INTRODUCTION

EFL NEWS
Next EFL Conference in Berlin
Launch new EFL App
EFL Expertise
Project Day October 7th
Other News

TOPIC GROUPS
Finance
Intergenerational living

EXPERT INFORMATION
Refugee housing and integration
Horizon 2020 open calls
Horizon 2020: call smart and sustainable cities 16-17

AGENDA

Introduction

Dear reader,

The coming months promise to be very important for the EFL network. First, the Project Day on October 7th selected the best project ideas based on maturity and EU funding opportunities. In November, the next EFL Conference will gather all EFL members and associates in one of the most innovative cities in Europe, Berlin. Furthermore, EFL will have to make the final decision to relaunch or not EFL Expertise during November 2016. In short, EFL activity is more intense than ever!

In this newsletter, you will find news about the next EFL conference, the launch of the new EFL app and updates on EFL expertise. In September, Topic groups Finance and Intergenerational living had a joint meeting in Hennigsdorf (Germany), a short summary of what have been said and seen is available in this newsletter. If you are interested in Horizon 2020 calls, you will find the latest open calls on the topics of energy efficiency and societal challenges related to housing. To go further, an article about Horizon 2020 call “Smart and sustainable cities” is available at the end of this newsletter. It shows the ambitions of the call and the expected results of projects funded.

We wish you a happy and interesting reading!

Kind regards,
Ben Pluijmers
Joost Nieuwenhuijzen

October 2016

Ben Pluijmers,
Chairman EFL

Joost Nieuwenhuijzen,
Managing Director EFL

Texts and pictures:
Joost Nieuwenhuijzen and Saskia van Balen
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The next EFL conference, hosted by housing companies GEWOBAG and 1892, will take place in Berlin from 2 to 4 November 2016. As one of the most innovative European metropolises, Berlin is a city constantly looking for new solutions to make the urban area more efficient, more livable and more sustainable. During the 3-days EFL conference, attendees will have the great opportunity to learn more about Berlin and its actions towards a better quality of life, thanks to outstanding key-notes speakers, site visits and workshops. Moreover, Berlin has recently started a “Smart city” project (to learn more about Smart cities projects under Horizon 2020, see article at the end of this newsletter).

Speakers:
- **TESLA Power Wall**: Towards off-grid energy supply with storage of PV generated electricity
- **TEGEL Project GmbH**: The future re-use of Tegel Airport as Research and Industry Park–The Urban Tech Republic.
- **Pocket Living**: London’s solution for affordable well-designed homes for people making a city their home.
- **European Investment Bank**: Financing opportunities for the affordable housing sector.
- **DGRV**: Germany’s by far the largest economic organisation in terms of members, with over 22 million members deriving from cooperative organisations
- **Berlins Secretary for Building and Housing**
- **CBRE**: European Market Report Residential Real Estate 2016

Site Visits:
- Museum of Urban Contemporary Art
- Boat trip on the river Spree

Workshops & Members presentations:
- Digitalisation
- EFL Projects
- New members
- Update Topic Groups
- Report “Financing Affordable Housing in Europe”

Registration for the Conference is still possible at www.ef-l.eu.

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**LAUNCH NEW EFL APP**

The digitization of the housing sector doesn’t leave EFL untouched. As forerunner in innovation, EFL is proud to present in very short time its own app! As more and more people switch from the use of websites to mobile apps, the creation of an own app perfectly matches by this ongoing trend. The app will feature items like news notifications, EFL contact list, agenda and will provide direct access to the member area and digital databank. The official launch of the app will take place during the General Assembly in Berlin (November 3). After that, the app will be available both in the ios (Apple) and Android webstores.
EFL EXPERTISE

After 9 months of preparations, the business plan for the ‘new’ EFL Expertise is almost finalized. EFL Expertise is EFL’s own consultancy company, founded as Limited Company. EFL Expertise BV is dedicated to provide management consulting services to European social housing and private real estate businesses.

EFL Expertise BV is planned as a joint venture between EFL and a new holding company in which shareholders are formed by associated members of EFL. Its unique concept combines trusted advisors offering a comprehensive approach within a professional network to get clients the best Europe has to offer.

EFL Expertise responds to actual market demand for professional services, both from EFL-members and outside EFL. The company focuses its client base on profit and non-profit providers of affordable housing as well as governmental structures in Europe.

