



GREENING OF SOCIAL HOUSING



WORKSHOP REPORT

18th - 19th October 2012
Johannesburg, Gauteng



GLOSSARY - ABBREVIATIONS and ACRONYMS

AFD	Agence Française de Développement
NASHO	National Association of Social Housing Organisations
NHFC	National Housing Finance Corporation
SH	Social Housing
SHIs	Social Housing Institutions
SHRA	Social Housing Regulatory Authority

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1 THE HOW AND WHY OF THE WORKSHOP

In 2012 NASHO and the AFD co-operated for the second year running on a workshop that highlights and details a key aspect of action that is required to strengthen the Social Housing sector in South Africa. The workshop is used to bring together South African and international expertise to help define the issues of the Greening of SH more clearly, and map out possible responses in the South African programme. NASHO then uses these to help focus practical work as part of its action programme the following year.

In 2012 the two organisations chose to concentrate on the critical issues around the 'Greening of Social Housing in South Africa'. The major intent was to highlight and better understand how the social housing sector has advanced on green matters both capital and operational; what can be done to take this further; and how to prioritise work and resourcing of this in 2013. It was done by bringing together key social housing practitioners in South Africa with key people and organisations working on 'Greening'. Then to add to the mix people with expertise in driving the greening of social housing France, Canada and Holland.

The workshop took place at the Sunnyside Hotel in Johannesburg on 18th and 19th October 2012 and was attended by 56 participants (see Appendix 1). There was also an evening reception held on the Rooftop of the Sky Gardens in Braamfontein that provided the opportunity for a number of key stakeholder organisations to outline their intent on this issue; for the SHRA and NASHO to sign their MoU on future co-operation; and SHiFT to make their annual student architectural awards. The workshop was preceded by a tour of existing Social Housing Projects in Johannesburg with 'Greening' initiatives. There was also an open forum session at the University of the Witwatersrand School of architecture and Planning attended by a wider group of interested stakeholders and addressed by the international practitioners.

Both the workshop and the reception were financed by AFD who also financed the development of the 'Green Guide' for SHIs that has been developed as part of the preparation and outputs from the workshop.

This is a report on the outcomes of the workshop.





2 SOCIAL HOUSING AND GREENING

2.1 BACKGROUND

The workshop was built around three key questions on the Greening in social housing:

- What can Social Housing Institutions (SHIs) do about the physical structuring of developments and the operational elements of their management?
- How can they finance the capital development and manage the operational aspects?
- Is it possible and how can SHIs use the opportunities for own energy production?

These three thematic areas are held together and integrated in the practical intent of:

- Preparing a framework for Greening of Social Housing
- Development of an SHI orientated 'Guide to the Greening of Social Housing'
- Stimulating discussion on SHI involvement in approaches to 'Own Energy' provision

The workshop involved practical presentations on:

- Local policy and experiences
- International policy and experiences

and

- Reflective and integrating small group discussions (see Appendix 2 - Programme)





3 INPUTS

The following presentations and inputs were made and are available on request to the NASHO office at info@nasho.org.za.

Day 1 : Greening of SH - The Form and Financing

1. **Perspectives on Greening on Social Housing in the Netherlands** - Albert Koedam
2. **Greening of Social Housing - A Community Development Perspective** - Lindi Malinga, CEO Makhulong a Matala
3. **Greening of Social Housing - Construction, Retrofit, Management and Financing Examples from the French Social Housing Sector** - Adrien Bullier, Independent Expert
4. **Green Financing - International Models and Challenges for Social Housing in SA** - Elize Stroebel, CEO Johannesburg Housing Company
5. **Framework and Guide for SHIs** - Jacus Pienaar, TSC Co-ordinator, NASHO
6. **Mobilising Community and Tenant Initiatives and Engagement** - Louise Scholtz, WWF-SA
7. **Greening of Social Housing in France** - Michel Raoust, TERAOU, France
8. **Greening of Social Housing - A SHRA Perspective** - Lebowa Letsoalo, Technical Manager, SHRA
9. **Greening of Social Housing - Challenges, Key Priorities, Solutions in Progress - A Perspective from a Local SHI** - Renier Erasmus, CEO Madulammoho Housing Association
10. **Greening of Social Housing - The Finance Debate** - Saliem Fakir, Head Global Planet Unit, WWF SA

