

**A NEW ERA
OF HOUSING
POLICY IN
EUROPE**



**HOUSING
EUROPE**

YEARBOOK 2025

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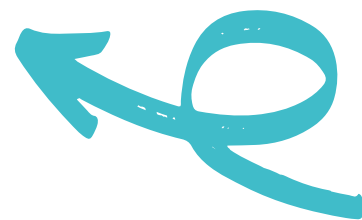
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MARCO CORRADI
HOUSING EUROPE
PRESIDENT



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HOUSING EUROPE
SECRETARY-GENERAL

Housing remained at the centre of European debates throughout 2025. What only a few years ago was still often treated as a national or local issue has now firmly entered the European political agenda, from the European Parliament and the Commission to the European Council itself. Across Europe, growing affordability pressures, housing shortages, climate challenges and demographic change continued to affect millions of people and reshape public debate.

Against this backdrop, Housing Europe worked throughout the year to ensure that the voice of public, cooperative and social housing providers remained part of the conversation — and increasingly, part of the solution. Through advocacy, research, financing discussions, innovation projects and international exchange, the network contributed practical expertise and long-term perspectives to the emerging European housing agenda.

This yearbook reflects that growing momentum. It brings together some of the key moments, debates, partnerships and initiatives that shaped the year: from the first steps towards a European Affordable Housing Plan to discussions on financing, climate resilience, industrialised renovation, energy communities and neighbourhood regeneration; from the International Social

Housing Festival in Dublin to the continued work of our Observatory and European projects across the continent.

At the heart of all these discussions lies a shared conviction: housing is not simply a commodity or a short-term market issue. It is essential infrastructure for inclusive, resilient and climate-neutral societies. Across Europe, public, cooperative and social housing providers continue to show that long-term, mission-driven approaches can deliver homes that remain affordable, sustainable and rooted in communities.

This publication offers a snapshot of that collective work and of a sector helping shape the future of housing in Europe.

Our Housing Europe team closes 2025 with gratitude to all of you who supported more decent and fairer homes throughout the year.

Watch the message of our Secretary General, Sorcha Edwards.



THE PATHWAY TOWARDS THE AFFORDABLE HOUSING PLAN

A NEW ERA OF HOUSING POLICY IN EUROPE

On 16 December, the European Commission presented the first-ever European Affordable Housing Plan, marking a historic step in recognising housing as a shared European challenge.

For Housing Europe, the Plan reflects years of growing awareness that affordable housing is essential social and economic infrastructure, and that public, cooperative and social housing providers must play a central role in delivering long-term, non-speculative solutions.

Reacting to the announcement, Housing Europe President Marco Corradi welcomed the Plan as “a first step” towards

stronger European coordination on housing, while stressing that success will depend on the capacity to respond to diverse local realities and keep long-term affordability at the centre.

The publication of the Plan opened a new chapter for housing policy in Europe, with implementation and future legislative initiatives set to shape the agenda in the years ahead. [Read our reaction here.](#)



From dorms to dignity: tackling the student housing crisis

As housing costs increasingly affect access to education and mobility across Europe, student housing became part of the debate surrounding the new European Affordable Housing Plan. Housing Europe highlighted examples from Portugal, France and Italy showing how public, cooperative and social housing providers are already delivering affordable and quality student housing at scale, helping ensure that access to education is not determined by housing costs alone. [Read the article.](#)



HOUSING MOVES TO THE CENTRE OF THE EUROPEAN AGENDA



2025 marked a turning point in the way housing was discussed at European level. What for years had often been treated primarily as a national issue increasingly became recognised as a shared European challenge linked to social cohesion, competitiveness, climate resilience and quality of life.

From the start of the year, the newly established European Commission Housing Task Force and the European Parliament's Special Committee on the Housing Crisis (HOUS) began shaping discussions around the future Affordable Housing Plan. Housing Europe engaged directly with Commissioner Dan Jørgensen, HOUS Chair Irene Tinagli and Commissioner Roxana Mînzatu, stressing that Europe's housing crisis cannot be solved through short-term reactions or one-size-fits-all approaches detached from local realities.

Throughout discussions with EU institutions, Housing Europe consistently underlined the need to strengthen public, cooperative and social housing systems, support long-term affordability and ensure that housing policy contributes to broader social and climate objectives. Exchanges also reinforced the importance of integrating housing into discussions on

social rights, anti-poverty strategies, ageing, inclusion and the green transition.

Momentum accelerated further in September, when housing featured prominently in the State of the Union address for the first time. European Commission President Ursula von der Leyen recognised that, for many Europeans, housing had become “a source of anxiety” and announced future initiatives linked to State aid, housing construction, short-term rentals and a future European Housing Summit.

At the same time, the European Parliament's HOUS Committee published the first draft of its report on the housing crisis, acknowledging the scale of affordability pressures across Europe and calling for stronger European action ahead of the December Affordable Housing Plan.

The growing political importance of housing became even more visible when the European Council formally discussed housing for the first time. Housing Europe welcomed this milestone while stressing that subsidiarity should not become an excuse for limited European action, particularly regarding investment, fiscal rules and support for cities and mission-driven housing providers.



To support these growing debates, Housing Europe also created new informal spaces for exchange throughout the year. The Housing Europe Lunch Clubs, organised in Brussels between July and September under Chatham House rules, brought together policymakers, housing providers, researchers and practitioners to discuss affordability, investment, climate adaptation, land scarcity and the future of housing delivery. Across the three sessions, a common message emerged: Europe's housing challenges require long-term thinking, stronger public leadership and sustained investment in affordable housing systems capable of combining social, environmental and economic objectives.



This political momentum culminated in September at the Danish EU Presidency's high-level conference on affordable and sustainable housing in Copenhagen, which brought together European institutions, policymakers and housing actors around the future European housing agenda. Commissioner Dan Jørgensen, HOUS Committee Chair Irene Tinagli, Housing Europe President Marco Corradi and former President Bent Madsen all stressed that affordability, long-term investment and non-speculative housing systems must remain central to future European action. Early findings from the upcoming State of Housing in Europe 2025 report were also presented during the discussions.

