

## The district approach and the potential of SHAPE\_EU

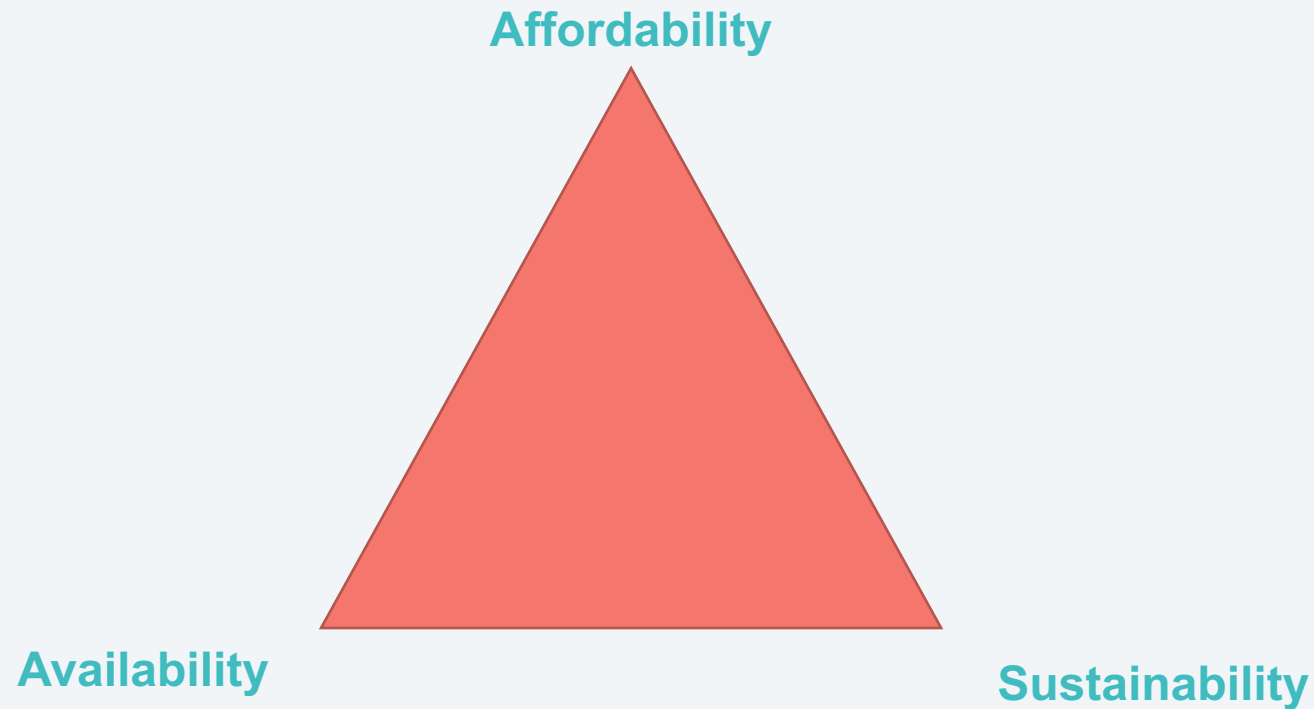
**João Gonçalves**  
Housing Europe

11th July 2022



**HEART Final Conference:  
OPENING DOORS TO EFFICIENT  
BUILDINGS IN EUROPE**

# 3 fundamental principles



The balance between those 3 objectives is difficult to reach – Regulations are a determining factor BUT external factors also

