

Housing the future

Courtesy of Bolton at Home

Courtesy of Gewoba



Courtesy of Gewoba



Courtesy of Poplar HARCA, Nyla Sammons



Courtesy of GWG Munich, Jonas Nefzger



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Courtesy of Dogewo21

Welcome to Eurhonet

We are a network of 38 housing providers from France, Germany, Italy, Sweden, Austria, Denmark and the UK. We play a key role in supporting our members to work together by maximising the opportunity to learn from each other, develop new ideas and innovate together.

Eurhonet's members have a mission of shared interest to serve customers and society as a whole. Each member of Eurhonet has the same ambition: to improve our professional practices and performance by sharing skills and developing a common view of excellence. That is why the idea of 'Leading European Housing' is in the DNA of our network.



Courtesy of Botkyrkabyggen

Eurhonet is a non-profit-making partnership with the objectives of:

- Improving the professional performance, internal processes and working methods of our members by sharing experiences and gathering, testing, implementing and benchmarking models of best practice;
- Supporting our members to invest in their staff and attract more new employees to the sector, as well as enhancing existing staff training and development opportunities;
- Reinforcing our influence and representing the interests of our members within the institutions and structure of the European Union, as well as regional and national bodies, whilst fully respecting the principles of non-interference in the internal affairs of each member;
- Encouraging and supporting the participation of our members in EU projects and keeping them informed about relevant EU programmes and funding opportunities.

