

Energies POSIT'IF

*Low energy
refurbishment of
condominiums in the
Île-de-France Region*

Société
d'Economie
Mixte Energies
POSIT'IF:

*Promoting,
organising,
supporting and
inventing energy
transition in the
Île-de-France
Region*

Energy efficiency in buildings: how to accelerate investments
11 Decembrer 2017



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Rénovation énergétique et énergies renouvelables

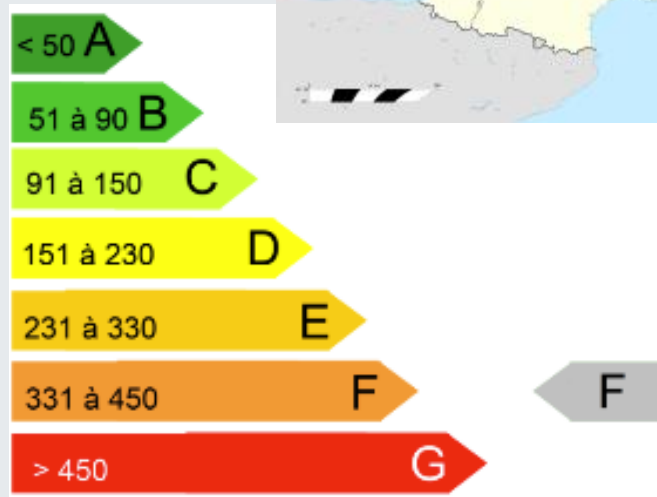
CONTEXT

In the Île-de-France Region

- **4.7M** dwellings of which **72%** are collective buildings
- → Priority target of **1M rated in** energy classes **E, F, G** (230 to 450 kWh/m²/annum)⁽¹⁾

Constraints impacting renovation programmes

- Non-professional management of buildings (co-owners)
- Diversity of situations
- Long decision-making processes
- Lack of trust of companies
- Financing schemes not adapted to long-term payback investments (over 15 years)

