



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

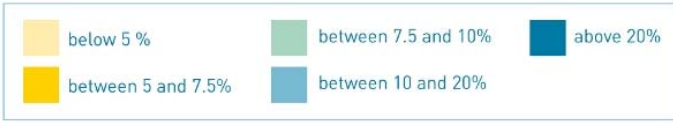
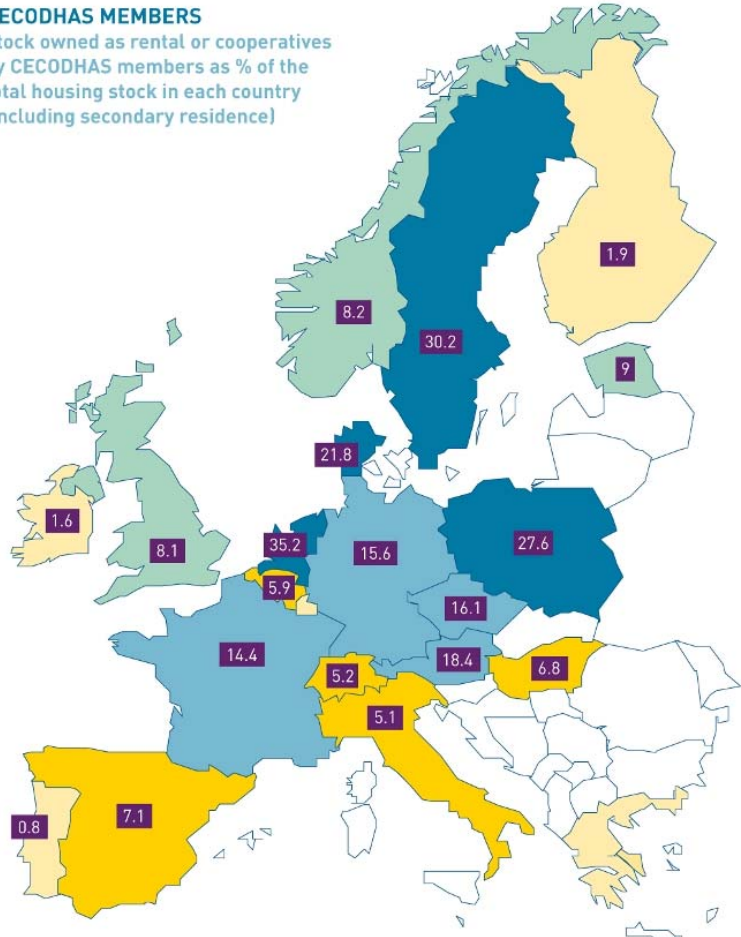
A picture of the sector



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.**

CECODHAS MEMBERS
Stock owned as rental or cooperatives by CECODHAS members as % of the total housing stock in each country (including secondary residence)





