

Local building renovation initiative: the French experience



Concerted Action on EED, 20 October 2017

- 1) The French context for building renovation
- 2) Before the local platforms for energy renovation...
- 3) A multiple steps implementation
- 4) Overview of the different local initiatives
- 5) Focus on the Pass Picardie Renovation
- 6) Conclusion & perspectives

- **67 Mtoe*** of final energy consumed in 2015 by the building sector
~45% of the total consumption of France (45 Mtoe* by the resid. sect)
- **23% of CO₂ emissions in 2015 due to building sector** (15% for res. only)
- **b€125 of bld works in 2014 incl. b€41 for maintenance & building improve.**

Targets & obligations introduced by the “energy transition for green growth” & Grenelle laws and the national low carbon strategy

-38% of energy cons. within 2020 (compared to 1990)

-50% of GHG emissions within 2020 (compared to 1990)

-28% of energy cons. within 2030 & at least -87% within 2050 (compared to 2010)

-54% GHG within [2024-2018] & - 87% within 2050 (compared to 2013)

July 2010
Grenelle 2 law

(loi Grenelle 2)

Mandatory energy audit for collective building of 50 units min. benefiting from common heating system

April 2014

Long term renovation strategy

(art. 4 EED)



August 2015

Energy transition for green growth law

(Loi de transition énergétique pour la croissance verte)

- Life cycle GHG monitoring for new bld (exp. of an energy/carbon label from Nov. 2016)
- Obligation of energy perf. improvement when important bld works (roof, facades renovation..)
- Mandatory renovation of residential bld whose PE >330kWh/m²/y within 2025
- Digital book for maintenance works monitoring
- Single majority vote of energy renov. works for co-owners
- Positive energy bld for all new construction from 2020 (2018 for public bld)

-Improv. of information dissemination to residential through the development of local platforms (art.22) ...

For more information: www.ecologique-solidaire.gouv.fr/loi-transition-energetique-croissance-verte

October 2010

New thermal regulation for new building

(RT2012)

PE < 50 kWh/m²/y in average for the 5 regulatory uses*

*in operation for all building permits submitted since January 2013

October 2013

Energy renovation national plan

(Plan National de Rénovation Énergétique)

Introduction of local one-stop-shops (*points rénovation information services - PRIS*) to advise dwellings in their renovation works plans

April 2017

LT strategy for mobilising investment in building renovation (art. 4 EED)

- National stock description
- Listing of profitable renovation approaches & funding
- Description of implemented measures (incl. those targeting professionals awareness)





October 2017 ?
New renovation plan

Before the local platforms for energy renovation...

Since 2013, the support for building renovation in the residential sector has been organized through an unique **national phone number** & a **dedicated website** (www.renovation-info-service.gouv.fr) to guide dwellings towards the most relevant sources of information:

Espaces Info Energie (EIE) or the national agency for housing (ANAH)

Type of support / Type of target	Information & advices	Engineering	Financing	Professional training
Dwellings in poverty situation	No		No	No
Other dwellings	250 local energy information agencies (EIE) 	Simplified diagnosis from dedicated tool	No	No

➔ **Need for a global public service** supporting improvement of building energy performance (professionals training & financing included) **to ease renovation massification !!**

**Action led
 by the
 French
 State**

**Plan for Energy Renovation of
 Housing (PREH)**

→ Introduces **the unique national
 one-stop-shop** for energy
 renovation & a local private networks
 (PRIS)

Brottes act (n° 2013-312 from April
 2013)

→ Introduces the **public service for
 energy performance of housing**
PRIS launch

**Energy transition for green growth
 act (LTECV)**

→ Settles legislative value to PRIS by
 including them in local platforms for energy
 renovation which must strengthen technical
 & financial support to dwelling

Difference in terminology between
 the law & ADEME's call for
 tenders
 → The law does not cover
 entertainment & advice

2012

2013

2014

2015

2016

2017

**Actions
 led by
 ADEME**

**Experimentation of
 local platforms**

Target: 100 local
 platforms for energy
 renovation within the end
 of 2015

**ADEME's targets plans
 [2016-2019]**

→ 300 PTRE within the end
 of 2019

Overview of the local different initiatives(1/2)



State-owned company for EE services

- launched by Picardie (ex-region)
- φ1 [2014-2019]
- 2,000 retrofits during the exp. phase over 20,000 main residences
- € M€ 36 for φ1 (extension under discussion with EIB)
- Grants + EU funds ELENA + EIB + white certificates



