

Affordability & Sustainability

Housing Agency Annual Conference 2019



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Secretary General

Housing Europe

Social, Public and Cooperative Housing in Europe

- 45 housing federations in 24 European countries
- 4.500 housing organisations & 28.000 cooperatives
- 26 million dwellings, about 11% of existing dwellings in the EU.



**The State
Of Housing
In The EU
2019**



The State Of Housing In The EU 2019

- ADDRESSING A STRUCTURAL PROBLEM WITH PATCHWORK.
- HOUSING AT THE HEART OF THE GROWING SOCIAL DIVIDE.
- CITIES AT THE FOREFRONT OF THE HOUSING CHALLENGE.
- CHANGES IN HOUSING DELIVERY.

Examples of New Housing Delivery



Projekt der kwb in Idstein (Taunus), Produktion der Module: Lechner Group - Bildnachweis für alle Fotos: © kwb



Sectoral Tendering programme for Serial and Modular Newbuild (GdW, DE)



Repurpose, transform, deconstruct buildings



FROM EMPTY OFFICE TO SOCIAL HOUSING

Reconversion d'un site hospitalier
Quartier Green (2018), Anvers
57 logements par Axel Vermorel



Reconversion d'un bâtiment industriel
Anvers (2018), Wijnegem
57 logements par Axel Vermorel



Reconversion d'un couvent
Anvers (2018), Beek
44 logements par Axel Vermorel



Reconversion d'une église
Fátimavik (2017), Boston
28 logements par Investiparc



Reconversion d'un bâtiment scolaire
Beffara (2018), Louvain
28 logements par Collingwood Projects



Reconversion d'une ferme en centre
1 rue Jean Lemaire (2015), Klondyck
9 logements par Living Projects



Reconversion d'un bâtiment en bureaux
L'Atelier
A. Lemaire
L. Lemaire



Reconversion d'un bâtiment en bureaux
L'Atelier
A. Lemaire
L. Lemaire



Densification

Create new dwellings on top of existing stock
(e.g. Berlin and Paris)












EU innovations & Housing Europe

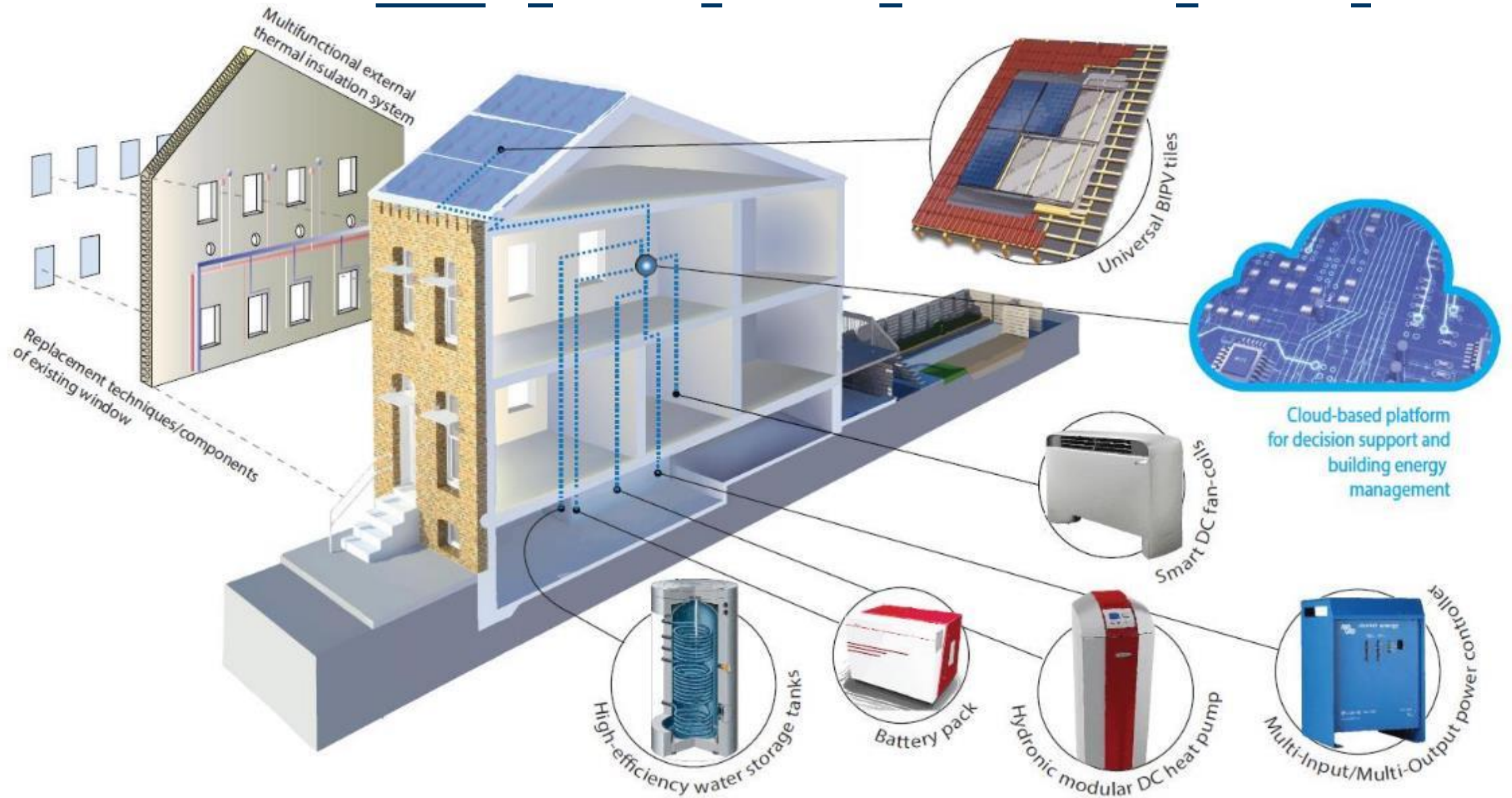
- **Work with members** (of members) to co-develop innovations with research, industry, communities through EU funded projects.
- **Ensure** objectives and outcomes of EU projects stay relevant for the social and affordable housing sector.
- **Dissemination and communication** of innovations among members, stakeholders and policy-makers.

