**Introduction**

Dear reader,

We are approaching the end of the year. For EFL it was again a challenging time and we look back to many good results that our members and associates have accomplished in great cooperation. Just to name a few:

- The award ceremony of the Student Design Competition for Accessible Housing during our Spring conference in Helsinki delivered fabulous housing ideas for new generations of ageing people.
- An outstanding report covering existing and new ways of financing affordable housing in Europe has been produced by our Topic Group Finance and Investments.
- A digital benchmark tool to compare the financial performance of social housing companies across Europe.
- Recommendations and best practices for integration of refugees and immigrants.

But we look already ahead. Next year we have ambitious plans to start new projects and work more intensively on the ambitions of our members. It is very clear that the process of digitalization is the major game changer in the society and the housing sector is not unaffected by this. We will proactively share digital strategies and take the expertise of our technological associates into account.

Furthermore we are happy to announce that we already planned our conferences for 2017: the May conference will take place in Paris, hosted by ICF Habitat. The November conference is scheduled in the beautiful city of Gent, hosted by the housing company Volkshaard. We look forward to another inspiring and fruitful year.

We wish you a merry Christmas and a happy 2017!

Ben Pluijmers  
Joost Nieuwenhuijzen  
December 2016

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**EFL App**

During the EFL Conference in Berlin the new EFL App has officially been launched. A unique development for an European network organisation. The mobile app can be used both on Android phones as well as iOS systems (Iphone, Ipad). You find the EFL app in the respective app stores. The following items are currently offered on the app including notifications:

- News
- Newsletters
- Meetings and events
- Contact list
- Member newsfeed

In 2017 the services offered by the app will be further enlarged.

**EFL App on your mobile device**

- Download from App Store (iOS, Android)
- Open the app
- Take care that you are registered (via website www.ef-l.eu): password and username unchanged

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**TEXTS AND PICTURES:**

Joost Nieuwenhuijzen and Saskia van Balen

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EFL MEMBERS ARE ERHIN AWARD WINNERS!

During the European Responsible Housing Awards (ERHIN) ceremony on 23 November 2016 in Brussels, Gewobag (Berlin) and ICF Habitat (Paris) have been awarded the first place in the categories “Responsible Human Resources Management” and “Environmental Sustainability” respectively.

The project “Vocational Training – Key Factor for Successful Integration of Fled People” was the winning entry delivered by Gewobag. As a Berlin-based residential housing company, Gewobag has been involved for many years with numerous measures for the successful integration of people with a migration background. With a multi-stage pilot project, young refugees are intensively looked after on their way to vocational training, during and afterwards. The main focus will be the acquisition of the German language and a commercial training with a long-term perspective at Gewobag. As a support, a fiancée godfather or a godmother will be at the side of every fugitive throughout the time.

The French based housing company ICF Habitat La Sablière was awarded the European Responsible Housing Trophy in the category of “environmental sustainability” for the implementation of an innovative hot water production solution in a 300-unit social dwelling building, in Paris 14th. This award recognizes the company’s commitment to the implementation of innovative approaches to influence the energy performance of its heritage.

EFL is very proud to have again the winners among our members, two years after Eigen Haard (Amsterdam) delivered the winning entry for the category social responsibility.

NEW MEMBER APPLICATION FROM PARIS HABITAT

The Paris based Housing Organisation ‘Paris Habitat’ applied shortly for Christmas for an EFL-membership. Founded in 1914, Paris Habitat is the largest player in social housing sector in Paris and France’s largest public utility social housing company. It manages 124,000 social housing units within and around Paris and provides housing to more than 310,000 residents.
GENERAL ASSEMBLY BERLIN

The autumn conference of EFL in Berlin was another highlight of 2016. The magnificent city of Berlin formed a perfect backdrop for 3 days of keynotes, the General Assembly, site visits, workshops and project presentations.

As introduction to the Conference, the Berlin senator for Urban Development and Environment Dr. Lütke Daldrup introduced the EFL members to the major challenges of this fast growing city with over 3,6 million inhabitants. A city characterized as:

- The most dynamic city of Europe with global reach
- A place for everyone to explore their creativity
- A green and compact city
- An innovative economic and scientific hub
- A caring, inclusive and socially responsible city
- A metropolis with enormous untapped land potential

These elements match perfectly with the ambitions of EFL members which main aim is to foster innovation and sustainable & inclusive growth by cooperation and sharing expertise.