Day 2 : Greening of SH - Energy Self Production and Summary

11. **Greening of Social Housing - Bringing it all together** - Jean Pierre Troche RE-Sources - Ville et Habitat
12. **Energy Production and Sale - Challenges in Making It Relevant to SHIs in SA** - Jacus Pienaar TSC Co-ordinator NASHO
13. **South African Energy Efficiency Standards & Regulations** - Lisa Reynolds, Sustainability Development Executive Saint Gobain Constructive Products
14. **Greening of Social Housing - Own Energy Generation** - Michael Mulcahy, GreenCape
15. **SHIs as Energy Providers - Lessening Costs & Increasing Returns** - Albert Koedam Consultant
16. **Greening of Social Housing - The Canadian Experience** - Kier Brownstone General Manager of GLOBE Inc at HSC

Seminar at the University of Witwatersrand - Greening of Social Housing

17. **Financing Energy Efficiency in Buildings - A Review of Financing Models** - Adrien Bullier, Independent Expert
18. **SHIs as Energy Providers - Lessening Costs and Increasing Returns** - Albert Koedam Consultant
19. **Green Buildings and SH - A Canadian Perspective** - Keir Brownstone General Manager of GLOBE Inc at HSC



4 KEY ISSUES

The following key issues arose from the presentations and group discussions :

4.1 Increase in Scale of Social Housing Delivery

Outcomes 8 with its target of 25 000 units over the four year period begins to give some focus to scaling of delivery however much higher delivery levels are required. There were some suggestions that between 100,000 - 150,000 units were needed by 2020 if social housing is to make a real impact on urban regeneration and integration. What does this mean in terms of the 'green' innovations in the physical product and how are these best financed?

4.2 Tight Financing Framework

The financing of social housing is heavily dependent upon the once-off capital subsidy provided by government which presently covers up to 70% of the capital cost. The rest is most often financed through loan financing repayable through an element in the rental. The concern is that the capital cost rental affordability equation is so tight that to innovate with green products could make it too expensive without the introduction of new financing mechanisms.

4.3 Tension Between Increased Cost of Capital Investment to SHI and Benefits to Tenants

A key practical problem to increased investment in 'Greening' of social housing is the conundrum that although the increased capital costs accrue to the SHI the savings most often accrue to the tenant. This makes it difficult in financial models to lay off the increased costs against long term savings.

4.4 Achieving Affordability

For many of the tenants in the target group (household incomes R2000-R7500) the existing rentals are barely affordable. With the dramatic increase in energy costs in South Africa over the past 4 years some of these tenants cannot now afford to stay on in social housing moving back to informal solutions where there are no or substantially reduced energy charges.

4.5 Lack of Properly Worked Out Financing Framework

There is presently very little interaction between the financing sources for social housing and those emerging around 'Greening'. This means that the social housing programme is not utilising the best financial mechanisms to assist in meeting the added costs of initiating 'Greening' in both the capital and operational parts of social housing projects.

4.6 Interaction Between 'Greening' and 'Social Housing' Networks

To date there has only been very limited interaction between the specialist network (on green issues) and the network of practitioners in social housing. Where it has happened, it has been mainly capital product specific e.g. heat pumps. A stronger engagement of the networks could bring significant new technical knowledge, skills and new perspectives on financing mechanisms to the benefit of sustainability in the sector.

4.7 Non Engagement of Tenants on Energy Issues

While SHIs have had large amounts of experience of engagement with tenants both of specific housing management issues and broader neighbourhood development, there is little on the content and techniques around engagement on 'Greening' issues except in some of the training and activities around 'roof gardens' and education about heat pumps and energy saving.

4.8 Lack of Alternative Energy Supply Networks

The energy generation regulations in the country provide little opportunity for smaller suppliers to become part of the national grid or suppliers to others. This inhibits the ability of SHIs to participate more freely in this market or to benefit from an increased number of energy suppliers. There are presently small shifts in these national regulations which potentially provides a window for greater engagement of SHIs as suppliers in the future. Entry into this network also requires much forward planning.