Eurhonet Members in 2021

Austria

Wiener Wohnen – Vienna

Denmark

Boligforeningen AAB – Copenhagen

France

Delphis – Paris

FSM – Melun

Habitat 62/59 Picardie – Calais

Opal – Laon

Valloire Habitat – Centre-Val de Loire

Vosgelis – Vosges

Germany

Bauverein AG – Darmstadt

DOGEWO 21 – Dortmund

GBG Mannheim – Mannheim

Gewoba – Bremen

GWG München – Munich

HWB – Hofheim/Taunus

Volkswohnung – Karlsruhe

Italy

ALER BCM – Brescia

CISPEL – Emilia-Romagna

FederCasa Piemonte – Piedmont

IPES Bolzano – Bolzano

Sweden

Bostads AB Mimer – Västerås

Bostadsbolaget – Göteborg

Botkyrkabyggen – Botkyrka

Familjebostäder – Stockholm

Gavlegårdarna – Gävle

Halmstads Fastighets AB – Halmstad

Helsingborgshem – Helsingborg

Hysesbostäder – Norrköping

Lunds Kommuns Fastighets AB – Lund

ÖrebroBostäder – Örebro

Skövdebostäder – Skövde

Stångåstaden – Linköping

Uppsalahem – Uppsala

Varbergs Bostad – Varberg

VätterHem – Jönköping

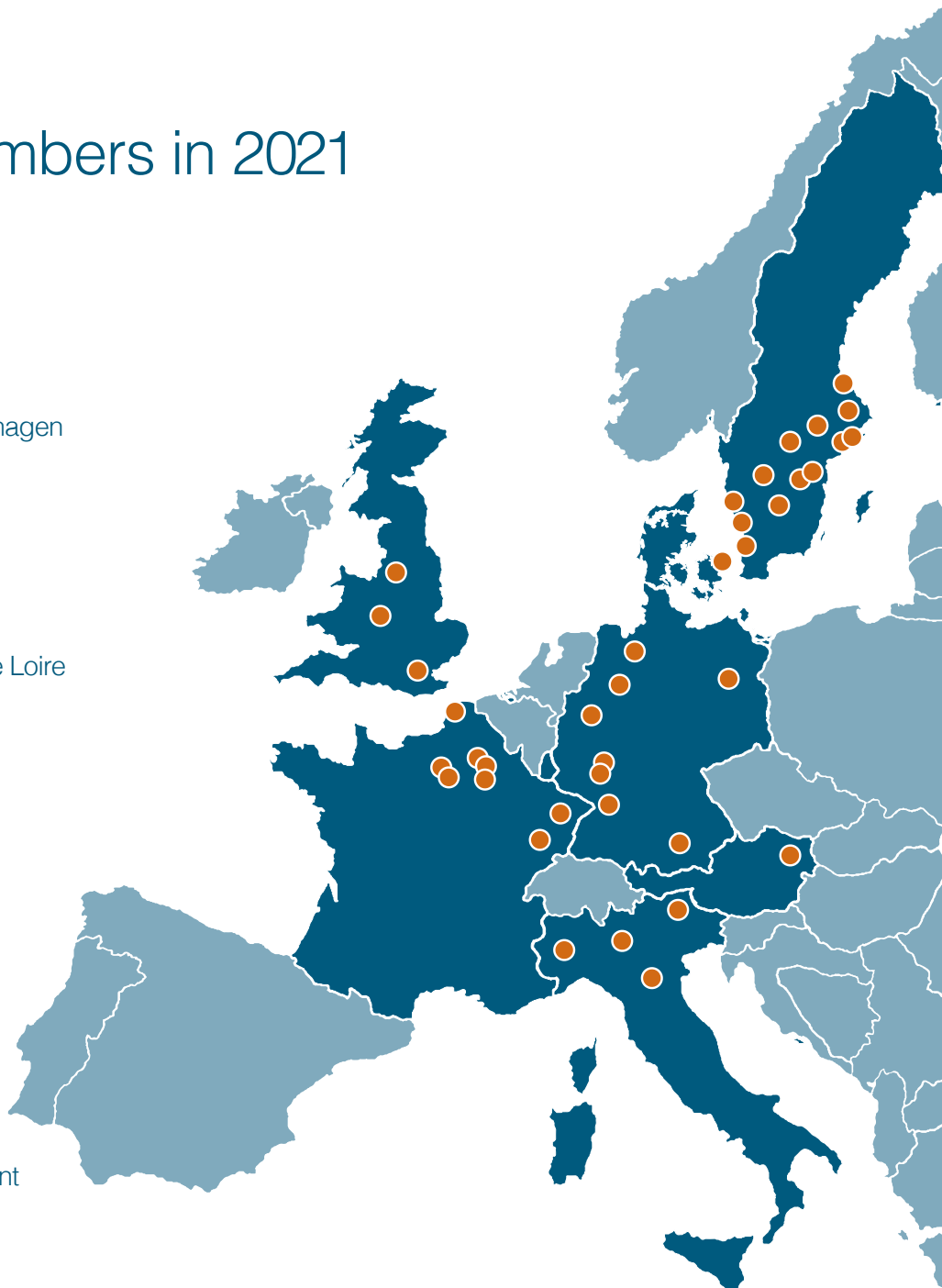
Växjöbostäder AB – Växjö

United Kingdom

Bolton at Home – Bolton

Matrix Housing Partnership – West Midlands

Poplar HARCA – London





Foreword from the President

Another year has passed marked by the pandemic. Once again in 2021, we were forced to cancel a number of activities, such as the Junior Executive Academy and our Exchange Programme, and switch to digital events. We have nevertheless managed to make sure that some key events, such as the Strategic Workshops and our CEO Academy, have taken place virtually through webinars and our Topic Groups have met digitally instead of physically. Executive Committee meetings and the General Assembly were also digitized.

In some periods, the situation has felt a bit hopeless. But we have discovered new ways of working during the pandemic, which we will all benefit from. We long to have more meetings in person. Personal contact and networking are an important basis for the entire network. However, with the new digital skills we have gained, we can now run some of our meetings in a much more effective way.

We have lost some valuable time the past two years. Now it is vital to look ahead. Our communities are reopening and we can begin to plan for the future. A big part of Eurhonet is

the network itself and being able to meet and learn from each other. Some of the cornerstones such as the CEO Academy, Junior Executive Academy and General Assembly will hopefully be taking place as usual again in 2022. There are also big issues to tackle around climate change and digital transformation where we can benefit greatly from each other in Europe.

Looking ahead, we are in the process of a structure and governance review of Eurhonet. How should the organisation be governed and what should we invest in for the future? We want to keep everything that is great with Eurhonet but also try to find ways to create more value for our members. A final set of recommendations will be presented at our General Assembly in October 2022.

Finally, I would like to thank everyone who has been involved and contributed to Eurhonet over the years. Particularly, I would like to thank Jon Lord for having led the network in such difficult times during his tenure - it is an honour to follow on from him.

Fredrik Törnqvist
President of Eurhonet

General Assembly

Due to COVID-19 contingencies, the 2021 General Assembly took place virtually on 21 and 22 October 2021 via WebEx.

During the virtual conference, members had the opportunity to address two key issues: How do we respond to the climate change crisis and can we ever achieve cohesive and integrated communities?

To address the first question, in his keynote speech, Mr Adrian Joyce, Secretary-General at EuroACE – The European Alliance of Companies for Energy Efficiency in Buildings and Director of the Renovate Europe Campaign, gave our members a thorough overview on the EU policy context. It focused on the European Renovation Wave strategy and how his organisation and the building industry are responding to the climate change crisis.

In the session that followed, our colleagues from Helsingborg and Vienna talked about projects that are making neighbourhoods and communities not only more environmentally sustainable but also more cohesive and inclusive (see boxes below). These projects were very much in line with the goals set in the New European Bauhaus, another EU initiative that was also mentioned by Mr Joyce. This initiative goes beyond climate change and ecological sustainability by addressing art, culture, social inclusion, science, and technology.

Drottninghög neighbourhood – Holistic development of a neighbourhood in transformation AB Helsingborgshem – Helsingborg, Sweden

The context:

Drottninghög in Helsingborg is a classic 1960s Million Programme neighbourhood in need of transformation, refurbishment and renovation. Neighbourhood development in the area has been in full swing for a few years now and, together with the City of Helsingborg,



Courtesy of Helsingborgshem

Helsingborgshem is running Project DrottningH. The ambition is to provide the neighbourhood with new meeting places and more modern housing for a variety of needs and target groups. Engagement with residents is the focus and many different institutions are working together.

The project

The hands-on work is based on a model Helsingborgshem developed in collaboration with neighbourhood development research conducted at Lund University, Campus Helsingborg. Using this model, Helsingborgshem and the City of Helsingborg are collaborating with numerous actors to develop Drottninghög into an area where both residents and visitors thrive and desire to be. The development is being carried out with a long, 20-year perspective instead of the usual five or 10-year plan. And the broad collaboration is providing increased energy and involvement.



Curtesy of Helsingborgshem

Drottninghög needs to be opened up and connected with the rest of Helsingborg. The city's investment in Helsingborgsexpressen, the new express bus, is an example of one initiative that contributes to increased accessibility for both residents and visitors.

Work, education, meaningful recreation for children and young people are central to the project. An example is the employment initiative, Rekrytera. Every summer, Helsingborgshem employs young people from the area and arranges activities together with the City of Helsingborg.

A new preschool, a new school and new park spaces (like the new cherry blossom grove opened in 2018) consisting of some 100 newly-planted cherry trees, will also be established in the area. Everything is tied together and a variety of housing types, environments, transportation, parks, facilities, schools and more will add a holistic quality to the development of Drottninghög.



Curtesy of Helsingborgshem

Needs and dreams for the home began with dialogue

The transformation was set in motion, in 2013, when we interviewed 300 residents about their needs and dreams for their homes. The interviews were carried out by co-workers from Helsingborgshem during home visits, and with the aid of interpreters when necessary. The interviews provided valuable knowledge about what tenants feel is important. One result of this was that tenants were able to choose or opt out of things such as a glazed balcony or a dishwasher, enabling them to influence their rent after renovation.



