



Stakeholders' Event

Review of Directive 2010/31/EU on Energy Performance of Buildings

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Reviews of Directive 2010/31/EU on Energy Performance of Buildings

EPBD-overall review

Paula Rey García

Evaluation

Assessment of past and current performance, based on five criteria:

- ✓ *Effectiveness*
- ✓ *Efficiency*
- ✓ *Relevance*
- ✓ *Coherence*
- ✓ *EU-added value*

Evaluation

Good framework for improving energy performance of buildings

- ✓ *New high performance buildings*
- X *Renovating existing buildings and building systems/operation of building during their lifetime*

Not as effective as it could be in some instances

- **Slow uptake of cost-optimal levels and NZEB standards**
- **Existing buildings: no 2030/2050 vision; EPCs and finance not used to their full potential yet**
- **Untapped potential in operation of building systems**

Problem definition

- EU building stock only slowly transforming
- Explanation factors:
 - remaining market and regulatory failures
 - sector largely labour-intensive and crafts-based
 - Slow adaptation to new standards, scattered implementation
 - low renovation rates- economic context
 - Poor enforcement and low compliance
- Large cost-effective saving potential 2030/2050

Policy options

- Baseline scenario- no EU policy change
- Options of improving implementation and enforcement or doing less/simplification
- Alternative policy approaches/instruments/scope
- Options that take account of new technological developments



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Determination of the energy performance of buildings

Laurent Deleersnyder

Evaluation

Integrated energy performance of the building asset

35 methodologies identified, lacking:

- Transparency
- Compliance
- And, in the end, reliability

=> Framework of Annex I insufficiently detailed

Problem definition

Market information not sufficiently reliable

- Indicator not always reflecting all efficient solutions
- A building can get different energy performance
- Not achieving the aim of cross-border benchmark
- Not facilitating investment bundling
- (Typical) asset rating diverging with (average) actual consumptions
- Asset rating alone not sufficient to de-risking investments

Policy options

Do nothing

Enforcement

- 1 building = 1 energy performance
- Efficient systems, in particular those with renewable energy sources, adequately covered by all methods
- Calibration of the asset rating with reality

Clarification of the calculation framework

- Annex I -> More detailed framework

Develop a framework for disclosure



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Minimum energy performance requirements

Vasco Ferreira

Evaluation

Cost-optimal methodology is efficient, but effectiveness hampered by:

- The time it takes for the cost-optimal levels for new and existing buildings to apply in practice,
- Lack of enforcement of minimum requirements, in particular for existing buildings

Nearly zero-energy buildings targets for 2020: slow national preparation

A 2030/2050 vision for existing building stock is missing

Problem definition

Slow transformation of the building stock

- No clear forward looking vision beyond 2020
- Lag in application of cost-optimal levels
- Lack of enforcement of regulatory requirements

Policy options

Do nothing

Clarify (and possibly accelerate) timeline for implementing cost optimal levels, both existing and new buildings, beyond 2020

Long-term individual renovation plans linked to financing schemes

Set a 2030 and 2050 vision for the transformation of the EU building stock



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Provision of Information through Certification and Inspection

Linn Johnsen & Santiago González Herraiz

Evaluation

Energy Performance Certificates pioneering instrument for providing information to citizens

- Has proven to be effective in creating a demand-driven market for energy efficient buildings
- Room for improvement when it comes to enforcement, quality and reliability
- In the absence of accompanying measures, recommendations had a limited role in stimulating higher renovation rates

Inspections and their reports

- Very limited impact

Problem definition

Sub-optimal decisions from insufficiently clear and reliable information and signals

- The full potential of EPCs is not yet reached
- Need to increase reliability and confidence in EPCs to motivate further actions - notably for existing buildings and for building systems
- General lack of comprehensive data on buildings in the EU and on their energy use

Policy options

- Do nothing
- Improve the quality and the reliability of EPC ratings
- Introduce better information for all building owners and tenants
- Streamline provisions on regular inspections and alternative systems
- Incentivise systems that make buildings smart-ready



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**Financial and fiscal incentives and
information campaigns**

Paula Rey García

Evaluation

Financing upfront investments remains a challenge-more needs to be done

Experience Cohesion policy funding 2014-2020 ->synergies between financial incentives & better compliance work

EPBD's impact on Energy Performance Contracting market so far limited

Overall positive assessment of first building renovation roadmaps under EED, but need to reinforce:

- **Quantification of targets and savings**
- **Forward looking 2030-2050 vision and financing plans**

Problem definition

Insufficient links between building codes & financing

No clear forward looking vision beyond 2020 for existing buildings

Low demand for investments in the absence of tailored-made financing products

Need for better data for smarter financing

Policy options

- Do nothing
- Reinforce the links between building codes and financing (e.g. through EPCs, *ex-ante* conditionalities)
- Facilitate aggregation of small projects into investible packages
- Encourage retail banks to offer products adapted for renovation of privately rented buildings
- Reinforce quantification and forward looking aspects of renovation roadmaps with a 2030-2050 perspective



European
Commission

Conclusions



**Thank you
for taking part
in this event**