



SUPER*i*

Factsheet  
Policy

# Investing in Energy Efficiency for Social Housing: Co-creating Policy Solutions

Energy efficiency renovations in the social housing sector are critical for local governments across the EU, aiming to promote inclusive urban transitions and combat energy poverty. Despite significant efforts, large-scale impacts remain elusive. What policies are needed next? The SUPER-i project fosters stakeholder dialogue to identify challenges and co-create innovative policy solutions to advance energy efficiency in social housing.

## Key Points

- ▶ The SUPER-i project promotes continuous dialogue and co-creation of solutions tailored to national contexts to enhance energy efficiency in social housing.
- ▶ Challenges such as reduced funding, bureaucratic barriers, and unclear regulations necessitate new financial instruments and implementation approaches in the social housing sector.
- ▶ Active local community engagement is vital to managing social impact and preventing resistance during planning and implementation phases.



The SUPER-i project has provided informal recommendations and policy-related actions to assist public authorities at both national and EU levels. These actions are tailored to the specific needs of individual countries while addressing broader European goals. The project's primary aim is to establish ongoing dialogue among stakeholders, including social housing organizations, policymakers, financial institutions, SMEs, and energy service providers.

The insights and recommendations gathered here are based on national co-creation workshops held in six SUPER-i countries (Belgium, Denmark, Italy, Slovenia, Spain, and the UK). These workshops engaged stakeholders to identify solutions for financially supporting energy efficiency refurbishment in social housing,

particularly through public-private partnerships, while raising unresolved questions for the European Commission. The discussions also helped outline national-level challenges and collect feedback to address them locally.

## Key Policy Insights from SUPER-i Countries

### Italy:

Housing policies for revitalizing marginalized districts should: Adopt a holistic approach to renovation that transcends party lines and emphasizes social, economic, and environmental benefits. Local communities should be involved in decision-making. Address shortcomings in social housing management by committing to a National Housing Plan with new financing tools. Simplify governance and unify financial frameworks to reduce fragmentation in housing companies and better regulate public funds.

### Slovenia:

Key actions to attract investment and improve energy efficiency in social housing include: Establish multi-level cooperation between public authorities, tenant associations, energy providers, and civil society to overcome delays in decision-making, particularly due to fragmented ownership. Engage tenants through awareness campaigns that highlight social and economic benefits of renovations and digital tools to share best practices.



## Denmark:

The following approaches address technological and financial challenges in social housing:

The ESCO 2.0 model offers a holistic financing approach using data management tools to enhance energy efficiency.

Financial support from municipalities and national organizations (like the Danish National Building Fund) reduces risks for lenders, while clear communication between financial institutions, investors, and housing organizations fosters an innovative financing environment. Data management tools and platforms should be used to optimize energy efficiency initiatives.

## Spain:

Key policy recommendations include:

Provide financial support to social housing organizations through government and private institutions to reduce financial risks for local SMEs.

Foster cooperation between financial institutions and social housing managers through campaigns that show the benefits of green financing and public-private partnerships.

Support energy performance contracts with clear energy savings targets and performance guarantees.

Train tenants on green technologies to engage them throughout the renovation process.

## United Kingdom:

Key urgent actions:

Establish clear, long-term financial commitments from the central government to local authorities, as no major funding streams currently support energy efficiency targets.

Protect social housing properties with low market values from being sold to the private sector, where policies are less effective at driving retrofits.

Educate residents on using smart technologies to encourage energy-saving practices.

## Belgium:

Challenges in Belgium revolve around budget constraints and regulatory hurdles:

Develop a policy framework focused on replicable, long-term models rather than one-off experimental projects.

Support faster, less disruptive renovations using innovative techniques, such as prefabricated components.

Regulate financing tools like energy performance contracts to ensure stable, long-term funding for renovation projects.

## Learn more on:

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This project has received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement No.101028220