SHAPING THE DEBATE: AFFORDABILITY, INVESTMENT AND LONG-TERM HOUSING SYSTEMS

As discussions around the future Plan intensified, Housing Europe continued advocating for a housing model rooted in long-term affordability, non-speculative investment and stable housing ecosystems.

At hearings and policy exchanges with the European Parliament, the European Policy Centre and the European Investment Bank, Housing Europe highlighted the risks linked to financialisation and speculative investment practices, warning that increasing housing supply alone would not solve the crisis if affordability is not preserved over time.

Secretary General Sorcha Edwards stressed the importance of redirecting investment towards public, cooperative and social housing, while former President Bent Madsen pointed to examples such as Denmark's National Building Fund as evidence that revolving funds and mission-driven financing structures can deliver stable affordability over generations.

Housing Europe also contributed actively to the work of the HOUS Committee, discussions on State aid rules and exchanges around the future European Affordable Housing Plan, consistently calling for:

- stronger de-risking mechanisms,
- project aggregation,
- better support for renovation and conversion,
- clearer affordability conditionalities,
- and financing tools capable of supporting long-term investment.



A central message emerged repeatedly throughout the year:

AFFORDABLE HOUSING CANNOT RELY ON FRAGMENTED SHORT-TERM MEASURES ALONE, BUT REQUIRES STABLE INVESTMENT FRAMEWORKS ALIGNED WITH LOCAL HOUSING REALITIES.

FINANCING AFFORDABLE HOMES THROUGH THE RIGHT CHANNELS, HANDS AND RULES

Financing became one of the defining debates surrounding Europe's future housing agenda.

At the Responsible Housing Finance Summit in Prague, organised by Housing Europe and the Czech State Fund for Investment Promotion (SFPI), housing providers, public banks, EU institutions and researchers discussed how Europe can build stronger long-term financing systems for affordable housing.

Housing Europe President Marco Corradi described the moment as pivotal for Europe's housing agenda, while Czech Minister Petr Kulháněk highlighted reforms aimed at unlocking more predictable investment pathways. Matthew Baldwin, Head of the European Commission's Housing Task Force, confirmed that the future Affordable Housing Plan would seek to support national reforms through a more coordinated framework.

Across the discussions, speakers from the European Investment Bank, the Council of Europe Development Bank, national housing funds and Housing Europe members stressed the importance of:

- revolving funds,
- risk-sharing mechanisms,
- municipal capacity,
- public guarantees,
- and long-term political commitment.

The year also saw growing discussions around the role of the European Investment Bank. At the EIB Forum, Housing Europe contributed to debates on future investment priorities, while the EIB announced stronger support for affordable housing, including a €113 million lending facility for public housing in Barcelona and a wider €400 million envelope supporting innovative construction methods.



At the same time, Housing Europe warned against relying exclusively on market-led approaches. At the same time, Housing Europe warned against relying exclusively on market-led approaches. In a reflection on the growing “housing supply paradox”, Research Coordinator Dara Turnbull highlighted how rising construction costs and affordability pressures increasingly make private development financially unviable without public support, raising questions around the long-term sustainability of housing systems dependent on continuous subsidies.



STATE OF HOUSING IN EUROPE 2025: THE EVIDENCE BEHIND THE DEBATE

Released ahead of the European Affordable Housing Plan, Housing Europe’s State of Housing in Europe 2025 report painted a stark picture of Europe’s housing reality: housing needs continue to far exceed supply, while construction activity has fallen to a ten-year low in several countries.



The report highlighted widening gaps between identified housing needs and actual delivery across Europe, while waiting lists continue to grow into the millions. At the same time, it showed that public, cooperative and social housing providers continue to expand affordable housing supply wherever long-term frameworks and investment conditions allow it.

Presented at the European Parliament and referenced during several policy discussions throughout the year, the report reinforced a central message increasingly shared across Europe: solving the housing crisis requires long-term commitment, stable financing and a renewed public purpose for housing policy.

COMING TOGETHER AROUND HOUSING

INTERNATIONAL SOCIAL HOUSING FESTIVAL 2025: DUBLIN BRINGS TOGETHER THE GLOBAL HOUSING COMMUNITY

The International Social Housing Festival 2025 transformed Dublin into a meeting point for the global housing community, bringing together more than 2,400 participants from 79 countries across six continents for over 350 events. The Housing Europe network contributed to nearly 40 sessions, alongside its General Assembly and Annual Conference.

Hosted by the Irish Council for Social Housing and Cooperative Housing Ireland, this edition placed a strong emphasis on storytelling, resident voices, and the social value of housing.



Discussions ranged from affordability and climate resilience to shared mobility, cooperative housing, neighbourhood regeneration, homelessness, ageing, and youth housing. The programme combined high-level policy debates, workshops, study visits, and cultural moments, reflecting the growing recognition of housing as a cornerstone of social cohesion and competitiveness in Europe.

The Festival also hosted the European Responsible Housing Awards and strengthened exchanges between housing providers, cities, researchers, financial institutions, policymakers, and residents, while showcasing innovative practices from across Europe and beyond. The event concluded with the handover to Lisbon, which will host the next edition in 2027. [Read the festival report.](#)



International Social Housing Festival 2025






ISHF INTERNATIONAL
 SOCIAL HOUSING FESTIVAL
 4-6 JUNE 2025 DUBLIN, IRELAND

HOSTED BY:  **ICSH**
 Irish Council for Social Housing

SUPPORTED BY:  An tAire Tionscail,  **Department of Housing**
 Local Communities and Heritage

 **Co-operative housing Ireland**



...that from this point forward, tenants' voices of every International Social Housing Festival.