Mixed economy company (SEM) led by the region

- (11 employees)
- Since 2013
- 1,500-2,000 retrofits/y over 3.3b collective housing
- € M€ 5.2 (social capital)
- Financial support: public capital (85%), private (15%), loan from EIB + European grants through the IEE* program + revenues from services
- *Intelligent Energy Europe



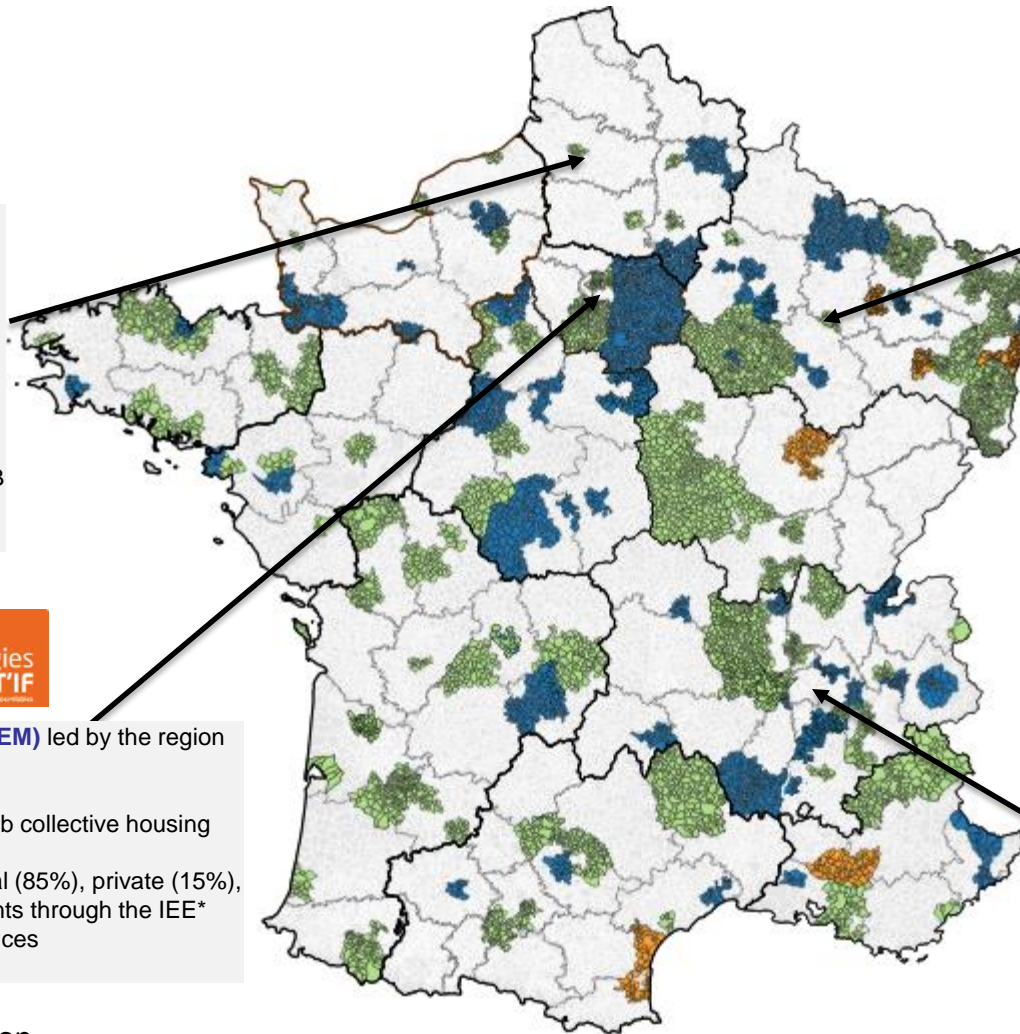
Collective cooperative company

- led by the local authority (6k inhab.) & the energy supplier EDF
- φ [2016-2018]
- 50 retrofitting projects/y in 2016 over 56 k housing
- € M€ 25.8 for φ1
- Public & private (EDF) grants + pre-funding + banks partnership
- NB: the scope is has enlarged to cover 110k inhab.



