



***The European Federation for Public, Cooperative and Social Housing***

For more than 27 years the voice of the housing sector in Brussels

**24 – 3 – 2008: European Fund for Strategic Investments and Energy  
Union: opportunities and challenges for the Public, Cooperative and  
Social Housing sector**

**- some lessons from the POWER HOUSE nZEC project! -**

# About us in brief

**Network** of national and regional housing provider federations

- 4,500 public, voluntary housing organisations
- 28,000 cooperative housing organisations

**42 members in 22 countries (20 EU Member States)**  
Manage **25 million dwellings**, about **12% of existing dwellings in the EU**

## Vision

**Access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable** and where all are enabled to reach their **full potential**.



# Structure

Housing Europe  
Observatory (Research)



Social Affairs

Urban Affairs



Energy &  
Construction

Financial Affairs



- Housing Europe shall be **administered** by a **Board of Directors**
- It is **organized in five (5) thematic Working Committees** open to all members

## OUR MEMBERS

**NHF**  
www.housing.org.uk

**SFHA**  
www.sfha.co.uk

**NIHE**  
www.nihe.gov.uk

**NIFHA**  
www.nifha.org

**BSHF**  
www.bshf.org

**CHCYMRU**  
www.chcymru.org.uk

**ICSH**  
www.icsi.ie

**NABCO Sector(s) represented:**  
**Co-operative**  
www.nabco.ie

**FLCM**  
www.fondsdulogement.lu

**SNHBM**  
www.snhbm.lu

**USH**  
www.union-habitat.org

**ESH**  
www.esh-fr.org

**Les Offices de l'Habitat**  
www.offices-habitat.org

**FNARHLM**  
www.offices-habitat.org/fnar

**PROCVIS**  
www.procvivis.fr

**FNCOOPHLM**  
www.union-habitat.org/coop

**CECODHASPOTUGAL**  
www.cecodhasp.org

