

Press Release

Amsterdam, 11/4/2023

The pan-European meeting of the European Federation for Living took place from 4 to 6 April 2023 in Munich and Bad Aibling in southern Germany. A group of around 20 social housing experts, architects, engineers, academics and builders shared the latest insights into energy efficient housing.

In addition, the insights of Ulich Klammsteiner from the Italian agency CasaClima, specialized in drawing up technical conditions for certified buildings and monitoring compliance, were also shared.

A study visit to the Dante building in Munich, owned by the municipal housing company DEWOFAG, showed the details of wood hybrid construction of a newly built residential building as social housing standard.

On the grounds of the B&O Gruppe in Bad Aibling, a former army base, a 700 hectare test site has been developed through sustainability and innovation. Here, buildings of different types of materials are developed and scientifically analyzed by Prof. dr. Auer of the TU Munich. The results of comparable buildings in wood, light cement and hybrid construction were discussed by the participants. It has been found that wooden material scores the best in terms of sustainability and CO2 savings; but entails at least about 15% higher costs.

The representatives of the social landlords from Berlin, Bamberg, Ghent, Vilvoorde, Lille and Helsinki agreed that the sharply increased construction costs can no longer be borne without large-scale subsidies. The construction of new homes, in particular, produces a large unprofitable result or a loss in the exploitation during its lifetime.

The French architect Pascal Chazal showed how the construction industry, in contrast to other sectors, has become less efficient over the last centuries and that modular construction is the only option to keep costs under control.

The European Federation for Living (EFL) is an international professional network in the affordable housing industry. With over 70 members across Europe and the EU, EFL joins social and affordable landlords from Europe's capitals, universities and private sector companies. The organisation is based in The Netherlands. More information on www.ef-l.eu. Managing Director is Joost Nieuwenhuijzen MScR.

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