Curtesy of Helsingborgshem

Renovations approved by the tenants:

The first renovation phase was completed in 2016/2017 and involved the refurbishment of three buildings with just over 50 flats. The second phase was completed in 2017/2018 and involved the refurbishment of three buildings with around 55 flats. Great focus was placed on engaging tenants throughout the process.

All tenants approved the renovations and improvements, a process that took nearly three years. Since then, tenant engagement has remained a vital component in the continued development of the entire area. The increased rent level is being phased in over a period of five years to give tenants the opportunity to adjust their finances and adapt to the new rent.

Per-Albin-Hansson-Siedlung neighbourhood – six fields of action to improve the overall quality of living for residents Wiener Wohnen – Vienna, Austria

Within the framework of six defined fields of action, Wiener Wohnen, together with a range of co-operation partners, implemented the following pilot projects with the aim to improve the overall quality of living for residents.

Home Game

As part of the IBA_Vienna 2022, Wiener Wohnen and SOS Children's Village Vienna launched the project, Home Game, in the summer of 2021. Together with sports educators, parents, and neighbours, a space for children aged four to 10 was created for play and sports.

The trainers show how to set up a small soccer stadium in just a few minutes – the Home Game arena was quickly created from six benches (two goals and four spectator benches) and field markings. Participation is free of charge and registration is not required.

Home Game took place once a week from 16 June through to 1 October 2021, alternating between two different locations in Per-Albin-Hansson-Siedlung Ost.

For a joint celebration, senior citizens from the nearby retirement home were invited to play with the children and spend an afternoon together.



Courtesy of Wiener Wohnen, Jennifer Fetz



Courtesy of Wiener Wohnen, Jennifer Fetz

AALbin - Active in Aging with Digitisation

The AALbin pilot project aimed to create a passion for digitisation among senior citizens. Wiener Wohnen wants to encourage its older tenants to actively engage with new technologies and their possibilities.

As part of the project, a total of 30 senior citizens were equipped with tablets and smartwatches, including a mobile emergency call. In workshops over the period of one and a half years, the participants learned about the benefits of digital technologies for their daily lives.

Networking, active participation and mutual learning are in the foreground: senior citizens learnt how to use digital technologies while Wiener Wohnen learned about the needs and digital preferences of the older generation.

The results of this project are to be incorporated into the design of future digital services of Wiener Wohnen and will therefore benefit all tenants.

Participatory redesign of residential passageways

In the Per-Albin-Hansson-Siedlung Ost housing estate, three residential passageways were re-designed by children, young people and artists living on the estate.

Vienna-based visual artist Vasilena Gankovska was hired for the project and led the participatory process with residents together with Wohnpartner.



Courtesy of Wiener Wohnen, Schedl Wohnpartner

Ich brauche Platz!

The project, Ich brauche Platz!, (I Need Space!) took place in the summer of 2020 and focused on co-operation with local children, especially young women. In various creative settings and by working with university teachers and students, artists and local partners, research was conducted into what the young women living in the housing estate needed space for.



Courtesy of Wiener Wohnen, David Bohmann

The basis and structure for this process was provided by a Bus-Laboratory, which focused on specific topics every afternoon. Residents' wishes were explored in playful way and ideas for designing different spaces were developed together.

Engaging young people and actively involving them in the art and research process not only provided useful information, but it also got young people thinking creatively about how new spaces might enhance their lives.

Dementia training

In June 2021, Wiener Wohnen began offering training opportunities for staff on the topic of dementia. Through theoretical input and practical conversation training, staff members learn how to deal sensitively with people with dementia and their caregivers. The training has proved to be popular among staff.

The next day, members had the chance to learn more about the work done in the context of our Topic Groups by listening directly from our Topic Group leaders. To prepare for next year and help the Improvement TaskForce design our work programme, breakout sessions were created to give members the opportunity to discuss the biggest challenges their companies were facing and how Eurhonet could help and support them.

The day concluded with the election of the new President, Mr Fredrik Törnqvist (succeeding Mr Jon Lord), Vice Presidents and Executive Committee members (see chapter Organisational Structure for further information).

(Video recordings of this webinar are available on the Members Only Zone of the Eurhonet website).



Sustainable Construction Topic Group

Taking sustainability to the next level through the sharing of best practice and learning in the delivery of energy efficient, low carbon housing, tackling fuel poverty, and minimising material waste and pollution.

We were all hoping to go back to some in-person meetings this year, but due to the ongoing pandemic, this couldn't happen. For this reason, it was not possible to have the usual inspiring field visits and workshops, but we have kept work moving through online webinars covering a variety of subjects.

Webinar 'Towards all Electric Buildings'

2 March 2021

With 40% of CO2 emissions coming from buildings, communities and companies want and need to get the next generation of buildings right. Many experts argue that electrification is key to decarbonising the residential heating sector, but that it needs to be done in a smart way, by using heat pumps flexibly in houses that are efficient enough to act as 'thermal batteries'.

During the meeting, participants exchanged views and analysed the advantages and disadvantages of the different systems (such as heat pumps, electric heaters, PV panels, batteries, car and bike charging stations) that could be installed during refurbishment or in new-build projects, with the aim of delivering all-electric buildings.

We compared the latest technologies across the different member states, and discovered that all-electric buildings seem to be the dominant trend in the housing sector.

Webinar 'Greenery – Introducing Green Elements in our Buildings'

16 March 2021

The drive for sustainable construction brings about an interesting interplay between architecture and the environment. This is taking place in many forms and with different degrees of intensity.

One of these approaches introduces green elements to our buildings, an approach which has gained increasing importance in recent years. Vertical greening can provide a cooling

effect on the building surface, which is very important during summer heat waves and in hot climates.

The cooling effect of green facades also has an impact on the inner temperature of a building by preventing the façade from warming. Choosing local plant species on green roofs also greatly improves ecological value, as well as slowing water runoff.

During the meeting, participants had the opportunity to hear from academics on state-of-the-art of green façade and roof systems and their thermal impact on buildings.