FULL AUDIO FILES:
Download here



Recording of people's memories and stories enables us to see the human side of historical events in books and records. It also allows us to connect past by asking direct questions to the present. Oral history is particularly valuable as it captures all elements of society, including those who are less vocal in society. There are challenges in collecting oral histories as some may not feel able to talk openly about their experiences. Our approach to collecting oral histories ensures a range of views is included. We recognise the value of a myriad of tales.



In the months following the Festival, Housing Europe also brought participants back together through an online community exchange reflecting on the legacy of Dublin and expectations for Lisbon 2027. The discussions highlighted how much participants value the Festival as a space for peer learning, cross-border exchange and discovering new approaches to local housing challenges.

“ A recurring message was the importance of involving residents and lived experience more directly in future editions, reinforcing the idea that housing conversations become stronger and more grounded when communities themselves help shape them. ”

From House to Home: preserving residents' stories

As part of the International Social Housing Festival 2025, Housing Europe contributed to the launch of *From House to Home*, a library of oral histories capturing the experiences, memories and perspectives of social housing residents.

Six stories were collected for the Festival, accompanied by photographic portraits and a toolkit designed to support the collection of further testimonies in the future. The initiative highlighted the value of lived experience in understanding the meaning of home and documenting the social history of housing across generations and countries.

The exhibition and oral histories remain available and could grow into a wider archive of residents' stories connected to future housing initiatives and festivals.

[Explore the stories.](#)



EUROPEAN RESPONSIBLE HOUSING AWARDS 2025: SHOWCASING INNOVATION AND IMPACT

Building on the momentum of the International Social Housing Festival, the European Responsible Housing Awards 2025 celebrated initiatives demonstrating how public, cooperative and social housing can deliver affordability, sustainability, inclusion and innovation in practice. This edition received 82 submissions from 12 countries, highlighting the diversity and quality of projects emerging across Europe.

The 2025 winners were:

Stockholmshusen (Sweden), recognised for Management Excellence;

More than a Roof by Sostre Cívic (Spain), awarded for its cooperative and community-led housing model;

Wiental Terrasse (Austria), winner in the category Agents of Just Green Transition;

Gestor Entrada by MatosinhosHabit (Portugal), recognised for Strategic Alliances;

Alongside the winners, finalists and applicants from across Europe helped showcase a wide range of innovative, inclusive and people-centred housing solutions, reflecting the sector's growing capacity to respond to social, environmental and affordability challenges. [Discover the winning and finalist projects.](#)



From Dublin to the wider European debate

Fresh from the press at the International Social Housing Festival in Dublin, the European Responsible Housing Awards Good Practices Handbook 2025 was already supporting wider discussions on the implementation of the New European Bauhaus in affordable housing.

At the Wetransform Festival in Bonn, Housing Europe drew on examples from the handbook to showcase how public, cooperative and social housing providers across Europe are advancing sustainability, inclusion and architectural quality through circular redevelopment, timber construction, passive design and community-led housing approaches.

The discussions highlighted the growing role of the sector in shaping resilient, people-centre living environments and translating New European Bauhaus values into practice.



GUIDING EUROPE HOME: SHAPING A NEW HOUSING PARADIGM

Housing Europe's Annual Conference at the International Social Housing Festival in Dublin focused on how Europe can move towards a new housing paradigm rooted in long-term affordability, sustainability and inclusion. Built around the launch of the European Housing Compass, inspired by the #Housing2030 report and more than 100 housing practices across Europe, the discussions connected local housing solutions with emerging European policy debates.

Through examples from across Europe, speakers showed how housing systems can respond to affordability pressures, ageing populations, homelessness, climate adaptation and demographic change. Cases ranged from Housing First initiatives and intergenerational housing to renovation strategies and community-led neighbourhood approaches.



A recurring message throughout the conference was that there is no single housing model for Europe, but that stable public, cooperative and social housing systems remain essential to delivering long-term affordability and resilience. Participants also stressed that European action should support existing local solutions and successful housing ecosystems, particularly through better regulation, financing and knowledge exchange.

The event brought together representatives from housing providers, cities, EU institutions, financial bodies and research organisations, reflecting the growing momentum behind housing at European level.

[Read the conference report.](#)



OBSERVATORY: UNDERSTANDING HOUSING IN EUROPE

STATE OF HOUSING IN EUROPE 2025: A GROWING GAP BETWEEN HOUSING NEEDS AND DELIVERY

Housing Europe's *State of Housing in Europe 2025* report painted a stark picture of Europe's housing reality: housing needs continue to far exceed supply, while construction activity has fallen to a ten-year low in several countries. Across Europe, waiting lists continue to grow into the millions, despite mounting demand for affordable homes.

The report highlighted the scale of the challenge. France requires more than 500,000 homes annually, Germany 400,000, while the Netherlands and Sweden also face major shortages in the coming years. Yet in many cases, actual

delivery remains far below identified needs. At the same time, public, cooperative and social housing providers continue to expand affordable housing supply wherever long-term frameworks and investment conditions allow it.

Presented at the European Parliament, the report triggered discussions on the need for greater stability, coherence and long-term vision in housing policy. Housing Europe President Marco Corradi warned against relying on short-term responses to structural problems, stressing that the cost of inaction would be high. Housing Europe Research Director Alice Pittini also pointed to an increasingly fragmented European landscape, where some countries are scaling up investment and housing delivery while others face funding cuts, stalled reforms or insufficient long-term planning.

Released ahead of the future European Affordable Housing Plan, the report reinforced a growing message across Europe: addressing the housing crisis requires long-term commitment, stable financing and a renewed public purpose for housing policy. [Read the report and country profiles.](#)



COOPERATIVES IN FOCUS: A KEY PILLAR OF AFFORDABLE HOUSING

In the context of the International Year of Cooperatives, Housing Europe's Observatory highlighted the role of cooperative housing in Europe's housing systems. A new briefing, *Housing Cooperatives in Europe: Resilience and Adaptation to Changing Needs*, points to more than 7 million cooperative homes and calls for stronger recognition of cooperative models in the EU housing agenda. [Read the briefing.](#)



IMPROVING HOUSING DATA AND INDICATORS

Housing Europe contributed to two expert group meetings organised by the European Commission and UN-Habitat on housing indicators and data for policy development. Drawing on the work of its Observatory, Housing Europe highlighted gaps in current data, including the need for better indicators on affordability and a stronger understanding of investment patterns in public, cooperative and social housing.

