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Introduction

With the end of 2015 already in sight, we look briefly back on this year. Another year in which EFL has been further grown in size, activities and relevance. Also the year we lost regrettably the founding father of EFL, Rob van der Leij Sr. The main attractions of this year were undoubtedly the two 3 day Conferences, the first one in beautiful Spring weather in Dartford UK and the second one in Amsterdam, just recently held. Much more information about the event in this newsletter. Each Conference is always a great experience for all EFL members and associates, reflecting a spirit of cooperation and sharing between all involved. The real 'production' of EFL takes place in our working groups and projects. Great people, working very dedicated on joint knowledge exchange and the creation of joint tools and projects. To call just a few: - EFL Zero Carbon House, - EFL Student Design Competition for Accessible Housing, - EU funded project TRIME and our Topic groups on Energy Efficiency, Financing, ICT and Social Domain. Successful due to highly motivated topic group leaders and people from EFL members and associates.

We face a new year with new challenges. Apart from the continuation of our work in progress and the Award Ceremony of our own architectural competition, the cooperation with the scientific world will be enlarged with the development of a scientific publication in the framework of 'Affordable Housing Governance & Finance' across Europe.

This is also the season for bright lights and happiness. It is a time for sharing and being together. It is a time for wishing you and your family all the best and warm wishes for 2016.

Ben Pluijmers
Joost Nieuwenhuijzen
December 2015



Ben Pluijmers,
Chairman EFL



Joost Nieuwenhuijzen,
Managing Director EFL

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With great pleasure we look back at the second bi-annual EFL conference, which took place between 18 and 20 November in the city of Amsterdam. Over 50 attendees from 8 different countries convened to attend a wide-ranging three day programme.

The hosting organisation Eigen Haard (NL) contributed to the conference with full dedication via the excellent organisation and hospitality provided.

During the event we had the distinct pleasure of inviting key speakers of diverse content in the field of (technical) innovation in the housing sector. Topics ranged from high end technological developments in the construction sector to socially responsible investments in affordable housing.

On Wednesday 18 November, the conference was kicked off with two parallel workshops. The workshop on 'Governance, Finance and the ENHR Book Project' was moderated by Prof. Vincent Gruis and Gerard van Bortel (TU Delft). Dik Spekking, Dirk Jan Kroon and Cisca van der Leeden held a workshop on the 'Building Information Model', or 'BIM'.



Colin Roy

Colin Roy (GLH Hotels, UK). Today, innovation is especially thriving in one specific sector, and it has a major impact on the way the industry develops. In his speech, Colin Roy (GLH Hotels, UK) elaborates on how the travel industry has a number of uncontrollable variables that affect management and ownership of property. Customers are highly driving change in the industry and play a major part in the way hotels and other accommodations adapt to their modern needs. Hotel



companies that want to compete, are starting to embrace the demands of modern travellers, which are far from what they used to be. Business models have been completely revised with an absolute focus on customer satisfaction and adding value to the business by new services to customers. Colin Roy put forward globalisation and technology as two major reasons for this trend. Booking portals such as Booking.com and Expedia excellent examples of this phenomenon.

Don Ward (Construction Excellence, UK) focused on the **innovation drivers in the construction industry**. Main message: create evidence of good quality and deliver. Perform Research, Benchmarking, Demonstration. Create Networks, provide Guidance, Influence and Leadership as main drivers behind innovation.

Carol Hol, Board Foundation Digital Manufacturing (the Netherlands), addressed the audience about the importance of technological developments and in particular 3D printing in the construction industry.

During his presentation, he demonstrated the fast progress in digital design and 3D printing, which according to many can be described as the 'Third Industrial Revolution'. He showed some astounding examples of high end construction and new methods of design in the sector.

Last but by no means least, **Lionel Toutain Rosec**, Cité Creation (France) introduced his audience to a whole new approach of neighbourhood improvement. He gave a demonstration of urban projects in Lyon, Berlin and other cities around the world, where large social housing estates have been regenerated through exterior refurbishment and massive murals.

Video presentations of all plenary lectures and workshops are available on the EFL website and on the EFL Youtube channel.

During the plenary meeting on Thursday 19 November, two company presentations of new EFL associates were held by Michael Schlatterer (CBRE Residential Valuation Germany/ Berlin) and Ad Hereijgers (Bureau 073/ Den Bosch).

BOOK PROJECT EFL/ ENHR/ TU DELFT

On November 18th, the first day of the EFL autumn conference, EFL and TU Delft organized a successful kickoff workshop for the book project 'Affordable Housing Governance & Finance Across Europe: Innovations and Comparative Perspectives'. Several EFL members and housing researchers from 6 different institutions attended the workshop.

