased investment in social housing initiatives.







The session, hosted by the S&D MEP Marcos Ros Sempere, brought over 100 housing providers, tenant organisations, and social services, all eager to amplify the voices of those on the frontline of housing issues and shape the forthcoming EU Affordable Housing Plan. Ros Sempere emphasised the urgent need for action, reminding that “citizens need answers.” He also insisted that the EU regulation and funding must help committed actors deliver quality homes because “those on the streets of Amsterdam and Berlin need to see the light at the end of the tunnel.”

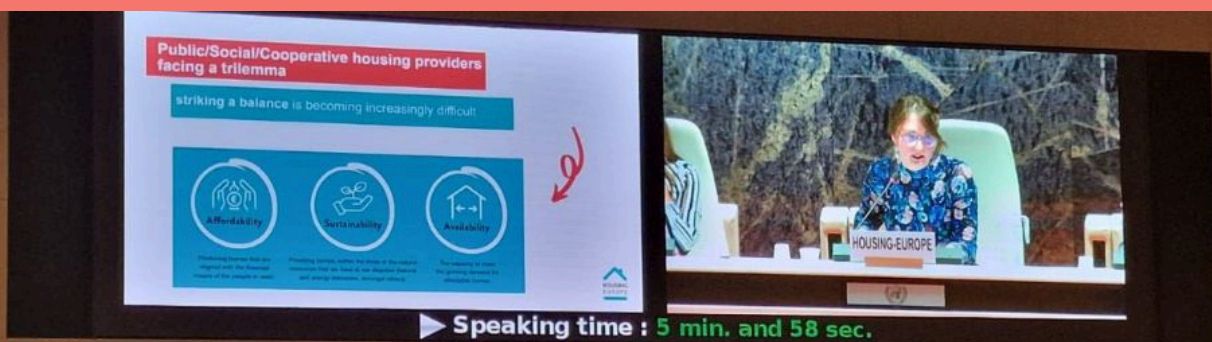
 [Read the full piece\\*](#) that brings together all different views.

## Housing Europe touches on aligning EU funds with the affordable housing agenda at the UN Headquarters

The EU has 19 financial programmes, including the upcoming Social Climate Fund (2026–2032), aimed at narrowing the investment gap in affordable housing. But these alone won’t bridge the divide. To be effective, funding must prioritise the most vulnerable and strike the right balance—simple to access, yet designed to retain long-term public investment.

“Governments need to stop slashing public investment and start stepping up,” said Housing Europe’s Senior Policy Officer, Edit Lakatos, at the UNECE Housing and Land meeting with representatives from over 50 countries.

With a new EU Commissioner for Energy and Housing, Edit called for immediate collaboration to make housing a basic social right, backed by data-driven policy. Three years after the #Housing2030 report’s launch at the UN, Housing Europe urged it be used as the essential reference for decision-makers across Europe.



## Charting a New Housing Course: Insights from the PES Discussions in Portimão

The future of housing policy discussions during the Party of European Socialists in Portimão, southern Portugal was to the point, capturing well some of the most pressing issues politicians must tackle as soon as possible. Local voices echoed the urgent need for more public, cooperative, and social housing, and the housing crisis is taking a central place in the pre-election debates and commitments. It was quite easy to recognise the New Housing Paradigm our own Housing Europe is calling for in the asks of the draft Portimão declaration, namely, to prioritise fairness, environmental sustainability, and community cohesion over exclusion.

Chairing a session a day before the conference, our Secretary General, Sorch Edwards, and fellow organisations FEPS Europe, the International Union of Tenants (IUT), and Wiener Wohnen got multiple (tough!) questions on the impact of the housing crisis on youth, housing systems, subsidiarity, what can be done about empty housing, the conditionalities linked to EU and public funds, inflation rates, pro-cyclical measures, and money laundering.

Sorcha also joined a debate today on how we can boost the availability of affordable housing.

Strong and promising messages came once more from the EU Commissioner for social rights and jobs, Nicolas Schmit, who said that if he is elected to become the next Commission President, the first summit he would organise would be on housing together with the European Committee of the Regions to make sure that local policymakers are involved.



## Housing Europe touches on aligning EU funds with the affordable housing agenda at the UN Headquarters

The report\* of Housing Europe's Board member from Estonia, Andres Jaadla on smart, sustainable, and affordable housing has officially been adopted at the EU's Committee of the Regions. This is now an excellent tool for local authorities to face reverse demographic trends and contribute to climate objectives. The report would also allow the EU institution to adopt a new comprehensive position on the topic since 2017, when the world was a quite different place. Watch our 10-minute interview in which Andres explains how he got the backing of other regions and what follows next.



*\*In the digital version*



## EESC willing to reposition itself on housing



### Housing crisis in Europe: the way forward?

European Commissioner for Jobs and Social Rights, Nicolas Schmit, warned that the housing crisis “divides our societies and may be a risk for our democracies.” Just as the EU responded to health crises, he said, we have a moral duty to address housing.

On the World Day for Social Justice, Housing Europe, together with public, cooperative, and social housing providers, met with the European Commission, Belgian EU Presidency, European Parliament, EIB, CEB, and housing rights defenders to explore solutions.

Thanks to the European Economic and Social Committee’s conference, housing was placed at the heart of the EU agenda. Discussions focused on how the Green Deal affects housing access, youth challenges, and the need to simplify and align funding systems. EESC President Oliver Röpké called for the EIB to also become a Social Housing Bank.

“Our societies need decent homes—not as a political debate but as a clear, evidence-based need,” said Sorcha Edwards, Secretary-General of Housing Europe. Ministers exchanged proven policies on land, funding, and governance to speed up progress.

Examples include Italian cooperatives offering flexible housing for young people, and France’s USH creating a European Alliance to facilitate long-term investment in social housing. CEB and EIB representatives emphasized the role of financial intermediaries to better reach small housing providers.

## EESC report pushed for enshrining right to housing and strengthened EU policy

At its December plenary, the European Economic and Social Committee (EESC) held its inaugural Housing Forum, spotlighting the EU’s housing crisis and the urgent need for affordable, sustainable, and decent homes. The forum marked a significant moment with the adoption of the EESC’s opinion Social housing in the EU – decent, sustainable and affordable, a call to action for a comprehensive approach to housing.

Housing Europe’s President, Bent Madsen, insisted on the need to view housing as a vital societal infrastructure, comparable to health and education. “We welcome the sentiment from the new housing Commissioner, who stressed that our approach should be based on values, rules, and investment. Public, cooperative, and social housing providers are ready to deliver the homes that Europe needs,” he affirmed.

Andres Jaadla, rapporteur on housing for the European Committee of the Regions (CoR) and our member in Estonia, underlined the need for strengthened coordination and annual EU housing summits. “Such summits will align efforts across stakeholders and Member States to address the housing crisis effectively,” he added.

## EU Housing Ministers' Belgian Presidency

### Housing ministers in the EU officially called for a European New Deal for Affordable and Social Housing

➔ The policymakers who are shaping our housing systems met in the Belgian city of Liège in March to propose solutions to improve access to affordable, decent housing for all within the European Union. Housing Europe's President, Bent Madsen, was accompanied by our Observatory chair and board member from Estonia, along with a delegation from our Brussels team, to represent the public, social cooperative housing providers in the Housing Europe network at the ministerial meeting. Bent Madsen stressed that the current housing situation in most parts of the EU is characterised by a lack of public spending and capital investment. The total amount spent directly by the 27 EU countries to build housing or to provide subsidies/support for housing development was approximately €15 billion in 2020. In contrast, €40 billion was spent on housing-related income 'top-ups' in the same year.

➔ At EU level, the Ministers called for a European New Deal for Affordable and Social Housing. How does the Deal translate?

➔ The European Commission, in partnership with the European Parliament, European Economic and Social Committee and the European Committee of the Regions, should organise an ANNUAL EU SUMMIT on social and affordable housing, bringing together all the stakeholders involved in the implementation of Member States' actions on social and affordable housing, based on a multi-level approach and exchange of best practices in compliance with the principle of subsidiarity.

➔ The European Commission should develop an EU PLATFORM to urgently support national, regional and local partnership to end housing exclusion. The Platform should share best practice, encourage long-term national, regional and local partnerships, support skill development, and work with the already existing European Platform on Combatting Homelessness.

➔ The European Commission should take better account of the REPERCUSSIONS of EU policies on access to housing and housing exclusion in its impact assessments.

➔ The European Investment Bank (EIB) was called to reinforce its SUPPORT for the social and affordable housing sector, renewing its lending and advisory services to address the supply shortage.

[READ THE DECLARATION\\*](#)

[Read the background note we prepared for the EU Presidency together with our member in Wallonia, SWL](#)





## How to seize energy renovation as a lever for reducing inequalities?

Less than three weeks since the start of its mandate, the EU Belgian Presidency organised the Belgian Renovation Week with the ambition to trigger a shift from a techno-economic approach to a socio-technical one. Social inequalities are deepening within the housing sector, as multiple factors (energy poverty, insalubrity, noise pollution, etc.) intersect with a cumulative effect. The Renovation Wave, made mandatory due to climate change, can be seized as an opportunity to reduce inequalities. By proposing a comprehensive regulatory landscape, as well as assistance and financial support which positions the households at the heart of the process, energy retrofitting can address energy poverty, and provide the right to decent, healthy, and affordable housing.

Under the revision of the Energy Performance of Buildings Directive (EPBD), the primary energy use of buildings in EU Member States must decrease by 16% by 2030 and 20% by 2035, our Policy Director, Julien Dijol explained and reminded that the public, cooperative and social housing sector is one of the frontrunners for decarbonisation. However, they are also walked a tightrope to, on the one hand, facilitate the required renovations, while, on the other, also ensure that enough properties are being built or brought back into use, and that the homes provided can remain affordable. “To renovate at scale successfully, we need funding, a proper supply chain, and reliable indicators,” he said.

