

Energie
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uk

>ENERGIESPRONG INTO ACTION!

International partner event

24 October 2017

*Transition
Zero*



The Transition Zero project has received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement No 696186

> Emily Braham

Transition Zero Advisory Board Member

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> Desirable warm affordable homes for life.

Sally Hancox

24.10.17

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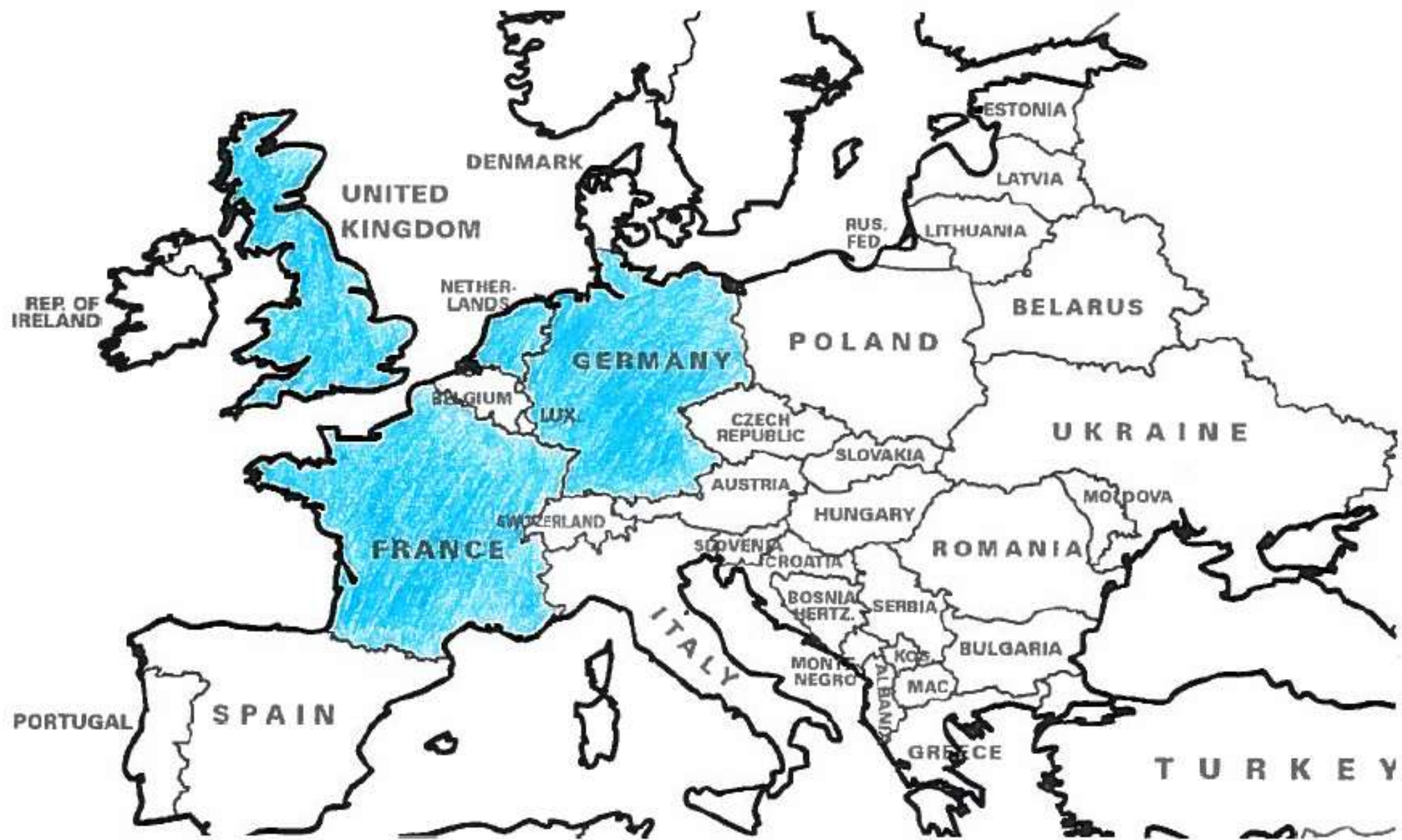
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How do we get here?



