

BE-WoodEN - Buildings and Education in Wood Ecosystem  
for the New European Bauhaus

# D6.2 – Transferability analysis of NEB approach for social housing WP6/T6.2



Partners



Grant agreement	LIFE23-PRE-IT-LIFE-BE-WoodEN/101148077
Programme	LIFE
Project acronym	BE-WoodEN
Project title	<b>BE-WoodEN - Buildings and Education in Wood Ecosystem for the New European Bauhaus</b>
Project starting date	01/02/2024
Project end date	31/01/2026
Project duration	24 months
Project work package	WP6 - Sustainability, replication and exploitation of project results
Deliverable title	Transferability analysis of NEB approach for social housing
Nature of deliverable	Report
Dissemination level	Public
Due date of deliverable	31/01/2026
Actual date of deliverable	31/01/2026
Produced	Housing Europe
Reviewed	University of Genova
Validated	University of Genova

## SUMMARY TABLE

1. EXECUTIVE SUMMARY	3
2. INTRODUCTION	4
3. METHODOLOGY	5
3.1 Survey	5
3.2 Interviews and informal discussions	6
3.3 Conference inputs	6
3.4 Desk-based literature review	6
4. BACKGROUND: ADVANTAGES OF TIMBER CONSTRUCTION	7
5. CURRENT USE OF TIMBER IN SOCIAL, PUBLIC AND COOPERATIVE HOUSING PROJECTS	8
6. FUTURE OPPORTUNITIES FOR TIMBER CONSTRUCTION	9
7. CHALLENGES AND BARRIERS TO WIDER UPTAKE	10
7.1 Reported obstacles	10
7.2 Perception of wood by value chain actors	11
8. SOLUTIONS FOR THE WIDER UPTAKE OF WOOD IN THE CONSTRUCTION SECTOR	12
9. STAKEHOLDER COLLABORATION ACROSS THE VALUE CHAIN	14
10. CAPACITY-BUILDING NEEDS AND INNOVATION	15
10.1 Skills and knowledge gaps	15
10.2 Effectiveness of capacity building activities	16
11. THE NEW EUROPEAN BAUHAUS IN PRACTICE	17
11.1 Sustainability	18
11.2 Aesthetics/Beauty	18
11.3 Inclusion	19
11.4 General Observations	19
12. CONCLUSIONS	19
13. REFERENCES	20
ANNEX A	21
ANNEX B	27
ANNEX B.1	27
ANNEX B.2	29

# 1. EXECUTIVE SUMMARY

This deliverable assesses the transferability of the approaches, tools and capacity-building activities developed within the LIFE BE-WoodEN project to the social, public and cooperative housing sector across Europe. The analysis focuses on timber-based construction and the application of New European Bauhaus (NEB) principles, with the objective of understanding their relevance, adaptability and potential for wider uptake beyond the project's partner countries.

The assessment is based on a mixed-methods approach combining survey data from 22 respondents across multiple European countries, semi-structured interviews with selected housing organisations, inputs from informal discussions, and insights from the BE-WoodEN Final Conference.

Findings show that while timber is already used in residential construction in many European contexts, its application in social, public and cooperative housing remains largely limited to non-structural elements or low-rise buildings. Structural timber solutions in multi-apartment housing are still perceived as innovative, with uptake concentrated in pilot projects or in more mature markets such as Sweden. Nevertheless, there is growing interest in timber construction due to its potential to reduce embodied carbon, support circular construction and enable industrialised and off-site building processes.

The main barriers to wider uptake include higher perceived costs, limited market maturity, skills gaps across the value chain, regulatory uncertainty, and risk-averse organisational cultures. In addition to these challenges, there are the mixed perceptions of timber among stakeholders, particularly in relation to fire safety, insurance and long-term maintenance, despite generally positive attitudes among tenants when projects are well designed and communicated.

The deliverable identifies financial incentives, targeted guidance and training, and clearer regulatory frameworks as the most critical enabling conditions for scaling timber construction in the affordable housing sector. Stronger collaboration across the value chain is also highlighted as essential, particularly in relation to financing models, shared design standards, sustainable timber sourcing, knowledge exchange and long-term building management.

Capacity-building activities developed within LIFE BE-WoodEN are generally assessed positively. Webinars are valued for their flexibility, while in-person workshops and study visits are considered particularly effective in building trust and demonstrating the practical feasibility of timber solutions. Toolkits are regarded as essential reference materials, although their effectiveness depends on alignment with national regulatory and procurement contexts.

Finally, the assessment shows that the New European Bauhaus is broadly perceived as an inspiring and strategically valuable framework, particularly in

relation to sustainability objectives. However, its practical applicability varies across the three pillars, with stakeholders asking for more operational guidance, technical tools and context-specific support to enable implementation in real-life social housing projects.

Overall, the deliverable concludes that the approaches promoted by LIFE BE-WoodEN are transferable across Europe when adapted to local regulatory, market and governance conditions, and when supported by targeted capacity-building, financial incentives and strengthened collaboration across the timber construction value chain.

## 2. INTRODUCTION

This document assesses the transferability of the content, activities, and approaches on timber construction and the New European Bauhaus (NEB) developed within the LIFE BE-WoodEN project to the social, public, and cooperative housing sector across Europe.

The main objective of the LIFE-BE-WoodEN project was to promote decarbonisation and enhance circularity by implementing capacity building activities on the use of timber in construction and other innovative solutions applied to the social housing sector, with the aim of overcoming technical, economic, regulatory, and cultural barriers. The project, whose primary goals are the large-scale dissemination of knowledge and the enhancement of technical skills, is based on the principles of the New European Bauhaus (NEB).

The assessment is based on data collected through surveys and interviews with organisations active in the housing and construction sectors including both project partner countries (Italy, Slovenia and Poland) and additional EU contexts, with the aim of assessing the relevance of the project's topics and activities beyond partner countries and obtaining relevant information on a broader European scale.

As timber construction is a key part of the project's capacity-building activities, the deliverable first analyses the current state of timber construction in public, social and cooperative housing sectors across Europe. This includes an evaluation of current wood usage and the anticipated importance of this technology in future organisational construction strategies. It also examines the main barriers to uptake and potential solutions to overcome them. Additionally, the analysis identifies opportunities to strengthen collaboration among stakeholders across the timber construction value chain.

The final part of the deliverable focuses on identifying skills and knowledge gaps within respondents' organisations in relation to the key thematic areas addressed by the project: New European Bauhaus principles and co-creation, timber construction techniques, circularity and life-cycle assessment (LCA), procurement processes, financing and green business models, and project management and governance. Respondents were asked to identify the most critical knowledge gaps and to assess the usefulness of the capacity-building tools developed within the project - namely webinars, in person workshops,

innovation challenges and toolkits - using a scale from 1 (not useful at all) to 5 (very useful).

