UNECE: 71st Session of the Committee on Housing and Land Management

UNECE Action Plan for Energy-efficient Housing in the UNECE Region: The context & Main Challenges - Some case studies from POWER HOUSE EUROPE

21 SEPTEMBER 2010
A picture of the sector

**CECODHAS Housing Europe** is the European Committee for social and cooperatives housing, a network of national and regional social housing federations gathering 4,500 public, voluntary housing organisations and 28,000 cooperatives housing.

Together the 45 members in 19 EU members States manage **25 millions dwellings**.
Our activities

- **Lobbying EU institutions**
  Carried out by our Brussels team through contacts with the European Parliament (URBAN Intergroup,...), European Commission, and other key actors at the EU level

- **Monitoring key trends in the social housing sector in Europe**
  Through the European Social Housing Observatory

- **Exchange of experiences and good practices between our members**
  Through the organisation of European conferences and seminars, CECODHAS working groups, thematic publications, and participation to European projects (coordination of POWER HOUSE EUROPE)
Housing Markets diversity in Europe

Source: CECODHAS-USH-Dexia (2007)
Common challenges: housing market

- Increase in home-ownership level
- Unbalance between offer and demand at national and regional level
- Regional disparities in terms of availability of jobs and housing
- Decrease of affordability and Lack of affordable housing, increasing pressure on the social housing sector

Evolution housing expenditures (1988-2005)…
Common challenges: Housing policies

- Retreat of the state from welfare provision
- Reduction of public finance
- Generally housing policies encouraging home ownership

BUT

- Back on the agenda policies aiming at increasing rental and particularly social rental housing: long term engagement or contingent solution linked with the crisis?

In first semester 2009, 24,100 homes were repossessed in the UK- equivalent to 132 a day

new families house loans fell from 8.1% of 2007 to 3.9% of august 2008

new constructions in the second semester of 2008 were 20% lower in Europe than the previous years
Common challenges: Energy performance

- Global Warming & Climate Change
- Energy Prices & Fuel Poverty (housing low income and vulnerable groups)
- Quest for energy efficiency and improvement of living conditions
- Obstacles: financing, skills, awareness
- Impact of EU energy related targets and legislation

In 2006 residential sector account for 10.38% of the emissions of greenhouse gasses (EEA).

Potential CO2 reduction in the sector through renovation existing dwellings is about 75% (ILO).
Target

- Common challenge:
  - Not sufficient finance to renovate existing stock
  - 200 million houses in the EU 27
  - Average renovation rate: 0.3%
  - Average demolition 0.15%

- CECODHAS Housing Europe Copenhagen Offer
  - 800,000 dwellings upgraded to the highest standards each year across the EU;
  - Creating 200,000 jobs per year (plus spin off)
  - Boosting the renewable and energy efficiency market development;
  - Requiring a total annual investment of €16 billion, Can only work with right funding mechanisms
EU Targets & Strategy

Buildings/Housing at centre of EU Policy on Energy:

- EU targets: The 20-20-20 by 2020: Greenhouse gas levels: -20%, Energy consumption: -20%, Renewables in energy mix: +20%
Leadership Role for some Member States of the EU on Environmental & Energy Issues: Unlike for Housing social or urban policies, the European Treaties grant the EU competence on energy and environmental issues.
Re-cast of EPBD:
Strengthen the current requirements, introduce a framework for cost optimal refurbishment standards for all large scale refurbishment
Enhance the role of the energy performance certificate
Stimulate market entry of nearly zero energy buildings – deadline 2020
Other key Legislation

- End use energy efficiency and energy services directive 2006/32/EC (including National Actions Plans on Energy Efficiency)
- Renewables Directive
- Liberalisations of Energy Markets
- New EU Energy Efficiency Action Plan to be proposed December this year – building will be a central component

- UNECE approach:
UNECE Recommendations – Strategic, Holistic Approach

- **Policy Area I:** Energy Efficiency governance and financial infrastructure, Organisational Leadership, energy planning and monitoring, Financial incentives, Housing Management, maintenance and refurbishment, Utility Services and energy pricing

- **Policy Area II:** Energy performance requirements, Low energy and zero carbon technology, spatial planning, district heating and cooling, Research, innovation and best practices

- **Policy Area III:** Public Housing sector, energy affordability and social integration, Awareness raising and capacity-building, geographical access to energy efficient housing

Examples collected in the framework of POWER HOUSE EUROPE, The big Green Housing Exchange - CECODHAS Housing Europe led initiative to speed up the greening of the social cooperative and public housing sector.

These examples can bring the Action Plan to life – Action plan provides a useful framework due to its comprehensiveness and holistic approach.
Central to Our Approach: Exchange and Share to a obstacles on different recommendations
POWER HOUSE EUROPE

THE BIG GREEN HOUSING EXCHANGE
POWER HOUSE EUROPE (supported by the Intelligent Energy Europe Programme)

- What is in a name?
  - POWER HOUSE: Driving Force of energy transition in residential sector
  - Future Proofing Housing: Nearly zero, energy positive, producing energy
  - Main components of POWER HOUSE?
    - Resources
    - Case Studies
    - On-line Forum
    - National/Regional Platforms
    - Partnerships/Twinning
    - Link with CECODHAS-Housing Europe Energy Experts Network
RESOURCES: ENERGY STRATEGY FRAMEWORKS – some examples

- The Netherlands: Refurbishment without triggering rise in living costs – Covenant between Aedes, Tenants Union and Ministry: 20% by 2020
- Bulgaria: Lack of Legislation to provide legal basis for establishment of housing associations: Political campaign & Best Practices
- Sweden: SABO Energy Challenge – 20% by 2016 – 2.3% first year
- UK: Empowerment and Mobilisations of Residents through smart metering and energy advice services
- France: Mobilisations of European Regional Development Fund
- Spain: Mobilisations of European Investment Bank Funding
- Italy: Holistic approach to development of market development for high energy performance homes – cooperation with private sector and educations institutions (Reggio Emilia Region)
- FRESH project (France, Italy and UK): Adaptation of ESCO model to answer housing needs...
- Flanders: Passive House at no additional cost – Business Cluster
Find out what others are doing: Case Studies of Refurbishment and Low Energy New-Build
Find out what others are doing
Discuss solutions to the Same Challenges
Same Challenges- no pay back on investment!
Purpose of the document:

Need for Alliances & Partnerships and Coordination to improve the effectiveness of the building chain in delivering efficiency and to put efficiency on the national, regional and local political agenda leading to adapted legislation and mobilisation of private and public finance.

8 POWER HOUSE PLATFORMS have been established in Bulgaria, Estonia, Flanders, France, Italy, Spain, Sweden, Wallonia,-negotiations on-going with Holland.
POWER HOUSE PLATFORMS, SOCIAL, COOPERATIVE PUBLIC HOUSING ORGANISATIONS  KEY ACTORS IN ACHIEVING THE CECODHAS Housing Europe TARGETS, EU and International Targets and providing resources to assist Member States in implementing the Action Plan for Energy-efficient Housing in the UNECE Region and achieving the OVERARCHING TARGET OF FUTURE - PROOFING HOMES FOR ALL