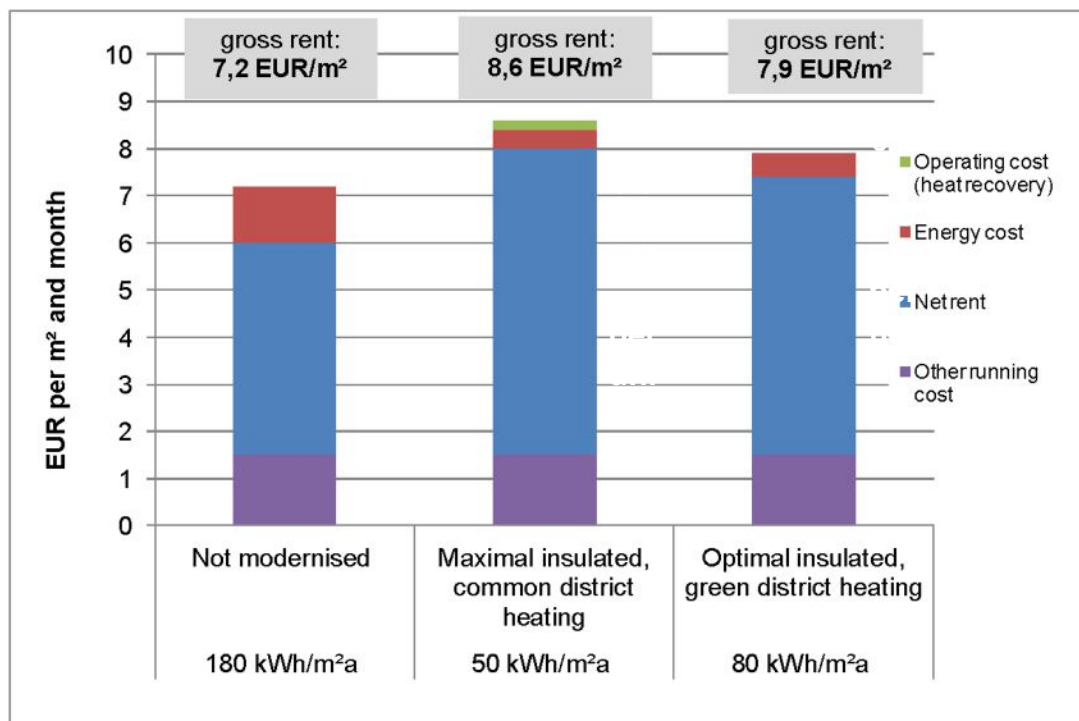
# Challenges

- Decarbonization regulations, if not well designed, could disrupt the balance between affordability, availability and sustainability
- European Social Housing Providers have identified the following risks:
  - **Risk of negative socio-economic impact from decreasing housing affordability:** members of Housing Europe flag the issue that lack of affordable housing is an increasing problem especially in urban areas.
  - **Risk of increasing costs impacting affordable housing supply**
    - worsening affordability: construction costs, delays due to disruption in the supply chain and unfulfilled demand for labour and skills in the construction sector.
    - The availability and cost of land also deteriorates affordability.
  - Tension between affordability and energy efficiency standards/requirements, but > opportunities for innovation and positive impact for residents and the environment.

# The district approach as a way to solve the triangle



## Potsdam Drewitz: results and conclusion of renovation of social housing estate



## Renewable self consumption in social housing, Bordeaux





# Sweden Holistic Neighbourhood Approach



No-go Area

Before and  
After



ORÖLIGHETER. En bil sattes i brand i Backe sent i går kväll. Ett stort polisuppåtd sattes in för att stävja ungdomstumultet.

## Bil sattes i brand av ungd



# European Green Deal

aim to reduce EU greenhouse gas emissions by at least 55% by 2030, compared to 1990 levels

## New Industrial Strategy (updated)

EU's world-leading industry to lead the twin green and digital transitions

**Strengthen the competitiveness of the construction, proximity and social economy ecosystems** combined with investment in a modern social and affordable housing sector



## AFFORDABLE HOUSING INITIATIVE



*Pilot 100 lighthouse renovation districts*

*"...and **provide blueprints for replication**, setting liveability and the latest innovations at the forefront"*

## Renovation Wave

- Renovation of public buildings
- Decarbonising heating and cooling
- Tackling energy poverty and worst-performing buildings

## New European Bauhaus

- ✓ **Environmental** sustainability
- ✓ **Aesthetics**, quality of experience and style, beyond functionality
- ✓ **Inclusion**, from valuing diversity, to securing accessibility and affordability

# Affordable Housing Initiative



Pilot **100 lighthouse renovation districts**

"...and **provide blueprints for replication**, setting liveability and the latest innovations at the forefront"



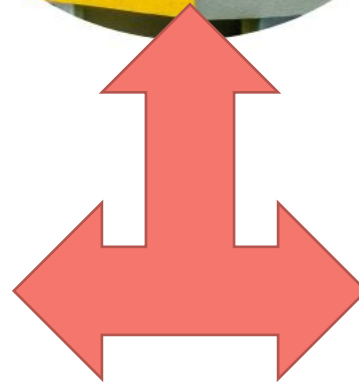
## New Bauhaus

How sustainable living should look like in the future?

