

CALL FOR TENDER: Sustainable, Resilient, Inclusive, and Democratic Housing across Europe

November 24th, Brussels

The Green European Foundation is glad to invite economic operators to submit a tender for the procurement of political action research and dissemination in the framework of GEF's work on Sustainable, Resilient, Inclusive, and Democratic Housing across Europe.

About the Green European Foundation

The Green European Foundation (GEF) is a European-level political foundation funded by the European Parliament. GEF is affiliated to but independent from the European Green Party and Green movement in Europe. Our mission is to encourage European citizens to participate in European political discussions and in particular when it comes to envisioning what a Green Europe would look like. As a forum for cooperation at the European level, we work closely with our national member foundations and thereby aim to strengthen the Green political movement and green ideas in Europe.

About our Work on Housing, Participation and the Energy Transition

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | E info@gef.eu | W www.gef.eu

Housing is at the core of multiple Europe-wide challenges: social inequality and affordability, accelerating climate goals and building decarbonisation, and democratic governance of public and common resources. GEF's recent work on boosting participation in the energy transition foregrounds systemic resilience of housing in Europe, people-centred approaches to renovation and renewable heating/cooling, emphasising that climate action in the building sector, socially fairness and democratic values all go hand in hand. The aim of this tender is to translate these cross-cutting priorities into a political and practical action research project that combines policy analysis, city-level case studies and wide dissemination targeted at policy-makers, city authorities, civil society and the Green movement. This work moreover fits within the wider focus of GEF on the nexus of ecological and social issues, and on a European well-being economy.

Purpose and Mission of Tender

The European housing crisis – characterised by rising housing costs, shortages of affordable and secure housing, and an urgent need to decarbonise the building stock and rooted in short-termism and overconsumption – requires a joined-up response that places sustainability, resilience, inclusivity and democratic governance at its heart.

Recent work by Eurocities (2025) – *Housing for the Common Good: Rooting European Efforts in Local Approaches* stresses that housing policies must be grounded in local realities and participatory governance. Cities are at the forefront of experimentation with housing innovations, including cooperative housing models, public–private partnerships, and inclusive urban planning. Local governments play a decisive role in implementing EU frameworks but face systemic barriers such as fragmented financing, lack of long-term investment, and insufficient citizen engagement.

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | E info@gef.eu | W www.gef.eu

The **Green European Foundation and Heinrich Boell Stiftung (2024) policy brief – *Renovation and Renewable Heating and Cooling: Boosting Participation*** highlights the climate and energy dimension of housing. Achieving EU climate neutrality targets by 2050 requires a massive scale-up of building renovation and the integration of renewable heating and cooling systems. However, without robust citizen participation and mechanisms to prevent energy poverty, these efforts risk missing the opportunity to simultaneously tackle social inequalities. The report emphasises participatory approaches that empower residents to co-design renovation strategies and influence decision-making processes.

The work of **Housing Europe**, the **European Federation of Public, Cooperative and Social Housing**, further underlines the scale of the crisis: over 25 million Europeans are overburdened by housing costs, and millions face inadequate or insecure living conditions. Housing Europe advocates for systemic reform that combines affordability with sustainability, promoting long-term investment in resilient housing stock while ensuring social justice.

Similarly, **House Europe**, a citizens' initiative, is mobilising public opinion and action to demand that the European Union treat housing as a common good. Their advocacy connects democratic engagement with large-scale housing transformation, showing how direct citizen initiatives can shape EU policy.

Finally, the **Buildings Performance Institute Europe (BPiE)** has demonstrated how the building sector can act as a driver of both environmental and social progress. BPiE's analysis shows that scaling up energy-efficient and climate-resilient buildings reduces emissions, creates jobs, and improves well-being, but it requires governance frameworks that prioritise inclusivity and participation alongside technical innovation.

Taken together, these resources converge on a central insight: housing policies and strategies require governance models that are democratic, inclusive, and both environmentally and socially grounded, with respect

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | E info@gef.eu | W www.gef.eu

to planetary boundaries. This project responds to that call by seeking to identify pathways for housing systems in Europe that are climate-resilient, democratic and socially just, ensuring that no one is left behind in the transition to a sustainable future.

