

NEW BLUEPRINTS

CATALOGUE OF
FOR AFFORDABLE AND RESILIENT HOMES



FOREWORD

Foreword by Commissioner Roswall:

The sense of home is far more than a roof over our heads. It is the place where lives are built, communities are formed, and people find themselves safe and feel that they belong. Where people find this sense of home, what is seen as beautiful stems from this kind of experience. Housing defines our neighbourhoods, expresses our culture, builds history and narratives around our cities and creates the democratic cornerstones of our societies. Yet for many Europeans today, affordable and quality housing has become increasingly unattainable. What Europe is facing is more than a housing crisis. It is a social crisis. It undermines cohesion, limits mobility, and threatens the dignity and quality of life of millions of Europeans.

At the same time, local communities and neighbourhoods are increasingly exposed to climate change, biodiversity loss, water scarcity and human-induced risks like droughts, wildfires, floods, and water scarcity, which undermine economic security, deepen social and health inequalities and jeopardise the very European way of life. Citizens need affordable solutions which also boost the resilience and crisis preparedness of neighbourhoods, while respecting Europe's cultural diversity and local heritage.

Resilience and affordability are deeply intertwined. A home that is unaffordable offers no stability, and a home that is not resilient offers no future. The New European Bauhaus was created precisely to navigate these intersections. Since 2020, it has demonstrated that sustainability, inclusion, and quality of experience are not competing but mutually reinforcing values. Homes and neighbourhoods that are energy-efficient, climate-adapted, and community-centred reduce long-term costs for

residents, ease pressure on public services, improve well-being and strengthen the social fabric that holds communities together. Ultimately, bridging affordability and resilience pushes the door open further to much needed innovation on planning, renovating and financing our living environments. As part of Europe's response to the housing crisis, the New European Bauhaus will foster place-based transformations that boost people's and communities' preparedness to climate-related risks and natural disasters, as well as their economic and social resilience.

The New European Bauhaus *Catalogue of Blueprints for Affordable and Resilient Homes* is a concrete contribution to that effort. It presents transferable and replicable elements of NEB-aligned projects, rendered as "blueprints". It starts by identifying underlying challenges faced across Europe and then delves into how projects employ different mechanisms to respond to those environments. Each project offers a distinct formula for achieving affordability and resilience. Brought together, the blueprints not only serve as a source of inspiration, but as a practical replication tool for architects, designers and public authorities.

This first version of the Catalogue takes 20 selective examples of NEB aligned projects, and it invites stakeholders to express their views. This book is only a beginning. The collection and analysis of high-quality projects which are aligned with NEB values and principles will continue in the form of a digital catalogue, a tool managed by and for the NEB Community and all those who will want to contribute to it, be inspired by it and replicate its solutions in other parts of Europe or beyond.

Jessika Roswall, European Commissioner for Environment, Water Resilience and a Competitive Circular Economy



Jessika Roswall, European Commissioner for Environment, Water Resilience and a Competitive Circular Economy



Living Places Copenhagen - 2028, Image credits: Adam Mork

CONTENTS

	Foreword	04
	Contents	07
	Introduction	08
	The Approach	10
	The Matrix	12
	Definitions	16
	Blueprints:	18
ECONOMIC CONTEXT	Tour Bois-le-Prêtre	23
	Grand Parc Bordeaux	27
	ProLight	31
	SUPERSHINE	35
	SHAPE-EU / SHAPE II	39
	Collegium Academicum	43
	Brownfield Budapest Cooperative Space	47
SOCIAL CONTEXT	dr0p	53
	AHA Budapest	57
	La Borda	61
	Gleis 21	65
	SHARE	69
	Rock the Block	73
	Reclaim Žižkov	77
	Safer Cities - Romsås Centre	81
ENVIRONMENTAL CONTEXT	NEBourhoods	87
	NEB-STAR	91
	Roofscapes	95
	Republica	99
	Living Places Copenhagen	103
	Re-Sourcing Commons	107

INTRODUCTION



Living Places Copenhagen, 2023, Image credits: Adam Mork

The New European Bauhaus (NEB) Catalogue of Blueprints for Affordable and Resilient Homes is a practical expression of the initiative's vision to enable the clean transition in our built environment. Rooted in the NEB's core values of Beautiful, Sustainable, Together, this catalogue brings together design solutions in the form of "conceptual blueprints" that demonstrate how living spaces can be resilient to environmental challenges, and simultaneously affordable and enriching to everyday life.

