

Generating CO₂ savings and social benefits together: Recommendations from SHAPE EU

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In a nutshell : why looking beyond buildings?

From Maarten de Groote (VITO)

Why to focus on neighbourhood community level?

Decarbonisation scenarios Watermolen neighbourhood, Sint Niklaas (BE)

21st

European Week of
Regions and Cities

Thriving Regions, Stronger Europe

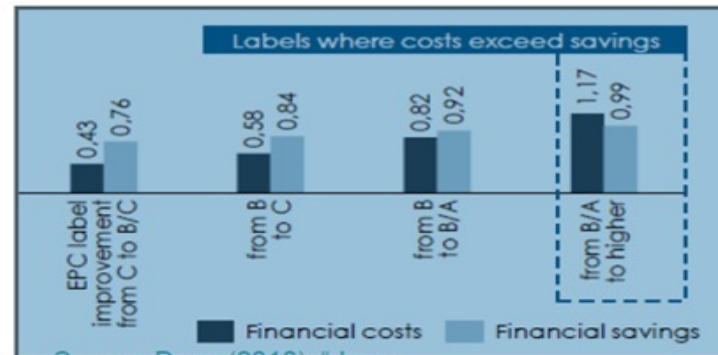
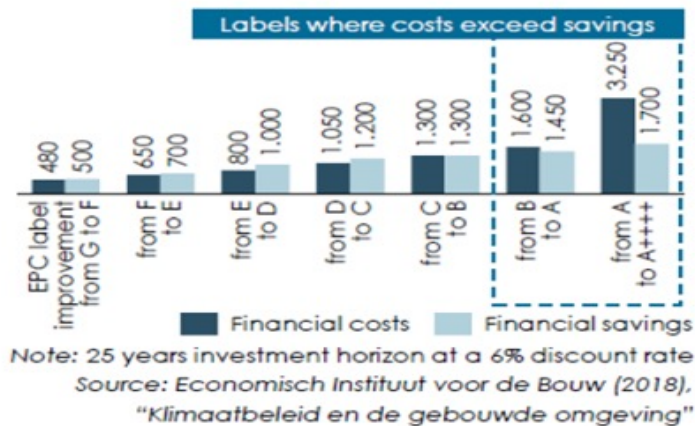
Model variant	Current situation	BAU (1%)	A-label min. TAC	-60% CO ₂ min. TAC per building	-60% CO ₂ min. TAC neighbourhood renovation	District heating + max PV
Net energy consumption [MWh/y]	31 080	27 450 (-12%)	14 950 (-52%)	7300 (-76%)	13 930 (-55%)	14 800 (-52%)
CO ₂ [ton/y]	7 017	5 920 → -16%	3 800 → -53%	1734 → -77%	2 000 → -60%	3 200 → -55%
CAPEX [M€]	0	18.4	57.5	59.7	38.9	39.0
Energy cost [M€/jaar]	0.53	0.44	0.34	0.25	0.27	0.18
TAC [M€]	10.3	27.0	64.2	64.6	44.2	42.5

A building-only approach is not always cost effective

Micro economics of NZEBs : Declining energy returns

Copenhagen Economics study : <https://www.housingeurope.eu/resource-1648/does-one-size-fit-all-impact-of-minimum-energy-performance-standards-in-the-revision-of-the-energy-performance-building-directive>

- Energy renovations have declining returns to the point where they do not pay for themselves anymore
- For high EPC labels, the emission reduction per Euro investment is lower than for low EPC labels
- Hence, there is overall a strong case for supporting policy measures that reduce barriers to investment that can lift energy performance standards, but not for enforcing the highest EPC labels."



