

Introduction

The point of departure for this national plan is the National Energy Efficiency Action Plan of June 2011 (NEEAP), produced to fulfil the reporting requirement to the European Commission in accordance with the Council Directive on energy end-use efficiency and energy services (2006/32/EC) and the recast Energy Performance of Buildings Directive (2010/31/EC). The NEEAP describes measures to promote energy conservation in the Netherlands (e.g. in the sectors of the built environment, industry, small and medium-sized enterprises, agriculture and transport), a calculation of the attained and expected savings between 2007 and 2010, and other reporting obligations arising from the Energy Services Directive (ESD) and the Energy Performance of Buildings Directive (EPBD).

The NEEAP includes a chapter on the National Plan to promote nearly zero-energy buildings, as well as an overview with descriptions of support measures. The plan at hand provides more detail on how the NEEAP affects the built environment sector.

This National Plan to promote nearly zero-energy buildings outlines the Dutch strategy for achieving nearly zero-energy buildings after the end of 2018 or 2020, respectively. It specifically addresses the consequences of the recast EPBD for new buildings and the accompanying stricter requirement for energy performance (that it be down to nearly zero), its relation to the method used to calculate the Energy Performance of Buildings (EPB) and the District Energy Performance Measures (DEPM). It also covers the policy and measures regarding transformation of existing buildings that are renovated to become nearly zero-energy buildings. Section 7 lists various measures intended to promote the construction of nearly zero-energy buildings and the transformation of existing buildings that are renovated to become nearly zero-energy buildings.

Article 9 of the recast EPBD states that the National Plan must contain the following information:

- 1.** A definition of nearly zero-energy buildings, reflecting their national, regional or local conditions and including a numerical indicator of primary energy use expressed in kWh/m² per year.
- 2.** Intermediate targets for improving the energy performance of new buildings, by 2015, with a view to the goals for nearly zero-energy buildings in 2018 and 2020 respectively.
- 3.** The policy being developed and the measures being adopted, such as setting targets to promote the transformation of existing buildings renovated to become nearly zero-energy buildings.
- 4.** Information on the policies and financial or other measures for the promotion of nearly zero-energy buildings, including details of national requirements and measures concerning the use of energy from renewable sources in new buildings and existing buildings undergoing major renovation in the context of Article 13(4) of Directive 2009/28/EC (on renewable energy) and Articles 6 and 7 of this Directive.

1. Alignment with current policy

Since 1995, the Energy Performance Standards for residential and other buildings have been the basis for policies on energy conservation in buildings. Building regulations impose minimum requirements on the energy performance of buildings, depending on how they are used. More stringent minimum requirements are set periodically. The policy on nearly zero-energy buildings builds on the policy set in 1995.

2. Definition of a nearly zero-energy building

In the Netherlands, the energy performance of a nearly zero-energy building is determined based on the NEN 7120 standard: Energy performance of buildings - Determination Method (EPB). The preliminary standard NVN 7125 District Energy Performance Measures (DEPM) may also be used.

These determination methods have the following characteristics:

- Energy consumption is determined in standard utilisation and climate conditions;
- Only building-specific energy consumption receives a specific value in the building's energy performance: district measures – if any – can be assessed using the EMG;
- Energy generation may take place inside and outside the building;
- Renewable energy sources are assessed;
- Net energy consumption is determined over the course of a year.

EPC at nearly zero

A non-dimensional number is used as an indicator of the building's energy performance, depending on how the building is used: the Energy Performance Coefficient, EPC. Assuming that a completely zero-energy building has an EPC = 0, the aim is to institute a requirement close to EPC = 0 by 2018 for government buildings and by 2020 for other buildings. This level is defined as nearly zero-energy.

It is not yet possible to estimate exactly how a stricter EPC will be defined in 2018/2020. Until that time, studies will be conducted at least twice to assess how feasible and cost-effective it would be to introduce a stricter EPC in the interim.

