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Navarra Social Housing

The commitment of the Government of Navarra for social rental and sustainable and energy efficient building

General introduction

Navarra Government through the public company Nasuvinsa has promoted its Rental plan under the program called Navarra Social Housing (NSH). This programme is a key to moving forward in fulfilling policy commitment of favouring access to decent and quality housing, as a basic right of citizenship.

It is the largest institutional commitment in this area, whose main purpose is to respond to the growing social demand for rental housing. At the same time, Regional Government is promoting sustainable and energy efficient building, in this case under the Passivhaus standard.

Given its advanced stage of execution, the plan is already allowing a progressively increasing rental social housing supply, up to 524 dwellings, by 2022 when the programme will foreseeably culminate.

Navarra Government is decided to change rental social housing shortage among last years as strategic commitment. This shortage is particularly pressing among young people and families with scarce resources, who opt to rent instead of sale.

With this rental plan Navarra consolidates its leadership position in the field of sustainable construction and the implementation of Nearly Zero Energy Buildings (nZEB), with 100% of its new construction promotions certified under the Passivhaus standard.

Two other priority lines of action in the urban and residential area are complementing NSH as the flagship of the Housing Plan from 2017 to date. On the one hand, energy renovation of the existing real estate, both public and private sector. On the other hand, the priority line of promoting of other public services such as the “Home to rent” managed by Nasuvinsa, focused on people and families with scarce resources, paying special attention to segments of the population such as youth.

The total budget for this public rental plan was initially estimated at 80 million euros, although the global investment is currently close to 100 million, contributed by the Government of Navarra and Nasuvinsa, and with co-financing from the European Bank Investment (EIB), through the Juncker Plan of the European Commission.

NSH is not only looking for protecting the environment, but also creating local employment and facilitating social integration through the access to decent, affordable housing.

524 rental social housing

Given its advanced stage of execution, the whole plan, 524 housings, will become a reality by 2022. According to Nasuvinsa's estimate around 78,000 square meters will be built.

Currently, two housing developments have been finished, with 76 housing units delivered or pending handover to tenants. Before the end of 2020 a third development with 62 units will be added.

At the beginning of 2021, the whole remaining dwellings will already be in the works execution phase.

Sustainable urban planning

NSH meets the need to introduce in public buildings sustainable urban planning criteria, both in land use and in the application of innovative energy efficiency parameters.

In this sense, Navarra stands out among the pioneer European regions in complying with the EU directive 2010/31, on nearly Zero Energy Buildings (nZEB) . In fact, 100% of the promotions of the Public Housing Plan are built within the framework of the European regulations on Nearly Zero Energy Buildings (nZEB), even before they become compulsory from this year 2020.

Passivhaus or equivalent standards meet with sustainable building objectives, but also with the comfort and health rights, the commitment to energy poverty and, ultimately, the social function of housing.

Energy and environmental efficiency

Nearly zero-energy buildings construction is based on thermal insulation, thermal bridges reduction and air tightness. 90% savings on energy bills are estimated, considering a 70 square meters dwelling, built 30 years before under old regulation which has a consumption of 784€ per year or if it is considered 220 euros in a more modern building that complies with current regulations, to 73 euros per year in a home considered to have almost zero consumption.

With regard to the environmental benefits due to the reduction of carbon dioxide emissions, a nZEB emits 3,509 KgCO₂ per year less than another building with more than 30 years old.

In addition to energy saving and CO₂ emissions reduction, construction which complies nZEB requirements offers an important economic return in terms of job creation and boosting innovation in the Navarra's building sector.

Specifically, 300 direct jobs are created under the development of NSH public rental plan. In addition, the commitment to the construction of nearly zero-energy buildings is favouring the capacity training within the sector, including architects and engineers, to set the guidelines and certify projects and the works' execution complying these parameters.

Urban regeneration

The Housing Plan will incorporate, in addition to the NSH rental plan, a package of measures and aid aimed at promoting housing renovation policies, linked to energy efficiency and the urban and social regeneration of aging neighbourhoods.

Likewise, along with the promotion of new social housing, "Home to rent" programme is fostered with new incentives for owners of empty flats who transfer them to the public management of protected leasing, with rent and maintenance guaranteed by Nasuvinsa, the public company that manages the service.

In this sense, the rental and urban regeneration policies are planned to meet the rental increasing demand and to satisfy the right to adequate housing. Those policies constitute the two social key pillars of the Navarra Government, following the trend of the most advanced European reference regions and also being one of the objectives of the EU public bank.

EIB co-financing

The agreement signed in 2017 by Navarra Government and the European Investment Bank (EIB) estimated the initial budget of NSH plan at 80 million, in charge of the regional government and the Nasuvinsa's own funds, financed 50% by the EIB.

This European financing is carried out within the Juncker plan framework, due to the commitment of rental social housing increasing demand and nZEB construction, two objectives aligned with the priority policies promoted by the European Union.

The financing agreement offers more favourable credit conditions compared to other traditional sources of funding, both in terms of interest rates and repayment terms. This credit is favouring policies to promote social rent and the fight against climate change, two of the priorities that the European Union and the Government of Navarra have endorsed.

ANEXO

Mutilva Housing development (Valle de Aranguren-Navarra).

First development of NSH programme completed. 42 housing unit already delivered.



Ardoi Housing development (Zizur Mayor-Navarra).

34 housing units in two buildings, completed and to be delivered.



Ripagaina Housing development (Valle de Egüés-Navarra).

62 housing units in one building. It is expected to be finalized at the beginning of 2021.

