

LE ESPERIENZE E I MODELLI DI SOCIAL HOUSING IN EUROPA

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11 MAGGIO '17 ROMA • Sala Basevi Legacoop





The European Federation for Public, Cooperative and Social Housing

For more than 28 years the voice of the housing sector in Brussels

About us in brief

Network of national and regional housing provider federations

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

44 members in 24 countries (19 EU Member States)

Manage 26 million dwellings, about 11% of existing dwellings in the EU



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.icsh.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

PROCIVIS
www.procivis.fr

FNCOOPHLM
www.union-habitat.org/coop

CECODHASPOTUGAL
www.cecodhasp.org

ASSOCIATE MEMBERS

ARMENIA
ASBA
www.asba.am

SWITZERLAND
SVW
www.svw.ch

NORWAY
NBBL
www.nbbl.no

FESOCOLAB
FLW
www.flw.be

SLRB
www.slr.birisnet.be

SWL
www.swl.be

VMSW
www.vmsw.be

BL
www.bl.dk

AEDES
www.aedesnet.nl

GdW
www.gdw.de

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

TU
TÜRKKENT
www.turkkent.coop

FederCasa
www.federCasa.it

FEDERABITAZIONE
www.federabitazione.confcooperative.it

Legacoop Abitanti
www.legacoopabitanti.coop

AGCI-ABITAZIONE
www.agci.it

EKB
www.ekb.gov.al

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.

Strong alliances



- Current overview of today's co-operative housing market
- and of the new innovations of co-operatives

Picture: Tampere University of Technology



The Housing Co-operatives

- A housing co-operative is a housing business that is a consumer co-operative mutually owned by its members
- Housing co-operatives often manage to provide housing at costs that are below the price of a similar home in the open housing market
- The reason for this is that the prime objective of housing co-operatives is to provide good quality and affordable housing in the interests of their members, and not to maximise profit for developers or shareholders

The Housing Co-Operatives in Europe

- On average 10% of Europeans live in housing co-operatives
- Coops have traditionally been strong in Scandinavia, but coops have longer history in Germany, Italy, Spain
- Coops have also been historically strongly represented in eastern Europe since well before Communist times
- The first independent housing co-operatives were formed in the mid-19th century in Berlin

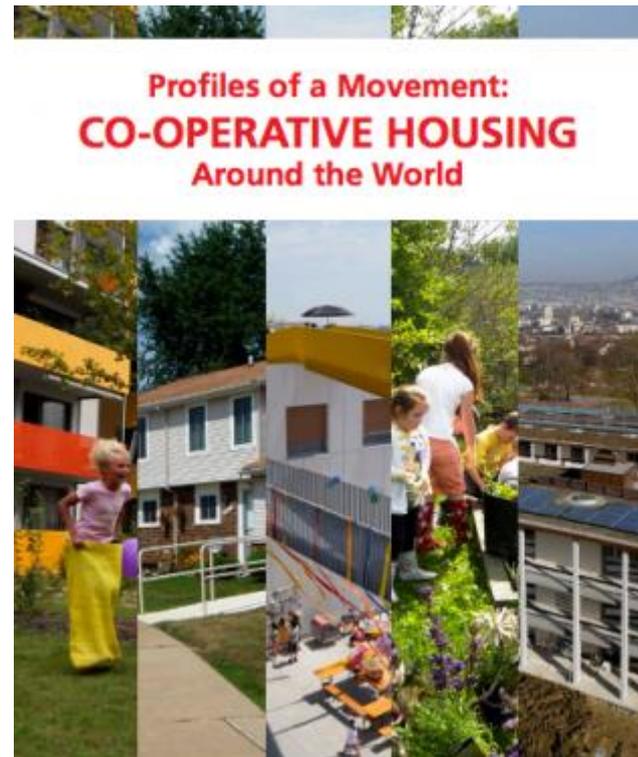
The European countries in which co-operative housing is an important part of housing market

Sweden	22 % of the total housing stock
Poland	20 %
The Czech Republic	17 %
Norway	15 %
Slovakia	15 %

Source: Profiles of a Movement: Co-operative Housing around the World. April 2012.

