



HOUSING FINANCE

IT'S A CHOICE!

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RESILIENCE?
PROSOCIAL?
& BUBBLES
TECHNICAL



Wednesday 5th November 2014



Thematic Conference “Housing Finance - Bubbles or Social & Ecological Resilience - It’s a choice!”

Venue: Royal Library of Belgium, Boulevard de l'Empereur 4, Mont des Arts, Brussels

Time: from 08:30 to 16:30

Working language: EN

Draft Programme

08:30 - 09:30 Welcome Coffee and Registrations

Introductory Remarks

09:30 - 10:00 by Mr Philippe Lamberts, MEP, Co-Chair of the Group of Greens/European Free Alliance

by Mr Marc Calon, President of Housing Europe

by Mr Benoît Lallemand, Secretary General of Finance Watch

Session one: Making finance available for housing needs

10:00 - 11:30 **Background:** There is no getting away from the fact that social, public and cooperative housing, whether we consider new construction or refurbishment is a capital intense activity. Collaboration between those who provide the housing and those who provide the capital is unavoidable and having the right policy framework is vital. The incentive structure within much of the banking sector makes ever increasing returns on investment the objective. The result of this was made clear to all when the bubble burst in 2008. In session one, we will look at this phenomena and evaluate whether measures like the Banking Union and European Commission’s communication on long-term Financing of the European Economy will adequately address this and other reasons why banks are not financing more affordable and social housing, what is being done and to change this and what additional measures are needed?

Speakers:

Moderator: Mr Manuel Aalbers, KU Leuven, University of Leuven

- The point of view of housing practitioners: presentation of Scottish Social Housing Lending Vehicle and Revolving Development Fund, Susan Torrance, OBE, Policy Manager, Scottish Federation of Social Housing (Housing Europe Member)
- Scottish Federation of Social Housing (Housing Europe Member)
- The point of view of the public finance providers: Mr Laurent Leger, Caisse des Dépôts, French Public Bank and Mr Frank Lee, European Investment Bank
- The point of view of the policy makers: Mr Almoró Rubín de Cervin (tbc), DG MARKT, European Commission
- Reaction from Finance Watch expert

11:30 - 11:45 Coffee break

Session two: Why market solutions for housing are not sufficient

11:45 - 13:15 Background: An adequate housing infrastructure is needed for our societies and economies to function sustainably. In this session we will consider the wider social impact of housing policies, drawing from the concrete experiences of some Member States, covering the extreme examples of housing policies which contributed to the economic boom and bust resulting in high social costs and human suffering and housing policies which can be the driver of social innovation and economic resilience.

Speakers:

Moderator: Mr Gene Clayton, Chair of Irish Council of Social Housing, Chair of Housing Europe's Economic Committee

- The long-term costs of the housing crisis - Drawing the lessons from Spain: Mr Javier Buron Cuadrado, Director, URBANIA ZH GESTION, Spain
- Drawing Lessons from Sweden: Mr Milan Obradovic, Deputy Mayor, City of Malmö (tbc)
- Drawing Lessons from Austria, Representative of the Austria, (tbc)

13:15 - 14:30 Lunch break

Session three: Do we need another approach to housing from the European Union?

14:30 - 16:30 **Background:** The EU does not have competence in housing however EU policies are not housing-neutral. Via, for example, the European economic surveillance procedures (European Semester) recommendations are delivered to Member States on housing. It is vital that such recommendations take into account the co-benefits of effective housing policies and are not limited to short-term macro-economic and budgetary considerations. Other EU initiatives like the long-term financing communication and the Banking Union stated aim is to ensure a more stable financing framework. What needs to be done at European level to ensure that they deliver?

Moderator: Mr Laurent Ghekière, L'Union Sociale pour l'Habitat (Housing Europe Member) Representative to the EU

Presentations: Mr Christophe André, OECD; The Organisation for Economic Cooperation and Development, Mr Peter Pontuch, DG Economic and Finance Affairs, European Commission;

Discussants: Housing Europe's members from the Netherlands, Sébastien Garnier, AEDES, Sweden and the UK, Ms Samara Jones, FEANTSA (the European Federation of National Organisations working with the Homeless)

Reactions from the European Parliament on the ways forward: Paul Tang, MEP (NL), Gutierrez Prieto, MEP, ES (tbc), Pervenç Berès, MEP (FR) (tbc)

Closing Remarks on next steps from Housing Europe and Finance Watch

Let our infographic talk: <https://infogr.am/housing-and-economy?src=web> ...and find out more on www.housingeurope.eu & www.finance-watch.org

Registrations & Contact:

To ensure the smooth running of the meetings, you are kindly invited to register via the on-line Form available at the following link by Friday 17 October 2014:

<https://docs.google.com/forms/d/1hmsDTMMMRoFEV1APyCbqj5aXxAIRjw3McwM1luURr4w/viewform>