Using the same assessment framework, the deliverable also examines the extent to which respondents perceive that the three New European Bauhaus pillars provide practical guidance for implementation in real-life social, public and cooperative housing projects.

In line with the project's dissemination and stakeholder engagement strategy, the transferability assessment also integrates inputs from broader European networks and dissemination activities. Survey distribution and stakeholder outreach were supported by European umbrella organisations and professional networks, while additional qualitative insights were collected through exchanges during project events and the LIFE BE-WoodEN Final Conference held in Brussels. These interactions provided an opportunity to validate survey findings, capture perspectives from a wider range of actors across the housing and construction sectors, and assess the applicability of project results and findings beyond the partner countries.

## 3. METHODOLOGY

The transferability assessment draws on different sources to provide a robust understanding of the potential adoption of the NEB approach and timber-based construction solutions in public, social, and cooperative housing across the EU. The focus on timber construction reflects the core thematic scope of the project outputs and represents the most relevant entry point for engaging social housing stakeholders across European contexts. Transferability is assessed in terms of adaptability of approaches, tools and frameworks rather than direct replication, with specific attention to regulatory, market and governance conditions.

### 3.1 Survey

The primary source of data was an online survey completed by 22 respondents working for or with housing organisations in European countries (Figure 1). The survey included mandatory multiple-choice questions and optional open-ended questions, allowing respondents to choose the level of detail of their answers (See Annex A for the full questionnaire). The survey was introduced during Housing Europe's Working Committees following a presentation on timber construction, which included an overview of project capacity-building activities and tools. The survey was subsequently disseminated to social, public, and cooperative housing organisations within Housing Europe's network, as well as to other stakeholders working with them, through targeted emails, newsletters, mailing lists, and social media. Additional support from project partners and the Architects' Council of Europe helped extend outreach to relevant national and sectoral stakeholders. A list of respondent organisations is provided in Annex B.1.

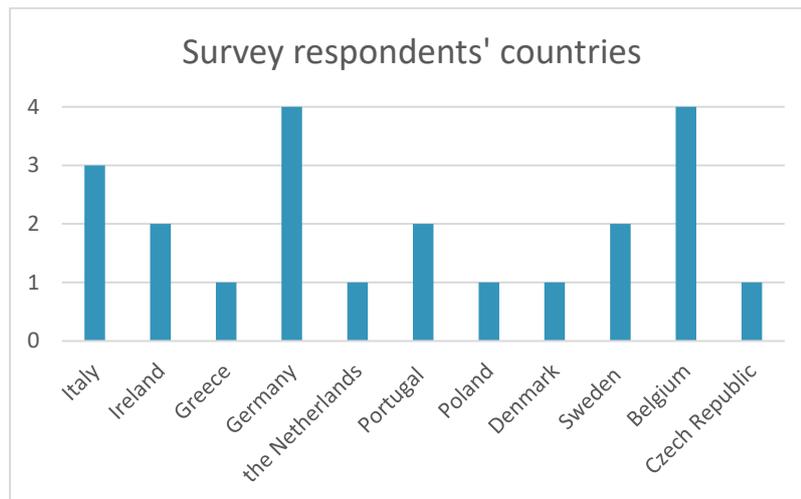


Figure 1 - Source: LIFE BE-WoodEN transferability survey (Question 3), n = 22

### 3.2 Interviews and informal discussions

Where further clarification or context was needed, survey responses were supplemented with interviews and informal discussions. Three semi-structured interviews following the structure of the surveys were conducted online with respondents from Slovenia, Belgium and Italy (See Annex B.2). Informal exploratory discussions took place during in-person events, such as Housing Europe's Working Committees in October 2025 and the BE-WoodEN Final Conference, which took place in Brussels in December 2025.

### 3.3 Conference inputs

The BE-WoodEN Final Conference provided insights from a broader stakeholder audience. The transcript of the panel discussion focusing on timber construction and NEB was analysed to capture examples of innovative solutions adopted in public residential projects, including examples from Sweden and other countries, and to understand stakeholder perspectives on the co-design and implementation of such solutions.

### 3.4 Desk-based literature review

A literature review was conducted to inform the background section about the advantages and environmental impacts of timber construction, which were beyond the scope of the transferability survey.

## 4. BACKGROUND: ADVANTAGES OF TIMBER CONSTRUCTION

The built environment sector is responsible for at least 37 per cent of the global emissions of greenhouse gases (UNEP, 2022). Until recently, the focus of both academic studies and practitioners on the ground has revolved around “operational carbon” in buildings, meaning the carbon emissions derived from heating, cooling and lighting. As operational emissions are set to decrease in the next decades, embodied carbon - i.e. the total amount of greenhouse gas emissions released during the production, transport, construction, maintenance, and end-of-life of building materials — is gaining increasing attention.

In buildings, embodied carbon can account for more than 50% of a project's whole life carbon footprint (BPIE). In the European Union, the revised Energy Performance of Buildings Directive (EPBD) requires all buildings to be Zero Emission Buildings (ZEB) by 2050. The use of bio-based materials such as wood in construction is one of the most effective ways to reduce embodied carbon and move toward compliance.

Timber construction contributes to embodied carbon reduction through several mechanisms. As a renewable, bio-based material, wood stores biogenic carbon over the lifespan of a building while substituting more carbon-intensive materials such as concrete and steel. When sourced from sustainably managed forests, timber can therefore support both emission avoidance and carbon sequestration within the built environment.

Modern timber construction systems are also well aligned with circular economy principles. The use of mechanical connections -instead of chemical glues, for example- enables disassembly, reuse and material recovery at end of life, while early design choices integrating circularity and design-for-disassembly can significantly reduce whole-life greenhouse gas emissions compared to conventional construction.

Against this background, the transferability assessment explored the extent to which the advantages of timber construction are reflected in current practices, perceptions and strategies of social, public and cooperative housing providers across Europe. The following section, therefore, presents evidence from the survey, interviews and conference discussions on the current level of uptake of timber construction, perceived barriers, and conditions for wider adoption in different national contexts.

## 5. CURRENT USE OF TIMBER IN SOCIAL, PUBLIC AND COOPERATIVE HOUSING PROJECTS

Survey results (Figure 2) indicate that timber is already used to some extent in most respondents' contexts, although its application varies significantly in terms of scale and type of use. Across many European countries, including Czechia, Poland, Ireland, and Slovenia, timber construction is relatively common as primary structural system in single-family housing. In multi-apartment buildings, on the other hand, concrete and steel continue to be the main structural materials, with wood more frequently applied for non-structural elements such as roof structures, floors, window and door frames, and interior finishes. Therefore, structural timber solutions in social and public housing are still perceived as an emerging innovation rather than mainstream.

