

TACKLING OBSTACLES IN SOCIAL HOUSING (*TACKOBST*)

Technical and economic issues

Ingrid Vogler, German Housing and Real Estate Federation (GdW)
on CECODHAS general assembly Palma, 29.05.2009

Main findings

- ➔ Few technical barriers
- ➔ A number of economic barriers

Rented buildings are special:

- Landlord has no energy cost saving
- Rent increases through energy saving:
saved energy cost are usually lower
than the financing costs

Main obstacles identified

- The ability for the investment to get refinanced
- the so called landlord– tenant– dilemma
- Missing knowledge about the most efficient way investing the limited money
- A deficit availability of energy efficient products
- The low income of the private homeowners (BG)

Recommendations

- Overcoming Landlord– tenant– dilemma
 - The opportunity to give tenants a share in extensive energy efficiency measures
 - Financial assistance
- Decreasing Investment costs
 - Reducing VAT
 - Overcome the high costs of products
- Find out priorities
 - Energy Strategic Asset Management
 - Highest saving for each invested Euro
 - Using energy certificates for benchmarking

Recommendations

- Low-level investments for energy saving
- Re-creating a social housing rental stock (BG)
- Increasing the availability of energy efficient products
 - Creation of criteria for evaluation of the energetic cost of the refurbishment operation in terms of energy saving