

# EU SUSTAINABLE ENERGY WEEK



FROM HERE TO THERE,  
THE PATH TO FOLLOW

Leading on national  
long-term renovation strategies  
to upgrade our buildings

LEAD THE CLEAN ENERGY TRANSITION  
#EUSEW18

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FOR ENERGY EFFICIENCY IN BUILDINGS



**SUSTAINABLE  
ENERGY WEEK**  
04-08 JUNE 2018

An initiative of the  European Commission

# Introduction by the Moderator

Adrian JOYCE  
Secretary General, EuroACE

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# Keynote Speech

*Leading as Legislators*  
*The view of the European Parliament*

MEP Peter KOUROUMBASHEV (S&D, BG)

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Session I: leading on renovation strategies  
– who, why, and how?



# Leading Locally - Cities & Regions at the heart of the governance for renovation

Frank MISCHLER, GIZ

H2020 EMBUILD project coordinator

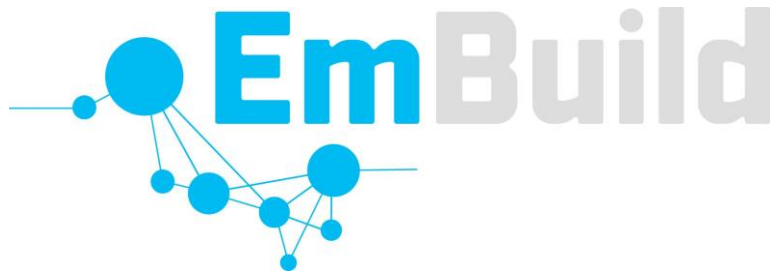
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Developing a sound renovation  
strategy...

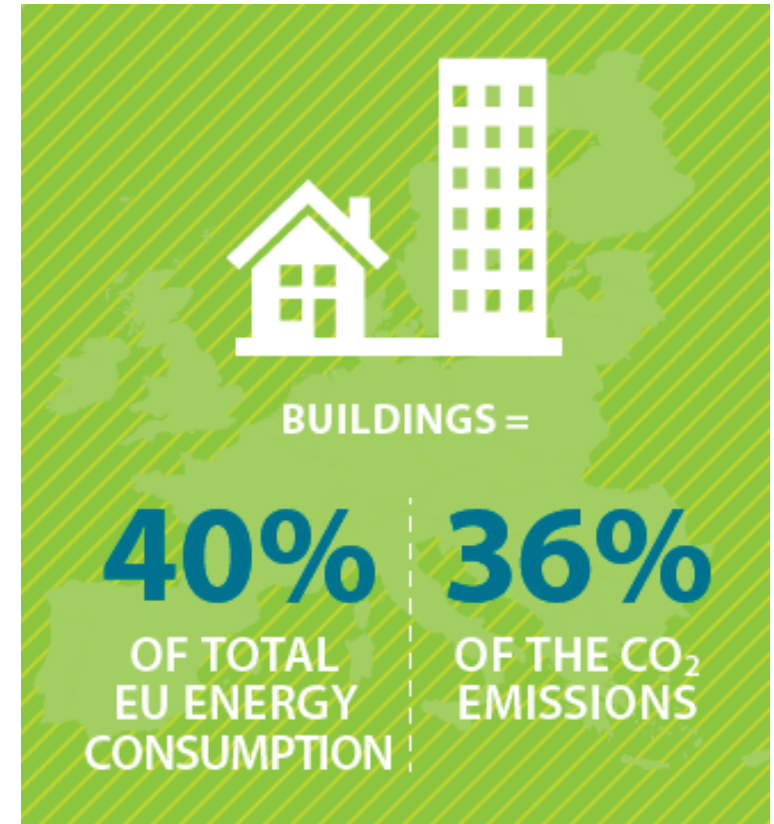
...and getting it implemented

A tale of two H2020 projects: EmBuild and PUBLENEf

Achieving this

Impossible without improving  
our buildings

### 2030 Framework for Climate and Energy



## EmBuild Goal:

100+ Local renovation strategies influenced

(Bulgaria, Croatia, Germany, Serbia, Slovenia and Romania)

## Compliant with EED Art 4

1. accurate overview of building stock
2. cost-effective approaches to renovations
3. policy recommendations
4. Increase public and private investment
5. wider benefits



# Welcome to the EmBuild Final Conference!



**Energy efficient buildings - Plan. Invest. Renovate!**

**7 June 2018, 9.00 to 16.00 CET, Belgrade City Hall**

**Dragoslava Jovanovića 2, 11000 Belgrad, Serbia**

**ENERGY DAY WITHIN:**

**In cooperation with:**



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<http://embuild.eu/>



## Project approach in a nutshell:

Identify needs from national, regional and local authorities for the implementation of EE policies

Collect best practices and tools for overcoming these needs

Build and strengthen existing networks of policy makers enabling knowledge exchange

Develop roadmaps and enhance the process of successful implementation of policies