The discussions also pointed to the importance of building capacity at all levels to improve data collection and support more effective housing policies and financing mechanisms supporting public cooperative and social housing.

RRF IMPLEMENTATION: CHALLENGES AND LESSONS FOR HOUSING PROVIDERS

Housing Europe's Observatory published a report analysing how the Recovery and Resilience Facility (RRF) has been implemented by public, cooperative and social housing providers. Building on earlier work, the study highlights both challenges and successful examples, providing insights into how EU funding can better support the sector.

The findings point to the need for clearer and more flexible rules, improved coordination with local actors, and stronger support for renovation and new construction. They also underline the importance of adapting future EU funding instruments to better reflect the needs of non-profit housing providers. [Read the report.](#)



UNLOCKING POTENTIAL: COMPARING APPROVED HOUSING BODY MODELS ACROSS EUROPE

Commissioned by the Housing Agency of Ireland, this report by Housing Europe explores how independent, not-for-profit housing providers are delivering affordable housing across Ireland, Belgium (Flanders), Denmark, Finland and the Netherlands.

The analysis highlights how different governance and financing models can support long-term affordable housing provision while balancing public oversight and operational flexibility. It also examines how financial rules and institutional frameworks shape the ability of housing providers to expand and remain sustainable over time.

Rather than promoting a single model, the report points to a wide range of practices and lessons for countries seeking to strengthen mission-driven housing systems. The findings were also presented at the Irish Council for Social Housing's annual conference, Maintaining Momentum – Delivering Homes for All, where Housing Europe Research Coordinator Dara Turnbull discussed the long-term challenges and opportunities facing housing associations across Europe. [Read the report.](#)



STATE-OF-THE-ART INNOVATION

AS EUROPE DECARBONISES, SOCIAL HOUSING EMERGES AS A STRATEGIC INVESTMENT

Housing Europe's Decarbonisation Summit highlighted a growing European reality: delivering affordable homes and decarbonising buildings at speed are not contradictory goals when public, cooperative and social housing are treated as long-term infrastructure.

The discussions showcased how housing providers across Europe are already combining affordability with ambitious climate action through neighbourhood renovation, industrialised construction, bio-based materials, low-carbon heating and cooling systems, energy communities and shared mobility solutions.

More broadly, the Summit reinforced a central message for Europe's future housing agenda: mission-driven housing providers are not only responding to the climate transition — they are helping shape practical, scalable and socially grounded pathways for it. [Read the full article.](#)



HOUSING EUROPE **DECARBONISATION SUMMIT**
Emission Cuts and Housing Affordability
3-4 December 2025 • BIP Meeting Centre • Brussels

Marco Corradi
President of Housing Europe

Pernille Weiss-Ehler
Cabinet of Commissioner Jessika Roswall, Environment, Water Resilience and a Competitive Circular Economy, European Commission

Eamon Ryan
Chairman at the Housing Task Force, European Commission

Robert Nuij
Head of Unit, DG ENER, European Commission

+4°C: preparing housing systems for climate reality

At a conference organised by Housing Europe member USH and Sciences Po, discussions focused on how housing systems must prepare for rising climate risks while maintaining affordability and social cohesion.

Housing Europe Secretary General Sorcha Edwards highlighted the growing financial and physical costs of climate inaction, stressing the importance of combining housing and climate solutions at neighbourhood level. USH President Emmanuelle Cosse also warned that housing and energy transition policies cannot be treated separately.



Passing efficiency gains to residents

Speaking at the European Policy Centre shortly before the launch of the European Affordable Housing Plan, Housing Europe Secretary General Sorcha Edwards stressed that the just energy transition must remain centred on residents' quality of life and affordability.

Drawing on examples from Belgium, Italy and France, she highlighted how public, cooperative and social housing providers are already combining renovation, renewable energy and long-term financing to reduce costs for households while accelerating decarbonisation. The discussion echoed key messages from Housing Europe's Decarbonisation Summit: innovation and climate action must ultimately deliver tangible benefits for residents and communities.





SHAPE II AND THE AFFORDABLE HOUSING INITIATIVE: SHARING INNOVATION ACROSS EUROPE

A webinar organised within the Built4People Innovation Cluster Network highlighted the SHAPE II Accelerator Programme supporting affordable housing providers through technical advisory, mentorship and capacity-building linked to renovation and decarbonisation. The session also showcased innovative solutions from the DeCO₂, SINCERE and FORTESIE projects. [Watch the webinar.](#)



Choosing the best technology for decarbonisation

As part of the ISHF, Housing Europe organised the first edition of the Affordable Housing Initiative Days in Dublin. The programme featured a seminar in a “dragons’ den” format, where implementers of different decarbonisation solutions — including heat pumps, passive house standards, geothermal energy and PV systems — presented their technologies to Housing Europe members. Participants assessed each solution against practical criteria such as maintenance requirements, costs and suitability to different local contexts.

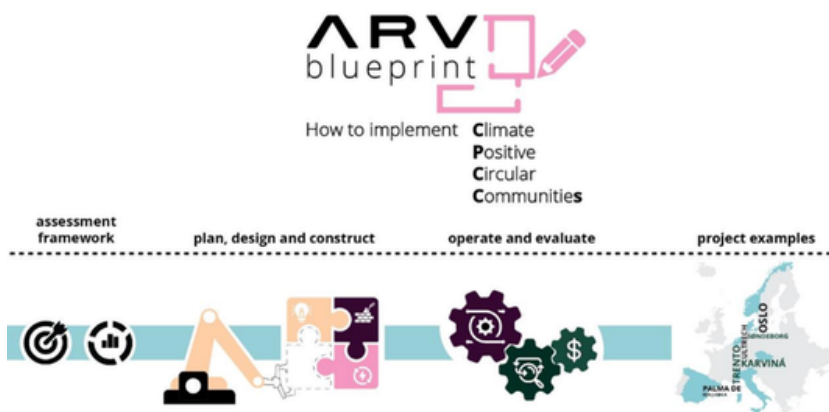
The programme also included a workshop on social innovation, as well as a study visit to the “New Dolphin Park” site managed by Fold Housing, which focuses on housing solutions for elderly residents.