### The new EPBD was adopted at a challenging time for affordability in housing

On March 12th, the European Parliament gave its final seal of approval to the recast of the Energy Performance of Buildings Directive (EPBD). Prior to the vote, Housing Europe, the European Federation of Public, Cooperative and Social Housing, called on the Members of the European Parliament to support the legislation, but warned that the biggest challenge lay ahead. The key issue, they noted, was finding the means to implement the new legislation—particularly concerning zero-emission buildings and the rapid reduction of primary energy use across the residential sector—in a way that enabled locally adapted, fair energy transitions. This meant combining the necessary new supply of affordable homes with the reduction of carbon emissions from existing ones. In this respect, nothing could be taken for granted, especially given the ongoing concerns about housing affordability across Europe.

Keep on reading\*.





## European Responsible Housing Finance Summit urges the EU to invest in long-lasting housing, without speculation

As the housing crisis continues to intensify across Europe, policymakers, financial experts, and community-led housing providers at the European Responsible Housing Finance Summit in Milan called for a robust EU financial commitment to public, cooperative, and social housing. Hosted by Housing Europe and the voice of Italian cooperatives, Legacoop Abitanti, the summit emphasised the urgent need for dedicated EU funding to support fair, decent, affordable housing across all 27 Member States, aiming to create a fairer market and meet the critical demand for accessible homes.

The annual meet-up of the external European Housing Finance Working Group, established back in 2023 by Housing Europe, is to develop capacity across Europe to create healthy housing ecosystems that can provide sustainable, long-term solutions. On November 18, this summit uncovered novel and replicable financial solutions – from alternative funding to sustainable business models - that work for the people and communities with a focus on revolving funds practices and long-term coordinated methods.





## Post-COP resilience and building decarbonisation: First-ever Buildings and Climate Global Forum

In 2024, the first-ever Buildings and Climate Global Forum—organised by the UN Environment Programme and the French Government—brought together ministers and global leaders to accelerate building decarbonisation and resilience after COP28.

Public, cooperative, and social housing took centre stage, with strong recognition from UN-Habitat, AFD, and the IEA that housing and climate must be tackled together. Fatih Birol of the IEA stressed that social housing is key to ensuring the climate transition does not burden the most vulnerable.



Examples from Paris Habitat, AEDES, and other Housing Europe members highlighted the sector's leadership in energy savings, innovation, and greening efforts. The French Development Agency acknowledged social housing as central to a systemic decarbonisation strategy, and the EIB and OECD emphasised the importance of financing, governance, and urban integration.

The concept of sufficiency—reducing emissions by using fewer resources more wisely—was presented as a vital but overlooked solution. Calculations show sufficiency could cut global CO<sub>2</sub> emissions by 5%, and up to 30% in the EU, yet no EU policies currently support it. The IPCC called for a global political coalition on “Sufficiency First.”

Housing Europe's Robin van Leijen showcased Parkwest Dublin's 62% lower emissions through lifecycle assessment, advocating for integrating efficiency in housing development. On day two, Secretary General Sorcha Edwards called for a paradigm shift, positioning public, cooperative, and social housing as the backbone of a fair, resilient housing system. She warned that market-driven housing leads to insecurity and homelessness, while not-for-profit housing provides stability and equity.

## Global insights into affordable housing at the World Urban Forum in Egypt

At the World Urban Forum hosted by UN-Habitat in Cairo in early November, Housing Europe, as the leader of the Affordable Housing Initiative accelerator programme, shared its results, with our Director of Innovation, João Gonçalves, highlighting the innovative solutions emerging from it.

The "housing crisis" could be heard everywhere. From the United States to Australia, from Latin America to Africa. While presenting different underlying causes, the countries showcased very different resources to face it.

What immediately struck us was the massive investment China is able to mobilise for housing, highlighting their standardised approach to building high-density housing, which includes public participation to optimise community impact. Europe, too, drew significant interest, with Housing Europe organising a session on the Affordable Housing Initiative, showcasing successful community-focused projects.



Emmanuelle Cosse, President of the Union Sociale pour l'Habitat—a member of Housing Europe—highlighted France's extensive experience in tackling housing challenges through robust state intervention. She outlined the evolution of social housing in France, from laws addressing 19th-century overcrowding to modern legislation such as the 2000 Solidarity and Urban Renewal Law, which mandates social housing quotas. Emphasising the Union Sociale pour l'Habitat's role in managing 5 million housing units, she underscored the urgency of addressing rising housing costs and accelerating decarbonisation efforts. Cosse called for stronger EU-level investment and regulation to ensure housing is affordable, accessible, and sustainable, leaving no one behind.






## The sector's trilemma: affordability, sustainability, and availability in housing

At the annual conference of the European Network for Housing Research (ENHR) our Secretary General, Sorch Edwards, addressed one of the most pressing challenges facing Europe: the energy transition and housing affordability.

The progress we have observed is encouraging. In  France, for example, 46% of social housing is energy-efficient, achieving an A, B, or C rating, compared to just 25% of the total housing stock. In  Austria, 96% of pre-1980 social housing has been renovated, significantly outpacing the 60% renovation rate of the general housing stock.

In  Estonia, the renovation of apartment buildings began earlier and is advancing more rapidly than in the private sector.

These examples underscore a strong commitment from our sector, which often outperforms purely privately-owned stock. However, there is still much work to be done and Housing Europe's role is to reintroduce reality into the EU conversation and highlight the pioneering efforts of an experienced sector.



## Discussing and designing the outline of affordable rental housing system in Ukraine

Our Research Coordinator, Dara Turnbull, travelled to Vienna to participate in a high-level debate with representatives from the Ukrainian government, local mayors, and other policymakers. The discussions, which were titled “An Affordable Rental Housing System for Ukraine”, delved into the fundamentals of various public housing systems in Europe. This included outlines of governance, finance, tenant engagement, and provision. Housing Europe provided a nuts-and-bolts description of the functioning of public and municipal housing structures in a number of nations, with a view to promoting the development of a similar local-government-led approach in Ukraine. This was followed by an overview of different possible financing mechanisms, with a strong focus on promoting the self-sufficiency of a future Ukrainian system via, for example, the use of a revolving fund mechanism.





## Report of The Housing Commission

Prepared by The Housing Commission

gov.ie

## New report highlights solutions for Ireland's housing crisis

The report of the Irish Housing Commission\*, to which Housing Europe's Secretary General, Sorcha Edwards, had been contributing for many months, was released in 2024. It emphasised the urgent need for a strategic reset in housing policy and identified systemic failures in decision-making and risk-averse policies that contributed to a severe housing deficit.

Key takeaways included the need to increase the proportion of social and cost-rental housing to 20% of the national stock to ensure a diverse and stable tenure mix. The report called for a significant expansion of housing supply through state-private sector collaboration, backed by annual investment of €16 to €20 billion.

It also recommended the creation of a dedicated Housing Delivery Oversight Executive to address functional inefficiencies. Emphasising people-centric investments, the report advocated for sustained public financing to support resilient and inclusive communities.





## RESEARCH AND KNOWLEDGE ENFORCING OUR POSITION

### New Housing Europe briefing on fostering social cohesion and safety in vulnerable areas

In an ever-evolving urban landscape, the imperative to invest in people and foster inclusive, resilient communities became more evident than ever in 2024. Responding to this, Housing Europe's Senior Policy Officer, Edit Lakatos, and Policy Assistant, Johanne Philippe, prepared a new research briefing highlighting impactful solutions offered by public, cooperative, and social housing providers across Europe.

At the heart of the research were the sector's efforts to improve living conditions, deliver quality housing, and expand access to opportunities. By addressing the root causes of segregation, social exclusion, and anti-social behaviour, these initiatives laid the foundation for more cohesive and thriving communities.

How to identify the pitfalls to avoid?

What can housing providers do to prevent potential backlash?

How to roll out or further scale up actions that tackle these trends?

What could help social housing providers in building arguments?

Find tested practices in public, cooperative, and social housing [in this briefing](#).



### Albania's urban growth: the need for a strategic housing policy

A new UNECE analysis, supported by Housing Europe's Alice Pittini and Edit Lakatos, underscored the urgent need for Albania to prioritise housing policy as a cornerstone of sustainable and liveable urban development. The report aimed to support the government in addressing the country's key housing challenges.

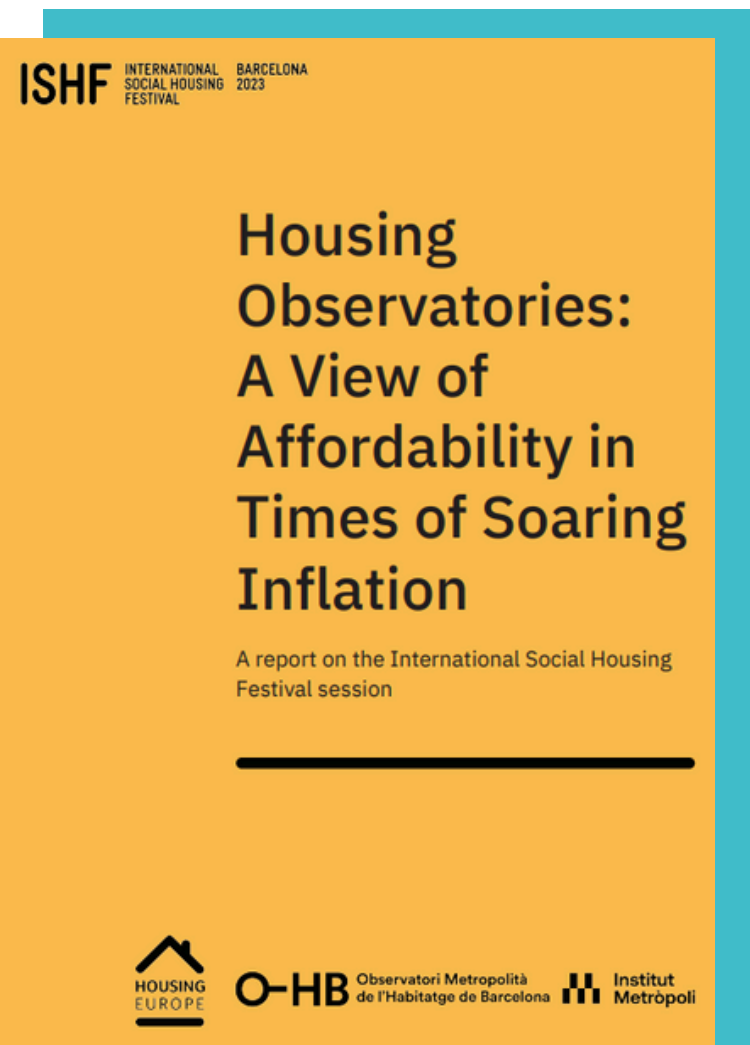
With Albania among the fastest urbanising countries in Europe, the analysis highlighted pressing issues such as the lack of affordable housing in high-growth areas and worsening conditions in declining regions. It recommended that local authorities strengthen their capacity to manage the full housing development cycle—covering construction standards, procurement, supervision, and financial management through a mix of loans and public funding.