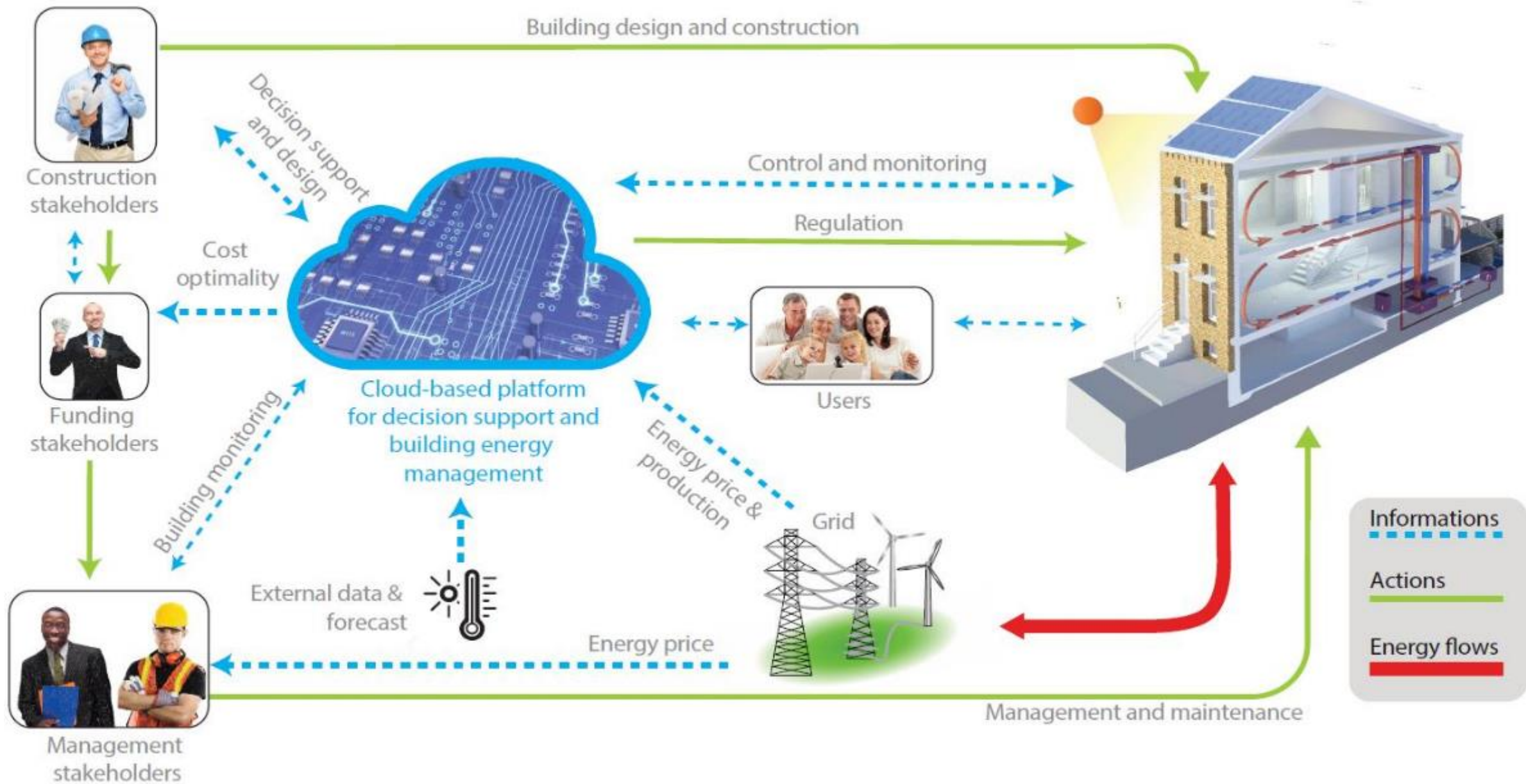


EU innovations to accelerate energetic renovations

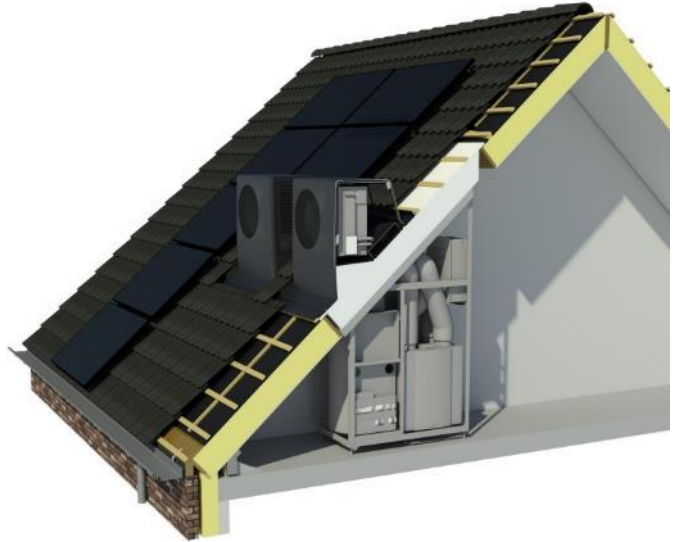
		
<p>Integrated renovation toolkit and cloud-based platform (2017-2021)</p>	<p>Circular Economy Solutions in Housing (2018-2022)</p>	<p>Digital tools and gamification methods for deep renovations (2018-2021)</p>
 	 	 