Our activities

Lobbying EU institutions

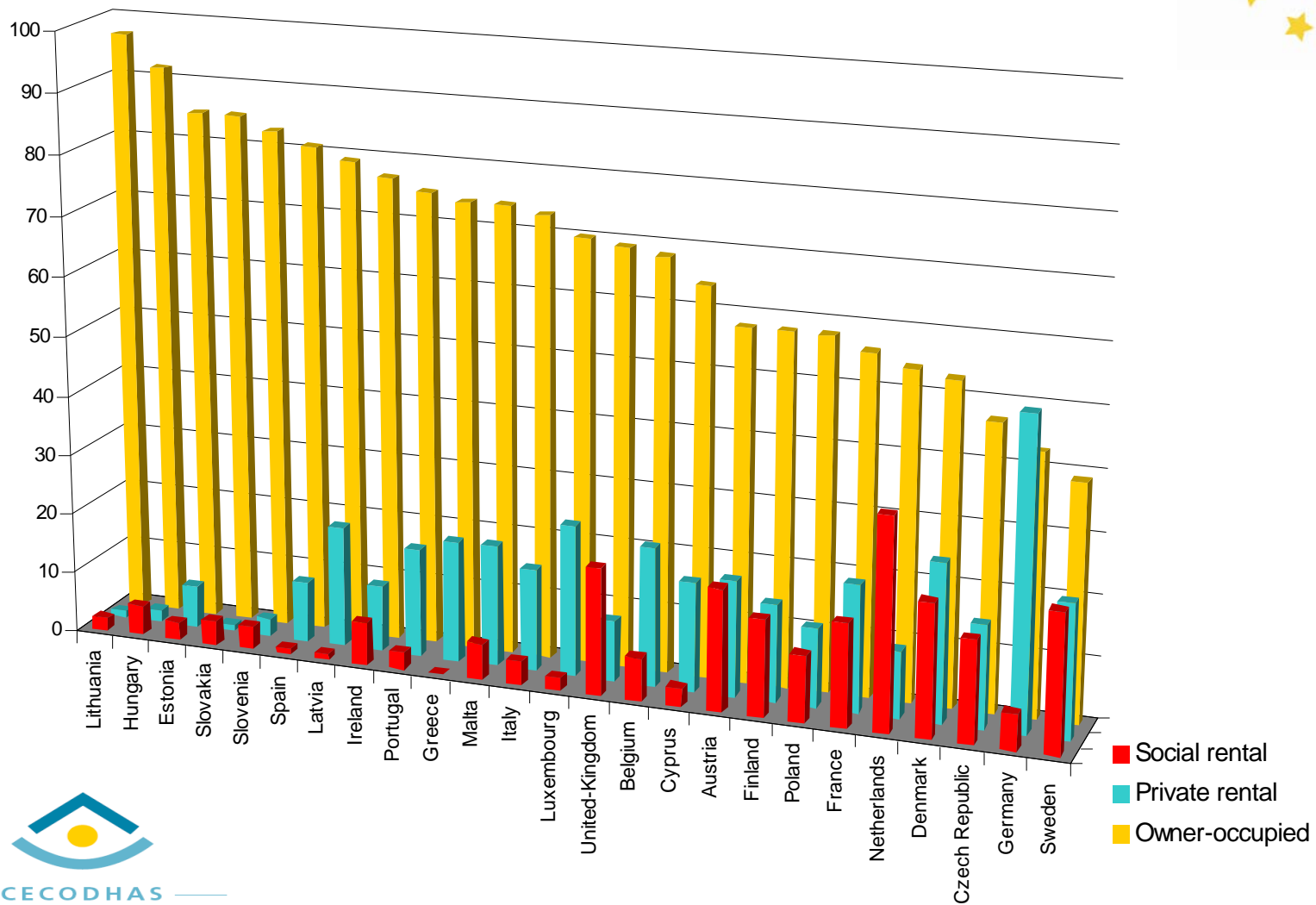
Carried out by our Brussels team through contacts with the European Parliament (URBAN Intergroup,...), European Commission, and other key actors at the EU level