Source: Dena (2010), "dena Sanierungsstudie"

Turning co-benefits into core benefits

<https://www.delphis-asso.org/articles/2022/05/acterr-mesurez-et-valorisez-votre-contribution-aux-territoires>

CONTRIBUER AU DÉVELOPPEMENT LOCAL

PARTICIPER À L'OFFRE DE LOGEMENTS

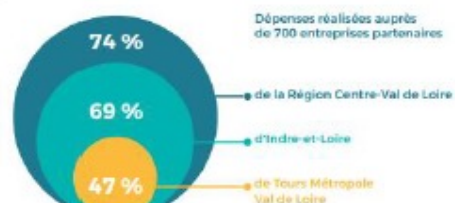
12 %
du parc social d'Indre-et-Loire est géré par Touraine Logement

2,3 % / an
de taux de croissance
du parc locatif
contre 1,3 % pour le parc social
de la région Centre-Val de Loire

587
logements sociaux programmés
pour les 5 prochaines années

SOUTENIR L'ÉCONOMIE LOCALE

39,4 M€
investis par Touraine Logement en Indre-et-Loire en 2018



330
emplois directs et indirects ont été générés et maintenus en Indre-et-Loire grâce aux activités de Touraine Logement

S'ENGAGER DANS UNE OFFRE DE QUALITÉ

RÉPONDRE À LA DIVERSITÉ DES BESOINS



ACCÈS AU LOGEMENT

4 nouveaux locataires sur 10 obtiennent un logement après un hébergement (familial ou amical) ou une déshabitation

S'ADAPTER AUX NOUVELLES FORMES DE COMPOSITION DES FAMILLES

3 ménages sur 10 sont des familles monoparentales

4 ménages sur 10 sont des personnes seules

FAVORISER LA MIXITÉ GÉNÉRATIONNELLE

2,5 locataires sur 10 ont plus de 60 ans

1 locataire sur 10 est un jeune de moins de 30 ans

PROMOUVOIR LE LOGEMENT POUR TOUS

6 locataires sur 10 ont un emploi

2 locataires sur 10 sont sans emploi (Inactifs ou en recherche)

Le revenu médian des locataires de Touraine Logement est de **14 812 €/an** contre 24 288 €/an pour un ménage locataire en Indre-et-Loire (en 2015)

AMÉLIORER LA PERFORMANCE ÉNERGÉTIQUE

50 % du parc de Touraine Logement est classé en étiquettes énergétiques A, B ou C contre 24 % du parc locatif d'Indre-et-Loire

- 30 % de consommation énergétique par rapport au parc locatif d'Indre-et-Loire, soit l'équivalent d'une commune de plus de **5 000 habitants**

441 €/an d'économie de facture énergétique par rapport à un logement locatif privé en Indre-et-Loire. Soit l'équivalent de **1,4 mois de loyer** pour un locataire de Touraine Logement

PROPOSER UN LOGEMENT ABORDABLE

CONTRIBUER À L'AMÉLIORATION DU POUVOIR D'ACHAT ET DES CONDITIONS DE VIE



FACILITER LE PARCOURS RÉSIDENTIEL

ACCÈSION À LA PROPRIÉTÉ



614 familles ont été accompagnées au cours des 10 dernières années dans leur parcours résidentiel (VEFA, location accession, vente à l'occupant) avec un accompagnement et des garanties spécifiques (rachat/relogement).

European Affordable Housing Consortium: Sustainable Housing for Social Impact

SHAPE-EU



SHAPE-EU Partners



Affiliated Partners



The SHAPE-EU project has received funding from the European Union's Single Market Programme under Grant Agreement no. 101069909

Integrated district renovations ?

A tentative definition :

- Balancing multiple considerations involved (business model, residents, supply of housing, non residential)
- Addressing the fundamental challenges of retrofit (time, performance gap)

SHAPE_EU support

what are the available resources ?