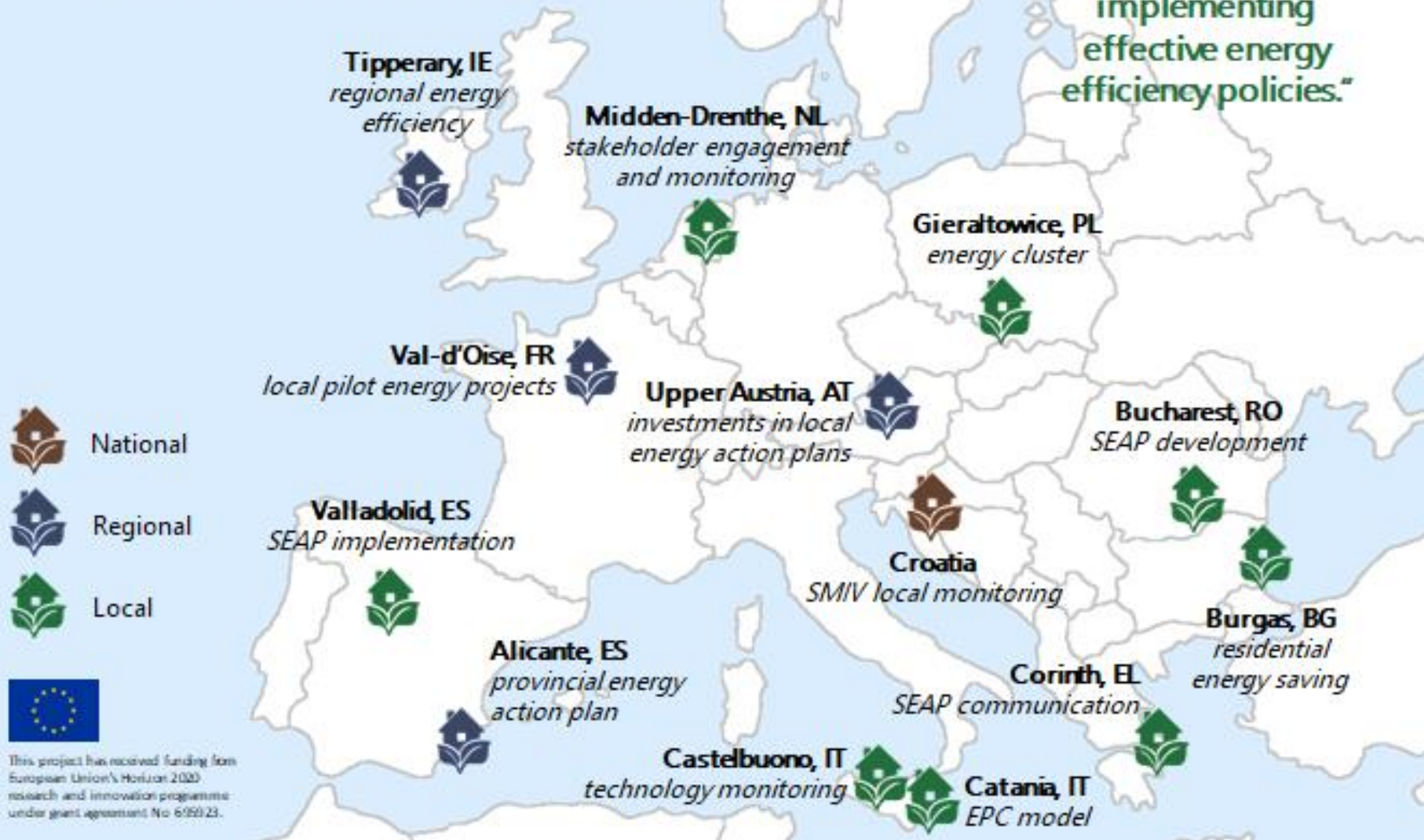




# PUBLeneF

energy efficiency policy support

"Assisting national, regional, and local authorities in EU Member States in implementing effective energy efficiency policies."



This project has received funding from European Union's Horizon 2020 research and innovation programme under grant agreement No 616923.



<http://www.publnef-project.eu>

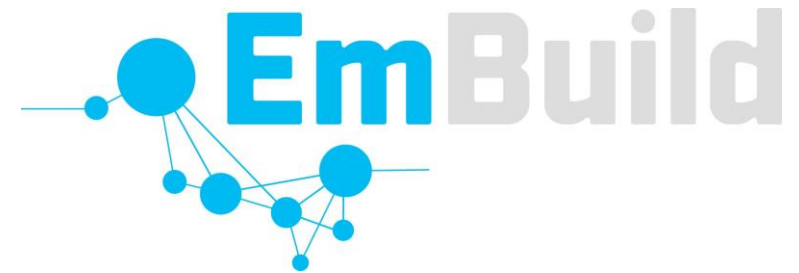
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Vlasios Oikonomou

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This projects receive funding from the Horizon 2020 European Union Research and Innovation Programme under Grant Agreement No 95169 and 695923 respectively

# Session I: leading on renovation strategies – who, why, and how?

## Leading for the Greater Good - a fair & just energy transition

*How to alleviate energy poverty and target worst performing buildings in the national long-term renovation strategies?*

Dr. Ingrid VOGLER, Vice-Chair of the Working Committee on Energy, Construction & Standardisation, Housing Europe

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# The fair energy transition in the public, cooperative and social housing sector - A Housing Europe Position



The fair energy transition in the public, cooperative and social housing sector  
A "war" on two fronts against CO2

Housing Europe position paper | Brussels, spring 2018

## Facts about energy efficiency in the social, cooperative and public housing sector:

- Energetic retrofitting is always undertaken in the course of a substantial renovation project (every 30 – 40 years)
- The average energy performance is better than the total average, i.g. Fr 190 / 250 kWh/m<sup>2</sup>a, Ge 130 / 155 kWh/m<sup>2</sup>a
- In most of the cases, major renovations and the related rent increase need the agreement of the tenants, however this is not always the case.

## Conclusion:

What is the best approach for a fair energy transition?

Seeking the right balance between energy reduction and clean energy production.

<http://www.housingeurope.eu/>

GdW Bundesverband deutscher Wohnungs- und Immobilienunternehmen e.V.