Program led by Grenoble-Alpes metropolis

- (440k inhabitants)
- φ1 [2010-2014] – φ2 [2016-2020]
- 150 collective ownerships (5,000 housing) built betw 1945 & 1975
- € M€ 25.8 for φ1
- Public grants + white certificates
- NB: the scope was enlarged for φ2 to independent houses

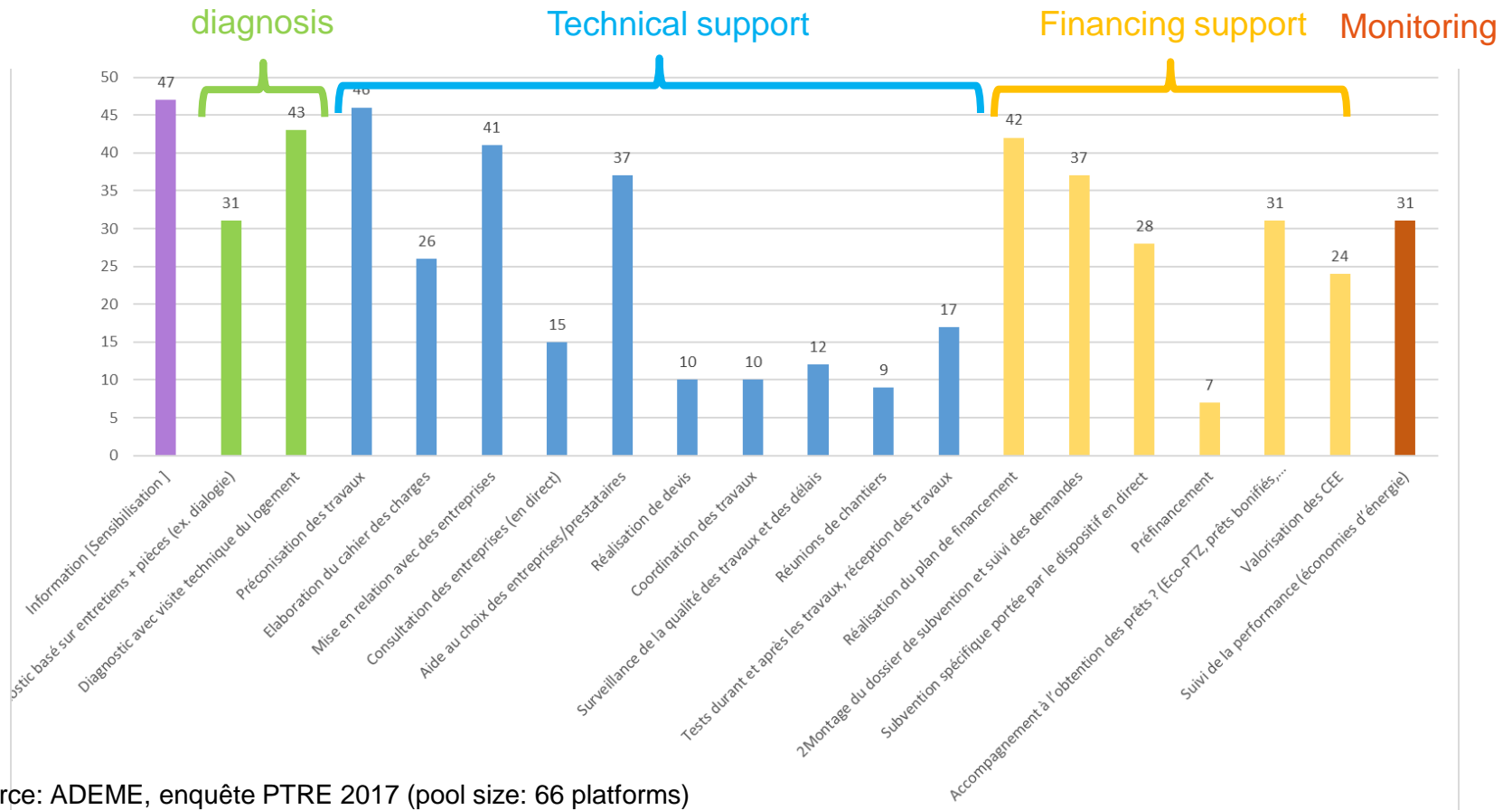


- Plateform in operation
- Plateform under construction

- Planning
- Target
- Budget
- Types of funding



On September 2017, there were **144 platforms covering 45,3 M inhabitants** in operation mainly funded by public bodies (ADEME, local authorities, region...) & **proposing different services**