Energy from renewable sources

Energy from renewable sources is defined in accordance with the Renewable Energy Directive (2009/28/EC). The principle of the EPB is that builders are free to choose measures that reduce the demand for energy, use energy from renewable sources, and make effective use of fossil fuels, in order to achieve the required EPC. This principle will also be maintained for nearly zero-energy buildings. As the requirements for the EPC become stricter and stricter, the percentage of renewable energy will automatically become increasingly important in order to fulfil the requirement. Even so, it will still be compulsory to fulfil the requirements for thermal insulation of the building envelope of new buildings, as stipulated in the Building Decree. (R_c at least $3.5 \text{ m}^2\text{K/W}$ for closed building envelope, U value currently at most 2.2, but dropping to $1.65 \text{ W/m}^2\text{K}$ for windows, doors, etc. at the start of 2013).

District measures

The DEPM is used to assess collective generation of heat, cold and electricity. The district in which the DEPM may be applied is defined in the DEPM. With respect to heating, hot water and cooling, this means that there must be a physical connection (heating or cooling network) between the building and the generator. With respect to electricity, the distance between the point where collective generation of electricity takes place and the most remote plot connected to that point may not exceed 10 km for the time being. Coherent development of the district and the energy infrastructure must also be in place.

The Building Decree includes an additional requirement for the application of the DEPM in relation to new buildings. The energy performance coefficient without application of the DEPM, i.e. solely based on building-specific measures, may not exceed 1.33 times the required energy performance coefficient. This stipulation was included to ensure that energy performance at the building level continues to meet minimum requirements, in addition to the overall integral energy performance.

The DEPM entered into force on 1 July 2012. Consequently, there has been very little experience with the measures so far. It also has the status of a preliminary standard; parts will still need to be developed in more detail. Moreover, research is currently being conducted to see whether additional requirements should be set for the application of the DEPM to existing buildings, and if so, which requirements. This shows that assessment of measures at the district level in relation to the energy performance of buildings is just entering the initial development stage. In moving towards nearly zero-energy buildings, the application and consequences of such measures will be evaluated regularly. This process may lead to adjustments in the area affected by the DEPM, or to the introduction of additional requirements.

3. Interim targets

Since the introduction of the EPC as a requirement for the energy performance of a new building, it has periodically been lowered to a stricter standard. The EPC requirement for residential buildings started in 1995 with $EPC \leq 1.4$ and has been $EPC \leq 0.6$ since 2011. In the past, this more stringent requirement has always been supported by a study of the effects (e.g. cost effectiveness, quality of indoor environment, market readiness for the techniques applied) of the proposed EPC requirement. These feasibility studies will continue to take place for future lowering of the EPC requirement. The cost effectiveness of the measures largely determines how much room is available to introduce stricter EPC requirements.

The revised Spring Agreement on Energy-Efficient New Buildings of 28 June 2012, the agreement between market parties and the Dutch government to produce energy-efficient buildings, specifies the rate of increase for the Energy Performance Coefficient of (new) residential buildings: The EPC will be lowered from 0.8 to 0.6, as introduced on 1 January 2011, and further lowered to 0.4 as per 1 January 2015, with the eventual aim of achieving the zero-energy home in future ($EPC=0$). A comparable lowering (compared to 2007) is in effect for non-residential buildings, increasing energy efficiency in new buildings by 50% in 2015. To that end, stricter requirements were introduced in January 2009, increasing energy efficiency by an average of about 25% (differing based on building function) compared to 2007.

The policy set for assessing the feasibility of the proposed lowering of the EPC will be continued. To that end, a feasibility study will be conducted twice a year until 2018/2020 to assess how feasible and cost-effective it would be to introduce a stricter EPC in the interim, starting in 2015 (EPC \leq 0.4 for residential buildings) and an EPC near 0. The methods for calculating cost-effectiveness to date will be adapted (as needed and relevant) to the European Commission's cost optimality framework.

As described in the definition of a nearly zero-energy building, the target is to have a near-zero EPC for government buildings as of 31 December 2018 and for all other buildings as of 31 December 2020. It is not yet possible to set an exact requirement for the EPC. Insufficient information is currently available as to which (innovative) techniques and concepts for realising an EPC = 0 will be sufficiently market-ready in 2018 and/or 2020, whether they will meet the preconditions set for a good indoor climate, for example, and whether they will be cost-effective.

In setting requirements for energy performance, builders can choose which measures they will institute to meet a requirement. In order to guarantee the minimum energetic quality of the building envelope, requirements are set for the U value and R_c value of the building envelope. More stringent requirements will also be set for these values. As of 1 January 2013, the U-value of a window (glass pane and window frame) must not exceed 1.65 W/m²K. As of 1 January 2015, the R_c value of closed subassemblies must be at least R_c = 5 m²K/W.

