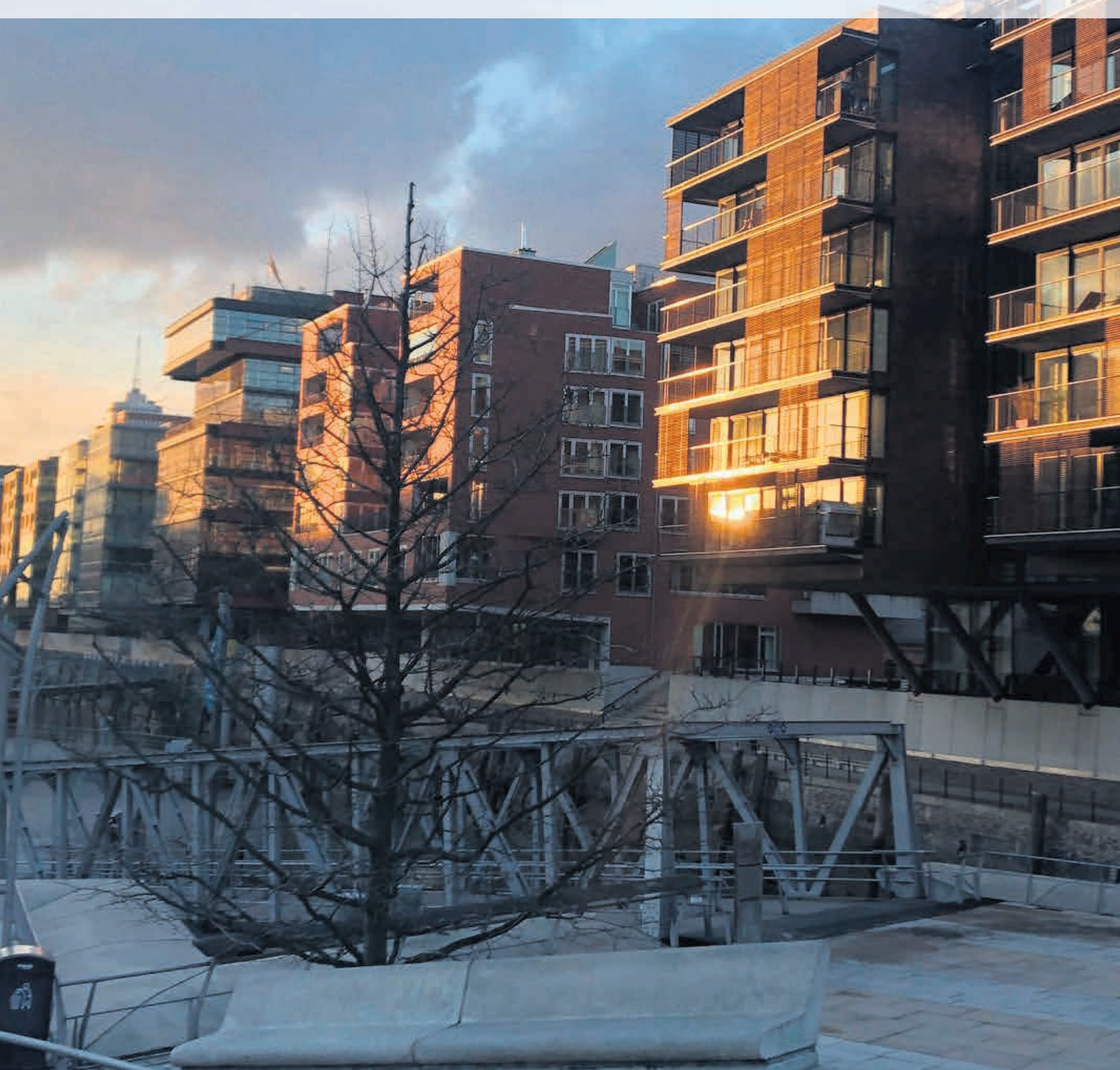


# PERIOD REPORT SPRING 2019



EUROPEAN FEDERATION  
FOR LIVING





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# INTRODUCTION

The first months of 2019 have been full of activities. And much more is to be expected for the rest of the year. EFL's Yearplan 2019 has been discussed and agreed during the last conference in Milan, as at the moment we are fully engaged in the 'execution' of this plan. The high speed growth of EFL is almost overwhelming; we definitely gained our position in the European housing sector and we will not lose it. In this report you get an update about the progress so far and an outlook to the second part of the year. Again we are facing a very exciting year.

## 1. GROWTH AND DEVELOPMENT OF EFL

Since our last conference in Milan (November 2018), EFL has grown fast with new members and academic associates.