Profiles of a Movement

- Report published jointly by Housing Europe and ICA Housing
- First effort to present the history and the current realities of co-operative housing throughout Europe and around the world
- contribution to 2012, the United Nations International year of Cooperatives



The active players on the market

Italian housing co-operatives

- The basic idea is that a cooperative management can ensure both the starting-up and the maintenance of the community in the long-term period
- "SH-LAB Social Housing Laboratory, tools for Social Housing management "



The active players on the market

Co-operative Housing Ireland

- CHI develop training opportunities, local kindergartens that are partly co-managed by residents...) as part of their concept of '*cooperative living*'
- After 2008 finance crisis and fall of the government funding for new housing, Co-operative Housing Ireland has worked closely with local government to continue to deliver housing developments
- Examples:
- **Avondale Park**, Fingal: in partnership with Fingal County Council, Co-operative Housing Ireland have managed the planning, design and delivery of 216 state-of-the-art new homes alongside a purpose built child and family service.
- **Riverside, Loughlinstown**, Dun Laoghaire-Rathdown: on a site provided by Dun Laoghaire-Rathdown County Council, we developed 49 new apartments in a landmark new building. The development includes a communal room that is used by the community as a library and for after-school clubs and social events

The active players on the market

HSB in Sweden

- HSB and Riksbyggen are the largest organisations in Sweden
- HSB represents 334 657 co-operative housing units in 3943 coops
- Their motto: “Together, we decide when our building needs renovating, as well as when we need to undertake larger environmental initiatives.”
- HSB is very active developer especially in the area of sustainability:
- <https://www.youtube.com/watch?v=fRL52uOMf1c>

HSB Living Lab



The HSB Living Lab is a research project taking place in a specially built residential building for students, located in Gothenburg, Sweden. The students and researchers are trying different products, materials and are testing different ways of living. Research is conducted in close collaboration with Chalmers and Gothenburg Universities and the results will be used by HSB to develop the homes of tomorrow.

Source COOP Co-operative Housing International

The active players on the market

Riksbyggen in Sweden

- Riksbyggen is a company owned by the building unions, local housing associations and by other national co-operative associations.
- Riksbyggen represents 176 000 co-operative housing units in 2370 co-operatives
- aims to promote co-operative ideas through its own activities and by working together in Sweden and internationally with organisations supporting cooperative developments.

The active players on the market in Switzerland

- Housing co-ops represent 57% of the non-profit rental stock and 4,3% of the total housing stock in Switzerland, largely located in large cities, for instance they represent 20% of the housing stock in Zurich.
- They have a very solid financing model based on contributions from the entire sector: the umbrella organisation of housing coops administers two Funds(a revolving fund and a solidarity fund) which provide loans with advantageous interest rate to complete financing of the project and to reduce the costs.
- Furthermore The Bond Issuing Co-operative (BIC) secures capital from the market by issuing bonds of 7 to 10 years term. Bonds are guaranteed by the Confederation. Some cantons also provide financial support mainly in the form of land at reduced costs

New trends in Co-operative housing?



Impact of 2008

- some coops were strongly hit by the crisis, especially coops that are only formed to build and sell housing but then are dissolved
- At the same time there's renewed interest in coops as a form of mutual help/ solidarity and community involvement (e.g. in the Netherlands they are now trying to set up the legal framework so that they can have housing coops)

Co-operative housing as a new trend?

- Co-operatives are socially responsible and care about people and the planet
- Co-housing can be one respond to the challenges of today ?
- Senior Cohousing may be the next real-estate trend ?