### European Affordable Housing Consortium

*Provide "Technical Assistance" to local actors*

*Partnership of European level organisations*



### Horizon Europe calls Round 1 "Lighthouse Demonstrators"

# 3

Projects

September / October 2022

Start





# European Affordable Housing Consortium: Sustainable Housing for Social Impact

## SHAPE-EU

### SHAPE-EU Partners



### Affiliated Partners



The SHAPE-EU project has received funding from the European Union's Single Market Programme under Grant Agreement no. 101069909



# Objectives

## SHAPE-EU

European Affordable  
Housing Consortium

Support **SMEs, public authorities** and **social and affordable housing providers**, in their planning and building renovation projects (district level)

SOCIAL AND  
AFFORDABLE  
HOUSING

DISTRICT  
RENOVATION

INNOVATIVE  
(LIGHTHOUSE)



*Not any kind, but that integrate...*

Smart, circular and modular  
renovation approaches,

People-centred models,

Co-creation and engagement  
practices > NEB

Liveability, Affordability at their core

# Methodology



# How to...

- Provide temporary accommodation for tenants during renovation period.
- Deliver SME-friendly, innovation and partnership procurement targeting social housing.
- Attract and include private capital (e.g., use social and green bonds) as a source for funding lighthouse districts.
- Ensure cost-neutrality for residents after the renovation operation.
- Team up with local authorities for the uptake of new technologies targeting social and affordable housing.
- Tackle renovation of multi-apartment blocks, including multi-ownership challenges.
- Create new architectural and design approaches that allow in individual housing buildings to address a combination of purposes: housing, economic, leisure, nature, etc.





# How to...

- Combine different target groups such as intergenerational, single parents, people in need, people with disabilities, but also income-related combinations or other aspects that counteract segregated housing.
- Ensure co-creation (priority for residents' engagement models) in the process of renovating social and affordable homes
- Develop different models of co-ownership or shared ownership of accommodation or certain utilities such as energy, shared mobility services, equipment, etc.
- Consider the role of mediators and mediation techniques to align different interests that might promote or hamper district renovations.



# How to...

- Put in place modular building systems.
- Maximize circularity in renovation and construction of the districts.
- Ensure energy efficiency at district-level by combining different sources of energy and respecting regulatory requirements.
- Tackle split incentives.
- Digitise social housing service provision (for example, customer relations, energy monitoring, waste collection) in an affordable, adaptable and purpose driven manner.
- Approaches for spatial planning and urban planning of districts to make a combination of purposes possible (housing, economic, leisure, nature, etc.)
- Aggregate different project.
- Promote industrialised packages (standardised renovation solutions)?



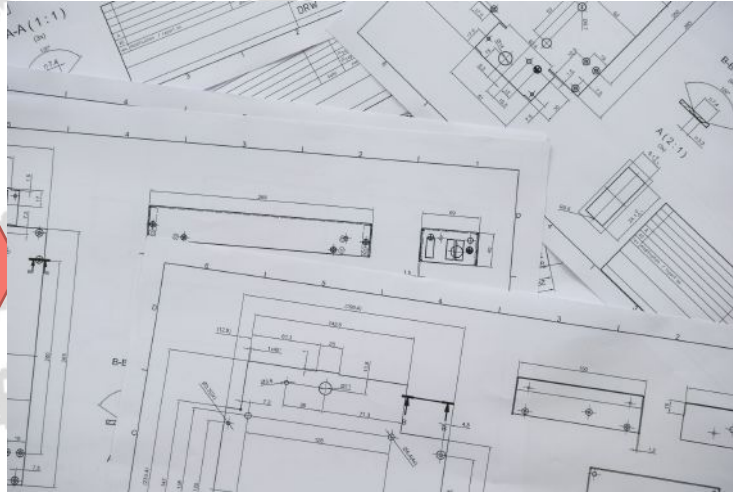
# Blueprints for Replication



Gaps, problems

Best Practices

Available funding



Feedback from practitioners and experts at national level

Blueprints for replication



Peer-to-peer support



# The European Affordable Housing Consortium: Sustainable Housing for Social Impact

Call to action



<https://shape-affordablehousing.eu/>

# Events

Customised support by  
peers (mentorship)