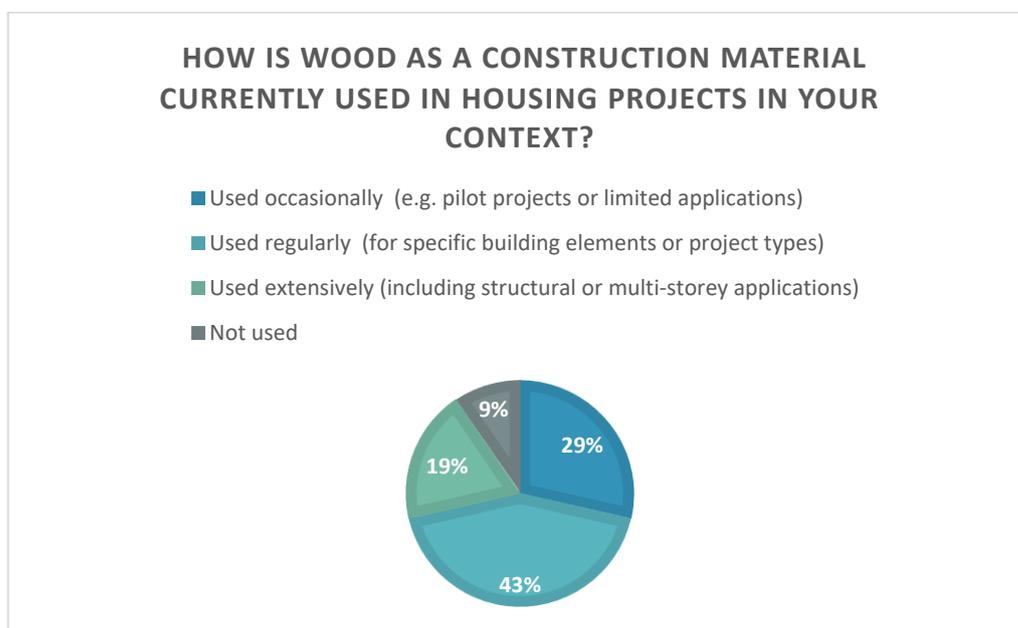


Figure 2 -Source: LIFE BE-WoodEN transferability survey (Question 5a), n = 22

At the same time, the mention of several pilot projects demonstrates a growing interest in using wood as a primary structural material in multi-apartment housing. In Belgium, respondents referred to initiatives such as the HPE construction programme in Wallonia and the Philanthropie project in Brussels - carried out respectively by the Société wallonne du Logement (S.W.L.) and the Société du Logement de la Région de Bruxelles-Capitale - where timber is being used as a structural solution in social housing projects. Similarly, Woontrots in Flanders is starting to use 3D wooden modular and demountable modules to build both in temporary housing and in permanent residential units, with a strong emphasis on disassembly, reuse and circularity. These projects are serving as important learning cases, contributing to increased confidence among housing providers and public authorities.

In Sweden, timber construction has already moved beyond isolated pilot projects. While concrete remains the dominant material in the residential

sector, industrialised timber construction is already well established, supported by dedicated factories producing timber residential buildings, such as Lindbäcks Bygg, and housing companies using cross-laminated timber (CLT), including Folkhem. Timber is used both in multi-storey residential buildings and in more traditional single-family housing, reflecting higher market maturity and technical skills.

Overall, the survey confirms that while timber's presence is growing in residential construction across Europe, its role in social, public and cooperative housing is still predominantly limited to non-structural applications or low-rise buildings. However, the presence of several pilot projects, and of more developed markets such as Sweden suggests a gradual shift towards broader and more structural uses of timber in the sector, which will be further explored in the next section.

## 6. FUTURE OPPORTUNITIES FOR TIMBER CONSTRUCTION

Qualitative survey responses (Q6; see Annex A) and stakeholder discussions indicate that the growing potential of timber construction in social, public and cooperative housing is widely acknowledged, although it is not yet supported by a detailed long-term vision in many contexts. This is partly due to the strong current focus on renovation rather than new construction, which limits opportunities to experiment with alternative structural systems. In addition, concerns about maintenance requirements, durability and long-term performance translates into skepticism regarding the structural use of timber in multi-apartment buildings.

Nevertheless, respondents identified a growing strategic interest in modern timber construction, particularly when combined with industrialised and off-site construction methods. Besides the lower environmental impact, these approaches were associated with several operational advantages. These include shorter completion times compared to conventional construction, improved quality control through factory-based production, reduced dependence on weather conditions, and lower construction noise and on-site waste. The flexible standardisation offered by wood further supports adaptability, dismantlability and the potential reuse of components, enabling circular construction strategies.

However, wider uptake is perceived as dependent on market maturity, the technical capacity of stakeholders across the value chain, alignment with national regulatory frameworks, and the availability of reliable evidence on costs and performance over the full life cycle.

Therefore, respondents highlighted the need for targeted capacity-building to address knowledge gaps across the sector and for reliable information about

economic viability of timber construction in the context of rising construction costs. It was also highlighted that national and regional regulations that provide a clear framework for the use of wood in construction are very useful, if not necessary to enable the transition towards renewable materials and circular practices.

In some countries, policy and regulatory frameworks play already a direct role in supporting the uptake of timber construction in the affordable residential sector. For example, it was reported that in Slovenia, a new regulation translated into green public procurement requirements that mandate a minimum share of wood (30%) in publicly funded buildings, which in some cases has already resulted in social housing projects constructed entirely in timber. Moreover, in Czechia, a recent regulatory development paired with technical guidelines, has increased the percentage of timber that can be used as a structural material in multi-storey residential buildings. These kinds of regulatory adjustments are considered a key enabling factor for the wider adoption of timber construction, as they create legal certainty and reduce perceived risks for housing providers, developers and public authorities.

## 7. CHALLENGES AND BARRIERS TO WIDER UPTAKE

### 7.1 Reported obstacles

When inquiring about obstacles (Figure 3), cost-related concerns were among the most frequently reported barriers, with timber construction often perceived as more expensive than conventional solutions, in some cases by 20–30%. During an interview, a respondent linked these higher costs to limited market maturity and a lack of experienced architects and contractors, which leads to less competition at a higher price. While some stakeholders expect costs to decrease over time as skills develop, upfront investment is still seen as a key constraint.