Best Practises:

Co-housing for seniors 1/2

- Older Women's Co-Housing (OWCH) has established London's first co-housing community for older people
- the residents (26) of OWCH's property live in individual flats built around a shared space
- They have group meals together, share cars and a communal kitchen
- If members start needing professional care then they'll share that too
- What is most important: they don't have to be alone

WE'VE BUILT OUR OWN COMMUNITY

Source: <http://www.owch.org.uk/>



Best Practises:

Co-housing for seniors 2/2

- In the Netherlands co-housing's been seen as a solution to the loneliness epidemic for years. There are more than 230 communities for older people
- In the UK it's still a new concept
- It can be expected that this will be broader one of the new housing trend for seniors

Best practises:

Co-housing culture for creative class 1/2

- One example: Spreefeld, a housing cooperative built in downtown Berlin
- The two lower floors in these buildings are devoted to community and public uses
- the common kitchen that serves the 21 units in the building
- “When you come home in the evening, there’s food on the table and on the stove”

Best practises: Co-housing culture for creative class 2/2

Photo: Sarah van Gelder



Best practises:

”More than housing” 1/2

- In Zurich: “helping people to help themselves”
- one of the largest and most ambitious cooperative housing programmes in Europe:
- 13 buildings with nearly 400 housing units, 35 retail units and large shared community spaces and neighbourhood infrastructure provide environmentally-friendly homes for people from different backgrounds

“More than housing”

<https://www.bshf.org/world-habitat-awards/winners-and-finalists/more-than-housing/>



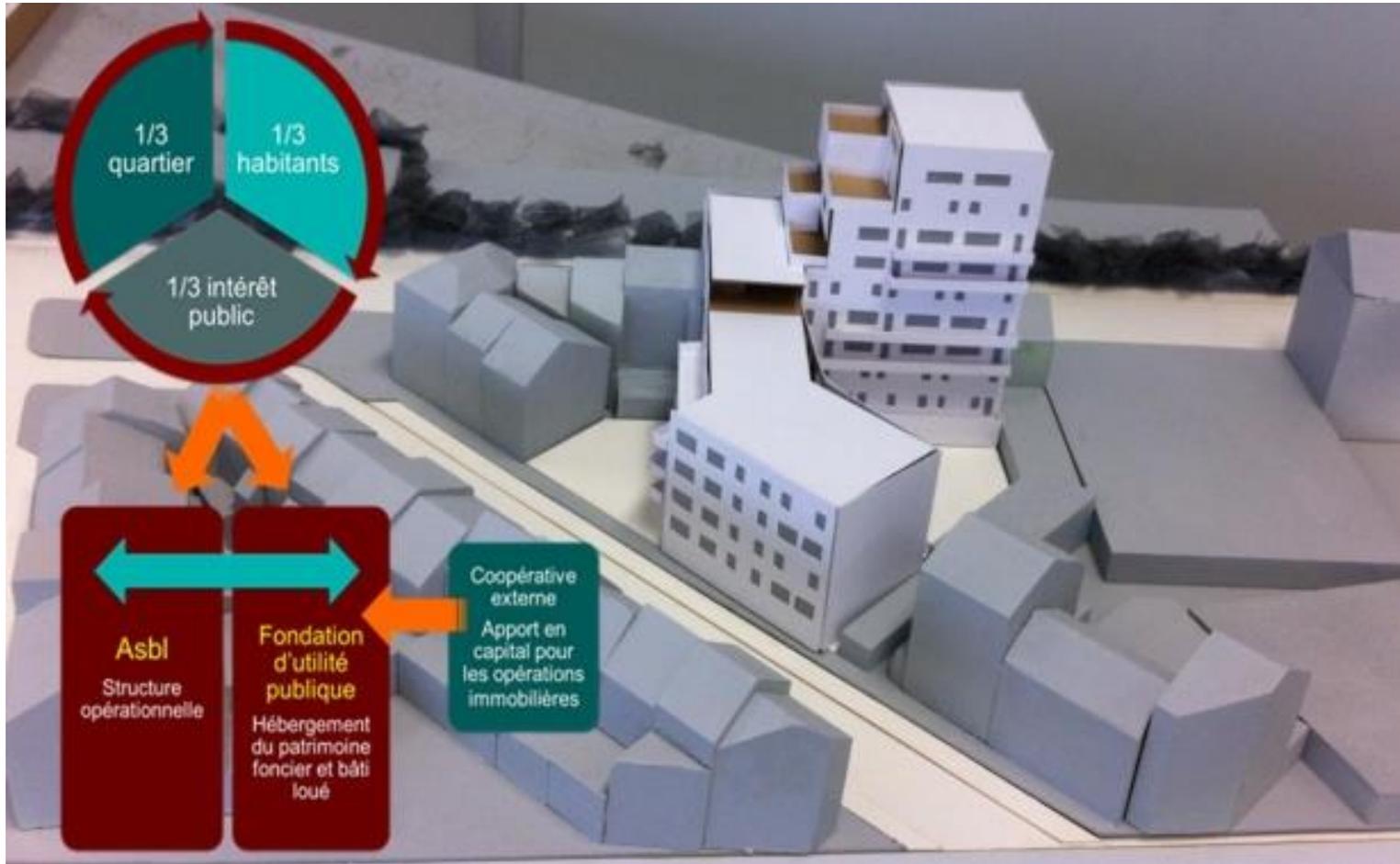
Best practises:

The Community Land Trusts (CLTs) 1/2

- This model is a form of shared equity homeownership that ensures property affordability through sale-restriction mechanisms
- CLTs have a dual tenure structure:
 - owner of the land is a non-for-profit organisation and the ownership of the buildings falls exclusively on the users
- Roots in the United States, have soon expanded to the UK (150 CLTs)

Best practises: The Community Land Trusts (CLTs) 2/2

CLT project in Molenbeek (Brussels). Source: CLT Bruxelles



Best Practises prized in European Responsible Housing Awards 2016 – Delphis Housing Europe and IUT



THEMES for the Responsible Housing Awards:

- LOCAL SOCIAL SUSTAINABILITY
- ENVIRONMENTAL SUSTAINABILITY
- GOOD GOVERNANCE AND FAIR RELATIONS WITH STAKEHOLDERS
- RESPONSIBLE HUMAN RESOURCES MANAGEMENT

Local social sustainability: Venning ECO-life

- **GOEDKOPE WONING**
in Kortrijk, Belgium
- Renovation project in 1960 built area with 163 residences. EU program: ECO-life project.
- Objective: to transform the area into the energy efficient and pleasant place to live
- Tools: workshops with tenants, development team and local and international coordination board and also university research (PhD)
- Key results: the living cost decreases (not only the energy and water costs, but also the bill for the doctor and the pharmacy)



Environmental sustainability: An innovative coupling to tackle energy precariousness

- **ICF HABITAT LA SABLIERE**
in Paris, France
- A Renovation project in which focus on improving energy efficiency
- Objective: to keep rental costs low by reducing energy consumption
- Tools: open communication with tenants in every phase of the refurbishment project
- Key results: energy consumption reduction was over 70 %. EEP label from E to B



Good Governance and Fair Relations with Stakeholders:

Big conversation

- **SHEPHERD'S BUSH HOUSING GROUP**
in London, UK
- Residents participation in governance
- Objective: to involve residents in governance, improve services and help staff engage in the improvement
- Tools: Big conversations, surveys, briefings for staff, tea and coffee mornings.
- Key results: significant increase in residents' overall satisfaction



Responsible Human Resources Management: Vocational training – key factor for integration of refugees

- **GEWOBAG WOHNUNGSBAU-
AKTIENGESELLSCHAFT BERLIN**
in Berlin, Germany
- A Project for integration of refugees
- Objective: the successful integration of refugees through the individual development of their vocational and professional qualifications
- Tools: a comprehensive program including internships, mentorship, language courses and diversity training
- Key results: creating a complemented integration process



Thank you for the attention