AHI Summit  
AHI Bootcamp  
AHI Tech Camp



Site Visits



Webinars on Financials  
Online Training



# Lighthouse Districts

## ***Viladecans, Spain)***

*Public-private partnership*

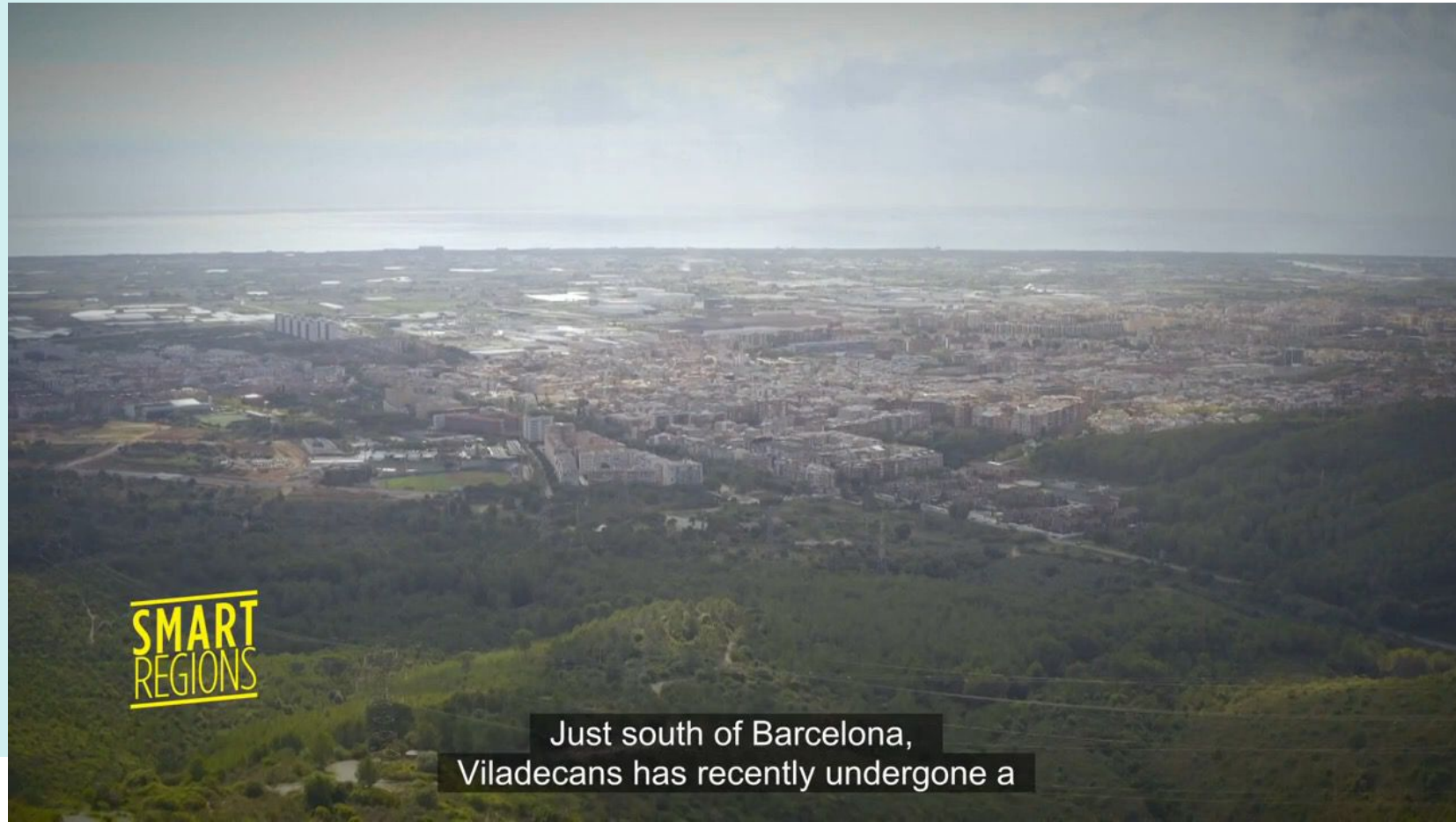
*Hand over to the residents the  
ability to manage their energy  
sources*