HEART = HOLISTIC ENERGY & ARCHITECTURAL RETROFIT TOOLKIT

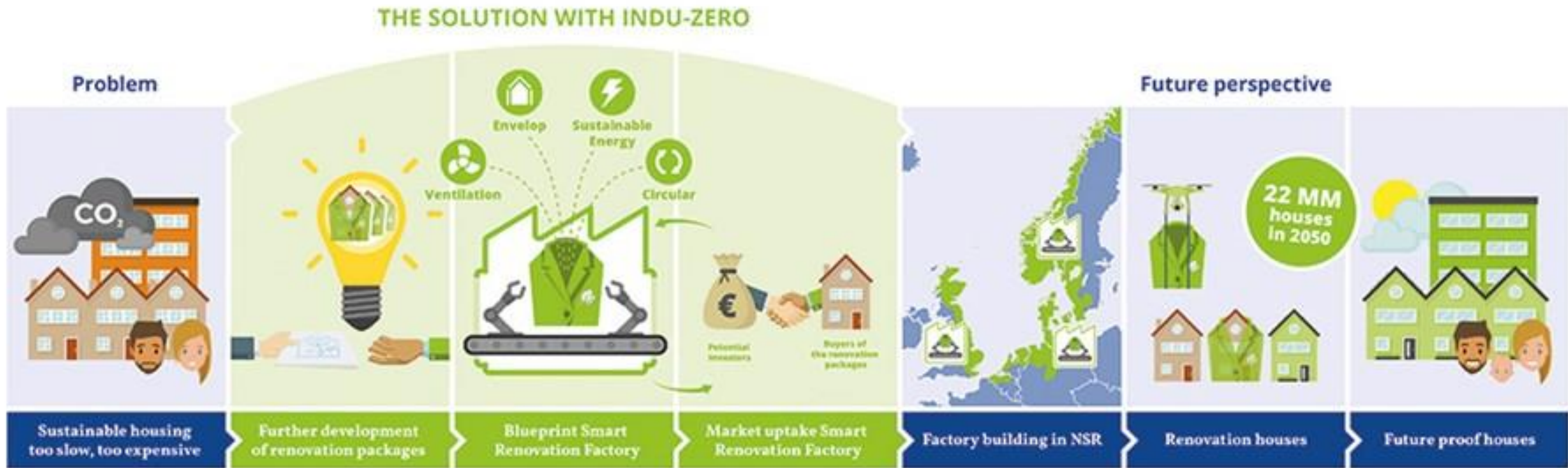




ROBOTICS, BIM, CONCEPTUAL SOLUTIONS, INDUSTRIALIZATION



More Affordable & Better Quality through Industrialization (e.g. INDU-ZERO)



Source: INDU-ZERO



TRIPLE A RENO:

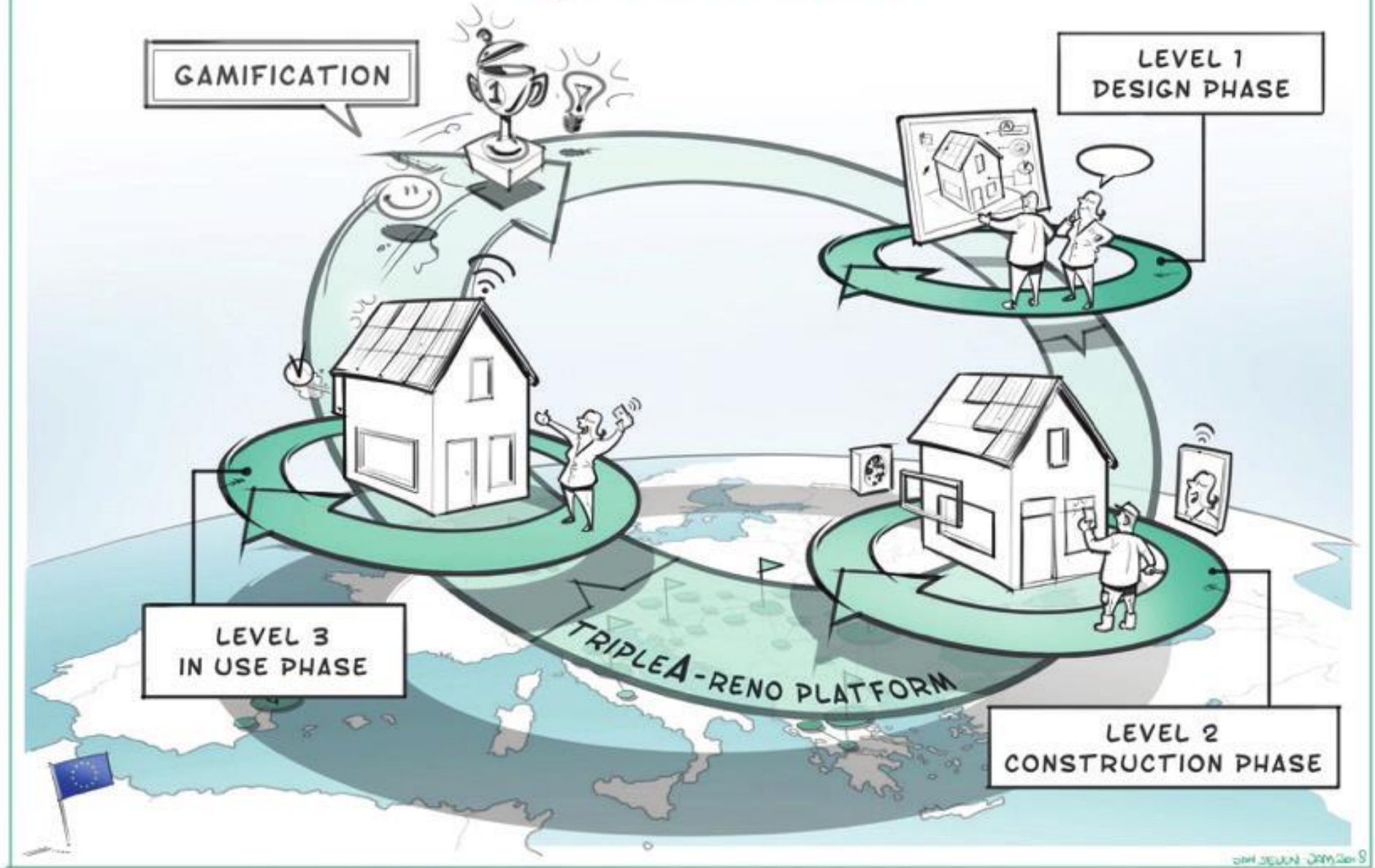
En route to nZEB through gaming

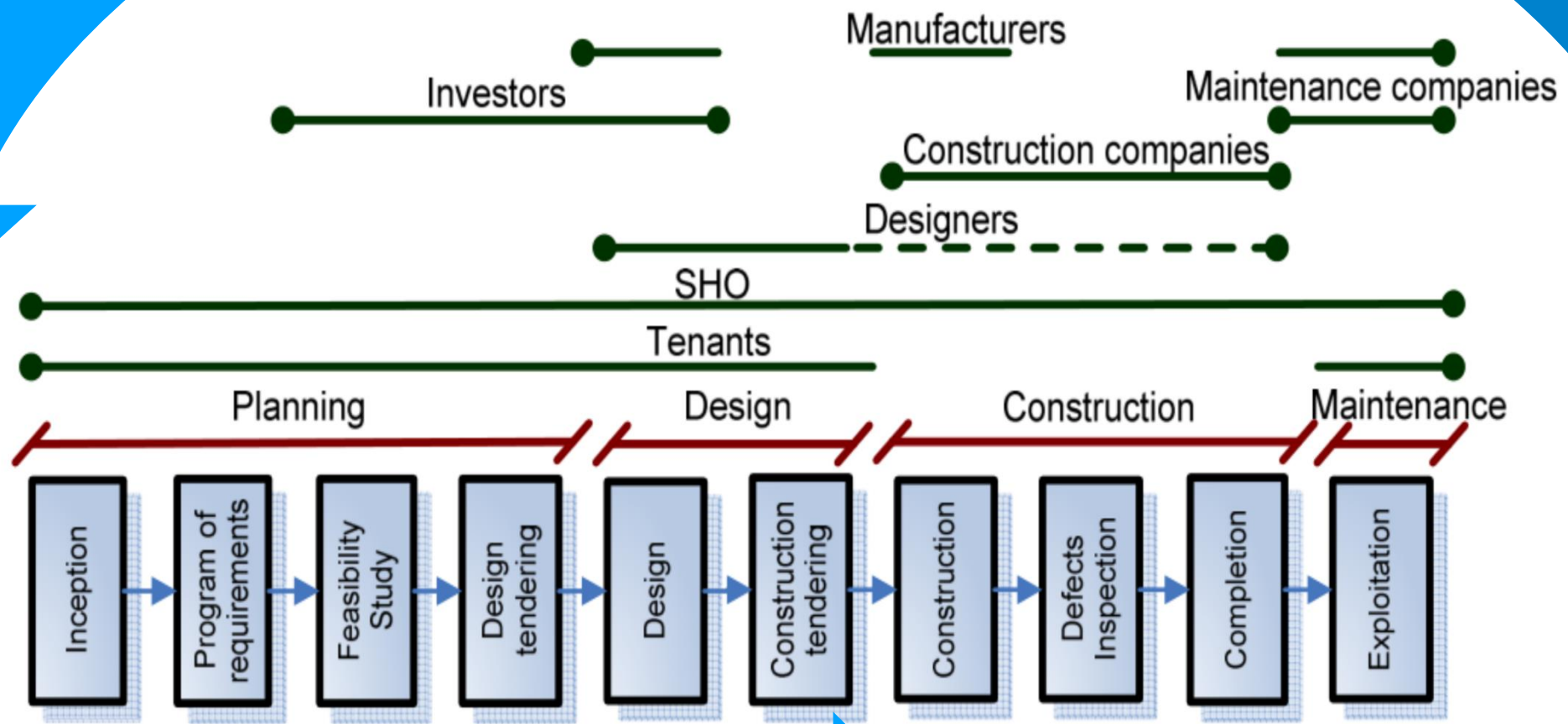
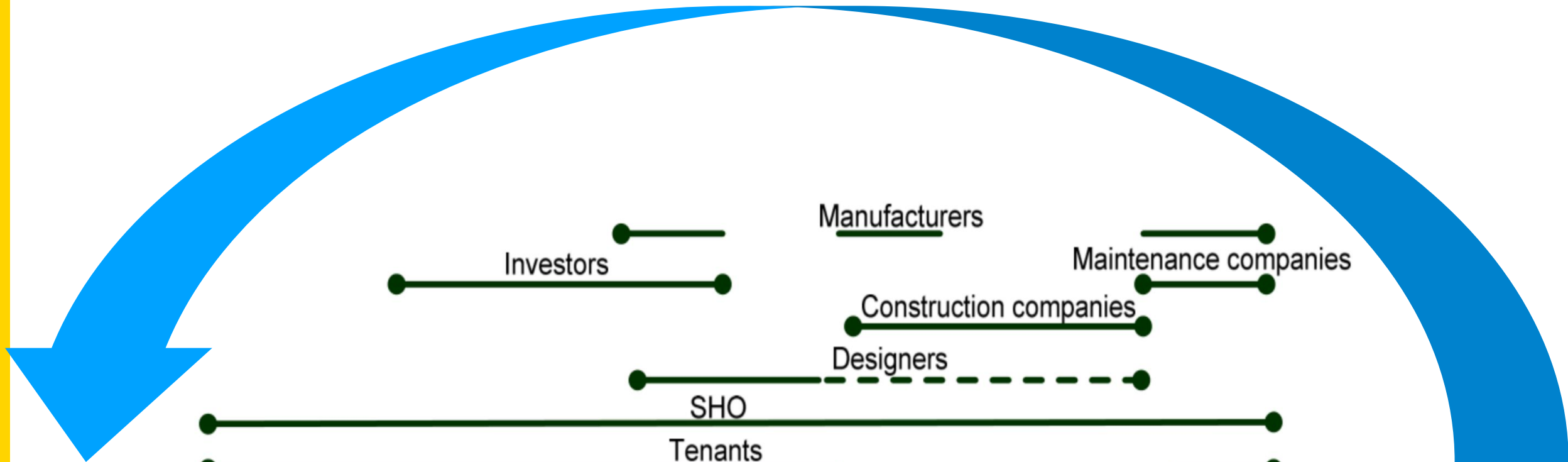


Market barriers for deep renovation:

- Renovation market is supply-driven = **mismatch with end-users' requirements.**
- Low quality control of renovation process = **disappointing outcomes.**
- Limited view on the actual outcomes (energy, health and comfort) post-renovation = **low user acceptance and awareness.**







www.heartproject.e



HEARTProjectEU



HEARTProjectEU

The Next Frontiers ...

