

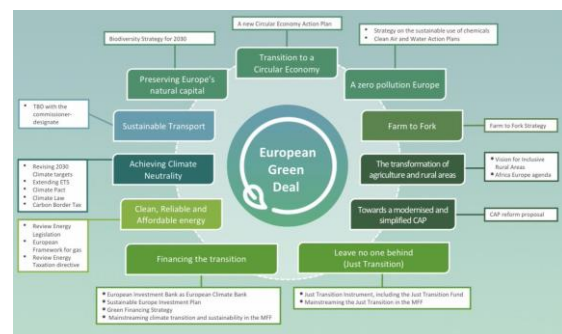


**Summer 2020**

◆◆◆ 11 IUT claims towards the EU Green Deal renovation wave ◆◆◆ Energy Poverty- risks and opportunities for a renovation wave ◆◆◆ EU Just Transition Fund: leaving no one behind ◆◆◆ Access and availability of land for housing provision ◆◆◆ First tenants’ association founded in Luxembourg ◆◆◆ Theme International Tenants’ Day/World Habitat Day October 5th announced: Housing for all- a better urban future ◆◆◆

**11 IUT claims for a tenant-friendly EU Green Deal**

Housing costs neutrality after modernisation, tenant participation at level playing field during renovations, tax shifts towards energy poor households and a strong focus on not-for profit housing providers- these are the main claims towards the European Institutions preparing legislation for the “Renovation Wave” in the EU Green Deal. During **the IUT board meeting** on May 28<sup>th</sup> the members approved a position paper of the IUT housing policy and energy policy working groups. These groups worked together to discuss the EU Green Deal announced in December by the president of the Commission **Ursula von der Leyen**, which intention is a carbon neutral Europe by 2050.



According to IUT, the EU Green Deal should be combined with measures to also ensure an economic recovery after the Corona pandemic. Measures must be designed that in the long term they support the development towards a society that is socially, economically and ecologically sustainable. Otherwise, citizens will have to pay twice. Key elements of the IUT claims are housing cost neutrality after renovation and tenants’ participation at level playing field. The 11 IUT claims are available at the IUT website and translated into 8 languages<sup>1</sup>.

<sup>1</sup> <https://www.iut.nu/eu/energy/eu-green-deal/>

## Addressing energy poverty: risks and opportunities for an EU renovation wave

On May 7, an online roundtable was hosted by **Ciaran Cuffe** MEP (EFA/Greens) to discuss how energy poverty and climate change can be addressed as joint challenges in the European Green Deal, and particularly in the upcoming renovation wave<sup>2</sup>.

The EU Green Deal promises to “leave no one behind”. The debate was therefore focused on how to deliver on three inter-related challenges:

1. Access to housing
2. Energy efficiency of housing
3. Energy poverty



From the top left **Katrin Grossmann**, **Ruth Owen** (FEANTSA), **Diana Üрге Vorsatz**, **Marine Cornelis** Director at Next Energy Consumer EU, **Ciaran Cuffe** MEP (EFA/Greens), **Sorcha Edwards** (Housing Europe).

The roundtable was kicked off with opening remarks from **Ciaran Cuffe** MEP, **Ruth Owen** (FEANTSA) and **Sorcha Edwards** (Housing Europe). This was followed by two keynote presentations. The first was the one of **Diana Üрге Vorsatz**, Professor of Environmental Science and Policy at the Central European University Budapest, who presented the synergies and trade-offs between energy poverty alleviation and climate change

<sup>2</sup> <https://www.housing-solutions-platform.org/single-post/2020/05/08/HSP-Online-Roundtable-Addressing-Energy-Poverty-in-the-Climate-Transition>

<sup>3</sup> [https://99536665-f232-4d42-aa6c-b165414b34b8.filesusr.com/ugd/bcd9b3\\_57b792](https://99536665-f232-4d42-aa6c-b165414b34b8.filesusr.com/ugd/bcd9b3_57b792)

mitigation<sup>3</sup>. In her presentation she showed how zero energy buildings are now a market reality, even in low income regions. For doing that, innovative financing solutions are needed, for bridging the major discount rate gap between public (climate) interests and private investor/owner expectations. Substantial public investment is needed especially because the COVID recovery efforts could be once-in-a-lifetime opportunity to fast-forward the deep retrofits of European building stocks.

**Katrin Grossmann**, Professor of Urban and Spatial Sociology at the University of Applied Sciences, Erfurt, presented the relationship between energy efficiency and residential segregation<sup>4</sup>. These are the conclusions of her analysis of the social impact of energy efficiency policies in the housing sector:

- Energy interventions are a potential driver for residential mobility
- Good practices require agency of owners, companies and stakeholders and they require public funds (but even here, long-term effects are yet unknown)
- Technological solutions affect buildings, housing markets moderate who can profit from the better technology
- The role of urban space and segregation dynamics needs more attention to avoid that energy efficiency becomes just a new frontier of gentrification and segregation. Only then a renovation wave can be just and inclusive.