Further details on the proposed policy reforms and new measures are available [here](#)\*.



## House for All: Access to Affordable and Quality Housing for All People

Throughout 2024, Housing Europe contributed to the ESPON House for All project as partner in a consortium lead by TU Wien. House for All is producing a first of its kind mapping of housing affordability at regional and local level across Europe through an extensive web-scraping exercise. Furthermore, our role within this innovative project focused on coordinating a detailed compendium of housing policies covering EU and EFTA countries. The research is carried out on behalf of ESPON (European Spatial Planning Observation Network), a prestigious applied research programme aimed at supporting the formulation of territorial development policies in Europe. The much awaited project outputs will be available from August 2025 onwards.



## A View of Affordability in Times of Soaring Inflation

Housing Europe jointly published together with the Barcelona Metropolitan Housing Observatory the report from a dedicated session held at the International Social Housing Festival under the title 'Housing Observatories: A View of Affordability in Times of Soaring Inflation'. This report presents a useful overview and discusses in a dynamic and critical way concrete examples of how sets of indicators are used at the local level to identify challenges and come up with useful solutions.

Available online [here](#)\*.

*\*In the digital version*





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

Housing Europe is committed to boosting innovation in the affordable housing sector. As such, the Innovation bites webinars were launched in November 2023. Part of a broader 'For a Green Deal driving Decent Housing for All' series, it is bringing forward innovative projects, with a focus on policy and funding.

On February 7, Clara Mafé from the Innovation and Projects team delivered a comprehensive overview of available funding opportunities under the HorizonEU and LIFE Programmes, tailored for social, public, and cooperative housing providers. She offered practical guidance on identifying suitable opportunities, understanding the objectives and conditions of each call, building relevant partnerships, and submitting strong applications. To illustrate these points with concrete examples, Daniele Bregoli from Social Services Europe shared various financing options—one notable example being the Helpdesk - [EU funds for social services\\*](#).



On February 27, a session focused on attracting sustainable finance for affordable and social housing. The discussion explored the role of public banks in supporting an affordable transition, the application of ESG finance in the sector, and the implications of the Corporate Sustainability Reporting Directive. Housing Europe's Policy Director, Julien Dijol, highlighted the increasingly challenging financial environment, noting that while energy performance contracts (EPCs) offered promise, their uptake in the residential sector remained limited due to favourable conditions already available to affordable housing providers. He emphasised the potential role of private loans with ESG requirements, alongside public or collective guarantees, as emerging tools. Exploring instruments like InvestEU, he said, would be essential, adding that broader uptake of EPCs would require robust public sector performance to attract private investment. [Have a read\\*](#).



## European Affordable Housing Initiative: A Renovation Wave That Puts People First

“We need a Renovation Wave that answers people’s needs,” stated Housing Europe President Bent Madsen during a February 2024 appearance at the European Committee of the Regions. His words echoed the core mission of the European Affordable Housing Initiative (AHI)—launched two years earlier by a consortium of nine partners, led by Housing Europe.



Mandated by the European Commission, the European Affordable Housing Consortium, SHAPE-EU developed a comprehensive capacity-building programme to support people-centred renovations. Drawing from the practical experience of inclusive district renovations within Housing Europe’s network—including award-winning projects from the European Responsible Housing Awards—the programme prioritised social impact, technical feasibility, and peer exchange.

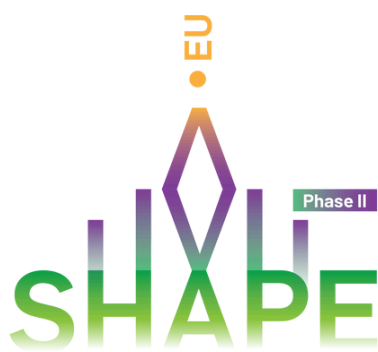
A key strength of the initiative lay in its hands-on, peer-to-peer approach: in-person mentoring, study visits, and tailored support that empowered housing providers and local actors across Europe.



### 📌 What SHAPE-EU Delivered in 24 Months

- 3 Blueprints offering proven guidance on:
  - Project implementation and financial feasibility
  - Technology and digital applications
  - Social inclusiveness and liveability
- 22 supported districts across Europe received tailored assistance for their renovation projects.
- 13 mentors provided one-to-one coaching to help local actors refine their approaches.
- 4 study visits engaged around 40 public, cooperative, and social housing providers, SMEs, and cities—facilitating peer learning on real-life renovation examples.
- A Funding Simulator offering a snapshot of available public and private financing for district-level renovations.
- 450+ stakeholders engaged through conferences and trainings, including housing providers, cities, and SMEs.

▶ Watch the SHAPE-EU impact video (3 min): [YouTube](#)



## Affordable Housing Initiative European Partnership

## New phase of the Affordable Housing Initiative boosts skills with individually designed training

Housing Europe took the helm in launching the second phase of the European Affordable Housing Initiative (AHI), further advancing Europe's housing and energy transition. At a launch event held on December 5 and hosted by the European Economic and Social Committee (EESC) at the European Commission, the programme opened a new call for applications for its transformative lighthouse district learning programme, designed to support organisations in implementing the Fit for 55 obligations.

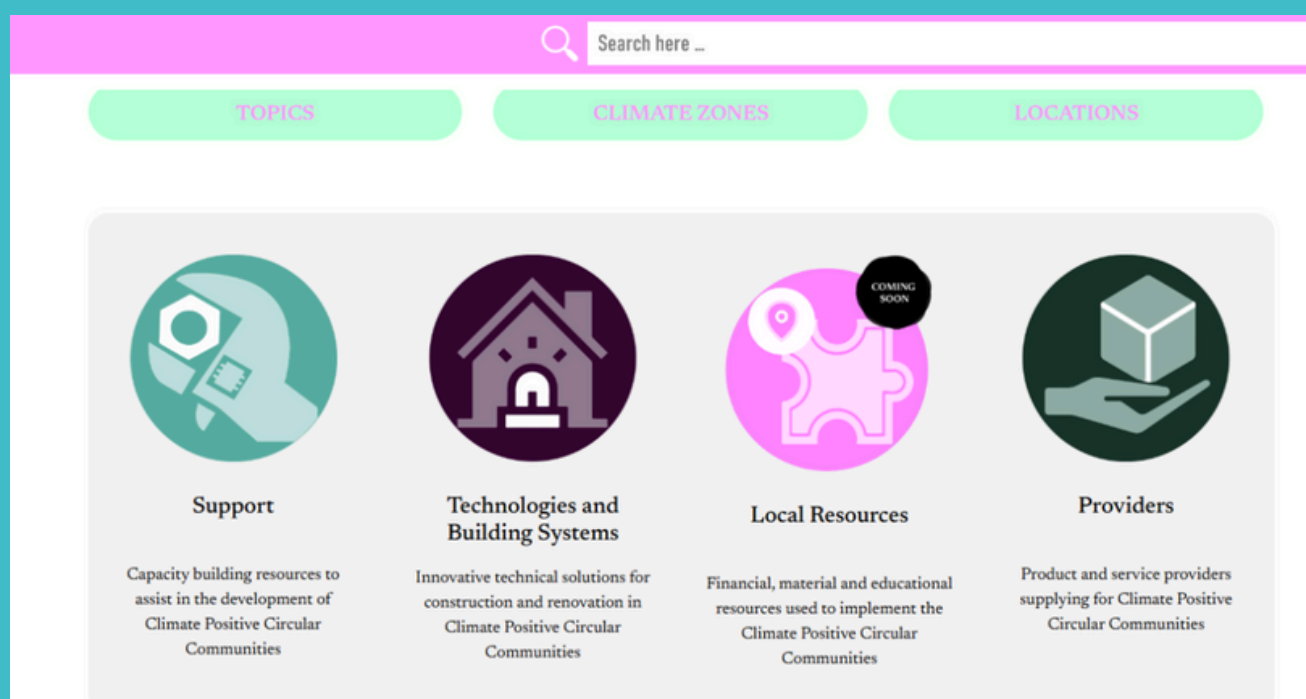
The initiative, led by Housing Europe in collaboration with partners such as EBC, ECTP, Energy Cities, GNE Finance, and SINTEF, maintained a clear focus on addressing housing affordability and climate challenges in parallel.

*You can also get inspired and share your renovation path with peers in [our LinkedIn Group](#)\**.

## Unraveling Circularity: Advancing the built environment through district renovation projects

The transition toward a more circular built environment in Europe continued to gain momentum in 2024. However, circularity remained far from mainstream in the construction sector, due to several persistent challenges. These included uncertainties surrounding the availability of materials and suppliers, limited awareness of cost-effective technical solutions and processes, and a shortage of large-scale, demonstrative lighthouse projects.

On March 6, the EU-funded ARV project organised a dedicated session as part of the European Construction Technology Platform (ECTP) Conference, held in celebration of the platform's 20th anniversary. The session examined how circular principles were being applied in district renovation projects, highlighting current challenges and showcasing good practices—such as La Méta, a collaborative initiative of social housing providers from northern France engaged in urban renewal. The session also introduced tools aimed at scaling up pilot projects, including the Blueprints developed by the European Affordable Housing Consortium and the ARV e-marketplace, which [has since been launched](#)\*





## Workshop in Trento explores one-stop-shops for integrated renovation

On 21 May, Housing Europe and Habitech co-hosted a workshop in Trento on the potential of one-stop shops for integrated renovation. The event brought together local stakeholders—from regional authorities to construction and energy actors—to discuss sustainable retrofitting solutions, including prefabricated timber panels.