How

- Assimilate knowledge of lighthouse districts from different regions
- Develop material & trainings to share key insights of how to do integrated district renovation
- Offer 1 – 1 support for project promoters from a pool of experts (Reno-Helpdesk)

Key outputs

- Best practice handbook, barriers & opportunities report
- Webinars on key features
- Access to funding guidebook, **blueprints**, Project, Social, Technical, Renovation Helpdesk
- Series of events (final, 21 Feb 2024 Committee of the Regions)
- **Policy recommendations**

SHAPE EU is about building upon local strengths

For instance, in Austria, priority on changing heating systems...

only about 4% of the building units of GBV housing associations built before 1980 has not yet undergone any renovation or thermal insulation

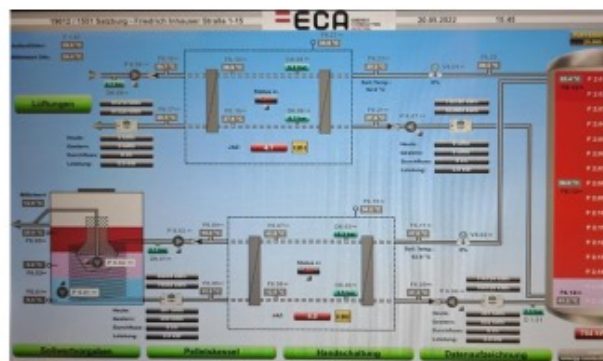
Heat supply

Photovoltaik

About 20% of total electricity need is coming from the PV-Anlage (ca. 85 kWp)

Energy supply

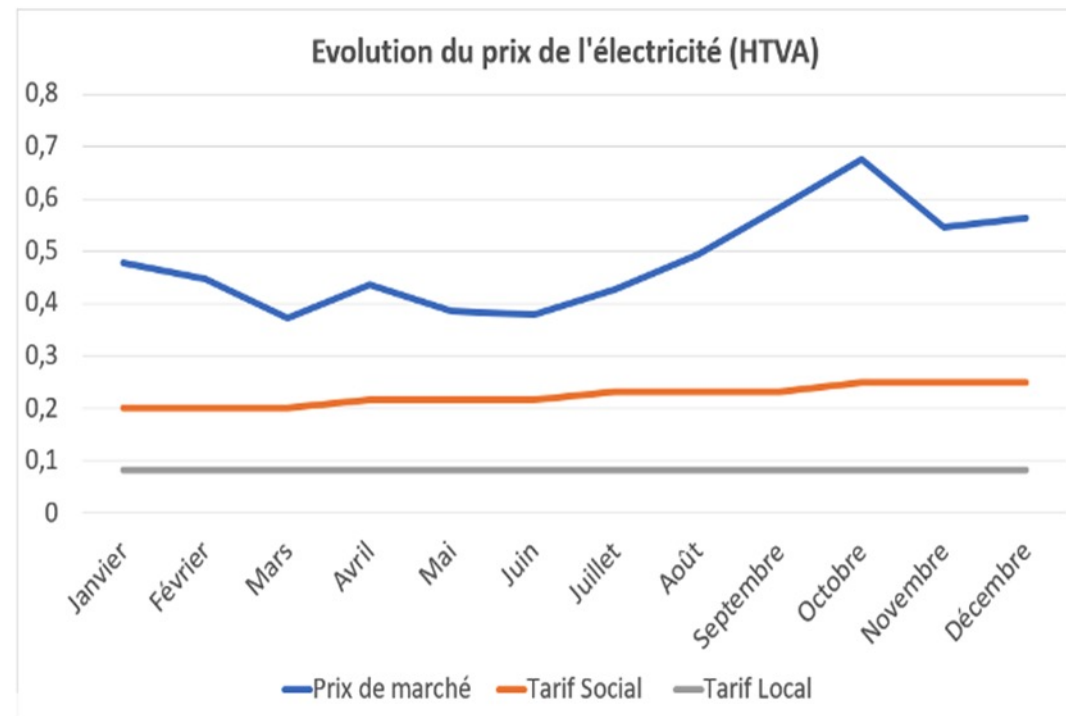
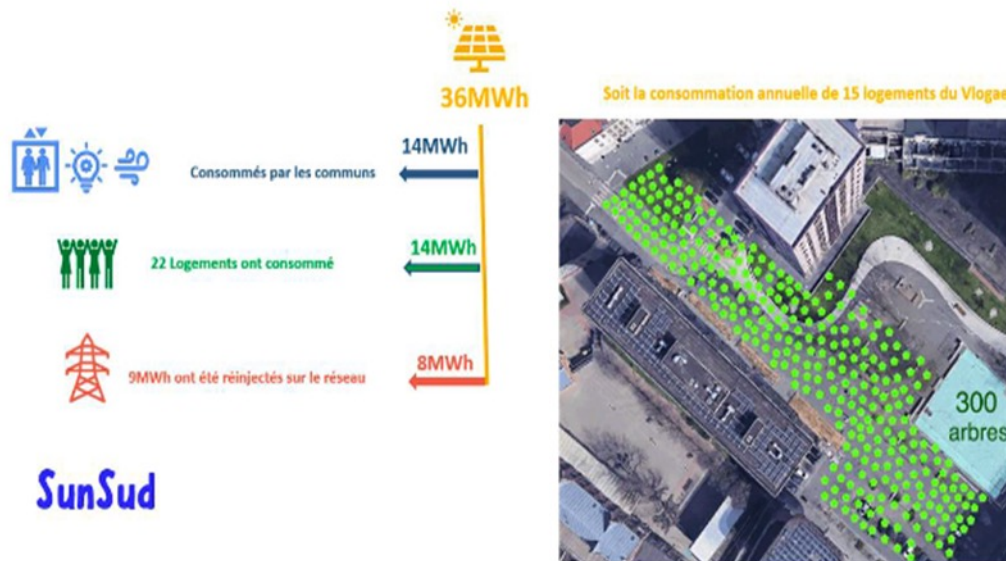
Heat pump: 45% energy from waste water
30% from waste air
25% biomass Pellets