## ASSOCIATE MEMBERS

**ARMENIA**  
ASBA  
www.asba.am

**NORWAY**  
NBBL  
www.nbbl.no

**SWITZERLAND**  
SVW  
www.svw.ch

**FESOCOLAB**

**FLW**  
www.flw.be

**SLRB**  
www.slr.be

**SWL**  
www.swl.be

**VMSW**  
www.vmsw.be

**BL**  
www.bl.dk

**AEDES**  
www.aedesnet.nl

**EKÜL**  
www.ekyl.ee

**GdW**  
www.gdw.de

**Kunta-Asunnot Oy**  
www.kunta-asunnot.fi

**SABO**  
www.sabo.se

**HSB**  
www.hsb.se

**RIKSBYGGEN**  
www.riksbyggen.se

**ZRSM RP**  
www.zrsmrp.com.pl

**TBS**  
www.izbatbs.pl

**SCMBD**  
www.scmbd.cz

**GBV**  
www.gbv.at

**LOSZ**  
www.losz.hu

**TÜRKKENT**  
www.turkkent.coop

**FederCasa**  
www.federCasa.it

**FEDERABITAZIONE**  
www.federabitazione.confcooperative.it

**Legacoop Abitanti**  
www.legacoopabitanti.coop

**AGCI-ABITAZIONE**  
www.agci.it

**AVS**  
www.promotorespublicos.org

**CONCOVI**  
www.concovi.es



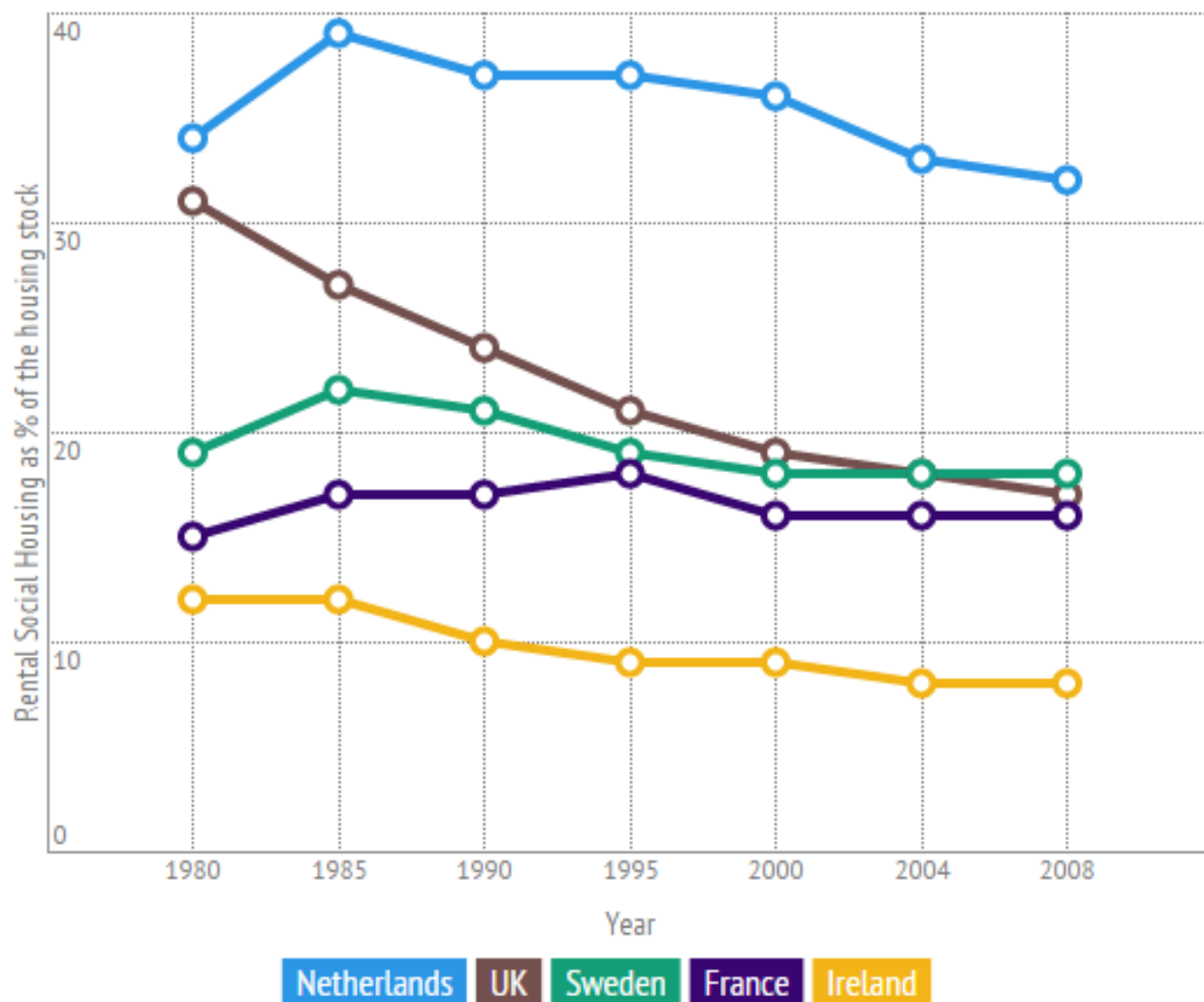
Stock owned as rental or cooperatives by CECODHAS members as % of the total housing stock in each country.

# Background

**In November 2014, the Taskforce of the EU on the Investment Plan stated:** "*... shrinking regional and municipal budgets are having a negative impact on urban social services, including the provision of social housing in several Member State*". **Housing Europe shares this view and stresses again the need for financial support to affordable housing in the EU for the construction of new homes, for sustainable schemes to prevent eviction for the conversion of empty private properties into social housing as well as for the refurbishment of existing homes and adaptation of homes for aging population** [The economic and societal impact of investing in the housing is now well documented.](#)

