

TACKLING OBSTACLES IN SOCIAL HOUSING

(TACKOBST)

**Ingrid Vogler, German Housing and Real Estate Federation (GdW)
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Overview

- ✓ 4 social housing federations from **France, Italy, Germany** and **Bulgaria**,
- ✓ 7 social housing companies involved in experimentation,
- ✓ Project steered from **January 1st, 2007 to December 31st, 2008**
- ✓ A total budget of **856 126 euros**
- ✓ European funding : **50%**

Expected results of TACKOBST:

- to identify and try to **remove the main obstacles** still met by the social housing companies in their **energy efficiency strategy** :
 - **Institutional and legal obstacles**
 - **Technical and economical obstacles**
 - **Cultural and social obstacles**

Methodology

Identify the obstacles:

- Produce **methodological tools** to tackle the obstacles
- **Test the impact** at the micro-economic level (to **prove the economic feasibility** of the promoted solutions)
- **Lobby** authorities and others stakeholders
- **Disseminate** in the professional branch
 - the methodological tools
 - the high profile examples produced in the project.

Main obstacles identified

Institutional and legal obstacles

- The inadequacy of the social housing rent system to encourage investment for energy efficiency projects.
- National barriers regarding the circulation of technologies, materials and certification.
- Difficulties to invoice energy service

Technical and economical obstacles

- Difficulty of recovering the investment in energy saving due to impossibility of raising the rent
- Lack of innovative financing and specific subsidies for the social housing projects.
- Lack of information on low investment measures

Cultural and social obstacles:

- Shortage of technical knowledge adapted to energy efficiency for architects, engineers, operating technicians.
- Low interest for energy costs by tenants
- Difficulties to involve tenants and their associations.

First proposals

Legal and institutional proposals

- ☐ **Global approach of the rent + running costs + personal allowances + Owner grants.**
- ☐ **Decrease the over costs of the transfer and the adaptation of innovative technologies by recognition at European level of the labels established at a national or local level.**
- ☐ **Tax incentives for social housing at an adapted level (special VAT, successful mechanisms of tax incentives, no tax on PV, property taxes on building).**

First proposals

Technical, economical and financial proposals:

- ☐ **Recovery of the investment acting on the rent**
- ☐ **Financial systems (and financial engineering) at national level (loans, grants)**
- ☐ **Energy strategic management for SHO.**
- ☐ **Low investment for energy saving: avoidance of non necessary energy losses of the heating and warm water system.**
- ☐ **Creation of an European housing sector for evaluation of energy standards.**

First proposals

Social and cultural measures:

- ☐ Training sessions for professionals
- ☐ Information campaigns for tenants
- ☐ National and local agreement with tenants associations (agreement scheme)

Specifically for new countries without structured social housing companies:

- ☐ Create supports to overcome lack of information on structural funds for energy efficiency.
- ☐ Capacity building on energy efficient refurbishment and management of condominiums for homeowners associations.

Experimentations

- ☐ **New schemes of recovery of investments** (I)
- ☐ **Implementation of the “Hot rent”/”total rent receipt”** (G; F)
- ☐ **Low cost energy saving practices** (G; I)
- ☐ **Search and testing of adapted financial subsidies** (G)
- ☐ **National agreements with tenants, suppliers and providers** (I)
- ☐ **specialized Training for technicians and homeowners’ associations** (I; B)
- ☐ **Improvement of processes of passive houses** (F)
- ☐ **Capacity building on energy efficient refurbishment to increase the public awareness** (B)

Expected results of TACKOBST

The TACKOBST project aims at providing:

- **methodologies**
 - **concrete tools**
- Books of recommendations for **Professional Federations** of social housing operators to be used and valorised with the **stakeholders**.
- Pedagogical guides for **social housing operators** to be used for their future projects.