A roundtable with Housing Europe members, Marco Corradi (ACER Reggio Emilia) and Andrea Rinaldi (CoopCasa Trento), highlighted both the promise and current barriers of one-stop shop models in Italy. While the approach remains underused, the Superbonus 110% scheme has helped raise awareness.

Panellists noted that sustainable toolkits appeal to younger cooperatives, but further testing, affordability, and outreach are needed. Corradi also emphasised that renovation must go hand-in-hand with proximity services to meet the needs of vulnerable residents.



ARV, a Horizon 2020 project, is situated at the intersection of community building, circularity and renovation at district level. The project aims to implement Climate Positive Circular Communities (CPCC) across Europe by boosting building renovation rates and deploying CPCCs widely. ARV will facilitate fast market uptake and cost-efficient replication of CPCCs through six demo projects.

## Transforming social housing with innovative timber construction and circular design

In 2024, a new EU-funded project, Be-WoodEN, was launched to support the integration of timber and innovation in wooden construction within the social and affordable housing sector. Housing Europe joined the project as a participating partner.



Coordinated by the University of Genoa, Be-WoodEN aims to promote the decarbonisation of buildings and enhance circularity in the construction sector by overcoming barriers to the widespread use of wood and bio-based materials. The project includes a series of capacity-building activities aligned with the New European Bauhaus, with a focus on how innovative wood construction and place-making can be introduced into social housing. Public housing providers ARTE Imperia and ACER Reggio Emilia in Italy are offering two pilot sites for demonstration.

In early 2024, Housing Europe's Junior Innovation and Project Officer, Margherita Marinelli, visited one of ARTE's sites in Imperia, a city near the French border. The project targets elderly residents, especially relevant in Liguria, the European region with the highest ageing population. ARTE is pursuing a strategy based on agreements with private owners to make use of underutilised buildings in exchange for renovation. However, this approach remains challenging due to the profitability of short-term rentals during the high tourist season.

To address the housing need, ARTE purchased a property for €1.3 million, with the aim of developing 18 small apartments or studios for elderly individuals currently living in larger, inefficient homes. A design competition was launched to identify proposals incorporating wooden construction elements. The winning team will be invited to the final Be-WoodEN event in Brussels, scheduled to take place in two years. Project updates will continue to be shared as implementation progresses.



### *Workshop in Trento explores one-stop-shops for integrated renovation*

Social and cooperative housing providers mobilised in 2024 to combat energy poverty through the SOCIALNRG project, an EU-funded initiative led by Housing Europe.

In Mechelen, Belgium, the social housing provider Woonland began retrofitting the 1970s Kriekenijvelden neighbourhood, transforming outdated homes into a fossil-free apartment block and newly constructed houses. As part of the project, Woonland explored the feasibility of a district heating network that could connect 71 social housing units and nearby private homes to geothermal energy.

Near Milan, in the densely populated and economically vulnerable area of Cinisello Balsamo, Finabita—one of Italy's largest housing cooperatives—launched a solar initiative by installing photovoltaic panels on rooftops. The goal was to reduce residents' energy bills and enable their participation in managing household energy use.

Meanwhile, in Ravne na Koroškem, Slovenia, the social housing provider Stanovanjsko podjetje (STAN) continued rolling out deep renovations, including prefabricated facades, heat pumps, and self-shading windows in medium-sized multi-apartment buildings. With support from SOCIALNRG, STAN aimed to help residents on modest incomes or receiving social support to access sustainable energy and reduce energy-related stress.

In addition to coordinating this three-year project, Housing Europe took on the role of evaluating the three pilot sites, setting benchmarks, leading the project's communication strategy, and working to ensure the long-term sustainability and replication of successful outcomes across nine additional European countries. [Read the article in full\\*](#).



In 2024, Housing Europe launched the EU-funded BARRIO project, aiming to revolutionise large-scale building renovations through demand aggregation, supply coordination, and prefabricated solutions. The ongoing project specifically targets challenges like renovation fragmentation, energy inefficiency, and sustainability in affordable housing. Housing Europe continues to actively involve public, cooperative, and social housing providers to refine and test the BARRIO toolkit, support members in accessing funding opportunities, explore new market potentials, and conduct practical testing of innovative technologies and applications.



### 3 cities driving urban regeneration in social housing

In 2024, Housing Europe and member EKYL supported the drOp project, driving social housing revitalisation in Ermua (Spain), Elva (Estonia), and Matera (Italy) through cultural engagement, digital tools, and co-governance.

In Ermua's Santa Ana neighbourhood, 92 residents—14% of the local population—participated in more than 20 community activities. A Neighbourhood Office became a key hub for renovation advice, energy support, and local engagement.

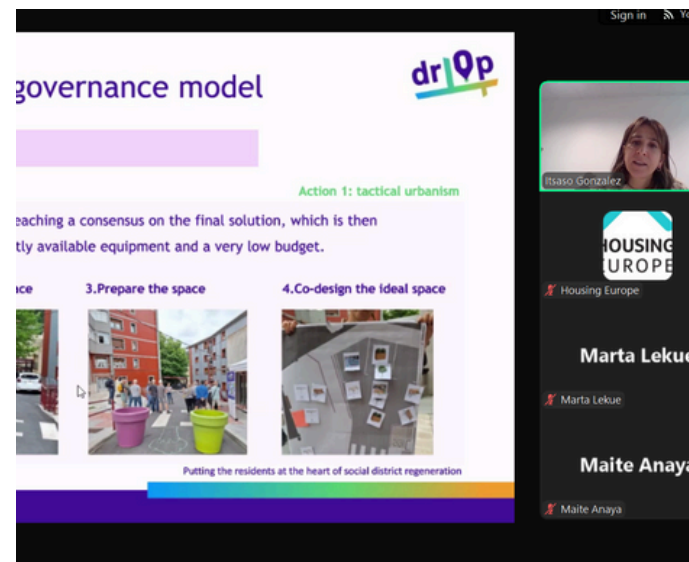
A standout initiative was the Tactical Urbanism project, which transformed a parking area into a shared space through participatory design. Residents used digital mapping, surveys, and workshops to co-create the space, with a second design phase launched and tested in 2024.

Other actions included plans for a local energy community, the redesign of public areas through resident voting, and a construction training course linked to municipal works.

Santa Ana has become a model of inclusive urban regeneration. Housing Europe shared lessons in co-governance and participation through dedicated webinars, helping connect drOp to broader EU policy goals under the Affordable Housing Initiative.



The drOp EU project aims to develop the Integrated Renovation Methodology (IRM) for district regeneration, with a focus on sustainability, beauty, and inclusivity, emphasizing energy efficiency and renewable energy. Citizens will engage in decision-making on home energy consumption, fostering environmental awareness.







The EU-funded SHARE-North Squared project, launched in February 2023, explored how shared mobility solutions in cities and housing developments can reduce car ownership and reclaim public space. In 2024, the project took centre stage at the Shared Mobility Rocks Festival in Brussels, co-organised by Housing Europe, where key debates unfolded around access, equity, and integration with public transport.

A growing consensus among social housing providers emerged: housing developers can and should support sustainable mobility—even if it falls outside their core mission. Participants emphasised the need for municipal coordination, social innovation, and strategies to prevent anti-social behaviour in shared spaces.

Housing Europe's Policy Director, Julien Dijol, shared experiences from Sweden, Germany, and Brussels, where public and cooperative housing providers faced challenges but also developed practical solutions to embed shared mobility in their communities.

At a related webinar, Björn Berggren (Public Housing Sweden) highlighted that up to 90% of parking spaces in Swedish public housing go unused, while still accounting for up to 20% of development costs—resulting in nearly €1 billion in annual losses. He advocated for shifting from outdated parking norms to mobility norms, with transparent pricing, targeted subsidies, and mobility hubs.

Researcher Michael Johansson (Lund University) supported this call by illustrating the hidden cost of parking: between €3,000 and €50,000 per space depending on type—reinforcing the need for smarter, more sustainable mobility planning.

**Interreg  
North Sea**



**Co-funded by  
the European Union**

**SHARE-North Squared**







## Financing energy efficient renovation

In 2024, Housing Europe advanced its work on financing energy-efficient renovation through the Super-i project, with a series of roundtables and the development of tools to guide investment decisions in social housing.

Two roundtables held in Belgium gathered regional authorities, housing providers, and renovation actors to address funding challenges, rising construction costs, and the potential of PPPs, EU instruments, and ESCO models. Discussions also focused on resident engagement, data use, industrialised techniques, and district-level strategies.

As the project concludes, it leaves behind practical models to assess the environmental and social impact of renovations and identify the most cost-effective solutions. A crowdfunding platform will be piloted and further developed in the follow-up project Supershine. Danish and Italian pilot projects demonstrated resident-involved renovation, rent-based upgrades, and innovative financing approaches.



SUPERSHINE is one of our EU-funded projects that focuses on the renovation of social housing to help households struggling to pay their energy bills, contributing to the decrease of energy poverty. It aims to

create replicable models of smart districts, based on energy efficiency, affordability, and sustainability and ensure adequate and well-targeted funding. The discussion focuses on possible engagement strategies for residents and of the development of investment models and business strategies for the three pilot projects: Trieste, in Italy, Riga in Latvia and Herning, in Denmark.

SUPERSHINE is a follow-up on a border scale to the SUPER-I project.



## Empowering SMEs to innovate: transforming social housing across Europe

Since 2021, Housing Europe has been a key partner in METABUILDING Labs, a large EU-funded project aiming to reduce barriers to innovation in the construction sector. The initiative supports small and medium-sized enterprises (SMEs) in developing and testing new solutions, particularly within social housing neighbourhoods.

In 2024, the project continued to strengthen the construction value chain through the use of advanced materials, improved technical equipment, and enhanced skills and training. A tenant-engaged approach in Spain and France has contributed to better living conditions and greater sustainability in pilot sites.



Salgueiras, Villanueva de Oso  
Asturias



METABUILDING Labs (MBLabs) is oriented towards small and medium-sized enterprises (SMEs) that aims at reinforcing the construction sector value chain with new tools, innovative materials, upgraded technical framework, living labs, and upskilling. We tell you a bit more about its goals and the place of public, cooperative, social housing providers in it.