5 POSSIBLE INTERVENTIONS

Through the presentations and the group discussions the following key potential areas of intervention were identified.

5.1 Targeting the Focus of Sustainability in the Sector

- a. Environmental - Greening
- b. Social - Community Building
- c. Economic - Critical balance SHI/Tenant

In doing so remember

- One step at a time
- Local solutions vs. planet

5.2 What to do?

Interventions are needed in terms of capital investment to more effective and efficient energy use and reduction in costs (savings), changing of user mindsets and engagements (educational and training); and income generation and/ reduction in life costs (income).

5.2.1 Saving

Cost savings - these are linked to water, electricity and recycling involving both capital and operational investment.

- Heat pumps
- Solar geyser
- Solar lighting
- Smart meters
- Insulation
- Investigate biomass energy

5.2.2 Engagement, Education and Training

This requires engagement of and work with tenants and people from surrounding neighbourhoods linked to the work on:

- Cost neutral approaches
- Use of capital product innovation e.g. dual flush, shower head, sensor and LED lights, water harvesting
- Direct engagement in 'Greening' projects that increase income and/or improve livelihoods e.g. recycling and city garden projects

5.3 Financing

5.3.1 SH Greening Finance Strategy and Mechanisms

It is important to bring social housing practitioners and partners knowledgeable on 'Greening' finance to develop financial frameworks and the required mechanisms to support the Greening of SH. Such strategies should include the incorporation of a number of resources

- a. Incentives (GBC)
- b. Eskom/NERSA (rebates)
- c. Tax incentives
- d. Foreign donors
- e. CSI
- f. Financial institutions
- g. Tenant savings on energy reduction
- h. Tenant direct income from 'Greening' initiatives



5 POSSIBLE INTERVENTIONS (Continued)

5.3.2 Bulk Buying

Once greater clarity is achieved on the best capital products for social housing greening to consider bulk buying of the required capital products to reduce costs to the sector.

5.3.3 Capital - Operational Cost Balance

Through research develop a better understanding of the savings made to users through 'Greening' initiatives. Develop ways in which these savings can be shared between 'users' (tenants) and the 'investors' (SHIs) reducing the capital burden on SHIs while still giving savings to tenants that can assist affordability.

5.4 Tenant Involvement

This is critical to achieve reduction in consumption, savings and even some level of income generation. Important to this initially is to have proper SHI staff engagement and understanding of the issues and ensure that they integrate this into their interaction with tenants whenever there are the opportunities.

It is suggested that the sector develop a Tenant Greening Handbook (NASHO and members) and provide tenant training in retrofit and new build.

On the engagement with tenants some important principles pertain:

- Often need to achieve a **mindset change** related to energy usage and saving and link to the cost of energy particularly to their household

- **Framing and mainstreaming:** important to ensure that engagement is both wholistic but linked to everyday life experience of tenants and their own identified needs
- **Start from existing knowledge base of tenants:** often it is useful to have a survey to better understand this
- **Work with children and youth** as often they are the 'early adopters' of new ideas or approaches
- **Use incentive and rewards beyond savings to mobilise engagements** e.g. social events
- Ensure that tenants have opportunity to take ownership of initiatives
- Set up **pilot projects** as they often achieve greater focus and interest
- Use of **interesting communication techniques** e.g. visual as well as mix of media
- Identify **champions** who can drive and inspire initiatives
- Run **M&E on the outputs and impact** of initiatives and where possible involve tenants in developing and running M&E
- **Neighbourhood focus** makes it more immediate and real to the tenants and people around





5 POSSIBLE INTERVENTIONS (Continued)

5.5 Self Generation and Supplying Grid

Some SHIs are starting to look at the opportunities for own energy supply given the important clustering of buildings often within single neighbourhoods. This can provide the basis for developing energy supplies that feed back to the grid in future.

This is a longer term strategy and will require substantially more financing and also changes in the existing policy and regulation environment. Some SHIs might be ready to pursue this longer term vision taking as the first stage greater movement off grid supply for their own stock.