# Fewer affordable homes

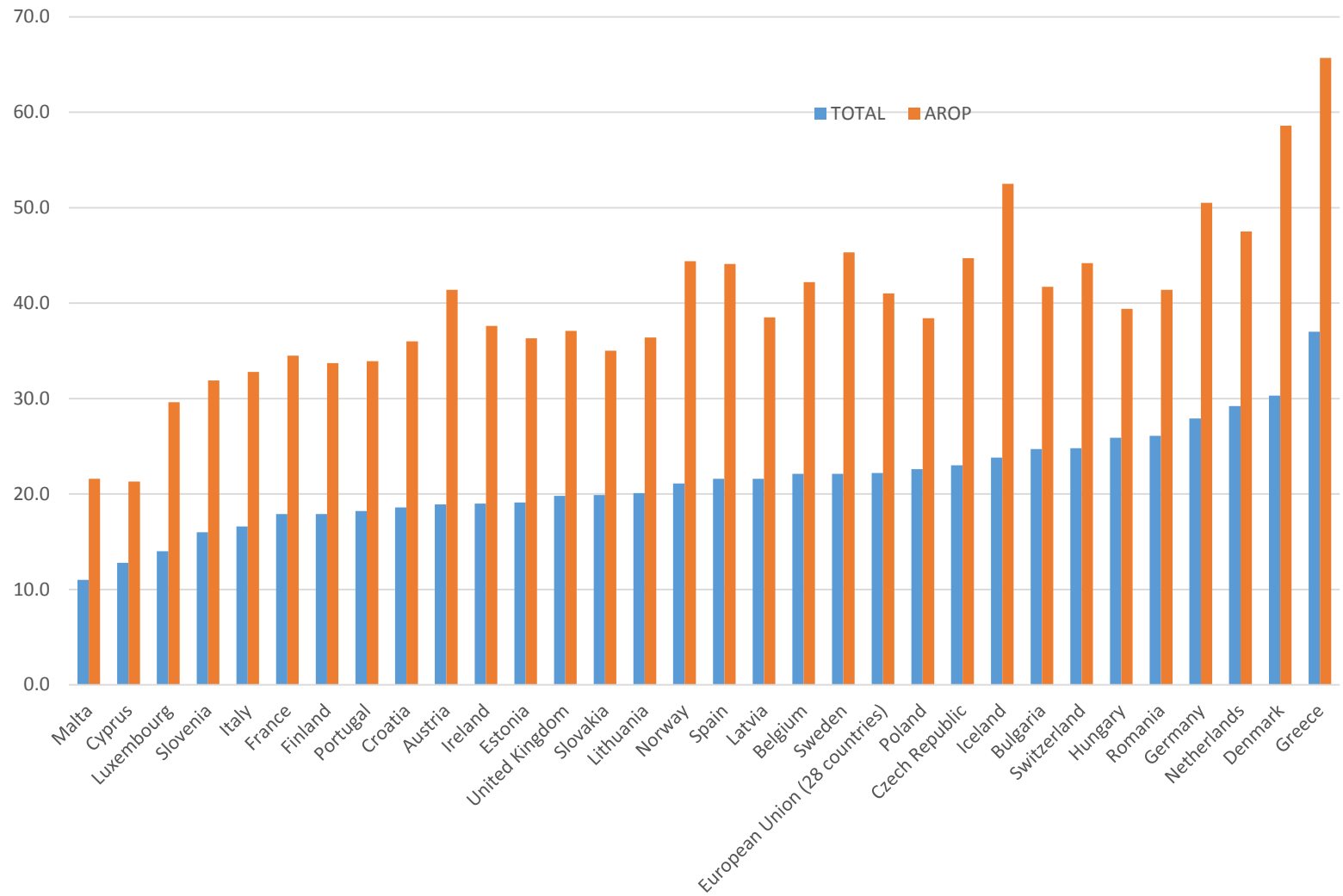
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# The housing situation in the EU

- **> 25.7 million people in the EU are in a situation of severe housing deprivation** (*European Social Housing Observatory*)
  - overcrowding & bad dwelling quality
- **On average Europeans spend over 1/5 of their income (22.9%) on Housing**
  - **12.2% of European households** and 39.1% of those with income below 60% of median equalised income spend > 40% of their disposable income on housing = they are **overburdened by housing costs** (*Eurostat*)