This tender seeks an economic operator (organisation or consortium) to undertake political action research that takes a holistic and transformative approach to these challenges, one rooted in wellbeing and systemic resilience.

The economic operator is expected to:

- Analyse how both EU and local politics and policies can be reoriented towards a well-being approach to housing;
- Demonstrate practical, replicable municipal and community-led solutions for long-term resilience that combine deep renovation, renewable heating/cooling, affordability, and social and democratic justice;
- Produce a final report which includes:
 - A central political thesis on what green and progressive housing strategies should look like, including concrete political EU-focused recommendations;
 - Reflections on the state of play of housing across Europe, emphasising the linkages and gaps between EU frameworks and local approaches;
- Prepare high-impact dissemination (policy brief, op-eds).

Suggested research questions include: What are drivers and barriers to a long-term resilient and well-being approach to housing across Europe? How does the new European Affordable Housing Plan (to be announced) translate to the current context of housing in different geographies? Would its implementation tackle current challenges? What is required to turn this Plan and other policy goals into widely supported action? Which political, financing and regulatory levers deliver both ecological and social progress in the area of housing? How can repurposing and renovation programmes, and – more broadly – spatial planning be designed to simultaneously tackle energy poverty and planetary

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | **E** info@gef.eu | **W** www.gef.eu

boundaries? What models of democratic and sustainable housing governance (e.g. housing cooperatives or public and social housing collaborations with energy communities) can be scaled across different welfare and legal contexts? Who are the actors, agents of change, and alliances that are crucial to accelerate in that direction?

Technical Specifications

The economic operator (organisation or group of organisations) will be contracted for a project to be implemented December 2025 to December 2026 and should structure the work in distinct phases, as outlined below. All outputs must be in English; publications should be compatible with GEF's editorial standards and branding.

Phase 1: Scoping and Research

During this initial phase, the economic operator works closely with GEF staff to further refine the project scope and guiding questions. For this, the economic operator conducts desk research and initial expert consultations, resulting in an internal two-pager as well as a mapping of key contacts, networks, and resources of interest (expanding GEF's existing databases).

Around the same time, the economic operator starts organising expert meetings (grouped thematically and/or geographically), which can take place either online or in person. Expert meetings are an opportunity to receive input and reactions to the internal two-pager and other guiding questions, as well as to identify persons of interest for later interviews and/or outreach and dissemination. At least five expert meetings should be organised over the course of the project, with a minimum of 8 participants per meeting. Each expert meeting is summarised in a short written report, shared with GEF.

Phase 2: Interviews and Essays

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | **E** info@gef.eu | **W** www.gef.eu

Expert meetings can continue into the second phase of the project, where the economic operator also conducts and publishes at least 8 interviews with relevant green and progressive politicians and thinkers across Europe. These interviews will be published online via GEF, but should also be offered to other outlets including the *Green European Journal*.

In addition to the interviews, the economic operator is tasked with compiling at least 4 detailed city/region case studies across Western, Northern, Southern and Central/Eastern Europe that highlight good practice in democratic governance, sustainability and social safeguards; The case studies will be used as background papers to produce at least 4 thematic essays (about 2,000 words each) that explore tensions and solutions (e.g. people-centred renovation and repurposing strategies; a well-being, or post-growth approach to spatial planning; democratic housing models). These essays too can be published via GEF but also offered as (shortened) op-eds or articles to other outlets.

Phase 3: Final Report and Recommendations

Once the majority of expert meetings, interviews, and essays have been delivered, the economic operator will work with GEF to curate and select the best materials to be published in a final report. This should include an executive summary and a concise set of political recommendations aimed at for the European level. The final report must adhere to GEF's editorial standards, with a total length of max. 80 pages. Layout and printing will be covered and coordinated by GEF directly.

Phase 4: Outreach and Dissemination

Upon publication of the report, GEF and the economic operator will use their contact networks (including those developed over the course of the project) to share it widely. To this end, the economic operator is tasked with delivering a short policy brief of about 4 pages (to be published by

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | **E** info@gef.eu | **W** www.gef.eu

GEF) as well as at least 2 op-eds, published in other media-outlets of which at least 1 in EU-media.