The book project is one of the collaborative initiatives between EFL and TU Delft supporting innovations in affordable housing management, governance and finance. Affordable housing is increasingly developed, financed and managed by a mix of market, state, third-sector and community actors. This leads to hybrid governance and finance arrangements. The diverse affordable housing models across Europe (and beyond) provide ample opportunities for mutual learning and exchange of experiences. The book wants to capture, collate and compare these experiences, discuss the pros and cons, explore the transferability of innovations and Investigate interrelations between finance and governance. The book



Gerard van Bortel, TU Delft

aims to attract readers from the field of housing, finance and governance research, practitioners working in the affordable housing industry and students.

We have already received expressions of interest from many EFL-members and housing scholars in Austria, Belgium, Bulgaria, France Germany, Italy, the Netherlands, Spain, Sweden, UK and USA. We welcome new contributors to achieve a balanced representation of themes and countries.

FIELD VISIT TO EIGEN HAARD URBAN PROJECTS IN AMSTERDAM



On Thursday 19 November, the conference continued with a field visit to two Eigen Haard Urban projects: the first carbon neutral district of Amsterdam 'Stadstuin Overtoom' and the characteristic monumental neighbourhood 'Czaar Peterbuurt'. In Stadstuin Overtoom, old dwellings make way for a new diverse carbon neutral neighbourhood: Eigen Haard is building 470 energy-efficient homes in 6 blocks in a green, public car-free city



Dirkjan Kroon

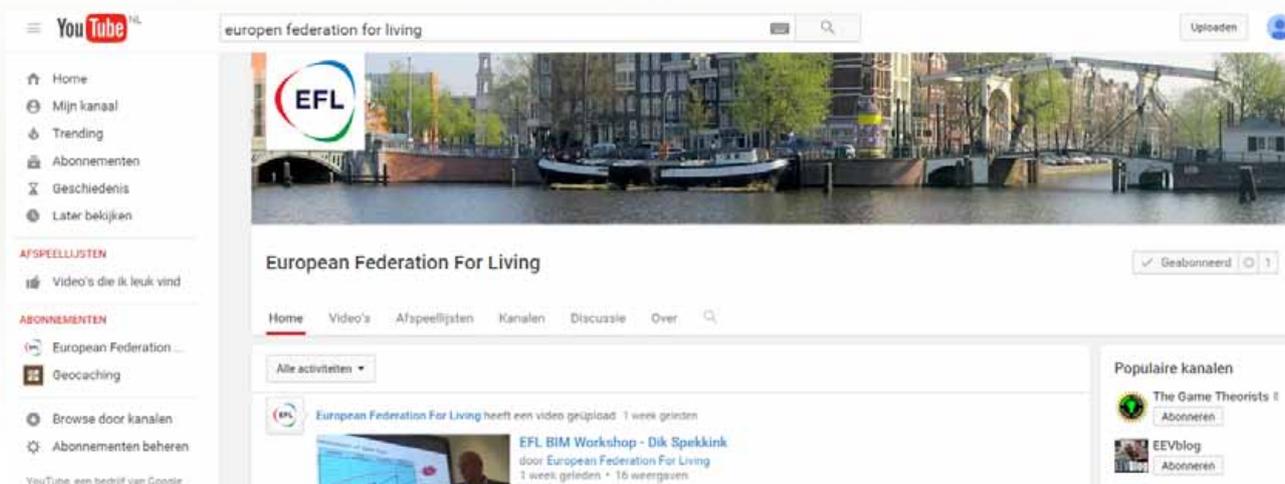
park. In de Czaar Peterbuurt, Eigen Haard is renovating blocks of old workers' residences into modern homes. They try to retain as many of the characteristic properties for the neighbourhood, and therefore renovate the blocks dramatically. The apartments are adapted to the requirements of modern times with a focus on sustainability. Eigen Haard collaborates closely with focus groups of residents, local businesses and the community centre.

COMPOSITION BOARD ON NOVEMBER



The General Assembly voted on November 19 for the vacancy of the function of Treasurer in the Board, as Nico Nieman (Eigen Haard) has stepped down due to retirement. Mieke van den Berg (Eigen Haard) has been elected as Treasurer of the Board for the remaining term of Nico Nieman (until November 2018). The members said goodbye to Nico Nieman during the General Assembly and thanked him for his valuable contribution to EFL.

