

# Financing energy renovation of buildings with Cohesion Policy funding

## Sustainable energy investments in social housing in France

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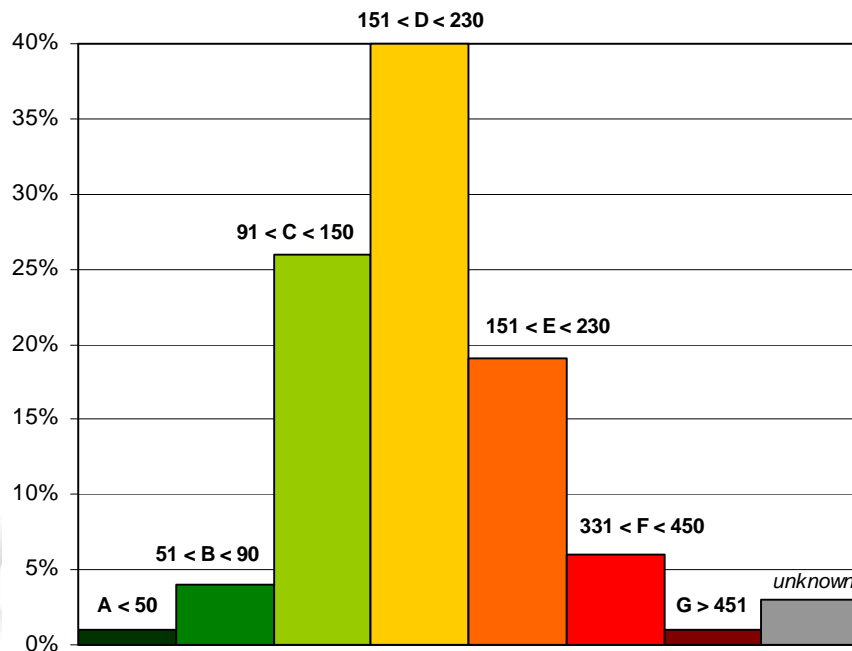


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DU DÉVELOPPEMENT DURABLE  
ET DE L'ÉNERGIE  
[www.developpement-durable.gouv.fr](http://www.developpement-durable.gouv.fr)

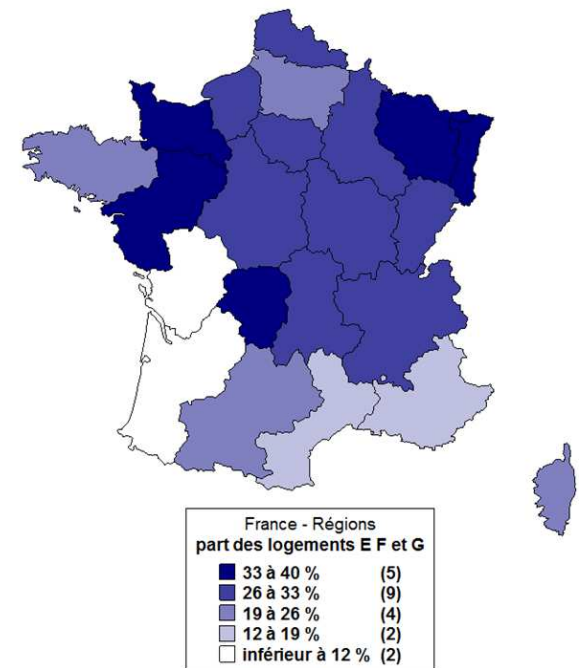
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ET DE LA RURALITÉ  
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# Key issues of energy renovation in social housing in France

- Social housing represents 4,5M dwellings (34M dwellings in France)
  - The issue of energy renovation in social housing :
    - Distribution of energy performance certificates of social dwellings in France (in kWhep/m<sup>2</sup>/year) (*chart*)
- ⇒ **More than a million of social dwellings have an energy consumption > 230 kWhep/m<sup>2</sup>/year**
- with important inequalities between regions, regarding the distribution of dwellings with an energy consumption of more than 230 kWhep/m<sup>2</sup>/year (*map*)



ÉNERGIE / MINISTÈRE DU LOGEMENT, DE L'ÉGALI



# Key issues of energy renovation in social housing in France

- Process initiated in France by the *Grenelle de l'Environnement* environmental consultation and legislation in 2009, regarding the improvement of the existing building stock
- ⇒ A specific financial instrument (*éco-prêt logement social*) has been set up to speed up energy renovation in social housing :
  - Targets dwelling with an EPC from D to F, to reach at least 150 kWh/m<sup>2</sup>/year
- