

OpenGov2026 IDEATHON

Reuse-Ready: targeting idle, ageing homes for renovation

Challenge — EU Affordable Housing Plan: renovation and reuse of existing buildings

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Slide 1: Idea Description

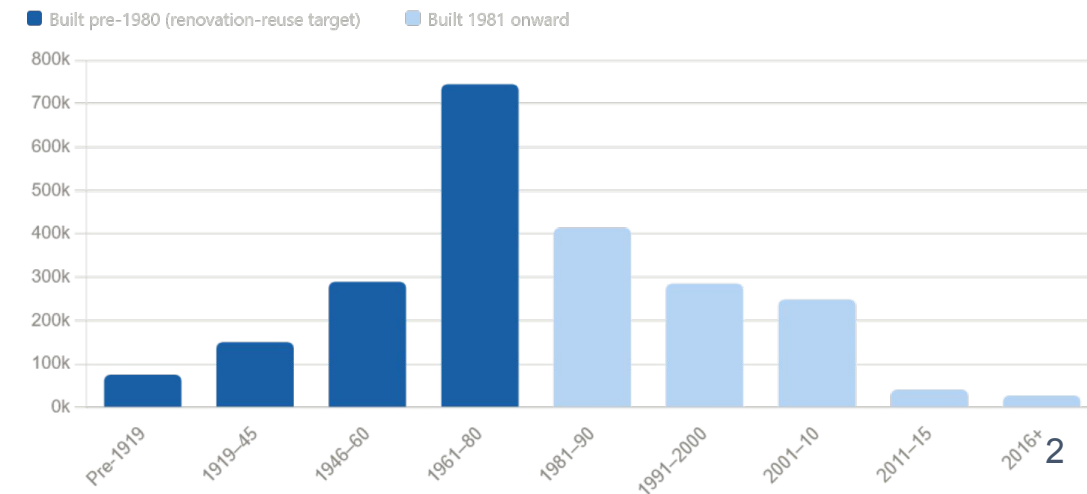
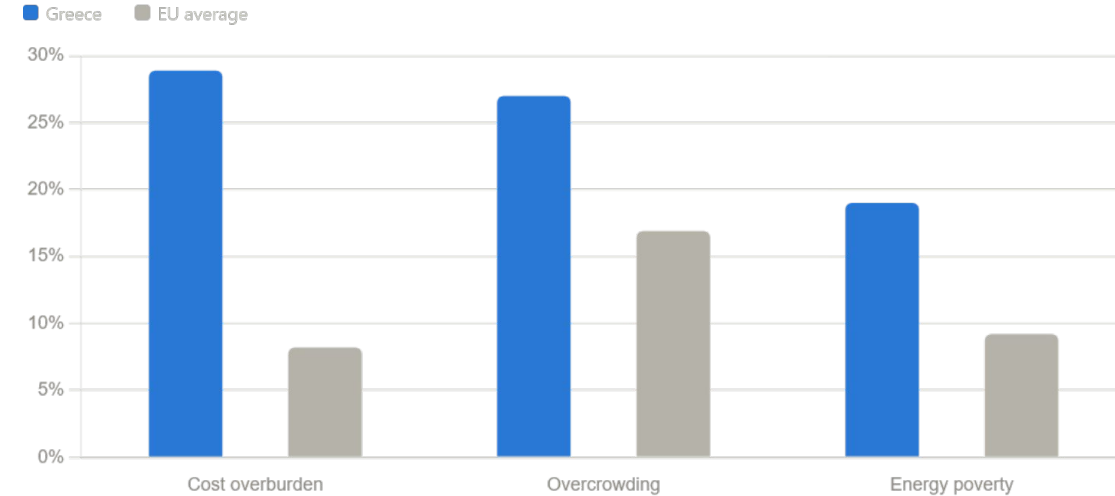
The paradox: severe housing stress next to a large idle, ageing stock

Stress. Housing-cost overburden 28.9% (EU 8.2%), overcrowding 27%, energy poverty 19% - among the worst in the EU.

Idle stock. 34.5% of conventional dwellings are vacant, and 55% of them were built before 1980 - old enough to need renovation, not just reoccupation.

The bridge. “Renovation and reuse of existing buildings” is precisely what turns idle, ageing stock into affordable supply.

Why municipal. In central Athens ~1 in 5 dwellings is both vacant and pre-1980 (93% apartments), where holiday-home noise is lowest - the honest, actionable scale.



Slide 2: Information Sources

Three open, authoritative sources — independently cross-validated

ELSTAT Census 2021 (Table A01). Vacancy by construction period and building type, down to regional-unit level - the “how much, how old, what type”.

Eurostat EU-SILC, Living Conditions in Europe: Housing (2024). Cost overburden, overcrowding and energy poverty - the “how stressed”.

IMF 2026 Article IV. Independent validation (~35% non-primary residence) plus an Alpha Bank survey on why homes stay idle - the “why”.

Why combine. Two independent routes land on the same ~35% figure; an agentic-AI layer reconciles cadastre, census and registries while deterministic code computes every number.



Slide 3: Proposal Description

A municipal renovation-and-reuse targeting tool

Target. A composite indicator flags areas that are simultaneously high-vacancy and pre-1980 (adding worst energy class where available).

Steer. Direct renovation subsidies (“Εξοικονομώ”), including energy-efficiency upgrades, to those priority areas.

Nudge & unblock. Pair with a vacancy surtax in high-demand zones and clear the top blockers: renovation cost, fragmented inheritance, compliance.

Build on live open data. National cadastre (2027), the MIDA property registry and the central credit registry, joined through the AI layer.

Alignment. This operationalises IMF-recommended national housing policy at city scale.



Slide 4 Impact

Affordable supply - faster, greener, and accountable

More homes, less footprint. Adds supply with near-zero land take and avoids the embodied carbon of new construction.

Hits the real barrier. Attacks the No.1 reason owners give for leaving homes idle: renovation cost (42%).

From slogan to KPI. Turns an announced EU priority into a measurable, monitorable municipal indicator.

Transferable. Any city or Cities Coalition for Digital Rights member can reuse the method on the same open datasets.

Honest by design. A published data-gap register keeps the tool auditable and improvable.



Thank you!

Sources / References

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