During the site visit on the first conference day, hosting organization Gewobag introduced the group to the Urban Nation Museum for Urban Contemporary Art. Since 2013 the initiative URBAN NATION, under the direction of Yasha Young, has been inviting international luminaries and aspiring talents of Urban Contemporary Art (UCA) to Berlin to show their works within the urban fabric of Berlin: building façades, house walls and shop windows.

The URBAN NATION MUSEUM manifesto “Connect. Create. Care!” created the foundation for URBAN NATION as an international network which connects artists through exhibitions, panels and social projects, acting as a creative force in Berlin and promoting public critical engagement and exchange with URBAN ART as a key art form of the 21st century.

A building in Berlin’s Schöneberg district is currently being converted into an outstanding museum exhibition space, with support from LOTTO-Stiftung Berlin. Once opened, the museum will be a magnet for artists, art aficionados, the people of Berlin and tourists. It will provide space for development, research, workshops and educational programmes for children and students. (source: www.urban-nation.com).

Inspiring Key Note’s in Berlin

Tegel Projekt: Dr. Philip Bouteiller in his position as managing director of the urban restructuring project Tegel Projekt addressed the conference about this enterprise. The area of Tegel airport will be converted from an airport to the biggest Smart City project of Europe. The plans for Tegel Airport, after it’s future closure as airport following the opening of the new airport Berlin Brandenburg, provides in the creation of an Urban Tech Republic. A combination of high tech industry, campus and scientific institutes but also new housing will characterize this major project. Core issues of the concept include the development and testing of green mobility, recycling and water technology, new materials and intelligent ICT.
TESLA: Robert Bruchner from TESLA Dach addressed the audience about the developments in electricity storage capacities for the residential sector. The rapid growth of battery technology, originally designed for TESLA car's, has recently lead to the introduction of the TESLA Powerwall (home battery) and the TESLA Powerpack for the commercial sector. Fed by PV solar power on roofs or wind energy, the global challenge for the storage of renewable electricity is another step into the new energy society.

Pocket Living: Marc Vlessing, CEO of the London based company Pocket Living, offered the audience an understanding of the current urban dynamics and the shortage of affordable homes for essential target groups in many Western cities. The global growth of cities, becoming the decisive economic hub for countries, leads to a massive demand from young, high educated people with moderate incomes. Pocket offers a supply of affordable homes of 38 sq m for sale in London, which remain affordable, even after selling, through a contract with the City of London and a highly attractive financing arrangement.

More coverage of the EFL Conference can be found on www.ef-l.eu.
MIKE WARD LEAVES EFL BOARD

Our very respected Board member Mike Ward, representing the London based Housing Association Circle, left the Board during the General Assembly. He took a new step in his career after the merger between Circle and Affinity Sutton into Clarion Group. We lose a very dedicated Board member and like to thank Mike for all the efforts for EFL.

The newly founded Clarion Housing Group will be the largest housing association in the country and one of the largest house-builders in Britain.

MARKETING INITIATIVE WOHNUNGSGENOSSENSCHAFTEN

The German marketing initiative of Housing Cooperatives organized on November 24th their annual symposium. This year’s edition took place in the so called ‘Humboldt Block’ in the center of Berlin. The conference was themed ‘Big Data, Cloud-Computing & Hotspots: Wie die digitalen Medien die Arbeitswelt verändern’. EFL’s managing director Joost Nieuwenhuijzen addressed the audience of circa 150 housing cooperative directors in an opening speech about the ways how EFL copes with the digital challenges. The positive feedback led directly to the plan to have the next year’s edition of the symposium in Amsterdam with a strong commitment of EFL in the organisation of the event.

EFL EXPERTISE

The EFL is pleased to announce that the EFL Expertise B.V joint venture project is proceeding according to plan. The planned joint venture between EFL EESV and leading European real estate consulting and financing companies will strengthen the role of EFL Expertise B.V. in the European real estate consulting business. According to the decision of the EFL EESV General Assembly, the responsible EFL Board members and prospective partners prepared a proposal for the planned cooperation. The results will be presented to the EFL Board.