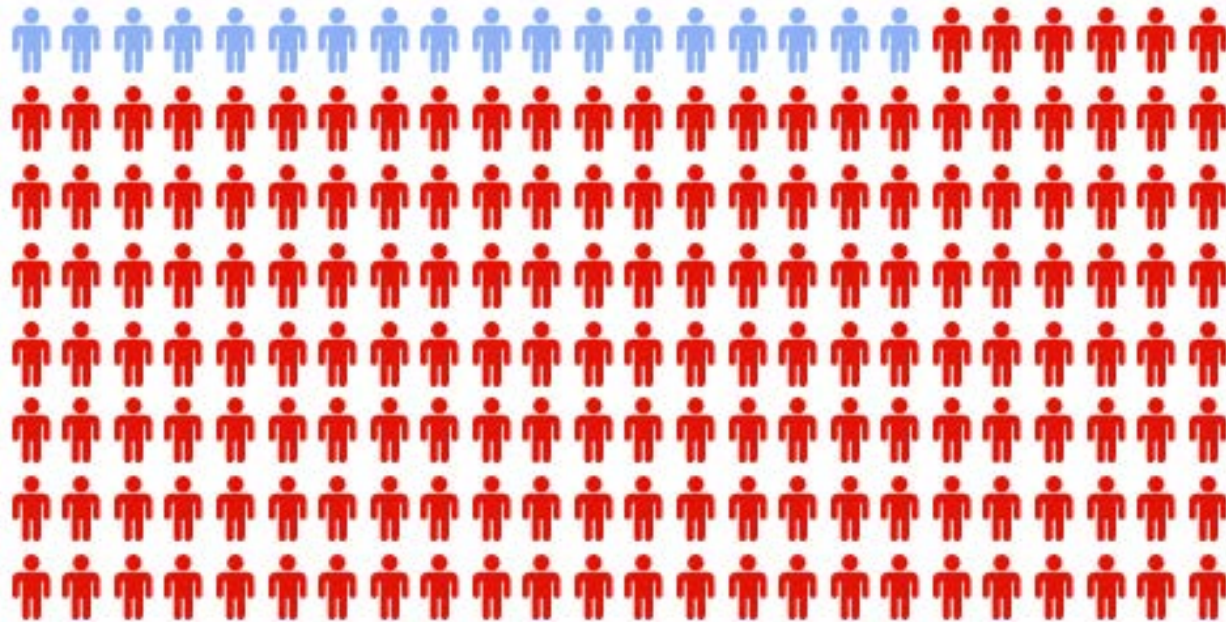
Housing costs as % of household income, for total population and those at risk of poverty (2012)





# Energy poverty

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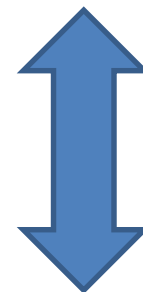
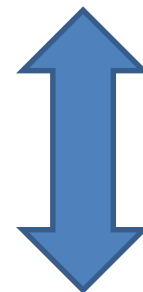
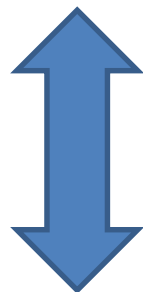
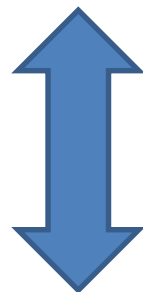
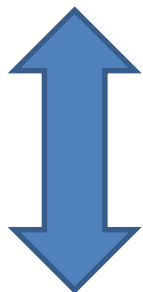


Energy poor

Rest of EU population

- **51 million Europeans cannot pay their energy bills**, which means they often cannot heat their homes in winter.
- **In total, between 50 and 125 million people are living in energy poverty in Europe**, because of the poor quality of their housing.

# Supporting policy proposals with practical experience & case studies



- Showcasing nZEC best practices of across Europe
- Creating partnerships
- Producing evidence to support the case for energy efficiency in affordable housing

- Ageing & quality of life at home, gathering examples beyond just policy
- Providing proof needed for the added value of ICT use in social housing for the elderly
- 'Connected flats'

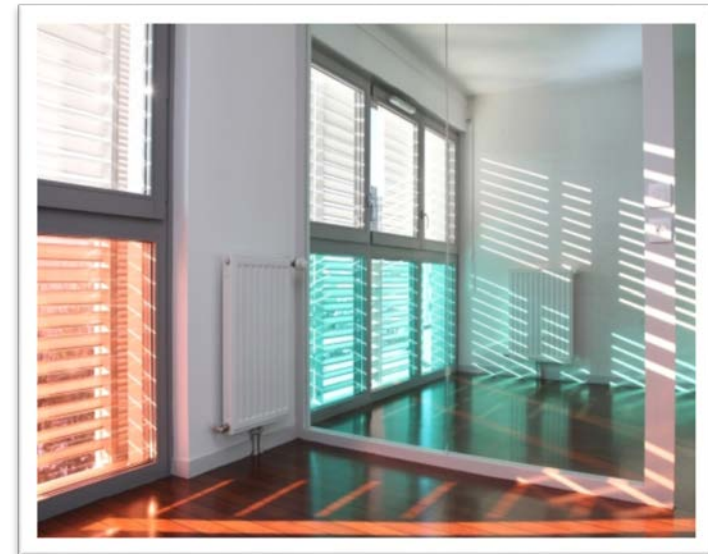
- Tackling social exclusion of elderly & disabled
- Better understanding of the needs of these groups
- Gathering best practices from Central Europe

