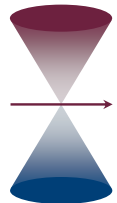


Building Blueprint

Endorsement Schemes for Building Energy Efficiency Improvements in the EU25



Frank Klinckenberg



Klinckenberg consultants



'Towards an energy efficient building stock in 2020'

2006 EPIC-AIVC Conference, Lyon, 22 November 2006



Positioning of the project

- Support for building energy efficiency improvements
- Lack of understanding of what policies can deliver
- Quick scan to address this gap
- Analyses of national and regional initiatives
- Development of policy packages for every situation

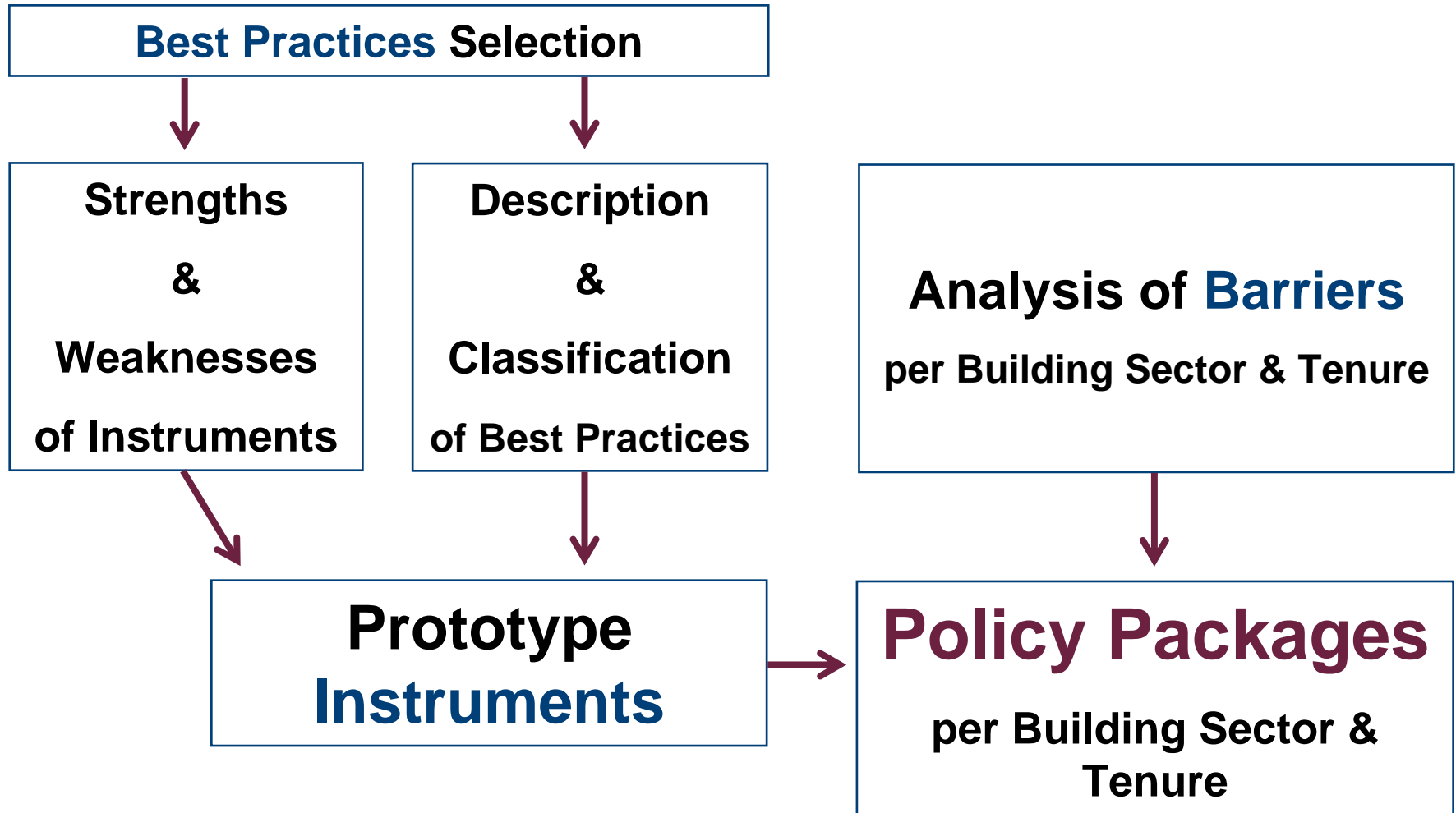
Quick-Scan of Building Energy Efficiency Programmes

