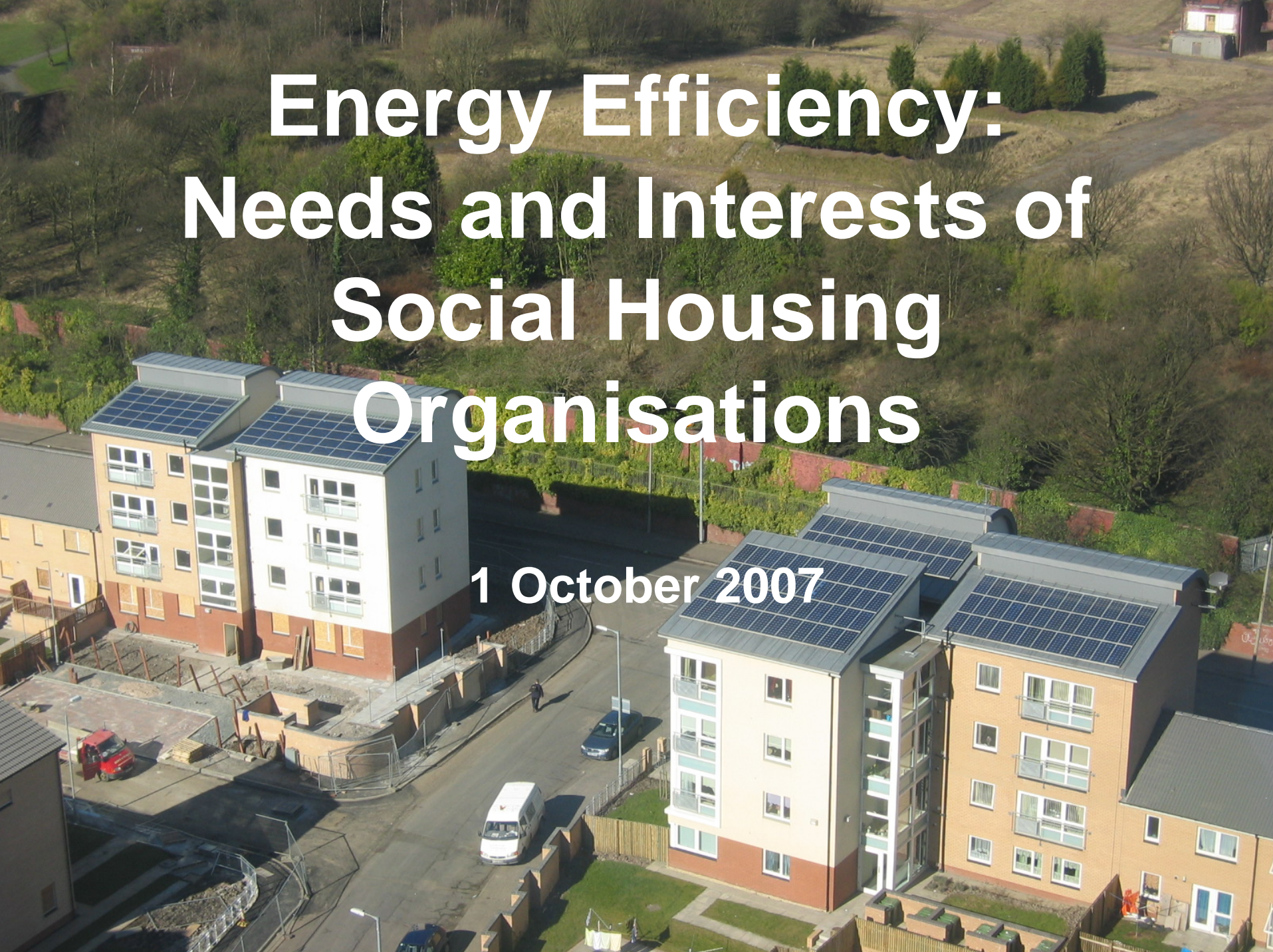


Energy Efficiency: Needs and Interests of Social Housing Organisations

1 October 2007



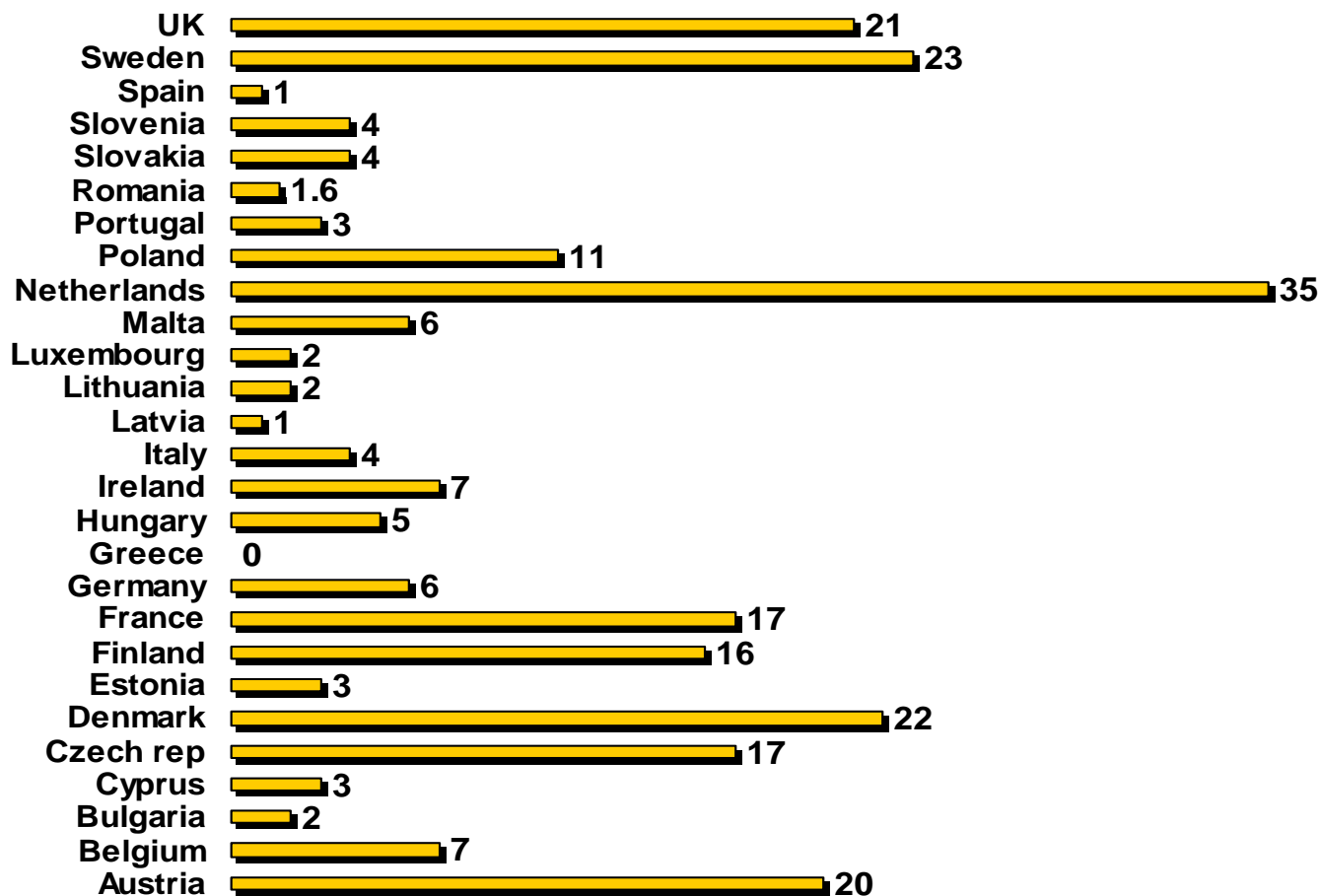
Leading the Energy Transition

- The residential sector accounts for 40% of EU energy consumption in buildings with a savings potential estimated by the European Commission at 27%. This represents potential CO₂ savings estimated at 460 million tonnes, equivalent to 3.3 million barrels of oil.
- The Social Housing Sector has the potential to act as a catalyst to trigger this Energy transition in the residential sector

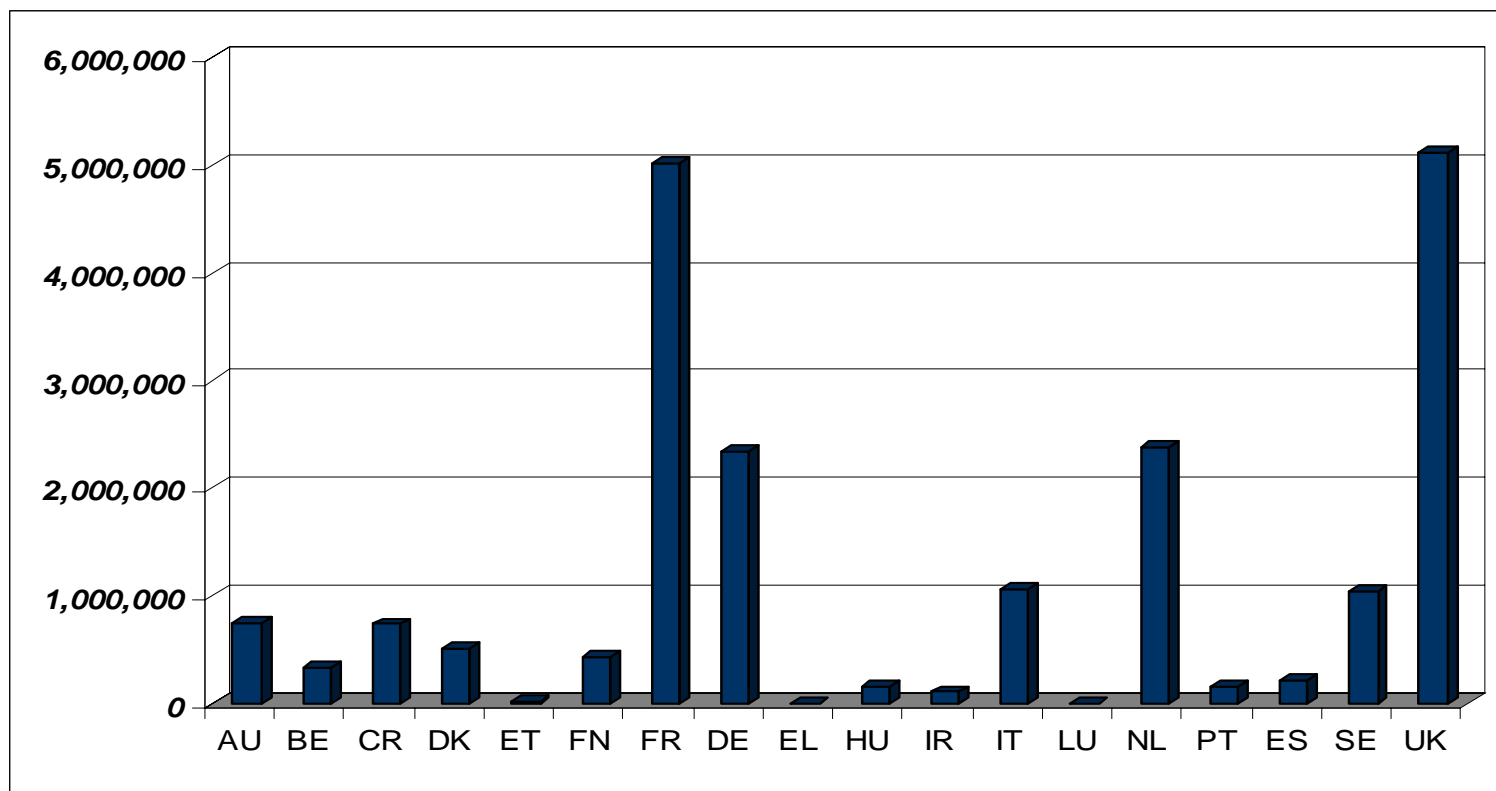
Social Housing Sector: Key actors

- Diverse Sector with wide variations between systems and providers throughout the EU.
- Main actors: Municipal Housing Companies, Voluntary Housing associations and Housing Cooperatives. (Common denominator: non-for-profit)

% of Social Housing of total housing stock by Country

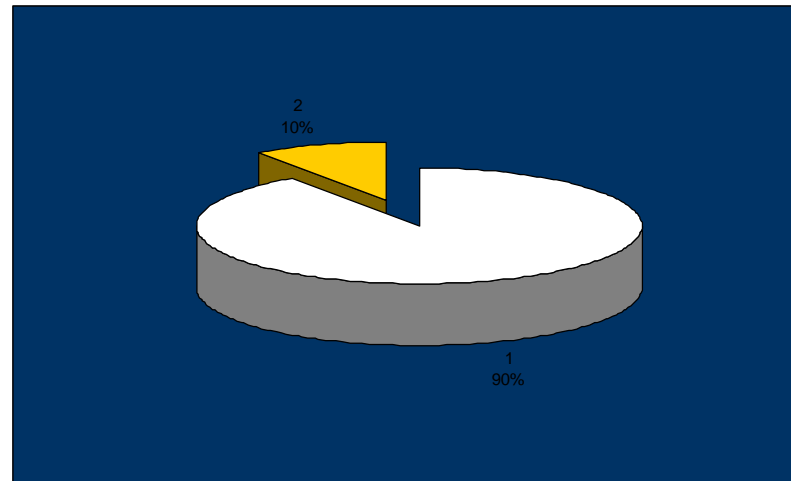


Number of Social Dwellings by Country



Social Housing as % of total number of dwellings in the EU

20 million social housing units
Over 10% of total housing stock
(187,5 million)



