

New Directive – New Energy for Housing?

CECODHAS-Conference, Bruxelles. 2011 Sep.12th

Panel 3 – Making the business case for Energy Efficiency in housing

Energy performance contracting in German housing companies

Dipl.-Phys. Ingrid Vogler
Referentin Energie / Technik / Normung

Energy saving potential:

- Energy supplier contracting: **approx. 5%**
(operational management - better annual efficiency)
- Energy efficiency contracting: **approx. 20%**
(or energy saving contracting - new boiler etc.)

Energy supplier contracting exists for approx. 7% of dwellings in German housing companies

Energy efficiency contracting: no data available yet

Suitable potential: 6% of energy demand in rented flats (12 TWh from 219 TWh)*

* Eickmeier, Bernd et. al.: Contracting im Mietwohnungsbau. Forschungen Heft 141. Herausgegeben vom BMVBS und BBSR, Bonn 2009.

- For energy contracting in Germany clear legal rules do not exist
- Therefore before conversion to contracting tenants* must agree in changing their tenancy agreement
- New draft for German civil code: contracting should be allowed without tenants agreement, but: only if it's cost neutral for tenants
- Will this work? Proofing is difficult.

*with tenancy agreements before 1989. For tenancy agreements after 1989 conversion to contracting is allowed due to a judgement from the Federal Court of Justice

Energy performance contracting – for more than heat generation?

- Because of German law, contracting is only feasible for heat generation
- Insulation, new windows etc. are integral parts of the building
- Integral building parts are legal in the ownership of the building owner
- ESCOs investing needs an ownership on the installed parts (for safety)