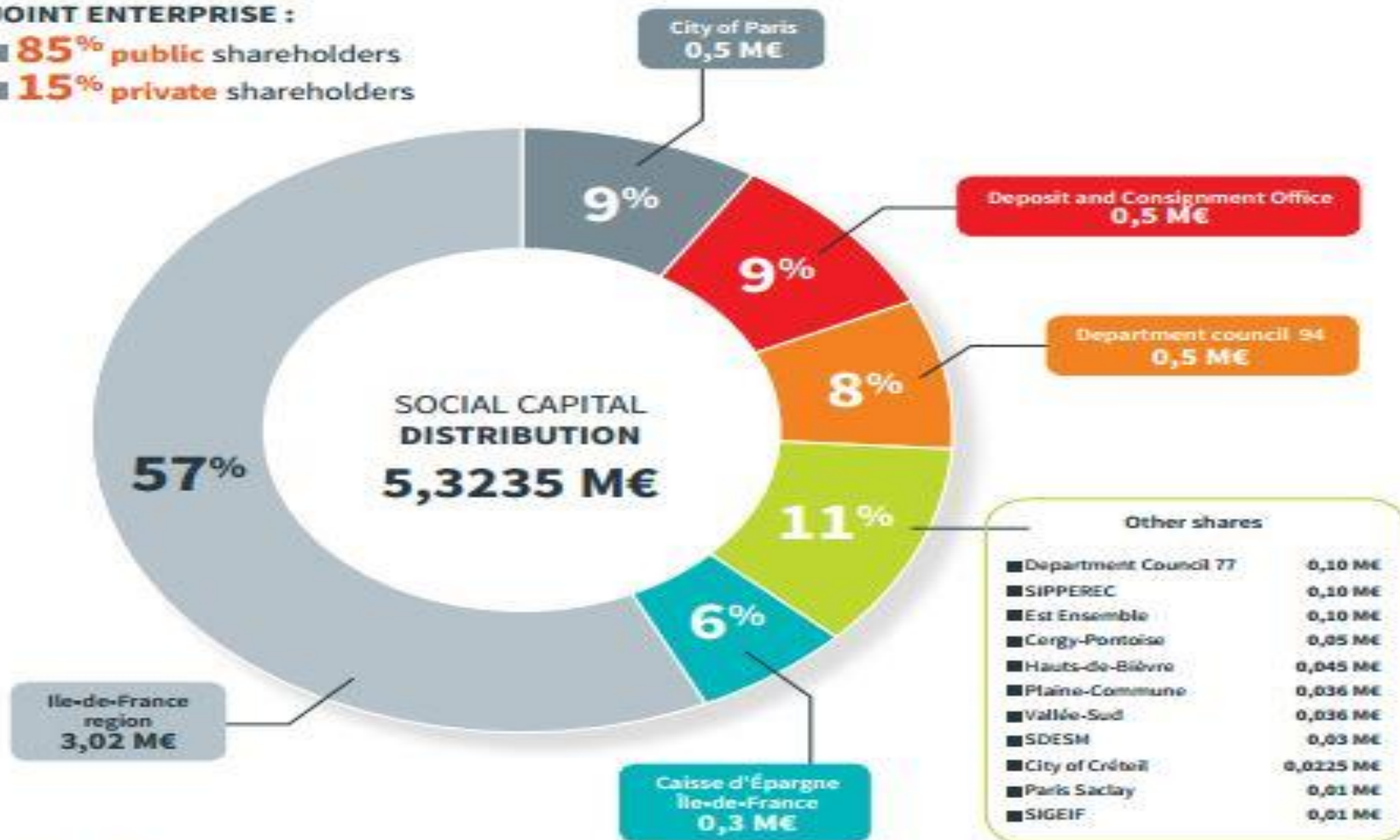


⁽¹⁾ The average consumption of the housing stock is 220kWhpe/m²/y (heating and domestic hot water) and 330kWhpe/m²/y when including cooking and specific electricity.

ENERGIES POSIT'IF

JOINT ENTERPRISE :

- **85%** public shareholders
- **15%** private shareholders



SOLUTIONS

- **Increase condominium confidence and expertise**

- Stimulate investment in renovation projects
- Support high standards in thermal retrofitting: min. **40% energy saving**

- **Make energy renovation simple**

- One-stop shop for energy renovation : architect, engineer and financial solutions
- Develop financial solutions for each co-owner



ENERGIES POSIT'IF OFFER TO CONDOMINIUMS



MAJOR ACHIEVEMENTS



41 privately owned blocks of flats which have signed a contract with Energies POSIT'IF



Work in progress on **8** blocks of flats

There are more than **5 800** homes to renovate, **2 100** are already in progress

More than **600** have been created



A total of **4 560** tonnes of CO₂ emissions have been avoided per year.

