

Obstacles/Observations

- lack of CO2 incentives in construction/build environment both during operational phase that looks at theoretic energy performance of building not real EE, RE and CO2 reduction at neighbourhood level

- energy saving obligations EED could have brought right incentives especially linked to energy poverty as stated in EED. However many member states did not play the game. See Evaluation doc (p. 21-22) only 34% of energy savings expected to come from EEOS in 16 MS) Linked to this is the question if white certificates (e.g FRA, UK, others? DK?) can be used more widely in EU residential sector to help increase econ feasibility of renovations. Further possibilities/barriers could be investigated further (financial benefits, legal framework)

- Still no cost-effective business case overall for nzeb renovation level : need for innovations (industrialization, automation, digitalisation, co-creation/citizen-led, market uptake, new institutions (one-stop shops, etc), and until that time subsidies.

- Context – Increased recognition on the over-burden rate in housing market, DG GROW, DG EMPL, JRC (Financialisation & Gentrification), Urban Agenda, OECD, UNECE,

Circular economy

Producer of Zero Emissions Cement cannot find customers as their produce is slightly higher than conventional

In a pilot in Limburg developed by a social housing provider, a house was built using materials sourced from the same site reducing all emissions associated with new production of materials and construction and transport. This was only done because it was fully financed as a pilot, this would not make financial sense to replicate

Housing Providers have shaped or are shaping their CO2/Energy strategies, to ask them now to adapt to circularity is viewed as yet another burden with limited incentives

Housing Europe will actively feed into the circular economy action plan as the construction sector is in the spotlight. It emits 40% of GHG emissions and our concern is that the cost of moving to circularity is passed on to housing providers and to consumers. We need to work on ways to ensure that the path to circularity is developed with our sector and with citizens

Land (including better use of existing buildings), Water, Energy, Materials (construction & household), Waste

Green new deal – first meeting with Samsom

Samsom commented on the Green New Deal. The objective will be to lay down the ambition to be CO2-neutral in 2050 in a climate law 2030: 55-55% reduction).

In this context, policy is deployed on a combination of social (just transition) and green policy.

Samsom indicated that "social housing" exactly touches that intersection. That is why Timmermans pays a lot of attention to this.

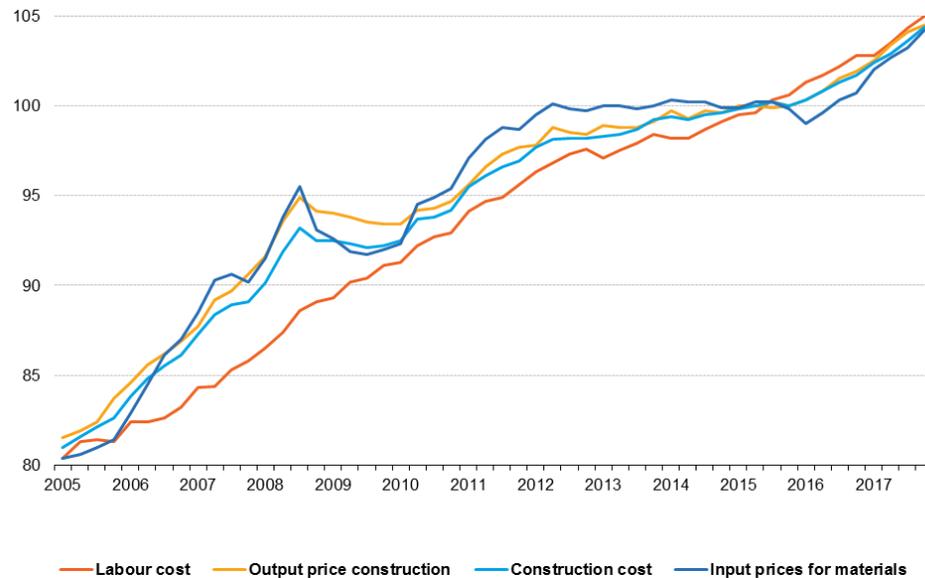
The intention is to invest heavily in certain (coal-rich) regions in the local (green) economy. But also in the energy supply of residents by means of large-scale renovation projects. This through the just transition fund (value 5 billion, supplemented by investors up to 15 billion)

-It was indicated that the building renovation passports, map measures at the individual building level while the roadmaps do this at the portfolio level.

- Samson indicated that the European energy efficiency targets were far from being met and the EC was closely monitoring this. A lot gains can be made in the transport sector, but especially in the built environment. (Read: the EED and EPBD will probably be reviewed during this period).

