



"Climate change is a known fact and it is very important that the housing sector takes responsibility and contributes to emissions reductions. SABO has taken the lead with its own Kyoto Protocol for member companies to reduce energy use. European cooperation in POWER HOUSE EUROPE strengthens and broadens our work and we hope to inspire

others with our initiative"
Kurt Eliasson, President SABO".

Energy and climate policy goals in Sweden

In Sweden, there are 16 national environmental goals, one of which entitled 'Good built Environment' affects our work in the Powerhouse Europe considerably. This objective includes a number of milestones, one of which covers Energy use in buildings 2020/2050. It calls for the reduction of the total energy use in heated homes and buildings. The reduction should be 20 percent by 2020 and 50 percent by 2050 compared to 1995. By 2020, the dependence on fossil fuels for energy use in the housing sector is to be reduced, while the share of renewable energy should grow steadily.

2020 Goals of the Swedish climate and energy policy:

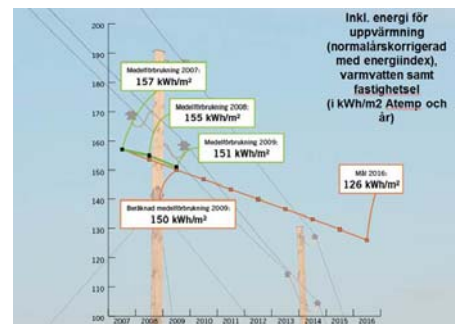
- At least 50 percent of the Swedish energy will be produced from renewable sources;
- Greenhouse gas emissions in Sweden will be reduced by 40 percent compared to 1990;
- Energy efficiency is to be increased by 20 percent.

As a result of EC Directive (2006/32/EC) on energy efficiency and energy services, the parliament has also adopted an indicative target of at least 9% more efficient final energy consumption by 2016 compared with the average for the years 2001-2005.

From 157 kWh/m²/year down to 151 in two years!

101 housing companies are participating in the SABO energy challenge (Skane initiative). The illustration below shows that in 2009 companies had an average energy of *151 kWh/m² (including energy for heating, normal corrected with energy index, and hot water, and residential electricity). In 2008 and 2007 the

corresponding figure of 155 and 157 kWh/m²/yr. The "budget" figure for 2009 was 150 kWh / m², therefore, should be accelerated somewhat if we are to achieve the 20%. In 2016, the average energy consumption should be 126 kWh/m²/yr on track to reach the 20 percent target.



*Energy consumption figures are based on total purchased energy for its entire stock, not broken down by building. There are annual variation, compared to the base year figure, as more companies join in Skåne initiative while the figures also sometimes modified by the companies.

Over 2 years, companies in the SABO energy challenge / Skane initiative have reduced energy consumption by 4.2% and carbon dioxide emissions by 15%! SABO energy challenge is a long-term initiative involving a variety of activities (training, conferences, networking events, etc.) in order to save energy. The Skane initiative is part of SABO energy challenge and is a sort of Kyoto Protocol for mortgage companies whereby the companies joining the initiative, jointly reduce their energy use by 20 percent from base year 2007 to 2016. Skane Initiative was formed by SABO member companies at a conference in Malmö 2008. So far members (101 companies) have reduced energy use by 4.2% (two years), representing a total of 0.32 TWh. This compares with Sweden's total final energy consumption of 397 TWh (in 2008). New this year is SABO's initiative to also monitor carbon dioxide emissions for companies involved in Skåne initiative through a developed method of calculation (for more information see www.sabo.se)

Emissions have fallen by 15% between 2007 and 2009 (equivalent to 135 000 tonnes of CO₂).

Besides the goal of reducing energy use by 20% in nine years, SABO is working to get more companies involved in the SABO energy challenge / Skane initiative.



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POWER HOUSE Sweden



In order to achieve the objective the following activities have been arranged:

- 12 network meetings with a total of 192 participants (Spring 2009 och 2010)
- Six conferences with a total of 415 participants
- Two national trade shows
- One study with 15 participants
- 2 annual reviews of the platform and the result (see link to the 2009 and 2010)
- Documentation on the conferences
- Energy Thieves
- A brochure about ten common energy thieves in apartment blocks.
- Energy Hunting booklet of ten ordinary energy and deficiencies in apartment buildings incl. video.



