

**International Conference:
Social Housing and the Recovery Plans – pathways to
solutions**

Austria

Forum Lisboa, 10-11 November 2022

Gerald Koessl

Austrian Federation of Limited-Profit Housing Associations



Housing Associations in Austria



- Federation with 180 members
- Limited-Profit Housing Associations manage $\frac{1}{4}$ of all homes in Austria In total 1m homes:~700k rent+ 300k ownership
- Cost-based system
- Long-term orientation and affordability via revolving funds + maintenance and improvement funds
- High thermal standard
- Main challenge: decarbonising heating systems

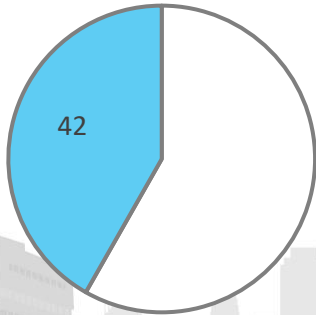


Thermal standards in the LPHA stock

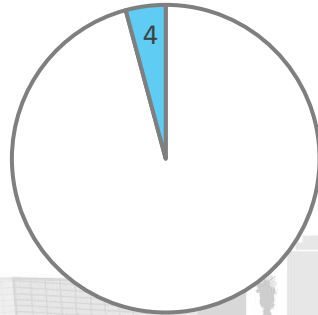
- Good thermal standard in newer housing stock (post 1980 stock)
- Lower energy efficiency in unrenovated older housing stock

Share of pre-1980 housing stock without thermal renovation

Total main residences



Limited-Profit housing stock (rent)

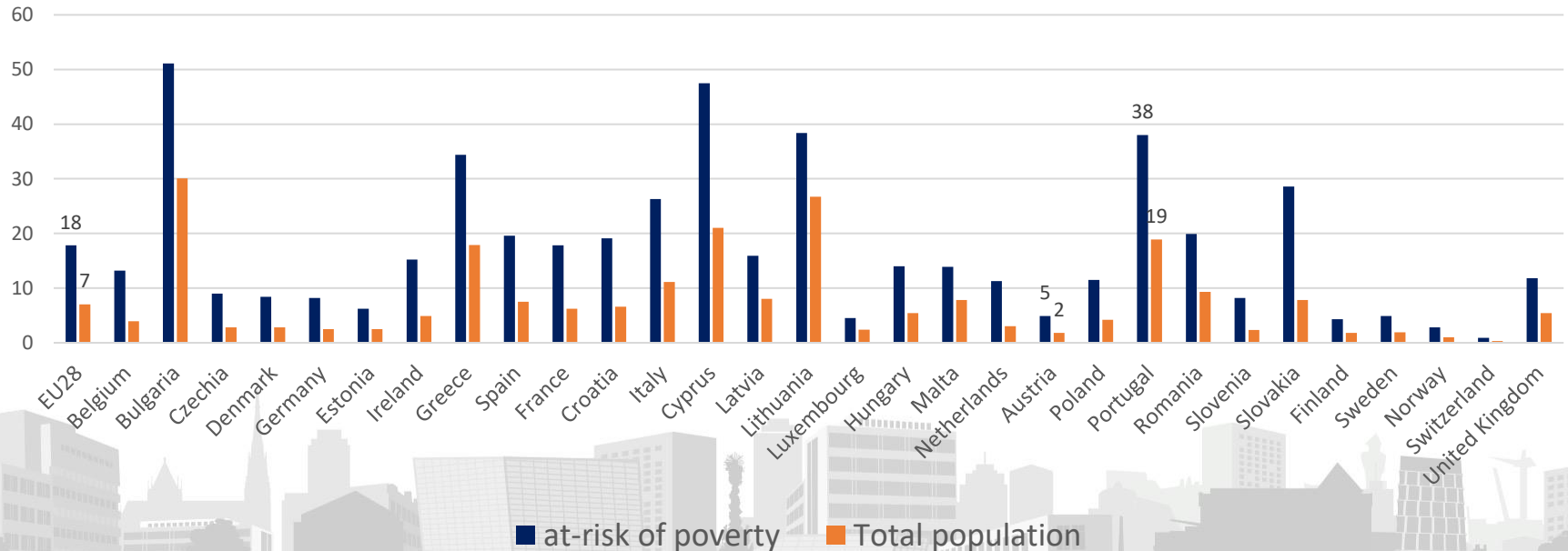


- Little potential to increase thermal comfort or to reduce CO2 emissions via thermal insulation in older LPHA stock
- New challenge: energy sources