Statistics: European Social
Housing Observatory



**SIZE COMBINED WITH LONG
TERM COMMITMENT TO
RESIDENTS MEAN THAT THE
SOCIAL HOUSING SECTOR
HAS THE POTENTIAL TO
TRIGGER THE SHIFT FROM
PILOT PROJECTS TO THE
MAINSTREAMING OF OPTIMAL
ENERGY EFFICIENT
PRACTICES**

WHAT IS NEEDED TO FULFILL THIS POTENTIAL?

- Financial support
- Knowledge sharing, capacity building, organisational support, training and awareness raising .

Finance for Mainstreaming

- **Technologies and know-how:** The technologies and know-how required to refurbish and build housing with optimal consumption levels exist and have been showcased in many demonstration projects but need to be mainstreamed. Training is a vital to trigger this mainstreaming as is finance:
- **Need for innovative financing schemes:** More innovative financing schemes are needed with accessible information on investment paybacks. Energy saving measures are sometimes cut out of plans if projects show signs of running over budget due to a lack of clear data to show the added value and the savings to be made.

Knowledge Exchange

- **Lack of European dimension at national level despite growing demand from professionals:** national information campaigns do not have a regular, structured European dimension despite the demand from housing professionals to find out how their peers are working in other European countries and to exchange know-how, advice and warnings.
- **This need for knowledge sharing is particularly urgent for New Member States** where the lack of maintenance of dwellings means that energy waste levels are excessive and the need for the transfer of know-how and expertise is vital. This is particularly urgent in view of the eligibility of housing refurbishment for structural funds support in new Member States.

Synergies and Communication

- **More potential for Synergies between key actors:** At national and European level, initiatives between different bodies connected to the building and social housing management sectors are disjointed, there is a need for actors linked to the building sector from public, private and research education spheres to maximise synergies;
- **Need for bottom-up and top-down communication on EU legislation:** The growing impact of EU legislation on the work of housing, in particular the EPBD directive, implies a need for more information and training to assist professionals in the implementation of EU legislation. However at EU policy level there is a need for more feedback on the impact of EU regulation to ensure that plans correspond to the needs on the ground.



Training Needs

Training /awareness raising adapted to all operation levels

- Directors/Decision makers
- Technicians
- Staff in direct contact with residents
- Housing/Condominium Managers
- Resident representatives
- Residents (key to success)

To wrap up I will give some results of a survey which asked member of CECODHAS energy experts group to list priority information requirements:

Snap-shot of Information needs

Survey in order of priority

- > Available Technologies for improving insulation,
- > EPBD, energy certificates & EU Regulations, Legislation & Planned EU initiatives in the energy field, (need for training on use of software and calculation methods)
- > Financing of energy retro-fitting and renovation
- > Involvement of residents in energy planning, awareness raising of residents to change behaviour and practices in energy use.

Priority Needs II

- >Passive housing
- >Energy analysis systems which estimate energy saving potential.
- >Cost benefit analysis of demolition v renovation
- >Introduction of renewable energy (solar power, biomass) and heat pumps
- >Changing fuel sources in buildings
- >Waste, Water management

Snap-shot of specific country requests:

Estonia: Best practices on low cost energy houses.

Finland : Costs and regulations in others countries

France: District heating in northern Europe

Germany: optimal financing of ecological modernisation and conversion; energy saving analysis

Italy: technology, state of the art and best practices & feedback; analysis methods; large scale project management

Specific Country Requests II

Northern Ireland: biomass heating and heat pumps

Spain: Financing of urban regeneration to improve thermal insulation; energy saving in building and rehabilitation of social housing; Installation of renewable energy (biomass and solar)

Our Objective

CECODHAS is working to help our members meet the challenge facing them by promoting exchange and knowledge transfer and disseminating as widely as possible valuable resources such as the results of the EI education project.

Thank you for your attention 😊

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