### Making heat pumps accessible for all, even the most vulnerable

In November 2024, Housing Europe joined install.res LIFE, a new EU-funded project focused on scaling up the adoption of heat pumps in public, cooperative, and social housing—particularly for vulnerable households. Among the participants is the Austrian limited-profit housing provider, Sozialbau.

A key feature of the project is the development of a “fast track scheme”: a catalogue of business and delivery (B&D) solutions tailored to different housing contexts and renewable energy systems, covering both individual and district heating.

The project aims to stimulate large-scale demand, pilot 10–12 demonstration projects, and provide customised tools to accelerate deployment across partner countries. Social housing providers will benefit from shared best practices and pilot outcomes. Housing Europe’s Junior Innovation Officer, Margherita Marinelli, is engaging members in project countries to ensure their perspectives help shape the B&D catalogue.





The Giga Regio Factory project is building on existing initiatives—such as EnergieSprong—to reduce costs and accelerate the uptake of high-quality, prefabricated solutions for net-zero energy renovations. A central feature of the project is the development of an open-source tool to help public, cooperative, and social housing providers assess the potential of large-scale prefabricated renovations across their housing stock. This will support smarter project aggregation and procurement, including through central purchasing bodies, creating stronger incentives for suppliers to offer affordable, industrialised solutions.

In parallel, the project is developing:

- A smarter aggregation strategy for collective zero-energy industrial renovations,
- An accelerator to support companies integrating and assembling industrial solutions, and
- A Giga Factory industrialisation kit to help scale up providers' capabilities and meet growing renovation demand.

The goal of the BuildUPspeed project is setting up pop-up factories on-site for fast home renovation, highlighting issues experienced around guarantees and liabilities for innovative demonstrators. Housing Europe will back the development of business models and the increased adoption of BuildUPspeed tools and services by leveraging a diverse range of distribution channels. Domofrance Logement Social, located in Bordeaux, and Instituto Valenciano de la Edificacion serve as the project's sector representatives.



## Housing Solutions for Independent Living

There is clear international support to promote greater independence and choice in housing for people with disabilities.

However, it is widely agreed that people with disabilities still face challenges in accessing affordable, accessible housing. HS4IL – Housing Solutions for Independent Living project aims to identify, analyse, and disseminate innovations that effectively support accessible housing solutions for persons with disabilities.

Concretely, the project will aim to create a good practices database for innovative housing experiences, prepare a detailed analysis of the needs and barriers, establish a learning network, and prepare recommendations for policymakers. The project, funded by the Erasmus+ Programme, will run for three years starting in September 2024.



### Milan's Arca cooperative to lead by example with retrofit transformation for people in recovery

The EU-funded RE-SKIN project developed a modular retrofit system combining renewable energy, ICT, sustainable materials, and next-gen installations to upgrade buildings across Europe.

In Milan, a municipally owned building operated by the Arca cooperative served as a demonstration site. Renovations included a BIPVT roof, heat pump, ventilated façades, and battery storage—providing sustainable housing for people in recovery.

At a related event, Milan unveiled a housing plan for 10,000 middle-income homes, linking innovation with affordability and social inclusion.

### Sustainable Plus Energy Neighbourhoods (SPEN), based on energy efficiency and social sustainability

In 2024, Housing Europe continued its work as a partner in syn.ikia, an EU-funded project promoting Sustainable Plus Energy Neighbourhoods (SPENs) that combine energy efficiency with social inclusion.



A major milestone was reached in October with the handover of 38 energy-positive social housing units in Barcelona's Fondo neighbourhood. Developed by INCASÒL and IREC, the building not only produces more energy than it consumes but also channels surplus energy to nearby public services—demonstrating how social housing can drive a just and green transition.



Earlier in the year, Housing Europe co-organised a session in Barcelona on public and cooperative housing in climate action. Demos across Austria, Spain, and the Netherlands showcased approaches such as tenant ambassadors, on-site energy managers, and shared spaces designed to foster community engagement and reduce energy use.

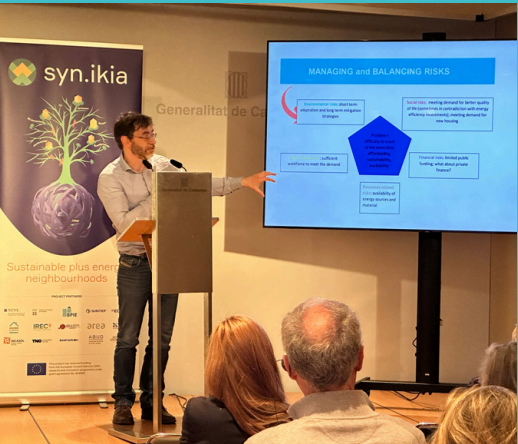
A new syn.ikia report also outlined the multiple, monetisable benefits of SPENs—from lower energy costs and improved public health to social cohesion and community safety. These insights aim to inform sustainable investment and policy, supporting replication across Europe.

syn.ikia also contributed to the organisation of the Housing Europe Annual conference that took place in June 2024 in Amsterdam: 'The Nature of Housing - biodiversity and climate adaptation in public, cooperative and social housing'.



 **syn.ikia**

Sustainable  
plus energy  
neighbourhoods





## Housing Solutions for Independent Living

In 2024, Housing Europe's Horizon-funded project EqualHouse partnered with #Housing2030—a joint initiative of Housing Europe, UNECE, and UN-Habitat—to create a central hub for housing affordability policies aimed at driving meaningful change.

The collaboration reflects a shared mission: supporting policymakers in rethinking housing strategies and adopting innovative, evidence-based approaches. With the EU's recent appointment of its first Commissioner for Housing, the timing is ideal to highlight effective practices and unite experts in tackling future challenges.



What are we aiming for in the next few years?

- ◆ Equip policymakers with insights on how income and wealth polarisation are reshaping the housing market, especially in the context of rising interest rates and inflation.
- ◆ Present effective solutions that help integrate marginalized communities, migrants, and refugees—reducing housing inequality and improving access to quality housing.
- ◆ Guide decision-makers on how the green and digital transitions may impact housing inequalities, and how land-use policies and social innovation can provide tangible benefits.
- ◆ Highlight best practices for developing affordable, inclusive, and sustainable homes that meet modern needs.

Check out our new website and meet online experts from the European Community at [www.equalhouse.eu](http://www.equalhouse.eu)





BY THE NUMBERS



7,972 followers in 2024  
(compared to 8,091 in 2023)



8,247 followers in 2024  
compared to 5,378  
followers in 2023



3,100 followers in 2024  
compared to 3,040  
followers in 2023



11 newsletters at the  
last working day of  
every month read  
5,957 times compared  
to 4,911 reads in 2023

1,573 subscribers



+59,000 web users for 2024

Most visited pages:  
Housing Europe  
Resources and Articles  
Social housing in Europe  
Our events  
State of Housing 2023  
Housing Observatory

COMMUNICATING OUR OFFER

The readership of Housing Europe’s newsletter, landing in subscribers’ mailboxes at the last working day of the month, continues growing at a high speed. In 2024, our news bulletins were read nearly 6,000 times, and we have got on board 1,573 subscribers.

The Federation’s LinkedIn profile grew by nearly 3,000 followers, becoming our strongest social media channel. Our long-standing presence on X (formerly Twitter) slightly decreased, stabilising at about 8,000 followers. As concerns about social media management rose, we proactively joined Bluesky to align with our values and connect ethically. In just a few months, Housing Europe’s Bluesky profile attracted nearly 600 followers, complementing our continued engagement across all platforms.

The top visited pages on our website have been the ‘About’ section dedicated to our sector, followed by the news articles section, our flagship report “The State of Housing in Europe in 2023”, and our events.



Would you like to know how public,  
cooperative, and social housing in Europe is  
transforming our neighbourhoods for the  
better, building communities in a sustainable  
and inclusive way?



## Housing Europe in the news

### POLITICO in conversation with Housing Europe about commonplace housing problems all over the continent

Listen to this POLITICO Europe episode with Housing Europe's Secretary General, Sorch Edwards, the journalist Aitor Hernández-Morales, MEP Kim van Sparrentak, and Ans Persoons, secretary of state for the Brussels-Capital Region.

Our takeaway is that housing must be considered just as essential infrastructure as health or education, making our lives function, ensuring optimal energy use, comfortable living spaces, and energy production from PVs on roofs. We observe that public, cooperative, and social housing are making this happen, with facts and figures indicating more success in the limited-profit sector than in private homes. The new housing paradigm is here, and there's more we can do to make it a reality.

While considering the local context is essential and examining the specific housing needs in each country, in general, places where people want or need to live due to job or school opportunities are experiencing a housing crisis. People are being forced to allocate a larger portion of their income to rent than necessary, a trend also observed in areas with tourist attractions.

It's not all dark and gloomy. After over a decade, housing ministers are back around the table, initiating conversations about what can be done. [Tune in\\*](#).



### POLITICO writes about the "Housing Commissioner's homework"

"In less than a month the EU's first commissioner-designate for housing, Denmark's Dan Jørgensen, will head to the European Parliament to be grilled by lawmakers on his suitability and plans for the job. Ahead of that hearing, Housing Europe — which represents public, cooperative and social housing providers across the bloc — this week published a list of key actions Brussels can take to address the crisis."

[Keep on reading\\*](#) what did we ask for in Aitor Hernández-Morales' Living Cities newsletter issue by POLITICO, one of the most influential media outlets when it comes to EU politics.

You can also take a look at the extensive [news article\\*](#) and [the Living Cities Playbook Newsletter\\*](#) that also featured Housing Europe's Manifesto and vision of how we can solve the housing crisis.

*\*In the digital version*



**'We need a new housing paradigm that can put homes before profit and ensure that everyone can live in a decent home'**

Good housing models are crossing borders, proving that persistence and repetition pays off. Housing Europe has realised that what is old in some countries is innovative in others. So, we bring those on the ground, governments, cities, architects, urbanists, researchers, and NGOs together. Where there is willingness, there is change and in some cases, the housing crisis has driven so much inequality that it has become impossible not to act on it. Read [the full conversation](#)\* between our Secretary-General, Sorcha Edwards and EU BUILD UP's editorial team.