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<sup>4</sup> [https://99536665-f232-4d42-aa6c-b165414b34b8.filesusr.com/ugd/bcd9b3\\_11b1553c1d504bdf81379da378e89ea3.pdf](https://99536665-f232-4d42-aa6c-b165414b34b8.filesusr.com/ugd/bcd9b3_11b1553c1d504bdf81379da378e89ea3.pdf)

After the two scientific expert interventions, representatives from the European Commission's Directorate-General for Energy were invited to take the floor, followed by **Marine Cornelis**, Director at Next Energy Consumer EU.

## Is the Just Transition Fund enough? A housing perspective on leaving no one behind

On 9th June, FEANTSA, the Fondation Abbé Pierre & Housing Europe held an online roundtable hosted by **Mounir Satouri MEP** (EFA/Greens, EMPL rapporteur on the Just Transition Fund)<sup>5</sup>.



**Mounir Satouri MEP** (EFA/Greens)

The aim of the event was to discuss how the new Just Transition Fund<sup>6</sup> can generate social impact and reach people living in poor housing conditions.

FEANTSA argues that the Just Transition Fund must deliberately be shaped to support low-income and vulnerable households in the climate transition, through support services and direct investment in housing retrofitting for energy efficiency.

The climate emergency also imposes housing to be a central element of the green transition

as existing buildings and housing stock make up about 35% of CO2 emissions in the EU. But for the “green recovery” to truly leave no one behind, and be a “socially sustainable transition” it will require explicitly recognizing and addressing the social risks constituted by the green transition, particularly in the context of housing:

1. Poor housing conditions: 4% of the EU population live in severe housing deprivation, rising to 9 % in the first income quintile.
2. Energy poverty: 7.3 % of EU households are unable to keep their house adequately warm, rising to 17.9% for households living in poverty
3. 75% of the EU’s existing stock is energy-inefficient

## Access and availability of land for housing provision

The first online workshop, organized within the initiative “Housing 2030<sup>7</sup> - improving housing affordability in the UNECE region” was held May 20. This initiative is jointly set up by the UNECE Committee on Urban Development, Housing and Land Management, Geneva, UN Habitat and Housing Europe. Housing 2030 is a joint international initiative of housing experts from over 56 governments through UNECE and UN Habitat and 43.000 affordable housing providers and neighbourhood developers represented by Housing Europe. It aims to improve the capacity of national and local governments to formulate policies that improve housing affordability and sustainability. This first event was dedicated to the first Housing 2030 work pillar, namely land<sup>8</sup>. The debate was opened by the three partners of the Housing 2030 project. **Doris Andoni**, Chair of the partnership, UNECE

<sup>5</sup> <https://www.housing-solutions-platform.org/single-post/2020/06/09/Is-the-Just-Transition-Fund-enough-A-Housing-Perspective-on-Leaving-No-One-Behind>

<sup>6</sup><https://www.europarl.europa.eu/RegData/etudes/B>

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<sup>7</sup> <https://www.housing2030.org/>

<sup>8</sup> <https://www.housing2030.org/videos>

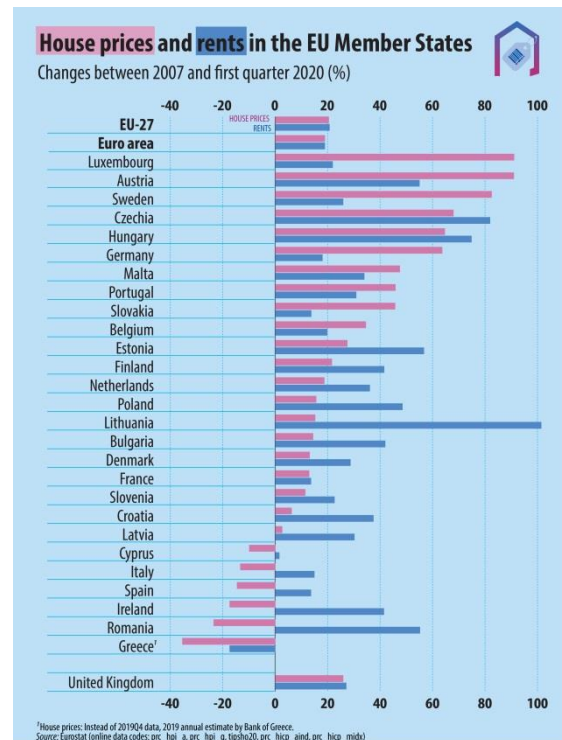
Committee on Urban Development, Housing and Land Management, **Sorcha Edwards**, Secretary General of Housing Europe and **Robert Lewis-Lettington**, Chief of Section, Land, Housing and Shelter, UN-Habitat.