A Guide – the Energiesprong way





Dated _____ 2017

[INSERT ORGANISATION]

and

[]

SUBJECT TO CONTRACT

Heads of Terms

relating to an Energiesprong Pilot Scheme concerning []
properties at []

Rev 2 – 07.09.17

Energiesprong / Transition Zero Advisory Board Strategy Session

Tuesday 13 June 2017



Fédération
des Unions Locales

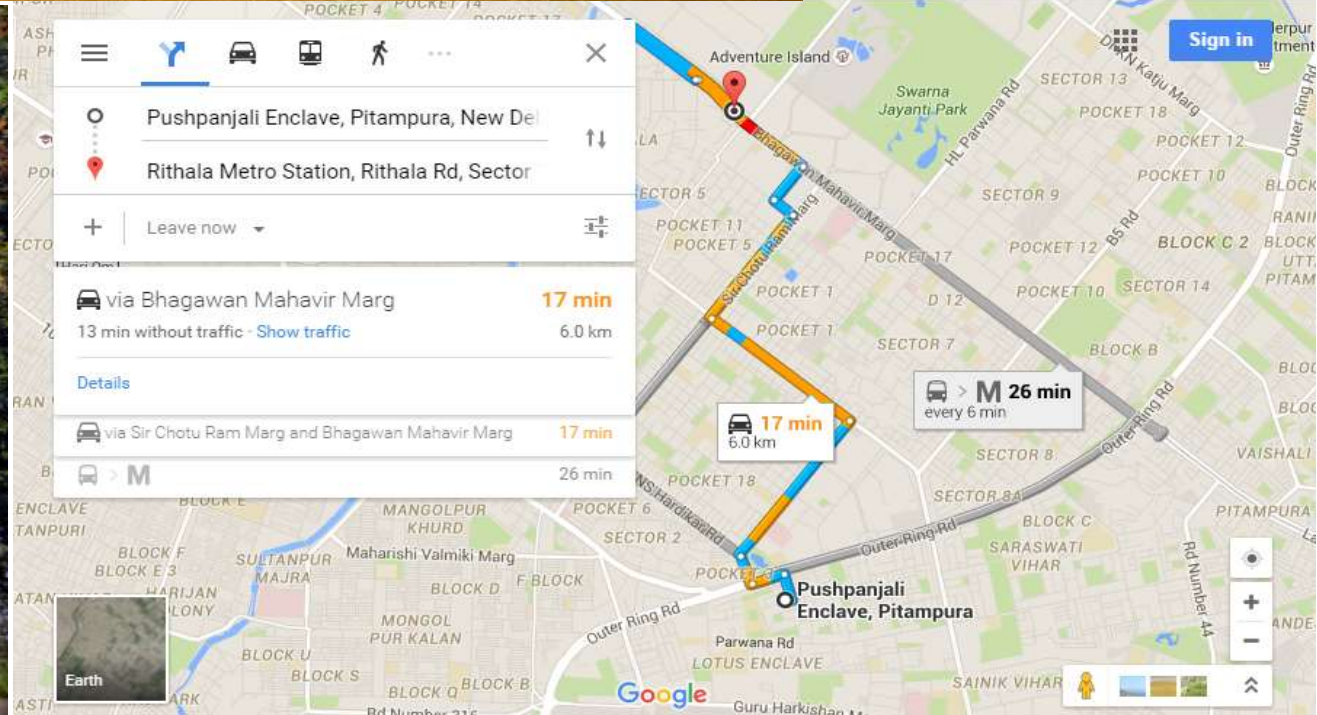
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The Energiesprong Customer Journey – High Level Workshop Output, 6 September 2017

Stage	Visioning	Assessing ES	Planning ES	Matching ES	Constructing ES	Living ES
Key Question	What's our vision?	Will ES work here?	How will we deliver ES?	Who are the right partners to ensure ES succeeds?	How will we execute our construction project plan?	How will our vision become a long term reality?
Headings	<ul style="list-style-type: none"> What is ES? Who's in the team Understanding net-zero energy approach Help with explaining net zero energy High level business model Portfolio benefits 	<ul style="list-style-type: none"> Business case Which housing stock to choose? Stock assessment How to select dwellings? Get a feel for the tenant's neighborhood Legal framework Which business model to choose 	<ul style="list-style-type: none"> Finance Communication resources How to contract the energy guarantee Energy bundle Monitoring Warranty Which specs to include in the procurement phase? How to finance refurbishment 	<ul style="list-style-type: none"> Innovation workshop Negotiations Specification Procurement Location Stakeholders/tenants Contracting Tenant communication strategy New tenant contract EFV & monitoring How to achieve the best solution + convince local stakeholders 	<ul style="list-style-type: none"> Building handover Model house Tenant relations Handover instruction manual 	<ul style="list-style-type: none"> Monitor, evaluation, aftercare Tenant satisfaction Help with energy use? Maintenance & long term monitoring Performance measurement How to maintain/ guarantee the LT performance Project monitoring
Critical Success Factors	<ul style="list-style-type: none"> CEO Commitment 	<ul style="list-style-type: none"> Sound business case How to choose the houses Good stock data 	<ul style="list-style-type: none"> Project Plan How to get organised (team/roles) 	<ul style="list-style-type: none"> Procurement Energy Service Fee Influence of tenants on what areas? What does it mean to become an Energiesprong supporter 	<ul style="list-style-type: none"> Building phase Tenant engagement Order building stock by typology 	<ul style="list-style-type: none"> Assess & monitor prototypes Contractor performance management Monitoring
Decision (Go / No Go)	Are we going ahead in principle?	Does this work in principle, given our stock?	Are we going ahead in practice? Which stock are we going to renovate?	Who will be our suppliers?	N/A	N/A
Resources	<ul style="list-style-type: none"> Case studies 	<ul style="list-style-type: none"> Baseline energy performance 		<ul style="list-style-type: none"> Tenant agreement/ commitment Specifications Planning consent Procurement document 	<ul style="list-style-type: none"> Project execution Create business case 	
Collaboration	Boards Exec Teams	Finance teams Development Teams Neighborhoods Teams Tenants	Finance teams Development Teams Neighborhood Teams Tenants	Suppliers Tenants	Suppliers Tenants	Tenants