EFL DESIGN COMPETITION



The EFL Topic Group 'Accessible Housing' is very busy with the preparations for the EFL Student Design Competition, a competition that encourages entrants to think broadly about the needs of the ageing population and the issues of accessibility and to build multidisciplinary teams by involving (for example) gerontology, engineering, or social science students. The Topic Group is currently in the process of recruiting students from different European universities and architecture schools. If you or your university are/ is interested in the competition, take a look at: <http://www.ef-l.eu/competition/>. To sign up as competitor, please contact: info@ef-l.eu, use the subject line "EFL Design Competition sign up" and indicate your pseudonym and university. The best entries will be rewarded with interesting prizes, judged by known experts in the field of accessible housing from Finland, France, Germany, Netherlands and UK. A total of EUR 10,000 in prizes will be awarded to the winning entries.



On November 25 and 26, the Topic Group Social Domain assembled in Bolzano, Italy for a meeting themed 'resident involvement within the affordable housing sector'. Hosting organization was 'IPES Bolzano', the regional public housing company fully owned by the Province of Alto Adige/ South Tyrol in the very North of Italy. Its goal was to introduce the attendees to the public housing model of the City and rental system in the region, in order to compare these methods and practices to other approaches in different parts of Europe. The contrasts with countries like Germany, the Netherlands and the UK proved to be apparent. A noticeable example is that people in need of affordable housing are given the opportunity to apply in September and October of each year, resulting in a waiting list for the following year. Allocation of apartments follows public regulatory rules for urgency. The monthly rental price is based on financial

affordability for tenants, ranging between 0€ (!) and €650 per month. A system of housing allowance/ individual housing subsidy for tenants is in Italy non existent. During the Field Trip different (social) projects have been visited. Ranging from a 'workers hostel', rented out to minority groups with a job in the City of Bolzano, the demolished so called 'semirurali' neighborhood, constructed during the Fascist period of 'Italianizing South Tyrol' two new highly energy efficient housing. Furthermore the group visited examples of cooperation with social services and the municipal housing provider.

Each meeting revolves around a different topic and thematic meetings built upon the content and the key outcomes of previous meetings. The Topic Group works together closely and productively with the Eurhonet Topic Group 'Social Integration'.

