

# Session 4: Energy Efficiency measures in buildings

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Europe

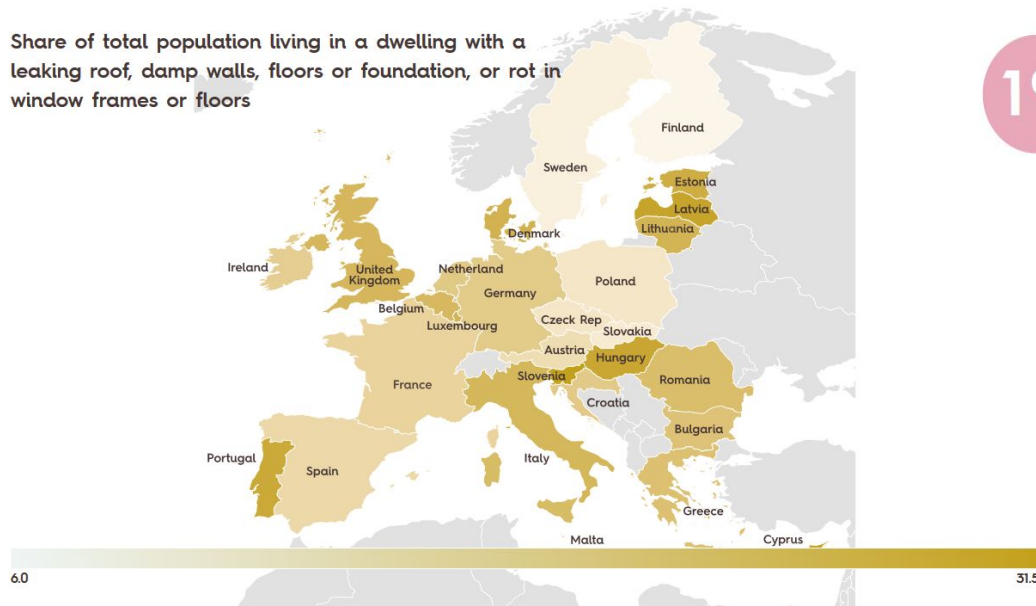


**За Земята**

Приятели на Земята България

- 80 million Europeans live in damp homes
- up to 1 in 4 Europeans live in fuel poverty (125 million people)
- 75% of the building stock is inefficient
- buildings represent 36% of greenhouse gas emissions

Share of total population living in a dwelling with a leaking roof, damp walls, floors or foundation, or rot in window frames or floors



1% IMPROVEMENT IN EFFICIENCY

LIFTS



7 MILLION PEOPLE  
OUT OF ENERGY POVERTY

But where will the money come from?

# Increased options in private funding:

- private funding is increasing as renovation are seen as safe investments;
- more banks proposing specific loans with low interest rates;
- pension funds;
- green mortgages.



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/ Trillions of euros of energy efficiency investment up for grabs

## Trillions of euros of energy efficiency investment up for grabs

By James Crisp | [EURACTIV.com](#)

📅 8 May 2017 (updated: 📅 15 May 2017)

# The market alone does not deliver:

- current renovation rate of 1% ;
- many funding schemes inaccessible to lower-income households
- energy efficiency scale insufficient to push renovation efforts;
- “split incentive” between tenants and owners.

# Public funding:

- makes economic sense when we take into account the cost of inaction on health, energy imports, and climate;
- can leverage private funds by serving as loan guarantees;
- can come in different forms: grants, subsidies, schemes with low interest rates, tax deductions;
- funds redirected from energy bills subsidies;
- opportunity to clean up the EU budget and redirect money going to fossil projects;
- EIB investment projects.

# Ambitious legislation is key:

- increases investors' certainty;
- pushes renovation efforts: in the UK, lowest bands of energy cannot be let from 2018 onwards;
- at the EU level: ambitious Energy Efficiency and Energy Performance of Buildings directives are crucial.

## Energy efficiency

### Landlords to be banned from letting draughtiest homes

New energy efficiency regulations could help around a million tenants who are currently paying £1,000 more than average on their energy bills



This article is 2 years old

Adam Vaughan

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Thursday 5 February 2015 06:15 GMT



Landlords with properties rated F and G will be unable to let them out from 1 April 2018. Photograph: Alamy

Landlords will be banned from renting out England and Wales' draughtiest homes from 2018 in a bid to cut energy bills and carbon emissions. The new regulations are expected to help around a million tenants who are paying as much as £1,000 a year more than the **average annual bill of £1,265** because of poorly insulated homes.

# Measures should target the energy poor

- **70%** of total measures to incentivise renovations in the EU do not target people living in fuel poverty: no urgency to renovate;
- fuel poverty must be taken into account to ensure fairness, social acceptance and effectiveness of programmes.

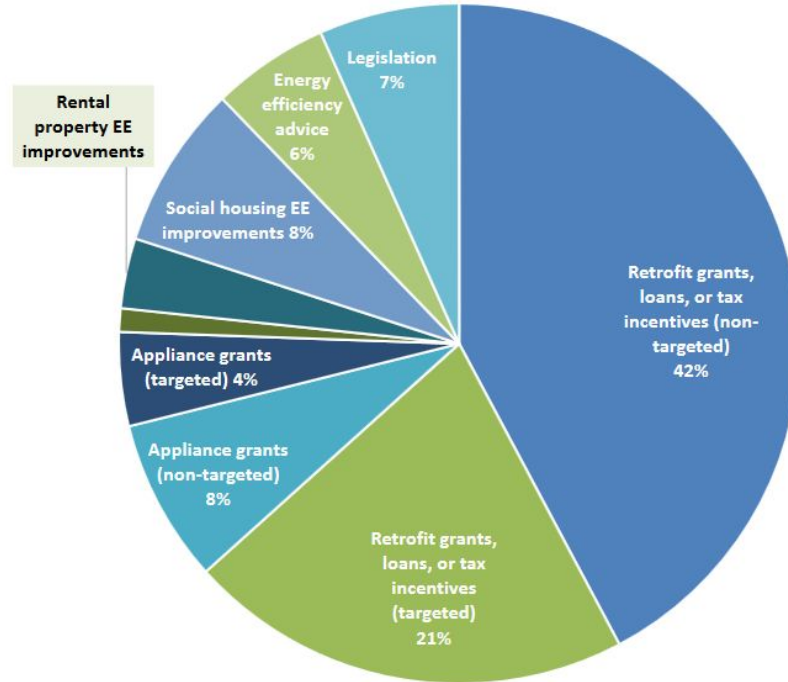


Figure 12: Share of different measures in the category energy efficiency



# Protecting tenants from increased rents:

- renovating social housing is a powerful lever;
- green leases: tenants and owners share the cost and savings of renovations;
- regulated rent: energy labels are taken into account in rent control, owners cannot increase rent without energy efficiency improvements.

**NETHERLANDS**

EU and NL start-up money

**Energie Sprong**

Renovating homes:

- ZERO COST**  
Paid for with savings from energy bills
- FAST**  
Finished in under two weeks
- BONUS UPGRADE**  
New free bathroom or kitchen