5.6 M&E and Research

What research there is on 'Greening' in the sector is predominantly the ad-hoc tracking of energy costs where SHIs have invested in heat pumps and solar heating opportunities. These are usually solely for the purpose of assessing respective costs to the tenant and SHIs. Even such information is not aggregated for the sector as a whole. A more integrated M&E and research programme is required to focus on:

- Costs and returns on Greening of SH - capital and operational
- Approaches to tenant involvement
- Green capital products and their effectiveness

5.7 Co-Ordination - NASHO Resource Centre (NARC)

There are presently a number of ad hoc initiatives on the 'Greening' of SH involving individual SHIs, suppliers and some financial institutions. A more focussed approach is required in the overall co-ordination and building these into both policy and more integrated programme responses.

NASHO can take a central role in co-ordination of activities linked to Greening of Social Housing South Africa linked particularly to functions of

- a. Sharing knowledge
- b. Developing shared vision between key stakeholders
- c. Using practitioners / professionals as ambassadors
- d. Helping inform and shape policy, procedures

5.7.1 NASHO as a NASRC

Central Hub for information about specifications

- a. Forum for co-ordinating ideas and approaches to design
- b. Diverse skills delivery agents/GBCSA
- c. Objective(s)
- d. Task different SHIs with different green interventions and learn from each other (minimum specifications in a central hub)
- e. Training of Trainers
- f. Design principles for retrofit and new builds

5.7.2 Partnerships

Real potential strength is the strengthening of 'action partnerships' between key social housing stakeholders and those from the established Green network in South Africa. This should involve increased collaborative action between NASHO, SHIs, SHRA, NHFC and WWF, and others.

5.8 Focussing the Work

The NASHO - WWF proposal to develop a 'Green SH Buildings' Project could provide a strong focus for bringing the SH and 'Greening' networks together around practical action on the greening of social housing. This can help develop better methodologies, policy procedures and mechanisms to support the 'Greening' of the sector as a whole linking to the research that is a part of this project.



6 WAY FORWARD

ACTION	WHO	BY WHEN
Completion of 'Green Guide for SH'	NASHO and AFD	January 2013
Capacity Building for SHIs using 'Green Guide'	NASHO with support from SHRA	April - July 2013
Project proposal for financing of 'Green' Buildings Project	NASHO and WWF	November 2013
Detailed planning and implementation of 'Green Buildings' Project to test capital, operational and tenant involvement approaches	NASHO, WWF with SHRA	April 2013 (start)
Development of a financial approach to 'Greening of SH'	WWF and NASHO with SHRA	December 2013





7 APPENDICES

LIST OF PARTICIPANTS

ABSA	Andre Kruger	Makhulong a Matala	Lindi Malinga
ACE	Phia van der Spuy	Mbombela	Tsepho Nkosi
AEU	Jean-Pierre Troche	MzHA	Khosi Xaso (CSM)
AFD	Guillaume Le Bris	NASHO	Harmen Oostra
AFD	Pauline Boulanger	NASHO	Jacus Pienaar
AFD	Aurélie Ferry	NASHO	John Mofokeng
AFD	Damien Navizet	NASHO	Karine Le Blanc
AFD	Philemon Mosomane	NASHO	Joan Stow
AFD	Jean-Michel Debrat	NASHO	Malcolm McCarthy
AFD	Clémence Vidal de la Blache	Nedbank	Jeff Lawrence
AFD	Roger Luhawe	NHFC	Zonia Adams
AFD	Lydie Menouer	NHFC	Luxien Ariyan
ArcelorMittal	Franck Wandji	NHFC	Chris Moodley
British High Commission	Catherine Pye	NHFC	T Thelejane
British High Commission	Katharine Holmes	OHHA	Ryan King
British High Commission	Ian Morrisson	Proparco	Felicie Moulard
Communicare	Joel Mkunqwana	SA Cities Network	Sandiswa Tshaka
Consultant	Albert Koedam	SA Cities Network	Caryn Vukea
DBSA	Pamela Sekhonyana	Saint Gobain	Lisa Reynolds
DIGH	Erik Beijer	SANEDI	David Mahuma
EC	Adrien Bullier	SANEDI	Kadri Nassiep
EHI	George Xaba	SANEDI	Barry Bredenkamp
FMHC	Ismail Khatib	SHIFT	Diane Arvanitakis
FNB	Sibusiso Ndlovu	SHIFT	Michael Hart
FRESHCO	Petrus Mangoejane	SHRA	Lebowa Letsoalo
FRESHCO	Anita Venter	SHRA Council	Sharon Trail
GBCSA	Sarah Rushmere	STHA	Thomas Ntuli
GCRO	Kerry Bobbins	TERAO	Michel Raoust
GLOBE Inc	Keir Brownstone	TUHF	Paul Jackson
GMHC	Busi Mazibuko	Wits	Dylan Weakley
GPF	Shiraz Lorgat	Wits, School of Architecture	Annie Orgill
HAEL	Noma Tunzi	World Bank	Subethri Naidoo
INEP International	Bertine Stelzer	WWF	Louise Scholtz
JHC	Elize Stroebel	WWF	Saliem Fakir
JOSHCO	James	CapeGreen	Michael Mulcahy
KfW	Ramona Molitor	YCH	Ezekiel Ntakirutimana
Lafarge	Jean-Paul Croze	YCH	Alison Wilson
Lafarge	Clarence Kachipande		
Madulammoho	Renier Erasmus		
Madulammoho	Neil Erasmus		