The Turkish public broadcaster, TRT also invited Housing Europe to a talk show asking: Who can still afford to live in some of the world's most expensive cities? And why is the housing situation so bad? [Take a look](#)\*.



**Sorcha Edwards: a new paradigm is needed in Europe to give people back the choice of how and where they want to live**

"According to the pre-election Eurobarometer poll which was published last week, a third of European citizens would like to see the fight against poverty and social exclusion emerge as a key issue ahead of the June European elections - and almost a quarter of respondents said that the lack of social housing and homelessness were among their top five concerns at national level, a recent EU survey found.

So what's causing the problem, and what and where are the possible solutions?

"I think housing policy neglect has been a big part of it since the 90s," said Sorcha Edwards, general secretary at Housing Europe, representing public, cooperative, and social housing providers.

[...]

"[Housing] was seen as a sector that would regulate itself," she added, stressing that a new paradigm is needed in Europe to give people back the choice of how and where they want to live."

The Brussels-based media, [EUobserver has the story](#)\*.

## There is no competitiveness without affordable homes that are close to jobs

"Affordable housing for employees is also crucial for competitiveness. Many workers are already struggling to find housing that is affordable – especially in urban areas", Housing Europe's Secretary General Sorch Edwards told the largest German magazine, Table. Briefings.

According to Eurostat, rents have become a fifth (21%) more expensive on average in the EU since 2010. Property prices have risen even more drastically - they have risen by almost half (46%) in the past 13 years. The price increases are even more pronounced in large cities and conurbations. At present, however, the issue of competitiveness is mainly being discussed from a geostrategic perspective or in terms of technology, said Edwards. [Read the piece in full\\*](#).

## Housing is essential infrastructure, not a profit-driven investment

With the election of EU's first Commissioner for Energy and Housing, we cut to the chase: housing isn't just a policy issue—it's essential infrastructure. Here is a snippet from the interview of Housing Europe's Secretary-General, Sorch Edwards with Danish journalist Christoffer Frendesen.

"We need to see housing as a basic part of infrastructure that is as important as health and education. It is necessary for an efficient society where everyone can be part of the economy and society. [...] A new paradigm must ensure that local authorities and Member States don't just see housing as a short-term investment for profit. Instead, we need responsible investments that deliver what society needs - affordable housing."

Danish speakers, you can read his full analysis [on Substack\\*](#).

*\*In the digital version*





## 2024 events in the spotlight

With a full agenda all year round, it is not an easy task to try to select the highlights of Housing Europe secretariat's interventions. Below you can find the list with the most high-level events to which Housing Europe was invited. To have the full picture, we invite you to go through our website, and especially through the past editions of the newsletter.

### 1 Building Momentum for Social and Affordable Housing Ahead of the EU Elections

As the European elections approached, Housing Europe's Manifesto for a New Housing Paradigm gathered strong support across political lines, with MEPs from five major EU groups endorsing its call to prioritise housing in the EU agenda. At a high-level event, speakers including MEPs, national ministers, union leaders, and representatives from the EIB, Eurocities, and IUT underscored the urgency of coordinated European action to address housing exclusion, affordability, and sustainability. Housing Europe President Bent Madsen outlined key steps for EU leadership, while Secretary General Sorcha Edwards urged the next European Parliament and Commission to embrace systemic change. The event set the stage for the March 2024 European Housing Ministers' Conference in Liège under the Belgian EU Presidency.



### 2 Navigating the World of Housing Cooperatives



In anticipation of the 2025 International Year of Cooperatives, Housing Europe hosted a dedicated event to explore the evolving landscape of housing cooperatives across Europe. MEP Patrizia Toia opened the session by highlighting the urgency of the housing crisis and the potential of cooperatives as part of the solution. Housing Europe's Research Director Alice Pittini previewed a forthcoming briefing on cooperative models, reflecting rising interest in this resilient, affordable, and democratic form of housing. Speakers from Sweden, Spain, Italy, Portugal, and France shared practical examples, from senior co-housing to youth-focused initiatives and public land use strategies. The event underscored the growing recognition of cooperatives in shaping inclusive housing policy and highlighted the need for supportive frameworks and innovation to expand this sector across Europe.

### 3 The Nature of Housing – biodiversity and climate adaptation in public, cooperative, and social housing

As Europe headed into election season, Housing Europe's Annual Conference 2024 in Amsterdam—co-organised with AEDES, the City of Hilversum, and Museum Het Schip—highlighted the critical links between climate adaptation, biodiversity, and the housing crisis. From EU Commissioner Nicolas Schmit to Dutch Housing Minister Hugo de Jonge and thought leader Carlos Moreno, speakers called for a shift toward inclusive, sustainable, and affordable housing.



Public, cooperative, and social housing were recognised as key drivers in climate-resilient neighbourhoods, while projects like syn.ikia and SHARE-North Squared offered practical tools. The conference also included peer learning through study visits to Utrecht's Overvecht Noord district and Amsterdam's historic and modernist neighbourhoods, demonstrating how green public space, mobility planning, and community involvement can shape the future of urban living. Housing Europe's Secretary General Sorch Edwards summed up the mission: to build healthy, inclusive homes that meet urgent needs while protecting the planet.



#### **4 The sector questions if EU policies are fit for housing at the European Parliament**

On October 15, Housing Europe brought together over 100 housing stakeholders at the European Parliament to call for a bold shift in EU housing policy. President Bent Madsen presented 20 concrete actions to support public, cooperative, and social housing—urging full allocation of ETS II revenues to the Social Climate Fund and the creation of a single EU transformative housing fund.

Hosted by MEP Marcos Ros Sempere, the event sparked dialogue among MEPs, EU officials, local authorities, and sector leaders on affordability, tenant rights, sustainability, and investment. From tenant protections and accessibility to the role of local authorities and climate resilience, the session emphasised the urgent need for a coordinated, well-funded EU Affordable Housing Plan. With support from figures like EU Commissioner Schmit, the EIB, and the Committee of the Regions, the message was clear: the time for a new housing paradigm is now.

#### **5 European Responsible Housing Finance Summit urged the EU to invest in long-lasting housing, without speculation**

On 18 November 2024 in Milan, Housing Europe and Legacoop Abitanti hosted the European Responsible Housing Finance Summit, uniting policymakers, financial institutions, and cooperative housing leaders to call for stronger EU investment in public, cooperative, and social housing. The event highlighted novel funding models, such as Italy's proposed Financial Investment Platform for 20,000 affordable rental homes and France's €3 billion European Alliance for Sustainable and Inclusive Social Housing.






Speakers from the European Commission, EIB, CEB, and Erste Group emphasised the need for coordinated funding, long-term vision, and equitable access across Europe, including in Central and Eastern regions. Echoing the spirit of the Liège Declaration, participants called for a comprehensive European Plan for Housing and the mobilisation of public-private resources to address affordability, sustainability, and social inclusion at scale.



# HOUSING EUROPE CALENDAR

## 2025

Every event we organise or co-organise streamlines the three pillars which the Housing Europe network put forward in its strategy:  Stable and equitable housing systems,  Climate social construction and renovation;  Partnership for homelessness and housing exclusion

Most accurate updates, programme, and registration on our web.  
housingeurope.eu/events-news/our-events

January 2025



30 JANUARY

ONLINE

Info Session on  
Affordable Housing  
Lighthouse Districts



 SOCIALLY-LED  
RENOVATION

February 2025



28 FEBRUARY

ONLINE

Deadline to apply for  
the Affordable  
Housing Initiative  
Learning Programme



 SOCIALLY-LED  
RENOVATION

March 2025



19-20 MARCH

Brussels  
Belgium

Housing Europe  
Working Committees  
Spring Session



 MEMBERSHIP  
EXCLUSIVE

March 2025



24 MARCH

Brussels  
Committee of the Regions

Sustainable Plus  
Energy  
Neighbourhoods -  
The Way Forward



 FAIR  
DECARBONISATION

April 2025



3 APRIL

Czech Republic  
Location TBC

European Finance  
Working Group  
Workshop



June 2025



4-6 JUNE

Dublin  
Ireland

International Social  
Housing Festival  
Annual Conference  
Responsible Housing  
Awards  
Affordable Housing  
Initiative Days  
& MUCH MORE

June 2025



6 JUNE

Dublin  
Ireland

Housing Europe  
General Assembly



 MEMBERSHIP  
EXCLUSIVE

# HOUSING EUROPE CALENDAR



2025

Every event we organise or co-organise streamlines the three pillars which the Housing Europe network put forward in its strategy:  
 Stable and equitable housing systems; Climate social construction and renovation; Partnership for homelessness and housing exclusion

Most accurate updates, programme, and registration on our web.  
[housingeurope.eu/events-news/our-events](https://housingeurope.eu/events-news/our-events)

October 2025



TBC

Brussels  
Belgium

Conference on  
industrialised  
renovation of social,  
cooperative and  
public housing



October 2025



15-16 OCTOBER

Brussels  
Belgium

Housing Europe  
Working Committees  
Autumn Session



November 2025



18 NOVEMBER

Prague  
The Czech Republic

Affordable Housing  
Initiative Day



November 2025



19 NOVEMBER

Prague  
The Czech Republic

European Responsible  
Housing Finance  
Summit



Autumn 2025



TBC

TBD

Launch of the  
State of Housing 2025



December 2025



2-4 DECEMBER  
(TBC)

Brussels  
Belgium

Decarbonisation  
Summit



All info: Housing Europe's  
Newsletter



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Policy

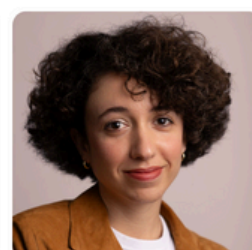


Research



## The Brussels Team

Innovation  
& Finance



Communication  
&  
Membership





## WE ARE OUR MEMBERS

### Welcome to our new members and partners

The General Assembly welcomes the new member; MR Community Housing Fund Non-profit Ltd. from the Hungary.



We Also welcome our new associate member, the Northern Ireland Federation of Housing Associations (NIFHA) and two partners: State fund for Housing Development (SFPI) and Institute of Housing and Urban Rehabilitation (IHRU).