# Potsdam Drewitz – an example for best practise for affordable renovation, energy saving and climate protection

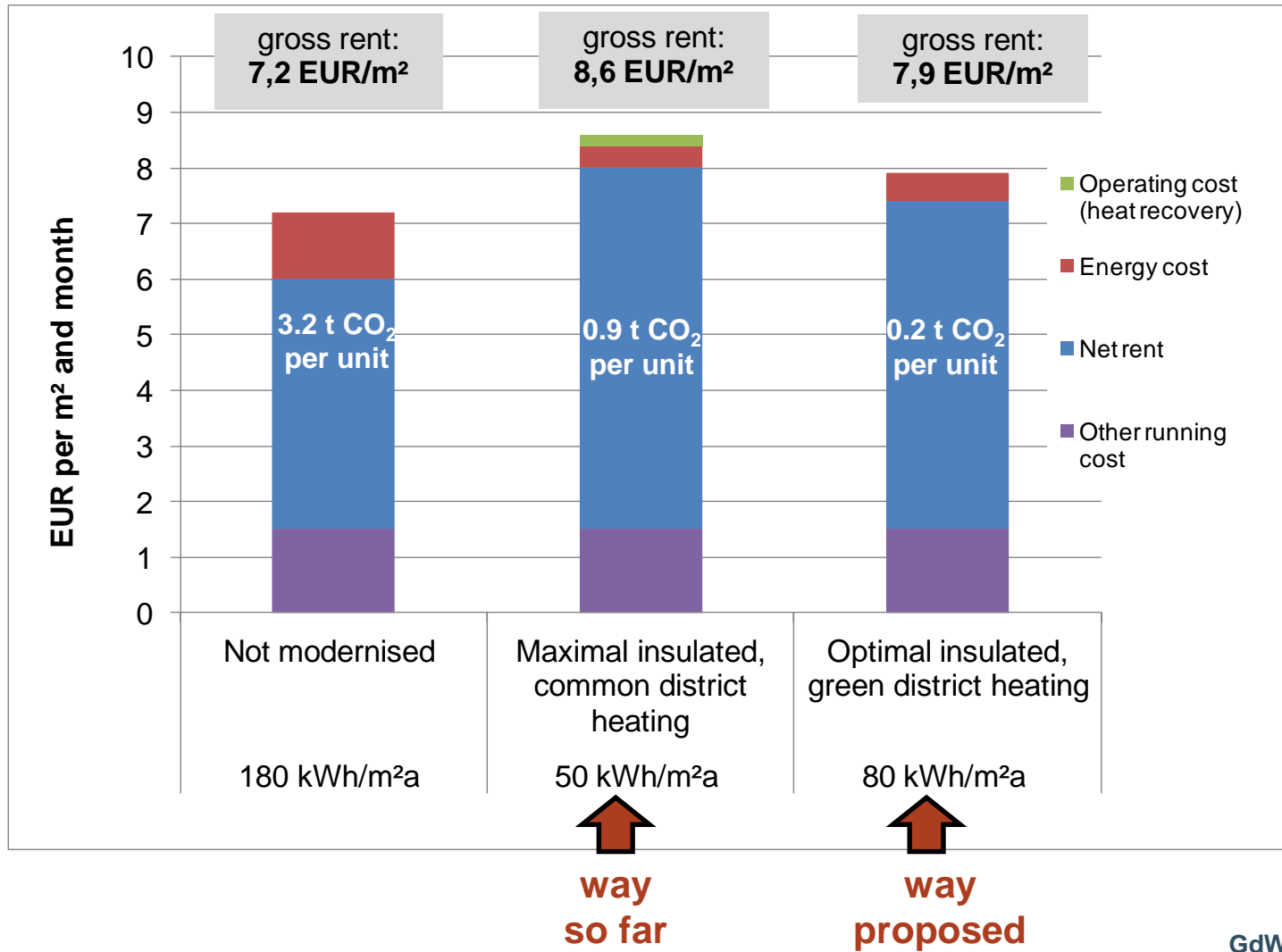


Fotos: Ulf Böttcher



# Potsdam Drewitz

## Results and Conclusion



## 1892 e.G. - an example for best practise Part of the Dreeam-Project



**164 apartments, 10.850 m<sup>2</sup> living space,  
construction years 1956/1975**

- Renovation of bathrooms, pipes in all empty flats, electro in all flats
- Window replacement for energetic reasons
- Renewal of roof-, basement ceiling and terrace insulation
- Renewal of the lifts, Revision of the stairwells
- Renovation of the heating system is not required
- Energetic improvement of the overall facade is not required - U-value: 0,55 W/(m<sup>2</sup>K) remains

qE before: 92 kWh/m<sup>2</sup>a – gross rent 8,47 EUR/m<sup>2</sup>

qE after 72 kWh/m<sup>2</sup>a – 8,72 EUR/m<sup>2</sup> + solar upgrade





# Which strategy contributes to the alleviation of energy poverty?



Example	Type of rent increase after an energetic modernization	Alleviation of energy poverty	Non-increasing gross rent	Economical efficiency for landlords
Italy	Rent increase during 1st and 2nd term of the rental contract is not possible	yes	yes	no
France	Rent increase up to half of the operating cost savings	yes	yes	no

## Achieving the optimum: reducing CO<sub>2</sub> emissions socially compatible, i.e. affordable

- Countries with an allowed increase in rents after energetic measures prefer optimal (instead of maximum) modernisation + optimal share of renewable energy for a affordable climate protection
- In countries where rent can not (or not sufficiently) be increased, energetic measures can only be implemented with serious public support.



**"Member States should seek  
a cost-efficient equilibrium  
between decarbonising energy supplies  
and reducing final energy consumption."**

# Session I: leading on renovation strategies – who, why, and how?

## Leading Together – an inclusive energy transition

*How can stakeholders participate to the implementation of the national long-term renovation strategies?*

Audrey NUGENT, Senior Policy Advisor, World Green Building Council

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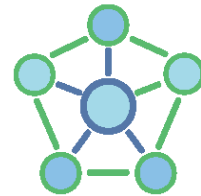
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# EUROPE REGIONAL NETWORK