SHAPE EU is about combining measures

In Southern Europe (and Brussels), energy communities are taking shape...

Les chiffres de l'année



Comparatif des prix de l'électricité entre le prix dit « classique », le tarif social et le tarif appliqué dans le cadre du partage d'énergie.

SHAPE_EU is about improving living conditions

Kortrijk or Reggio-Emilia



SHAPE_EU: Common features of integrated district renovations

<https://shape-affordablehousing.eu/>

- **Densification**
- **Modification of the road system to reduce the use of cars and increase the use of public transport and soft mobility**
- **Creation and enhancement of green spaces: green spaces play a central role in the life of a neighbourhood**
- **Interaction with neighbouring districts, creation and enhancement of urban meeting places**
- **Treatment of urban heat islands and creation of cooling islands**
- **Preservation and enhancement of local heritage (historical monument or just small heritage) and developing the sense of local ownership for inhabitants**
- **Promote a zero-carbon renovation of the district**
- **Developing social link and sustainable development of the district through associations**
- **Preservation and development of local biodiversity in the district**
- **Developing and promoting local shops and businesses in the district**

SHAPE_EU : preliminary recommendations

To be discussed with stakeholders

- #1 Improve and innovate EU financial tools for social and affordable housing renovation to foster a fair energy transition lighthouse districts.
- #2 Advancing procurement strategies to benefit SMEs, fostering innovation and partnerships within the social housing sector, and promoting a market dialogue that supports vulnerable profiles.
- #3 Facilitate and promote meaningful dialogue and the exchange of information among various stakeholders engaged in energy renovation. Emphasize inclusive governance and decision-making, encouraging co-creation and active participation of both occupants and citizens to ensure a just and decentralized transition.
- #4 Use implementation of the EU building-related Directives (EPBD, EED and RED) to promote energy rehabilitation of affordable and social housing and to promote its scalability at the district level.
- #5 Advocate for a cohesive and adaptable urban policy framework, spanning from individual buildings to district levels, promoting cooperative and participatory development taking into account gender equity and energy poverty (Urban Agenda, New Bauhaus).

Merci!

Let's keep connected!
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