PROJECT DAY OCTOBER 7TH

During a well attended project day on October 7th, EFL members and associates met together to discuss the opportunities for one or more new projects for EU funding. Inspired by the good results of the projects ‘IStay@Home’ and ‘TRIME’, both founded within the EFL members group, a new initiative is sought to bundle the strength of the members expertise. EFL office received almost 20 project ideas, to be summarized within 5 categories:

1. Social Innovation,
2. Circular Economy,
3. Use of Digitisation for reducing domestic energy use,
4. Out patient care provision,
5. New industrial building solutions.

The project day was introduced with an overview of available EU funding programs, presented by our workshop consultant ‘Welcome Europe’. The informative introduction was followed by short presentations of the project ideas from our members. In succession ICF Habitat (Laurie Espinosa), Vilogia (Agnieszka Bogucka), GEWOBAG (Markus Terboven), EBZ (Susanne Juranek) and TU/ Delft (Vincent Gruis) presented their ideas. During the subsequent workshop the 30 participants were divided in groups and focussed on the ‘development’ of a specific idea into a draft build up of a project liable for possible funding. During the EFL Conference on November 4th it is aimed to take the next step in the formation of application consortia.

The portfolio is designed to provide consultancy services in 7 major categories: Strategy & Organization, M&A, Corporate Finances & EU Funding, Academic Research, IT, Facility Management, Energy and Planning & Constructing. The final decision to extend the shareholder base and relaunch EFL Expertise within the wider perspective is expected by November 2016.
CITY OF ALMERE (NL) TO HELSINKI

A delegation consisting of representatives of housing companies, city officials, developers and real estate brokers, visited the city of Helsinki on 15 and 16 September. The group was kindly received by EFL members ARA (Sampo Vallius) and Setlementti Asunnot (Kimmo Rönka). During the two day tour, the participants visited both new development areas’ of Kalasatama and Jätkäsaari.

The group was particularly impressed by the design philosophy of Setlementti Asunnot. The idea of concept thinking and regarding ‘housing as a service’, taking human aims for social contact and community as a base for architectural design, impressed many Dutch visitors. The presentations were followed by real examples of construction. In a new development in Jätkäsaari (harbour side of Helsinki), a large construction site has been visited. The actual practice based on the concept way of thinking, are large common spaces, space for sports, sauna and even a common theatre (for performances and movies).

COPENHAGEN

With currently only one member from Denmark there is a lot to win for EFL in Scandinavia. EFL member Bo-Vest, represented by Ulrik Brock Hofmeyer, received EFL’s managing director Joost Nieuwenhuizen to expand the contacts in Denmark. A meeting with the director of the Danish Housing Federation “BL” took place on the 20th of September. This and other new contacts might lead to more interest and application for a membership.

COST EFFICIENCY OF CONSUMPTION BASED COST ALLOCATION: THE VALUE OF (SUB) METERING FOR SAVING ENERGY

The European Energy Efficiency Directive (EED) as a general rule requires Member States to ensure that all consumers benefit from individual metering (sub-metering) and billing of their energy consumption. The EED requires the introduction of consumption-based cost allocation and sub-annual informative, consumption based billing of heating, cooling and hot water in such multi-unit buildings, subject to certain conditions. The general idea is to ensure that users of such buildings have the right incentives and sufficient information to adopt energy-efficient practices. Inducing energy-efficient behaviour among building users should be seen as a complement rather than an alternative to actions aimed to improve energy efficiency at building level, such as improvements in the envelope or the central heating system. Energy savings as result from metering/billing information account for 20% savings of residents due to behaviour change.

During a workshop on 12th of October in Amsterdam details of the EED articles 9-11 have been discussed with EFL, ISTA and governmental representatives from the EU, UK, Belgium and Netherlands.

The housing company of the city of Hennigsdorf HWB, close to Germany’s capital Berlin, was the platform for the meeting of two EFL Topic Groups. Both the TG “Finance and Investments” and the Topic Group “Intergenerational Living” assembled together on the 22nd en 23rd of September.