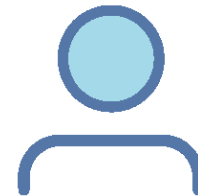
**1**  
World Green  
Building Council



**5**  
Regional  
Networks



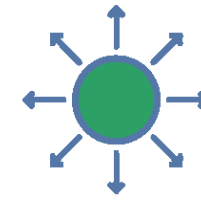
**74**  
Green Building  
Councils



**914**  
full / part-time  
employees



**32,000**  
member  
companies

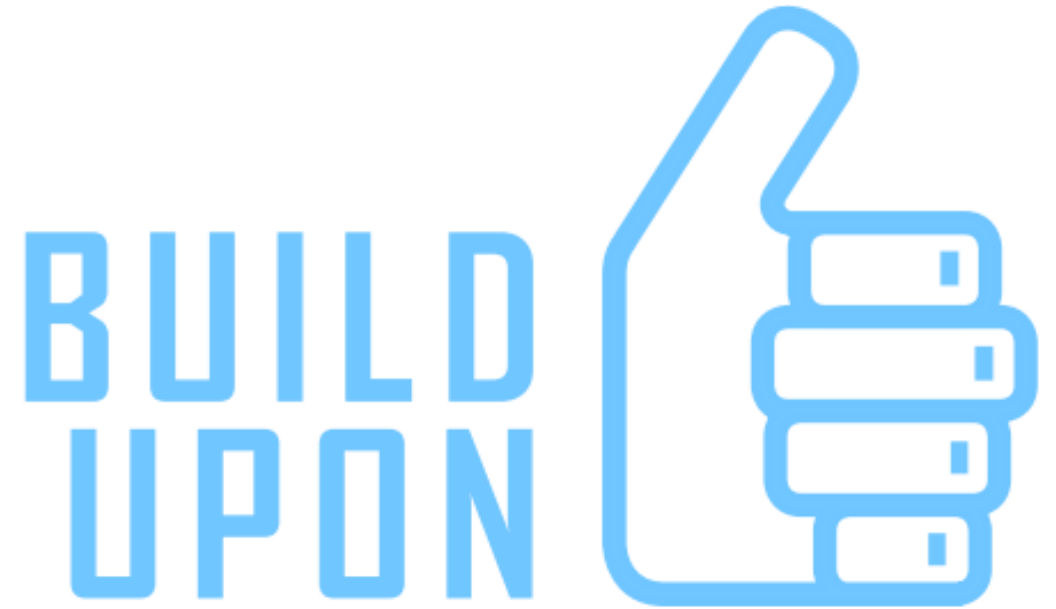


**Millions**  
of lives  
changed

World's largest collaborative project on building renovation

Brought together over 2,000 organisations, across 13 countries, at over 100 events in 2016-17.

Facilitate a renovation revolution across Europe by helping countries to deliver strategies for renovating their existing buildings





renowiki

# CO-CREATING AN AMBITIOUS NATIONAL RENOVATION STRATEGY

BUILD UPON

CONSULTATION PROCESS  
APRIL 2015 - FEB 2017

14 WORKSHOPS

190 KEY STAKEHOLDERS

A FULLY decarbonised BUILT ENVIRONMENT

A DECLARATION OF 10 POINTS

DRAFT Recommendations

A Community that CONTINUES to WORK TOGETHER

FINAL RECOMMENDATIONS

VISION

5 LARGE-SCALE WORKSHOPS

mini workshops

FINAL WORKSHOP

is... A COMMUNITY OF STAKEHOLDERS

advisory BOARD

ONLINE CONSULTATION

PLANTING SEEDS

FLOWERING OF IDEAS

FIRST FRUITS

HARVESTING

APRIL 2015

FEB 2017



JOIN US!



ONLINE CONSULTATION





# Key Recommendations

Renovation of buildings can mitigate against energy poverty and the health and well-being of end-users. The renovation strategy should be used as a tool to address all these issues together  
**GBC Espana**

Ambitious goals can be achieved by engaging stakeholders in the design and implementation of the strategy, and a stakeholder-led approach can help achieve a long-term continuity in strategy  
**Implementation  
Bulgaria GBC**

The active participation of government stakeholders in the process will help accelerate market transformation. Government should embark on a strategy focused on the multiple benefits of renovation and pursue policies to support this agenda.  
**Latvia GBC**

The publication of the strategy should only be the beginning. An open and collaborative approach to its implementation is recommended to provide all key stakeholders with opportunities to engage  
**Irish Green Building Council**

Collaborative cross-sector platforms must be setup and enabled. These platforms should involve the public, private and third sector and support the development of policies and tools necessary to support implementation of the renovation strategy.  
**GBC Italia**

This can be achieved by facilitating better cooperation and dialogue via joint events, ensuring a high-quality platform for two way communication between institutions and building users  
**Croatia GBC**



#BuildUpon

## What did we learn?

---

Government's **want** to co-create strategies with key stakeholders

People are at the heart of driving these renovation strategies – not just a technical challenge

Community building is what spurs development and implementation of solutions

Communities must be kept alive - further engagement is needed

Not just design and delivery – implementation is key

## What Next?

Use new EPBD to mobilise stakeholders and start getting ready for V3 strategies

Develop stakeholder platforms

**BUILD UPON 2** – multi-level governance approach



Session I: leading on renovation strategies  
– who, why, and how?

# Q&A Session

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# Session II: leading on renovation strategies by innovation



## A digital energy transition

*How to aggregate projects together, offer packaged solutions and upscale activity?*

Susanne DYRBOEL, Director Group Public Affairs, ROCKWOOL | BetterHome initiative

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# EU SUSTAINABLE ENERGY WEEK

**Better**  Home



## A digital energy transition

*How to aggregate projects together, offer packaged solutions and upscale activity?*