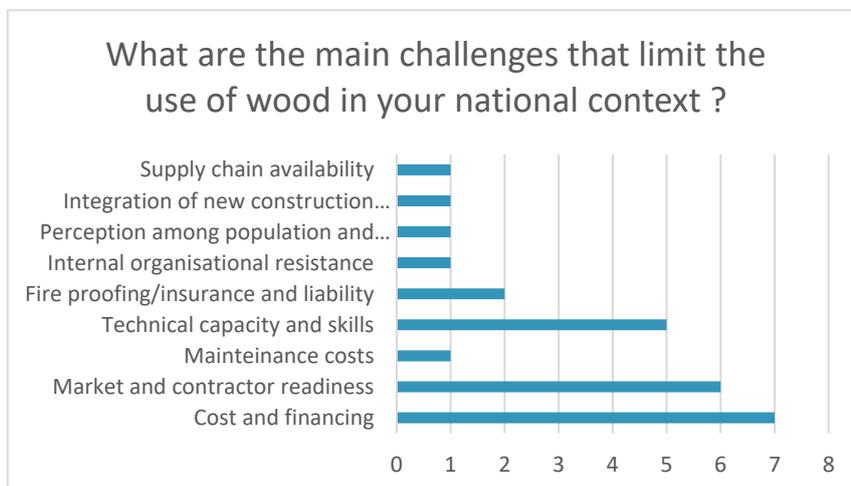


Figure 3 - Source: LIFE BE-WoodEN transferability survey (Question 8), n = 22

Additional barriers include maintenance concerns and the limited integration of timber solutions into regional and national building codes, particularly with regard to fire safety, insurance and approval procedures. Internal resistance within organisations, driven by unfamiliarity with timber construction and a strong reliance on traditional materials, was also reported. A lack of technical skills across the construction sector and public authorities further slows adoption, as timber-based solutions often require extensive validation and internal analysis, placing additional demands on organisational and financial capacity.

Despite the main challenges reported proved to be linked to costs, skills gaps and lack of market readiness, moving away from a business-as-usual scenario requires also a cultural transition, which starts by understanding how stakeholders in the value chain perceive timber construction.

## 7.2 Perception of wood by value chain actors

Survey responses (Figure 4) indicate that perceptions of timber construction among key stakeholders – including tenants, housing managers, contractors and public authorities are generally mixed but leaning positive. Overall, 59% of respondents described perceptions as mixed, 31% as positive, and 9% as dependent on the project type.

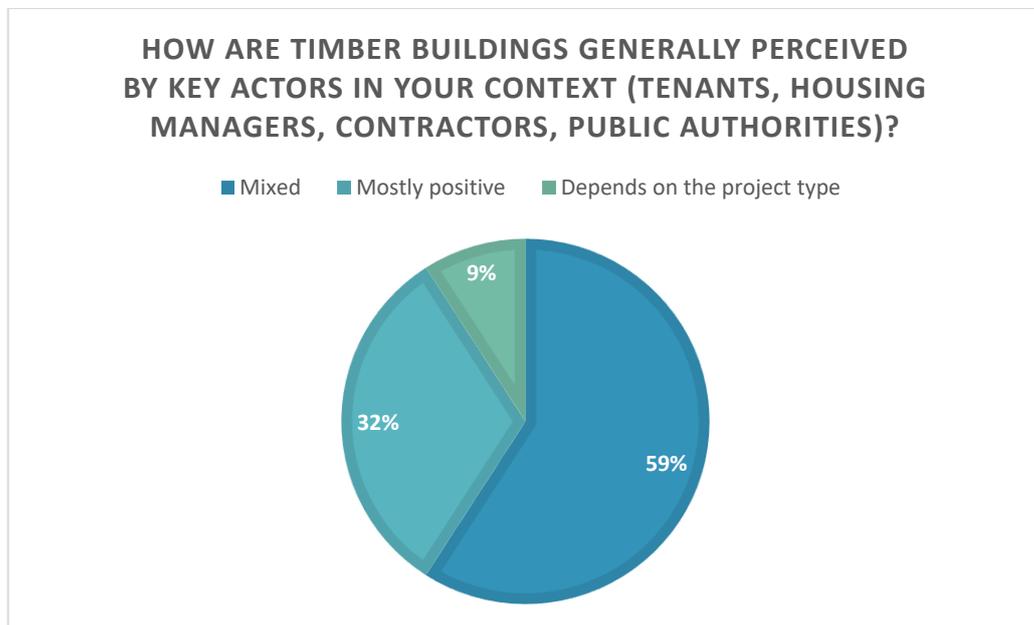


Figure 4 - Source: LIFE BE-WoodEN transferability survey (Question 7a), n = 22

Among **tenants**, perceptions are predominantly positive where timber buildings are well designed and communicated but also do not entail higher rental costs. Respondents reported that tenants often associate timber with comfort, healthy indoor environments and aesthetic quality, and they particularly appreciate reduced construction disturbance in projects using off-site or modular solutions. However, in Italy, for example, it was mentioned that

some tenants associate timber with “old” architectural styles or with temporary housing as they see it as less sturdy and modern than concrete.

**Housing managers and public authorities** increasingly recognise the sustainability benefits of timber construction and its potential for faster off-site construction. Nevertheless, their overall stance is often cautious, prioritising tested approaches and compliance with regulatory and funding requirements, also due to concerns related to durability and long-term maintenance.

Perceptions among **contractors and developers** are also divided. While some value positively the technical maturity and performance of modern timber systems, others remain skeptical due to perceived risks related to fire safety, acoustics, insurance and regulatory compliance. Limited market experience and a shortage of specialised companies further reinforce risk-averse attitudes, particularly in regions where timber construction remains relatively new.

As mentioned above, cultural factors also play a significant role. In several contexts, strong attachment to traditional construction materials such as concrete, brick or steel influences the perception of what is considered durable and “safe”, contributing to resistance to change. At the same time, increasing awareness of sustainability issues among architects and academics, as well as the implementation of pilot and demonstration projects, is gradually contributing to more positive perceptions across stakeholder groups.

Insights from the BE-WoodEN Final Conference largely confirmed these findings, particularly in relation to concerns around fire safety and insurance, as well as general risk aversion among developers. Conference discussions also highlighted the need for improved communication on the actual performance, safety and maintenance of timber buildings, to address misconceptions and foster broader acceptance among both professionals and end users.

## 8. SOLUTIONS FOR THE WIDER UPTAKE OF WOOD IN THE CONSTRUCTION SECTOR

Survey responses (Figure 5) indicate a clear priority in terms of solutions considered necessary to support the wider uptake of timber construction in social, public and cooperative housing. **Financial incentives** were by far the most frequently cited enabling condition, identified by the majority of respondents as essential to offset higher upfront costs and perceived risks associated with timber construction. Respondents highlighted the role of public subsidies, targeted funding schemes and financial incentives in enabling pilot projects and early adoption, particularly in markets where timber construction is less present.

**FROM YOUR PERSPECTIVE, WHICH ARE THE SOLUTIONS  
NEEDED FOR A WIDER UPTAKE OF WOODEN  
CONSTRUCTION IN THE SECTOR?**

- changing perceptions and raising awareness through pilot projects
- Financial incentives
- Guidance and training
- Procurement rules
- Regulatory frameworks

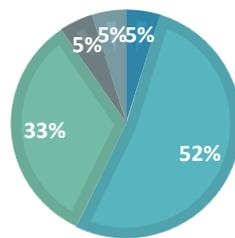


Figure 5 - Source: LIFE BE-WoodEN transferability survey (Question 9), n = 22

**Guidance and training** emerged as the second most important enabling factor. Several respondents stressed the need for practical tools and protocols to support housing providers, designers and contractors who are not yet familiar with timber construction. The absence of standardised guidance was seen as a barrier to informed decision-making and as a source of internal resistance within organisations. More generally, respondents emphasised that timber construction represents a fundamentally different way of building, requiring a shift in mindset across the value chain.

While mentioned less frequently, respondents mentioned the importance of **clearer regulatory frameworks**, particularly regarding fire safety and approval processes, as well as **procurement procedures** that are compatible with industrialised and off-site timber construction. Limited availability of validated timber construction systems, especially for multi-storey buildings, was also identified as a constraint, with several respondents describing timber construction as still being in a prototyping phase.

Finally, a smaller number of respondents pointed to the need for **changes in perception**, both within organisations and among external stakeholders. Overcoming preferences for conventional construction materials and building trust in the long-term performance of timber systems was seen as a gradual process, supported by financial incentives, capacity-building and the accumulation of practical experience.

Overall, the findings suggest that enabling the wider adoption of timber construction requires a combination of financial support, targeted guidance and training, clear regulatory frameworks and confidence across the sector.

## 9. STAKEHOLDER COLLABORATION ACROSS THE VALUE CHAIN

Survey results (Figure 6) confirm that stronger collaboration across the timber construction value chain is a key condition for scaling timber-based social housing solutions. The most frequently identified need concerns collaboration on financing models and investment strategies, reflecting ongoing uncertainty around costs, particularly in the early stages of market development.

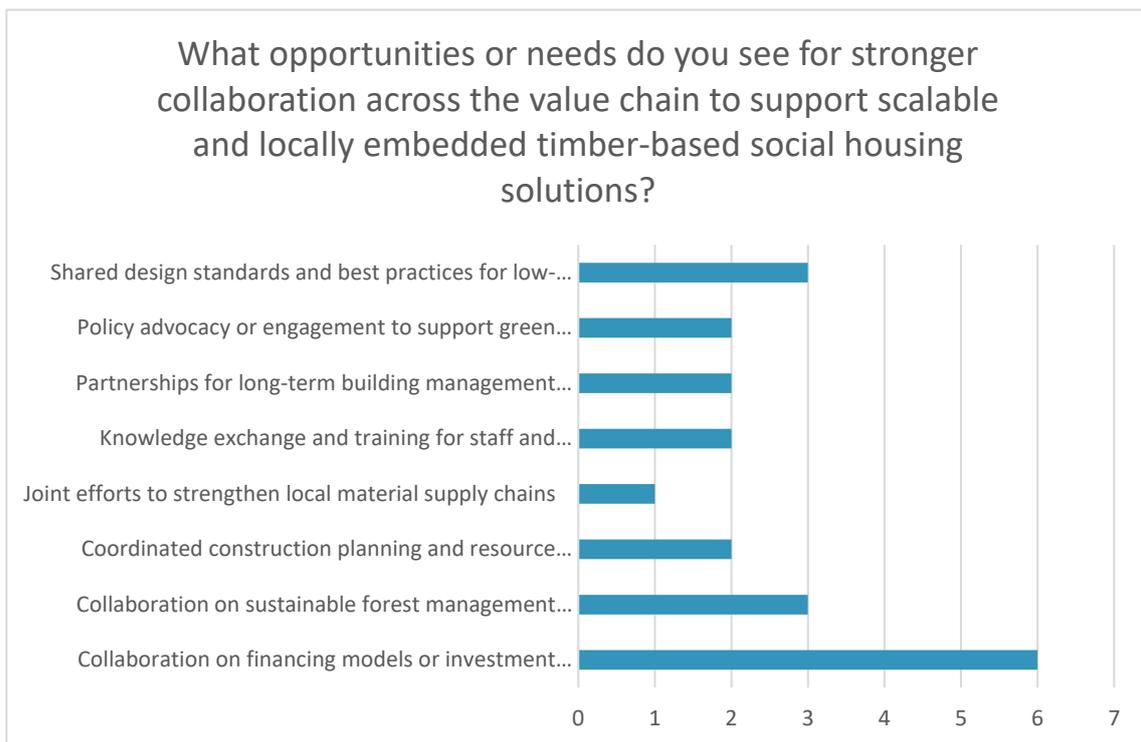


Figure 6 - Source: LIFE BE-WoodEN transferability survey (Question 10), n = 22

Respondents also highlighted the importance of shared design standards and best practices for low-carbon and circular construction, which could increase confidence among housing providers and public authorities. In parallel, collaboration on sustainable forest management and responsible timber sourcing was identified as essential to ensure timber availability, traceability and alignment with environmental objectives.

Additional collaboration needs include knowledge exchange and training for staff and stakeholders, coordinated construction planning, and partnerships for long-term building management and maintenance, pointing to the need for cooperation across the full building life cycle.

Interviews and conference discussions reinforced these findings, stressing the role of local value chains, policy and financing alignment, and cooperation between housing providers, industry, policymakers and research institutions.

Overall, the results confirm that timber uptake depends not only on technical solutions, but on integrated collaboration frameworks that support transferability across different national and organisational contexts.

## 10. CAPACITY-BUILDING NEEDS AND INNOVATION

### 10.1 Skills and knowledge gaps

Survey data (Figure 7) reveal that the most pressing skills and knowledge gaps in respondents' organisations and context relate to circularity and life-cycle assessment (LCA), as well as procurement, financing and green business models. This reflects a broader need to better understand whole-life environmental impacts, cost structures and financing mechanisms for timber-based construction, particularly in the context of public and social housing where long-term stability and compliance with public funding requirements are critical.