Unpacking the social and governance challenges of district renovation

During the Affordable Housing Initiative Days in Prague, discussions under the SHAPE initiative highlighted that successful neighbourhood renovation depends not only on technical solutions, but also on trust, participation, financing and local governance. Examples from ARV and drOp showcased community-led approaches supporting district transformation. [Read the full piece.](#)



A blueprint for climate-positive circular communities



Through the Horizon 2020 ARV project, Housing Europe contributed to the development of a practical framework for Climate Positive Circular Communities (CPCCs), bringing together perspectives from urban

planners, architects, developers and public authorities. Focused on district-level renovation, circularity and community-building, ARV aims to accelerate the rollout of climate-positive neighbourhoods across Europe through six demonstration projects. [Explore the framework.](#)

Through the ARV project, Housing Europe helped showcase an online marketplace gathering innovative services, products and knowledge supporting the development of Climate-Positive Circular Communities across Europe. The platform brings together practical solutions for circular district renovation tested in real-life projects and different climate contexts. [Explore the marketplace.](#)



BE-WOODEN: TIMBER CONSTRUCTION AND INCLUSIVE REGENERATION IN SOCIAL HOUSING

The LIFE Be-WoodEN project was launched to support the integration of timber and innovative wooden construction approaches within the social and affordable housing sector.



In Liguria, Italy, the project supported the renovation of a social housing complex owned by ARTE Imperia, transforming the building into 18 affordable apartments for older residents while improving shared spaces through timber-based and circular design inspired by New European Bauhaus principles. A multidisciplinary hackathon involving architects, craftsmen and designers explored solutions to improve accessibility,

social interaction and sustainability, with selected ideas later implemented on site.

The project developed a podcast series exploring the role of wood, circularity and bio-based materials in sustainable construction and urban regeneration and a series of capacity building webinars addressing techniques and sustainability of wooden construction.

Housing Europe conducted a transferability assessment among its membership of the approach developed within the project and carries out an analysis of the current use of wood in social housing in Europe while understanding common barriers and developing potential solutions. In addition, Housing Europe organised the final conference of BE-WoodEN as part of the Decarbonisation Summit, including an exhibition space for the selected ideas from the hackaton and an award ceremony for the winning team. [Listen to the series](#), [follow the webinars and NEBinars](#) and [watch the project video](#).

METABUILDING LABS

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.

SOCIALNRG: BUILDING ENERGY COMMUNITIES THROUGH TRUST AND PARTICIPATION

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

As part of the EU-funded SocialNRG project coordinated by Housing Europe, visits to pilot initiatives in Italy, Slovenia and Belgium are exploring how energy communities can be built around trust, transparency and resident participation rather than technology alone.



In Milan, exchanges with the UniAbita cooperative highlighted how long-term resident engagement and democratic decision-making can support community-led energy transition. The discussions also showed that scaling up energy communities often depends as much on governance, financing and local confidence as on technical solutions themselves.

BARRIO: AN ONLINE TOOL TO AUTOMATICALLY CLUSTER BUILDINGS FOR DISTRICT RENOVATION



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 develops and promotes the use of digital tools and data to plan renovations at the neighborhood scale, grouping buildings by type, needs, and energy performance. Housing Europe continues to actively involve public, cooperative, and social housing providers to refine and test the BARRIO toolkit, offering ready-to-use renovation roadmaps with industrialized renovation solutions and measurable impacts.



The logo features the word 'Barrio' in a bold, blue, sans-serif font, followed by three stylized house icons in blue, green, and yellow. A red wavy arrow points from the logo towards the right.

A workshop in Barcelona on industrialised renovation of public and social housing explored how prefabricated approaches could help accelerate Europe's decarbonisation efforts while responding to residents' everyday needs.

Within the BARRIO project, Housing Europe highlighted the importance of neighbourhood-level planning to aggregate demand and scale renovation solutions. Discussions also showed that successful renovation strategies depend not only on technical performance, but equally on accessibility, resident comfort, social vulnerability, logistics and trust throughout the renovation process.

SUPERSHINE

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.



2025 was a busy year for our members and project partners in Trieste (Italy), Herning (Denmark), and Riga (Latvia), as they implemented and validated SUPERSHINE approach in three lighthouse districts which served as real-life demonstrators. This meant for instance involving residents through a participatory process in the complex requalification of Boito neighbourhood by ATER Trieste, and FællesBo going the extra mile in circular renovation by building a community house entirely from recycled and upcycled materials for social housing residents in Herning.

INSTALL.RES: SCALING UP HEAT PUMP SOLUTIONS

Through the EU-funded install.res project, Housing Europe is contributing to the development of business and delivery models to accelerate the deployment of heat pumps across different building types and tenures in several European countries.

Examples from housing providers such as Sozialbau in Vienna illustrate how tailored technical solutions, tenant engagement and adapted financing can support the rollout of heat pumps without increasing energy costs.

Within the project, Housing Europe organised a session on heat pumps, focusing on their uptake in the social, cooperative and public housing sector during the Decarbonisation Summit. The session explored potential issues and barriers that housing managers might encounter when opting for this technology, including costs, maintenance and user-friendliness.