PROGRAMME OVERVIEW



BACKGROUND

Part of the existing challenge for Social Housing Institutions (SHIs) in South Africa, is to ensure a high quality of physical development while making sure that costs are kept to levels that make rentals affordable to the target market. Within the tight constraints of the existing financial model, successful SHIs must carefully balance initial capital expenditure against on-going operational cost. This, together with a degree of ignorance of life cycle costing, has often acted as an inhibitor to the introduction of 'green' initiatives in the capital development and operational phases unless there is additional subsidy specifically to support this.

There are examples of where the design and development of stock, and in some instances the management programmes, have given consideration to the green issues and introduced some initiatives within the tight financial constraints. These initiatives however, are often ad-hoc and isolated responses. There is presently no coherent information framework or programme that can help SHIs make the critical decisions on green technology and management policies. NASHO in conjunction with its sponsor, AFD, hope to rectify this. The workshop is a good start.



BROAD OUTLINE

The workshop is built around three key aspects of Greening in Social Housing:

- What can Social Housing Institutions (SHIs) do about the physical structuring of developments and the operational elements of their management
- How can they finance the capital development and manage the operational aspects
- Is it possible and how can SHIs use the opportunities for own energy production

These three thematic areas are held together and integrated in the practical intent of preparing :

- Framework for Greening of Social Housing
- Development of an SHI orientated 'Guide to the Greening of Social Housing'
- Realisable Strategy for Social Housing and Own Energy Provision

The structuring of the workshop will involve practical presentations on:

- Local policy and experiences
- International policy and experiences
- Reflective and integrating small group discussions



Thursday, 18th October 2012

PROGRAMME OVERVIEW



- 08.30 - 09.00 Registration
- 09.00 - 09.10 Welcome
Joel Mkunqwana, President, NASHO, & Damien Navizet, Deputy Regional Director, AFD
- 09.10 - 09.20 Background to the Seminar
Malcolm McCarthy, GM, NASHO
- 09.20 - 10.00 **Developing a Framework and Producing a Guide**
Jacus Pienaar, Technical Services Centre Co-ordinator, NASHO
- Perspectives on Greening of Social Housing - Panel Presentations**
- 10.00 - 10.15 A South African Social Housing Institutions Perspective - Mixing the Caps and Ops
Renier Erasmus, CEO, Madulammoho Housing Association, South Africa
- 10.15 - 10.30 Tenant and Community Involvement - Examples from South African Social Housing
Lindi Malinga, CEO, Makhulong A Matala, South Africa
- 10.30 - 10.45 Tea
- 10.45 - 11.00 Mobilising Community and Tenant Initiatives and Engagement
Louise Scholtz, Manager Special Projects - Living Planet Unit, World Wildlife Fund
- 11.15 - 11.30 An International Perspective - What is done in Social Housing Institutions in France
Michel Raoust, TERAQ, France
- 11.30 - 11.45 Perspectives on Greening of Social Housing in the Netherlands
Albert Koedam, Consultant (formally Aedes), the Netherlands
- 11.45 - 12.45 Towards a Social Housing Greening Agenda in South Africa
Morning Breakaway Groups
- 12.45 - 13.30 Lunch



Thursday, 18th October 2012

PROGRAMME OVERVIEW



DAY 1 (Cont.)