The schedule is provided in the table below.

Year	New buildings	Government buildings
2011	Residential housing construction: 0.6	1.1 for office buildings (a composite requirement is in effect for multi-use buildings)
2013	U value for windows (glass and frame) does not exceed 1.65 W/m ² K	U value for windows (glass and frame) does not exceed 1.65 W/m ² K
2015	<ul style="list-style-type: none"> - Residential housing construction: 0,4 - Non-residential construction: 50% more energy efficient compared to 2007 - R_c no less than 5 m²K/W 	<ul style="list-style-type: none"> - 50% more energy efficient compared to 2007 - R_c no less than 5 m²K/W
From 2018		EPC = nearly 0
From 2020	EPC = nearly 0	

4. Implementation of nearly zero-energy buildings for new construction

The government promotes the development of nearly zero-energy buildings by:

- setting clear goals for all those involved and by drafting clear laws and regulations
- generating broad support among all those involved, including residents and users
- assessing collective solutions
- promoting sufficient knowledge among all parties
- fostering cooperation in the supply and production chain (construction process)
- offering room for experimentation
- effective government regulation
- government involvement in the role of 'launching customer'

A route towards nearly energy-zero buildings will be taken in conjunction with the market over the coming 8 years. Various activities have already been set in motion. The signatories to the revised Spring Agreement will work together to implement the agreement. The implementation programmes will be adopted no later than December 2012.

The previous sections covered the approach in relation to the regulatory framework and the setting of goals. In order to achieve nearly energy-zero buildings, it will be necessary to use renewable energy sources, both at the building's location and in the context of collective solutions. Starting 1 July 2012, it will be possible to assess collective solutions by means of the DEPM (district measures). Experience with this new option will be developed in future.

Examples of nearly zero-energy new buildings

The following introduction of more stringent requirements, planned for 2015, will be supported via the 'Excellent Areas'. These involve experiments with building energy-efficient structures. In the 19 Excellent Areas that have been designated, construction companies are gaining experience with an EPC which is at least 25% lower, in anticipation of the next stricter EPC requirement for residential buildings in 2015. The Energy & Built Environment working programme promotes and facilitates the transfer of knowledge and lessons learned from the Excellent Areas by recording that knowledge and pro-actively transferring it to other building sites. This approach also promotes the scaled-up application of concepts and techniques for more intensive energy conservation that are tried and tested, but have not yet seen sufficient market implementation.

Besides these experiments, the Housing Act does not permit municipalities to impose supplementary requirements for the energetic quality of the new buildings being realised within their city limits, in addition to the requirements laid down in the Building Decree.

The Energy Leap (Energiesprong) is the implementation programme of the Energy Innovation Agenda for the Built Environment (IAGO). Energy Leap focuses on market-ready concepts that will be 45% and then 60% more energy-efficient than their traditional predecessors, eventually reaching 80% more efficient. Once these concepts are scaled up to the national level, they will facilitate a 50% decrease in energy consumption in the built environment in 2030 compared to 1990. In other words, these projects go beyond the target of nearly zero-energy, as defined in this National Plan. Reducing costs by pursuing

process and technology innovation and scaling up techniques are important areas of emphasis in this programme.

Section 7 covers a number of other measures and instruments which will contribute to the development of nearly zero-energy new buildings.

5. Nearly zero-energy government buildings

The government is an important role model and can spur on accelerated market development. The government's goal to achieve nearly zero-energy buildings starting from the end of 2018 contributes to the structural market for energy conservation. This involves a continuation of the current policy, in which the Government Buildings Agency constantly stays one stage ahead of the stricter EPC once it is announced. This promotes both technical and process innovation and contributes to scaling up new, sustainable techniques.

In the framework of the recast EPBD, we understand government buildings which can be occupied in full or in part by a government agency or independent body (ZBO) that has a public point of contact. These occupants can be local, regional or national authorities.

The Building Decree needs to lay down more rapid implementation of stricter EPC requirements for government buildings than for other buildings to ensure that new government buildings will be built nearly zero-energy from the end of 2018 on. This means that local and regional authorities will need to introduce stricter requirements than the current policies.

6. Implementation in existing buildings

The Building Decree provides more detail on how to handle existing buildings. The definition of large-scale renovations will be developed in more detail in the Building Decree Regulation.

