

Working in partnership for a carbon makeover

Albert Koedam,
Aedes, Dutch federation of housing associations



Dutch situation

- ↓ App. 7 million houses of which
- ↓ 2,4 million social houses (35%)
- ↓ 455 Social housing associations
- ↓ 664 Local tenant organisations
- ↓ Average rent € 398 / month (2007)



Corporation Sector Energy Conservation Agreement

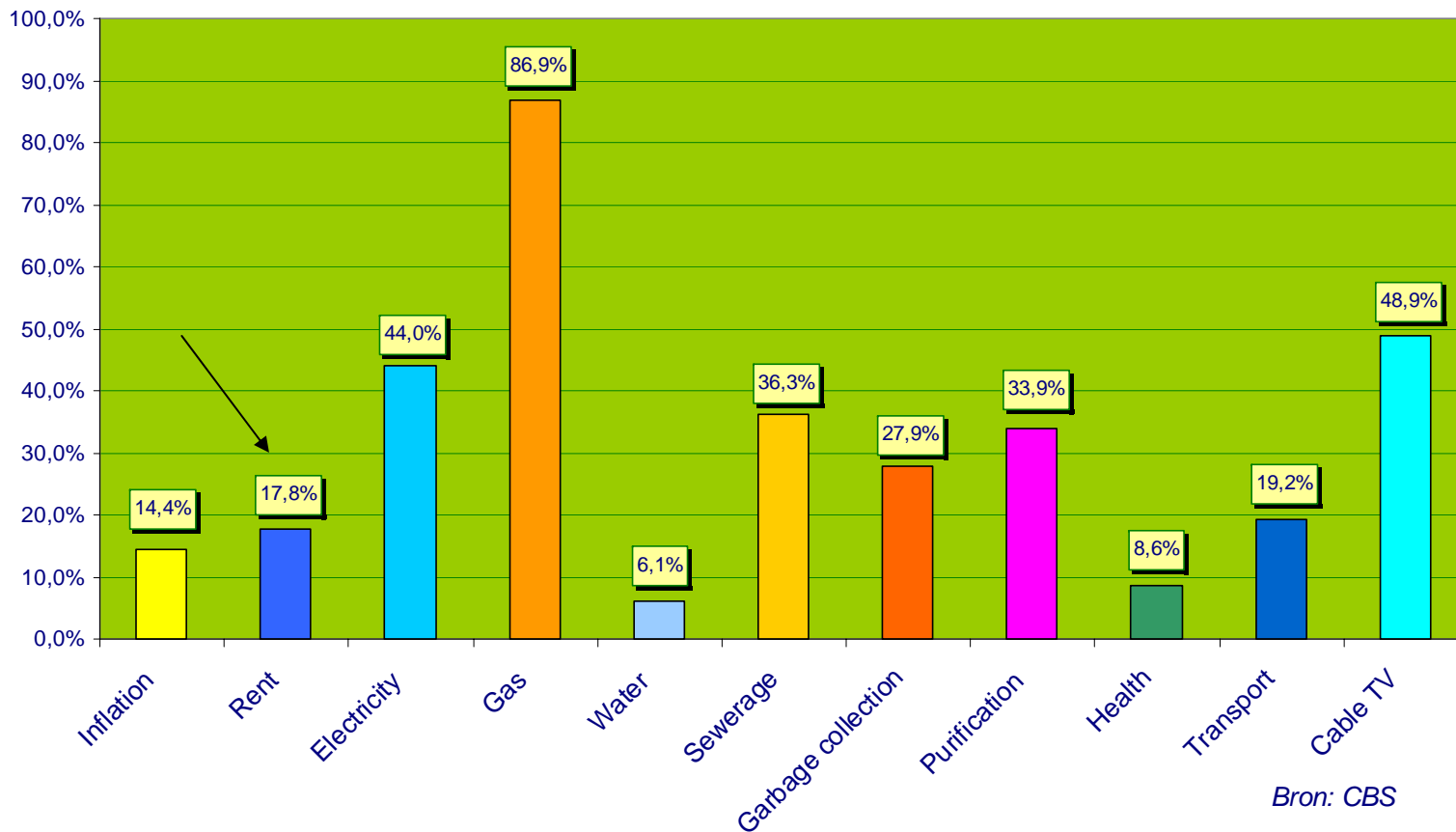
Covenant partners

- ✓ Minister of Housing, Communities and Integration
- ✓ Minister of Spatial Planning and the Environment
- ✓ Dutch Union of tenants
- ✓ Aedes Dutch federation of housing associations

Covenant period 2008-2018/2020



Increase of cost 2000 t/m 2006





Targets to meet in 2020

- 20% reduction of energy demand for the building property of social housing associations
 - Using moments of refurbishment and planned maintenance for energy conservation
 - Energy demand considered is building and installation related, not domestic appliances
- 50% reduction of energy use for new built homes in 2015 based on today's regulation system
- Stimulating behavioural change of tenants through awareness



How to finance the carbon makeover

- ✓ Rent increase for tenants because of investments in energy conservation (quality and comfort)
 - Living expenses guarantee
- ✓ Investing by HA's for uneconomical improvements, financed by additional cash flow from selling property
- ✓ Tax benefits and subsidies, e.g. the European structural funds

Focus: living expenses instead of just looking at rents



Living expenses guarantee

- HA and tenant agree on energy saving package
- Increase of rent is calculated based on the investment
- Energy saving (average) is calculated
- Increase of rent will be less than the drop in the energy bill
- Monitoring results after a year
- Adjusting rent if results are not achieved



Difficult points in negotiations

- Ambition: 20% savings and number of houses involved
- Financial effects for HA's
- Effects of the plans and the increase of rents for the Governmental rent subsidy expenses
- The basic conditions for the renewal of the House Appreciation System as far as energy is concerned



Monitoring

- National break down analyses
- Sector monitoring system, to be developed
- Using existing systems of benchmarking