Is it a guide or a manual?

App, book, website?

Over to you

On the wall chart take a pen and write:

- 1. What you like about it?**
- 2. What would you change?**

> Break for lunch & site visit

Taxi will depart at 13.00

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> How can we inspire housing associations to engage?

David Orr, CEO of National Housing Federation UK

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> How Energiesprong connects to raising standards in Europe

Julien Dijol, Deputy Secretary General, Housing Europe

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Content

- Enhanced ambition at the EU level
- Which regulatory barriers at the national level ?
- How will this help increase renovation activities among social housing organisations ?

Enhanced ambition at the EU level

(i) quality of supply

- European Parliament vote on revised **Energy Performance of Building Directive**

New article 2:

Member States shall establish a long-term strategy for the transformation of the national stock of residential and commercial buildings, both public and private, **into a highly energy efficient and decarbonised building stock by 2050. The strategy shall include actions for mobilising investment to facilitate renovation needed to achieve the 2050 goals**

- ✓ Housing providers and construction companies should be involved in the discussions about long term strategies (with support of the MDT)



- **Complement to the existing article 9** : all new buildings will be nearly zero-energy by 31 December 2020. As the Directive states 'nearly zero-energy building' means a building that has a very high energy performance (in general below 50kw/m²/year). The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from **renewable sources**, including energy from renewable sources produced on-site or nearby.

- **Skills** have been addressed: energy efficiency; digitisation; circular economy, including bio-based and secondary recycled products will be tackled through EU initiative supported by Erasmus + (EU Blueprint for Skills)
- ✓ Energiesprong could be seen as a model of cooperation between sectors within EU blueprint



Enhanced ambition at the EU level

(ii) availability of finance

- **On financing**, article 2 of EPBD : Member States shall set up mechanisms for :

The use of public funding to leverage additional private sector investment

Flexible financing platforms at national level

Mixing different strands of public financing (i.e. ESIF, EFSI).

- ✓ Energiesprong MDTs should meet EIB and EFSI staff to discuss provision of low cost capital to finance package of measures



Enhanced ambition at the EU level

(iii) aggregation and stimulation of demand

- **The role of performance guarantees:**

→ make the use of Energy Performance Contracting more accessible

Energy performance contracting (or EPC) recognized as a guaranteed, cost effective and scalable procurement method for reducing the operating costs and environmental impacts of buildings.

Eurostat ha



- **Revised EPBD : supporting project development assistance** as well as facilitating aggregation of small and medium sized enterprises in groups and consortia to enable **packaged solutions** to potential clients
- ✓ Funding for MDTs can be channeled from H2020 and EIB to set up Energiespronglike schemes. Inputs into H2020 work programme and EIB PDA mechanisms are needed.



Which regulatory barriers at the national level ?