-Ask the Energy Experts - a web service where questions emailed to two energy experts answer (questions and answers are posted on the website). Facebook group where members of

SABO get in contact to discuss energy efficiency Environmental Valuation (New Standard in SABO for environmental assessment of energy use from buildings) and more.

Unfair conditions for rental dwellings

In Sweden there are unfair conditions between tenures

- the rental sector is financially disadvantaged

From the turn of 2010/2011, a new Swedish law implies that companies should act according to commercial principles. This means largely that each renovation project shall bear its own costs. To finance a renovation an increased net operating income is required, net operating income can be increased either by reducing operating and maintenance or increasing rents. Operating costs can be reduced, for example through reduced energy use, but unfortunately not even close to the amount which is required to finance the projects. The remaining option is to raise the rent. In many areas around the country there is no possibility to raise rents significantly. A rent increase can be approved if housing standards are improved however, energy efficiency measures are rarely considered in this evaluation.

In order to meet the refurbishment needs SABO calls for a long-term balance between tenure. Single-family housing and condominium owners are now eligible for the so-called 'ROT' support (a tax credit of 50% for amounts up to a maximum of 100 000 Swedish crowns when you hire a craftsmen for renovation, conversion or extension of the dwelling. The deduction applies only to labour costs, not material). Single-family housing and condominium owners may also make a 30 percent deduction of their loan rates - these opportunities aren't available for rental housing. The imbalance between tenure according to SABO could be addressed in the long-term by introducing a low VAT on rents, tax-free maintenance funds and the abolishing of property tax. Short term SABO calls for 'ROOT' support to be introduced for rental housing. Public utility measures such as accessibility measures (eg lift installations) and energy efficiency, other support necessary to make ends meet. SABO has proposed that EU structural funds will be used for energy efficiency measures in vulnerable areas. SABO also working actively to develop more cost-effective restoration methods, for example through technology procurement of systems for heat recovery from ventilation air and the system of individual metering of hot water and electricity.

NETWORKING

The key players in efforts to reduce energy use and achieve the common goal adopted SABO energy challenge / Skane initiative is of course the member of SABO companies that signed the letter of intent. Each member company has designated a contact person responsible for reporting annual energy statistics to SABO with its total energy use in buildings. These officers are primarily those operating the energy agenda forward in the member companies.

b) SABO is also working closely with a group called Bebo, see Bebo - Energy Agency's client group for energy efficient buildings. The group is financed by the Swedish Energy Agency. SABO are trying to establish Bebo even closer to the member companies participating in Skåne initiative. Otherwise try SABO seen as much as possible at trade shows and events on energy efficiency and even as much as possible in industry publications. We are also running lobbying authorities Planning and Energy Agency and even departments.

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Companies that sell various types of products and energy services have participated as exhibitors in the three major annual energy conferences.

In the future, we would for example need to increase cooperation and learn from other industries, the private property owners and municipalities.

We present our initiative at external conferences, and often mention the SABO energy challenge / Skane initiative in various articles. We have also written letters to the Minister, and she has cited our initiative on several occasions.

EXCHANGE AND COMMUNICATION BETWEEN OUR MEMBERS

The common goal is a major strength. What we are proud of is indeed our common goal and that so many of our member companies have chosen to adopt this goal, it is a great strength in that many of us doing something together, something that is optional and not required by law. It is a democratically voted, voluntary goals. There are many incentives with a common goal - all benefit from sharing experiences - we will reach the goal together. The goal is "lagom" or "just right" as we say in Sweden - that is, it is reasonable to reach. As proof of the work's success has SABO energy challenge / Skane initiative won an award, "This year's energy advisor," an honor awarded by the Association Energy Advisor, see www.energiradgivarna.com. The prize will be received at the sensors Energy Council Congress on 3 November 2010.

We would also advise other countries to use facebook as a communication channel - for example by creating discussion and reach out with the news. Another good way to disseminate information and clarify the technical difficulties is through film / video, we have made three films but will do more.