DROP: LESSONS FOR INCLUSIVE AND SUSTAINABLE NEIGHBOURHOOD REGENERATION

Through the EU-funded drOp project, Housing Europe supported capacity-building for inclusive urban regeneration involving residents, local businesses and municipalities. In Santa Ana (Spain), training initiatives in sustainable construction helped participants develop new skills and access certification opportunities. [Watch the recording.](#)

At a regional event in Ermua, residents, experts and local authorities discussed the transformation of the Santa Ana neighbourhood. The exchange showed how community participation, sustainability and digital tools can support regeneration beyond the physical renovation of housing. [Read more.](#)

[At the project's final webinar](#), partners shared lessons from pilot areas in Spain and Estonia, highlighting how neighbourhood offices, energy communities and participatory approaches can support more inclusive and community-oriented regeneration.

Concluding in December 2025, the Horizon Europe drOp project showcased practical tools for resident-centred regeneration, including participatory mapping, neighbourhood offices and local skills development. Tested in Spain and adapted in Estonia and Italy, the project aimed to support more inclusive and community-driven district renewal. [Read more.](#)



BUILDUP SPEED



BuildUPspeed

The goal of the BuildUPspeed project which will end in June 2026 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.

Similarly to GRF, Building Up Speed tries to facilitate the assessment of building stock aimed at being renovated using industrialized methods. It also supports various forms of temporary tools or locations that will help the match making between housing projects and renovation companies.

SYN.IKIA: CONCLUDING RESULTS ON PLUS-ENERGY NEIGHBOURHOODS



The syn.ikia project concluded with a final event in Brussels in March 2025, highlighting the role of Sustainable Plus Energy Neighbourhoods (SPENs) in delivering affordable and inclusive housing. The project demonstrated practical solutions to affordability and energy poverty, delivering 363 housing units, primarily in the social housing sector.

Discussions emphasised the need for appropriate financing and policy frameworks to support scaling up, alongside tools such as the SPEN Compass to help replicate neighbourhood-based approaches across Europe. [Explore the project results.](#)

THE GIGA REGIO FACTORY

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 project GRF has come to an end in 2025 and will be followed by another project whose aim is to develop innovative procurement approaches (in particular central purchasing bodies) to bundle several renovation projects using industrialised methods.

EQUALHOUSE - UNDERSTANDING THE DRIVERS OF EUROPE'S HOUSING AFFORDABILITY CRISIS

Housing is front and centre in the minds of policymakers to an extent not seen since the immediate aftermath of WWII. Challenges related to affordability, exclusion, and precarity are expanding to parts of the population that historically did not require public support to access housing. The question is “why”?



The reality is that there is no one answer. The housing crisis is the result of multiple interdependent factors. Continuing on from the work of the #Housing2030 initiative, the EqualHouse project aims to better identify the root causes of the housing crisis and put forward concrete policy solutions.

2025 was a busy time for the EqualHouse team, with a number of important outputs and publications. This included the development of our new 'Data Dashboard' which provides a country-by-country overview of housing precarity. The project is helping to inform the work of the European institutions. This will continue in 2026 and beyond.

HOUSE4ALL: PRESENTING NEW INSIGHTS ON HOUSING AFFORDABILITY



In the framework of our HS4IL project meeting, Housing Europe and its partners visited a “housing group” project located inside a social housing building in Helsinki’s Kalasatama district. The initiative is made possible through close cooperation between the City of Helsinki, which offers a spectrum of supported, service, and short-term housing options for people with disabilities, and the municipal housing company Heka, a member of KOVA, the association of non-profit rental housing companies and foundations. In 2025 the project delivered its first output, a review of ‘Innovative Housing Solutions for Independent Living: Digital Tools, Experiments, and Factors of Success’ building on concrete projects and case studies identified by the project partners. [Explore the results.](#)

SHARED-NORTH SQUARED: REDUCED PARKING TO BRING DOWN BUILDING COSTS

The EU-funded SHARE-North Squared project, launched in February 2023, explores how shared mobility solutions in cities and housing developments can reduce car ownership and reclaim public space.

● SN² presents at the Social Housing Festival in Dublin

At the International Social Housing Festival in Dublin, the SHARE-North Squared project explored how shared mobility can support affordable and sustainable housing. Through workshops, discussions and site visits, partners showcased how cities such as Dublin are integrating shared mobility, active travel and reduced parking requirements into social housing developments to improve affordability, accessibility and liveability. [Read more.](#)

● Woonland integrates shared mobility in Mechelen's social housing.

Belgian social housing provider Woonland shared its experience testing shared mobility solutions tailored to the needs of social housing residents, from families to older people. The initiative highlighted both the potential of shared mobility to reduce car dependency and the importance of awareness-raising, affordability and trial opportunities to encourage uptake. [Read more.](#)

● Bremen organises seminars for Architects on shared mobility and housing.

In Bremen, architects and mobility experts came together to explore how shared mobility can be better integrated into housing projects and urban design. Discussions focused on how car and bike sharing can reduce parking needs, free up space, lower costs and support more affordable and sustainable neighbourhoods. [Read more.](#)





INFLUENCE AND VISIBILITY

BY THE NUMBERS



7.812 (7.972 in 2024)



10.854 in 2025
(8.247 in 2024)



716 followers



3.200 in 2025
(3.100 in 2024)



4.679 reads in 2025
(5.957 reads in 2024)
2.158 subscribers



Website: + 59.000 total users in 2025.

Most visited pages:

- Public, cooperative and social housing
- Housing Europe
- Members and partners
- Reports & briefings
- Our events
- Brussels team

Digital presence & platforms Housing Europe's new digital home

Housing Europe entirely revamped and launched its new website, bringing together policy work, research, innovation, events, podcasts and sector insights from across 31 European countries into a single platform. This overhaul has made our content easier to find and more appealing at a moment when our Federation wants to be heard on multiple key dossiers. Developed together with karma.agency, the new website has strengthened the visibility of Europe's public, cooperative and social housing sector and made housing knowledge more accessible. The analytics are speaking. [Visit the website.](#)

Housing Europe also expanded its digital presence through Bluesky to compensate for the instability of X, creating new spaces for discussion and exchange around housing solutions.

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?