Energy poverty – keeping home warm

Inability to keep home adequately warm, share of households in national population

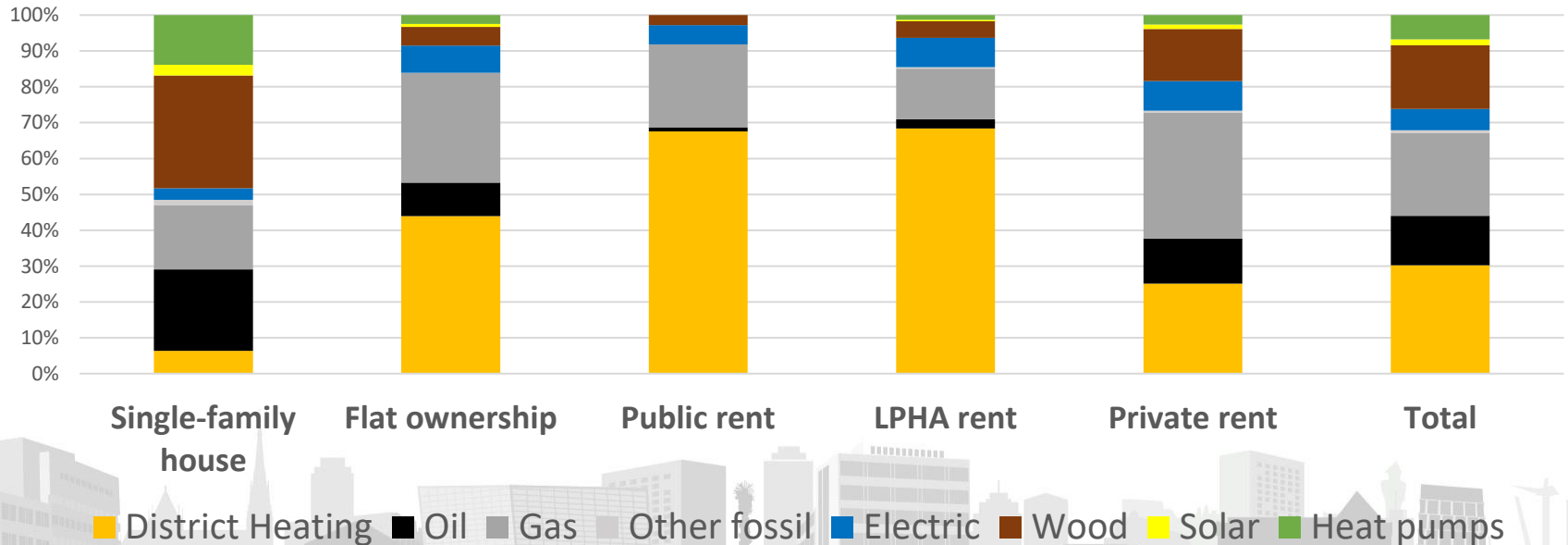
source: Eurostat, EU-SILC 2019



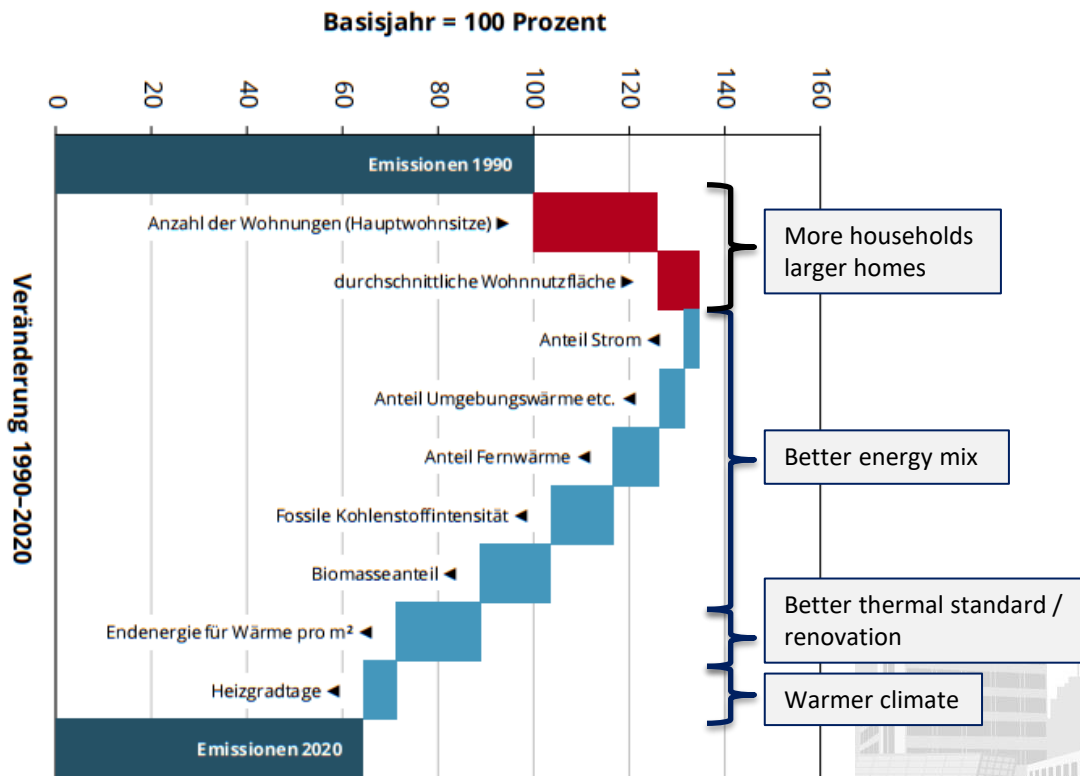
Energy sources used for heating in Austria