- **Zero Emission Neighbourhoods - SYN.IKIA** Nov. 2019

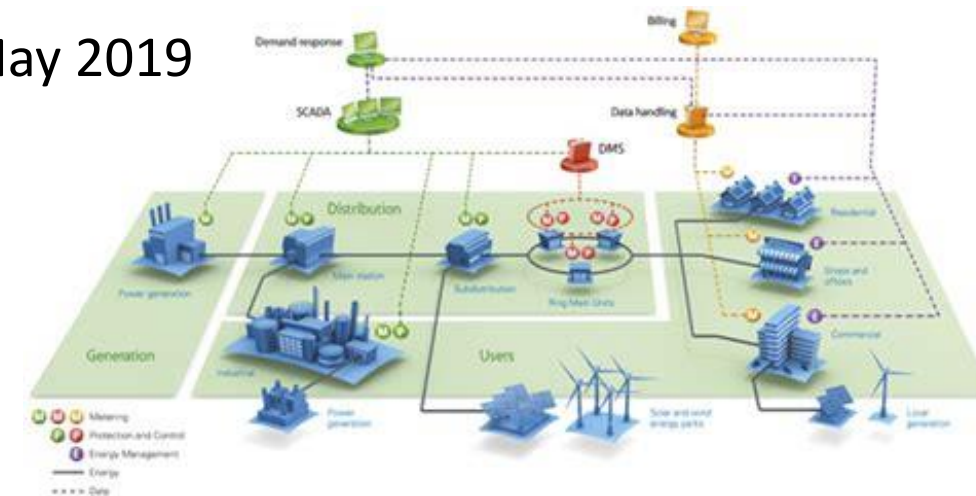
Pilots: Obos (NO), Incasol (ES), Area Wonen (NL)

- **Circular Renovation Modules - Drive O** Oct 2019

Pilots: Heem Wonen (NL), Barcelona Housing Agency (ES)

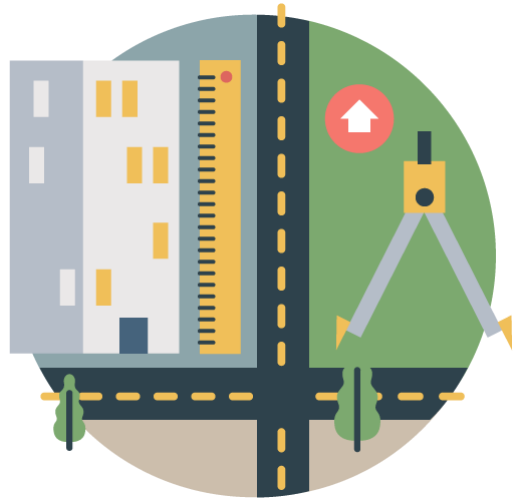
- **SHO facilitate home renovations – OpenGela** May 2019

Pilot: Viviendas Municipales de Bilbao (ES)



Fire cadets - municipality and housing company





VARIOUS FORMS OF ZERO EMISSION NEIGHBOURHOODS

1. City of the Sun (NL)



2. Regeneration dialogue in Lindängen (SE)



3. Renewable self consumption in social housing, Bordeaux (F)



What policy actions do make climate sense?

1. Focus on CO2 emissions at neighbourhood level → promotion of RES (self consumption and DHC)
2. Circular economy
3. Climate resilience (vs. heat waves & floods)
4. Social inclusion, Fuel poverty
5. Investing in hard and soft measures (SKILLS)