Susanne DYRBØL, Director Public Affairs, ROCKWOOL Group | **BetterHome**

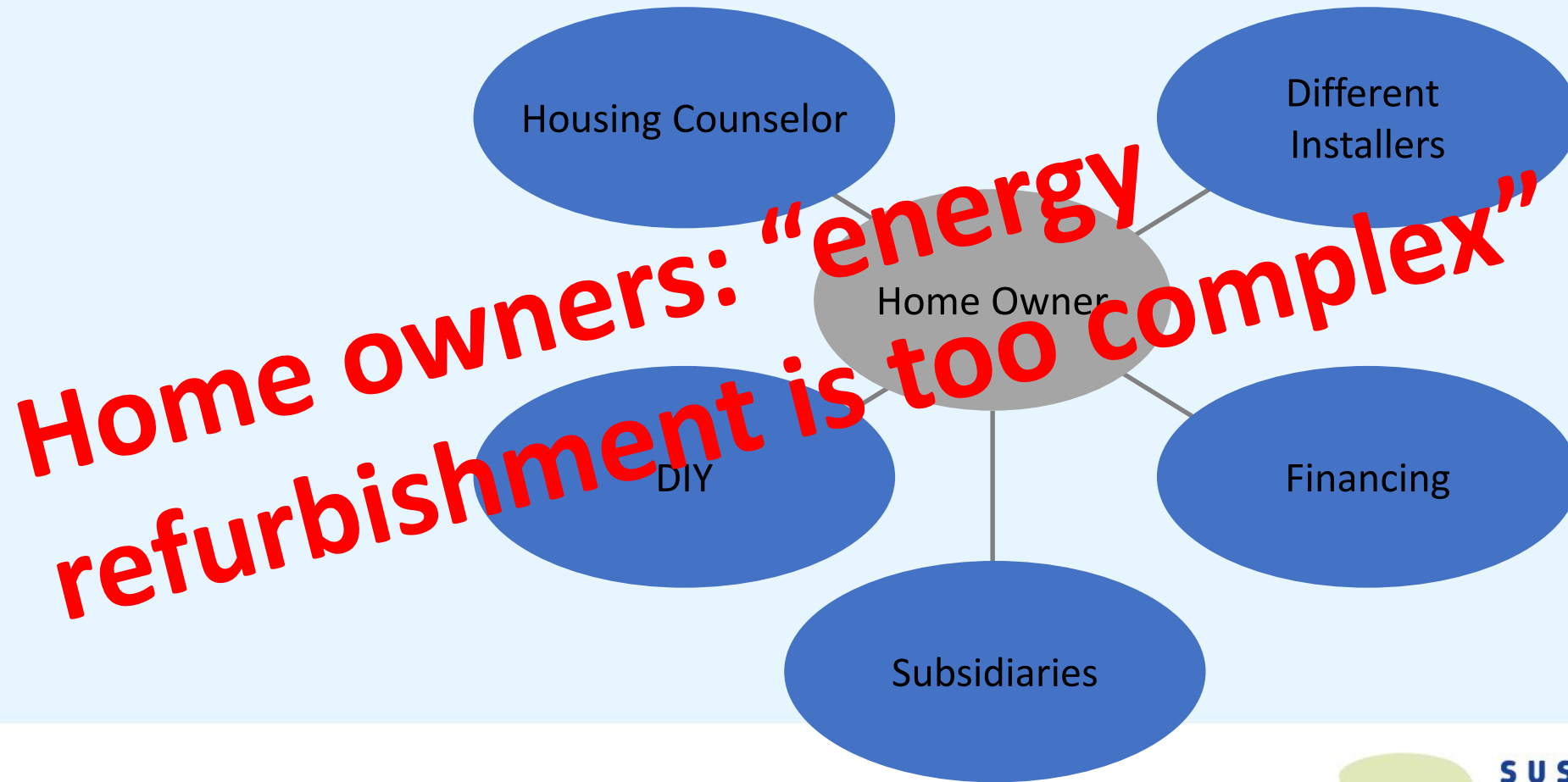
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# Why does a multi billion EUR refurbishment market not run by itself?



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# What motivates Europeans to renovate their homes

**73%**   
**TO IMPROVE**  
**well-being,** 

**75%**   
**TO SAVE**  
**energy costs** 

Source: Active House Alliance

- 75% of EUs building stock build before 1990
- <3% qualify for the A label
- We spent up to 90% of our life INDOORS
- 84 mill European lives in damp & unhealthy buildings

*BPIE and Active House Alliance*

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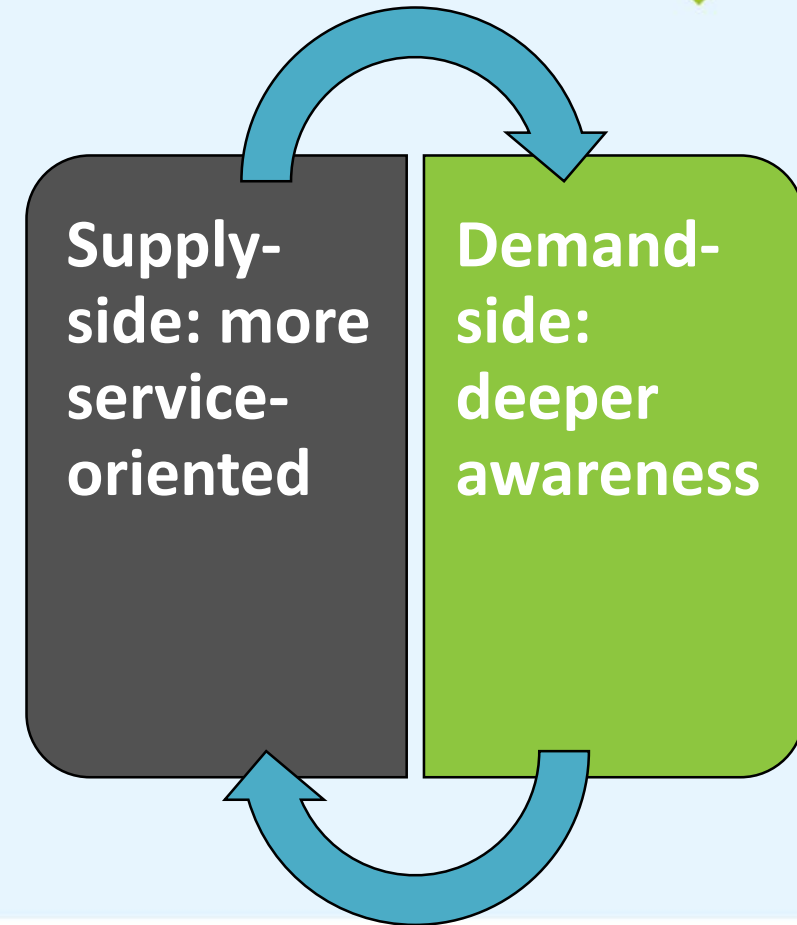
# BOOSTING RENOVATION of single family houses

## – *calls for a paradigm shift*

A renovation process is often a hassle:



- Siloed offers
- Limited home-owner interaction
- Multiple payments
- Fragmented process
- ...



