

CECODHAS-EEB conference

“Agreements between social landlords
and tenants(organisations)
about energy-efficiency”



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Woonbond/ Dutch union of tenants

Woonbond

- Netherlands: 45% social housing
- Dutch union of tenants
- 664 local tenants organisations
- 1.300.000 houses (45% of sector)
- 40 employees (union)

Agreements on energy-efficiency

3 levels

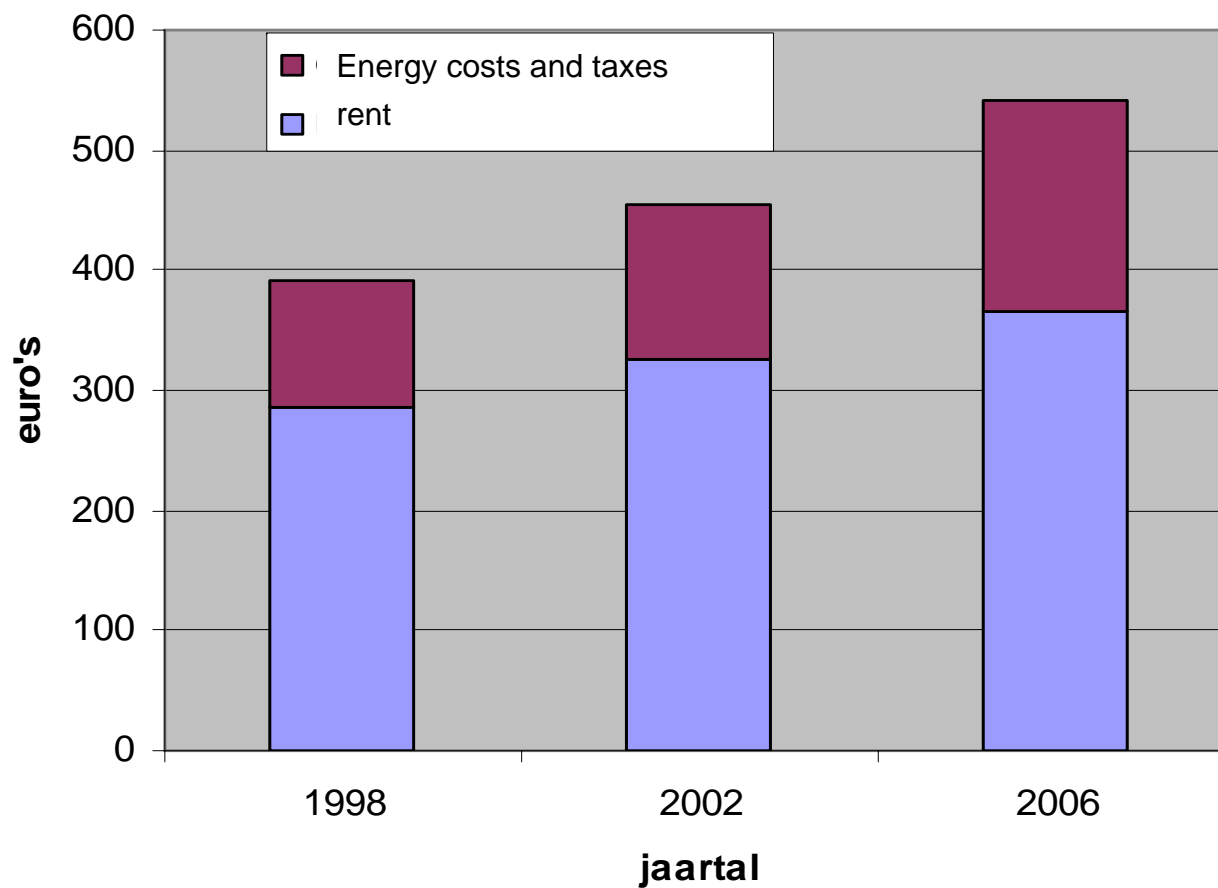
- National: Ministry of Housing-Woonbond - Aedes
- Local: landlord - tenants – environmental organisation
- Building: tenants - landlord

Shared interests landlord-tenant

- Affordability (lower expenditure)
- Quality (technical, economical)
- Health (less damp, moist, draught)
- Environment (less use of energy sources)

Energy bill: larger share

Energy costs as part of total housing costs



National agreements

- October 10th 2008
- Social housing sector (Aedes)
- Ministry of Housing and
Ministry of Environment
- Dutch Union of Tenants

National agreements

- Energy certificate B or 2 steps for existing buildings
- Energy certificate part of rent system

National agreements

Specific approach for social housing sector:

- Increase of rent < reduction of energy bill (guarantee)
- Based on participation of tenants
- Framework for local agreements



Local agreements Rotterdam

- Landlord: Woonbron
- Environmental organisation: Natuur & Milieu
- Dutch Tenants Organisation
- Local tenants Organisation

Shared interests?

- Environmental organisation: emission CO₂, environment, climate change
- Tenants organisation: rent, energy bill, indoor climate, maintenance

Local agreements Rotterdam

- 25.000 'steps' energy certificate in 5 years
- Aim: certificate B and C
- Information for tenants about certificate

Local agreements Rotterdam

- Tenants' right of initiative
- Guarantee lower expenditure
- List of 'free' improvements (heating system)



Reduction percentages

National

- Existing buildings: 20% reduction of gas use in 2018
- New build: 50% reduction energy use in 1015

Local

- 3% reduction of energy-use per year (including behaviour)
- 50% CO₂-reduction in 2050