To keep in mind

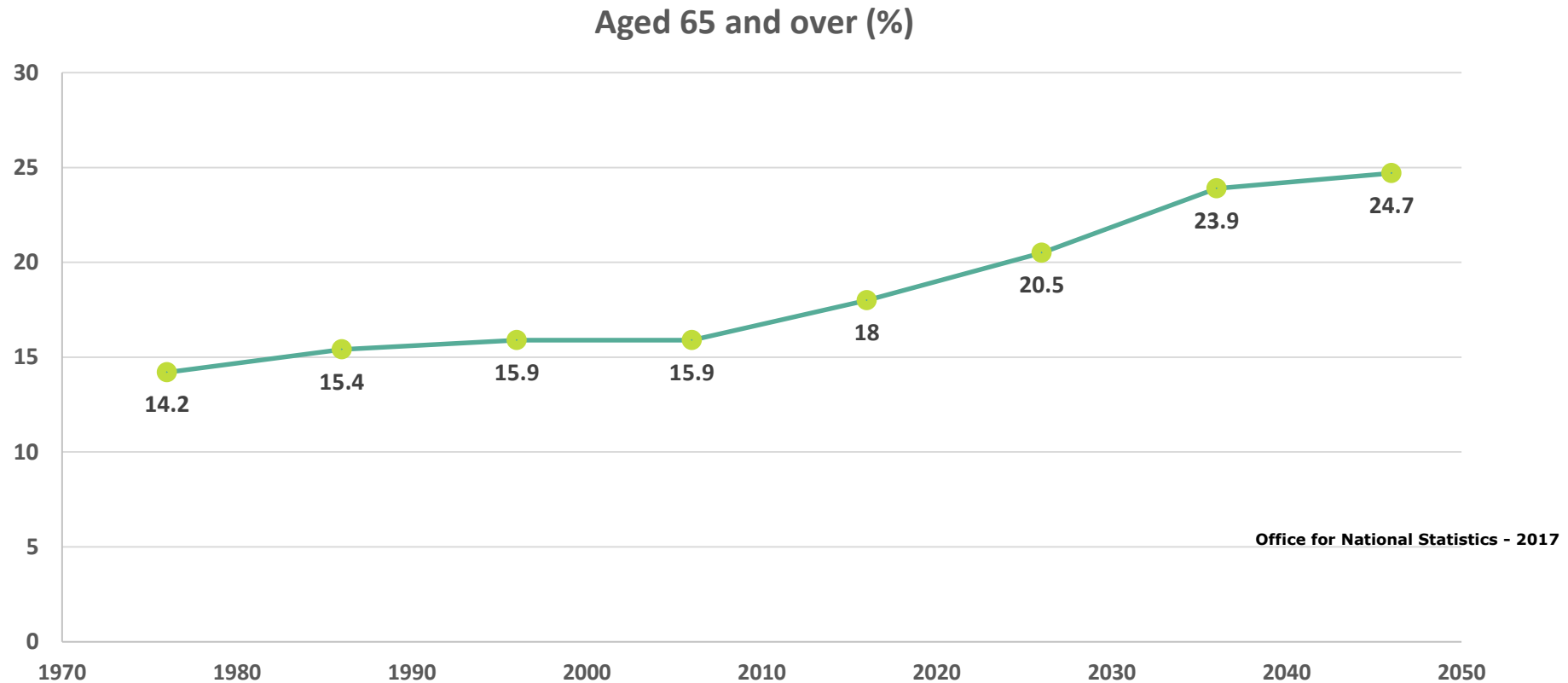


- When there is no public/social housing, there is less renovation, less sustainable housing
- When there is no neighbourhood approach, there is no lasting impact on CO2 and no ownership of the energy transition
- Neighbourhood approach helps drive private sector as well
- Neighbourhood approach helps addressing the issue of public transports and e-mobility
- The future should be ZEN → effect on CO2 (Potsdam) and social inclusion (Lindängen)
- Reduction of energy consumption + comfort allow for adequate rent increase
- Role of Renewable Energy is key: first experience of self consumption in France

Housing + Care and Support

Elderly people are staying longer in their own homes

UK figures on care services at home:





HOUSING EVOLUTIONS

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Scale

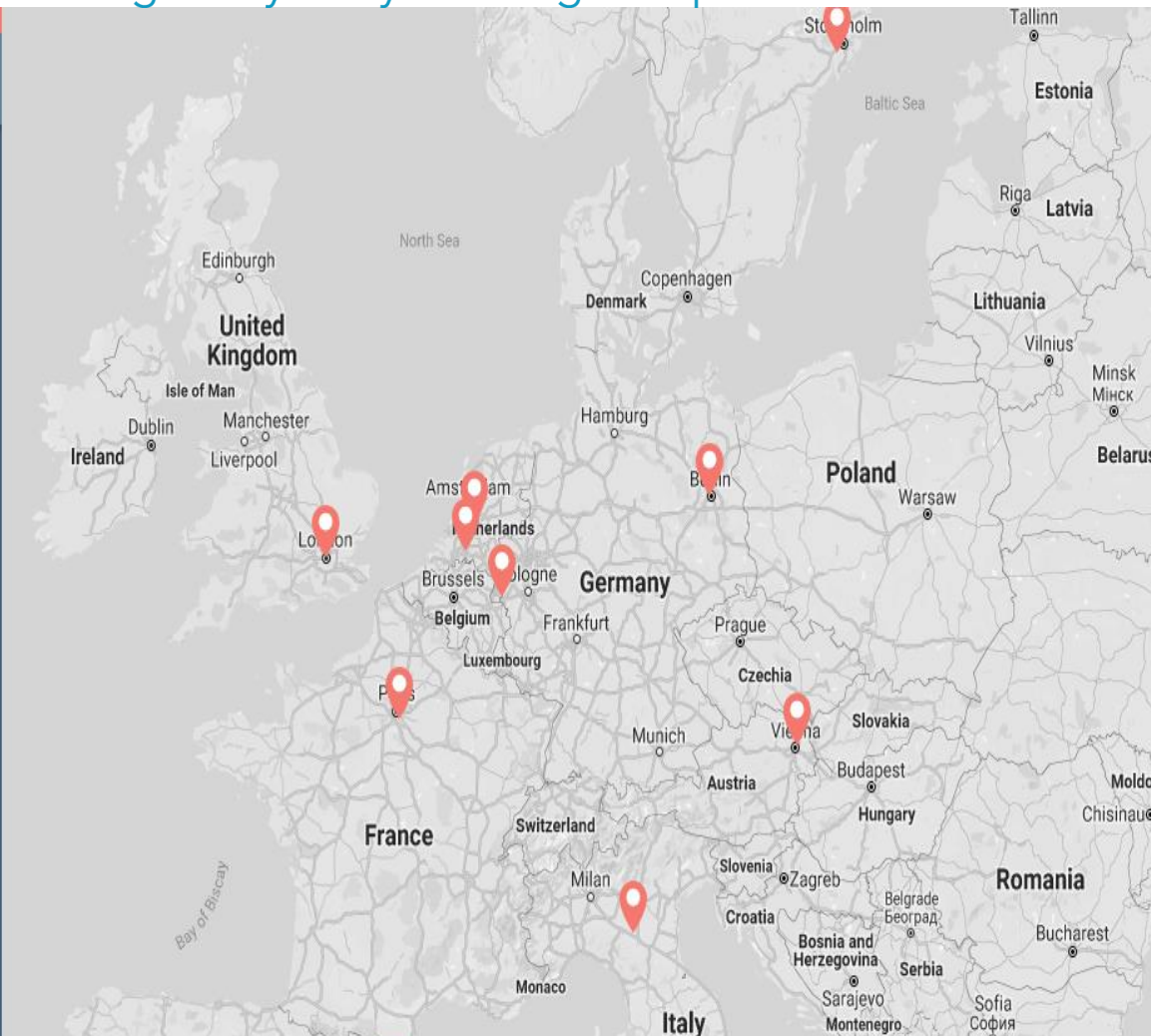
EU funded projects

Responsible Housing Awards

Special mentions

FILTER

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HOUSEFUL : ADVANCE A BUILDING'S CIRCULARITY

VIENNA, AUSTRIA

CONSTRUCTION AND DEVELOPMENT
ENVIRONMENT AND RESOURCE EFFICIENCY



THE SUPER CIRCULAR ESTATE PROJECT

KERKRADE, NETHERLANDS

CONSTRUCTION AND DEVELOPMENT
ECONOMIC SUSTAINABILITY



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11 HOUSEFUL Circular Solutions

1. Quantification of building circularity.
2. Co-creation based on stakeholder engagement.
3. Material Passports (MP) based on BIM to share data across building's value chain.
4. Sourcing of circular building materials.
5. Greywater and blackwater separation for water reuse (>95%).
6. Separation of liquid/solid fraction of white water for water reuse (>95%)
7. Joint treatment of blackwater, solid fraction and grinded blackwater for reuse in toilet, irrigation and biogas.
8. Stabilised blackwater for use as compost in local community gardening.
9. Waste management for recovery and valorisation through disassembly of existing buildings materials.
10. Design of energy efficient facades and roofs using modular and more sustainable materials.
11. Co-creation based on performance rather than ownership of energy systems (Pay per performance model).

The **new Circular Economy Business Opportunities** (CEBO) will be made available as **Software as a Service (SaaS)**

Green new deal – A special place for Social Housing?

- Green New Deal. The objective will be to lay down the ambition to be CO2-neutral in 2050 in a climate law 2030: 55-55% reduction).
- In this context, **policy is deployed on a combination of social (just transition) and green policy.**
- "social housing" exactly touches that intersection. That is why **VP Timmermans** has put this in focus
- The intention is to invest heavily in certain (coal-rich) regions in the local (green) economy. But also in the energy supply of residents by means of large-scale renovation projects. This through the **just transition fund** (value 5 billion EUR, supplemented by investors up to 15 billion EUR)
 - It was indicated that the building renovation passports, map measures at the individual building level while the roadmaps do this at the portfolio level.
 - The **European energy efficiency targets** are far from being met. A lot gains can be made in the transport sector, but especially in the built environment. (Read: the EED and EPBD will probably be reviewed during this period).

Circular Economy

- Producer of Zero Emissions Cement cannot find customers as their produce is higher than conventional
- In a pilot in Limburg developed by a social housing provider, a house was built using materials sourced from the same site reducing all emissions associated with new production of materials and construction and transport. This was only done because it was fully financed as a pilot, this would not make financial sense to replicate
- Housing Providers have shaped or are shaping their CO2/Energy strategies, to ask them now to adapt to circularity is viewed as yet another burden with limited incentives
- Housing Europe will actively feed into the circular economy action plan as the construction sector is in the spotlight. It emits 40% of GHG emissions and our concern is that the cost of moving to circularity is passed on to housing providers and to consumers. We need to work on ways to ensure that the path to circularity is developed with our sector and with citizens
- Piloting & Examples in the following areas:
 - Land (including better use of existing buildings), Water, Energy, Materials (construction & household), Waste