This work responds to the European affordable housing crisis, recognising that this is a crisis not just of supply, but of affordability, energy performance, social inclusion and long-term resilience. It is in this context that the Blueprint Catalogue positions housing as a central arena for Europe's clean transition: one where climate action, affordability and quality of life must be addressed together. The key purpose of the Catalogue is to demonstrate how different European projects have responded to these and related challenges in order to provide learning for adaptation. Here we focus on a localised form of replication which we refer to as transferable actions in recognition of the diverse regulatory frameworks across Europe. Across Europe, communities are already imagining new ways of living that respond to climate challenges while strengthening a sense of belonging and well-being. Yet too often these solutions do not get disseminated or are not translated to a format that enables implementation in a different context. This is in part due to a need for knowledge sharing tools that account for the intersections of today's different challenges, providing a logical structure for navigating and ultimately replicating existing solutions. This Catalogue addresses that gap by curating a set of adaptable blueprints that translate the NEB vision into tangible, usable forms. Each Blueprint reflects a commitment to sustainable construction, to inclusive approaches, and to the quality of experience that turns housing into meaningful places to live.

The Blueprints are intended to serve as a source of inspiration and practical guidance for housing development communities across Europe, including public authorities, housing providers, architects, developers, community organisations, funders and policymakers. They allow readers to identify projects that have faced similar contexts to their own, whether economic, social or environmental, and to understand the specific levers used to respond to those challenges. The Catalogue is meant to contribute to a reshaping of the perceptions surrounding affordable housing, inviting us to part from associations of degradation or dysfunctionality and move towards images of attractive, well-designed and desirable living spaces. It contributes to building legitimacy around the idea that affordability does not have to come at the expense of quality or dignity. Ultimately, this legitimacy is also crucial for substantiating the need for reducing regulatory and permitting barriers and other bottlenecks preventing the implementing these types of projects at local, regional and national governance levels. The cases show that different challenges require different combinations of levers. A housing provider dealing with ageing post-war stock may look to Grand Parc Bordeaux or Tour Bois-le-Prêtre, where retrofit, structural reuse and passive extensions were used to avoid demolition

while improving quality. A municipality facing energy poverty may learn from SUPERSHINE, where district-scale retrofit and Energy Performance Contracts help offset upfront costs and reduce delivery risk. Cities with vacant public or private properties may look to AHA Budapest or Reclaim Žižkov, where empty buildings are reactivated through public coordination, social housing agency models or temporary community use. Places facing overheating and lack of green space may draw from Roofscapes, NEBOurhoods or Republica, where rooftops, blue-green infrastructure and neighbourhood-scale climate systems are treated as core urban infrastructure. Communities seeking long-term affordability and stronger social fabric may look to La Borda, Gleis 21 or Collegium Academicum, where cooperative ownership, shared space and co-design reshape how housing is financed, governed and lived in.

By making these approaches accessible, the Catalogue aims to support communities, practitioners and decision-makers in shaping environments that are not only functional, but that simultaneously improve the quality of life for residents and the resilience of the spaces they inhabit. In doing so, it contributes to a broader cultural shift, where the transformation of our homes and neighbourhoods becomes a collective project, grounded in the belief that all communities deserve spaces that enhance well-being and a sense of belonging.