MEDIA COVERAGE & INTERVIEWS

Housing Europe featured in Politico

Housing Europe contributed to reporting by [Politico Global Policy Lab](#) following the publication of the European Parliament HOUS Committee draft report on the housing crisis, bringing the perspective of Europe's public, cooperative and social housing sector into discussions around the future European Affordable Housing Plan.

POLITICO
Living Cities



Housing and competitiveness in POLITICO Europe

In [POLITICO Europe and EU Confidential](#), Housing Europe Secretary General Sorcha Edwards stressed the growing link between housing and Europe's competitiveness, warning that housing shortages and speculation are undermining long-term affordability and economic resilience.



ARTE explores Europe's housing crisis and young people

Housing Europe contributed to a report by Franco-German broadcaster ARTE examining why Europe's housing crisis is hitting younger generations particularly hard, while also highlighting cooperative and community-led housing solutions.



Housing Europe in the EESC newsletter

Housing Europe Communications Director Diana Yordanova authored a [feature](#) for the European Economic and Social Committee newsletter based on findings from the State of Housing in Europe 2025 report, highlighting the widening gap between housing needs and delivery across Europe.

Expectations rise around the future Affordable Housing Plan

Housing Europe contributed to reporting by [Table.Briefings](#) on the growing expectations surrounding the first European Affordable Housing Plan, stressing the importance of involving municipal and mission-driven housing providers in its development.

Germany: housing and political pressure

Ahead of Germany's elections, Housing Europe contributed to media discussions on how rising housing costs are shaping political debates. Truthout explored the link between housing pressures and political opportunism, while [Contexte / Thomson Reuters Foundation](#) looked at why housing can struggle to break through in short election cycles despite growing affordability concerns.



Can the EU fix Europe's growing housing crisis?

In an interview with the European Newsroom, Housing Europe Secretary General Sorcha Edwards discussed the role of the EU and the public, cooperative and social housing sector in responding to Europe's housing crisis. [Watch the interview.](#)

Cost-rental housing featured in the Irish Independent

In the [Irish Independent](#), Housing Europe Secretary General Sorcha Edwards highlighted the role of cost-rental housing in improving affordability and making more effective use of public funding, drawing on Housing Europe's research on cost-based social rental housing. [Read the report.](#)

Podcasts with MEPs on housing and the energy transition

As part of the syn.ikia project, Housing Europe contributed to discussions with MEP Brigitte van der Berg and former MEP Ciarán Cuffe on how plus-energy neighbourhoods and the EPBD can support a fair housing transition for low-income households. [Listen to the discussions.](#)

Two podcast covers from the 'Making a House a Home' series. The top cover is for 'Watts Needed: Securing a Just Energy Transition for Housing', featuring MEPs Brigitte van der Berg and Julien Dijol. The bottom cover is for 'Community Buy-in Wins: Half the Battle for Sustainable Neighbourhoods', featuring MEP Ciarán Cuffe. Both covers include the Housing Europe logo and the syn.ikia logo.

BUILDING A STRONG NETWORK

NEW LEADERSHIP AND MEMBERS



At its General Assembly in June, Housing Europe welcomed five new members to the network: Prövivienda (Spain), Dostupný Domov (Slovakia), ABF (Denmark), Red Vivienda Cooperativa (Spain), and Fonds du Logement (Luxembourg).

The Assembly also elected **Marco Corradi**, President of ACER Emilia-Romagna and representative of Federcasa, as President of Housing Europe for a three-year mandate until 2028. He succeeds Bent Madsen, whose leadership helped strengthen Housing Europe's role in advancing affordable, public, cooperative and social housing at European level. Take two minutes and get to know him.



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.

We would like to acknowledge the contribution of people, colleagues, and sometimes even friends, who have given of their time to ensure Housing Europe's success year after year. A special thank you to Anders Nordstrand from Public Housing Sweden, Yves Lemmens from SLRB, and Martin van Rijn from Aedes, who retired in 2025.

A SPECIAL THANK YOU



YVES
LEMMENS



ANDERS
NORDSTRAND



MARTIN
VAN RIJN

Several other board positions were renewed, with Johan Nyhus (HSB, Sweden), Rossana Zaccaria (Legacoop Abitanti, Italy), Marc Patay, and Liesbeth Spies (Aedes, the Netherlands) elected to the Board, while Tom Reinhard was appointed Treasurer. The Assembly also thanked departing board members Andres Jaadla (EKYL, Estonia) and Marten Lilja (Riksbyggen, Sweden) for their contribution to the organisation.

HOUSING EUROPE AT THE 80TH HLM CONGRESS IN PARIS

Housing Europe participated in the [80th Annual HLM Congress in Paris](#), bringing together housing providers, policymakers and industry actors from across Europe.

The event was an opportunity to present recent work from the Housing Europe network and Observatory, including the State of Housing report, while contributing to discussions on the future European housing agenda ahead of the European Parliament's draft report on the housing crisis.

During a session on European developments, Housing Europe Board member Marc Patay joined MEP Isabelle Le Callennec in a discussion moderated by Laurent Ghekiere, Chair of the Housing Europe Observatory. Exchanges focused on preserving effective housing systems while strengthening support for renovation, climate adaptation and long-term affordability.



HOUSING EUROPE TO HOST THE SECRETARIAT OF COOPERATIVE HOUSING INTERNATIONAL

Housing Europe was appointed by Cooperative Housing International (CHI) to host and coordinate the day-to-day work of its Secretariat under the guidance of CHI's Executive Committee, marking a new phase of collaboration between the two organisations.

The cooperation was formally launched during the International Cooperative Alliance General Assembly in Manchester, which also hosted the CHI General Assembly during the ICA's 130th anniversary celebrations. The new arrangement strengthens links between European and international cooperative housing networks at a time when cooperative housing is gaining renewed visibility within housing and social policy debates.



By combining Housing Europe's policy expertise, Brussels presence and communication capacity with CHI's international mission and membership network, the partnership aims to reinforce advocacy, knowledge exchange and international cooperation around cooperative housing.