The first European project of EFL Expertise B.V. started already in November. Three Dutch and one German housing companies exchange best practices, cost-efficient paths and new business models in the field of technical facility management. The second meeting of the project partners will take place in Berlin this week. All project goals will be achieved by the end of January, 2017.

The second project to be executed by EFL Expertise will focus on the digital strategy of housing companies. In a series of three workshops, member companies from France, Finland, Germany and Netherlands will jointly discuss and develop ideas for their digital strategy. The digital society becomes increasingly the default situation and will surely become the game changer for the housing industry.

OUR AMBITIONS FOR 2017

In November the members and associates established the Yearplan 2017. Among the organisational ambitions we like to share our major goals:

- Further expansion of EFL
- Content focus on Circular Economy, Inclusive Neighborhoods and Digitalisation
- Enhancing cooperation between the members
- Start new projects and apply for EU subsidies

- Continuation successful topic groups and formation new working methods
- New to EFL: International Summer School for young professionals
- More cooperation with Eurhonet in topic groups and projects
- Increase digital communication and use of the EFL app for working together

EFL NEWS
The beautiful city of Lyon formed on November 17th the perfect stage for two intensive days of exchange and learning of the topic groups Social Domain & Integration (EFL & Eurhonet). Perfectly hosted by housing company Vilogia, the members of both networks received deep insights in the way how Vilogia in this south French city masters the social challenges within the their housing stock. Three local projects have been studied in more detail during a site visit:

La vie grande ouverte (Life opened wide)
This intergenerational project is part of the rehabilitation of the Lyon’s former prisons (the detainees have moved away in 2009). A special residence of 110 housing units has been developed by OGC and Habitat et Humanisme. It accommodates in the adapted dwellings the isolated and fragile individuals leaving the hospital (15 dwellings) as well as students (95 dwellings). Students provide daily services and personal support (assistance with shopping, meals etc.) to the people living in the residence. In return they get an attractive rental price as reward for their services to the vulnerable people.

La Confluence
Confluence is the largest urban project in progress in Lyon and covers a total of 150 hectares. A total of nearly 5000 housing units will be built. 860 companies are already established in this new district. An important consultation is undertaken with the population throughout the duration of the project. Confluence is also distinguished by an important place given to soft mobility (bicycles and shared cars). An electric bus without busdriver has even been inaugurated a few weeks ago!

La Vallonniere
Vilogia and Cité Création, a Lyonnaise world leader in urban design, have been working since May with the inhabitants of the Vallonnère neighborhood to create 3 mural works, unveiled Wednesday 21 September 2016. Three independent works, a coherent circuit.

The three works of monumental mural design represent a coherent journey while respecting the identity and the history of the inhabitants of each building. For the gable of building 1 (visible from the north entrance of the tunnel of Fourvière), it is the reference to the textile that has been retained. Building 2 refers to the industrial history of the neighborhood, through various scenes of daily life. Finally, the design of building 3 will be linked to land and water, two essential dimensions of this wooded residence, in a neighborhood marked by the presence of the Saône. The gable of building 1 will be the first to be realized. Work is expected to start in October 2016. Building 2 should be painted in the spring of 2017. Building 3 will close the construction phase in connection with the rehabilitation Vilogia is preparing.

During the second day of the Topic Group meeting, the members agreed on a joint project related to housing and integration of refugees. While in most European countries a large numbers of refugees, particular those with a residence status, need a permanent dwelling, social housing providers are a natural partner for (local) authorities to supply housing. During the first phase of the project a survey will be distributed among EFL and Eurhonet members to draw a common baseline.
FINANCE AND INVESTMENTS

Topic Lead: Hendrik Cornehl

The Topic Group Finance and Investments delivered its provisional end product during the Berlin conference in November. The report ‘Financing Affordable Housing in Europe’ offers deep insight in the financing and funding opportunities of providers of affordable housing. Besides governmental grants and subsidies, the report highlights more extensively off balance financing and other new forms of financing, including the issue of corporate bonds which is more and more common in the UK. The report is edited by Ad Hereijgers (Bureau 073) and contains contributions from all the members of the Topic Group. Comprehensive country reports of Netherlands, Bulgaria, Finland, Germany, United Kingdom, Belgium, Denmark and France are presented. The report is introduced by the Topic Group leader Hendrik Cornehl (Dr. Klein) and Joost Neuwenshuizen (EFL).