The 'Block by Block' project is being carried out in the Energy & Built Environment working programme. It consists of 14 pilot projects to gain experience with large-scale energy conservation in existing residential buildings. The ambition level set for energy conservation consists of two labelling steps and can be viewed as a step on the road towards zero-energy buildings. Market parties are responsible for the projects. Characteristics of the projects include their large-scale, block-by-block approach, innovative processes and target marketing strategies. Block by Block wants to track down successful market strategies and use them to scale up.

Research will also be done on options for promoting existing buildings that are renovated to be transformed into nearly zero-energy buildings. One such study is taking shape in the 'Energy Leap' programme. The goal set by IAGO is: 45-80% energy conservation in the built environment and nearly zero-energy new buildings starting in 2020. The approach used by Energy Leap is to focus on removing obstacles that obstruct innovations or scaling up.

Section 7 covers a number of other measures/instruments which will contribute to the development of the transformation of existing buildings to a nearly zero-energy level.

7. Measures to promote nearly zero-energy buildings

The measures summarised below are described in more detail on the following pages. A number of measures apply both to new buildings and to existing buildings. In those cases, the description has only been listed once.

New buildings

- Energy Performance of Buildings (EPB) since July 2012, introduction of stricter EPC in 2011 and proposed stricter EPC in 2015, in combination with Spring Agreement for Energy-Efficient New Buildings
- Excellent Areas
- Innovation Agenda for the Built Environment
- Rollout of smart meters
- Energy investment deduction
- Green Deal in the municipality of Amsterdam

Existing buildings

- More with Less agreement
- Rental sector agreement
- Innovation Agenda for the Built Environment
- Block by Block
- Rollout of smart meters
- Green Deal in the province of Overijssel
- Rental housing assessment system
- Enforcement of the Environmental Management Act in non-residential buildings
- Energy investment deduction
- Reduced VAT rate for insulation work and reduced VAT rate for labour costs related to home maintenance and renovation
- Green Projects scheme / National Mortgage Guarantee
- Energy investment deduction
- Revolving Fund

Name	Stricter requirements for the energy performance (EPC) of new buildings
Category	<ul style="list-style-type: none"> • Legislation
Territorial application	Netherlands
Target group	<ul style="list-style-type: none"> • Builders • Project developers
End-user activities targeted for influence	Making new buildings increasingly energy-efficient
Effectiveness	Significant
Status of implementation and planning	Ongoing to the end of 2015

The EPC for new homes was lowered from 0.8 to 0.6 on 1 January 2011. This stricter requirement was laid down in the Building Decree. The next step towards a stricter EPC, down to 0.4, is scheduled for 1 January 2015, moving towards the final goal of the nearly zero-energy home in 2020. Non-residential buildings will have to be 50% more energy-efficient in 2015, compared to 2007. New government buildings will have to be nearly zero-energy building as from the end of 2018.

Name	Agreement: Spring agreement on energy-efficient new buildings
Category	<ul style="list-style-type: none"> • Building requirements and enforcement • Voluntary agreements (Spring agreement on energy-efficient new buildings)
Territorial application	Netherlands
Target group	<ul style="list-style-type: none"> • Builders • Project developers • Banks
End-user activities targeted for influence	Making new buildings increasingly energy-efficient
Effectiveness	Significant
Status of implementation and planning	Ongoing to the end of 2015

Description

To support the stricter energy performance requirements, an agreement (Spring Agreement) was signed in 2008 between the Dutch national government and market parties (Bouwend Nederland, the NEPROM Association of Dutch Property Developers and the NVB Association of Dutch Builders and Developers). The aim of the Spring Agreement is to improve the energy performance of new buildings by 25% in 2011 and 50% in 2015 (compared to the building requirements in 2007), with the intention of creating the conditions for zero-energy new buildings in 2020. The national government regularly strengthens laws and regulations to that end. The sector organisations implement a knowledge transfer and incentive programme for their affiliated companies to raise the level of knowledge their members have regarding improvement in energy performance. The Spring Agreement was revised in June 2012, and implementation programmes will be devised for the recast agreement.