Overview of the deliverables

In conclusion, the following deliverables are required:

1. Internal 2-page scoping note and annotated bibliography
2. Summaries of each expert meeting
3. A set of 8 interviews
4. Four city/region case studies (background paper)
5. Four thematic essays (about 2,000 words each)
6. Draft final report and political recommendations for review
7. Final report (max. 80 pages) and 4 page EU policy brief
8. At least two published op-eds

Indicative budget

The total estimated value for this contract is 85,000 EUR, VAT excluded.

GEF will contract one selected tender, coming from an organisation or group of organisations that are collaborating as a consortium (so as to increase geographical reach). In case of the latter, the share of budget and division of responsibilities should be clearly elaborated in the offer.

This figure is not definitive and does not represent a commitment from the Green European Foundation.

GEF reserves the right to not proceed if no reasonably priced tenders are received.

Exclusion Criteria

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | **E** info@gef.eu | **W** www.gef.eu

Please find as follows criteria to fulfil in order to not be excluded by the tendering procedure.

- The tender and tenderer do not incur in any exclusion criteria as per art 136 FR 2018/1046, and any kind of conflict of interest.
- Only offers submitted via the application form will be evaluated.
- Minimum requirements that all tenderers shall meet in order to be considered for evaluation include compliance with applicable environmental, social and labour law obligations established by Union law, national law, collective agreements or the applicable international social and environmental conventions listed in Annex X to Directive 2014/24/EU.

Selection and Award Criteria

Selection Criteria:

The selection criteria are assessed with comply or fail questions. The tenderers that comply with the criteria are going to be further examined and considered for award. The tenders that do not shall be rejected.

We are looking for an economic operator (organisation or group of organisations) that fulfils the following criteria:

- Based in the European Union;
- In geographical proximity of or willingness to travel to Brussels;
- Affinity to GEF's mission and vision;
- Demonstrated expertise and experience on the broader topic of Sustainable, Resilient, Inclusive, and Democratic Housing at EU and local level;

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | **E** info@gef.eu | **W** www.gef.eu

- Demonstrated expertise and experience in political ecology, well-being economy and post-growth;
- Strong network and presence in the debates on Sustainable, Resilient, Inclusive, and Democratic Housing;
- Delivers a proposal that includes all of the above tasks in a realistic and impactful manner;
- Applicants must be able to work in the English language.

Please note:

- Only complete offers, that are tailored to the technical specifications of the tender and are not a generic price listing will be evaluated.
- Only offers in English will be evaluated.
- The tenderer is based in Europe and willing to travel to Brussels in the framework of contractual needs and deliverables.

Award Criteria:

The award criteria for this tender is the one of the best value for money. The following criteria will be evaluated according to the listed weight:

- a) The competitiveness of the price offer, as detailed in the complete price breakdown and matching the mission scope and specifications, including an adequate estimation of meeting and event costs. (20% weight)
- b) A qualitative of the tender (80% weight):
 - a. The project implementation pitch, outlining your approach and the proposed planning and timeline of activities in a manner that is ambitious but realistic, and demonstrates understanding of the project focus. (40% weight)
 - b. Geographic diversity of the organisation(s) involved, particularly when it comes to coverage of Southern and Eastern Europe. This will be scored in a ranked order

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | **E** info@gef.eu | **W** www.gef.eu

- between bids, and based coverage of, attention too and overall coherence in the proposal. (15% weight)
- c. Proven experience in formulating and delivering European policy advice. (10% weight)
- d. Proven connections to and/or experience publishing in journals, magazines, and other media outlets that have a clear Green and/or European angle and could help disseminate project results. (15% weight)

The methodology for ranking the is best price-quality ratio with weighting of criteria. Quality weights 80/100, while price 20/100. The formula is as follows: $\text{Total score} = [(\text{Lowest price} / \text{Tenders' price}) * 20] + [\text{Tender's total quality} / 100 * 80]$. The tenderer ranking the highest after the evaluation shall be selected for the award.

Practical Information

All tenders should be submitted by **December 15th, 2025 at 09h00** via the [application form](#).

The selection committee reserves the right to schedule short exchanges to clarify unclear information.

Start of the service provision agreement: as soon as possible once selected.