1. Selection of Best Practices
2. Description and Classification (fact sheets)
3. Strengths & Weaknesses of Instruments
4. Definition of Prototype Instruments
5. Barriers & Instruments of Sectors
6. Policy Packages, per Building Sector & Tenure

Report forthcoming: www.eurima.org

or give contact details to receive a copy

Building Blueprint Model



Prototype Instruments

Regulatory	<ul style="list-style-type: none">• Regulatory benefits for above-standard energy performance• Mandatory environmental performance evaluation with minimum requirement• Above-standard requirements for government buildings• Energy upgrading requirements when renovating a building
Economic	<ul style="list-style-type: none">• Preferential loans for significant (above-standard) energy performance improvements• Tax credits for installing energy-saving products
Communicative	<ul style="list-style-type: none">• Building energy performance audits• Demonstration projects• Voluntary energy conservation agreements
Organisational	<ul style="list-style-type: none">• Independent energy audits with organisational support• Professional management for multi-family housing• Independent verification of sustainable building investments• Energy service contracts

Example: Barriers & Instruments

Existing Residential Buildings, Owner-occupied

Key barriers	Promising instruments
<ul style="list-style-type: none">•Lack of upfront money•Lack of professional advice / limited offers / complicated procedure•Lack of specific knowledge / knowledge of alternatives•Lack of obligations	<ul style="list-style-type: none">•Preferential loans (perhaps in combination with the EPBD energy certificates)•Tax credits for installing energy-saving products•Energy performance advice•Organisational support like Chance Energiepass Partner Programme•Homeowner associations•Demonstration projects•Energy regulations for the existing stock

Policy Packages

- Final outcome of the quick-scan
- Combination of instruments
 - typically regulatory or economic & communicative or organisational
- On European scale – localisation needed
- Issues:
 - What are key barriers for the sector and tenure?
 - What instruments can work together to address a specific setting?

Policy Packages

Existing Residential Buildings

Owner-occupied	<ul style="list-style-type: none">• Preferential loans for significant energy performance improvements combined with energy audits with organisational support• Energy upgrading requirements combined with energy audits with organisational support
Private rental	<ul style="list-style-type: none">• Tax credits for installing energy-saving products (for landlords) combined with energy audits with organisational support• Energy upgrading requirements combined with energy audits with organisational support
Social rental	<ul style="list-style-type: none">• Energy upgrading requirements combined with energy audits with organisational support

Policy Packages

Existing Commercial & Public Buildings

Commercial buildings	
Owner-occupied	<ul style="list-style-type: none">• Tax credits for installing energy-saving products combined with energy conservation agreements• Energy upgrading requirements
Private rental	<ul style="list-style-type: none">• Tax credits for installing energy-saving products combined with energy conservation agreements• Energy upgrading requirements
Public buildings	
	<ul style="list-style-type: none">• Above-standard requirements for government buildings, combined with energy performance contracting

Conclusions

Key observations

- Much more can be done
- Good programme principles identified, for all sectors & tenure situations
- Regional differences not as important as tenure
- Usually more barriers present, but only one addressed

Key results

- Prototype instruments and policy packages useful to analyse and develop European & local policies
- Organisational support deserves more attention
- Combination of instruments required, including up-front money (loans)

Recommendations

For Projects

- Perform good barrier & instrument analysis
- Combine instruments (financial / legal with organisational / communicative)
- Access national or European financing (Structural funds - JESSICA)

For Europe

- To ensure that local parties put programmes in place
- Support national & local parties
- Require a good barrier & instrument analysis
- Follow-up with sector-specific regulation

Sector-Specific Recommendations

- Existing residential buildings
 - Extend EPBD to cover renovation of components
 - Extend EPBD to cover follow-up of audits
 - Promote organisational support schemes
- New residential & commercial buildings:
 - Set minimum and high performance levels
 - Promote incentives for above-standard buildings
- Existing commercial buildings:
 - Promote Energy upgrading requirements
- Public buildings:
 - Promote above-standard requirements



Thank you for your attention

Building Blueprint

