

Start at Home

**Contribution of the European public, cooperative
and social housing to
a fair energy transition**

WSED 2016



**HOUSING
EUROPE**



#StartatHome

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WHAT OUR HOMES CAN DO

FROM 2010 TO 2015 WE ESTIMATE THAT:

1.843.000 dwellings within our stock have been refurbished

6,2% is the average refurbishment rate over the last 5 years

1,2% is the percentage our members' refurbishment, annually, of their stock

45 kWh/m²/year is the average energy saving in our members' homes

724 € is the average amount of money saved on the energy bill per year thanks to the improved energy performance

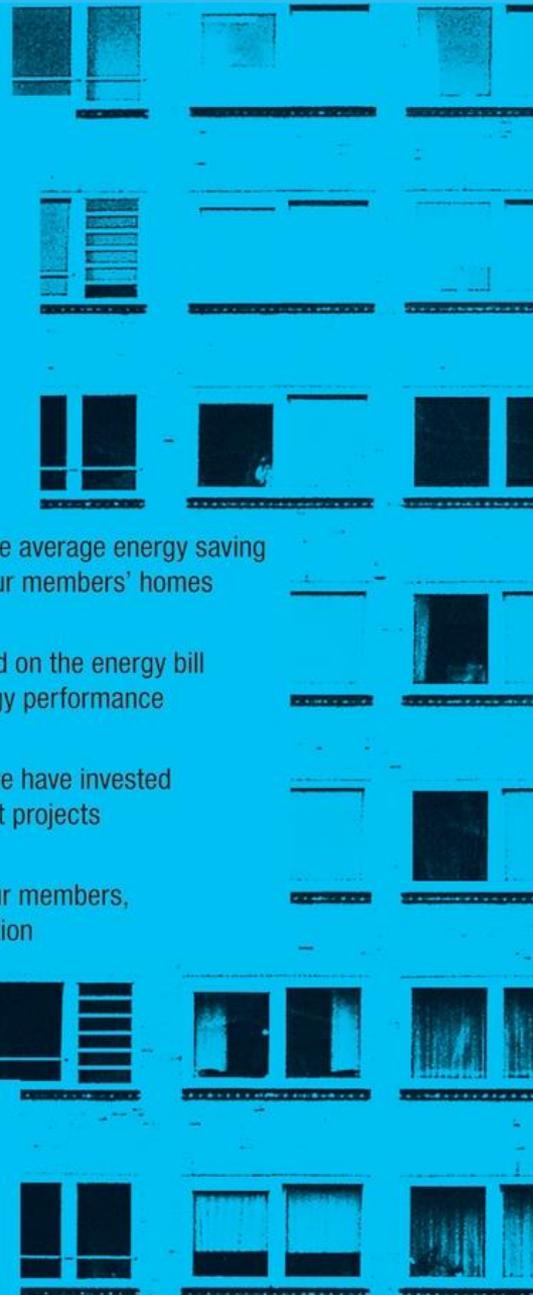
32,8 billion € is the amount we have invested in refurbishment projects

20.000 € is the amount invested by our members, on average, for each renovation

26 years is the average payback time

506.550 total jobs created by investing in refurbishment projects

15 jobs created per 1 million € invested in refurbishment projects



* Sources: Housing Europe Observatory, NEUJOBS, Eurostat, BEEM-UP and Power House nZEC European projects

2. Improvement through innovation

- Industrialisation of the energy efficiency sector – e.g. European project *Transition Zero*
- Use of the different procurement methods in order to reduce costs: nationwide procurement (e.g. *Kombohus* in Sweden) or procurement based on local skills (e.g. *EU project SHELTER*)

3. What our homes need

a. Empowering and involving citizen-consumers and communities

The role of local partnerships with energy companies, the construction sector, housing providers and local authorities will be crucial in improving the ability of tenants to use their homes the best way possible.

Example

local strategies in many EU cities like Växjö linked to the Covenant of Mayors

b. Adequate finance for energy efficiency

The amplification of conventional & alternative ways to provide long-term low-cost capital financing for the renovation of social housing.

→ *Example of conventional financial support*

EIB loans to build new social housing with energy performance requirements

→ *Example of alternative approach*

public third party financing operator in France (new law on energy transitation) Specific Third Party Investment operators could be developed in order to manage large investments with low profitability in very long-term commitments



c. New energy market design

Housing should become part of the energy grid and housing associations should take the lead in becoming energy providers, too. Better, more effective combination/mix of Renewable Energy Sources (RES) and Energy Efficiency policies should be a priority.



Example

In terms of carbon footprint it is better and most cost effective to build low energy homes combined with renewable energy than to build only at passive house standard

d. Enabling EU legislation

Both the EPBD and the EED should be turned into instruments to support local partnerships using cost effective measures.

Some elements of the reality should be taken into consideration...





