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# Policies to implement the EPBD - Overview of National Strategies



# EPBD Implementation – An Assessment\*



## Towards an Energy Efficient European Building Stock

An RICS Status Report on the Implementation of Directive 2002/91  
on the Energy Performance of Buildings (EPBD) in the EU Member States





## Project Background

Original Project: overview of market access for energy inspectors in selected EU member states for benchmarking against UK procedure

Developed into online member guide on implementation covering articles 3 to 10 in EU 27 to create greater transparency to help members to better assess:

- ◆ The situation in the country they/or their firms are operating in
- ◆ Investment decisions for clients
- ◆ Future training requirements

## Sources



### Information was mainly sourced through:

- Building Platform country reports
- The Electronic Energy Buildings Directive website
- National Energy Agencies
- National Ministries
- Members

Information often patchy and outdated and sourcing very time consuming!



## Where we are now

- 22 Member States have now fully implemented directive
- A substantial number of Member States have made use of 3 year derogation option
- MS needed more time in the field of Boiler and A/C inspection
- a significant number of infringements
- 1 court case
- Full implementation due by Jan 2009



## Main obstacles on the way to full implementation

- ❖ Lack of expertise and skilled workforce both with regard to construction/retrofitting and actual certification.
- ❖ Building and construction sector very complex – many public and private actors involved.
- ❖ Uncertainty how to best deal with existing stock - especially in some of the new Member States.
- ❖ Public acceptance – who is going to pay for it?
- ❖ Making the Business case.



## Early Success Stories

- Early adopters such as Denmark, Germany or the Netherlands already had energy saving measures in place and found it much easier to integrate these into the EPBD requirements.
- This head start also meant that there was already a skilled workforce in place when certification was due to start.
- Public acceptance of these measures in these countries was/is widespread due to generous state subsidies and funding which kick-started the market for certification and energy efficient construction and refurbishment.
- In countries like Germany there had been a culture of wanting to be and act “green” and therefore public buy-in was easier to achieve.

## Four Key Elements for Successful Implementation



Financial support

Political will

Communication

Skills and training



## Training of Independent Experts



Open market access for a number of specialists such as architects, engineers, master craftsmen or other building related professions (Germany, Austria, France,,,) )

Restricted access due to extensive requirements with regard to qualification, record of experience, scope of additional training requirements, business structure, etc

Bodies not individuals are accredited (NL)



## Training of Independent Experts - Best Practice Examples

Denmark:

Compulsory annual refresher courses for experts

Germany:

Since July 2008: a voluntary national quality seal scheme for experts has been put in place by Dena to monitor the quality of certification and qualification of the experts to build consumer confidence



## Denmark – a Best Practice Example

- Implemented EPBD in January 2006 with the exception of article on A/C (implemented on 1 January 2008).
- Had already fairly strict requirements in place.
- Has plans to further tighten legislation.
- Has energy performance targets for all buildings heated to at least 15 C (except for buildings with commercial or energy production).
- Recommendations are mandatory on each “Energy label”
- Requirement to perform cost effective saving measures
- Widespread public acceptance of scheme

## Making it work elsewhere...



By giving the right financial incentives



By having more meaningful EPCs:  
recommendations need to be mandatory –  
ideally with payback times



By investing in training within the  
building sector



By working towards public perception that  
EPCs are a positive market tool – only  
then will there be a true market for “energy  
efficient buildings”.



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