- Promoting CSR in affordable housing
- Building partnerships with tenants & other stakeholders
- Producing European Declaration, Code of Conduct, ERHIN Awards

- Cooperation of social services workers & housing staff
- Producing training pack
- Presenting low cost realistic solutions to EU social inclusion challenges

# The EU Energy Union

- European Commission Vice-President Maroš Šefčovič announced on Feb. 25 the Energy Union Framework Strategy
- ***Why is it important?***
  - It is the first the EU is taking a holistic approach on Energy
  - It is part of a bigger puzzle in light of the EU contribution to Climate Summit in Paris in December 2015



Interior view of a nZEC case study in Grenoble, France

# The EU needs a citizen-oriented Energy Union

- The housing sector holds the key to a **fair energy transition**
  - **buildings not only account for 40% of the overall energy consumption** in Europe but, with the right incentive and policy framework, also hold the **key to a fair energy transition**
- A successful Energy Union requires the **trust of citizens**
  - Empowering and involving citizen-consumers and communities will be key to unlocking the full potential of every green energy transition strategy. (EKYL demonstrated in its work how important trust of citizens is!)
- ***What can the EU do?***
  1. **positive long-term** European and national **incentives** and **regulation**
  2. **Funding** to further boost refurbishments (20% of ERDF to low-carbon economy AND a share of the Juncker Plan)



# A win-win mix



- **Better quality of life and savings on energy bills** is already a reality in many EU countries that can be used as best practices and guidelines
- Extensive monitoring (**HIVE online energy consumption tracker**) of **13 case studies** in Bulgaria, **Estonia** and Italy over the last 3 years has proven the added value of a bottom up approach in order to achieve the expected results in terms of energy savings, costs, behavioral change and - last but not least - indoor comfort
- **No space for one fits all solution** but the potential within any given geographical and societal context should be examined – This is the focus of Power House Europe initiative – Cold Climates, Med Climates, Divided/Cooperative Ownership, Finance
- **Finance Taskforce – Adapted finance and regulatory Schemes – One of Keys to success**
- **Sharing Innovation**





# The POWER HOUSE nZEC Online Tracker:

**WORKING FOR A FAIR ENERGY TRANSITION**

There is a **lack of confidence** resulting from **lack of data** in use-phase of buildings...

...for this reason, the energy performances of **30 pilot projects** in **different climate zones** are monitored in order to show the **actual consumption and running costs** and compare the different solutions adopted!



<http://panel.hiveproject.eu/building-chart.php>

- ADAC** - New construction of 12 buildings in Via Pasinati, Cavallotti, Italy.  
Name of organization: APPE - Azienda Pubblica Edilizia Sociale  
Location: Cavallotti, Italy  
Type of Project: renovation  
Actual building: building  
Number of actual buildings: 2
- ATY** - New construction of 48 buildings in Viale L. il Moro, Trieste di Linate, Italy.  
Name of organization: ATER - Azienda Pubblica Edilizia Sociale  
Location: Trieste di Linate, Italy  
Type of Project: construction  
Actual building: building  
Number of actual buildings: 48
- ADAC** - New construction of 41 buildings in Via Galvani di Fossano, Italy.  
Name of organization: APED - Azienda Pubblica Edilizia Sociale  
Location: Fossano, Italy  
Type of Project: renovation  
Actual building: building  
Number of actual buildings: 41
- ADAC** - New construction of 8 buildings in Via Ricci, Marignano, Italy.  
Name of organization: APPE - Azienda Pubblica Edilizia Sociale  
Location: Marignano, Italy  
Type of Project: construction  
Actual building: building  
Number of actual buildings: 8





# ZEB in Divided/Coop. ownership



12-13 June 2014 - Third TaskForce Workshop + Study Visit, Tallinn





# An example of a innovative pilot from the Netherlands - What transition is needed to get better offers?

custom, project  
based craftsmanship



Industrial product, quality / sales and delivery processes







# HOUSING EUROPE

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