



Roadmap for future actions regarding the energy performance of existing buildings



Result of the EIE SAVE ENPER-EXIST project

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Roadmap for future actions regarding the energy performance of existing buildings

❖ Objectives :

- An overview of **possible legal measures** for a better energy efficiency in existing buildings
- **Indications of alternative strategies** to improve on a wide scale the energy efficiency of existing buildings
- **Possibilities to widen the scope of the EPBD** in case of a future revision of the requirements of the EPBD





Content of the roadmap

- ❖ The roadmap report includes
 - List of supporting measures to improve the energy efficiency of buildings
 - Description of the current national situation regarding existing supporting measures
 - Long term national vision / action plans regarding energy efficiency of existing buildings in European countries
 - Available for B, D, FR, G, GR, NL, UK
 - Specific analysis of difficult market segment
- ❖ Toolbox



Realising substantial energy savings in buildings

- ❖ It is necessary to elaborate supporting measures in the existing building stock

- ❖ The supporting measures aims to
 - overcome barriers
 - create incentives

- ❖ Identify the measures require to consider:
 1. The building type
 2. The type of works / transaction realised
 3. The concerned actors and their motivations
 4. → Identify the efficient supporting measures



Building type according to the EPBD

- ❖ Residential building
 - Single family
 - Apartment building
- ❖ Non residential buildings
 - Office buildings,
 - Education buildings,
 - Hospitals,
 - Hotel and restaurants,
 - Sport facilities,
 - Wholesale and retail trade service buildings,
 - Other types of energy consuming buildings,
- ❖ Public buildings



Realising substantial energy savings in buildings

- ❖ It is necessary to elaborate supporting measures in the existing building stock
- ❖ The supporting measures aims to
 - overcome barriers
 - create incentives
- ❖ Identify the most efficient measures require to consider:
 1. The building type
 2. The type of works / transaction realised
 3. The concerned actors and their motivations
 4. → Identify the efficient supporting measures



The type of work – transaction realised

- ❖ New construction
- ❖ Existing building
 - In case of sales
 - In case of rent
 - In case of renovation
 - Major renovation
 - Light renovation
 - No specific action (all the other cases)
 - Occupied by building owner
 - Occupied by tenants

Specific moment



Realising substantial energy savings in buildings

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The actors

- ❖ Inventory of directly or indirectly concerned actors about energy savings in buildings
 - Owner(s) of the building (or from the considered part of the building)
 - Association of owners and his representative,
 - Tenant(s) of the building (or from the considered part of the building)
 - Association of tenants and his representative,
 - Property/facility manager,
 - Maintenance services / operation manager,
 - Local craftsmen
 - Energy labelling secretary,
 - National authorities,
 - Local authorities,
 - Financial institutions,
 - Insurance companies,
 - Information source (consumer organization, press, ...)



Motivations of the actors

❖ Identified barriers

- Lack of interest, lack of awareness of the advantages,
 - Lack of transparency in the energy quality of the buildings,
- Lack of knowledge / technical competence of the decision-maker,
- Lack of technical solution
- Lack of action
 - Too much work / too complicate,
- Financial issues
 - No (or too limited) direct financial advantage for the considered actor (e.g. energy bill not paid by the considered decision-maker, not possible to increase the asked rent of the considered building),
 - No (or too limited) indirect financial advantage for the considered actor (e.g. increase of the building value)
 - No budget to realize the works,
 - Limited or no added value for the building
- Limitation related to the decision mechanism:
 - Impossibility to obtain a common agreement on an investment in case of different decision-makers – decision mechanism



Motivations of the actors

❖ Identified positive motivations

- **Financial issues**
 - Reduction of the heating costs
 - Increase of the building value
 - Possibility to ask for a higher rent for the building
 - Benefit of subsidies or primes
- **Getting a better certificate for the building**
- **Obtaining a better comfort in the building**
- ...



Realising substantial energy savings in buildings

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Overview of possible measures

1. Legal requirements (technical)
2. Legal support measures
3. Governmental financial incentives or sanctions
4. Non-governmental activities
5. Energy market mechanisms
6. Research / demonstration projects
7. Promotional measures



Overview of possible measures

2. Legal support measures

- Energy certification scheme
- Adaptation of the renting level
 - Right for the owner to charge energy investments in renting level (agreed procedure)
 - Right for the tenant to deduct energy efficiency investments in rent paid to owner (agreed procedure)
- Adaptation of the legislation concerning co-ownership
 - Reduced majority level to decide to implement measure proven to be energy efficient
 - Reduced majority level to decide to implement measure proven to be energy efficient and cost efficient
 - Requirement regarding the constitution of financial reserve in co-owned buildings
 - Rules to transfer cost savings on all co-owners or financial reserve when building retrofitting is applied (to be developed for all kind of heating system and cost ventilation)
- Creation of a legal status of the co-ownership
- Energy friendly urban regulations
- Minimum conditions for renting
- Environmental permit
- Retrofitting of public buildings



Overview of possible measures

3. Governmental financial intervention (incentives or sanctions)

- **The fiscal tool**
 - Deduction for energy investments
 - Taxation stimuli of energy efficient buildings and penalties for others
- **The taxation tool**
 - Lower VAT on energy savings products
 - Energy tax
 - Transfer tax on sales
- **Subsidies for energy efficient technologies**
- **Specific guarantees for loans for energy efficient buildings**
- **Energy savings bank - lower interest rate with credit**
- **European structural funds**
- **Higher energy price paid for e- from PV or CHP**
- **Retrofitting of public building**



In-depth analysed situations

- **Residential buildings**

1. Social housing managed by public bodies
2. Residential sector - Occupant staying in the building in the absence of works
3. Residential sector – Owners with no financial possibilities
4. Apartment buildings – the problematic of the co-ownership and decision making within apartments
5. Rented apartment buildings – importance of the way heating expenses are shared

- **Non Residential buildings**

6. Rented office buildings
7. Educational buildings
8. Public buildings



The toolbox

❖ Entrance portal to the Roadmap report

Welcome in the ENPER EXIST Roadmap toolbox !

This tool contains information relative to the measures that can stimulate energy efficiency in buildings. The existing measures in different countries as well as long-term vision are treated.

This tool contains information about the following european countries partners in the ENPER EXIST Project : Belgium, Denmark, France, Germany, Greece, The Netherlands and United Kingdom

Click the item you are interested in

- Possibilities for widening the scope of the EPBD
- [Overview of measures currently applied in a specific european country](#)
- [The long-term vision regarding energy efficiency in buildings in a specific country](#)
- [The possible measures to improve the energy efficiency of buildings](#)
- Information relative to a specific country (click the corresponding flag)

Belgium



Greece



Denmark



The Netherlands



France



United Kingdom



Germany



- Information relative to specific building market (click the corresponding case)

Residential sector

[Social housing managed by public bodies](#)

[Residential sector - Occupant staying in the building in the absence of works \(mainly focusing on elderly\)](#)

[Residential sector - owners with no financial possibilities](#)

[Apartment buildings - the problematic of the co-ownership and decision making within apartments](#)

[Apartment buildings - importance of the way heating costs are charged in apartment buildings](#)

Non residential sector

[Rented office buildings](#)

[Educational buildings](#)

[About this tool](#)



Results of the projects

- ❖ The report / the annexes and the toolbox will be available begin next year via the project website

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