Housing Companies	Universities
Radius Housing- Belfast (N IRL) 	University of Amsterdam  UNIVERSITY OF AMSTERDAM
Domnis- Paris (F) 	Sciences Po (Paris)  MONUMENTAL MURAL DESIGN
Boligselskabet Sjælland- Roskilde (DK) 	Otto Friedrich University (Bamberg) 
L&Q – London (UK) 	

With this growth, the number of homes within the total EFL community is currently more than 1.2 million homes across Europe. With an average householdsize of 2,3 within the EU, the total population living in a home within the EFL community is 2,8 million people. That's is almost 1,5% of the total population of Western Europe (member properties only located in Western Europe).



## 2. STRATEGIC PARTNERSHIPS

**The partnership with EFL Expertise has been intensified, in particular between the Topic Group “Digital Change” and EFL Expertise initiative the “Digitisation Factory”. Also the linking pin relation between the Topic Group leader “Finance and Investments” with EFL Expertise seems to be a successful way of making use of mutual expertise.**

### EFL Expertise

In the meantime, EFL Expertise has developed a portfolio of internal (EFL) and external clients and extends it's market increasingly as trusted consultant in the housing sector. Regular meetings and phone calls with the EFL board and EFL managing director, guarantee a vice versa feedback and support. The development of the “social impact label” by EFL Expertise is one of the core products, which will be interesting for the whole EFL community in the near future.

### Housing Europe en Eurhonet

The main external strategic partner of EFL is **Housing Europe**. This organisation, located in Brussels and representing all national housing federations in Europe, is supplementary to our own position. Housing Europe

performs lobby work for the sector and is the main contactpoint for Brussel based organisations. By regular meetings with the Secretary General of Housing Europe and mutual exchange of information, the cooperation remains productive. Both EFL and Housing Europe are co- promoters of the Summer School, in which both EFL's and Housing Europe's interest fall perfectly in place.

On the level of topic groups, the cooperation with **Eurhonet** remains active. Both EFL and Eurhonet prepare a common topic group ‘demonstration session’ at the International Social Housing Festival in Lyon. The joint sessions of the Topic Group Social Domain continue also this year.

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## 3. STAFFING AND ORGANISATION

**Unfortunately we had to say goodbye to general assistant Alix Goldstein. She joined EFL in 2017 and played a great role in the professionalisation of the organisation. In March 2019 she decided to switch her career path and started law studies in the United States. At the moment of writing this report we are in the process of finding a new assistant. In the meantime existing staff will be deployed more.**



Alix Goldstein



Peter Hoogeweg



Anita Blessing

The position of academic coordinator is also in 2019 performed by Dr. Anita Blessing and will be continued. Responsible for communication, newsletter and social media is Peter Hoogeweg, reporting from his home location in Portugal.



## 4. TOPIC GROUPS SPRING 2019

### Topic Group Finance and Investments

The first meeting of 2019 took place in the City of Hamburg on January 31/ February 1. Hamburg is in particular famous for it's HafenCity development, an inner city extension project at the former harbour area. Nowadays more than 3,000 residential units are completed and approx 14,000 people work in HafenCity as a whole, employed by more than 730 companies.

The attendees received a full update about the project's progress, followed by a walk through the new area. Of particular interest was information that this highly demanded area still offers a considerable share of public and social housing for people with low incomes. The city's policy to remain inclusive and affordable is recognizable in Hamburg.

The second day of the meeting was devoted to discussions about so called IFI's (international financial institutes) and their importance for social housing providers in Europe. Furthermore the group members were kept informed about the progress of the Social Impact tool by EFL Expertise.

Next meeting of the Topic Group will take place in June in Prague.



## 4. TOPIC GROUPS SPRING 2019

### Topic Group Social Domain

The first meeting in Amsterdam took place on April 11 and 12.

On the first day the group members visited two interesting projects of Eigen Haard. These projects are recent examples of co-living between migrants and Dutch young tenants. The project Elzenhagen, located in Amsterdam North, aims to realize co-living of students and young refugees in communities with portable dwellings and a buddy-relation between migrant and student. The building is set up for a period of ten years, during which the social management is largely performed by the residents.



The second day was dedicated to discuss the plans for the International Social Housing Festival 2019 in Lyon.

Comparable with 2017, the topic group Social Domain will organize a meeting with Eurhonet's group Social Integration. It will take place on June 7th at Sciences Po University. Theme of this year's seminar at ISHF 2019 will be: "Co-housing in Europe, a fast growing phenomenon".