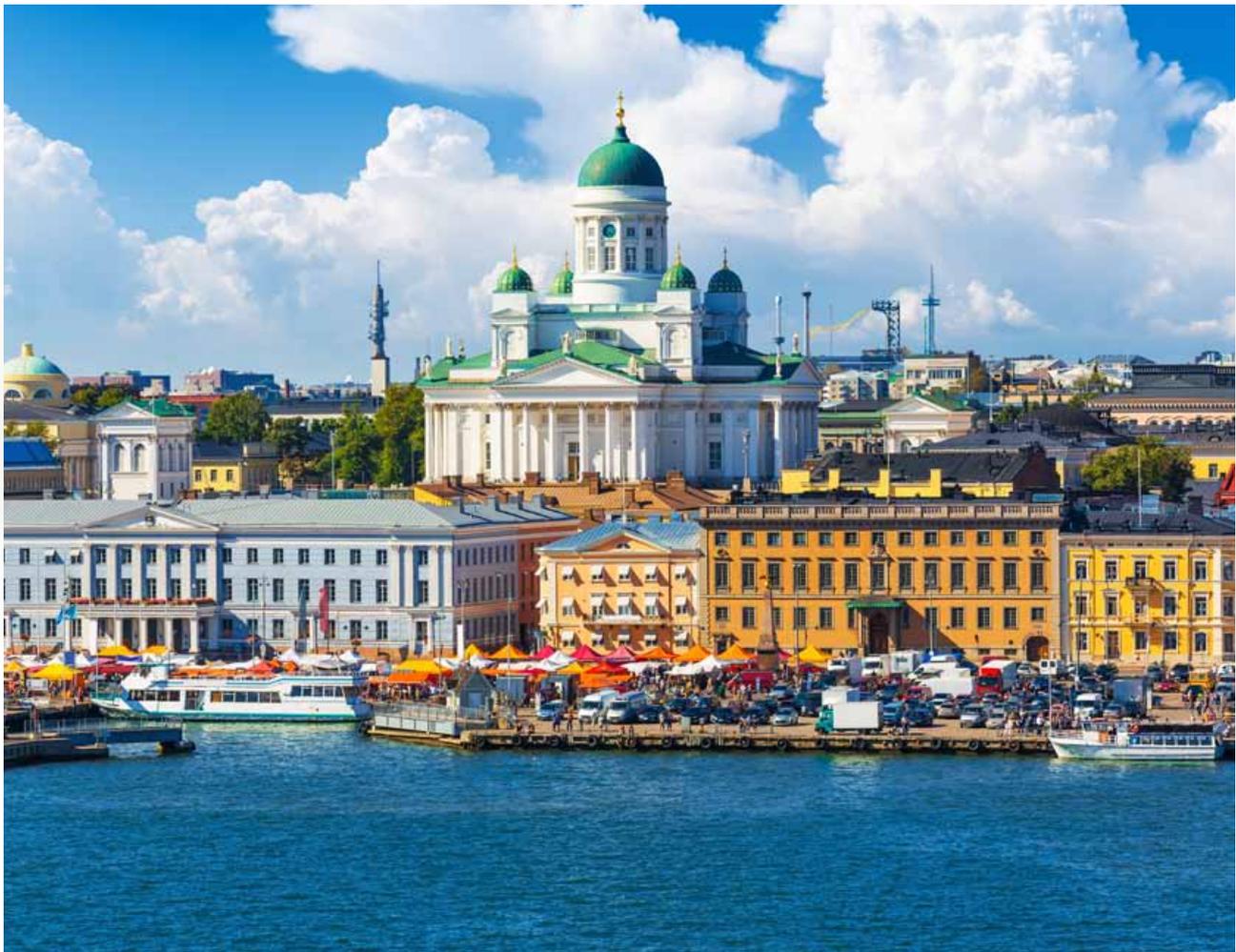


Follow EFL on social media!

EFL has taken the leap into the world of social media. EFL now has its own YouTube channel (European Federation for Living), where all kinds of video's of key note presentations and other relevant items are published. Furthermore, the EFL Facebook and LinkedIn page are continuously updated with the latest news and interesting facts. A special Facebook page is dedicated to the EFL Design Competition for architecture and design students. You can find the page by entering 'Design Competition for architecture and design students' in the search bar. Like and share!



Next EFL Conference in Helsinki



On 11 to 13 May of 2016 EFL will organize the first bi-annual conference of 2016 in Helsinki. The conference will be hosted by EFL member ARA, the Finnish Housing Finance and Development Centre. As ARA is also head sponsor and part of the organization of the EFL Student Design Competition, the award ceremony will be held during the conference in Helsinki. This is an amazing opportunity for students to show their professional qualities and build their network!

Cooperation with GdW, EBZ and EFL on European Funding Programs

On 8 December the GdW (National Association of German Housing Companies, Berlin, Germany) hosted a meeting of the Working Group 'European Networks' in the housing sector. The meeting was particularly dedicated to developments in the IT sector. EBZ Businesschool, the German university for applied sciences in the housing sector in Bochum, composed a glossary of the relevant IT developments in the housing sector, ranging from Smart Homes and AAL solutions, Home Working, Energy Efficiency to Data security. Furthermore, EBZ investigated several funding opportunities within the European Union to support developments related to IT. Next year, EFL will partner up with EBZ, and GdW in order to form consortia for upcoming funding calls in 2016.

General Assembly IWO: Eastern European Housing Initiative



Housing in Central and Eastern Europe



On the same day, EFL's MD Joost Nieuwenhuijzen attended the yearly General Assembly of EFL associate the 'Initiative Wohnungswirtschaft Osteuropa', or 'IWO' and signed the official partnership declaration for EFL to their network. During the assembly, managing director Knut Holler presented several projects executed in various Eastern European countries. IWO is an organization with a wide focus and broad objectives. They unite private and public partners in the network of housing and construction in Eastern Europe. By bundling various actors from different sectors through a holistic approach and the coordination of the experience, they achieve the transfer of know-how, development and implementation of projects and programs, complex solution offerings for various problems in consideration of environmentally friendly, financial, economic, technical and social aspects. Some of their most recent projects focused on energy efficient neighbourhood redevelopment in Lithuania, management of citizen participation in local government in Belarus and the strengthening of residential condominiums in Azerbaijan, Belarus, Georgia, Moldova and

Ukraine. More information about concrete projects of IWO can be found on the IWO website <http://www.iwoev.org>.

EFL Chairman Ben Pluijmers addressed NeVap conference

During a dedicated seminar in the Dutch city of The Hague, EFL Chairman Ben Pluijmers addressed the network NeVap (Dutch Real Estate Exploitation Platform). In a 15 minute 'speed pitch' the Dutch real estate professionals received a lecture about innovative European (EFL) solutions for long term housing management. Particular interest was for the project 'ISTAY@Home'.