The keynote speech was delivered by the former United Nations' Special Rapporteur on adequate housing, **Leilani Farha**.



**Leilani Farha**, Global Director at The Shift and former United Nations Special Rapporteur on Adequate Housing

She stressed the recent figures of with increased cost of rental housing from 2007-2020 by 21%. But for some countries the increase is even higher, with on top a 101% increase in Lithuania.



eurostat

**Leilani Farha:** "We know some of the reasons for this affordability problem, and of course it's related with the financialisation of housing and the squeezing of profit of every square meter of land" said and then add "many cities and majors felt they have no choice to sell off some of their land in order to generate more revenues but they squeeze the housingmarkets and it's a justification for the escalation of the costs of rent and land".<sup>9</sup>

<sup>9</sup> [https://ec.europa.eu/eurostat/en/web/products-eurostat-news/product/-/asset\\_publisher/VWJkHuaYvLIN/content/DDN-20200708-1?inheritRedirect=false&p\\_p\\_col\\_count=1&p\\_p\\_col\\_id=column-](https://ec.europa.eu/eurostat/en/web/products-eurostat-news/product/-/asset_publisher/VWJkHuaYvLIN/content/DDN-20200708-1?inheritRedirect=false&p_p_col_count=1&p_p_col_id=column-)

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## German EU Presidency- the new Leipzig Charter

Germany is in charge of the EU presidency from July to December 2020. Key document for urban issues and housing during their presidency will be the **"New Leipzig Charter: The transformative power of cities for the common good"**.



IUT Brussels, represented by **Barbara Steenbergen**, was invited to several hearings and contributed with amendments to the text. Based on the EU Urban Agenda and especially the EU action plan of the partnership for affordable housing, representatives from EU, national and city level as well as key stakeholders, claimed for a clear roadmap of the implementation of the Leipzig Charter. These are the key references taken over with regard to housing:

### **The Just City**

"All social groups, including the most vulnerable, must have equal access to services of general interest, including social services, health care and culture. Adequate, safe and affordable housing and energy supply should meet the needs of different groups in society, including an ageing and more diverse population, young people and families. Socially balanced, mixed and safe urban neighbourhoods promote the integration of all

social and ethnic groups and generations. Urban areas with a high percentage of migrants need a comprehensive integration policy."

### **Urban policy for the common good**

"Public authorities should act for public welfare and provide services and infrastructures for the common good: inclusive, affordable and accessible for all, including the weakest and most vulnerable groups in society. All people should have equal access, in particular those who live in towns and cities in shrinking and remote areas. This regards health care, social services, education, cultural services, housing, water and energy supply, waste management, public transport, digital networks and information systems. "

### **Active and strategic land policy and land use planning**

"Space is limited in many cities, which often leads to conflicting interests. Local authorities need to apply sustainable, transparent and equitable land use planning and land policies, including local authorities' land ownership and control. In order to ensure a resilient and long-term development, local authorities need to take into account strategic and future developments and risks. Key elements identified to achieve this are areas for sufficient new and adequate, safe and affordable housing to ensure vibrant and socially mixed neighbourhoods, avoiding speculative land policy."

The European Ministers for Urban Development are supposed to meet November 30 - December 1st in Leipzig to approve the "New Leipzig Charter"- the transformative power of cities for the common good" as one of the key documents for the future urban planning at EU, national and city level.

## First tenants' association founded in the Grand Duchy of Luxembourg

We congratulate **Jean-Michel Campanella** and his colleagues to the establishment of the first tenant association in Luxembourg.<sup>10</sup>



**Jean-Michel Campanella**

Luxembourg is the country with a weak protection of tenants and sky rocketing rents. The housing shortage has long since become the country's central social problem. Political solutions have been on the table for some time. In Luxembourg's "democracy of owners", however, the government shies away from structural measures.

**Jean-Michel Campanella** already announced the interest to exchange with IUT members in order to learn from each other- legally and organization wise. The president of the German Union of Tenants, **Lukas Siebenkotten** together with **Barbara Steenbergen** from IUT Brussels will meet the colleagues from Mieterschutz/Association de défense de locataires in autumn.

<sup>10</sup> <https://www.reporter.lu/mieterschutz-letzebuerg-gegruendet/>

## International Tenants' Day/ UN World Habitat Day October 5<sup>th</sup>

Every first Monday in October the IUT celebrates **International Tenants' Day**- as well as the United Nations **World Habitat Day**. The theme of 2020 is "**Housing for all- a better urban future**".<sup>11</sup> The Global observance will be hosted by the city of Surabaya, Indonesia. Tenants' associations all over the world are invited to share their events and campaigns on the occasion of International Tenants' Day with IUT.



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<sup>11</sup> <https://urbanoctober.unhabitat.org/whd>