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

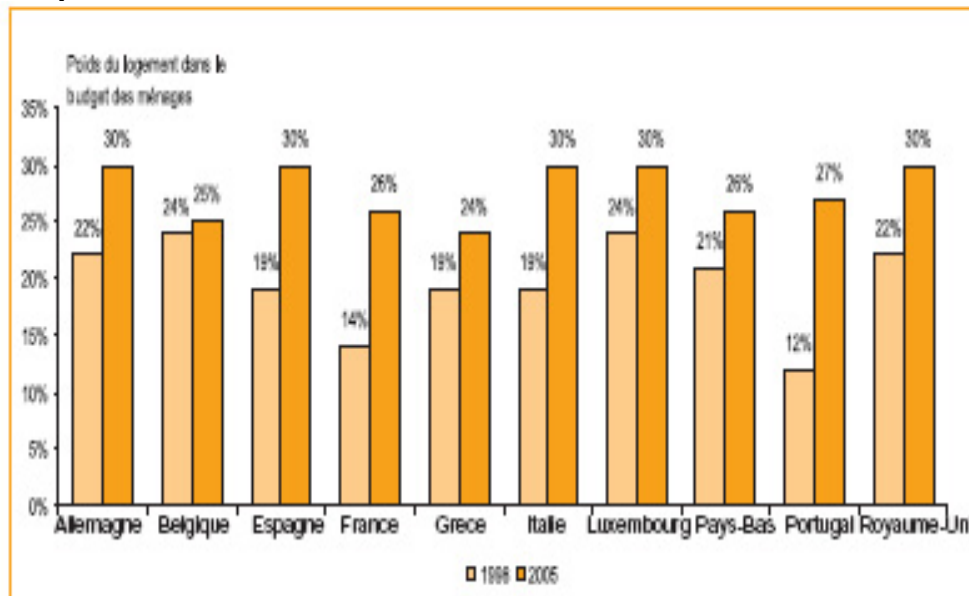
Through the organisation of european conferences and seminars, CECODHAS working groups, thematic publications, and participation to European projects (coordination of POWER HOUSE EUROPE)



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)...



Source : données Eurostat.

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

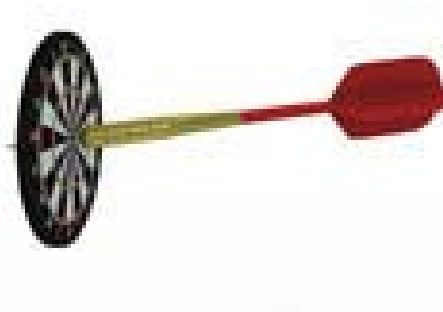
- ❑ Common challenge:
 - Not sufficient finance to renovate existing stock
 - 200 million houses in the EU 27
 - Average renovation rate: 0.3%
 - Average demolition 0.15%

- ❑ 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
- Ecodesign Directive 2009/125/EC (former 2005/32/EC) Energy Labelling
Directive 92/75/EEC
- Liberalisations of Energy Markets
- New EU Energy Efficiency Action Plan to be proposed December this year
– building will be a central component