- Regulation on split incentives and the use of energy savings to cover cost of investment

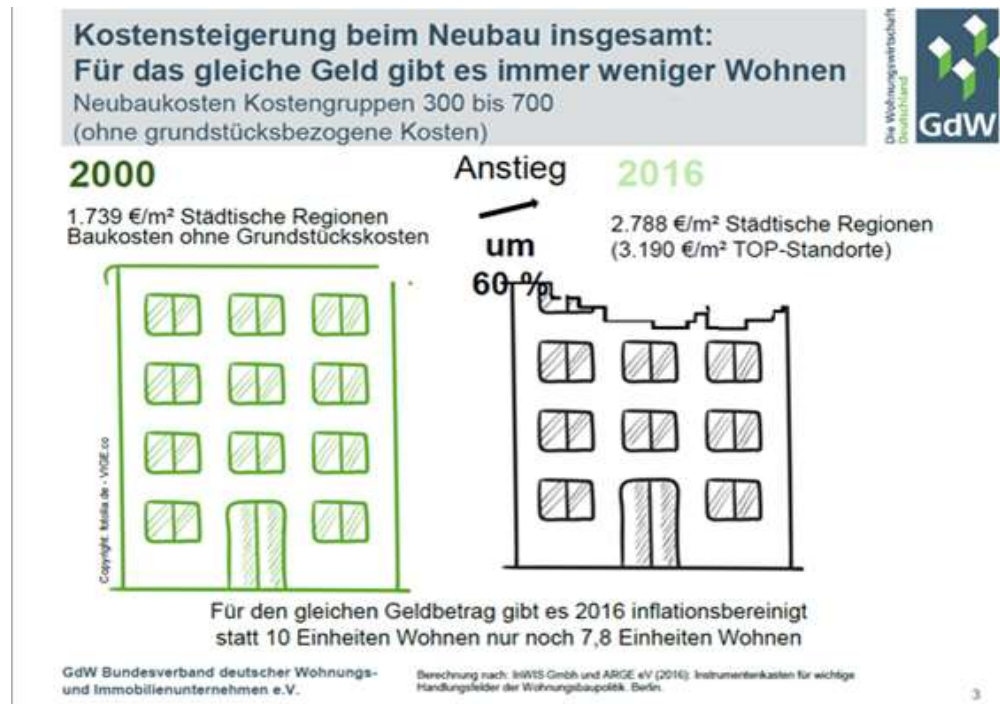
Article 19 of the Energy efficiency directive (EED) provides: *“Member States shall take appropriate measures to remove regulatory and non-regulatory barriers to energy efficiency in particular as regards the split of incentives between the owner and the tenant of a building or among owners”*

- ✓ Member States can be incentivized through the Concerted Action on Energy Efficiency Directive (which aims to support the effective implementation of the Directive) to put in place schemes such as the energy plan



How will this help increase renovation activities among social housing organisations ?

- The challenge: Can we build/renovate more AND better?



- **Solutions: the experience of 44 000 local social, cooperative and public housing companies → yes if**
 - integration of EE with RES, when relevant and cost effective
 - Industrialisation of the supply chain (use of prefabricated panels for instance)
 - Adequate financing mixing loans, subsidies and contribution of tenants
 - Involvement of tenants at all stage
- ✓ Energiesprong can tick almost all boxes (what about high rise buildings, district heating, indoor air quality?)




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 [Housing Europe](https://www.linkedin.com/company/HousingEurope)

> Overview deliverables and status

Harmke Bekkema

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> Deliver valuable work for scaling Energiesprong

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During the next 15 minutes:

- >Recap TZ
- >Green, Amber, Red objectives
- >Consider impact of TZ

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Recap

- > 8 work packages
- > Max 5 deliverables per WP

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Work package 1

> Programme management, coordination and creation of market development teams

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Work package 2

> Validating and tuning the business and delivery model for UK and FR markets

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Work package 3

> Enabling regulation – possibilities within the existing regulatory framework in each country and improvements to accelerate market uptake of E=0 solutions

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Due next week:

What is an Energiesprong refurbishment

Crucial specifics performance, process,

(Session Ron tomorrow)

Work package 4

> Structured finance – designing business models and financing products that drive delivery of E=0 solutions in each country

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Structural finance for UK: businesscase

Work package 5

> Energy performance guarantees, delivery protocols and monitoring – cross-country data collection and evaluation; insurance solutions for energy performance in each country

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Ron is leading and sweating with his
team..due soon

Work package 6

> Collective concept deal - commitment to refurbish 5,000 houses conditional on certain criteria and start with confirmed commitment first batch of approx.200 pilot refurbishments in UK and FR

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Volume deal France

Demonstration projects UK

Volume deal UK

Work package 7

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- > Pipeline development: organisation of mass volume demand and closing refurbishment contract for 5,000 dwellings both in UK and FR. Refurbishment contract for additional 10,000 dwellings to the Dutch market and 3 new entrants on the supply side.

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Challenge is time

Work package 8

- > Long-term impact and dissemination: extension to other markets, innovation management. Create the movement by disseminating the approach and results of the program and influencing other initiatives incl. redirecting(public) funds

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The brighter the better....!

> Top 3 Impacts of TZ

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25 October 2017

> THANK YOU FOR
PARTICIPATING

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