EFL and Eurhonet members will present best practices in the field of tenant engagement, ranging from involvement in project development to self organisation by the residents. Furthermore a project proposal, set up by TU Delft and the University of Birmingham will be presented. This interactive part is designed to inspire housing associations and local governments to re-establish their links with grass roots communities to deliver their social mission and public purpose.

### Topic Group Social Domain

The first meeting in Amsterdam takes place on April 12 and is used to discuss the plans for the International Social Housing Festival 2019 in Lyon. Comparable with 2017, the topic group will organize a meeting with Eurhonet's group

Social Integration. Theme of this years seminar at ISHF 2019 will be to demonstrate good practices of new forms of cooperative housing. Since some years the trend of active inhabitants creating their own living area led to new forms of engagement to develop and manage housing estates. Examples from different countries will be presented. Furthermore the meeting is used to discuss a new project within the broader theme of resident involvement. Both University of Birmingham and the TU Delft took the initiative.

### Topic Group Digital Change

Over the last few years the Topic Group Digitisation struggled to find form and content to attract a good number of EFL members attending the meetings. In 2017 and 2018, the group joined the meetings with Eurhonet to gain enough substance. At the end of 2018, EFL member Gewobag offered to take over the leadership of the group. A few changes have been implemented since then. Most clearly is the integration of the activities with the so called 'Digitisation Factory' of EFL Expertise. The group leaders renamed the group into *European Digitisation Group*. The first meeting of the new format, themed "digital service centers" took place in Berlin on March 25 and 26, hosted by Gewobag from Berlin. A mixed audience of EFL members, associates, other housing companies and start up companies attended the meeting. The feedback of attendees was positive and promising for the future. For 2019 other meetings with EFL Expertise have been announced.

### Topic Group Construction

Also this Topic Group changed in 2019 of leadership and name. The former TG 'Energy Efficient Housing' is renamed into Construction. The leadership has been taken over by Vilogia from Lille (France). The idea of changing the name has been inspired by the aim to widen the field of subjects that can be handled. The new TG lead is strongly convinced that effective meetings consist of a combination of site visits (seeing the practice of innovation in buildings) with presentations, discussions and workshops. The first meeting of 2019 will take place in Lille on June 20 and 21. Goal of the meeting is sharing experiences about living in passiv homes and low energy housing.



## 5. PROJECT DAY AND NEW PROJECT IDEAS

**On February 15 the EFL project Day took place in Amsterdam. This very well attended meeting, chaired by Anita Blessing and Joost Nieuwenhuijzen, delivered a few inspiring ideas for projects. Next to ideas for new projects, also existing projects have been presented like Cityzen (Amsterdam Smart City project) and CHARM.**

The following new project ideas have been pitched:

- **Circonflex**

A project proposal by Gerard van Bortel (Tu Delft) with a focus on circular economy. Idea for an Horizon 2020 project grant application.

Circular Concepts for Flexible and Adequate Housing. In addition to the energy savings achieved during the use phase, CIRcular CONcepts for FLEXible housing solutions bring new benefits for retrofit projects in terms of (re)use of energy, CO2 and materials; the satisfaction of existing and future residents; and the cost-effectiveness of retrofit business cases. Interested EFL members to participate in this project might sign up. An EU funding program will be looked for. Gerard van Bortel (Tu Delft) is prepared to lead the project.

- **Community led and collaborative housing projects**

Re-emergence of co creation housing initiatives. Supported by projects of co-creation in Barcelona, UK, Netherlands and Germany and keeping in mind the recently created European housing cooperative 'LiM', this project aims to make further progress in the extension of co-creation housing. The project has been proposed by David Mullins and Maite Arrondo (Barcelona City) and targets not only housing providers but also governmental organisations and city authorities.

- **DiverCity Dividend**

Presented by Anita Blessing and Alix Goldstein, the idea behind this project idea is to support international approaches to inclusive leadership and diverse workforce development in social housing. Particularly in the UK, housing corporations combine social goals with employment initiatives for disadvantaged groups.

The presentations had a follow up during workshops in smaller groups. Next to above project proposals, one table also discussed about the challenges of digitisation within the sector and opportunities to connect mobility schemes with housing schemes.

During the EFL Conference in Copenhagen, the projects will be pitched and EFL members will be invited to express their interest in joining one of the projects.



## 6. CHARM: CIRCULAR HOUSING ASSET AND RENOVATION MANAGEMENT

The official start of the European funded project “CHARM” took place in Eindhoven. EFL is partner in this project and responsible for the communication and dissemination of project results. During the first project meeting the project partners, housing companies from France, Netherlands, UK and Belgium discussed their demonstration projects. These included a project for plastic free homes in UK, a material exchange platform and other forms of re-use of renovation materials. For EFL also the Dutch Province of North Holland decided to co-finance this project.