### Face-to-face exchanges

It is very important for the Housing Europe Secretariat, and not only, to stay in touch with the members' day to day work. One way to do so is through life visits.

### Why Europe's competitiveness starts at home?

Housing Europe's 3rd Leaders' Summit, hosted by the Italian federation of public housing providers, Federcasa in Milan, brought together leaders of the members of our network at a pivotal moment for EU housing policy. The discussions focused on how the sector can address Europe's growing challenges while seizing opportunities in a rapidly changing policy landscape.



A clear message emerged: the lack of affordable housing is driving shortages of key workers across Europe, undermining productivity and competitiveness. Decent housing is not just a social necessity—it is the foundation for healthy, innovative, and productive societies.

Directors of public, cooperative, and social housing federations across Europe stressed housing's central role in addressing multiple crises, including the cost of living, energy transition, employment, health, and inclusion. The sector continues to lead with a people-first approach to the energy transition, offering a sustainable alternative to policies focused solely on energy efficiency that risk excluding communities.

With a strong regulatory framework in place, social and affordable housing can de-risk public and private investments at both the national and European levels. To do this, Housing Europe is urging to be included in the announced consultation to harness national insights and drive increased investments for a more strategic, results-driven way of delivering more affordable and greener homes.

## Vienna's Housing Wisdom: the meeting of affordable housing players at the Mayor's office

The social and affordable homes dialogue also took place in a city Europe looks up to when it comes to housing people fairly. An easy guess? Yes, it is the City of Vienna. At the Mayor's office, Housing Europe's President, Bent Madsen emphasised that the current housing crisis was unanimously acknowledged by ministers in Liège.



He rightly pointed out the forgotten wisdom of the 60s, where the multifaceted nature of housing policy - its societal, health, and economic links - was understood. Bent reminded us that it is high time for deficit rules and public debt definitions to acknowledge that decent, affordable housing is an investment, not just ordinary spending. To him, speculation and financialisation, together with capital flows must also be scrutinised if we want to make a real change for ordinary households.

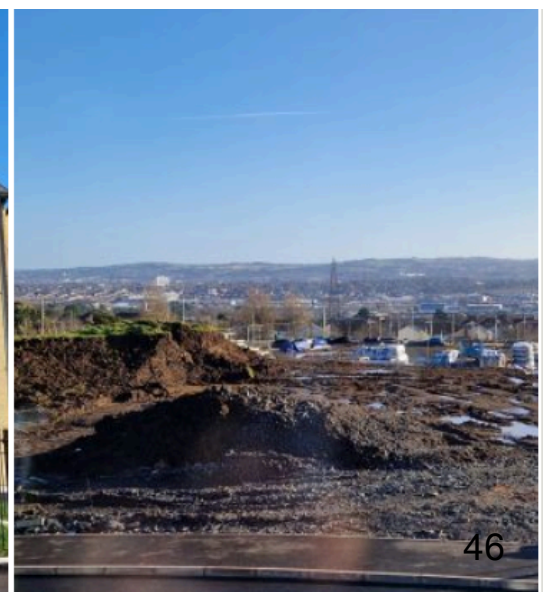
To monitor progress at city and country levels, our President called for the establishment of key performance indicators, but also asked for the fostering of yearly ministerial summits to tackle this challenge comprehensively.

## NIFHA Social and affordable housing in 2024: Exploring the sector's evolution beyond housing supply

Housing Europe's Director of Innovation, João Gonçalves, spoke at the Development and Asset Management Conference hosted by the Northern Ireland Federation of Housing Associations (NIFHA), where he emphasised the need to learn from past policy mistakes. He advocated for a comprehensive approach to housing that goes beyond supply, incorporating energy efficiency, quality of life, community-building, and security.

Drawing on insights from the European Affordable Housing Consortium and its good practices handbook, João highlighted people-centred innovations in industrialised construction, circularity, and project aggregation at the city level.

While supporting district-level approaches for engagement and cost-effectiveness, he warned against one-size-fits-all solutions, urging adaptation to local contexts. He also visited Apex Housing Association's major development in West Belfast, set to deliver 654 social and affordable homes by 2028—opening doors for future collaboration between Northern Ireland and European housing providers.





On February 22, a group of social and affordable housing providers, cities, SMEs, and fellow housing experts witnessed firsthand the ambitious initiatives of the Société du Logement de la Région de Bruxelles-capital (SLRB) – a member of Housing Europe – which is converting a longstanding industrial building in Brussels into 63 modern, energy-efficient social housing apartments and adding 5 stories further up to a tower to accommodate housing needs. This was the last out of 4 excursions organised by the European Affordable Housing Consortium that made a best practice seem realistic and inspiring to peers.

[Read about these metamorphoses\\*](#) and how Brussels social housing providers are transforming an industrial icon into vibrant social housing and enlarging towers.

### From trivial offices to homes, transforming Brussels' scene

In Brussels' Evere district, near NATO headquarters, vacant office buildings were transformed into vibrant social housing as part of SLRB's project Le Jules. Since 2018, SLRB—Brussels' public housing provider and Housing Europe member—acquired 1,000 buildings to bypass long building permit delays. Within eight months, 80 apartments were created, using reused materials, solar panels, and a collective heat pump, in partnership with a local firm. The project demonstrated how repurposing existing spaces can meet housing needs sustainably.

During Housing Europe's study visit, members saw this transformation firsthand. Days later, on 11 December, Brussels Secretary of State for Housing Nawal Ben Hamou addressed SLRB's annual conference, urging that the EU Green Taxonomy be viewed as an opportunity for modernising housing—while calling for simplification and resident involvement.

Housing Europe Secretary General Sorcha Edwards stressed the need to align affordability, availability, and sustainability in EU policy. She warned against inconsistencies between the Green Taxonomy and EPBD targets and called for clearer alignment to support a just energy transition led by social, cooperative, and public housing providers.

*\*In the digital version*



## Navigating the world of housing cooperatives

The landscape of housing cooperatives can be quite complex. This is why in the preparation of a briefing dedicated to this topic by Housing Europe, we have brought together a panel of speakers who had either experience from the field or worked closely with the sector. The session was moderated by Housing Europe's Secretary General who reminded that national historical housing paths in response to the housing crisis are shifting with housing cooperative models re-emerging as part of the solution.



This initiative started from the fact that it is imperative to support the emergence of a new wave of cooperative and community-led housing models. MEP Patrizia Toia set the tone, stressing the urgency of addressing the housing crisis and acknowledging cooperatives as a vital solution. The reasoning behind it was the increasing requests for an update of the sector's activity, that could contribute to advancing the conversation on this topic, ahead of the International Year of Cooperatives in 2025. 'We see a major increase in interest over housing cooperatives in the past couple of years', she said. Read [this piece](#) about the experiences of Italy, Spain, Sweden, and Portugal. In case you missed the session, you can access the recording of the event [here](#)\*.

## Portugal - The Mediterranean housing reality reality: A complex maze of challenges and opportunities

In 2024, Gebalis hosted Housing Europe members in Lisbon to address shared challenges in Southern Europe. Mediterranean countries are facing faster climate change, rising youth exclusion, bureaucratic delays, and limited access to affordable housing finance.

Gebalis Director João Carvalhosa called for updated funding rules and a dedicated housing resilience fund. Housing Europe's Abderrahim Khairi reaffirmed the network's call for a New Housing Paradigm, placing public, cooperative, and community-led housing at the centre of national strategies.

## Mapping EU funding solutions at the 11th Baltic housing conference

In November, João Gonçalves, Director of Innovation at Housing Europe, spoke at the 11th Baltic Housing Conference in Tallinn, where housing professionals gathered to address pressing housing challenges in the Baltic region and across Europe. Organised by Housing Europe's Estonian member EKYL, the conference highlighted available funding solutions to support sustainable and inclusive housing efforts.

João presented a detailed overview of the financial mechanisms currently available for building renovation across the EU. The findings from the European Affordable Housing Consortium, openly available for use, offer a comprehensive [mapping of funding](#)\* options designed to drive renovation and improve housing affordability.

\*In the digital version



## Housing Europe and Northern Ireland housing providers revive ties post-Brexit

In 2024, Housing Europe undertook its first professional mission to the UK since Brexit, as the network welcomed the Northern Ireland Federation of Housing Associations (NIFHA) back as an associated member.

During discussions, the audience raised key issues, including how to scale up renovation through industrialised toolkits and joint purchasing, how legislation could support decentralised energy systems, and how to assist residents staying in their homes during retrofits. Financing decarbonisation remained a major concern—while EU-level progress was noted, support in Northern Ireland remained unclear.



Looking ahead, NIFHA expressed interest in connecting with European peers to learn from effective approaches in managing anti-social behaviour, delivering quality housing for older people, and retrofitting older homes for energy efficiency. Housing Europe invited members to host NIFHA for future exchanges.

## Southern Europe's public and social housing confronts common challenges in Florence

Against the historic backdrop of Florence's Palazzo Guadagni Strozzi Sacratì, public, cooperative, and social housing providers from Southern Europe gathered on 11 October to address shared challenges and define regional priorities. The event, hosted by the Toscana Region and organised by Italy's public housing provider Federcasa, brought together representatives from Federcasa (Italy), AVS (Spain), Gebalis (Portugal), the National Housing Fund of Slovenia, and the Housing Authority of Malta—all members of Housing Europe.

Alice Pittini, Housing Europe's Research Director, opened the discussion with an EU policy overview, outlining the main pressures facing providers in the region. These included ageing housing stock, rising maintenance costs, and the growing impacts of climate change—driving the need for climate-resilient retrofitting. Urbanisation and limited resources continued to fuel demand for affordable housing, while energy poverty remained a pressing issue.

More than a meeting, the gathering marked a key moment for the "Pantheon Pact," a growing alliance among Southern European housing federations working toward decent, affordable housing for all.



## Foundation for Access to Housing marks 15 years of impact in Luxembourg

The Fondation pour l'Accès au Logement, or Foundation for Access to Housing, is celebrating 15 years of fighting precarious housing in Luxembourg. Since its founding in 2009, Housing Europe's member has expanded its impact, managing nearly 700 social housing units, collaborating with 57 local authorities, and employing 52 staff members, including a dedicated team of social workers.