13.30 - 14.15 Breakaway Groups - Report Back

Financing the Greening of Social Housing - The Options

14.15 - 14.30 Green Financing - Challenges for Social Housing in South Africa
Elize Stroebel, CEO, Johannesburg Housing Company, South Africa

14.30 - 14.45 Green Financing for Social Housing - Possibilities in South Africa
Saliem Fakir, Head of Living Planets Unit, World Wildlife Fund

14.45 - 15.00 Perspectives from the Social Housing Funders
Manda Nkulu and Samantha Govender-Hlahatsi, Social Housing Regulatory Authority, South Africa

15.00 - 15.15 Perspectives on Green Financing for Social Housing in France
Adrien Bullier, Independent Expert - Energy Efficiency, France

15.15 - 15.30 Tea

15.30 - 16.30 Towards a Financial Plan for Greening for the SHI and the Social Housing Sector
Afternoon Breakaway Groups

16.30 End of Day 1



Friday, 19th October 2012

PROGRAMME OVERVIEW



08.30 - 08.45 Summary of DAY 1

08.45 - 09.30 Breakaway Groups - Report Back

Own Energy Production and Sale - Panel Presentations

09.30 - 09.45 Making It Relevant to Social Housing Institutions in South Africa - the Challenges
Jacus Pienaar, Technical Services Centre Co-ordinator, NASHO

09.45 - 10.00 Existing Possibilities in South Africa
Michael Mulcahy, Project Manager - GreenCape Initiative

10.00 - 10.15 Initiatives from Canada
Keir Brownstone, GM GLOBE Inc., Canada

10.15 - 10.30 Tea

10.30 - 11.30 Applying It In South Africa - the Medium Term Perspective
Morning Breakaway Groups

11.30 - 12.30 Breakaway Groups - Report Back

12.30 - 13.30 Lunch

Bringing It All Together - Panel Presentations

13.30 - 13.45 Applying International Experience to the South African Context
Jean-Pierre Troche, Ville et Habitat, France

13.45 - 14.00 Making Sense of it All from a South African Perspective
Lisa Reynolds, Sustainability Development Executive, Saint-Gobain

14.00 - 15.15 **Way Forward and Action Plan**

15.15 - 15.30 Closure and Thanks
Joel Mkunqwana, President, NASHO, and Jean-Michel Debrat, Regional Director, AFD



OPTIONAL EVENTS

PROGRAMME OVERVIEW



ADDITIONAL EVENTS THAT COMPLIMENT OUR SEMINAR



17 OCTOBER 2012

Join us just after lunch on Wednesday for a tour of some Social Housing projects in Johannesburg.

Johannesburg Social Housing Company - Botlhabela
Madulammoho Housing Association - Heat Pumps
Johannesburg Housing Company - Rooftop Gardens



17 OCTOBER 2012

Open Forum Session at the University of the Witswatersrand, taking place directly after the tour, at 5pm.

Presentations from

- Adrien Bullier, Independent Expert - Energy Efficiency
- Keir Brownstone, GM, GLOBE Inc., Canada
- Albert Koedam, Independent Energy and Sustainability Consultant, the Netherlands



18 OCTOBER 2012

The Evening Cocktail event will take place after the first day of the seminar and will include the SHIFT Student Architectural Awards.



TOUR OF SOCIAL HOUSING PROJECTS - 17 October 2012

As part of the NASHO - AFD Greening of Social Housing Seminar we have selected three of the NASHO member Social Housing Projects that showcase greening initiatives, these include :

- Johannesburg Social Housing Company (JOSHCO) - Bothlabela
- Madulammoho Housing Association - Heat Pumps
- Johannesburg Housing Company (JHC) - Rooftop Gardens