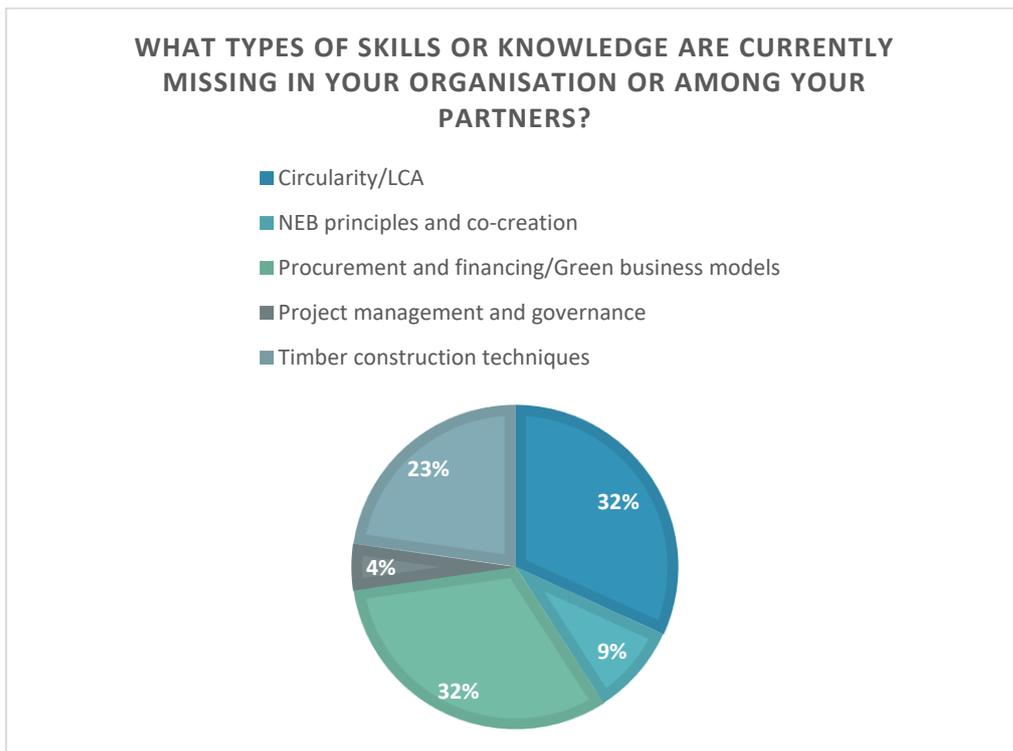


Figure 7 - Source: LIFE BE-WoodEN transferability survey (Question 11), n = 22

A second cluster of needs concerns timber construction techniques. Respondents highlighted limited internal expertise on timber systems, especially in relation to modular designs, and adaptation to local architectural building typologies.

More limited but still relevant gaps were identified in relation to New European Bauhaus (NEB) principles and co-creation, as well as project management and governance. These needs derive from challenges in integrating social,

architectural and environmental objectives into technically driven construction processes, particularly in projects involving multiple stakeholders and innovative construction methods.

Inputs from the final conference confirm the importance of multidisciplinary skills and of a deeper understanding of the timber value chain. Several speakers highlighted that successful implementation of timber and NEB-inspired solutions depends not only on technical knowledge, but also on co-design processes and cross-sector collaboration.

Overall, the findings confirm that targeted capacity-building efforts focusing on circularity, procurement and financing, technical timber solutions and co-creation are essential to support the transferability of timber-based approaches in the social, public and cooperative housing sector.

## 10.2 Effectiveness of capacity building activities

The LIFE-BE-WoodEN project has produced different types of learning materials and training opportunities for professionals with the aim of supporting them overcoming knowledge and skills gaps on timber construction. In this section are reported the evaluations in terms of usefulness for each capacity building and learning material typology.

Survey results (Figure 8) indicate an overall positive assessment of the capacity-building activities developed within the LIFE BE-WoodEN project, with the majority of respondents rating webinars, innovation challenges, toolkits and study visits as somewhat useful to very useful. While individual preferences vary, the data suggests that a diversified mix of formats is essential to accommodate different learning needs and levels of experience.

How useful do you consider the following formats for addressing this skills/knowledge gap?

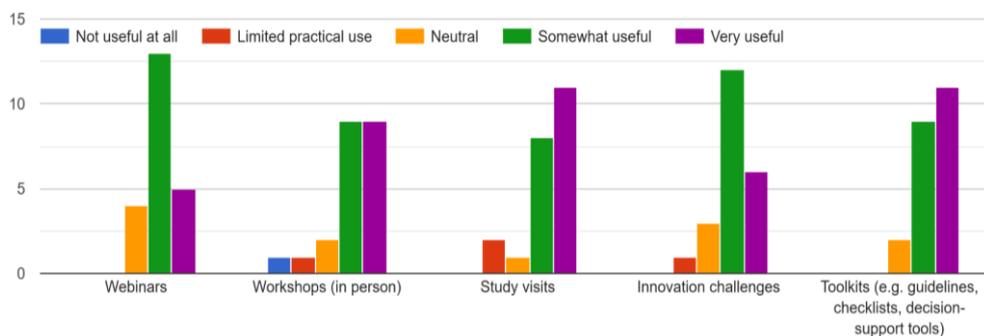


Figure 8 - Source: LIFE BE-WoodEN transferability survey (Question 12), n = 22

**Webinars** were generally appreciated for their accessibility and flexibility. Survey responses show a predominance of “somewhat useful” and “very useful” ratings. Interviewees confirmed this finding, noting that webinars allow

participants to access content asynchronously. However, several stakeholders highlighted that it is often difficult to dedicate sufficient time and attention to online sessions during busy work schedules, which may limit their effective impact.

**In-person workshops** and study visits emerged as particularly valuable for their practical relevance. Interviewees stressed the importance of seeing real projects, discussing challenges, and engaging in person with peers. Study visits were described as especially effective in building trust, as they allow participants to “see and touch” timber solutions. This hands-on dimension is considered crucial in overcoming scepticism and internal resistance within organisations.

**Innovation challenges** were assessed positively in both the survey and interviews, particularly for their educational value and their capacity to stimulate peer learning and cross-sectoral exchange. In the interviews, it was mentioned that they might be more relevant for students or young professionals than under a life-long-learning perspective. Nevertheless, respondents highlighted their usefulness in fostering new perspectives, encouraging collaboration, and exposing organisations to innovative approaches they would not normally engage with.

**Toolkits and guidelines** were consistently identified as essential reference tools both by interviewees and survey respondents. At the same time, it was underlined that toolkits are most effective when supported by examples and guidance that are aligned with national regulatory frameworks and institutional requirements. Given the diversity of building codes and procurement rules across Europe, national and context-specific toolkits were preferred over EU level ones.

Overall, the findings confirm that capacity-building activities are most effective when combined, as digital formats provide flexibility, while in-person activities and practical tools enhance trust.