Ultimately, the Catalogue presents affordability and resilience not as separate ambitions, but as mutually reinforcing outcomes. Homes become more affordable when they are energy efficient, durable, adaptable, well governed and supported by appropriate finance. Homes become more resilient when they are rooted in social networks, connected to climate-responsive infrastructure and designed for long-term use rather than short-term extraction. The Blueprints therefore invite Europe's housing actors to move beyond isolated solutions and toward a shared repertoire of approaches that can be adapted, combined and scaled across different places.

Project selection for this initial version of the Catalogue draws fundamentally from New European Bauhaus projects, as these often integrate affordability and resilience by design. The NEB projects included were funded through dedicated calls (i.e. Horizon Europe Social and Affordable Housing District Demonstrators, Single Market Program Affordable Housing Initiative projects, European Urban Initiative - Innovative Actions projects, Horizon Europe Lighthouse demonstrators, and NEB prizes) or contributing calls (i.e. Joint Horizon Europe Call between Mission 100 Climate Neutral and Smart Cities by 2030 and Mission Adaptation to Climate Change). A minority of additional projects are included from a compilation of NEB-aligned housing projects screened by the NEB Facility Experts Group.

That being said, this Catalogue is more of a starting point than it is an end product. The collection and analysis of additional high quality affordable and resilient housing projects is foreseen to continue under the stewardship of the NEB Lab on Housing. They are well placed to guide the growth, diversification and enrichment of this new resource.

THE APPROACH

To understand how housing projects deliver both affordability and resilience, this Catalogue adopts a matrix framework influenced by the [2025 Strategic Foresight Report's Resilience 2.0 model](#), which identifies a need “to build up economic, societal, environmental and political resilience”. The Catalogue draws on these areas, presenting three interdependent contexts: **Economic, Social, and Environmental**. These Contexts reflect the primary conditions through which affordable and resilient housing is shaped. The Matrix also identifies the **mechanisms through which successful outcomes are achieved**, referred to as **Levers**. These Levers represent the practical actions across design, governance, finance, construction, and social engagement, that enable projects to respond to specific contextual challenges.

CONTEXTS

The Contexts describe the needs, pressures or vulnerable conditions to which each Blueprint responds. They represent the “ground layer” upon which a project must build, inevitably shaping the project’s approach. These contexts commonly take the form of financial and delivery pressures, social and community needs, or environmental and climate-related risks.

The three contexts:



The Economic Context captures needs related to affordability, viability and delivery. It includes situations where housing is particularly difficult to provide, improve or maintain because of high construction costs, limited public budgets, rising rents, energy poverty, underused assets, fragmented retrofit markets or the financial burden of demolition and rebuilding.



The Social Context captures needs related to inclusion, stability, participation, perceptions of safety, care and community life. It includes situations where housing challenges are linked to displacement risk, weak social fabric, social isolation, lack of support services, or unequal access to neighbourhood spaces.