From July 2025, our colleague Andreea Nacu took on the coordination of CHI activities within the Housing Europe Secretariat, supported by the wider team in line with CHI priorities and activities.



Housing Europe also strengthened exchanges with new members throughout the year.

During a visit to Copenhagen, Housing Europe representatives met with Danish cooperative housing association ABF to discuss the role of housing cooperatives in addressing affordability pressures, rising construction costs and community wellbeing in Danish cities.



Parabéns, Gebalis!

In October, Lisbon celebrated 30 years of Gebalis, the city's public housing company and a long-standing Housing Europe member. Managing around 27,000 homes, Gebalis continues to play a central role in supporting affordable housing and social mobility in the Portuguese capital.

Speaking at the anniversary event, Housing Europe Secretary General Sorcha Edwards stressed that public housing providers need greater support and resources to respond to growing housing needs across Europe. Lisbon will also host the International Social Housing Festival in 2027.



OUR NETWORK



2026 EVENTS

2 February | European Parliament, Brussels

Guiding Europe Home

Debate on the EU Affordable Housing Plan

18-19 March | Brussels

Housing Europe Spring Working Committees

28-30 April, Guimarães, Portugal

Affordable Housing Initiative Days - 3rd edition

11-12 May, Cyprus

Informal Ministerial Conference on Housing (EU Cyprus Presidency)

20 May, Budapest

European Responsible Housing Finance Local Workshop

4-5 June in Trieste, Italy

General Assembly and Housing Europe Annual Conference

7-8 October | Brussels

Housing Europe Autumn Working Committees

14 October [tbc]

Affordable Housing Initiative European Partnership - Final conference

October-November [tbc]

Housing Summit by the European Commission and the EU Irish Presidency

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Marco Corradi, President
Dr. Christian Lieberknecht, Vice-President
Bent Madsen
Gert Eyckmans
José María Escolástico Sánchez
Johan Nyhus
Marc Patay
Liesbeth Spies
Rossana Zaccaria

WORKING COMMITTEES*

ENERGY & CONSTRUCTION

Chair: Robin van Leijen | Aedes, the Netherlands
Vice-Chair: Dr. Ingrid Vogler | GdW, Germany
ECONOMIC & FINANCIAL AFFAIRS
Chair: Donal Mc Manus | ICSH, Ireland
Vice-Chair: Bernd Riessland | GBV, Austria

SOCIAL AFFAIRS

Chair: Rikke Lønne | BL, Denmark
Vice-Chair: Björn Mallants | Woon trots

URBAN AFFAIRS

Chair: Dr. Özgür Öner | GdW, Germany
Vice-Chair: Sanja Jerkovic | Ministry of Physical
Planning, Construction and State Assets, Croatia

HOUSING EUROPE OBSERVATORY

Chair: Laurent Ghekiere | USH, France
Vice-Chair: Christian Krainer | GBV, Austria

*The above information reflects the situation as of 2025 Housing Europe General Assembly

Policy



Research



The Brussels Team

Innovation
& Finance



Communication
&
Membership



NORWAY

- Co-operative Housing federation of Norway (NBBL)

IRELAND

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

UNITED KINGDOM

- World Habitat

NETHERLANDS

- Association of Dutch Housing Corporations (Aedes)

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

LUXEMBOURG

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

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)

GERMANY

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

DENMARK

- BL - Danish Social Housing
- ABF - Danish Association of Private Cooperative Housing Associations

SWEDEN

- Public Housing Sweden
- HSB Housing Cooperative Association
- RIKSBYGGGEN Housing Cooperative Association

FINLAND

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

ESTONIA

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

Slovakia

- Dostupný Domov

POLAND

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

CZECH REPUBLIC

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

AUSTRIA

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

SLOVENIA

- Housing Fund of the Republic of Slovenia

GREECE

- Municipal development company of the local government (MDAT)

PORTUGAL

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

CYPRUS

- Cyprus Land Development Corporation



HOUSING EUROPE

ITALY

- Federcasa
- Alliance of Italian Cooperatives in the Housing Sector

Hungary

- MR Community Housing Fund Non-profit Ltd.

SPAIN

- Spanish Social Housing Association (AVS)
- Spanish Confederation of Housing Cooperatives (CONCOVI)
- Red Vivienda Cooperativa
- Provienda

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 (IHRU)



ASSOCIATE MEMBERS

- Metropolitan Research Institution from Hungary
- Open Group from Italy
- Agence Française de Développement from France

- 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)

INSIGHTS FROM ACROSS EUROPE

Malta: reducing waiting lists through targeted measures

In Malta, the Housing Authority combines social housing provision with regulation, loan schemes, and the reuse of existing stock to improve access to housing. Alongside new developments, incentives encourage private owners to lease vacant properties for social housing, typically over a 10-year period. Measures to address vacancy and misuse have also contributed to reducing waiting lists, with 228 homes recovered and reallocated between 2022 and 2023.

Spain: a new policy direction on housing

In early 2025, the Spanish government announced a package of 12 measures aimed at strengthening access to affordable housing. These include expanding public housing, limiting speculative investment, and introducing stricter regulation of tourist rentals.

The initiative reflects a broader shift towards recognising housing as a social right and highlights the growing role of public intervention in addressing affordability challenges across Europe.

Cooperative housing gains momentum in Spain

In November, Housing Europe joined discussions with Spain's growing cooperative housing movement alongside new member Red Vivienda Cooperativa, the national network promoting the right-to-use housing model.

The exchanges highlighted how housing cooperatives are increasingly being recognised as part of the response to the housing crisis, particularly in cities facing speculative pressures. With more than 200 projects mapped across Spain, the movement continues to grow through partnerships between cooperatives, municipalities and social economy actors.

Housing Europe Secretary General Sorcha Edwards stressed the importance of cooperative and public housing models in protecting long-term affordability and keeping homes outside speculative markets. Explore [the cooperative housing map](#) and read the [article published by eIDiario](#).





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.

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