Their work has been crucial in supporting vulnerable communities in a country where social housing accounts for less than 3% of the market. At the anniversary event, our network from Austria and France shared sustainable models, with Gerlinde Gutheil-Knopp-Kirchwald from the Austrian Federation of Non-Profit Developers (GBV) highlighting Austria's robust social housing system, and Laurent Ghékière of the French Union sociale pour l'habitat discussing France's financial mechanisms for maintaining social housing.

## Canada's housing crisis: exchange between French-speaking housing experts

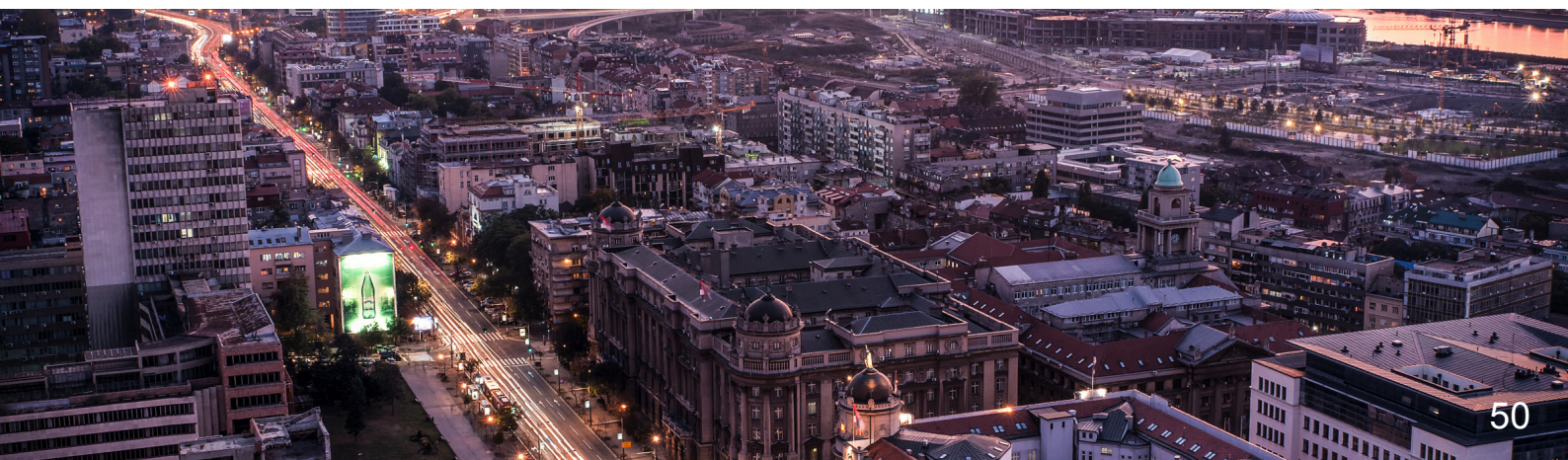
At the 56th Réseau Habitat et Francophonie Conference in Quebec, discussions focused on Canada's growing social housing needs—driven by rising migration, household growth, and a 50% increase in homelessness over the past decade. Despite a drop in construction since 2016, the government committed to boosting supply.

Quebec's sector, funded by subsidies and public loans, prioritised turnkey projects for speed, quality, and social integration. Lower construction costs compared to the EU stemmed from cheaper land and abundant hydroelectric power.

Housing Europe's Policy Director, Julien Dijol, addressed Europe's affordability crisis, presenting fair renovation strategies, prefabrication, and financing models from Austria and Denmark, drawn from the Affordable Housing Initiative.

## Making a change to housing in Central and Eastern Europe

Our partner, Habitat for Humanity Europe and Middle East's bi-annual conference in Warsaw, dedicated to Central and Eastern European countries, was an opportunity for Housing Europe to stress that we must encourage district decarbonisation which addresses the local needs for housing. In a region where homeownership is high but also becoming increasingly unaffordable to those who rent or want to buy a home, our Senior Policy Officer, Edit Lakatos called for a transformative fund that harmonises existing tools and ear-marks socially responsible renovations each and every year.





## The International Social Housing Festival officially launched in its 2025 hosting city, Dublin

On September 5, our local members, the Irish Council for Social Housing, Co-operative Housing Ireland, and Housing Europe, as the Festival guardian, received the full support of the Housing Minister, Darragh O'Brien and Dublin's Lord Mayor, James Geoghegan for the initiative.

"Instead of only stressing what has gone wrong, these Festivals have mobilised activists, housing professionals, community groups, policymakers to focus on what society can gain by pushing for excellence in housing for people and the planet," Housing Europe's Secretary-General, Sorcha Edwards said. She added that ISHF is known for bringing hope and creating synergies to put solutions in place for those households and individuals now stuck in limbo.



## NORWAY

- Co-operative Housing federation of Norway (NBBL)

## FINLAND

- Municipal Housing Ltd (Kunta-asunnot Oy)
- Association for Advocating Affordable Rental Housing (KOVA)

## IRELAND

- Irish Council for Social Housing
- Co-operative Housing Ireland

## SWEDEN

- Public Housing Sweden
- HSB Housing Cooperative Association
- RIKSBYGGEN Housing Cooperative Association

## ESTONIA

- Estonian Union of Co-operative Housing Associations (EKÜL)

## UNITED KINGDOM

- World Habitat
- Northern Ireland Housing Executive (NIHE)

## POLAND

- Auditing Union of Housing Co-operatives activity (ZRSMP RP)

## NETHERLANDS

- Association of Dutch Housing Corporations (Aedes)

## DENMARK

- BL - Danish Social Housing

## GERMANY

- Federal Association of German Housing and Real Estate Companies (GdW)

## CZECH REPUBLIC

- Union of Czech and Moravian Co-operative Housing (SCMBD)

## BELGIUM

- Walloon Housing Fund (FLW)
- Housing Company of the Brussels Capital Region (SLRB)
- Walloon Housing Company (SWL)
- Initia
- Living in Flanders (Wonen in Vlaanderen)
- OWOB Housing Body

## AUSTRIA

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

## LUXEMBOURG

- National Affordable Housing Company (SNHBM)
- Foundation for Access to Housing

## SLOVENIA

- Housing Fund of the Republic of Slovenia

## FRANCE

- Social Union for Housing (USH)
- Social Enterprises for Housing (ESH)
- Les COOP' HLM
- Public Local Organizations for Social Housing (OPH)
- National Federation of Regional Social Housing Associations (FNAR HLM)

## ITALY

- Federcasa
- Alliance of Italian Cooperatives in the Housing Sector

## Hungary

- MR Community Housing Fund Non-profit Ltd.

## GREECE

- Municipal development company of the local government (MDAT)

## PORTUGAL

- Management of the Public Housing of the Municipality of Lisbon (Gebalis)
- MatosinhosHabit

## SPAIN

- Spanish Social Housing Association (AVS)
- Spanish Confederation of Housing Cooperatives (CONCOVI)

## CYPRUS

- Cyprus Land Development Corporation



## PARTNERS



- Habitat for Humanity
- CLT Europe Network
- Fondazione Housing Sociale (Italy)
- Housing Initiative for Eastern Europe (IWO)
- Social Housing & Property Rights in Kosovo (SHPRK)
- Technical Educational Institute of Athens (TEI Athinon)
- Ministry of Physical Planning, Construction & State Assets, Croatia
- Ekubirojs (ESEB), Latvia
- The Center for Support to Organizations (CENSOR), Bosnia and Herzegovina
- The Maltese Housing Authority
- State fund for Housing Development (SFPI)
- Institute of Housing and Urban Rehabilitation (IHUR)
- Metropolitan Research Institution from Hungary
- Open Group from Italy
- Agence Française de Développement from France
- Foncière Chênelet from France.



## ASSOCIATE MEMBERS

- ALBANIA - National Housing Agency (EKB)
- ARMENIA - National Social Housing Association Foundation (ASBA)
- SWITZERLAND - Swiss Housing Cooperatives
- NORTHERN IRELAND: Northern Ireland Federation of Housing Associations (NIFHA)



## BUILDING A STRONG NETWORK





In order to advance and develop, any organisation needs to be part of a network. Housing Europe also believes that through working together, more can be achieved.



### The Construction2050 Alliance calls for action on delivering housing and new built solutions

On April 9, Housing Europe and the construction sector published an open letter asking the EU to assess the impact of its policies on construction and housing costs, bank lending practices, availability of land, admin barriers, and more. MEP Jan Olbrycht (EPP, Poland), chair of the European Urban Intergroup at the European Parliament, looked at his time leading the intergroup and highlighted the unavoidable interaction between EU policy on social exclusion, the EU Green Deal, and national housing policies.

Housing Europe's Secretary-General, Sorch Edwards stressed that while the public, cooperative, and social housing sector sees recognition for a change in paradigm among cities and some Member States, we need to see a reflection of this with an integrated coherent approach at EU level in the next mandate. [Read along\\*](#).

### Driving sustainable housing solutions: Insights from the UfM meeting in Dublin

Dublin, Ireland, set the stage for the 3rd meeting of the United for the Mediterranean (UfM) Working Group on Affordable and Sustainable Housing on May 15-16, 2024. Co-chaired by the European Commission and the Hashemite Kingdom of Jordan, and hosted by the Irish Housing Agency, the event was a dynamic exchange of housing policies and innovative solutions.



With support from Housing Europe and our Research Director, Alice Pittini, delegates from 11 countries explored Ireland's housing initiatives and discussed future collaboration. UfM is an intergovernmental organisation that brings together 43 countries to strengthen regional cooperation and dialogue through specific projects and initiatives that address inclusive and sustainable development, stability and integration in the Euro-Mediterranean area.

Housing Europe will continue supporting UfM throughout 2025 in its capacity as expert and facilitator of exchange, an enriching experience that is enlarging our network and knowledge about neighbouring countries in the Mediterranean region.





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Housing Europe is the European Federation of Public, Cooperative & Social Housing.

Since 1988 it is a network of 42 national and regional federations, as well as 15 partnering organisations in 31 countries in Europe. Together they manage around 25 million homes, about 11% of existing dwellings in Europe.

[www.housingeurope.eu](http://www.housingeurope.eu)  
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