Name	Excellent Areas
Category	Legislation/dissemination of knowledge
Territorial application	Netherlands
Target group	All parties involved in construction.
End-user activities targeted for influence	New buildings
Effectiveness	
Status of implementation and planning	Experience is currently being developed in 19 projects. The 'Excellent Areas' will be evaluated in 2014.

Description

The 'Excellent Areas' are nineteen innovative new building projects across the Netherlands. In these areas, the energy performance coefficient (EPC) is one stage ahead of the statutory EPC required by the Building Decree. These involve experiments with building energy-efficient structures.

The following introduction of more stringent requirements, planned for 2015, will be supported via the 'Excellent Areas'. In the 19 Excellent Areas that have been designated, construction companies are gaining experience with an EPC which is at least 25% lower. Municipalities, project developers and other parties involved in the building process gain extensive practical experience with innovative building methods and techniques in the Excellent Areas. This especially applies to looking for innovation in the building process and for new forms of cooperation and funding. 11 of the 19 'Excellent Areas' are supported by an Order in Council, which gives legal recourse for enforcing the lower EPC in those areas.

The knowledge and experiences gained there will be used to gain experience in energy-efficient new buildings in the run-up to plans for stricter requirements, particularly in 2015. In the end, new buildings will have to be nearly zero energy in 2020.

Name	Innovation Agenda for the Built Environment
Category	Energy efficiency funds
Territorial application	Netherlands
Target group	<ul style="list-style-type: none"> • Project developers • Builders • Installers • Clients
End-user activities targeted for influence	More energy-efficient new buildings, moving towards zero energy
Effectiveness	
Status of implementation and planning	2011-2014

Description

The Energy Leap innovation programme promotes innovations and aims to halve energy consumption in the built environment in 2030 (compared to 1990). The priorities in the programme are:

1. Accelerated development of scalable energy conservation packages with high energy performance, as well as introduction in existing buildings.
2. Accelerated market development of energy conservation concepts that take an integrated approach to design and implementation. These concepts are necessary in realising soaring ambitions in new buildings and existing buildings (integration of the supply and production chain).
3. Involving user aspects and user-friendliness in the design of energy-efficient buildings.

Projects that have a tangible focus on acceleration and innovation may be eligible for support in the framework of the Innovation Agenda for the Built Environment (IAGO). The majority of the budget for IAGO-I (€ 30 million) and IAGO-II (€ 20 million) has already been invested. Proposals for the remaining funding can be submitted through 2014, focusing on residential buildings, non-residential buildings and area development.

The projects include the following:

- **The Energy Leap** is a broad-ranged approach aimed at preparing the entire building chain for (the end goal of) zero-energy building. A few of the projects in the framework of the Energy Leap:
 - All Local Lights Set to Green supports the realisation of very high energy ambitions among private individuals. Targets municipality, building sector and private individuals. A structure is set up in such a way that existing obstacles are cleared away (such as zoning scheme problems, public welfare, lack of good energy-saving concepts) and no longer arise. The cooperating parties receive a maximum of €

250,000 in kind (advice, communications, calculations, etc.). Funding was awarded to six projects. See <http://energiesprong.nl/lokaal-alle-lichten-op-groen/deelnemers/>. Many more submissions were received.

- Various tendering schemes, including:
 - Call for tenders for small-scale inner-city areas. Three projects were awarded funding. See <http://energiesprong.nl/binnenstedelijke-gebiedsontwikkeling/bundeling-van-krachten-boost-voor-duurzame-gebiedsaanpak/>
 - Tender for Offices and tender for Retail. Very high ambitions, reducing standards to 80% of total energy consumption or zero energy (based on both building and consumption). Support for the extra amount invested (above the statutory minimum). Selection process is ongoing. <http://energiesprong.nl/experimentoproepen/kantoren-vernieuwen-naar-energieneutraal/>. Registrations are still being accepted.
 - Tenders for residential housing construction: supporting projects with up to 80% savings on primary energy consumption.
- In **Zero-Energy Areas (GEN)**, three business cases are being developed: a new building location, an existing location and a business location. The aim is a reproducible effect for zero-energy areas.
- **Towards zero-energy schools and offices (NESK)**: This subsidy scheme aims to promote projects that have distinctive energy efficiency, sustainability and organisational innovations in the building process. The projects should also be able to serve as role models and sources of inspiration. The projects that were awarded funding (eight schools and seven offices) are currently being carried out.