Webinar 'Recovery Fund and EU Perspectives'

30 March 2021

The European Commission released the Renovation Wave in October 2020 with the aim of doubling renovation rates in the next 10 years and making sure renovations lead to higher energy and resource efficiency. This will enhance the quality of life for people living in and using the buildings, reduce Europe's greenhouse gas emissions, foster digitalisation and improve the reuse and recycling of

materials. By 2030, 35 million buildings could be renovated and up to 160,000 additional green jobs created in the construction sector.

During the meeting, experts from the European Environmental Bureau (Europe's largest network of environmental citizens' organisations with over 160 members) delivered a great summary on how EU policies and strategies are targeting and regulating each of the phases of the building lifecycle and what tools are available to make the targets set in the Renovation Wave achievable.

After discussion at the General Assembly 2021 about how best to tackle climate change, the key role of the Sustainable Topic Group in addressing this pressing issue was re-enforced. For this reason, we decided to start the new year with a focus on climate neutrality in buildings.

After many years of work, we also feel that our meetings and activities are now more important than ever in supporting and inspiring members to take action across their housing portfolios. For example, a partner from Scandinavia asked the group if we had any suggestions for reducing the temperature of a student building in summer. We sent them the link to the related 'White Book' page and after one year we received this email:

"A year ago, I sent a question to the two of you regarding problems with indoor temperatures in a couple of our student buildings that are around 5-10 years old. I was recommended to look into Brise Soleil as an alternative. I am now happy to report that we have installed this in one of the buildings as a result of your input! Sending you a photo of the newly-installed solution."



Johann Christian PLAGEMANN
Sustainable
Construction Topic
Group Co-Leader



Gordon WATTS
Sustainable
Construction Topic
Group Co-Leader



Social Integration Topic Group

Examining how housing providers can further promote and foster social integration by harnessing their asset platform and partnership networks to support and assist our most vulnerable residents and communities including young people, older people, migrants and refugees.

The Social Integration Topic Group in partnership with the European Federation for Living's Social Domain group have continued to come together virtually to share how members are helping communities recover from the COVID-19 crisis and how the learning from such an event can build stronger more resilient communities in the future.

Webinar 'Building Community Resilience After the Crisis'

8 April 2021

The pandemic has seen an upsurge in community spirit and 'neighbourliness', but at the same time many community organisations have suffered.

As we seek to recover, the group discussed the efforts being made to tackle the COVID-19 crisis and addressed how housing providers should invest in shared social infrastructure and build the resilience of communities to face future health and environmental crises.

During the meeting, participants also addressed domestic violence and the additional support that has been put in place for families during national lockdowns.

Webinar 'Recovery and Resilience'

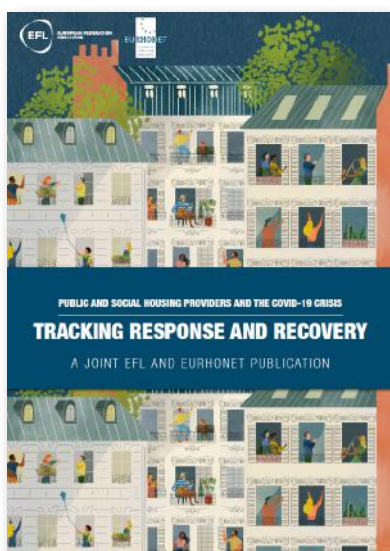
14 September 2021

During the webinar, participants had the opportunity to discover the Social Change Agency and learn about the 'Accountable' programme, an initiative designed to help build and sustain community-led groups.

The rationale behind Accountable is that managing money for informal community-based groups can be an administrative headache since most do not have the legal status needed to open a bank account and relying on personal accounts is not a long-term solution.

Furthermore, it is better for active residents to spend time on helping others rather than on paperwork. By using this fiscal hosting service, groups hold their funds in the Agency's business bank account and use the Open Collective platform to accept and distribute money. Groups stay in total control of how and when money is spent and can share responsibility for signing off costs among each other, while we handle the time-consuming accounting tasks such as bank transfers.

Participants also got an update on the Social Index Project and on the EFL Knowledge Exchange programme.



A key focus in 2021 has been on the development of a joint Eurhonet and EFL publication. 'Tracking Response and Recovery' is a report that documents members' responses to the pandemic and attempts to acknowledge the

impressive work that public and social housing provider have done to support their tenants and wider communities, particularly during national lockdowns. By describing the immediate effects of the crisis, members have presented some best practice examples. This report also reflects on the role of housing providers in creating community resilience beyond the crisis and lists the medium to long term changes that the sector is likely to continue to face in the coming years.



Natalie JONES

Social Integration
Topic Group Leader



Ageing Topic Group

Improving quality of life for older people by enabling them to live independently in homes and communities that are adapted for their needs and facilitate inclusion.

Due to the ongoing pandemic, the activity of the group has been extremely limited. We have been unable to have any in-person meetings. Instead, we have had digital meetings in order to maintain contact with each other and keep sharing experiences.

Webinar 'Intergenerational Living'

17 March 2021

The concept of intergenerational living began in Europe about two or three decades ago with people in their 50s and 60s wishing to explore new living options. The idea behind it was to avoid the disadvantages of either living alone in independent units or living exclusively among other older people in a retirement village. Also, they saw that traditional support institutions such

as the family, neighbourhood, community and church had weakened and felt the need for new solutions that fostered connection and a sense of belonging.

During the webinar, members had the opportunity to present their intergenerational housing schemes and exchange both best practice on this concept and their thoughts on the relevance of intergenerational living for our members.

Webinar 'Updates and Planning'

9 November 2021

It was hoped that the second meeting of 2021 would be an in-person meeting, but once again this could not happen and instead we had an online meeting to check in with each other and discuss our plans for 2022.


Our aim is to have two digital and one in-person meetings next year. However, different countries and companies have different restrictions, so we are unable to make definite firm plans. We have, however, planned to have a joint digital meeting together with the IT Topic Group, to discuss the topic of digital inclusion.