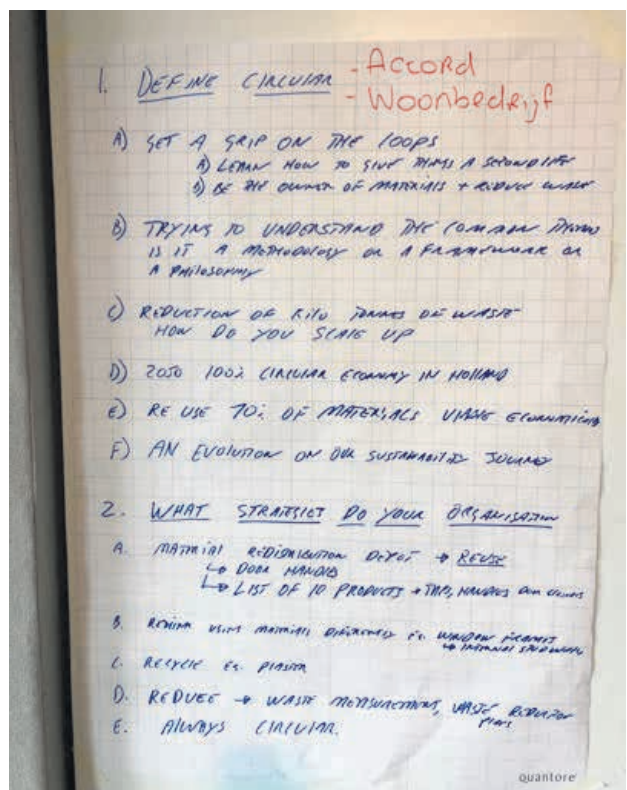


CHARM develops and implements an asset management approach that prevents downcycling of materials in renovation and construction of social rented dwellings by creating:

- circular building strategies tested in demonstration exemplars
- guidelines for a circular procurement strategy for social housing organisations
- material exchange platforms to enable circular flows of materials and building components in the social rented sector

The project output will be jointly generated by social housing organisations from 4 countries in the InterregNWE region (Belgium, France, the Netherlands, United Kingdom), in co-creation with supply chain partners and knowledge institutes.

More info: <http://www.nweurope.eu/projects/project-search/charm-circular-housing-asset-renovation-management>.





## 7. EFL SEMINAR IN NUREMBERG (MARCH 28-29)

The Joseph Stiftung, one of the EFL members of the first hour, hosted a seminar on the topic Digital Transformation. The 'robotisation' of housing delivery and robots interaction with humans has only started recently and the Joseph Stiftung is one of frontrunners in this respect. During the session, Jürgen Nitschke (Joseph Stiftung) presented also the use of a digital co- worker within the organisation. A real example of interaction between artificial and human intelligence, which also made very clear that robotic software is very able to take over repetitive work from regular employees. An "administrative robot" (software developed by Jürgen Nitschke) for the rental process of student homes served as an example.

On the second day, the focus changed from technology to the needed change of mindset, organisational challenges and the needed change for employees. The participants were actively engaged in a workshop. The successful introduction of new working forms and co-working with robots has increasing consequences on the way we work and manage organisations; and this was the topic on the second day.