Name	Rollout of smart meters
Category	Meter readings and invoicing
Territorial application	Netherlands
Target group	All end users that are within the scope of the ESD
End-user activities targeted for influence	Energy conservation by improved insight into energy consumption (as well as goals related to market forces).
Effectiveness	The cost-benefit analysis done by KEMA (Intelligent meters in the Netherlands; revised financial analysis and policy recommendations, KEMA, June 2010) shows that it would be possible to realise average savings of 3.2% on electricity and 3.7% on gas.
Status of implementation and planning	A smart meter is installed in new buildings, during large-scale renovations and regular meter replacement, and as requested by the end user. Also upon request if the energy label improves by at least two label classes, or if the residence receives at least a class B energy label.

Description

The Act on the Implementation of EC Directives on Energy Efficiency includes rules that promote energy conservation. This law stipulates that, in new buildings, during large-scale renovations and regular meter replacement, and as requested by the end user, a meter must be placed that can measure the actual energy consumption and give that information of the time in which consumption actually took place. Since a smart meter can give consumers feedback on their energy consumption, it is an important resource for bringing about behavioural change and offers options for saving energy. Consumers who have a smart meter automatically receive an estimate of their power use and costs from their energy provider every two months. In addition, if the consumer so chooses, services can be offered using the smart meter that will help save even more energy, either on a separate display (via an app) or on the end user's own computer. The government recognises the importance of direct feedback in increasing energy awareness and offering consumers perspectives on how they could act/ In this context, businesses need to take the next step by introducing convincing applications, e.g. via mobile telephones, internet or applications in the end user's own home. The smart meter therefore needs to be able to connect to local applications in ways that are supported by international open standards. The government has required the smart meter to meet that standard of connectivity. End users can opt not to allow installation of a remotely readable meter, or to turn off remote meter reading

('administrative off switch'). In that case, the P1 consumer port can still be linked to a display.

Name	Energy Investment Deduction (EIA)
Category	Fiscal measures
Territorial application	Netherlands
Target group	Private sector
End-user activities targeted for influence	Promoting procurement of energy from renewable sources.
Effectiveness	
Status of implementation and planning	Ongoing from 2011 to (at least) 2017

Description

The **Energy Investment Deduction** (EIA) promotes investments in energy-efficient business assets as well as assets for efficiently generating renewable energy. Part of investments in assets that meet the generic saving standards set by the EIA can be deducted from fiscal profits. This includes [wind energy](#) on land, [cogeneration of heat and electricity](#), [biomass](#) and photovoltaic energy ([solar power](#)). Only the newest types of assets are eligible for EIA, which also allows the EIA to promote the market introduction of a new generation of efficient business assets.

Name	Green Deal in the municipality of Amsterdam
Category	Voluntary agreements
Territorial application	Netherlands
Target group	Housing corporations and owners' associations
End-user activities targeted for influence	All new buildings in the city will be climate-neutral from 2015 on
Effectiveness	
Status of implementation and planning	2011-2015

Description

The municipality of Amsterdam has set the target of ensuring that all new buildings in the city will be climate-neutral from 2015 on. It affects 23,900 homes which will be built between 2015-2020. The national government works with the municipality of Amsterdam to eliminate obstacles in laws and regulations, freeing the city to set requirements that lead to climate-neutral new buildings. The national government supports and appreciates this ambition and will be working with Amsterdam to assess how possible obstacles in laws and regulations that might pose a problem for this ambition could be eliminated before this transition period enters into effect. The municipality and the national government will be exploring these options together and arriving at a joint decision within a year.

Measures for existing buildings

Name	More with Less: Agreement on energy conservation in existing homes and buildings
Category	Voluntary agreements
Territorial application	Netherlands
Target group	<ul style="list-style-type: none">• Housing corporations• Builders• Installation sector• Owner-occupiers
End-user activities targeted for influence	Making existing buildings more energy-efficient
Effectiveness	Direct impact on the target group
Status	Through 31 December 2020

Description

The More with Less programme is a joint initiative by the national government, housing corporations, builders, the installation sector and the power companies to save energy in existing buildings. The agreement was revised on 28 June 2012. The parties aim for this new agreement to improve the energy performance of at least 300,000 existing homes and other homes every year by at least two classes on the energy label. Subsidies from the More with Less programme were available through the end of 2011.