The group has completed a fact sheet on intergenerational living which is available to members on the Members Only Zone of the Eurhonet website.



Nicola WESTERBERG
Ageing Topic Group
Leader


Housing the future


INTERGENERATIONAL LIVING

What is Intergenerational Living?

Intergenerational living is a means by which older people can live independently but within a balanced and supportive community. It is a concept that has been around for many years and has many positive aspects, as having a mix of generations living together has benefits for all.



We know that ageing can have some negative effects:

- Feelings of loneliness,
- social isolation
- sense of being disconnected from wider society.



Intergenerational living hopes to combat these issues by improving and increasing the number of social interactions older people have.

There are also benefits for the younger generations as many purpose built schemes offer cheaper rent for those who are students, in return for workshops and classes on such things as IT; or for helping their neighbours with tasks such as shopping.



IT in Housing - Digital Communications and Technology Topic Group

Sharing best practice and innovation to help deliver business efficiency and customer satisfaction through technology and communication.

Due to the ongoing pandemic, we were forced to meet only virtually in 2021. However, we have managed to keep up our work programme and used all virtual means to remain on track.

Webinar 'Hybrid Work: Re-start After COVID-19'

25 March 2021

2021 holds one of the biggest chances in decades. After learning quickly in the first phase of national lockdowns that the home office works, there is no longer a (technical) argument against remote working. With the learnings from smart working and

understanding the employee's wishes and needs, all organisations have the ultimate opportunity to create the ideal hybrid work of the future.

During the workshop, guided by the external contributor Mr Maximilian Lammer, participants had the opportunity to discuss these implications and lay the groundwork for a new post-COVID-19 working culture.

Webinar ‘Cyber-attacks and Their Impact – What are Companies Doing to Reduce the Risk?’

06 October 2021

Cybercrime is progressing at an incredibly fast pace, with new trends constantly emerging. Cyber criminals are becoming more agile, exploiting new technologies, tailoring their attacks using new methods, and co-operating with each other in ways we have not seen before. Furthermore, the problem was exacerbated during the pandemic, when a good share of staff had to switch to remote working overnight, with all the risks and fragilities that this implied.

During the webinar, Mr Mike Hart, Vice President at Mandiant, a global firm specialising in cyber defence solutions, introduced the group to current trends on cybercrime. Following this comprehensive introduction, members discussed how they dealt with recent threats and shared best practice on how to reduce the risk of cyber-attacks.

Participants had also the opportunity to learn more about Mimer’s ‘Smart Passage’ project, an electronic security system with interesting IT drivers developed in partnership with SOS Alarm. In a nutshell, Smart Passage allows fire brigades to geo-localise the problem and gives remote access to firefighters to all doors/gates in the building, without having to break in.

In retrospect, 2021 showed us the possibilities technology gives us for virtual meetings and communication. However, the interhuman exchange when meeting in person is still the best way of exchanging ideas, learning from each other and bonding as a group. In future we hope to get back to meeting in person and we look forward to seeing members again.

2021 also brought some changes to our group. Thomas Harry from Mimer decided to step down as Co-leader for IT and we thank him very much for his contribution over the last couple of years. Steve Roden from Bolton at Home will follow him. Steve has worked in IT for over 20 years and has been Head of IT at Bolton at Home for six years now, responsible for technology and data. He has been member of our group for a number of years.



Thomas HARRY
IT in Housing Topic
Group Co-Leader



Alessia PARESCHI
IT in Housing Topic
Group Co-Leader

What is Eurhonet for you?



Simon Wilson
Chief Executive
The Pioneer Group, UK

What is Eurhonet for you?

The network provides not only a forum to share experience, knowledge and thinking but also real focus on improving the lives of our collective tenants and communities where we work. I represent a partnership of UK landlords who all see great value in the network.

What are your expectations of Eurhonet?

The network tackles a wide range of challenges facing our sector and finds joint solutions and develops ideas. The network also helps us all to advance our collective opportunities and provides a range of ways to get involved through the topic groups, CEO and Executive Academies.

What was the biggest thing you gained/learned from Eurhonet?

I have learned that we face shared challenges regardless of our different geographies, cultures, legal and regulatory frameworks. There is a genuine openness and willingness to work together.

What is your feeling of the network?

As a member from the UK there is no doubt leaving the EU has posed some real challenges in keeping dedicated ties with our European colleagues – Eurhonet cuts across these challenges and provides an ongoing connection and shared vision for our communities regardless of borders.

Can you describe Eurhonet in three words?

Innovative, dynamic, friendly.



Mikaela Åberg
Project Manager of Urban Development
Helsingborgshem AB, Sweden

What is Eurhonet for you?

For me, Eurhonet opens up the door to benchmarking, knowledge exchange and networking with housing companies all over Europe.

What are your expectations of Eurhonet?

During the last decade it has become increasingly obvious that we, as housing companies, share the same challenges and tasks for the future. Whether it's sustainability, migration crises or consequences of a pandemic, we can learn from each other and grow as organisations.

What was the biggest thing you gained/learned from Eurhonet?

To have the courage to test new concepts and pave new ways to strengthen socially deprived neighbourhoods, and prevent social exclusion, loneliness and segregation.

What is your feeling of the network?

We have had a couple of rough years due to the pandemic. I believe, however, that the prerequisites for an even more viable Eurhonet are greater than ever and that European co-operation is more needed than ever before.

Can you describe Eurhonet in three words?

Inspiring, diverse, interpersonal.



Pam Welford
Group Director of Finance
Bolton at Home

What is Eurhonet for you?

It creates an opportunity to meet housing professionals, outside of my normal UK based network, who share the same goals and aspirations for our customers.

What are your expectations of Eurhonet?

That the organisation remains financially well managed and uses its funds to benefit the member organisations in line with its purpose, visions and values.

