

BETWEEN 2010-2020 WE WILL ENSURE:

Economic sustainability

- Economic stimulation: €16 billion investment for the 10 years
- Job creation: 340.000 jobs annually
- Development of green construction sector: 4% annual refurbishment rate

Environmental sustainability

- Contribution to reaching targets:
- 20% renewable
 - 20% increased energy efficiency in total energy consumption of stock
 - 20% less GHG emissions

Social sustainability

- Reduced levels of fuel poverty: 40% of our tenants will reduce their energy bills
- Increased well being: for €1 spent on energy efficiency, €0.42 saved in health expenses
- Strengthened cohesion

So, with the right support, we can deliver. We are ready to do so, are our political leaders?

"Realizing the energy savings possibilities in buildings clearly has a number of environmental, social and economic benefits. Addressing specifically social housing is very important as it improves the living conditions and reduces the energy bills of the most disadvantaged Europeans while at the same time creates jobs locally. That is why I fully support this initiative." – **Andris Piebalgs, Energy Commissioner, European Commission**

"In the past years, the European Parliament has always considered energy efficiency in the housing sector as an opportunity which was not sufficiently considered by EU policies. The recent changes in eligibility criteria to structural funds, allowing energy improvements in housing to be supported as request by the Parliament, will partly fill this gap. The CECODHAS proposal could surely be a step forward in using this new opportunity." – **Jan Ollbrycht, Member of the European Parliament**

"This is an excellent initiative. Members of Cecodhas can play a leading role in improving the energy efficiency of existing homes in great numbers, not only increasing quality of life for less privileged people, but setting the right example for private and commercial house-owners and authorities. Governments and local authorities should finally prioritize energy efficiency over increasing energy supply and the buildings sector has the largest potential." – **John Hontelez, Secretary General European Environmental Bureau**

CECODHAS is the European Committee for social and cooperatives housing, a network of national and regional social housing federations gathering 4.500 public, voluntary housing organisations and 28.000 cooperatives housing. Together the 45 members in 19 EU members States manage 25 millions dwellings. CECODHAS members work together for a Europe that provides access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable and where all are enabled to reach their full potential.



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OFFER TO FIGHT CLIMATE CHANGE from Europe's Cooperative and Social Housing providers

CECODHAS contribution to the UN Conference • Dec 2009

- IN PARTNERSHIP WITH ENERGY PRODUCERS, CITIZENS, PROFESSIONALS & LOCAL AUTHORITIES
- WITH APPROPRIATE FUNDING & LEGISLATION
- WE CAN ACCELERATE REFURBISHMENT RATES TO ACHIEVE OPTIMAL ENERGY PERFORMANCE IN 8 MILLION HOMES BETWEEN 2010 & 2020



We know that the climate agenda depends on action by housing providers

- ★ **Retrofitting social and cooperative housing, which makes up 12% of the housing stock in the EU27 is vital if the 30% GHG reduction target is to be met.**
- ★ Retrofitting social and cooperative housing will be a key part of the strategy to reach the 2020 targets of 20% energy efficiency improvement and 20% renewable energy in the European Union as agreed by EU leaders.
- ★ Retrofitting social and cooperative housing will contribute significantly to the reduction of energy poverty.



How can it be done ?

CECODHAS members, who own 25 million homes, are ready to contribute in partnership with energy producers, citizens, professionals within the building sector and local authorities.

With the appropriate funding and legislation in place, an average of 4% of the housing stock can be refurbished every year across Europe, over the period 2010-2020.



- ★ For the social and cooperative stock this would amount to 800,000 dwellings upgraded to the highest standards each year;
- ★ In our sector alone, it will create 200,000 jobs per year (full time equivalent) with a 0.7 multiplier effect of indirect jobs creation at local level meaning an additional 140.000 jobs;
- ★ It will require a total annual investment of **€ 16 billion**, boosting the renewable and energy efficiency market development;
- ★ Users, professionals and institutional behaviour changes will make a decisive contribution to the maximisation of the potential.

We are offering a partnership to EU leaders to meet this challenge

- **A stock of 25 million homes:** social housing actors can direct and boost the development of the energy efficiency and renewable energy **sectors** which will trigger transformation across the entire residential sector. Indeed, contrary to other CO₂ intensive sectors, the technical and institutional solutions have been identified, and all that is needed to trigger this transformation are the right financial incentives.
- We want to propose a partnership to tenants and citizens: social housing organizations are in a unique position to work in partnership with citizens by **empowering residents** to become agents of climate protection through active information and participation campaigns.
- Because of their central role in the building chain in urban planning and regeneration processes, CECODHAS Members can direct urban development models **towards the creation of smart green living places** in close partnership with local authorities.
- This partnership can only be complete with the active involvement of energy utilities.

But we cannot do this alone: What do we need to achieve our vision ?

1. INVEST

- ★ **Provide upfront grants** to support energy and resource efficient refurbishment of the housing sector with a focus on vulnerable households which have no access to green credit and on vulnerable tenants. It can be done through structural funds and the creation of adapted financial tools.
- ★ **Expand on the Covenant of Mayors** by promoting the commitment of local authorities to develop climate change strategies and ensure easy access to EIB Funds and the establishment of ethical funds.
- ★ **Empower Citizen through Green Living Agencies, established locally in partnership with local authorities**, as one-stop-shops to support the transformation.
- ★ **Boost training:** the green construction sector must become an attractive employment option if the 4% refurbishment rate is to be reached and sustained. **Only a sector which offers quality secure jobs will deliver effective energy efficient refurbishment.**

Financed mainly through:

- ★ **GHG emissions auctions revenue:** Carbon trading can provide a reliable source of financial support for retrofitting.
- ★ **White certificates:** Under the right conditions more social housing organizations could become key players in the white certificate markets.
- ★ **Structural Funds** Use of cohesion policy for refurbishment of existing stock to be reinforced and strengthened in post 2013.



2. IMPROVE LEGAL AND TAX FRAMEWORK

- ★ **Promote tax incentives:** Green investment in the housing sector making sure incentives are not available only to middle class households but to tenants and poor homeowners;
- ★ **Ensure Sustainable Development:** Emissions produced during construction, energy needed for use of the building due to location must be reduced. The promotion of the whole-life-cycle approach in construction is needed;
- ★ **Improve coordination:** Coordination of professionals and capacity building of actors is needed to achieve the retrofitting boom. A catalogue with products and materials complying with sustainable criteria could develop the green buildings market;
- ★ **Rethink housing costs:** The Promotion of a “living expenses” concept which integrates energy services in housing costs and provides refurbishment incentives to landlords.

3. DECENTRALISE EU ENERGY MARKET: Energy production for all

- ★ **Develop smart grid, smart meters** to facilitate the creation of smart green living places.
- ★ **Regulate decentralised production and consumption of energy** to better promote it.
- ★ **Ensure that energy is accessible and affordable for all** and energy poverty eradicated.
- ★ **Include a public service obligation** to contribute to energy efficiency in the liberalisation of energy markets by promoting systems such as white certificates.