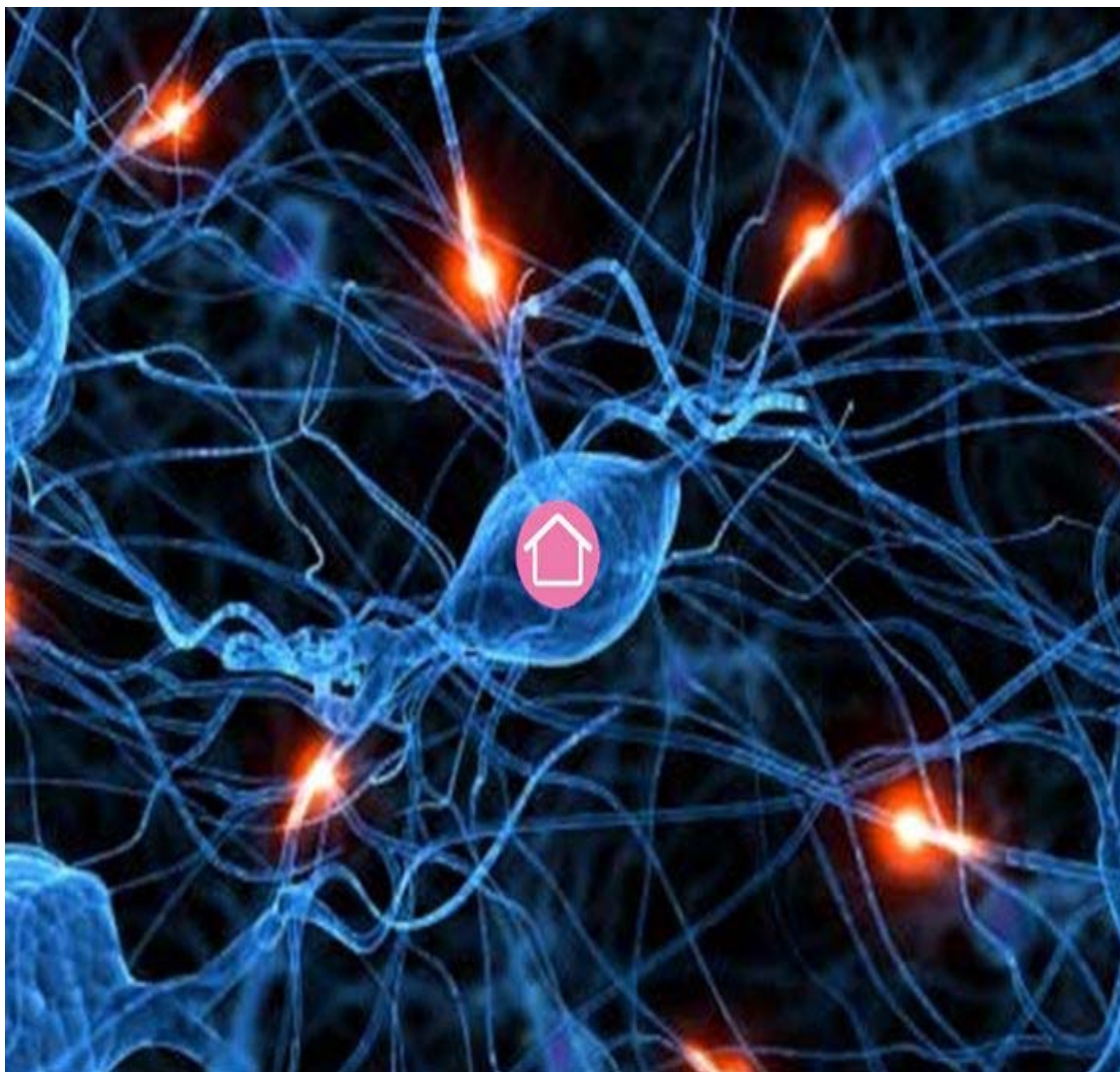
- UNECE approach:

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



A screenshot of a web browser displaying the "Power House Europe: List View" page. The browser's address bar shows the URL: http://www.powerhouseeurope.eu/nc/cases_and_resources/case_studies/list_view/tbx_phcasesstudies_pc[displaytype]=map. The page title is "Case Study Results". The main content area features a map of Europe with numerous red location pins indicating case study sites across various countries. To the right of the map, there are several interactive elements: a search bar, a "SERVICE" section with a search input, a "CHANGE SEARCH PARAMETERS" section with a "SELECT SEARCHORDER" dropdown set to "alphabetical", and a "SELECT COUNTRY" section with a map of Europe. Below these are "SELECT HOT TOPICS" sections for "Financing and Management", "Knowledge and Support", and "Architecture", each with several small icons representing different topics. The browser's taskbar at the bottom shows the Windows Start button, several open applications including Google, Microsoft Office, and Power House Europe, and the system clock showing 2:08 AM on 11/11/2011.

Find out what others are doing



Power House Europe: Single View - Mozilla Firefox

http://www.powerhouseeurope.eu/hc/cases_and_resources/case_studies/single_view/tb_phccasesstudies_pi3[id]=58

1970 August chinese astrology

Home National Platforms Forum **CASES AND RESOURCES** Policy Work News & Events Partnerships Service


Project Partners Zone dev

Case Studies Resources Submit new case study

you are here: Cases and Resources > Case Studies >

Case Study: Brogården Housing Estate

Overview Map Gallery Organisation Comments



Name of organisation: Alingsås AB
Stage of development: in progress
Year of finalization: 2013
Type of project: refurbishment
Area: urban
Scale: neighbourhood
Type of building: Apartment in a block of five or less stories
Number of units/dwellings: 300
Tenure: social rental
Street:
Postcode:
City: Alingsås
Region/ County:
Country: Sweden
Contact:
Last Update: 06.04.2010

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Short Description

The project 'Brogården' aims to create a sustainable area of housing that promotes social integration. A major component in this is that older people should be able to remain living in the area and not be compelled to move to special housing. Other objectives are that the use of energy should be reduced and that an affordable increase in rent for the residents is established.

The project was commenced with a survey being conducted of the area to illustrate Brogården's qualities and its 'soul'. Through this survey, inadequacies in these aspects could be identified. Based on these, analyses of Brogården's needs were conducted. Customer focus groups with residents were also carried out, and also a partnership with the elderly care services, municipal management, child care services and schools, association activities and the Social Welfare Administration. The customer focus groups were supported through meetings with the elderly care services for the residents. After the survey, Brogården will be

SERVICE

Search

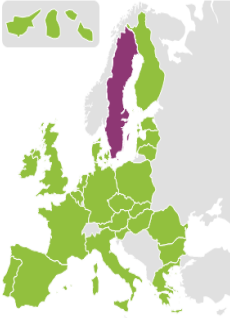
back | print | pdf | send to a friend

CHANGE SEARCH PARAMETERS

SELECT SEARCHORDER

alphabetical

SELECT COUNTRY



SELECT HOT TOPICS

Financing and Management

€ €uro €uro €uro €uro €uro

Done

Start Google Microsoft Office Power House Eur... No Pay back on E... WinRAR archi...

2:09 AM

Discuss solutions to the Same Challenges



Power House Europe Forum - Powered by vBulletin - Mozilla Firefox

http://www.powerhouseeurope.eu/forum/

Welcome, **sorcha**
Log Out

POWER HOUSE EUROPE
THE BIG GREEN HOUSING EXCHANGE

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Power House Europe Forum

Forum	Last Post	Threads	Posts
Power House Europe Public forums. Registration is required to post.			
Comments on the PHE website Comments and questions on the PHE website	Never	0	0
Financing and Management Discussions about Financing, Funding, Project Management and Asset Management	No Pay back on Energy... by Janneke 04/27/2010 16:37	2	12
Knowledge and Support Discussions about Partnership Working, Work with Residents, Capacity Building	Low Energy Building Definition by Baptiste 04/30/2010 19:04	1	1
Architecture Discussions about Thermal insulation, Windows and Shading, Air Tightness, Environmental design	Never	0	0
Building Services Discussions about Heating and Hot Water, Active Ventilation and Cooling, Electricity saving products and Water saving products	Questionnaire on District... by Bernard Wallyn 04/26/2010 11:33	1	4
Renewable Energies Discussions about Solar Thermal, Solar Photovoltaic and other Renewable Energies	Distributed Generation and... by sergio 04/27/2010 08:16	1	2
Monitoring and Certification Discussions about Monitoring and Certification	EPBD: cost optimal national... by sergio 03/17/2010 14:04	1	2

User comments
Comments on case studies, news and events published on the website. Registration is required to post.

Done

Same Challenges- no pay back on investment!



A screenshot of a Mozilla Firefox browser window displaying a forum thread on the Power House Europe website. The browser's address bar shows the URL "http://www.powerhouseeurope.eu/forum/showthread.php?p=220#post220". The forum thread is titled "No Pay back on Energy Efficiency Investment?". The thread contains two posts by a user named "Janneke". The first post, dated 04/27/2010 at 16:31, discusses the challenges of energy efficiency investment in social housing, comparing the UK and France. The second post, dated 04/27/2010 at 16:37, describes a covenant signed in the Netherlands between the Ministry of Housing, Communities and Integration, the Ministry of Housing, Spatial Planning and the Environment, Aedes, and De Woonbond. The covenant aims to reduce energy use in new buildings and existing social housing associations. The browser's taskbar at the bottom shows several open applications, including Microsoft Office, Microsoft Outlook, and the forum page. The system tray on the right shows the time as 2:07 AM.

POWER HOUSE PLATFORMS – PART OF BUILDING CHAIN!



- ❑ Need for Alliances & Partnerships and Coordination to improve 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 PLATFORM 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

