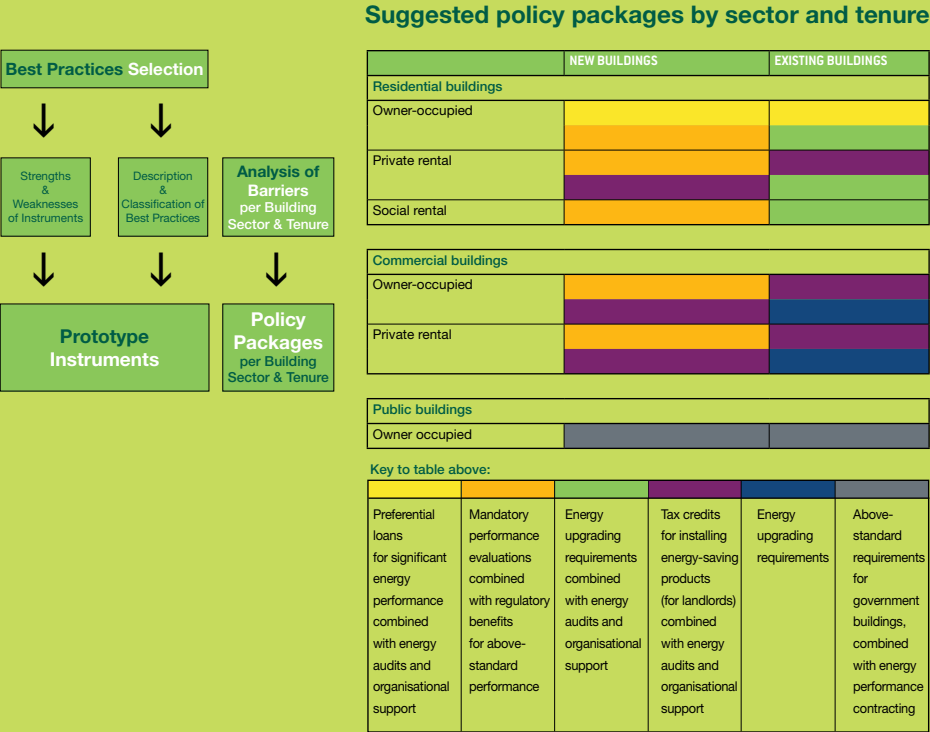


# BETTER BUILDINGS THROUGH ENERGY EFFICIENCY: A Roadmap for Europe



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## Bob puts Europe on the road to success in buildings

Bob’s motto is reduce, reuse and recycle. In buildings the place to start is to reduce the energy that we use. Better Buildings through Energy Efficiency - a Roadmap for Europe, shows us how to get the job done.



## CLIMATE CHANGE MITIGATION AND SECURITY OF ENERGY SUPPLY

Europe is facing an enormous challenge over the next decades to find ways of ensuring climate change mitigation and security of energy supply, whilst remaining competitive in a global economy.

## THE ROLE OF BUILDINGS

Within this debate, the huge potential of energy efficiency in buildings has been recognised. Not only could over 20% of Europe's total energy use be reduced by improvements in buildings, but the saved energy costs would amount to €270 billion a year. In terms of climate, this is a reduction of 460 million tonnes of CO<sub>2</sub> per year, an amount greater than the EU's Kyoto commitment.

## SEIZING THE POTENTIAL

Although the potential has been recognised, policy makers from the EU, right down to local levels, often remain unsure of how it can be harnessed.

## MAKING BETTER BUILDINGS A REALITY

Identifying tools that work - To develop a roadmap for energy efficiency, the study "Better Buildings through Energy Efficiency: A Roadmap for Europe" first delved into the myriad of practices from across the EU and beyond. An analysis was conducted of a number of successful schemes.

Best practice not best practices - The objective of the study was not to provide an overview of best practices from across the EU, but rather to identify the core elements that are essential to delivering real improvements across a range of building types and tenure situations.

From best practice to prototype instruments - From the research, it was apparent that there are underlying principles that can be applied to different situations. These were termed prototype instruments. These prototype instruments fell into four main categories: regulatory (e.g. legal norms); economic (e.g. low interest loans); communicative (e.g. energy audits); organisational (e.g. help desks).

Creating a roadmap - The last step was to move from prototype instruments to specific policy packages for given building types and tenure situations (e.g. owner-occupied, existing residential buildings). By using best practice examples, in association with this analysis, it was then possible to suggest policy packages for different settings.

## MAIN FINDINGS

### 1. It can be done

The study clearly demonstrates that, for all situations, an appropriate combination of policies can deliver significant improvements, even in the more problematic tenant/landlord situation.

### 2. Tenure matters, regions don't

Upfront financing may be provided by local governments in the UK, but through structural funds in Poland.

### 3. Barriers must be addressed

The study demonstrates that each tenure and building type has a specific set of barriers that must be addressed by the right group of instruments, tailored to the local environment.

### 4. Help me, don't tell me

Information alone yields limited results, especially if it is not specific about what needs to be done in a building.

### 5. Up front money is needed

Loan schemes, which provide a building owner with the means to invest in building improvements without having to use cash resources, are more effective and efficient than most subsidy plans.

### 6. Tax credits are helpful

Tailored tax breaks improve the cost/benefit ratio for building owners, and ensure that landlords, as well as tenants profit from investments.

### 7. Organisational structures are key

The study underlines that, although highly demanding in terms of institutional capacity and upfront investment, organisational structures are the key to success in most tenure situations.

## RECOMMENDATIONS FOR SECTOR-SPECIFIC POLICIES

### 1. Existing residential buildings

- Promote preferential funding or loan schemes
- Remove the 1,000 m<sup>2</sup> threshold on renovation of existing buildings in the Energy Performance of Buildings Directives (EPBD)
- Extend the EPBD to cover renovation of components
- Extend the EPBD to cover follow-up of audits
- Promote organisational support schemes

### 2. New residential & commercial buildings

- Set minimum and high performance levels
- Promote incentives for above-standard buildings

### 3. Existing commercial buildings

- Promote energy upgrading requirements

### 4. Public buildings

- Promote above-standard requirements