GREENING OF SOCIAL HOUSING - Tour of Social Housing Projects		
12.45 - 13.00	Meet at Wits University - We will leave promptly at 13.00	
13.00 - 14.15	Bothlabela, Alexandra	JOSHCO
14.15 - 14.45	<i>Estimated travel time</i>	
14.45 - 15.30	Heat Pumps, Europa House, Hillbrow	Madulammoho
15.30 - 15.45	<i>Estimated travel time</i>	
15.45 - 16.30	Towerhill Food Garden, Hillbrow	JHC
16.30 - 17.00	Arrive back at Wits University	
<p>The Tour will begin and end at the Wits University where parking is available. The delegates also intending to participate in the Wits Forum will then go directly to the John Moffat Building.</p>		



FORUM AT WITS UNIVERSITY - 17 October 2012



For social housing institutions (SHIs), like for any business, it is no longer sufficient to focus solely on financial records. Rather, SHIs must begin to think in terms of the triple bottom line - that is, adopting economically, socially and ecologically sound practices.

While finance and community development are usually top of mind for SHIs, environmental impact often becomes an afterthought deemed too expensive to address. Consider this statement : *Integrating green initiatives in social housing projects can be affordable and even lead to income generating opportunities.* Is this true?

Elaborating on this concept, the **National Association for Social Housing Organisations (NASHO)**, and the **Agence Française de Développement** (French Development Agency) (**AFD**), would like to thank the **Faces of the City** team and the **University of the Witwatersrand** for hosting this forum which aims to bring together key professionals and academics in the field of 'Greening of Social Housing' and to engage in a discussion with international visitors, examining how SHIs can make green investments work for both their tenants and their accountants.

GREENING OF SOCIAL HOUSING FORUM - INTERNATIONAL OUTLOOK		
17.00 - 17.15	Welcome and Background to the Debate - Greening of Social Housing in South Africa	NASHO
17.15 - 17.35	'Green Buildings and Social Housing - A Perspective'	Keir Brownstone GM of GLOBE Inc., - Canada
17.35 - 17.55	'Financing Energy Efficiency in Buildings'	Adrien Bullier Independent Expert in Energy Efficiency - France
17.55 - 18.15	'SHI as Energy Providers - Lessening Costs & Increasing Returns'	Albert Koedam Independent Energy & Sustainability Consultant - Netherlands
18.15 - 18.40	Questions and Discussion	
18.40 - 18.45	Thanks	AFD



EVENING COCKTAILS - 18 October 2012

For social housing institutions (SHIs), like for any business, it is no longer sufficient to focus solely on financial records. Rather, SHIs must begin to think in terms of the triple bottom line - that is, adopting economically, socially and ecologically sound practices. While finance and community development are usually top of mind for SHIs, environmental impact often becomes an afterthought deemed too expensive to address. Consider this statement : *Integrating green initiatives in social housing projects can be affordable and even lead to income generating opportunities.* Is this true?

The **National Association for Social Housing Organisations (NASHO)**, in partnership with the **Agence Française de Développement** (French Development Agency) (**AFD**), examin how SHIs can make green investments work for both their tenants and their accountants. You are invited to drinks and snacks on the rooftop venue of Skyline Gardens in Braamfontein, as well as to participate in :

- Signing of SHRA - NASHO Co operation Agreement
- The SHiFT Student Architectural Awards

Enjoy all of this while viewing the Joburg inner city skyline at sundown.

GREENING OF SOCIAL HOUSING - Evening Cocktails		
17.00 - 17.45	Drinks and Snacks	
17.45 - 18.00	Welcome	Jean-Michel Debrat - AFD Regional Director
18.00 - 18.15	Greening of Social Housing	Joel Mkunqwana - NASHO President
18.15 - 18.30	A Green Building in the Neighbourhood	Ian Goodwin - WWF
18.30 - 18.45	SA Co operation on Greening and Social Housing SHRA - NASHO	Brian Moholo - SHRA CEO
18.45 - 19.00	Signing of MoU	NASHO and SHRA
19.00 - 19.30	Preparing for the Future SHiFT Student Architectural Awards	Diane Arvanitakis - SHiFT CEO
19.30 - 19.45	Thanks	NASHO and AFD
19.45 - 20.30	Drinks and Snacks (cont.)	



The report is available online at nasho.org.za
Appendices are available on request to the NASHO
office at info@nasho.org.za

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