

Newsletter 2

EPBD Buildings Platform

Information resources on the Energy Performance of Buildings Directive

www.buildingsplatform.org

ManagEnergy

Commission initiative for local and regional actors working towards energy efficiency and renewables

www.managenergy.net

Cecodhas

The European liaison committee for social housing. CECODHAS is the European network for the promotion of the right to decent housing for all.

www.cecodhas.org

IEEA

The Intelligent Energy - Europe programme is the EU's tool for funding action to improve these conditions and move us towards a more energy intelligent Europe.

ec.europa.eu/energy/intelligent/index_en.html

SAVE projects

IEE-supported energy efficiency projects exploit the immense potential for energy savings.

ec.europa.eu/energy/intelligent/projects/save_en.htm

ICLEI

ICLEI—Local Governments for Sustainability is an international association of local governments and national and regional local government organizations that have made a commitment to sustainable development.

www.iclei.org

CONCERTO

A Commission initiative for sustainable energy in local communities

www.concertoplus.eu

3rd EPI-SoHo meeting in Paris

Frans Lemmens, WonenBrebreg, The Netherlands

Last spring, the EPI-SoHo-team got together in Paris, France, for their 3rd international project meeting from 21st to 23rd March of 2007.

In this meeting, the basis for the EPI-SoHo-method was finally set: the *State of the Art* gave an extended overview of the national situations on energy issues in Social Housing (SHOs) companies and EPBD-implementation.

The *Terms of Reference* of the method provided the framework for a deepened assessment and management approach.

When discussing the possibilities for sustainable cooperation on energy issues, like the Energy Covenant in the City of Tilburg, partner countries agreed that such a form of *cooperation* is desirable for the SHOs as well as the municipality.

Also, the communication strategy was drawn up and dissemination was set on track.



All partners acknowledged that pressure from tenants is increasing: the market is asking for SHOs that take their responsibility in providing energy efficient houses.

More information about the progress of the project can be found in the 2nd Progress Report, which is available on the *website* (www.epi-soho.eu).

Frans Lemmens

Epi SoHo status of national context

Mireille Jandon, CSTB, France

The implementation of the Energy Performance of Buildings Directive can only be a successful if there is a balance between cost and benefits and additional value for the social housing companies. Identification of the main barriers and levers to implement energy assessment of residential building into the social housing sector will allow to provide recommendation to develop a methodology and technique for Energy Performance Integration in Social Housing

A majority of countries were late in their national implementation of EPBD. The national translation of the Directive conducts to The Social housing companies have little information about EPBD and its mode of implementation.

Economic barriers

In most countries, the social housing market is tight and the **energy efficiency** is not a **major argument** for the tenant and for the investor to conduct energy efficiency refurbishment.

The SHOs companies cannot take a direct advantage of the improvement of the energy performance in their buildings. They could not increase the income from the tenants. Energy cost saving goes to the tenant even though the SHOs companies support the cost of the refurbishment.

Technical barriers

The enquiries conducted among the partners underlined a lack of technical data on their building stock. In many cases, energy service Company are in charge of purchasing energy, operating and maintaining the buildings.

Esco have the knowledge of the technical state of the building stocks. Know how and experience are lacking in the SHOs.

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Levers

Three main drivers have been identified:

- **Incentive:** makes the energy saving investment attractive,
- **Regulation:** makes new practices adopted if they are required by regulation,
- **Cost of energy:** makes energy improvement in buildings more valued.

Local authorities influence the Energy Efficiency improvement by giving subsidies (incentive to improve the quality of building and reduce their energy consumption) and by developing building policies for their areas.

A combination of **incentive** including incentive taxes reduction and **mandatory scheme** (Energy certificate, building codes and local policy) will promote the Energy performance integration in the portfolio management.

Expectation of rising energy cost leads people and organisations to attach more value to energy efficiency.

Risk and opportunities

In one hand, this process could provide a good vision at the building stock level. It will get basic knowledge and element of analysis for the strategic portfolio management; those information can be also used for improving image and negotiation with local authorities.

The approach of embedding energy performance in the portfolio management will allow to apply a concrete energy performance policy and to rationalize the refurbishment budget. It will also provide communication tools between the tenant and the landlord and improve internal communication within the company. Some appropriate commercial relationships between SHO's and Esco's as energy performance contracting could be developed.

In an other hand, when the portfolio is of poor quality, information on the health of the building and the Energy Efficiency measures needed could lead to the inflation of the tenants requirements. Energy is a major factor but the other data have to be considered in the analysis of the building performance.

Mireille Jandon

EPI-SoHo website

The EPI-SoHo website has been on-line since **March 2007** and has been visited more than **6 000 times!** The EPI-SoHo website is available on www.epi-soho.eu.

The main objectives of the website are to allow:

- The communication with the target groups (tenants, end-users of the method, policy makers and consultants) in order to exchange information and experiences
- The dissemination of the deliverables to the target groups, raising awareness of the benefits of energy efficiency and rational use of energy related to buildings

***Please, visit our website
to get more information
on our project!***



Terms of Reference for the EPI-SoHo method

Frans Lemmens, WonenBregburg, The Netherlands

The key issue of the EPI-SoHo method is that SHOs bring an added value to the necessary obligations of the EPBD: Energy certificates are required and cost a lot of effort, why not try to gain more from it with minor effort?

