

HOUSING EUROPE

Opportunities and challenges arising
from the renovation of buildings in
Europe

April 23rd, 2024



European Lighting Forum – Renovating Europe’s Building

Housing Europe Network



43,000 local housing organisations

25 countries

24,936,000 dwellings

roughly 200,000 new dwellings per year

over 200,000 dwellings refurbished per year

roughly €40bn in new investment per year

7,500+ staff employed by the federations

300,000+ staff employed by local providers

One goal

To provide decent & affordable housing for all



#HousingEvolutions

Our members

ALBANIA – AUSTRIA – BELGIUM – CYPRUS
CZECH REPUBLIC – DENMARK – ESTONIA – FINLAND
FRANCE – GERMANY – GREECE – IRELAND – ITALY
LUXEMBOURG – NETHERLANDS – NORWAY – POLAND
PORTUGAL – SLOVENIA – SPAIN – SWEDEN
UNITED KINGDOM – ARMENIA – SWITZERLAND

Our partners

BELGIUM – CROATIA – GREECE – FRANCE – ITALY
KOSOVO – LATVIA – EASTERN EUROPEAN REGION



Austria

(app. 24 % of social housing, about 940 thousand social rental dwellings)

- Municipal public companies (Wiener Wonen the largest with over **220,000 homes**)
- “**Cost rent**”, limited-profit housing association (LPHA) system.

Adds nearly **EUR 1 billion to Austrian GDP** annually.



France

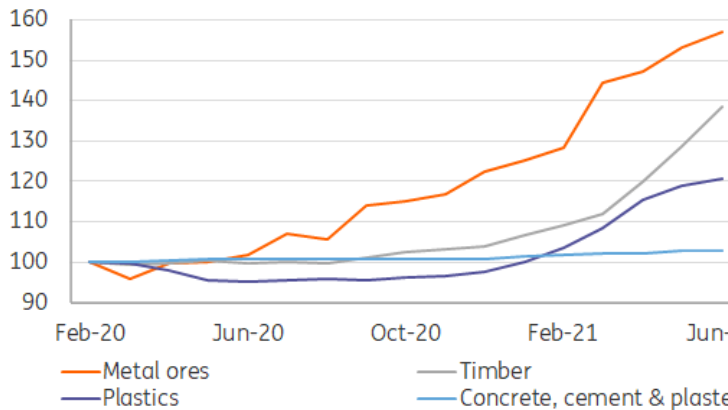
(app. 16% social housing, about 5 million social rental dwellings)

- HLM companies (public and private entities all under same regulation).
- Housing over **10 million people**.
- Centralized model with **compulsory social housing targets** for municipalities.



3 principles for housing = 3 challenges

Affordability

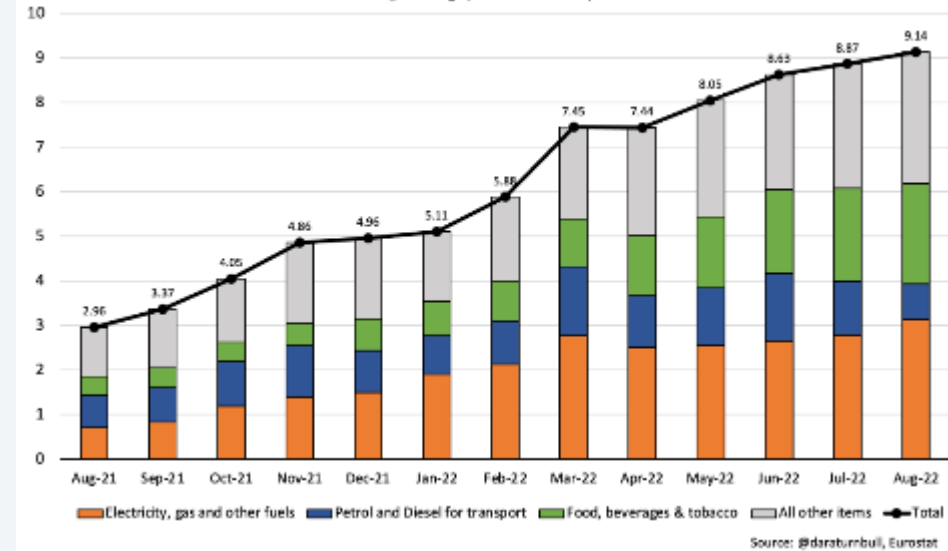


Availability

Sustainability

Balance between those 3 objectives is difficult to reach

What is driving high inflation in the Eurozone?
(percentage point contributions)