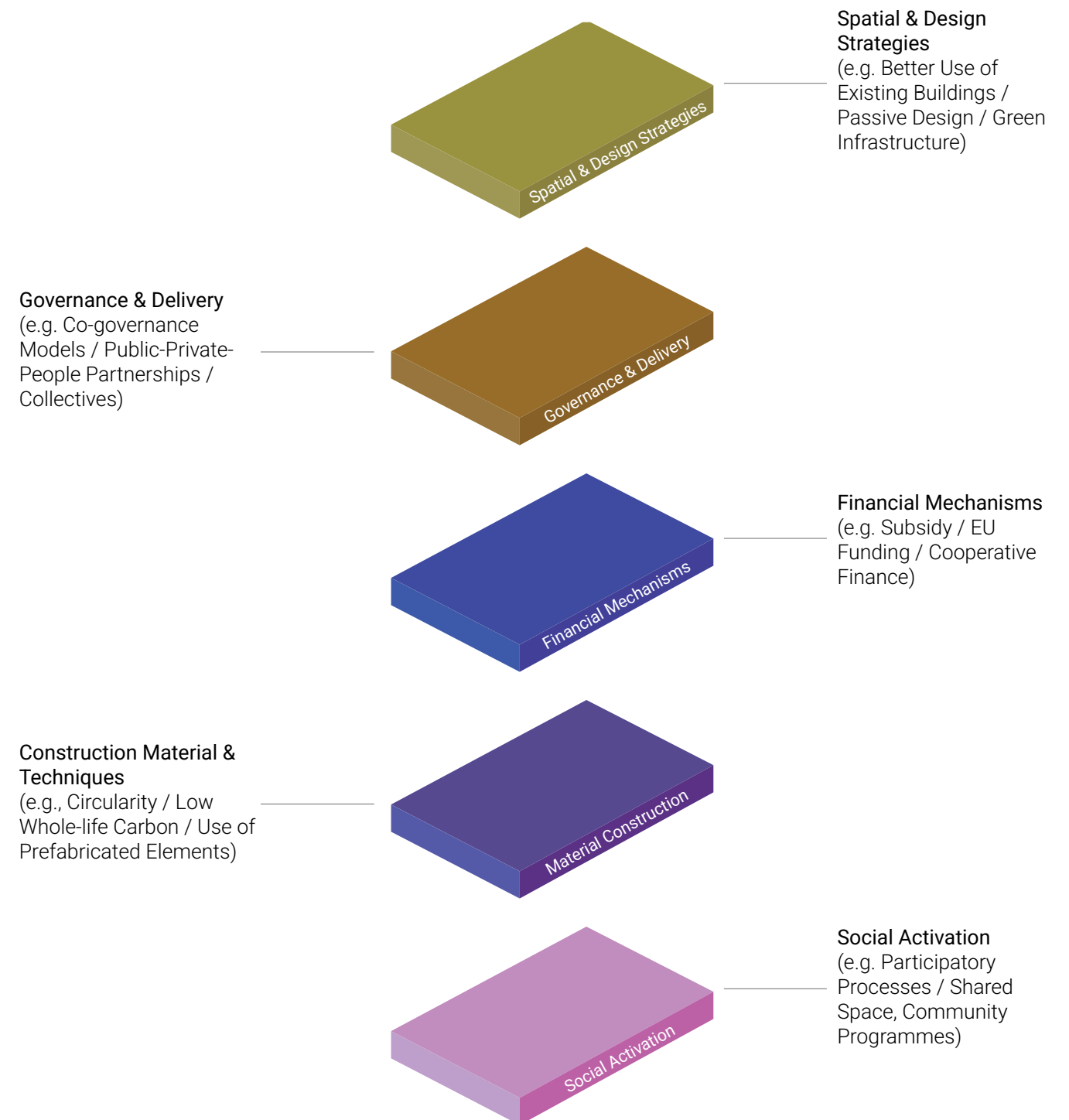


The Environmental Context captures needs related to climate adaptation, carbon reduction, resource efficiency and environmental quality. It includes situations where homes and neighbourhoods are exposed to overheating, flooding, high energy demand, material waste, environmental degradation or the need to transition to low-carbon living.

Together, these Contexts draw our attention to the overlooked reality that affordability and resilience are not achieved by strong design alone. They emerge when strong design or methods are tailored to the financial pressures, social conditions and environmental risks. The role of the Blueprints is to draw attention to and elucidate how different projects recognised these complex needs and used specific levers to respond to them. These Levers are presented on page 11.

LEVERS

The Levers included in the Matrix emerged from the Blueprints and represent recurring strategies that consistently enable successful outcomes. They are grouped into five domains:



These Levers form practical tools observed across the case studies. The Matrix reveals that different projects combine these Levers to respond to different economic, social and environmental needs with the end goal of affordability and resilience.

THE MATRIX

The Matrix is designed to show the relationship between need and response. Each project is first understood through the primary Economic, Social or Environmental Context it addresses: the underlying pressure, gap or challenge that makes action necessary. The Matrix then identifies the Levers used to respond to that need, showing whether projects rely on spatial design, governance, finance, material strategy or social activation to deliver affordable and resilient outcomes.