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# The foundation of BetterHome

- A partnership between 4 founding companies
- A VISION to create a “burden-free” experience for the home-owner making it easy to renovate their homes
- Offer customer-focused holistic & sustainable solutions
- Delivers quality in products and workmanship
- Ensure overview of funding

**Better**  Home



300 years experience in developing solutions for saving energy and improving comfort in buildings.

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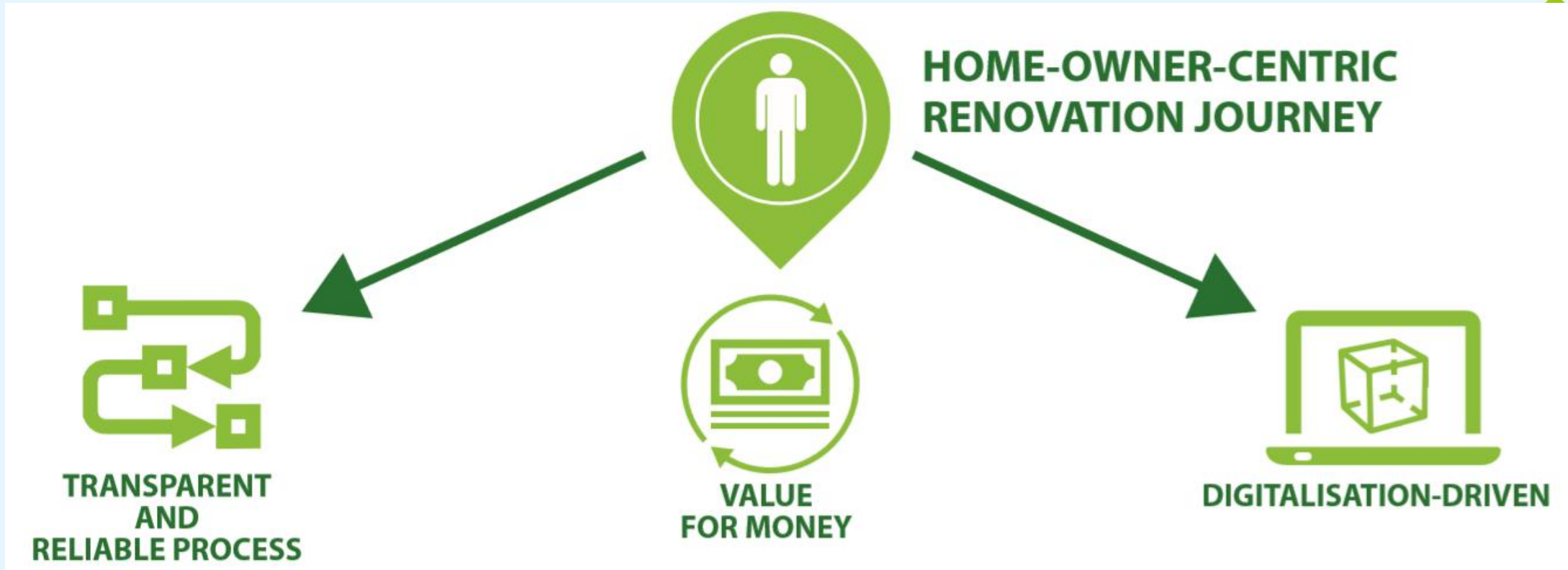
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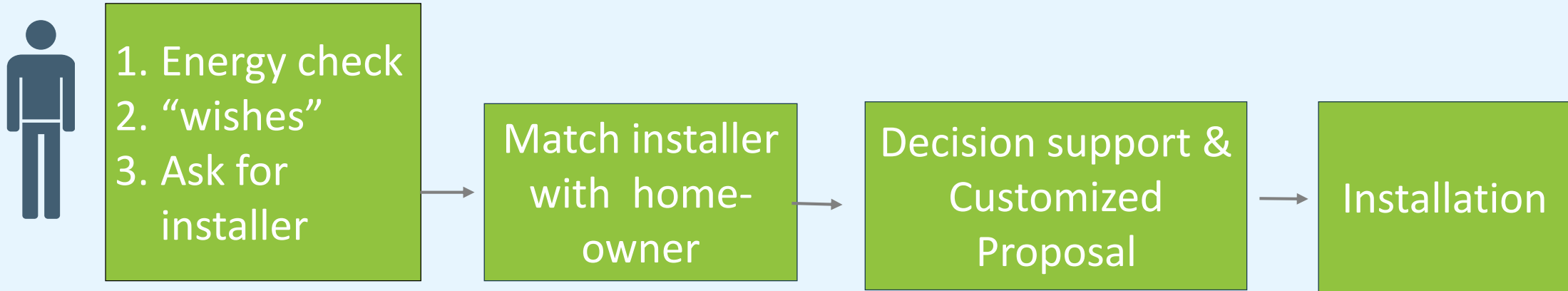
# The solution



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# How?

