

EDITORIAL:

RESHAPE project has ended in June 2008.

After two and a half years of hard work, the project consortium has successfully completed all planned activities and achieved all planned results. We have carried out hundreds of energy audits of social houses, developed databases characterizing the building stock in the project countries, and tested the use of energy performance certification (EPC) in the communication to tenants and apartment owners and in the operational processes of social housing actors. Finally, we have developed guidelines and training materials that will help to better plan and implement building renovations.

We are confident that the project results will contribute to a better implementation of the EU Directive on the Energy Performance of Buildings (EPBD) not only in the project countries, but in all EU Member-States.

In this newsletter we present a summary of some project findings and recommendations. The full reports will soon be available at: www.reshape-social-housing.eu

The website will remain active for at least two more years.

RESHAPE Consortium



A newly renovated social house in Estonia

Project Summary

The project RESHAPE is supported by Intelligent Energy-Europe programme of European Union. The project is a common action of ten partnering organizations, coordinated by Ecofys.

RESHAPE covers six pilot countries: The Netherlands, Belgium, Spain, Estonia, Czech Republic, and Bulgaria. Through dissemination activities, the target area has been enlarged with Romania and Greece.

The main RESHAPE results are as follows:

- Demonstration of the preparation of social housing actors for implementation of the EPBD by planning and testing the integration of EPC in operational processes;
- Testing and demonstration of added-value opportunities of EPC.
- Development of support tools (guidelines, training materials, and best practice examples) for West-Europe, South-Europe, and East-Europe.
- Dissemination of the project outcomes to social housing actors in order to increase their awareness and change their attitude towards solutions for refurbishments.

Targeted groups and key actors

- Social Housing Stakeholders (housing associations, housing co-operatives, federations of social housing actors);
- National agencies, regional agencies, and municipalities;
- Building construction and financial sectors.

Good practice renovation strategies

This section presents findings and recommendations, identified in good practice renovation projects, implemented within RESHAPE.

At legal and organizational levels, the experience shows that:

- Housing cooperatives and owner associations perform well (Estonia, Czech Republic). Despite the majority consensus



needed for decision-making, renovation processes can be planned, financed, and realised.

- The application of external insulation enables people to stay in their homes during renovation (Spain).

Good practice strategies have been developed. They include:

- Suggestions for improvements in the organization of renovation processes.
- Support to owner-occupied social housing to deal with complex technical, legal, and administrative issues and procedures.
- Marketing and communication to overcome knowledge barriers to renovation.

At a financial level the following good practices can be highlighted:

- Roofs are sold for construction of two additional storeys, under the condition that the investors also pay for the overall façade renovation (Czech Republic).
- The application of ESCOs and a mix of commercial and social rent may result in high quality social houses (Netherlands).

Furthermore the following good practice strategies have been put forward:

- Ownership transition from owner-occupied to a housing association as a solution for residents with low income (Czech Republic).
- Integral approaches, in which the energy measures are a part of a larger renovation package that has high added value for the tenant/owner, allowing co-funding of the energy measures (Bulgaria, Netherlands).
- Improvement of financial support mechanisms.
- Making the tenants familiar with the change of the overall housing cost (rent and energy).

At a technical level, application of the following measures can be recommended:

- Use individual control, metering, and payment of heating services (Estonia, Czech Republic).

- The insulation should be combined with renovation of the heating system (Estonia).
- Window replacement should be combined with renovation of the ventilation (Estonia).

EPBD in renovation processes

To ensure that EPC contributes to lower energy consumption and bills in social housing, among others, the following issues need to be addressed:

- Availability of appropriate energy performance software tools that support analysis of improvement scenarios.
- Integration of EPC in the renovation planning processes.

With regard to the availability of appropriate audit software tools, there are differences among the countries. Only in the Czech Republic and the Netherlands official tools for EPC and renovation scenario analysis of existing dwellings are available. In the other countries, energy audits and scenario analysis have to be carried out by using the official EPBD tools meant for other building categories (e.g. new construction in Spain and general buildings in Bulgaria) or by tools not complying with EPBD requirements.

The delay in EPBD implementation hinders the precise evaluation of the EPC potential in social housing. Nevertheless, it can be concluded that in the Netherlands and Belgium there is a large potential for the integration of EPC in the management of social housing. In the countries with predominantly owner-occupied housing stock, EPC and auditing will mainly play a role in scenario analysis, dissemination of information to flat-owners, and decision-making of the housing cooperatives considering renovation.

Policy recommendations

Policy recommendations on EPBD implementation in each project country are systemized below:

Bulgaria

- The certification of residential buildings should be included in housing renovation measures subsidized by the state under the National Renovation Program.
- The following amendments of the Energy Efficiency Act shall be made:
 - All building shall be subject to mandatory EPC, when the owners apply for preferential treatment and tax concessions, or for a project financing.
 - Introduce a mandatory EPC of the newly constructed residential buildings and renovated existing buildings, by using state subsidies.
 - Develop the bylaws for regulating EPC procedure for condominium housing.

Czech Republic

- Create national strategy for improving energy efficiency in the construction industry.
- Accelerate the preparation of Green Investment Scheme (GIS) and provide subsidies in the reconstruction of social houses.
- Create a program for low energy and passive energy construction of buildings.
- Develop a program for rentable buildings, enabling their reconstruction with an accent on energy savings.

Belgium

- Make a link between rent and energy performance of a dwelling.
- Adjust methods and tools to social housing.

Estonia

No recommendations on EPBD implementation can be made now, as EPBD implemen-

tation is still ongoing. The transition period for Estonia ends in 2008. An energy audit quality control system, training for energy auditors, and a license structure for auditors are currently being developed.

Spain

- Implement EPBD step by step and with tested and validated tools and methodologies.
- Provide aid and support to housing sector to help EPBD implementation by all agents involved.
- Develop, test, and validate a certification tool for existing buildings, before making its use obligatory by law.



Dissemination of RESHAPE toolset in Verdum neighborhood, Barcelona

The Netherlands

- Make the publication and communication of energy labels for housing mandatory at the moment when housing is offered.
- Within the communication of the energy certificate and label, the expected average energy consumption of the dwelling shall be communicated too.
- Make sure that the quality of the energy audits is guaranteed by a proper quality control system.