Decarbonisation

Massive, effective action is crucial to meet 2050 sustainability targets

75%

Inefficient
building
stock in
Europe

34M

Europeans
unable to afford
to heat their
homes properly

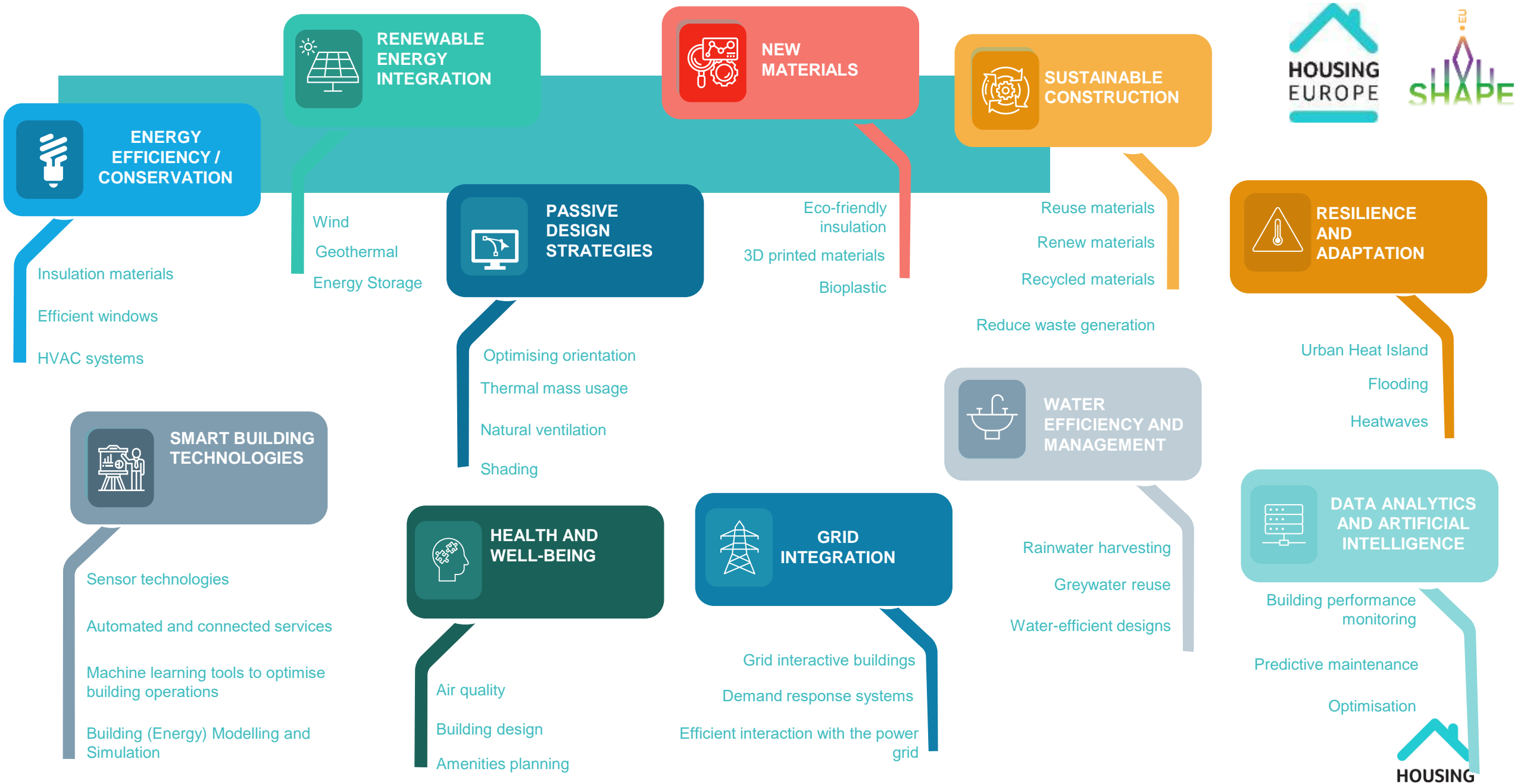
1%

Energy-efficient
renovation in
buildings / year
(while it should
be 2.5 or 3%)