3 clicks on the BetterHome web platform



Mastering touchpoints & Customized solutions

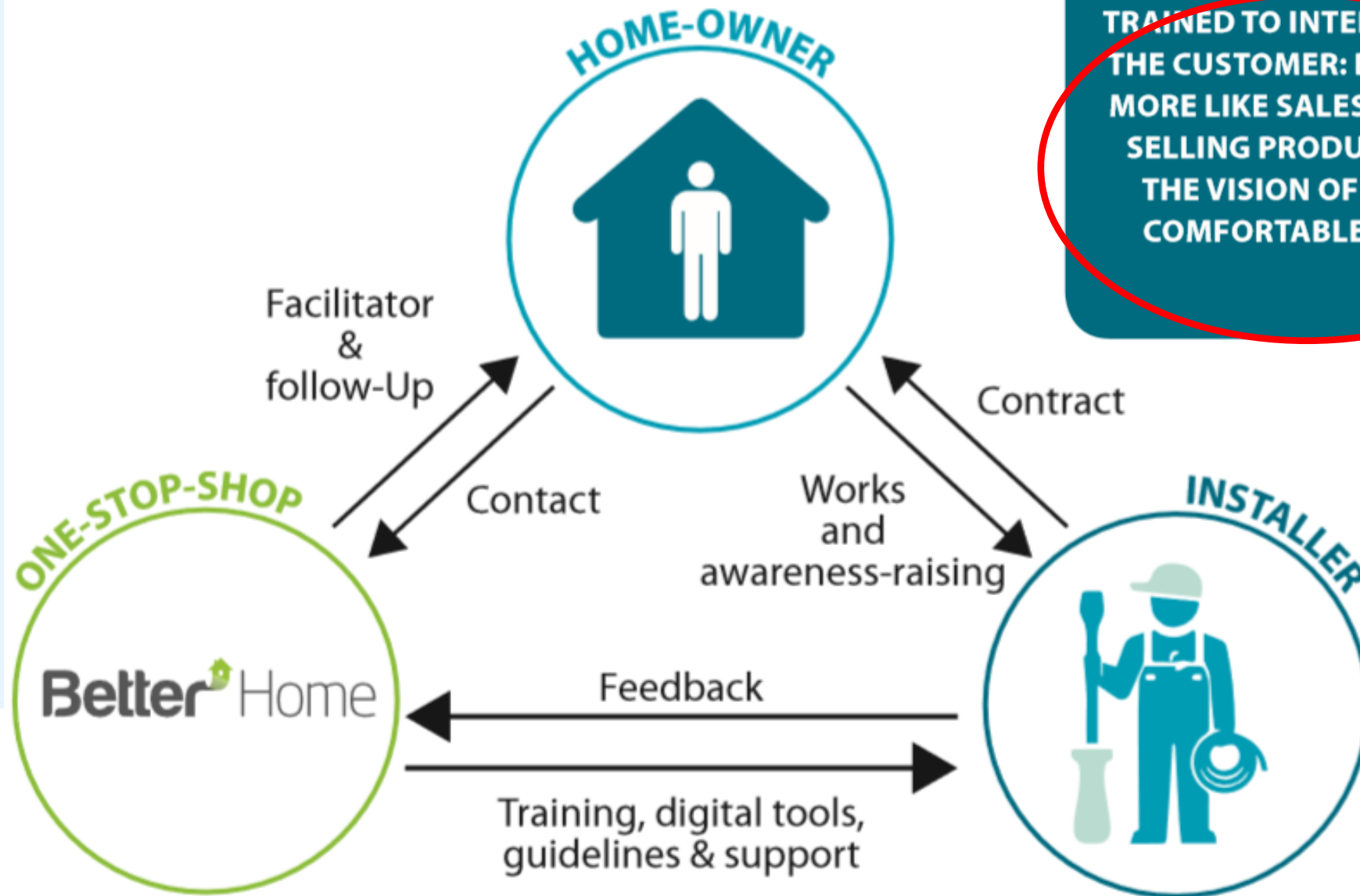
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**"KNOWING THAT  
I WOULD GET  
GOOD PRODUCTS  
AND QUALIFIED  
INSTALLERS WAS  
THE REASON  
I CONTACTED  
BETTERHOME."**



Home-owner,  
user of  
**Better** Home

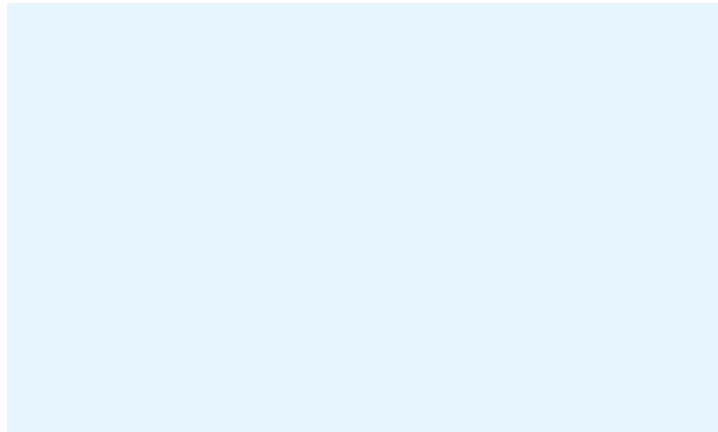
# The BetterHome Process



**"THE REAL INNOVATION WITH BETTERHOME IS HOW WE ARE TRAINED TO INTERACT WITH THE CUSTOMER: BECOMING MORE LIKE SALESMEN. NOT SELLING PRODUCTS, BUT THE VISION OF A MORE COMFORTABLE HOME."**



Installer of  
**Better Home**



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**BETTERHOME  
IN  
NUMBERS**

**STARTED** IN DENMARK  
& RECENTLY  
**2014** LAUNCHED  
IN SWEDEN

AN AVERAGE  
**ENERGY SAVING**  
OF APPROX.

**30-70%**

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**A NETWORK OF:**

**3500** | **5** | **4**  
**INSTALLERS** | **BANKS** | **UTILITIES**  
(from 105 organisations)

**TOTAL INDIRECT TURNOVER OF**  
**~ €34 MILLION**

A YEARLY  
**100% INCREASE**  
IN NUMBER OF PROJECTS

**Last 12 month:**

- 529 on-site visits
- 58% proposals
- 100% order
- €66.000 in average project size



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# Recommendations I



## **Structure the supply-side**

With the use of innovative digital tools, building professionals can provide a smoother process, for themselves and for the building owner. Aligning with existing stakeholders on the market, including banks and mortgage providers, creates a constructive win-win situation.



## **Use digital solutions to bring added value to the end-users**

BetterHome shows that digital solutions can help the construction industry become more consumer-centric and service-oriented.

# Recommendations II



## **Build awareness for the end-users**

Training the installers in order to sell the broader picture, including benefits (e.g. low interest rates, increase in property value, improvements to health of their children and comfort, as well as climate and environmental benefits). The installer is not just replacing the old building elements, but creating a better living environment.



## **Safeguard the good reputation**

This is indispensable. In Denmark, the four companies behind BetterHome are highly respected and associated with quality. Through the cooperation in BetterHome, the companies have worked together to also raise the reputation of the installers.



