



Renovation wave and the Affordable Housing Initiative

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The Renovation Wave

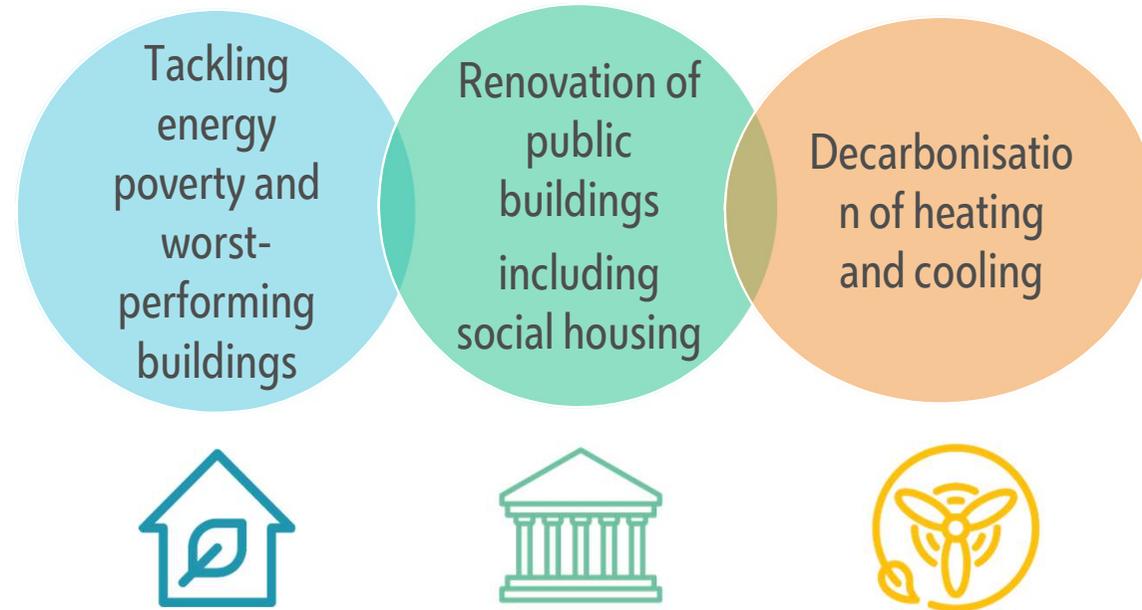
Context

- **Recovery package** : *Renovate* is one of the 7 flagships
- **European Green Deal** : buildings are responsible for
 - 40% of our energy consumption
 - 36% pf GHG emissions

Objective

- Double the annual energy renovation rate of buildings by 2030
- Foster deep renovations
- Create 160 000 jobs in the construction sector

3 focus areas



Energy poverty & worst-performing buildings

34 million people

- in energy poverty

800,000 social homes

- require renovation each year

€ 57 billion investment gap

- in social and affordable housing, annually

Recommendation

- on energy poverty

EPBD

- minimum Energy Performance Standards

LTRSs & NECPs

- developing effective strategies to combat energy poverty through renovation

Standardised solution packages

- finance, tech, works

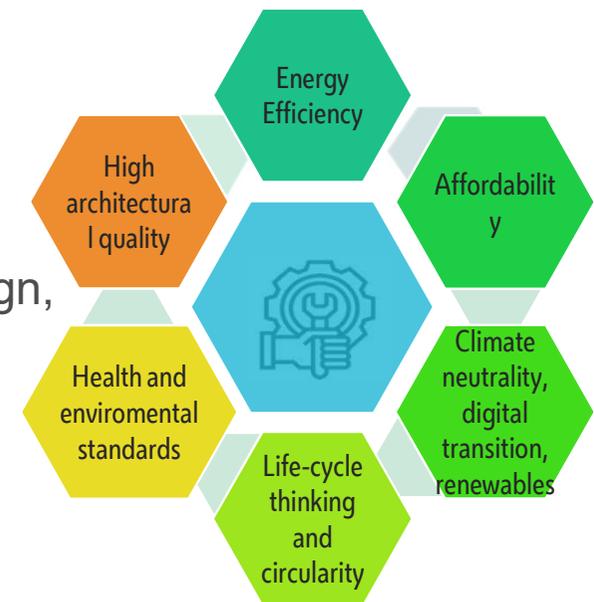
Affordable Housing Initiative

The Affordable Housing Initiative

Key objective : pilot the renovation of 100 lighthouse social and affordable housing districts