The Matrix therefore shifts the focus from **what a project is** to **why it was needed and how it responded**. It provides a structured way to compare different Blueprints, identify projects facing similar challenges, and understand which combinations of Levers were used to create transferable solutions for affordable and climate-resilient homes.



THE MATRIX

	Spatial & Design Strategies ■	Governance & Delivery ●	Financial Mechanisms ⚙	Material & Construction ✂	Social Activation ▲
Economic Context	- Grand Parc Bordeaux - SUPERSHINE - ProLight - Tour Bois-le-Prêtre - AHA Budapest - Republica - Living Places Copenhagen - La Borda - Safer Cities - Romsås Centre	- La Borda - Gleis 21 - Collegium Academicum - Brownfield Budapest - AHA Budapest - Grand Parc Bordeaux - SHAPE-EU / SHAPE II - SUPERSHINE - ProLight - NEB-STAR - Safer Cities - Romsås Centre	- SHAPE-EU / SHAPE II - SUPERSHINE - ProLight - drOp - NEB-STAR - Grand Parc Bordeaux - AHA Budapest - Gleis 21 - Tour Bois-le-Prêtre - La Borda - Collegium Academicum - Brownfield Budapest - Safer Cities - Romsås Centre	- Grand Parc Bordeaux - AHA Budapest - Reclaim Žižkov - Brownfield Budapest - Republica - Tour Bois-le-Prêtre - Re-Sourcing Commons - Living Places Copenhagen - La Borda - Gleis21 - Safer Cities - Romsås Centre	- drOp - La Borda - Gleis 21 - Collegium Academicum - Roofscapes - AHA Budapest - SHAPE-EU / SHAPE II - Safer Cities - Romsås Centre
Social Context	- Grand Parc Bordeaux - Tour Bois-le-Prêtre - drOp - Roofscapes - NEBourhoods - Living Places Copenhagen - La Borda - Safer Cities - Romsås Centre	- La Borda - Gleis 21 - Collegium Academicum - Brownfield Budapest - AHA Budapest - SHARE - Grand Parc Bordeaux - drOp - NEBourhoods - Rock the Block - Safer Cities - Romsås Centre	- SHAPE-EU / SHAPE II - Rock the Block - SHARE - AHA Budapest - drOp - Grand Parc Bordeaux - Gleis 21 - La Borda - Collegium academicum	- Grand Parc Bordeaux - AHA Budapest - Reclaim Žižkov - SHARE - drOp - Republica - Re-Sourcing Commons - Brownfield Budapest - La Borda - Gleis 21 - Living Places Copenhagen	- drOp - NEBourhoods - Rock the Block - La Borda - Gleis 21 - Reclaim Žižkov - Collegium Academicum - Roofscapes - SHARE - AHA Budapest - Safer Cities - Romsås Centre
Environmental Context	- Grand Parc Bordeaux - SUPERSHINE - Tour Bois-le-Prêtre - ProLight - Roofscapes - NEBourhoods - NEBSTAR - Republica - Living Places Copenhagen - La Borda - Safer Cities - Romsås Centre	- La Borda - Gleis 21 - Collegium Academicum - AHA Budapest - Grand Parc Bordeaux - NEB-STAR - NEBourhoods - Republica - SHAPE-EU / SHAPE II - SUPERSHINE - Safer Cities - Romsås Centre	- NEB-STAR - NEBourhoods - SUPERSHINE - drOp - Grand Parc Bordeaux - Gleis 21 - La Borda	- Grand Parc Bordeaux - Tour Bois-le-Prêtre - Republica - Re-Sourcing Commons - Brownfield Budapest - Republica - NEBourhoods - Living Places Copenhagen - La Borda - NEB-STAR - Gleis 21 - SUPERSHINE - Safer Cities - Romsås Centre	- NEBourhoods - drOp - NEB-STAR - Roofscapes - Republica - Safer Cities - Romsås Centre

DEFINITIONS

The table below shows the considerations under each Lever, presenting a definition and examples of how these are demonstrated in various blueprints.