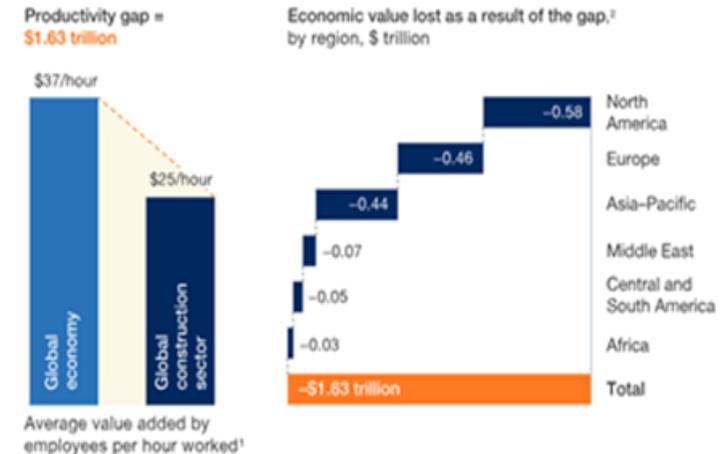
Why is it difficult to produce green AND affordable housing?

EU-28 Construction prices, construction cost and cost components 2005 - 2017, unadjusted data (2015 = 100)



Source: Eurostat (online data code: sts_copi_q)

Lagging construction productivity costs the global economy \$1.6 trillion a year.



¹2015 data in real 2005 dollars.

²Assumes construction productivity catches up with total economy productivity and current workers are reemployed at the total economy productivity rate.

Why is social housing a driving force in the ecological transition ?

1. Because it already drives the renovation efforts: The average energy performance in the SCP housing sector is better than the total average, i.g. Fr 190 / 250 kWh/m²a, Ge 130 / 155 kWh/m²a

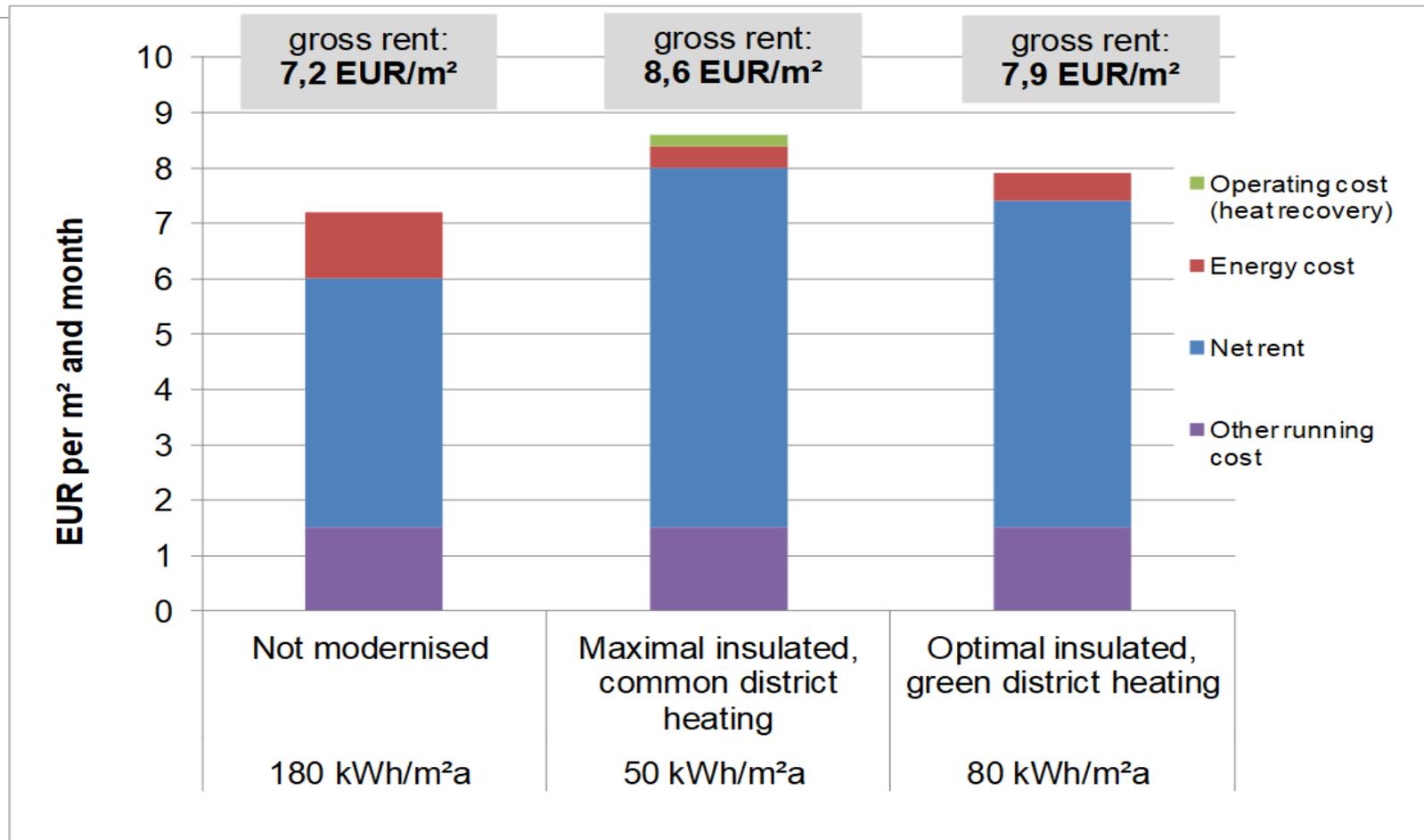
in France for 7 renovations in SH, there is only 1 in the private sector

In the Netherlands, the dwelling stock of housing corporations has to have an average energy label of min. B in 2020 vs min. 80% of dwellings from private landlords in 2020 need to have at least energy label C in 2020. There are no goals or agreements at all on improving the energetic performance for home-owners

2. It promotes neighbourhoods approach focusing on Co2 emissions : ZEN

3. It promotes renewable energy : self consumption and energy cooperatives

About the importance of neighbourhood approach



Various forms of zero emissions neighbourhoods— 1. City of the Sun (NL)



2. Regeneration dialogue in Lindängen (SE)



3. Renewable self consumption in social housing, Bordeaux (F)



What policy actions do make climate sense?

1. Focus on CO2 emissions at neighbourhood level → promotion of RES (self consumption and DHC)
2. Circular economy
3. Climate resilience (facing heat waves and floods)
4. Investing in hard and soft measures (the importance of skills)

Some take aways

- ❑ When there is no public/social housing, there is less renovation, less sustainable housing
- ❑ When there is no neighbourhood approach, there is no lasting impact on CO2 and no ownership of the energy transition
- ❑ Neighbourhood approach helps drive private sector as well
- ❑ Neighbourhood approach helps addressing the issue of public transports and e-mobility
- ❑ The future should be ZEN → effect on Co2 (Potsdam) and social inclusion (Lindängen)
- ❑ Reduction of energy consumption + comfort allow for adequate rent increase
- ❑ Role of Renewable Energy is key : first experience of self consumption in France

About us in brief

Network of national and regional housing provider federations

4,500 public, voluntary housing organisations

28,000 cooperative housing organisations

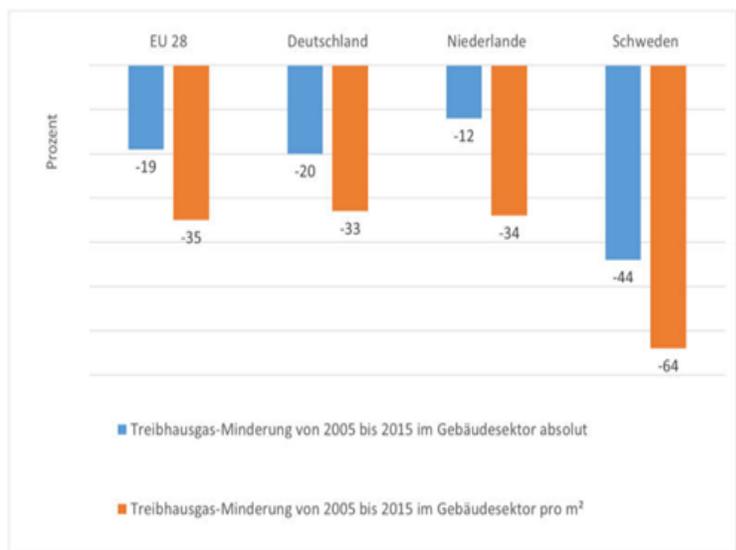
44 members in 24 countries (20 EU Member States)

Manage 26 million dwellings, about 11% of existing dwellings in the EU



To go further : some facts about the energy transition in the social, cooperative and public housing sector

1. Treibhausgas-minderung im Gebäudesektor 2005 – 2015



Quelle: Übersicht zu Emissionsminderungen und nationalen Klimapolitiken im NichtETS-Sektor in der EU. Studie von ecofys und adelphi im Auftrag des BMU. 2018. Eigene Darstellung. <https://www.euki.de/wp-content/uploads/2018/09/ubersicht-emissionsminderungen-natklimapolitiken-nicht-ets-sektor-eu-1.pdf>

2. Endenergieverbrauchsreduktion bei Haushalten 2005 – 2015

Durchschnittliche jährliche Veränderungen des Endenergieverbrauchs in Haushalten (pro Kopf und pro m²) und im Verkehr