What was the biggest thing you gained/learned from Eurhonet?

What amazing linguistic skills everyone has – particularly around speaking English. And, whilst we may live in different countries, the challenges we all face are very similar.

What is your feeling of the network?

It is a great platform to be able to gain a fresh perspective on issues and get some new ideas for solving these issues.

Can you describe Eurhonet in three words?

Collaborative, well run and innovative.



Anne Behloui
Project manager in charge of CSR matters
DELPHIS, France

What is Eurhonet for you?

An opportunity to collaborate and collect inputs at a European level for social housing providers to learn from one another.

What are your expectations of Eurhonet?

Eurhonet is a place where you can extend your horizon. By sharing experiences, collecting different points of views, and capitalising on our different perspectives and knowledge, we enrich our vision to respond to new challenges in our sector.

What was the biggest thing you gained/learned from Eurhonet?

A better appreciation of some of our sector's global challenges without limiting any analysis to the legal framework of a country. In doing so, we have a more comprehensive understanding of the stakes at work and an ability to anticipate the impact of European developments at national and local level.

What is your feeling of the network?

A positive and dynamic network of social housing providers, open to learn and share.

Can you describe Eurhonet in three words?

Collaborative, enlightening, participative.



CEO Academy and Strategic Workshops

CEO Academy

'Brave New Post-COVID-19 World'

11 June 2021 – web meeting

Emerging Trends in Real Estate Europe 2021

An uncertain impact

Join the conversation:
#ETRE21



The 2021 CEO Academy gave participants the opportunity to find out more about macro scenarios that must be considered in a post-COVID-19 world. CEOs also discussed future trends in the housing sector, including how the world of work is going to change and how our companies are planning for this change.

Furthermore, in smaller breakout rooms, participants shared views about some strategic issues such as future financial challenges, opportunities for their business, the delivery of new homes and carbon reduction in existing stock. Lastly, CEOs assessed what they have learned from this pandemic and how this will make their business better prepared for future risks.

Workshop

‘How will Organisations be Changing the Way They Work in a Post COVID-19 World?’

25 February 2021 – web meeting



The webinar was attended by some 30 HR managers from 20 Eurhonet companies. It provided a platform for members to share best practice and discuss their thoughts and ideas for the changing world of work.

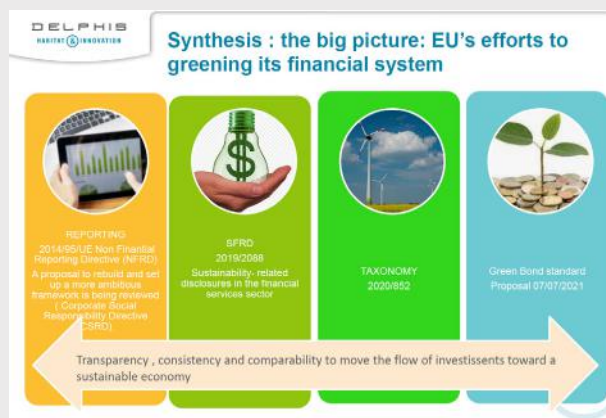
To set the scene, Mr Killian Cramers, Corporate Communications Officer at StepStone, delivered a presentation about the impact of the pandemic on homeworking, reporting the key findings of a large survey StepStone conducted in the UK, Germany, France, Belgium and Austria, involving more than 18,000 participants.

Following this introduction, members had the opportunity to discuss what measures their organisation had put in place as well as their homeworking plans for the future. Participants also discussed how to support staff working remotely (including psychical and mental wellbeing), and shared best practice on how to measure performance and build a good work place culture despite reduced contact.

Workshop

‘The Environmental and Social EU Taxonomy and the Access to Sustainable Financing – Implications and Consequences for Public and Social Housing Providers’

18 November 2021 – web meeting



The EU Taxonomy is a leading science-based classification system that is expected to become the global standard for determining whether an economic activity can be considered sustainable or not. In this way, it aspires to create security for investors, protect private investors from greenwashing, help companies to become more climate-friendly and shift investments into those sustainable activities. The housing and building sectors are directly targeted and impacted by the EU Taxonomy.

By attending this webinar, participants had the opportunity to learn more about the EU Taxonomy Regulation, how it interacts with other UE financial regulations and what new risks and opportunities this brings to public and social housing providers.



Improvement Task Force

The ongoing impacts of the global COVID-19 pandemic were still being felt in 2021. However, Eurhonet continued to make great progress using digital platforms to run meetings and deliver on our workplan objectives.

The experience gained over the previous year with this new way of working certainly helped. Supported by the Secretariat, Topic Group meetings, strategic workshops and statutory meetings ran smoothly. We were able to bring a variety of learning experiences to our members by inviting external speakers such as university lecturers and business leaders to give talks.

All webinars were recorded and the edited video clips are available on the video library on the Members Only Zone of the Eurhonet website.

We are cautiously optimistic about the return of some of our other activities in 2022, such as the Junior Executive Academy and our Exchange Programme. However, the Improvement Task Force is keeping things under review and ensuring that all our members' health and safety is a number one priority. Like everyone, we are really looking forward to seeing each other in person in the coming months.

The Improvement Task Force has been working with the Executive Committee to explore new ways of working in the future. We have learned a lot about working in a smarter, greener and more cost-efficient way over the last two years. This will include a balance between meeting each other in person and having virtual meetings. We realise that virtual meetings cannot fully replace in-person meetings and the spontaneous dialogue that often flows from an in-person meeting. Eurhonet is an organisation that thrives on exchanging information and learning from each other. The Improvement Team is working through which meetings are best undertaken in person and which ones will be held in the virtually.



At the 2021 General Assembly we said goodbye to our outgoing Eurhonet President, Jon Lord, and welcomed in our new President, Fredrik Törnqvist. New Vice-Presidents were elected and our Executive Committee was refreshed. A huge thank you goes out to our Improvement Task Force colleague, Anja Bader, for completing her long mandate as Vice-President in Charge of Finances and having secured a smooth transition with the new Treasurer. Thanks also to our former President, Jon Lord, and all Executive Committee members for guiding the network in these last challenging years.