- ✓ Reduction of energy bills
- ✓ Build a “culture of saving”



#ENERGYCOMMUNITES #SPAIN



Just south of Barcelona,  
Viladecans has recently undergone a



# Lighthouse Districts

## ***Berlin, Germany***

*Renovation of the Nettelbackplatz estate*

*Self-organised community and neighbourhood*

*Joint planning and delivery of the renovation project*



- ✓ Visually striking and representative image of cooperative architecture in an urban surrounding.
- ✓ Ateliers and co-housing solutions to create occupation mix;
- ✓ Common facilities like gym, community hall, common urban gardens.

#CO-CREATION #GERMANY



# Building Capacity

## Renovation Solutions Catalogue (Federation of Dutch Housing Associations (AEDES))

- ✓ Inventory of market-ready (sustainable) innovations
- ✓ Sourced with projects that have received an Netherlands Enterprise Agency grant,
- ✓ Market-ready and recent products (after 2017).
- ✓ Split into 16 categories, including construction year, building type and number of applications.



<https://uptempo.nu/>

# Building Capacity

## Kombuhus – ready to use public procurement (Public Housing Sweden)

- ✓ Centrally procure renovation works on behalf of members (economies of scale, increased negotiating power).
- ✓ 3 procurement processes for ready-to-occupy apartment blocks: (1) Kombohus Bas, (2) Plus and (3) Mini.
- ✓ Quality and energy performance all good + can be erected anywhere in Sweden at a set price.



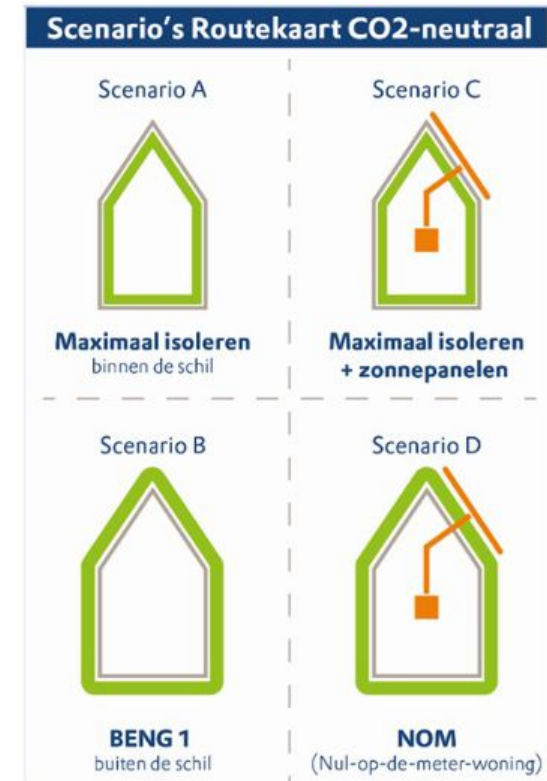
<https://www.sverigesallmannnytta.se/in-english/>



# Building Capacity

## Roadmapping - Federation of Dutch Housing Associations (A

- ✓ Jointly set climate goals and providing the carbon-reduction roadmaps.
- ✓ 4 roadmap choices:
  - ✓ Maximum insulation within the existing shell.
  - ✓ Extra insulation on top of the possibilities of the existing shell.
  - ✓ Maximum insulation plus solar panels and possibly low temperature heating.
  - ✓ Adding extra measures to the second scenario for generating the remaining energy requirement.



<https://aedes.nl/media/document/sectorrapport-co2-neutraal-aedes-mei-2018>

2018

# Thank you

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