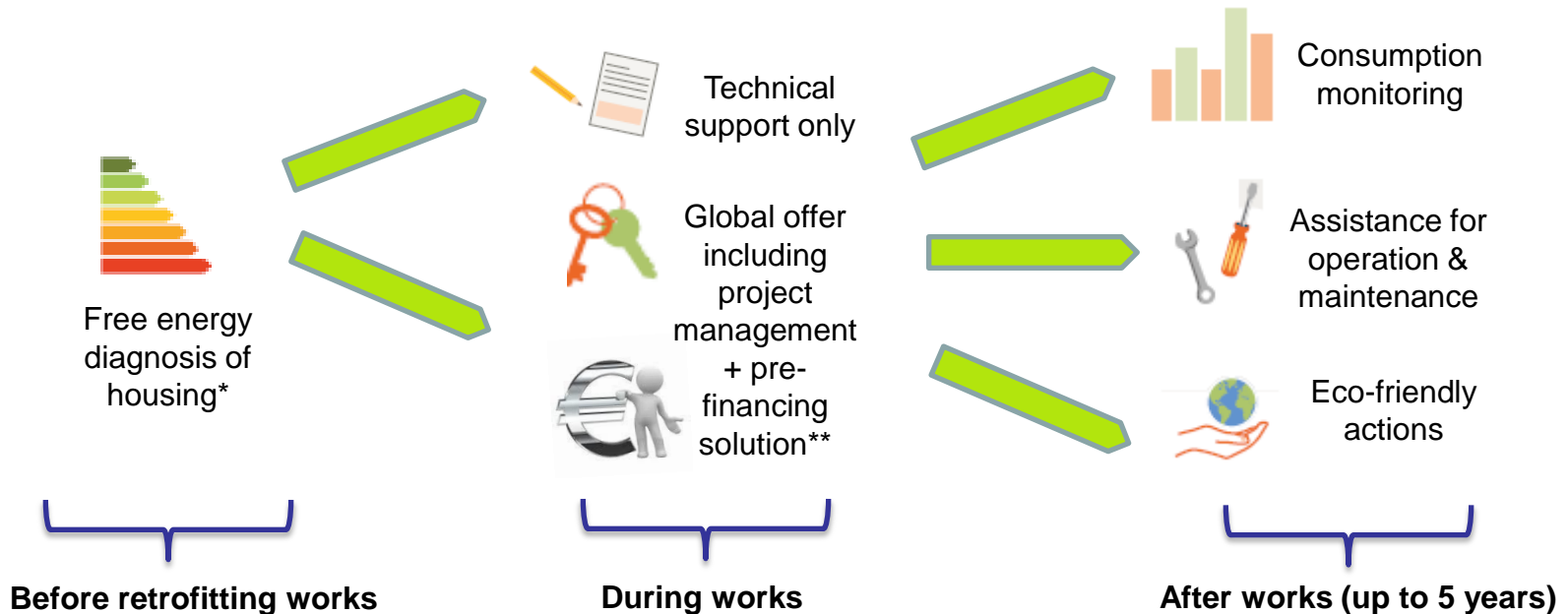
Source: ADEME, enquête PTRE 2017 (pool size: 66 platforms)



Origin of the initiative

Wish of the Picardie ex-region to **substitute for private banks to lend money to low income dwellings & take into account energy savings** in loan granting procedures
→ state-own company for energy efficiency public services