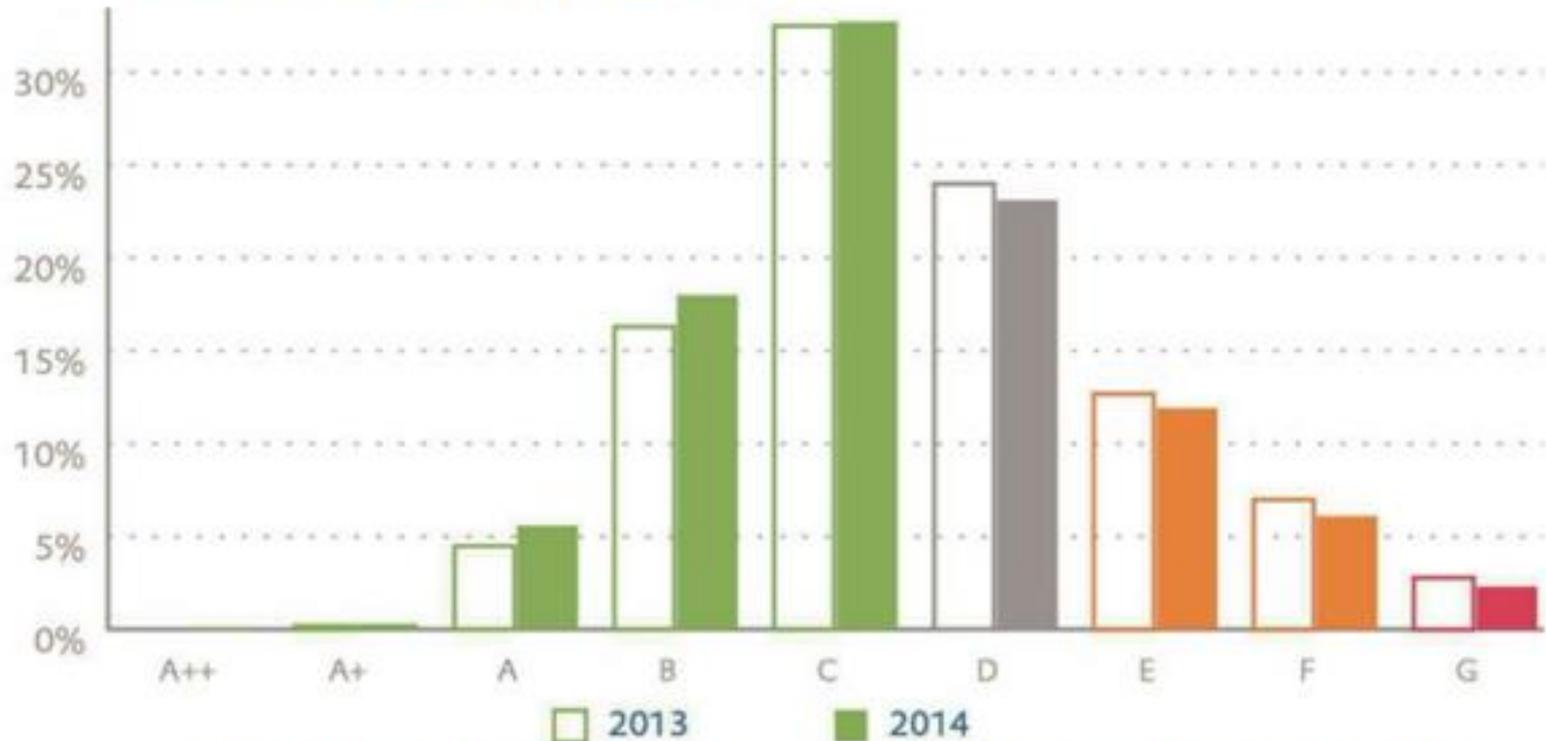
Reality Check –

Causes for discrepancy between predicted energy demand and actual consumption

- Prebound effects : energy savings in low quality buildings
- Technical rebound effects: non-adapted heating systems
- Behavioural rebound effects: lower energy demand is transformed into higher comfort
- Complex system in very low energy/passive buildings: Combination of heating system and ventilation requires special handling
- and do not function always 100%
- AND: energy certificates seem to be not always 100% accurate

RESULTS SHAERE MONITORING

(2.4 MLN SOCIAL DWELLINGS)



Dwellings with improved labels:

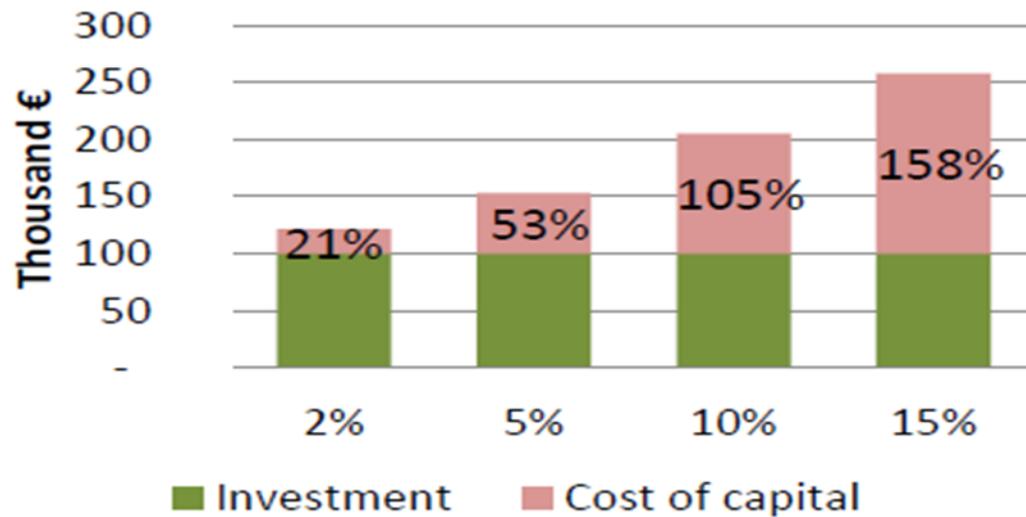
2014: 127.800

2013: 148.100

2014: most C label, 25% dwellings have label A or B

+100% with PV (1,2%)

Overall cost of a loan for 100K € over 20 years depending on interest rates



EARTH IS OUR HOME
DO YOU WANT TO PROTECT IT?
THEN, START AT HOME!



find out more and engage:
www.housingeurope.eu
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