The focus of the regular session of the TG Finance, chaired by Hendrik Cornohl of Dr. Klein, stood themes like investment calculation and profitability of housing projects in the spotlight. The local housing association offered a site visit to their largest current project “Himbeerblock+”, which comprises of two new constructions and an existing stock to be modernised. Both Topic Groups learnt a lot about the challenges of this type of project. Furthermore, Hennigsdorfer and Gewobag Berlin shared insights on their investment calculation methods, which led to constructive discussions among the group members. KPMG sent a senior manager and auditor in order to explain all about IFRS and its characteristics, which created a profound basis for the ongoing discussions about creating comparability between European housing associations, may they be bound to IFRS or local GAP. This discussion was very valuable for improving our KPI-Tool. Improvements will be made by Gewobag and Dr. Klein. Ad Hereijgers provided the current draft of our Topic Group brochure. Overall, the group enjoyed another lively and productive meeting. There will be a doodle among the group members for possible Topic Group meeting dates in February, June and September 2017.

The Topic Group “Intergenerational Living” is the successor of the formerly named Topic Group ‘Accessible and Senior Housing’. After the ‘grand final’ of this group in Helsinki, the award ceremony of the ARA/ EFL Student Design Competition, the new Topic Group leader Kimmo Rönkä (CEO of the Finnish housing company Setlementti asunnot) takes the Topic Group to a new direction. The challenge of the group is to find new ways for community development in urban areas. Inspirations are taken from the latest experiences in city extensions where housing companies from the very beginnings of their planning process take the community of residents as starting point for their services and architectural design. The Topic Group will work on effective planning and design tools for housing companies interested in the broad perspective of accessibility, participation, well-being and service provision.
Since a few months, EFL and the topic group Social Domain started to work on the theme of “Refugee housing and integration”. A common Topic Group meeting with Euhonet took place in Dortmund in April, followed by a workshop held by Elke Heidrich (Topic group leader – Social domain) during the EFL Conference in Helsinki. We all agreed that sharing best practices is one of the key element of successful social inclusion measures, especially when social housing companies have to face new challenges like refugee housing. In order to help you understand the situation, discover innovative refugee housing and integration solutions and learn about the best funding opportunities, here’s a list of 4 useful websites on the topic.

1. NEWS AND UPDATES: IFHP BLOG ON “REFUGEE HOUSING”

What is the purpose?
IFHP opened this blog one year ago to facilitate the communication between stakeholders involved in the resettlement of refugees around Europe. This blog aims to provide the latest news on the topic, share solutions and experiences.

What info can we find?
You can find a list of conferences on the topic of “Refugee housing” as well as articles published in different European newspapers.
Website: http://housingrefugees.ifhp.org/

2. BEST PRACTICES: CITIESOFMIGRATION.CA

What is the purpose?
The Canadian website citiesofmigration.ca gather good ideas on integration from all over the world. The purpose is to improve local integration practices through information sharing and learning exchange.

What info can we find?
Good practices are listed by topics (work, live, learn, connect, plan, municipal, living together) or by location. Each idea is well explained (reasons of implementation, goals, target, results) and is followed by a section “making it work for you” which aims to facilitate and encourage the replication of the idea. In addition, everyone can submit a good idea to the website. The “Webinar archive” collection is particularly interesting (for instance, webinar “Breaking ground: city solutions for Refugee Housing in Munster and Cleveland”).
Website: http://citiesofmigration.ca

3. CONSTRUCTION PROJECTS: MAKINGHEIMAT.DE

What is the purpose?
On the initiative of the Deutsches Architekturmuseum (DAM), this website gather housing projects for refugees that are in construction or already finished since October 2015. The Berlin Senate Department for Urban Development and the Environment and DAM were partners for the Berlin Award 2016 – Heimat in der Fremde which aimed to award the best innovative projects related to refugee housing.

What info can we find?
In the database, you can choose to view the projects by status (current phase of the project), construction costs, type of residents, building method, number of residents or country. For each project, you can find photos/plans and a description.
Website: http://www.makingheimat.de/en/refugee-housing-projects

4. FUNDS AVAILABLE: EPTHINKTANK.EU

What is the purpose?
On the European Parliamentary Research Service Blog you can find a section called “cohesion policy support for migrants and refugees” which aims to gather all info related to EU funds available on the topic of migration.