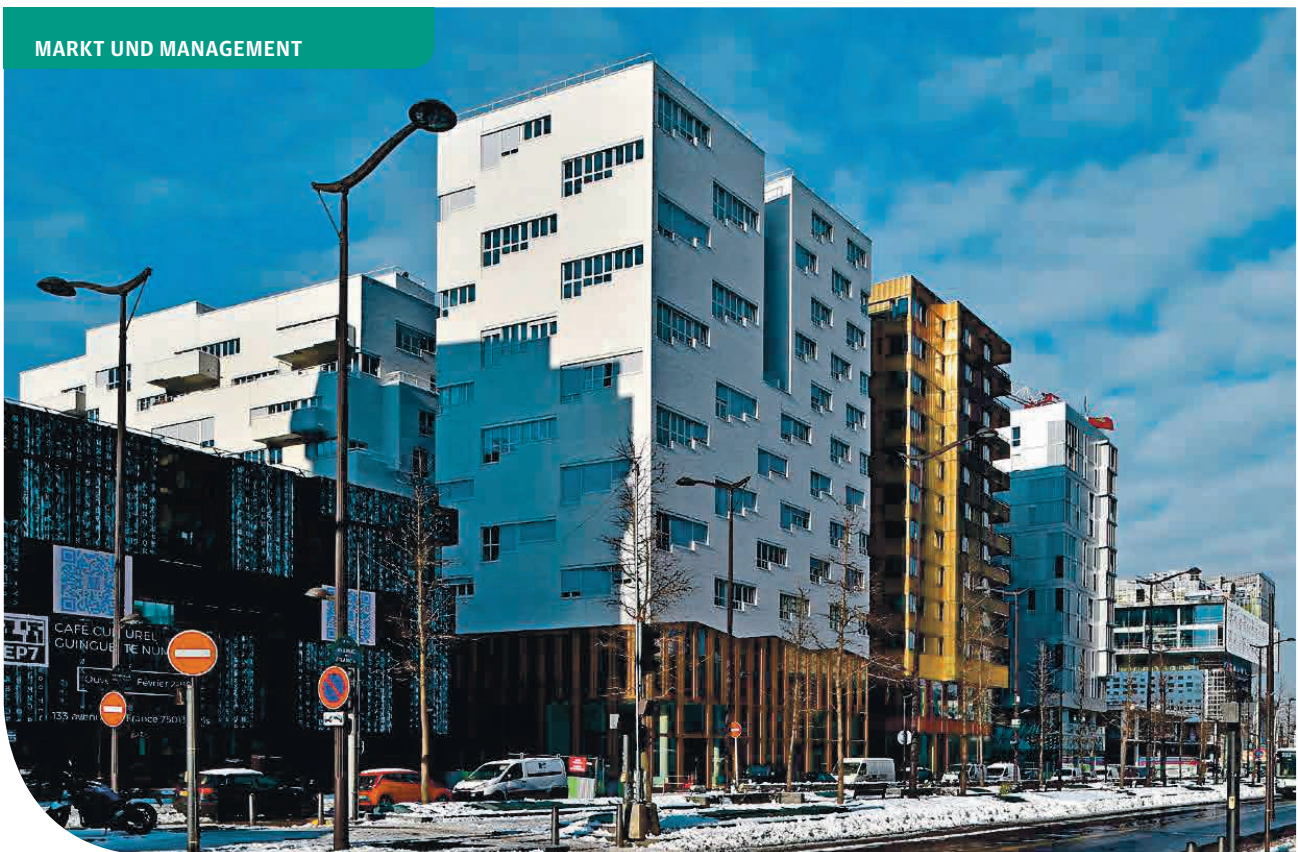


## 8. PUBLICATIONS & MARKETING

Also in 2019 we continued our series of articles within the German housing magazine 'DW Die Wohnungswirtschaft'. The January edition brought an article written by Bertrand Bret (Paris Habitat) about the current situation of French social housing and the recent changes in the policies. In February 2019 Dirk Lönnecker (1892 Wohnungsgenossenschaft) highlighted the creation of LiM (Living in Metropolises) and the first project in Berlin. More articles are expected about the Swiss housing system (to be delivered by EFL associate ETH Zürich- Prof Marie Glaser) and later this year about Scandinavia.

Other marketing initiatives are our bi-monthly newsletter (1200 recipients) and regular distribution of academic articles gained by our academic coordinator.

### MARKT UND MANAGEMENT



124 Jahre hat das Modell des sozialen Wohnungsbaus in Frankreich schon Bestand. Beginnend mit dem Jahr 2019 stehen ihm nun einige Umbrüche bevor. Im Bild ein Projekt aus der Hauptstadt

### Europaserie

## Sozialer Wohnungsbau in Frankreich – ein Modell am Scheideweg

Im Jahr 2050 werden zwei Drittel der Weltbevölkerung, d. h. mehr als 6 Mrd. Menschen, in Städten leben. Die großen Ballungsräume ziehen Menschen an, schaffen Wohlstand und Wachstum. Sie erzeugen aber auch soziale, wirtschaftliche und räumliche Ausgrenzung. Im zweiten Teil der europäischen Artikelserie blicken wir auf unser Nachbarland Frankreich. Dort steht der soziale Wohnungsbau vor großen Herausforderungen.





## 9. UPCOMING 2019

The second part of the year will be filled by meetings of the topic groups, the Summer School, the International Social Housing Festival and end October the autumn conference. All events will also be published on the EFL website.

### SHORT CALENDAR:

Summer School on Smart City Development – Bochum (D) - July 14-16
ISHF 2019 : Lyon (F) - June 7
Topic Group Finance and Investments: Prague (CZ) - June 13-14
Topic Group Construction: Lille (F) - June 20-21
Study Visit: Riga (LV) - September 12-13
EFL Conference: Dublin (IE) - October 30-31



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