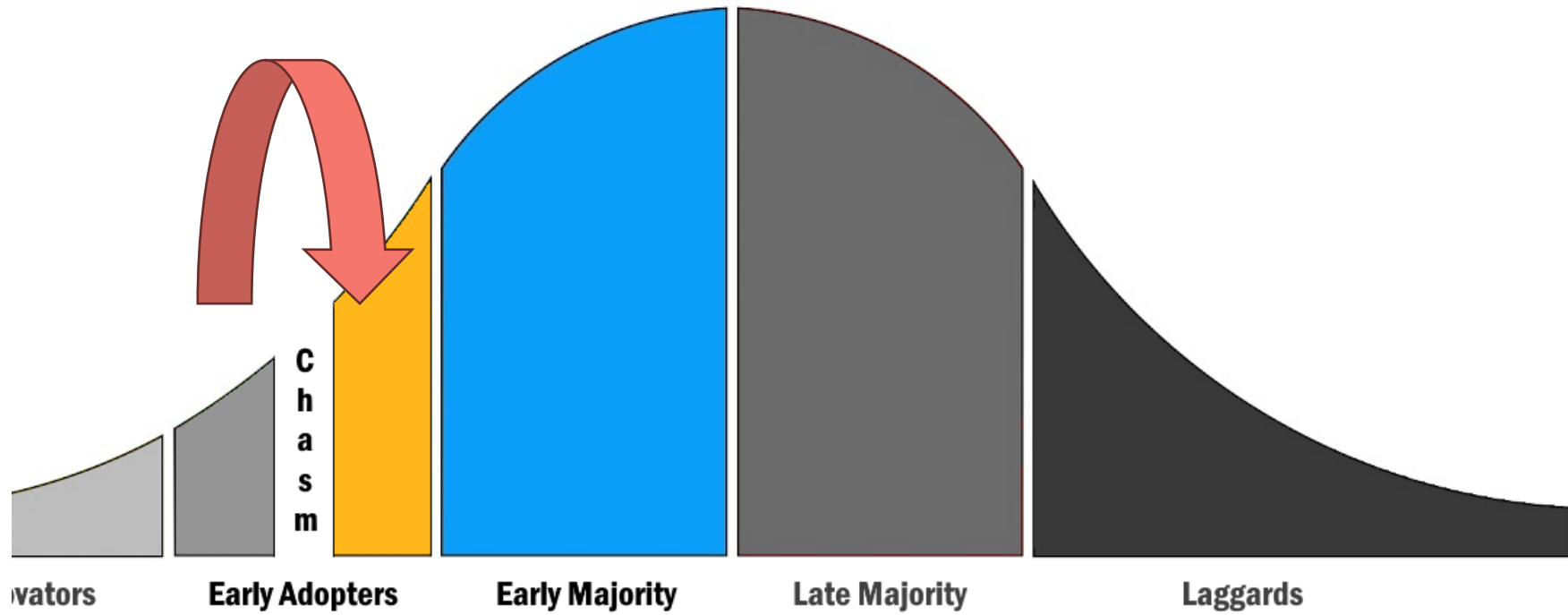
4M

Buildings renovated by
2030

*Intended contribution of the public,
social and cooperative housing sector*



Technology Adoption Life Cycle



Innovation by Housing Europe



- Single access point and fast-track **building envelope technology and systems** from SMEs
- Housing associations offer testing facilities (=pilots).
- Members and housing providers have **access** to the **latest innovations in building envelope solutions**.



- **Machine Learning based tool** based on historical data that **supports decision making in construction / renovation** to reduce energy consumption
- Added insight into the real impact of investment
- Knowledge on actual policy impact means increased leverage in policy discussions with implications in the housing community



- **Integrated Renovation Methodology**, that emphasises social innovation, local champions as mediators, and local economic strategies
- A small project where we can learn what works and what doesn't re social innovation.
- Once validated, a model to kick-start **your district level renovations**.

EUROPEAN AFFORDABLE HOUSING CONSORTIUM



Discover the project

Guidelines to create thriving districts

Get support

Find inspiring examples

Find policy solutions

Events



What did the European Affordable Housing Consortium achieve in only 24 months?

22-02-2024

Two years ago, Housing Europe and 9 committed partners were tasked by the European Commission with the take-off of the European Affordable Housing Initiative. We accepted the challenge and created a rich and diverse capacity-building programme that provided a set of tools on how to renovate homes for people and have a strong social impact on communities. Our partnership also believed that peers with solid experience must meet and share in detail their renovation path.

3 Blueprints with tried and tested approaches which will answer your questions on how to plan and implement innovative renovations that leave no one behind.

They will help public, cooperative, social housing providers, SMEs, and cities to answer their questions on the following topics.

- Project implementation and financial feasibility
- Technology and digital applications
- Social inclusiveness and liveability

22 Supported districts from different corners of Europe that received tailored support for their renovation project.

SOCIALE ENERGIE SPRONG @ HOESELT, be

- ❑ Pilot in Hoeselt, Belgium
- ❑ Economies of scale to accelerate the modernization of social housing buildings and keep costs under control.
- ❑ Application of pre-fabricated external cladding and energy panels, all fixed externally.
- ❑ 9 days of works on site > Tenants remained in their homes throughout the period.





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CASERNE DE REUILLY @ PARIS.fr

- ❑ De Reuilly barracks: transformed into social and affordable housing in Paris.
- ❑ Part of long-term vision of Paris as a sustainable city.
- ❑ Circularity principles, maintaining the architectural heritage and memory of the place.
- ❑ Previously idle.





LIGHTING IN AFFORDABLE CONSTRUCTION / RENOVATION?



- **Energy Efficiency:** efficient lighting solutions for the RW
- **Automated Lighting Solutions:** automated control and optimisation of lighting usage (sensors, timers, dimmers), allowing adjustment based on occupancy and natural light levels
- **Machine learning tools:** learn, optimise and predict from energy consumption patterns, weather forecasts, occupancy styles, and building characteristics, to recommend strategies for efficient lighting control.
- **Building (energy) modelling and simulation:** virtual representations of buildings / components, such as lighting systems, to recommend best choice.

LIGHTING IN AFFORDABLE CONSTRUCTION / RENOVATION?



- **Well-being:** lighting solutions that mimic natural light patterns, promote better sleep cycles, etc. to create healthier indoor environments.
- **Inclusivity:** adjustable lighting fixtures, motion-activated lights, and lighting controls that are easy to use for people with diverse needs
- **Collaboration:** Work with other players in the market, such as contractors, architects, engagement experts, etc. to develop integrated solutions that address multiple aspects of building renovations, including lighting.

Thank you

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