In 2022 the Improvement Team will be focussing on delivering the Structure and Governance Review, and supporting our new President. We are confident that recommendations from the review will future proof our network and help it to grow in the future.



Lars LÖFGREN
Improvement Task
Force



Ian ANKERS
Improvement Task
Force



Marketing Task Force

Recruiting new members often requires travelling and face-to-face meetings. Furthermore, due to the pandemic, the additional workload and changes that public and social housing providers had to face over the last two years certainly did not help the recruitment of new members.

The Marketing Task Force's plan for the coming years is to expand and consolidate our network. New companies will certainly bring new inputs, perspectives and fresh ideas onto the tables of our Topic Groups.

The Structure and Governance Review also represents a good opportunity for us to reassess the Task Force and define what the best approach would be for recruiting new members.

We look forward to resuming our work and contributing to the growth of the Eurhonet family.



Fredrik TÖRNQVIST
Marketing Task Force Leader



Courtesy of Uppsalahem

EU-Funding Task Force

Council for European Funding announce new schemes and priorities for 2021-2027.

It seems that the UK leaving the European Union has not made any kind of impact on the amount of funding available for projects and initiatives throughout the countries of the EU. Indeed, most programmes have increased the funding available. For example, for the 2021-27 programme Erasmus + have allocated 26 billion euros to the programme.

Here is a quick update on the funding streams currently available, most of these opened in December 2021. Most programmes have at least two dates a year when they open for bids/applications. You can find a link to a website to give more information at the bottom of the page.

Erasmus+

Erasmus+ funds projects and programmes in the fields of education (higher and further education) vocational education and training (apprentices). It also offers funding for youth initiatives and is very keen on initiatives that enable young people to design and lead on trans-national projects.

Funding is also available for sports-based activities and for exchanges with have an educational or vocational focus.

Lead organisations must be based in the European Union, however there are streams that will fund projects with partners outside the EU.

Horizon Europe 95.5 billion

Horizon tackles climate change helps to achieve the UN's Sustainable Development Goals and boosts the EU's competitiveness and growth.

The programme is meant to facilitate collaboration and strengthen the impact of research and innovation in developing, supporting and implementing EU policies, while tackling global challenges. It supports the creation and sharing of excellent knowledge and technologies.

Courtesy of Gavlegårdarna

It helps to create jobs and fully engages the EU's talent pool, boosts economic growth, promotes industrial competitiveness and optimises investment impact within a strengthened European Research Area.

Legal entities from the EU and associated countries can participate.

Asylum, Migration and Integration Fund 9.9 billion euros

This fund may be particularly relevant for those involved in housing Ukraine refugees or other migrants.

The fund aims to further boost national capacities and improve procedures for migration management. It also aims to enhance solidarity and responsibility sharing between member states, in particular through emergency assistance and the relocation mechanism and local integration.

There are, of course, other European funding programmes available such as:

- Creative Europe for arts and culture-based initiatives that cross international boundaries;
- European Social Fund;

- European Development Fund;
- European Solidarity Corps.

However, many of these will not be directly relevant to housing organisations.

Just a final note, whilst the UK is no longer in the European Union, we can and would very much appreciate still being part of any bids (where the funder allows it). We will be looking at an exchange scheme through the Turing Fund (UK replacement for Erasmus), and would be happy to talk to partners about that going forward. COVID-19 has prevented us from doing this so far and we look forward to meeting in person and sharing best practice with our partners in Eurhonet.



Shauna MORTON
EU-Funding Task Force
Leader



Calendar of Activities 2021

FEBRUARY

- 8** **Executive Committee**
Virtual meeting
- 25** **HR Webinar 'How will Organisations be Changing the Way They Work in a Post COVID-19 World?'**
Virtual meeting

MARCH

- 2** **Sustainable Construction Topic Group**
Virtual meeting
- 16** **Sustainable Construction Topic Group**
Virtual meeting
- 17** **Ageing Topic Group**
Virtual meeting
- 25** **IT in Housing & Comm Topic Group**
Virtual meeting
- 30** **Sustainable Construction Topic Group**
Virtual meeting

APRIL

- 8** **Social Integration Topic Group (in collaboration with EFL)**
Virtual meeting

MAY

- 21** **Executive Committee**
Virtual meeting

JUNE

- 11** **CEO Academy + Ordinary GA**
Virtual meeting

SEPTEMBER

- 13** **Executive Committee**
Virtual meeting
- 14** **Social Integration Topic Group (in collaboration with EFL)**
Virtual meeting
- 29** **Sustainable Construction Topic Group**
Virtual meeting

OCTOBER

- 6** **IT in Housing & Comm Topic Group**
Virtual meeting
- 21-22** **Conference and General Assembly**
Virtual meeting

NOVEMBER

- 9** **Ageing Topic Group**
Virtual meeting
- 18** **Workshop 'The Environmental and Social EU Taxonomy and the Access to Sustainable Financing'**
Virtual meeting
- 18** **Sustainable Construction Topic Group**
Virtual meeting

DECEMBER

- 16-17** **Structure & Governance Task Force**
Virtual meeting

Financial Result 2021

INCOMES		2021
Membership fees		210,750.00 €
Reimbursements and participation from meetings		0.00 €
Various income		0.00 €
TOTAL INCOMES		210,750.00 €

GENERAL EXPENSES		2021
Office rent		15,021.02 €
Documentation/Post		110.58 €
Website		2,639.91 €
Accountancy & legal services		6,711.47 €
Secretariat		113,595.51 €
Travel & subsistence		30.00 €
Executive Committee		0.00 €
General Assembly		0.00 €
CEO Academy		0.00 €
Co-ordinators		0.00 €
Eurhocycle		2,316.20 €
Annual Report		1,988.76 €
Consultancy		2,075.15 €
Bank charges		513.56 €
TOTAL GENERAL EXPENSES		145,002.16 €