Energy sources / heating systems by tenure type

source: Statistik Austria, Energiestatistik 2020



Links between energy mix/thermal renovation and decarbonisation, 1990-2020



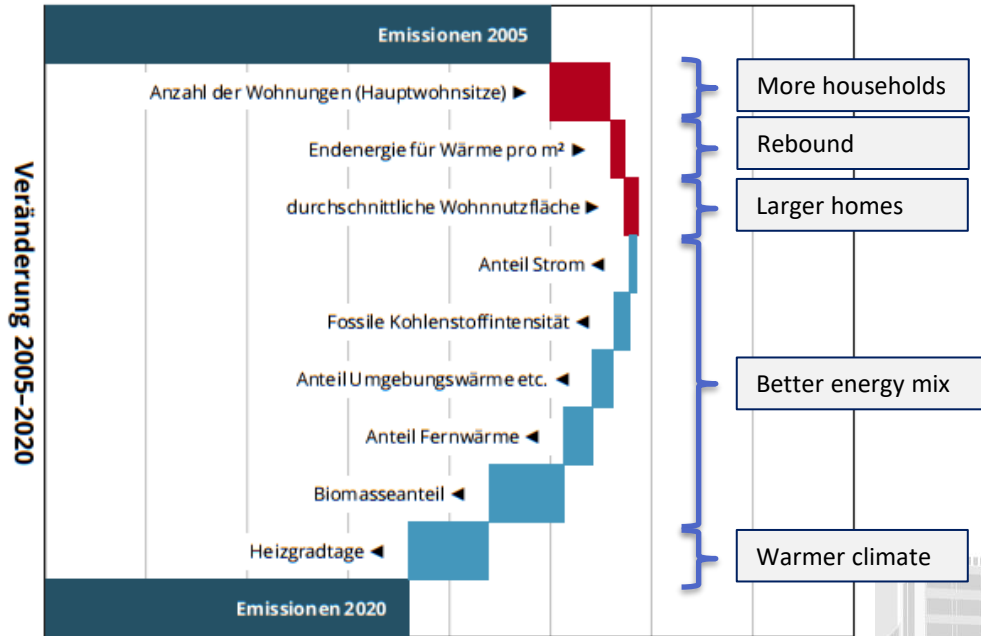
1990-2020

Less CO₂ emissions in building sector despite growing number of households and bigger homes

-> better energy mix

-> better thermal standard of homes / renovation

Links between energy mix/thermal renovation and decarbonisation, 2005-2020



2005-2020

Continuing reduction in CO2 emissions

-> better energy mix

-> improvement no longer due to thermal renovation

+ Rebound effect

Resilience and Recovery Fund (RRF) in Austria



- €3.5bn in grants + €1bn from national budget
- ~1.2% of annual GDP
- Majority goes towards infrastructure projects (broadband, railway, etc.)
- Social housing or limited-profit housing not explicitly mentioned
- Most relevant to housing: Renovation Wave



RRF measures relevant to housing



- Reforms and investments
- Only non-repayable grants
- CSR: “focusing investment on the green transition, clean and efficient production and use of energy (CSR 3 in 2020) and investment-related economic policy on sustainability (CSR 3 in 2019)
- **Subcomponent 1.A Renovation Wave**
 - Exchange of oil and gas heating systems
 - Renewable Heating Law
 - Combating energy poverty
- **Subcomponent 1.D Transformation to climate neutrality**
 - Renewables Expansion Law

Exchange of oil and gas heating systems



- *Raus aus Öl und Gas*
- €159m (RRF)
- Aim: reduce heating-related energy consumption, greenhouse gas emissions and air pollution
- How: exchange fossil-based heating systems with renewables (incl. biomass, heat pumps, district heating)
- Target group: individual households and organisations (incl. LPHA)
- Up to €7,500 per household
- Increased support for households in (energy) poverty: up to 100% grant funding for low-income households (up to €1,450) and 80% for households up to €1,690

Renewable Heating Law

- *Erneuerbaren Wärmegesetz (EWG)*
- Focus on decarbonization of heating systems
- Legal framework + timeline for replacing fossil-based heating systems

2023

- No fossil gas in new builds (no oil/coal in new builds since 2020)

From
2025

- Successive suspension of oil and coal fired heating depending on age of heating system

2035

- No oil or coal fired heating systems allowed

2040

- No fossil (gas) heating systems allowed

Combating energy poverty



- *Energiearmut*
- €50m (RRF)
- Aim: supporting low-income households with thermal renovation and change to renewables in buildings older than 20 years
- Thermal renovation + change of heating system in one go
- Requirement: at least a 30% average reduction in primary energy consumption of the buildings to be renovated
- Challenge: definition of energy poverty in multi-family buildings (household definition vs. building approach in renovation) in LPHA sector

Renewables Expansion Law



- *Erneuerbaren Ausbaugesetz (EAG)*
- Aim: 100% renewable electricity by 2030
- Increase electricity production from renewables
- Investment programme
- Enabling energy communities: can produce, consume and sell electricity from renewables (neighbourhood approach)
 - Eligibility: individuals, municipalities, SME -> currently larger LPHA excluded!



Conclusion



- Good thermal standard of buildings
- Main challenge is decarbonisation of heating systems -> often without change to thermal comfort
- RRF mainly targeted at changing heating systems + thermal insulation for households in energy poverty
- Upscaling of existing solution (peer-learning)
- Climate change is already impacting on heating days
- How to tackle heat? Urban heat islands in urban areas
- District/neighbourhood approaches to renovation/heating