For 2017 the following topics will be addressed by the Topic Group:

• Project and investment calculation
• Risk management models & techniques
• Financing strategies on- & off-balance
• KPI-tool “light” in EFL-App

ENERGY EFFICIENT HOUSING

Topic Lead: Henk Visscher and Ad Straub

The topic group lead has recently been extended with another leader. Next to Prof. Henk Visscher of the Delft Technical University, also Dr. Ad Straub is added to the group lead. For 2017 the topic group will intensify cooperation with Eurhonet and try to organize one or two joint meetings. The EFL Energy Efficiency meeting in March 2017 will address questions around the use of sustainable materials, e.g. life cycle analysis of building products, and the use of life-cycle costing in renovation projects.

ICF Habitat will present 2 tools: integral life costs of buildings and life-cycle analysis.
TU Delft will present a tool which they have developed this year with consultancy firm W/E, to integrate the energy and material performance of renovation projects.

We reserved the following dates: Thursday 16 and Friday 17 March. The location will be Amsterdam.

ACCESSIBLE & INTERGENERATIONAL LIVING

Topic Group Lead: Kimmo Rönkä (Setlementiassunot Oy)

The last group meeting took place during the EFL Conference in Berlin. To make the difference for vulnerable target groups, in particular elderly people, the creation of living environments with smart solutions for meeting each other becomes the big challenge for the next 30 years. The Topic Group agreed to share ideas and best practices and work out new projects together. With support of BIM technologies, provided via our associates, we can really plan and design solutions for different countries. The next meeting is planned on 23 and 24 March in Helsinki. The next action steps of the topic group include:

1. Creating criteria / measuring ”the sense of community”
   • Accessibility of the buildings
   • Participation / inclusion
   • Wellbeing
   • Costs for the city / value for money

2. Finding EFL pilots (city blocks)
   • Urban and rural
   • 4-5 EFL countries

3. Upgrading the city blocks
DIGITALISATION

Topic Group Lead: Alain Lusardi (Intent Technologies) and Aareon.

Goals: To provide EFL members with a practical Toolkit for boosting / accelerating their engagement in a truly digitalization. This by:

- Presenting use cases/good practices: running and/or completed projects led by HOs at local/national/European levels
- Presenting business & procurement models, potential funding sources/tailored financing schemes
- Presenting digital roadmaps / strategies of HOs
- Meeting leading players of the digital ecosystem: contractors, software editors, connected objects providers, comm. providers;
- Encouraging interactive EFL membership exchanges (site visits, world café, design lab, hackathon, ...);
- Encouraging exchange with existing think tank or similar initiatives

TRIME – TRIAS MORES ENERGETICA

The TRIME project approaches its finish in 2017. The training of energy ambassadors from the population of tenants, meant to inform and convince other tenants how to reduce extensive energy consumption and reach 9% energy savings, has proven to be a challenge in some of the participating countries. Nevertheless the project is successful in Netherlands (Eigen Haard, Havensteder) and Belgium (Zonnige Kempen).

Project website: http://www.trime-eu.org/

EIGEN HAARD PROJECT ZERO CARBON

Eigen Haard hosted end November a two day workshop. Goal of the workshop was to work out three different concepts of low carbon/low energy buildings, to be realized in the City of Zaandam, location Seandelft, close to Amsterdam. Chaired by Frank Thesseling of the Swiss architecture/engineering company KEOTO, experts included Hans Stolze of Eigen Haard, Patriek Duisdecker of FKG Architekten, Hubert Kuipers (Pieters Bouwtechniek) and Lennaart Ruder. EFL was represented by Joost Nieuwenhuijzen. A summary of the outcome of the workshop is visible on the EFL YouTube channel. Link: https://www.youtube.com/watch?v=pritUarbNZ8ds

The project is the first to be realized new built buildings, a process for ‘Full Zero Energy Housing’, started by EFL in 2013.
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