WHAT WE CAN LEARN FROM EUROPEAN PARTNERS

It is for example interesting how CECODHAS Members in other Member States for example the UK have managed to use some of the structural funds for energy efficiency measures. The great strength of Powerhouse Europe is the long-term contacts we have with all project partners. Another major strength is the website with opportunities to find project partners and

to find suitable themes requiring collaboration.

EUROPEAN RESOURCES

We have made an inventory of the resources produced by European project on Powerhouse Europe website. We have found two interesting projects (EI Education and SQUARE) that we have posted on our website. You reach this page from our home page, www.sabo.se via an icon with Powerhouse Europe logo.

The plan is to present these projects to our members at a seminar to encourage our members to use these resources.

FINANCE

Opportunities to use funds from EU structural funds to finance energy efficiency measures have not been introduced in Sweden despite pressure. The Swedish government has delegated the decision to the three regional committees who decide how the funds will be re-directed. SABO has applied twice in writing to the committee, in autumn 2009 and spring 2010 in order to get them to use funds for energy efficiency measures in vulnerable areas. The first letter was sent by SABO itself and others along with member companies and other housing stakeholders. SABO has also written an opinion piece in which we pointed out the usefulness and impact on jobs, ie, that this would, in addition to energy efficiency, also create new jobs. Unfortunately, none of this paid off but the work continues. Most of the funds for that period have already been used.

OPINION FROM A PARTNER

"The Italian Cooperative Organization, Legacoop Abitanti, is very interested in What the SABO companies Have done in Sweden, a Voluntary agreement and a clear target on energy efficiency. We Have appreciated the communication method, and the Capacity to build a strategy associating a group of companies on an environmental issue and at the same time realising an Economic Competitive Objective. We are developing our sustainability path in Italy, and we think the Swedish model seems like a very good way to save energy. That was why we invited Therese Rydstedt from SABO to a conference in Sicily to tell our members about the SABO Energy Challenge "

Luciano Caffini - Legacoop Abitanti President

THE PRIVATE STOCK

SABO member companies are facing the same challenges as private mortgage companies. Since the start of 2011, a new law on social housing companies (ie SABO member companies) which means that companies should act according to commercial principles. This means that each renovation project shall bear its own costs, as described in 2b).

EVENTS

October 27, 2010 - Meeting with the Energy Group (a new group of energy experts from our member companies in order to draw up guidelines for SABO energy work 2011 based on the needs of members.

Network (responsible: Theresa Rydstedt, Per Holm, SABO)

February 17, 2011 - seattle

March 1, 2011 - Kinna

March 10 - Munka Ljungby

March 23 to 24 - Sundsvall

April 5 - Kalmar

April 12 - Västerås

Spring 2011 - Study Gårdstensbostäder - date yet set,
<http://www.gardstensbostader.se/>

March 2011 - Study Wels Austria

SABO – The Swedish Association of Municipal Housing Companies

SABO – The Swedish Association of Municipal Housing Companies affiliates approximately 300 companies and manages some 730.000 dwelling units housing one in 4 Swedish. This is about 20 percent of the total housing stock in Sweden and about one third of all dwelling units in multi-storey houses. SABO provides expertise in different fields, exchanges experience between its members and cooperates with national authorities and organizations. SABO also arranges conferences and takes on consultancy assignments.

THE PROJECT

With the support of the European Commission's "Intelligent Energy - Europe" programme, POWER HOUSE EUROPE will serve to accelerate empowerment of residents and up-skilling of professionals working to reduce the carbon footprint of the social housing sector. This will be done by drawing on the existing European pool of know-how and resources and facilitating the exchange of success stories and lessons learned.

POWER HOUSE EUROPE is a gateway to:

- Resources for social and cooperative housing professionals to support the develop their energy efficiency strategies;
- An on-line forum for information and knowledge exchange between professionals in the social housing sector;
- Information on strategies, legal, institutional and financial measures which have proved successful around the EU and the CECODHAS-Housing Europe Energy Policy work;
- Examples of both retrofitting of older properties and low energy new construction, effective partnerships with residents, ICT applications for empowering residents and more;
- Updates on development and policy discussions on EU legislation related to energy efficiency and renewables in housing;
- Updates on EU project funding and structural funds;
- Partnerships between local social and cooperative housing providers;

POWER HOUSE National/Regional platforms which gather enablers of the energy transition from all sectors to work in partnership.