Please submit your application by providing a detailed proposal in English, encompassing the following elements:

- A brief introduction of the tenderer outlining their background, interest, and competences in line with the selection and award criteria.
- A proposal with planning and timeline of concrete activities, along the line of the listed phases. This may include already

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | **E** info@gef.eu | **W** www.gef.eu

further ideas on formats, topics, people, and/or locations, as well as potential dissemination channels.

- A global price offer for the listed tasks, VAT excluded. Please mention the applicable VAT rate in your application, and break down as follows:
 - Costs for conducting the initial desk research and delivering the two-pages (Phase 1)
 - Costs for organising the expert meetings (Phase 1 and Phase 2)
 - Costs for conducting and publishing at least ten interviews (Phase 2)
 - Costs for conducting at least four in depth studies of local cases (Phase 2)
 - Costs for drafting and publishing at least four essays (Phase 2)
 - Costs for compiling and delivering the final report and political recommendations (Phase 3)
 - Costs for drafting and publishing at least two op-eds (Phase 2, Phase 3 and Phase 4)
 - Additional costs for dissemination efforts of final output (Phase 4)
 - Overhead costs
- Links or references to previous research, projects, or other relevant work.
- Officially declare that that you do not incur in any exclusion criteria as per art 136 FR 2018/1046, and any kind of conflict of interest, or a copy of ESPD (European Single Procurement Document) that would disqualify a proposal from consideration.

We actively encourage tenderers from diverse backgrounds, including those from underrepresented and marginalised communities, to apply.

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | E info@gef.eu | W www.gef.eu

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | **E** info@gef.eu | **W** www.gef.eu

Please ensure that your proposal addresses each of these elements comprehensively. Incomplete submissions affect the evaluation of your proposal. Thank you for your interest in providing services to The Green European Foundation (GEF).

A rolling Q&A document is available at this [link](#). Please, make sure to write anonymous questions and to not write above other questions.

Confidentiality

Tenderers accept to not disclose nor communicate in any way and at any time confidential information regarding their relationship and work with GEF. This commitment remains valid after the termination of the service, permanently.

The winning tenderer will commit to sign a declaration to certify the absence of conflict of interest in relation to the tasks and mission contracted by GEF and will make sure to inform the organization of any changes in this status.

Terms and Conditions

The collection of the tenders, the first screening, selection, and award procedures shall be conducted by distinct members of the GEF team and an appointed selection committee, with the aim of guaranteeing adherence to standards concerning conflicts of interest.

GEF retains the right to reject any or all proposals, either wholly or partially, initiate a new call for proposals if deemed necessary, cease the requirement for services, or amend or terminate this call for tender before the written contract is finalized. Moreover, GEF maintains the discretion to waive certain formalities in the tender process.

GEF is not bound to reply to requests for additional information made less than 6 working days before the deadline for receipt of tenders.

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | E info@gef.eu | W www.gef.eu

The completion of the tendering process does not oblige GEF to grant the contract.

If the tender encompasses multiple items or lots, GEF maintains the right to award a contract for only a portion of them. GEF will not be held responsible for compensating tenderers whose proposals have not been accepted, nor will it be liable if it chooses not to award the contract.

By submitting an offer, the tenderers authorize GEF to safely and privately archive the offers received for auditing purposes and agrees to not advance any claim or cause of action against GEF based on any misunderstanding on the information provided relatively to the tender, or any eventual failure to provide pertinent information as intended by this call for tender.

The tenders will remain confidential until opening and archived accordingly to GDPR.

Submission of a tender implies acceptance of the terms and conditions set out in the procurement documents and that such submission binds the contractor to whom the contract is awarded, if any, during the performance of the contract.

Submission of a tender implies acceptance of receiving notification of the outcome of the procedure by electronic means.

Contracting Party

Green European Foundation (GEF)

Legal and billing address: Avenue des Arts 7-8, 1210 Saint Josse Ten Noode, Belgium.

Contacts

For any questions regarding this call for tender, please refer to taube.vanmelkebeke@gef.eu.

Green European Foundation

siège social | Avenue des Arts 7-8, 1210 Saint-Josse-ten-Noode

T +32 2 329 00 50 | **E** info@gef.eu | **W** www.gef.eu