## 11. THE NEW EUROPEAN BAUHAUS IN PRACTICE

The social, cooperative, and public housing sector shares strong synergies with the NEB approach, as housing providers often act as early adopters of sustainable practices, supporting large-scale, livable, accessible and affordable housing solutions.

However, survey responses (Figure 9) indicate that the guidance provided by the New European Bauhaus (NEB) is generally perceived as conceptually valuable but uneven in practical applicability across its three pillars: Sustainability, Aesthetics and Inclusion. Overall, responses cluster around “somewhat useful”, with a smaller but significant share of “very useful” ratings, alongside a notable proportion of neutral assessments linked to limited familiarity or use of NEB resources.

To what extent do you find the guidance provided by the New European Bauhaus (NEB) useful in your work, with respect to each of its pillars?

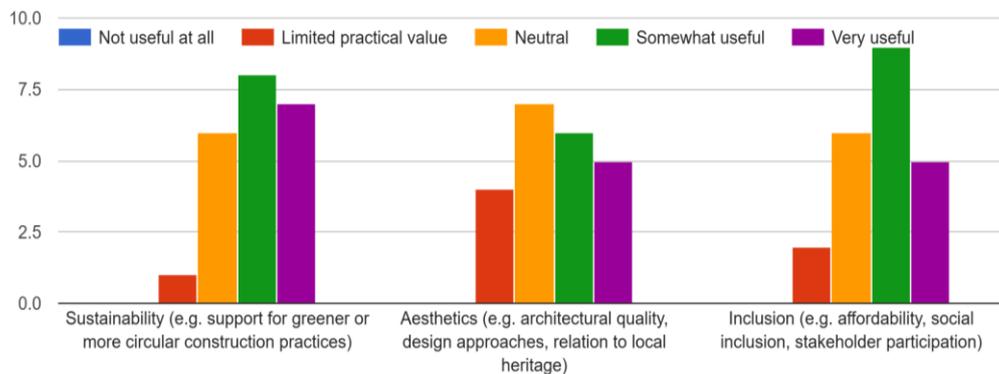


Figure 9 - Source: LIFE BE-WoodEN transferability survey (Question 13a), n = 22

## 11.1 Sustainability

The Sustainability pillar is consistently the most positively received and best understood. Many respondents indicated that NEB guidance effectively reinforces environmental objectives already pursued within social housing organisations, particularly in relation to lower-carbon construction methods, circularity, energy performance and choices of materials. Interviewees and conference speakers confirmed that NEB principles help legitimise and strengthen the case for timber construction, life-cycle approaches and bio-based materials within existing policy frameworks.

However, several respondents noted that NEB guidance remains high-level and lacks the technical detail, standards and tools required for large-scale or turnkey delivery. In addition, financial decisions are often taken outside the direct control of housing providers, limiting the operational influence of sustainability guidance despite broad conceptual alignment.

## 11.2 Aesthetics/Beauty

Perceptions of the Aesthetics pillar are more mixed. While respondents generally acknowledge the importance of architectural quality, human-scale design and integration with local context, many highlighted that cost, speed of delivery and procurement constraints significantly limit the practical application of NEB aesthetic guidance in social housing projects. In standardised procurement models, housing providers often have limited influence over design choices, reducing the relevance of aesthetic principles in day-to-day decision-making.

Interviews suggest that beauty is sometimes perceived as difficult to operationalise, particularly when compared to more measurable environmental criteria. Nevertheless, several stakeholders emphasised that well-designed timber buildings can contribute positively to user acceptance and a sense of belonging, indicating potential if aesthetic principles are better translated into practicable guidance.

### 11.3 Inclusion

The Inclusion pillar receives generally positive but cautious assessments. Respondents recognise the value of NEB's emphasis on affordability, co-creation and stakeholder participation, particularly in early design phases. In some contexts, inclusion is already an established core principle of social housing delivery, leading to neutral assessments where NEB guidance is seen as reinforcing rather than adding new practices.

At the same time, inclusion is often described as resource-intensive, as it requires additional time, skills and coordination that may be difficult to accommodate in urgent housing programmes. Interviewees and conference contributions stressed that inclusion should extend beyond design to construction processes but noted that practical tools and protocols are still lacking.

### 11.4 General Observations

Across all pillars, respondents repeatedly describe NEB as an inspiring and visionary framework, rather than an operational guide. Awareness of NEB guidance varies significantly, contributing to neutral responses where stakeholders have not yet engaged directly with NEB or LIFE BE-WoodEN materials. Financial, regulatory and procurement constraints emerge as decisive factors shaping the extent to which NEB principles can be applied in practice.

Both interviews and conference discussions emphasised that meaningful implementation depends on integrating all three pillars together. This confirms NEB's role as a cultural and strategic reference point that supports alignment with the European Green Deal, but also highlights the need for complementary tools and context-specific guidance to support its transferability into real-life projects.

## 12. CONCLUSIONS

This deliverable assessed the transferability of the LIFE BE-WoodEN project's approaches, tools and capacity-building activities to the social, public and cooperative housing sector across Europe, with a specific focus on timber construction and the New European Bauhaus framework.

The analysis confirms that timber construction is increasingly recognised as a practical solution for reducing embodied carbon and supporting circularity in residential construction projects. However, its uptake in social and public housing remains context-dependent and varies across different EU countries.

Survey results and other materials used in this assessment show that timber is still predominantly used in non-structural applications or low-rise buildings, while structural timber solutions are mainly implemented through pilot projects or in more mature markets. Key barriers include higher upfront costs, limited technical skills, regulatory and insurance constraints, and cautious (sometimes sceptical) attitudes among stakeholders. At the same time, positive attitudes among tenants, growing environmental awareness and supportive policy frameworks in some countries demonstrate clear potential for its wider uptake.

## 13. REFERENCES

- UNEP (2022). 2022 Global Status Report for Buildings and Construction.
- European Commission (2024). Revised Energy Performance of Buildings Directive (EPBD).
- BPIE (2019) Bringing embodied carbon upfront

## ANNEX A

Below are provided the screenshots of the online survey.

1/23/26, 9:01 AM

Transferability analysis of the NEB approach and wooden construction in social housing

# Transferability analysis of the NEB approach and wooden construction in social housing

This questionnaire supports the analysis of how the New European Bauhaus (NEB) approach and timber construction can be transferred and scaled within social, public, and cooperative housing. It collects practical insights from housing providers on current practices, challenges, and enabling conditions, including collaboration, training, and policy support.

Responses will help take a clear picture of the current situation in the social housing sector and inform lessons learned from the LIFE BE-WoodEN project, providing insights relevant beyond the project itself.

The survey should take around 15 minutes of your time.