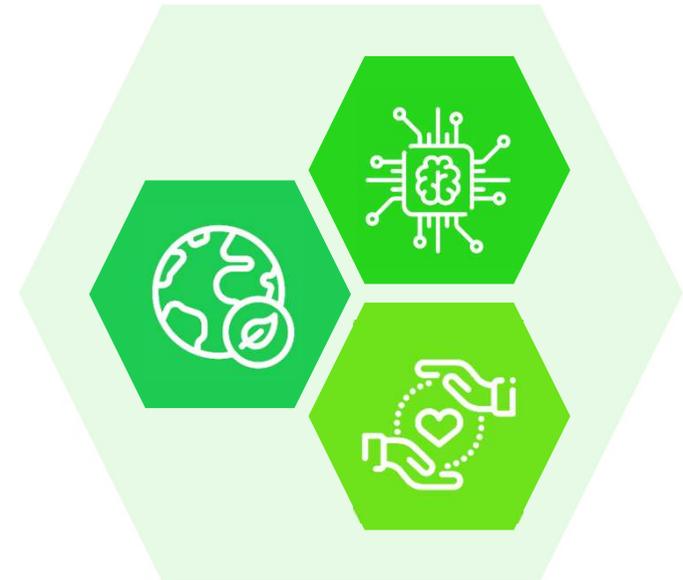
Following an integrated approach, the renovation of social and affordable housing shall :

- Combine technologies, such as **digital**, smart **energy efficient** solutions, **circular** and modular renovation tool-kits and eco-design, use of **renewables** as energy sources, etc.
- Use and develop **human-centered** business models, promote social innovation and frameworks to **empower residents** (co-investing, resident owned services...)
- Ensure that renovated units remain **affordable**
- **Follow a district-level approach** : economies of scale, transform entire neighbourhoods and create new business opportunities



Expected outcomes

- Support the **recovery** of the construction ecosystem
- Demonstrate **replication potential** towards other districts and develop a network amongst social housing providers.
- Act as a catalyst for relevant EU projects and policy and channel **skills** towards local projects and stakeholders, e.g. active aging, smart cities, energy communities, skills, etc.
- Deliver **blueprints for local industrial cooperation** between construction SME's, social housing companies and public authorities and push their innovation capacity and adapted skills e.g. through clusters and innovation partnerships.
- Support the creation of qualitative (social) housing districts that are **energy efficient** and **enjoyable to live**.



First step : creation of an EU-level partnership

Why ?

- guarantee that local renovation projects targeting social and affordable housing have access to necessary technical capacity and funding
- activate industry and research to push for innovative solutions targeting social housing

Who ?

- **Construction sector** (renewable energy, creative industries, electronics) - SME's, industrial clusters
- **Social housing sector** reaching out to social housing providers and associations, housing cooperatives, local social services, social economy and civil society
- **Cultural** associations, artists, architects, designers, engineers, in the link with the **New European Bauhaus**
- **Public Authorities**: Local, regional, cities, public private partnerships
- **Financial institutions and investors**
- **Inhabitants**: tenants, owners, vulnerable groups.

→ Call to be launched second quarter 2021

Next steps and Implementation

- **Support and advice for creation of project pipelines**

« improve the capacity of social housing associations, housing cooperatives and organisations improving affordability by participation of owners and residents in renovation and housing projects »

- Access to funding: EU, local funding, private investment, philanthropy
- Technical capacity: project design, standards, financial setup, ...
- Regulatory aspect: Public procurement, state aid, services directive.
- ...

Next steps and Implementation

Support for innovation and experimentation

- **Focus on social innovation, technical innovation and digital innovation:**
- Broad and inclusive **engagement models for inhabitants** through cooperative structures and one-stop shops, project focusing on intergenerational living, inclusion of social services and access to training, education and employment possibilities, co-working, incubation and fablab spaces.
- Renovation is **not just about energy efficiency**: livability, access to green spaces and biodiversity, have an eye for aesthetics and engage inhabitants and empower owners → go the extra mile
- Make existing (digital) **technologies in housing and construction** available, affordable and adapted towards needs in social housing. For example basic domotica, assistive technologies (speech, physical support, etc.), energy savings tools, etc.
- Interlinkages with the **New European Bauhaus**: cultural, aesthetic and creative aspects in renovation of social housing and integrated in a wider urban development approach.