Name	Agreement on Energy Conservation in the Rental Sector
Category	Voluntary agreements
Territorial application	Netherlands
Target group	<ul style="list-style-type: none"> • Housing corporations • Builders • Installation sector • Owner-occupiers
End-user activities targeted for influence	Making existing buildings more energy-efficient
Effectiveness	Direct impact on the target group
Status	Through 31 December 2020.

Description

The Agreement on Energy Conservation in the Corporation Sector for existing buildings, dating from October 2008, has been recalibrated and strengthened. The 2008 agreement with housing corporations is an agreement between the national government, the Aedes association of housing corporations and the Woonbond national housing association. The aim is to safeguard the investments made by the housing corporations in achieving the energy efficiency targets. Housing corporations own approximately 2.3 million homes and have taken steps toward improving the energy efficiency of their housing portfolio. The new Agreement on Energy Conservation in the Rental Sector in June 2012 converts the original target of 20% 'additional' savings in the 2008-2018 period into a total savings of 33% from 2008 to 2020. This means that the rental homes owned by housing corporations will have an average energy efficiency of label B by the end of 2020. Now that Vastgoed Belang has also signed the agreement, it also applies to tenants in the private rental sector. The target for that sector is that 80% of homes must have been improved to label C or better before the end of 2020.

The Cabinet is committed to removing statutory, financial and fiscal obstacles for collective implementation of renewable energy. In addition, labels that are not considered green (D, E, F and G) have been declared unacceptable and a plan for bringing them to an end. The developing trend in housing costs (rent, energy, rent surcharge) is assessed nationally and monitored locally.

Name	Block by Block approach (large-scale approach to energy conservation in existing residential buildings)
Category	Demonstration projects/knowledge and learning process
Territorial application	Netherlands
Target group	Homeowners, housing corporations and private rentals
End-user activities targeted for influence	Facilitating investments in improving energetic quality of residential buildings
Effectiveness	
Status of implementation and planning	13 local and 1 regional Block by Block projects were launched at the end of 2011. The first 10,000 homes will have been prepared by the end of 2012. Implementation of the measures will take place in 2013.

Description

In order to make more progress in existing buildings, the Cabinet has instituted a large-scale approach to existing buildings, known as 'Block by Block'. The aim is to use standard packages managed at the local level and relying on market funding (e.g. from institutional investors). Influencing the behaviour of residents and users will also be part of the approach. A pilot was launched in 2011 consisting of 13 local projects and 1 regional project. The local projects were driven and implemented by market parties in close collaboration with the municipalities. The first 10,000 homes will have been prepared by the end of 2012. Implementation of the measures will take place in those homes in 2013. During the three-year period of the pilot, the aim is to gain sufficient experience to develop a concept that can be rolled out all over the country. This primarily concerns experience with various funding structures, marketing models and ways of guaranteeing quality. The national government provides financial support for the projects in terms of extra process costs and ensures the dissemination of knowledge and experience.

Name	Green Deal in the province of Overijssel
Category	Demonstration projects/knowledge and learning process
Territorial application	Province of Overijssel
Target group	Housing corporations
End-user activities targeted for influence	Investing in improving energetic quality of residential buildings
Effectiveness	
Status of implementation and planning	2012-2014

Description

The Dutch province of Overijssel signed an agreement in June 2011 with 25 housing corporations with property in that province, stating that the energy efficiency of the residential properties they own would be improved by 25%. These housing corporations represent 90% of the rent-controlled rental housing in Overijssel. The province of Overijssel has set up a scheme for the housing corporations that sign this agreement; it has arranged to provide funding for energy-saving measures or generation of renewable energy in existing rent-controlled homes. This approach is intended to lead to manageable living expenses.

Name	Rental housing assessment system
Category	Legislation
Territorial application	Netherlands
Target group	<ul style="list-style-type: none"> • Landlords • Tenants
End-user activities targeted for influence	Promoting energy-saving investments
Effectiveness	
Status of implementation and planning	Entry into force on 1 July 2011

Description

The rental housing assessment system was changed on 1 July 2011. This points system assesses the energy performance of the home (based on the energy label) in order to promote energy-saving measures. The points system uses features of the home to set the maximum rental price of the home. By including the energy label in the assessment for the points system, the maximum rental price of the home is linked to the home's energy label. The amendment to the points system will be evaluated after three years, immediately after the end of the transition period. The amended points system immediately entered into force for homes that have an energy label and for homes that are required to have an energy label based on the regulation. Homes that are not yet required to have an energy label are subject to a transition period (until 1 January 2014). After that, the energy label of these homes will also be included in the rental assessment.