When doing energy **assessments**, SHOs will get additional data that can be used to manage their stock. In this way, the SHO can make well-considered choices in strategies for its dwellings. The goal is to have a more energy efficient stock: ensuring that tenants can still pay their energy bills the upcoming years.

In order to achieve this, the SHO has to follow a few steps to integrate energy assessment data in their policy and organizational aspects:

- The first step is the **initiative**: integrate energy in the mission and decide on the assessment plans.
- In the **preparation** step, the assessments are set up in a work plan.
- After this step, **execution** of the assessments will follow.
- These three steps together form the assessment phase of the EPI-SoHo method.

The results of the assessments are used in the embedding phase of the method. This means that energy efficiency plays a role in the **policy making** of the SHO. When this policy is clearer, energy efficiency needs to be **implemented** in the total organization: it has to be dealt with in every process of the SHO.

The SHO takes energy efficiency into account when formulating strategies and refurbishment plans for complexes or dwellings. Based on these strategies **refurbishment and energy saving measures** are carried out.

Of course, during this whole process, it is important to keep a closed quality circle: after refurbishment, energy performance data have to be updated and in time, the portfolio strategy of the total stock has to be reviewed again.

Frans Lemmens

Best practise: Covenants

Peter Biemans, City of Tilburg, The Netherlands

Already in 2000 the city of Tilburg made an energy covenant with one of the SHO's (Social Housing Organization) in the municipality, Wonen Bregburg. Also Essent, the local energy company, was a partner. The birth of that first covenant was more or less by accident.

The top management of the three parties met each other during a workshop in which the development of a new local environmental plan was discussed. The three managers concluded that the time of writing things down was over. Things have to be carried out.

This **"top-down"** initiative led to a covenant with several very concrete projects (i.e. solar systems, green electricity). The main leitmotiv was a practical approach on a small scale.

The success of the first covenant led to a second one in January 2003. In that agreement also the other three SHO's were involved. The ambitions which were laid down in the second covenant concerned the raising of the energy-minded behaviour of the tenants. Secondly it was important to more incorporate energy in the tactical policy of the SHO's.

In January 2006 the third covenant was signed by the municipality and the four SHO's. Because of the liberalisation of the energy sector the energy company was no longer a partner in the covenant.

The motto of the third covenant was "continuing and innovating". The main challenge in this third agreement (for 5 years: 2006 - 2010!) is to completely integrate the energy theme in the management of the real estate of the SHO's. How to do this, is one of the most important subjects of the EPI-SoHo project.

One thing we have learned in Tilburg is, that the mutual cooperation between the SHO's and the municipality helps to achieve that goal. It gives the energy theme the status which it deserves.

The main factors why the covenant history in Tilburg is a success are:

- Realising the goals in small steps (in the process as well as in the height of the ambitions),
- Changing the chairmanship every year (so every partner feels the "chair"-responsibility),
- Limited number of partners, in steps from concrete and practical to concreteness in policy,
- The last but not least, the presence of very committed and enthusiastic staffmembers with a good team spirit.

Many other towns in the Netherlands have taken over the example in Tilburg and have created also a covenant with their SHO's.

Pieter Biemans

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Best practise: Darmstadt

Iris Behr, IWU, Germany

The EPI SoHo-partner *bauverein AG, Darmstadt* does not have an energy covenant like Tilburg/The Netherlands. Covenants, i. e. agreements between municipalities and its (social) housing company are common in the respect to tenants' allocation, however so far not yet common in respect to energy covenants.

Nevertheless there are different instruments used that finally lead to similar results like the Tilburg energy covenant. The instruments are:

1. Legislation (national), (i. e. federal energy saving regulation, rental law),
2. Binding documents (i. e. ecological rental table on the local level),
3. Local policy documents (i. e. Darmstadt concept on housing supply and demand, Darmstadt climate protection concept, millennium declaration of member local authorities of the German Association

of Municipalities of 28.03.2007) not directly binding but used as references and in the political discourse,

4. Indirect collaboration between the *bauverein* management and the supervisory board, composed of local politicians. Where targets and strategies established by the *bauverein* management are discussed and decided upon by the supervisory board. Thus the "cohesion" between overall political/municipal and housing companies' increases.

Iris Behr

4th Meeting in Copenhagen



4th international expert meeting of the EPI-SoHo team took place at **Copenhagen** in Denmark from **12rd to 14rd September 2007**



The main objectives of this meeting were to:

Project and research feedback reports

- Make an overview of pilot-subjects and dwellings
- Get recommendations for each National Pilot project from other partners
- Make the state of art pilot projects in each country; define and settle timetable per country

Cooperation an communication stakeholders

- Share views and explore possibilities of local cooperation
- Get input and a good outline for the Training sessions

The results of this meeting will be discussed in the upcoming 3rd Newsletter.