TOPIC GROUPS & TASK FORCES		2021
Task Force Improvement		0.00 €
Task Force Marketing		0,00 €
Task Force EU-Funding		0,00 €
Topic Group Sustainable Construction		3,981.20 €
Topic Group Ageing Population		0,00 €
Topic Group Social Integration		305.98 €
Topic Group IT in Housing & Comm		2,502.00 €
TOTAL TOPIC GROUPS & TASK FORCES		6,789.18 €

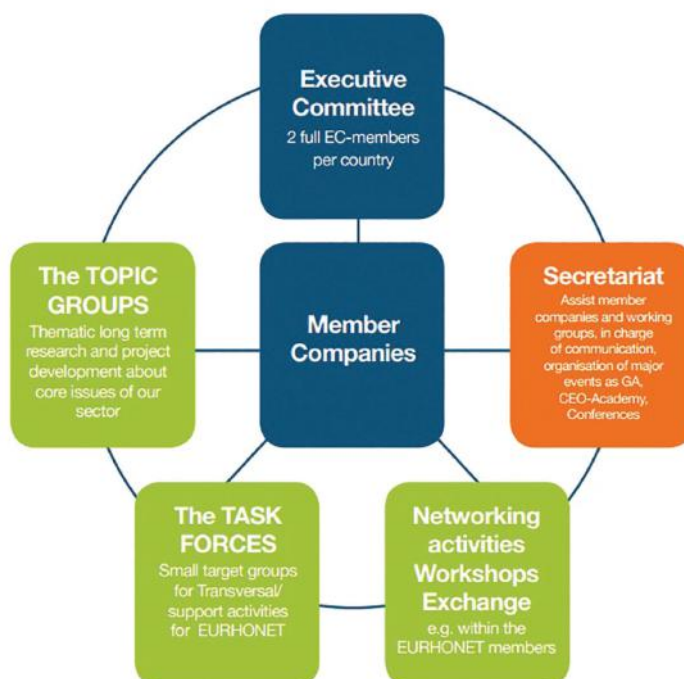
TOTAL EXPENSES	151,791.34 €
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Total Incomes	210,750.00 €
Total Expenses	151,791.34 €
RESULT OF THE YEAR	58,958.66 €

ASSETS		2021
Financial assets		252.00 €
Guaranty in cash		252.00 €
Amounts receivable within one year		4,031.07 €
Invoice out to be paid		0,00 €
Other amounts receivable		4,031.07 €
Various advances to suppliers		0.00 €
Cash (current account ING Bank)		422,226.05 €
KBC - Company account		422,316.05 €
Internal transfers		90.00 €
TOTAL ASSETS		426,509.12 €

LIABILITIES		2021
Social Funds		395,938.58 €
Permanent means - Shared Capital		157,338.77 €
Profit carried forward		179,641.15 €
Result of the Year		58,958.66 €
Amounts payable		29,770.54 €
Trade debts		15,323.56 €
Suppliers		15,323.56 €
Deferred grant to be received		0.00 €
Taxes, remunerations and social security		14,446.98 €
Taxes		550.20 €
Holiday pay		13,896.78 €
Other amounts payable		0,00 €
Provisions		800.00 €
Provision for DREEAM project		800.00 €
TOTAL LIABILITIES		426,509.12 €

Organisational Structure



Executive Committee Members (as of October's 2021 General Assembly)

- **President:**
Fredrik TÖRNQVIST – Stångåstaden, Sweden
- **Vice President:**
Mina BOZZONI – ALER BCM, Italy
- **Vice President in charge of finances:**
Jon LORD - Bolton at Home, UK
- **Representing France:** Francis DEPLACE – DELPHIS, Hervé EUZEN – Opal, Olivier BARRY – FSM
- **Representing Germany:** Sybille WEGERICHT – Bauverein AG, Anja BADER – GWG München, Klaus GRANIKI – DOGEWO21
- **Representing Italy:**
Marco CORRADI – CISPEL Reggio Emilia
- **Representing Sweden:** Cathrine HOLGERSSON – Gavlegårdarna, Lars LÖFGREN – Hyresbostäder I Norrköping
- **Representing the UK:** Simon WILSON – Matrix Housing Partnership, Steve STRIDE – Poplar HARCA
- **Representing Austria (Observer):**
Christian SCHANTL – Wiener Wohnen
- **Representing Denmark (Observer):**
Christian HØGSBRO – Boligforeningen AAB

Topic Groups Leaders

- **Sustainable Construction:** Johann Christian PLAGEMANN – Gewoba, Germany & Gordon Watts – SYHA, UK
- **Ageing:** Nicola WESTERBERG – Hyresbostäder I Norrköping AB, Sweden
- **Social Integration:** Dragana CUROVIC – AB Helsingborgshem, Sweden
- **Digital Communications & Technology:** Steve RODEN – Bolton at Home, UK and Alessia PARESCHI – GWG München, Germany

Task Forces Leaders

- **Improvement Task Force:**
Ian ANKERS – Bolton at Home, UK
- **Marketing Task Force:**
Fredrik TÖRNQVIST – Stångåstaden, Sweden
- **EU-Funding Task Force:**
Shauna MORTON – Bolton at Home, UK
- **Exchange Programme:**
Malin WETTRE – Stångåstaden, Sweden



The Secretariat

Based in Brussels in the heart of the European neighbourhood since 2012, Eurhonet Secretariat supports the network by ensuring the coherence and the implementation of its annual Work Programme. The Secretariat is also responsible for maintaining good relations with all housing stakeholders, including EU institutions and Housing Europe, which is one of Eurhonet's main partners.

Eurhonet Staff:



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Members

Austria



Denmark



France



Germany



Italy



Sweden



UK