SPATIAL & DESIGN STRATEGIES		
	DEFINITION	IMPLEMENTATION
Better Use of Existing Buildings	The upgrading and transformation of existing buildings, for example via adaptation, retrofit, expansion, refurbishment, adaptive reuse or repurposing, to improve performance, extend lifespan, and enhance living quality without full demolition.	Better use of existing buildings reduces embodied carbon and can reduce capital cost while enabling in-situ improvement (e.g. Grand Parc Bordeaux, drOp).
Green Infrastructure	The integration of nature-based solutions such as green roofs or circular water systems, and natural processes into the built environment to manage climate impacts and improve environmental performance.	Green infrastructure contributes to increased climate resilience, heat mitigation, water resilience, and biodiversity while improving liveability (e.g. Roofscapes, Republica).
Passive Design	The use of building form, orientation, and material strategies to regulate light, temperature, and airflow naturally, minimising reliance on mechanical systems and energy consumption.	Passive design is a cost-reduction and resilience tool, lowering energy demand and improving comfort (e.g. Grand Parc Bordeaux, Living Places Copenhagen).

GOVERNANCE & DELIVERY		
	DEFINITION	IMPLEMENTATION
Co-governance Models	Housing or urban development led by public authorities that engages people in decision-making and management across the boundaries of public agencies.	Co-governance models enable scale, equity, and coordination, particularly in retrofit and affordable housing programmes (e.g. SUPERSHINE, AHA Budapest).
Public-Private-People Partnerships	Collaborative structures involving multiple stakeholders (public, private, civil society and community actors) to share resources, expertise, and risk.	Partnerships are used to manage complexity and facilitate delivery, especially in multi-system or innovative projects (e.g. NEB-STAR, Republica).
Collectives	Formal and informal models in which residents or users jointly own, manage, and make decisions about housing or space.	Collectives remove speculative pressures and enable long-term affordability and community control (e.g. La Borda, Gleis 21).

FINANCIAL MECHANISMS		
	DEFINITION	IMPLEMENTATION
Public Funding	Financial support from European, national or regional programmes used to enable innovation, scale implementation, and reduce delivery risk.	Public funding can act as a catalyst for systemic change, particularly for pilot-to-scale transitions (e.g. NEB-STAR, SHAPE).
Subsidy	Targeted financial support used to reduce the cost of development or housing for users, ensuring affordability and inclusion.	Subsidy bridges the gap between market cost and social need, especially in retrofit and vulnerable housing contexts (e.g. SUPERSHINE, AHA Budapest).
Cooperative Finance	Collaborative or innovative financing models that reduce reliance on speculative capital and support long-term affordability.	Cooperative finance can be used to stabilise costs and align financial structures through non-market housing models (e.g. La Borda, Gleis 21).

MATERIAL & CONSTRUCTION		
	DEFINITION	IMPLEMENTATION
Circularity	Design and construction approaches that enable materials and components to be reused, adapted, and kept in circulation over time.	Circularity operates at system level, linking material flows, adaptability, and long-term value (e.g. Re-Sourcing Commons, Republica).
Low Whole-life Carbon	The use of materials, construction methods and systems that minimise greenhouse gas emissions across the building lifecycle, including sustainable bio-based materials.	Low whole-life carbon strategies align environmental performance with cost efficiency, particularly through low-carbon materials and reduced material use (e.g. Living Places).

SOCIAL ACTIVATION		
	DEFINITION	IMPLEMENTATION
Participatory Processes	Participatory processes in which users actively shape the design, development, or use of buildings and spaces.	Participatory processes ensure relevance, acceptance, and long-term success, particularly in community-led and housing projects (e.g. drOp, La Borda).
Shared Space	Living places that include spaces designed for common use, supporting social interaction, resource sharing, and reduced reliance on private space.	Shared space is a key affordability mechanism, enhancing quality of life by democratising access to space and enabling social interaction (e.g. Gleis 21, SHARE).
Community Programmes	Activities, services, and engagement initiatives that activate spaces, support users, and sustain long-term social value.	These programmes ensure ongoing use, maintenance, and behavioural alignment, linking physical intervention to social resilience (e.g. Rock the Block).