What info can we find?
On the website, there is some useful documents that list all EU funds that can be used on the topic of social inclusion/ migration. The document http://www.crpm.org/pub/agenda/3020_background_note_-_migrations_funds.pdf is particularly interesting. At the end of the webpage, “EU programmes and projects” list the Operational Programme ESF by country (money allocated, goals, thematic priorities).
Website: https://epthinktank.eu/2016/05/06/cohesion-policy-support-for-migrants-and-refugees/
EU CALLS WITHIN HORIZON 2020

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HORIZON 2020: CALL SMART AND SUSTAINABLE CITIES 16-17

Copenhagen, Amsterdam, Vienna, Barcelona, Stockholm, London, Hamburg or Berlin are regarded as the smartest cities in Europe. These European urban areas strive to develop a sustainable economy and a high quality of life by implementing innovative solutions in the fields of transport & mobility, housing, environment or citizen engagement. Thanks to the involvement of multiple city stakeholders (industries, public authorities, citizens) and the use of ICT infrastructures, these urban areas are becoming more and more connected, efficient and sustainable.

Under the program Horizon 2020, the European Commission created some funding opportunities in order to help cities to become smarter and more sustainable. The topic “Smart and sustainable cities 2016-2017” under Horizon 2020 aims to improve the quality of life in urban areas and create new business models that can be scaled up. Actions funded must be in the energy and resource efficiency area and related to building stock, energy systems, mobility, climate change, water or air quality. A strong network of cities, industries and citizens is required in order to find the most innovative and sustainable solutions.

The topic “Smart and sustainable cities” consists of two different calls:
- Smart Cities and Communities: purpose is to find sustainable, cost-effective and replicable district scale solutions (Horizon 2020 Work program 16-17).
- Sustainable cities through nature-based solutions: purpose is “re-naturing of cities” (Horizon 2020 Work program 16-17).

![Image of Smart Cities & Communities](link)
CALL SMART CITIES AND COMMUNITIES: WHAT ARE THE AMBITIONS?
The call SCC-1-2016-2017 “Smart Cities and Communities” aims to “facilitate a successful transformation towards intelligent, user-driven, and demand-oriented city infrastructures and services” (European Commission – Horizon 2020 Work Programme 16-17).
Proposals must involve 3 lighthouse cities (leading cities) from 3 different EU Member States and 3 follower cities from 3 different EU Member States. Solutions have to be implemented at a district scale with the use of low carbon ICT systems. A “smart interaction and a smart management of different energy systems” is required and electromobility must be a part of the solution. The proposal should involve industries, public authorities, research institutes, SMEs.
Expected impact (as written in the Horizon 2020 - Work Programme 2016 – 2017):
• Put in practice a bankable solution for a challenge identified by the city,
• Increase the energy efficiency on the district scale,
• Increase the share of renewable energy,
• Increase local air quality,
• Reduce technical and financial risks,
• Local energy system more secure, stable, cheaper,
• Ensure the roll-out of electric vehicles,
• Reduce transport based CO2 emissions,
• Create stronger links and active cooperation between cities.

EXAMPLES OF PROJECT IDEAS FUNDED UNDER HORIZON 2020
LOW ENERGY DISTRICTS: CITYZEN PROJECT
Where? In the Amsterdam district Houthaven (near a cold river).
What? “Trias energetica” strategy (avoid energy waste – use of sustainable energy resources – be efficient when using fossil energy). Residential buildings’ temperature is regulated thanks to the city heating network and a dedicated cooling system using the cold water from the river.
What goal? Reduce by 80 % the CO2 emissions of each dwelling in the Houthaven district.
To learn more: http://www.cityzen-smartcity.eu/fr/home-fr/

OPEN DATA: SHARING CITIES PROJECT
What? An Urban Sharing Platform (USP). This is a platform gathering all data related to the city (technical components, capabilities and processes). The purpose of an USP is to improve functions and services inside the urban area and exploit city data to its maximum.
Where? Cities are creating the USP together: Milan creates the interface and data sharing model, Lisbon works on the data sharing model and London on data storage and analytics.
What goals? 4 big objectives: sharing (thanks to the Application Programming Interface), interoperability (between city stakeholders), storage (data collection facilities) and sensing (with data from different sources).
To learn more: http://www.sharingcities.eu/

CITIZEN ENGAGEMENT: SMARTER TOGETHER PROJECT
What? Creation of living labs to communicate about the smart city project and inform citizens about the progress. Livings labs aim to gather feedbacks from citizens about the latest innovative measures implemented.
Where? In the lighthouse cities of the project: Vienna, Munich and Lyon.
What goals? The purpose of this solution is to facilitate citizens’ appropriation and engagement in the Smart City project, for a better impact.
To learn more: http://smarter-together.eu
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<td>EFL Conference</td>
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<td>10-11 November</td>
<td>IFHP Summit 2016</td>
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<td>17-18 November</td>
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