Name	Enforcement of the Environmental Management Act in non-residential buildings
Category	Building requirements and enforcement
Territorial application	Netherlands
Target group	Building owners
End-user activities targeted for influence	Enforcement of statutory requirement to implement energy-saving measures that can be earned back in less than 5 years
Effectiveness	
Status of implementation and planning	Current

Description

Energy conservation is a topic that is covered by the Environmental Management Act and developed in more detail in the Activities Decree. On the strength of Article 2.15(1) of the Activities Decree, large or medium-sized businesses must implement all cost-effective measures that can be earned back in 5 years or less. The obligation enters into force once a business exceeds an energy consumption level of 50,000 kWh and 25,000 m³ of gas. The obligation also applies to non-residential buildings, including offices, healthcare institutions and schools. The competent authority, generally the municipality, can enforce compliance with the Activities Decree. If the business uses more than 200,000 kWh of electricity or 75,000 m³ of natural gas annually, the enforcing authority may require the business to carry out an energy conservation study. The study can be required if it can plausibly be assumed that insufficient cost-effective measures are being implemented.

Name	Lower VAT rate for insulation work and labour costs for maintenance and renovation of residential buildings
Category	Tax advantage
Territorial application	Netherlands
Target group	<ul style="list-style-type: none"> • Housing corporations • Homeowners
End-user activities targeted for influence	Promoting energy-saving investments
Effectiveness	Directly targets homeowner
Status of implementation and planning	2009-present

Description

This concerns the reduction in VAT rate for measures in and on the home that target energy conservation (insulation of the floor, roof and outer walls) and for all labour costs involved in renovation and restoration work done in and around the home. The VAT rate has been lowered from 19% to 6%. The low VAT rate for labour costs is still in effect.

Name	Green Projects scheme / National Mortgage Guarantee
Category	Loans
Territorial application	Netherlands
Target group	Homeowners
End-user activities targeted for influence	Promoting investments in energy conservation
Effectiveness	Directly targets homeowner
Status of implementation and planning	Current

Description

These measures concern loans that homeowners take out to fund investments in energy conservation.

The Green Projects scheme is a tax discount scheme for green investments. Investments in sustainable construction and energy conservation are also covered by the scheme. Because the government gives savers and investors a tax discount on investments in green projects, investors can be satisfied with less compensation and banks can loan money to fund green projects at a lower interest rate. The scheme was modified on 1 January 2011. The 2.5% tax advantage for savers and investors was decreased gradually to 0.7%, as agreed in the 2012 Spring Agreement. The tax exemption for returns on equity (1.2% advantage) remains intact. This represents a remaining tax advantage of 1.9% for savers and investors. The National Mortgage Guarantee insures the risk that the loan holder will not be able to pay the mortgage. This guarantee applies to mortgages up to €350,000 (1 July 2012), and will be reduced gradually to €265.000 in 1 July 2014. Energy-saving measures can also be included, allowing investments in energy conservation to be excluded from the income limit up to a maximum amount of €8,000. Energy-saving measures include: high-efficiency boiler, wall cavity insulation, floor insulation, high-efficiency ++ glazing, heat pump, solar boiler and/or solar panels.

Name	Revolving Fund
Category	Loans
Territorial application	Netherlands
Target group	Homeowners, housing corporations and private rentals
End-user activities targeted for influence	Promoting investments in energy conservation in existing buildings
Effectiveness	
Status of implementation and planning	Fund expected to be established at the end of 2012, duration has not yet been determined

Description

The national government will set up a revolving fund for energy-saving measures in the built environment (existing buildings). This measure will make the living and housing expenses of Dutch households and businesses more controllable, limiting the impact of rising energy prices and the higher energy tax. The 2013 budget agreement reserves room (70 million in 2013 and 58 million in structural budget) for co-funding large-scale projects (e.g. housing corporations, healthcare institutions, schools and swimming pools) and private projects. A fully revolving fund structure ensures that the money comes back in and is available for new investments again. It will be developed in detail in the second half of 2012.