THE BLUEPRINTS

This set of Blueprints has been developed to show how projects across Europe are responding to the interconnected challenges of housing affordability and climate resilience. Each Blueprint presents a project overview and a set of Transferable Actions that may inform other housing, neighbourhood or urban development projects. The Blueprints do not present affordability and resilience as separate outcomes; rather, they show how projects combine spatial, financial, governance, material and social levers to respond to specific needs.

Each Blueprint identifies a primary context, Economic, Social or Environmental, while recognising that many projects generate value across all three. Presented below is an overview of the primary Context addressed in each Blueprint and a brief description of the Levers utilised.

ECONOMIC PRIMARY CONTEXT	Tour Bois-le-Prêtre	Responds to the Economic Context of deteriorating high-rise housing and demolition-led regeneration by proving that use of existing buildings and extension can deliver better whole-life value.
	Grand Parc Bordeaux	Responds to the Economic Context of ageing post-war social housing and high demolition/rebuild costs through structural reuse, extension and in-situ retrofit.
	ProLight	Responds to the Economic Context of fragmented and costly use of existing buildings delivery by standardising and aggregating retrofit solutions for scale.
	SUPERSHINE	Responds to the Economic Context of energy poverty and underfunded social housing retrofit through district-scale renovation, subsidy and Energy Performance Contracts.
	SHAPE-EU / SHAPE II	Responds to the Economic Context of limited municipal capacity and fragmented affordable housing delivery by strengthening governance, finance and partnership models.
	Collegium Academicum	Responds to the Economic Context of student housing shortages and rising costs through self-build, cooperative finance and low-carbon construction.
	Brownfield Budapest Cooperative Space	Responds to the Economic Context of underused industrial land and high redevelopment costs through cooperative, incremental regeneration.

SOCIAL PRIMARY CONTEXT	drOp	Responds to the Social Context of under-resourced neighbourhoods and weak local capacity through incremental, co-designed transformation.
	AHA Budapest	Responds to the Social Context of housing insecurity, energy poverty and vulnerable households through affordable housing supply, social support, the Housing Agency model and an Early Warning System.
	La Borda	Responds to the Social Context of housing speculation and affordability pressure through cooperative ownership and shared living.
	Gleis 21	Responds to the Social Context of demand for participatory, community-led housing through cooperative governance embedded in a public housing framework.
	SHARE	Responds to the Social Context of ageing, isolation and care needs through intergenerational housing and integrated support.
	Rock the Block	Responds to the Social Context of weak social fabric, ageing polykatoikia housing stock and unsatisfied housing needs through participatory building-level renovation and care networks.
	Reclaim Žižkov	Responds to the Social Context of vacant urban buildings and limited access to affordable community space through temporary, community-led activation.
	Safer Cities - Romsås Centre	Responds to the Social Context of perceived unsafety, unequal access to public space and fragmented neighbourhood life through co-designed public-space safety methodology, the Social Ring, Green Ring and cross-sector governance.

ENVIRONMENTAL PRIMARY CONTEXT	NEBourhodos	Responds to the Environmental Context of fragmented urban systems and climate adaptation needs through neighbourhood-scale integration of energy, landscape and social innovation.
	NEB-STAR	Responds to the Environmental Context of city-level decarbonisation targets through coordinated climate-neutral district transformation.
	Roofscapes	Responds to the Environmental Context of urban heat and limited space for green infrastructure through rooftop-based distributed climate infrastructure.
	Republica	Responds to the Environmental Context of brownfield regeneration, flooding and resource use through circular design and blue-green infrastructure.
	Living Places Copenhagen	Responds to the Environmental Context of high embodied and operational carbon in housing through passive design and low-carbon materials.
	Re-Sourcing Commons	Responds to the Environmental Context of construction waste and linear material use through circular material ecosystems and reuse infrastructure.



COLLEGIUM ACADEMICUM

Team	DGJ Architektur + Collegium Academicum Cooperative
Location	Heidelberg, Germany
Programme/ Funding	Cooperative / self-build student housing
Start & End Dates	January 2018 - October 2022
Primary Context	Collegium Academicum responds to the economic context of student housing shortages and rising costs by implementing self-build, cooperative governance, and low-cost construction strategies.

CASE OVERVIEW

Collegium Academicum is a student-led cooperative housing project in Heidelberg that combines self-build, timber construction, and collective governance to deliver affordable accommodation. Developed through strong resident participation, the project enables students to contribute directly to the construction process, reducing labour costs while strengthening ownership and community. The use of sustainable materials and efficient design further lowers environmental impact. By aligning affordability, participation, and environmental performance, Collegium Academicum demonstrates how alternative delivery models can create resilient housing solutions tailored to specific user groups.



Collegium Academicum - Image credits: Thilo Ross, Heidelberg; source: DGJ Architektur GmbH, Frankfurt am Main.



CORE CHALLENGE:

- How to deliver affordable student housing in high-cost urban contexts
- How to reduce construction costs without compromising quality
- How to combine participation, sustainability, and scalability



CONTEXT:

- Rising demand for affordable student housing
- Limited access to low-cost accommodation in university cities
- Growing interest in participatory and cooperative housing models
- Need to reduce environmental impact of new construction



NEB VALUES:

- Sustainable:** The use of timber construction and efficient design reduces embodied carbon and environmental impact.
- Beautiful:** Simple, well-crafted spaces and shared environments create a strong sense of identity and belonging.
- Together:** Resident participation in both construction and governance fosters a strong, collaborative community.

TRANSFERABLE ACTIONS

Enable Self-build to Reduce Development Costs (Participatory Processes)

Collegium Academicum demonstrates how involving residents directly in the construction process can significantly reduce labour costs while building a strong sense of ownership. Students contribute to elements of the build, lowering overall project expenditure and making housing more affordable. This approach also strengthens community bonds before occupation, as participants collectively shape their living environment. While requiring careful coordination and support, self-build offers a viable strategy for reducing costs and increasing engagement, particularly in contexts with limited funding.

Use Cooperative Governance to Maintain Affordability (Collectives)

The project is organised as a cooperative, ensuring that housing remains affordable over time by removing speculative pressures. Residents collectively manage the building and make decisions about its operation, aligning governance with long-term community benefit. This structure stabilises costs and allows the project to adapt to changing needs. Cooperative governance also fosters responsibility and engagement, demonstrating how alternative ownership models can provide durable, resilient housing solutions.

Apply Low-carbon Construction Methods (Low-carbon)

Timber construction is used to significantly reduce the embodied carbon of the building while maintaining cost efficiency. Prefabricated timber elements allow for faster construction and lower material impact compared to conventional methods. This approach aligns environmental performance with economic viability, showing that low-carbon construction can be both practical and affordable. The project demonstrates how material choice can contribute to resilience without increasing costs.

Combine Compact Private Units with Shared Spaces (Shared Space)

The design balances smaller private rooms with generous shared facilities, including kitchens, study areas, and social spaces. This reduces individual unit size and cost while maintaining a high quality of life. Shared spaces encourage interaction and collaboration, strengthening community ties. This approach demonstrates how spatial organisation can improve affordability and social cohesion simultaneously, particularly in housing for specific groups such as students.

Align Design, Delivery, and Community Objectives (Public-Private-People Partnerships)

Collegium Academicum integrates design, construction, and governance into a unified process driven by the needs of its users. By aligning these elements, the project ensures that decisions support both affordability and long-term usability. This integrated approach reduces inefficiencies and creates a more resilient housing model. The project shows that successful delivery depends on coordination between technical, financial, and social factors.