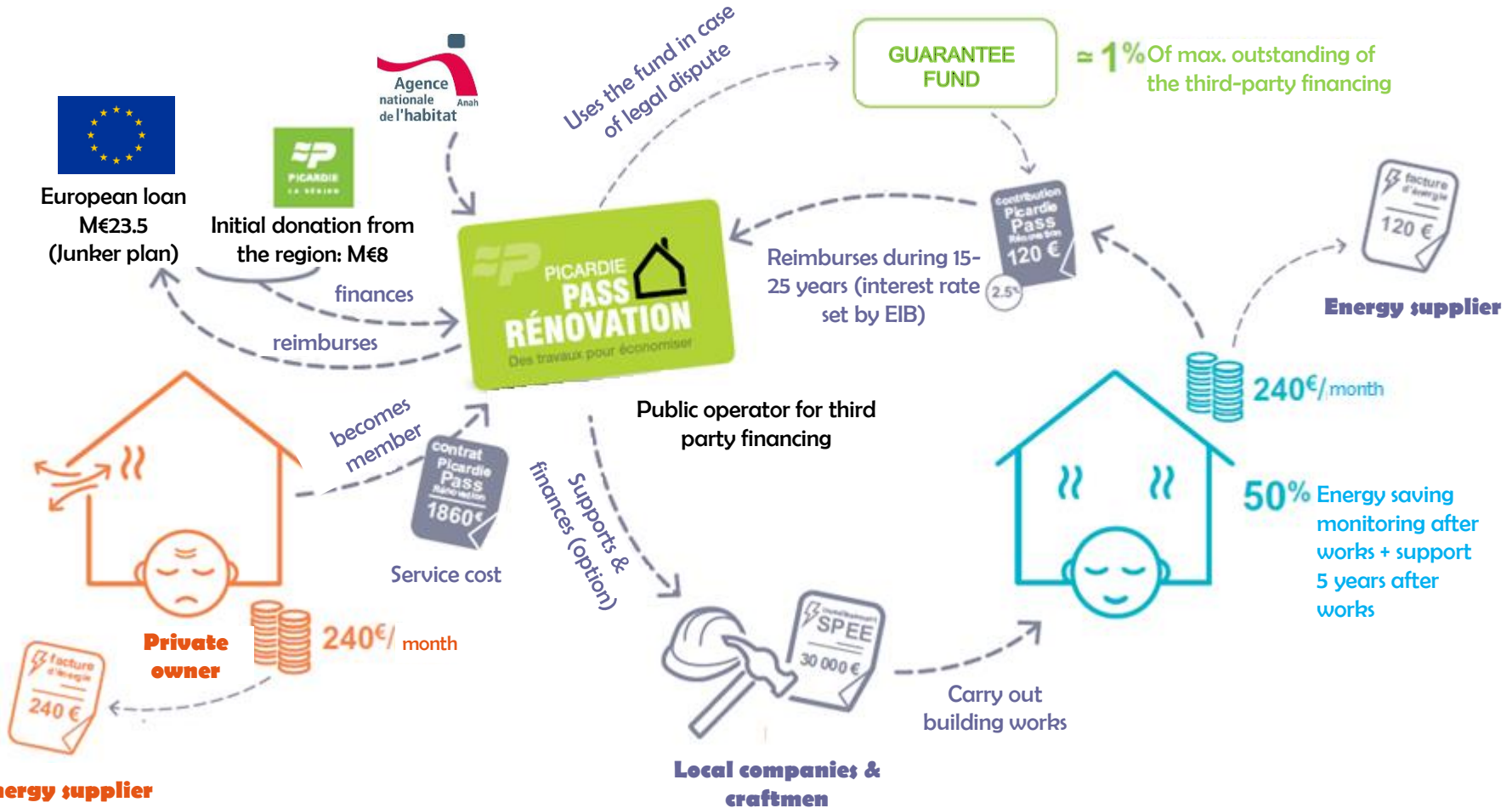
Proposed services



* If a dwelling accepts the renovation proposal it must sign a contract with the state-own company and pays around 2k€ for the global support to its retrofitting project

**The financial advance on works is granted with an interest rate set by EIB

A innovative business model (2/3)





Key figures on September 2017

- **4,500 contacts** with dwellings
- **2,250 energy diagnosis** performed
- **1,460 housing to be retrofitted** for a **budget of M€31** including 10 collective houses gathering 1,085 multiple-unit dwellings (targets: 2,000 retrofitted houses within mid 2018 then 18,000 housing/y from mid 2018)
- **279 local enterprises partners** of the pass (95% located in the Northern region)

Key points

Initiatives supported by the EU structure ELENA (technical assistance) & EIB (loan)

➔ **obligation to frame activities** (4-6 months upstream the start) & to **build a strong business model** over many years

NB: **min. leverage effect requested by the EIB = 20** (1€ lent ➔ 20€ invested in retrofitting works)

➔ **obligation to monitor different performance indicators** such as energy savings, avoided CO₂ emissions & transmitted them to the Commission (control operated after one year by commissioners)

The French local initiatives supporting building energy renovation are **various** and must consider **many general parameters** (blg types, incomes...) & **characteristics specific to local territories** (economic, org. & behavioral)

To make these kind of initiatives efficient it seems important to

- **Set long term targets (~50 y) at the territorial level** in connection with national objectives
- Provide **long term resources to non commercial structures** in charge of territorial strategy organization
- Ensure an **unique access point** of information for dwellings providing **integrated services** including information, eng. & financial support
- Oblige local platforms to built a **sustainable business model** & **monitor regularly key performances indicators**
- **Make energy diagnosis mandatory** for all building having significant energy savings potentials
- **Target the most degraded buildings** identified by robust & common tools
- Keep the **conditions of assistance stable**



Thank you!



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