# Session II: leading on renovation strategies by innovation



## Legal Issues of Decision-Making A new approach in renovation strategies

*How insights on property law translate into projects promoting renovation?*

David WEATHERALL, Director, Future Climate

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# Property law and refurbishment in co-owned apartment buildings

David Weatherall  
Director, Future Climate

# Energy Efficiency Directive

## Article 19

### Other measures to promote energy efficiency

1. Member States shall evaluate and if necessary take appropriate measures to remove **regulatory and non-regulatory barriers to energy efficiency**, without prejudice to the basic principles of the property and tenancy law of the Member States, in particular as regards:
  - (a) the split of incentives between the owner and the tenant of a building **or among owners**, with a view to ensuring that these parties are not deterred from making efficiency improving investments that they would otherwise have made by the fact that they will not individually obtain the full benefits or by the absence of rules for dividing the costs and benefits between them, including **national rules and measures regulating decision-making processes in multiowner properties**;





## Apartment building ownership models in Europe

- **Unitary system** where the primary focus is on the collective which owns the building, with individual rights in apartments carved out from the collective
- A **dualistic system** (often referred to as a **condominium** system), where the primary focus is on the individual rights of apartment owners, with a collective element adding to those rights where necessary.
- **Outlier systems** eg England where different arrangements prevail (in England, the building owner is usually non-resident and distinct from the owners of any of the individual flats).

# How property law shapes refurbishment action

Law and legal agreements determine:

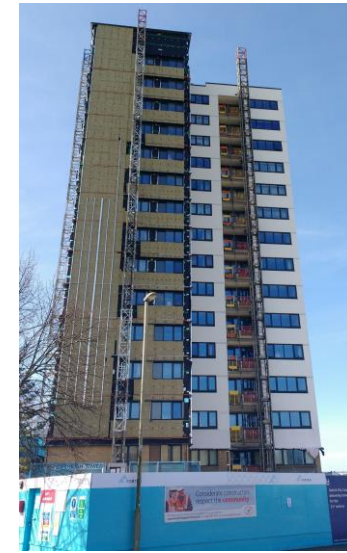
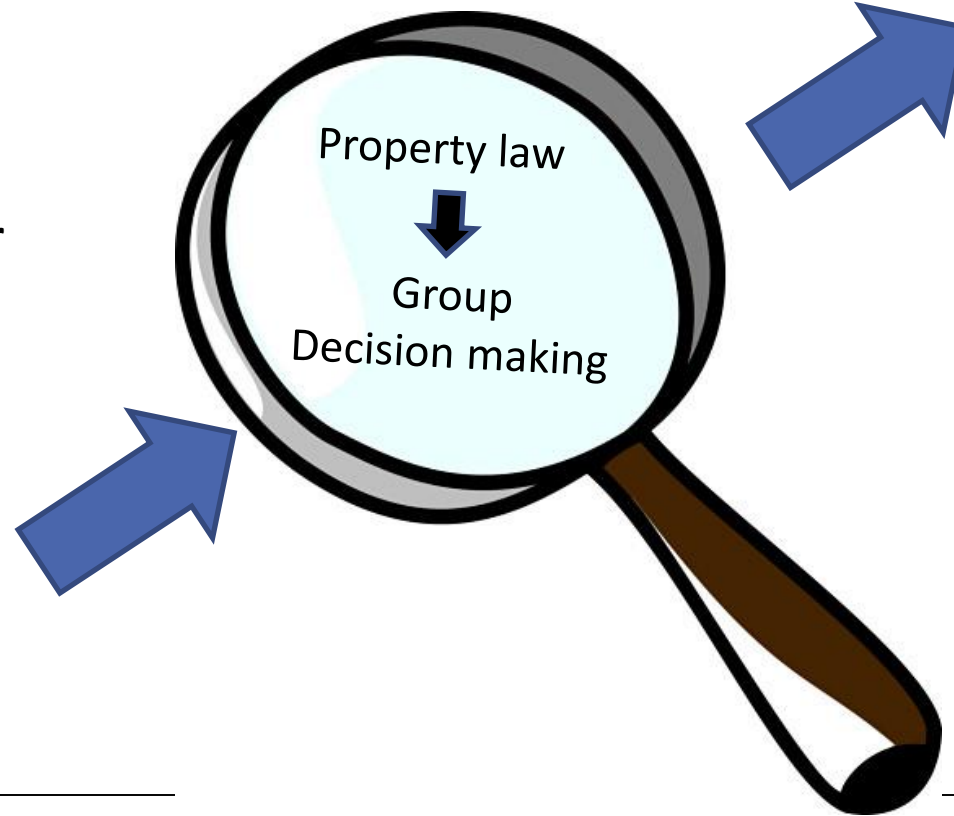
- The organisational structures that regulate whether (and how) co-owners organise themselves as a decision-making body;
- The powers of a single or a small minority of apartment owners to block improvements to individual apartments or the whole building;
- Whether building elements such as the roof, foundations and windows are common parts or are individually owned or controlled;
- Opportunities for accessing financing as a group;
- How costs of improvements are allocated;
- Who has the right to carry out works to which parts of the building.

**Property law shapes but does not determine the practices of decision making between co-owners and managers**

# A building governance perspective for refurbishment in co-owned apartment buildings

## Drivers and barriers for refurbishment action

- Economic
- Technical
- Individual attitudes, knowledge & behaviours
- Energy efficiency regulations



# Priorities

## Policy makers

- Decision making rules & majority voting
- Access to finance
- Regularising & improving title deeds and building management practices
- Reconsidering the balance between individual vs collective rights in co-ownership of buildings

## Energy Efficiency Agencies

- Supporting group decision making processes
- Legal support
- Identifying and supporting principal actors in co-owned buildings
- Financing models

## Researchers

- Understanding the law!
- Reality of title deeds & legal agreements
- Ownership and management in practice
- Cross-national studies
- Understanding group decision making in apartment blocks



# Thank you!

David Weatherall  
david@futureclimate.org.uk



# Session II: leading on renovation strategies by innovation



## Q&A Session

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# Conclusions by the Moderator



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Secretary General, EuroACE

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