

# Press Statement

Brussels, 02 December 2015



**FOR IMMEDIATE RELEASE**

**For more information, please contact:**  
Shradha Abt, Energy Efficiency  
Manager [shradha.abt@eurima.org](mailto:shradha.abt@eurima.org)  
+32 2 626 20 92

## Building Renovation: Walking the Talk!

**As we set out to realise the jobs, growth investment and social agenda, the Buildings Performance Institute Europe publishes its latest report on “*Renovation in Practice: best practice examples of voluntary and mandatory initiatives across Europe*” and highlights inspiring renovation success stories.**

Europe’s biggest opportunity for economic and societal growth is the buildings sector. Europeans spend 90% of our time in buildings; nearly 11% of Europeans are fuel poor and 75% of our building stock is inefficient. We know that acting decisively on buildings will have a positive impact on our climate, our energy bills, our comfort, our property value, our energy dependency, and it creates jobs and growth. 2 million local jobs by 2020 (6 million with indirect jobs) can be created through deep renovation programmes.

Since current requirements from the EPBD only set performance requirements whenever a major renovation takes place, and the renovation strategies as set by the EED have not yet turned into ambitious long term game changers for renovation, more has to be done about Europe’s existing buildings. A good way to start is to look into existing successful renovation best practices and progressive policy schemes that trigger more activity in energy renovation.

*“2016 is an important year for energy efficiency legislation, and in particular energy efficiency in buildings. As the EU institutions commence work on assessing how implementation is coming along, what can be improved, what can be streamlined - one thing is certain - the benefits of renovation are enormous and an appropriate EU framework is needed to stimulate energy renovations for our existing building stock”* said Jan te Bos, Director General at Eurima.

The BPIE reports shows that a number of voluntary renovation programmes have been deployed and that upscaling renovation is possible whether in terms of financing, addressing non-technical barriers, level of ambition or achievement of social objectives. Voluntary schemes includes the ‘Zero energy Homes: Stroomversnelling’ (NL) whereby renovation of social housing is delivered quickly (one week) and with no cost to tenant or the ‘Large scale national programme incentivising deeper renovation: KfW’ (DE), whereby subsidies and low interest loans (related to performance improvement) as well as planning and construction support is given to consumers. There is no one size fits all but these schemes do offer replicability.

Member States have also developed more progressive requirements to accelerate the renovation of their own stock. Initiatives include, for example, ensuring rented properties perform better for the benefits of tenants, via banning rental of worst performing buildings by 2018 (UK); or ensuring that energy renovation is being triggered by improvement or maintenance works on a building (FR). The report identifies a number of other trigger points, which Member States have ensured that energy performance upgrade are better integrated a key junctures in building lifetime.

*“Renovation delivers where it has been prioritised and organised; this requires the involvement of a number of stakeholders and the commitment of decision-makers. It makes sense to encourage renovation at the best moment in the lifetime of a building; this is cost-effective and it is the only way to transform our EU building stock to 21<sup>st</sup> century standards for energy demand and comfort. The benefits are there for consumers, Member States, regions, business and governments.”* concluded Pascal Eveillard, President Eurima.

EU buildings legislation must follow the principle of ‘*trias energetica*’, this means ensuring a low energy demand in buildings, particularly for heating and cooling needs. Eurima encourages the EU institutions to establish a long term vision (as it did for new build) supported by clear national targets and milestones, for the existing building stock to be ‘*nearly zero energy buildings*’ by 2050 supported by the right dosage of policy requirements, and financing schemes.

The full report can be found on the [www.bpie.eu](http://www.bpie.eu) and [www.eurima.org](http://www.eurima.org) websites.

ENDS

**Note to editor:**

In parallel the EPBD Article 6 establishes minimum energy performance standards to be achieved whenever a building undergoes a major upgrade.

The EED Article 4 notes that Member States have to develop long term renovation strategies and Article 5 sets an obligation to renovate 3% of the building stock of central governments annual to a high energy performance level.

**The 6 main voluntary trigger points for progressive renovation requirements:**

1. Germany- “within a specific timeframe”
2. France - “when undertaking maintenance work on a building”
3. UK - “when renting a property”
4. Italy - “when changing a boiler”
5. Denmark “at a change of building use”
6. Italy - In case of an extension of the building surface”

**5 best practices:**

1. Zero energy homes at zero upfront cost: Stroomversnelling (The Netherlands) - a holistic approach where zero-energy retrofits for the existing social housing stock are delivered quickly and at no cost to the tenants.
2. Revolving loan fund: KredEx (Estonia) - a revolving loan fund focused on the renovation of multi-family apartment blocks commonly found across Central and Eastern Europe.
3. Large-scale national programme incentivising deeper renovation: KfW (Germany) - provides a range of incentives and support measures, including subsidies, low-interest loans, as well as planning and construction support.
4. Tackling fuel poverty at scale: Habiter Mieux (France) - combining the social objective of eradicating fuel poverty with the environmental one of cutting greenhouse gas emissions.
5. The carbon and energy fund (United Kingdom) - a dedicated service providing energy performance contracts to improve large public buildings’ energy performance.