\* Indicates required question

---

1. 1) Name:

---

2. 2) Position:

---

3. 3) Organisation:

---

4. 4) Country:

---

5. 5a) How is *wood as a construction material* currently used in housing projects in your context? *(Please select the option that best applies to social housing; you may refer to the wider residential sector where relevant.)* \*

Mark only one oval.

- Not used
- Used occasionally (e.g. pilot projects or limited applications)
- Used regularly (for specific building elements or project types)
- Used extensively (including structural or multi-storey applications)
- Not sure / no data available

6. 5b) Please briefly explain, provide an example or link relevant resources.

---

---

---

---

---

7. 6) Recognising wood's sustainability benefits, what role do you see for modern timber construction technologies within your current or future housing projects? \*

---

---

---

---

---

8. 7a) How are timber buildings generally perceived by key actors in your context (tenants, housing managers, contractors, public authorities)? \*

*Mark only one oval.*

- Mostly positive
- Mixed
- Mostly negative
- Depends on the project type

9. 7b) Please, motivate your answer:

---

---

---

---

---

10. 8) What are the main challenges that limit the use of wood in your national context \*

*Mark only one oval.*

- Regulatory and permitting issues
- Cost and financing
- Insurance and liability
- Technical capacity and skills
- Supply chain availability
- Internal organisational resistance
- Market or contractor readiness
- Other: \_\_\_\_\_

11. 9) From your perspective, which are the solutions needed for a wider uptake of \*  
wooden construction in the sector?

*Mark only one oval.*

- Regulatory frameworks
- Procurement rules
- Financial incentives
- Guidance and trainings
- Other: \_\_\_\_\_

12. 10) What opportunities or needs do you see for stronger collaboration across \*  
the value chain to support scalable and locally embedded timber-based social  
housing solutions?

*Mark only one oval.*

- Collaboration on sustainable forest management and responsible timber sourcing
- Joint efforts to strengthen local material supply chains
- Shared design standards and best practices for low-carbon or circular construction
- Coordinated construction planning and resource sharing among builders
- Partnerships for long-term building management and maintenance
- Collaboration on financing models or investment strategies for sustainable housing
- Knowledge exchange and training for staff and stakeholders
- Policy advocacy or engagement to support green business models
- Other: \_\_\_\_\_

13. 11) What types of skills or knowledge are currently missing in your organisation \* or among your partners?

Mark only one oval.

- NEB principles and co-creation
- Timber construction techniques
- Circularity/LCA
- Procurement and financing/Green business models
- Project management and governance

14. 12) The LIFE BE-WoodEN project has produced various materials (webinars, \* workshops, study visits, toolkits, etc.), which you can explore [here](#).

Thinking about training materials in general, how useful do you consider the following formats for addressing this skills/knowledge gap?

Mark only one oval per row.

	Not useful at all	Limited practical use	Neutral	Somewhat useful	Very useful
<b>Webinars</b>	<input type="radio"/>				
<b>Workshops (in person)</b>	<input type="radio"/>				
<b>Study visits</b>	<input type="radio"/>				
<b>Innovation challenges</b>	<input type="radio"/>				
<b>Toolkits (e.g. guidelines, checklists, decision-support tools)</b>	<input type="radio"/>				

15. 13a) To what extent do you find the guidance provided by the New European Bauhaus (NEB) useful in your work, with respect to each of its pillars? \*

Mark only one oval per row.

	Not useful at all	Limited practical value	Neutral	Somewhat useful	Very useful
<b>Sustainability</b> (e.g. support for greener or more circular construction practices)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Aesthetics</b> (e.g. architectural quality, design approaches, relation to local heritage)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Inclusion</b> (e.g. affordability, social inclusion, stakeholder participation)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

16. 13b) Please, briefly explain or provide an example:

---



---



---



---



---

## ANNEX B

### ANNEX B.1

The table shows the name and type of organisations where survey respondents work and the country in which are based.

#	Name of the organisation	Type of organisation	Country
1	Land Development Agency	Public authority	Ireland
2	Assolegno (FederlegnoArredo)	Industry association	Italy
3	Major Development Agency of Thessaloniki	Public authority	Greece
4	Seeria Renova GmbH	Private company	Germany
5	De Torteltuïn	Cooperative housing organisation	The Netherlands
6	Secretary of State for Housing	Public Authority	Portugal
7	ARTE La Spezia	Social housing provider	Italy
8	Wroclaw University of Science and Technology	Research and Academic Institution	Poland
9	Instituto da Habitação e da Reabilitação Urbana, I.P. (IHRU)	Public Authority	Portugal
10	Byggeskadefonden	Public fund	Denmark

11	GdW Bundesverband deutscher Wohnungs- und Immobilienunternehmen	National federation of housing providers	Germany
12	<i>(organisation name not provided)</i>	<i>(organisation type not provided)</i>	Italy
13	Co-operative Housing Ireland	National federation of cooperative housing organisations	Ireland
14	Healthy Materials Lab	Research and innovation organisation	Germany
15	Public Housing Sweden	National federation of public housing providers	Sweden
16	Société Wallonne du Logement	Public housing authority	Belgium
17	Svenskt Trä (Swedish Wood)	Industry association	Sweden
18	Initia Vlaanderen	Social housing support organisation	Belgium
19	Baugenossenschaft Hegau eG	Cooperative housing provider	Germany
20	State Investment Promotion Fund	Public investment body	Czech Republic
21	Société du Logement de la Région de Bruxelles-Capitale	Regional public housing authority	Belgium
22	WOONTROTS BV	Social housing provider	Belgium

## ANNEX B.2

The table gives an overview of organisations represented in the semi-structured interviews.

#	Name of the organisation	Type of organisation	Country
1	University of Primorska	Research and academic institution	Slovenia
2	Woonros BV	Social housing provider	Belgium
3	ARTE Imperia	Social housing provider	Italy



New European Bauhaus  
beautiful | sustainable | together

Co-funded by the European Union. Views and opinions expressed are however those of the author(s) only and do not necessarily reflect those of the European Union or CINEA. Neither the European Union nor the granting authority can be held responsible for them.

Partners



**Università  
di Genova**

**DAD** DIPARTIMENTO  
ARCHITETTURA E DESIGN



REGIONE LIGURIA



**ART-ER**  
ATTRATTIVITÀ  
RICERCA  
TERRITORIO



UNIVERSITÀ  
DEGLI STUDI  
FIRENZE  
**DAGRI**  
DIPARTIMENTO DI SCIENZE  
E TECNICHE DEL CIBO,  
ALIMENTARE, AMBIENTALI E FORESTALI



FEDERLEGNARREDO



HOUSING  
EUROPE



UNIVERSITY OF APPLIED SCIENCES  
UNIVERZA NA PRIBRITKEM



Politechnika  
Wroclawska