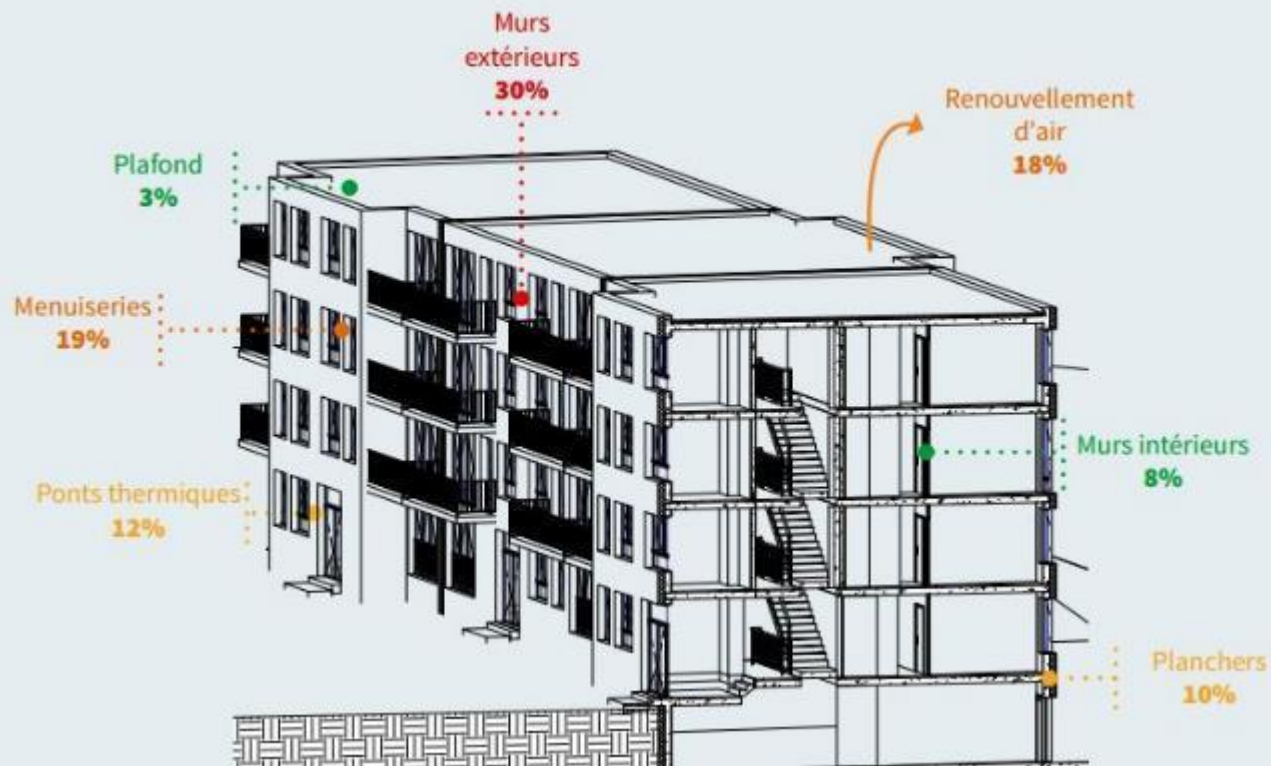


On average there was **47%** energy saving after the refurbishment work



- Homeowners who voted for the project's next phase (project management study or the works)
- Terminated projects
- Projects waiting for a vote

RÉSIDENCE DU PARC IN SOISY



RENOVATION PROGRAMME

48 co-owners / apartments
Global cost: **1 233 937 € TTC**
Energy consumption before:
223 kWhep/m². an
Energy consumption after:
104 kWhep/m². an

=

53 % savings

Ventilation and heat distribution improvements

- New condensing boiler
- Solar thermal panels for hot water
- Renovation of the heat distribution system
- Humidity-sensitive ventilation

Insulation and architectural improvement

- External thermal insulation
- Roof insulation
- Double glazing of windows and shutter replacement for all apartments

EXAMPLE OF A FAMILY



- A family of two people
- Living in 4 rooms – 394 shares



- Cost of renovation ■ **€28 100** included VAT
- Energy savings ■ **€42/month**

ANAH MEANS THRESHOLD FOR A TWO-PERSON HOUSEHOLD IN THE ILE-DE-FRANCE

€29 171

€35 510

Very low income

Low income

Ineligible

FINANCING PLAN - EXAMPLE

1 A family eligible for ANAH grants for a very low income household



■ Monthly repayment on a joint loan over 15 years: **€99**

■ It becomes **€20** after deducting the subsidies and energy savings

2 A family not eligible for ANAH grants



■ Monthly repayment on a joint loan over 15 years: **€170**

■ It becomes **€85** after deducting the subsidies and energy savings

WHAT WE NEED TO GO FURTHER

- Third party financing is still complicated to implement
- Energy / carbon are too cheap
- Green value must be better known, possibly reinforced by taxes
- Subsidies must be more efficient, they should only support global renovations, not isolated actions (eg. Window change)

THANK YOU FOR YOUR ATTENTION

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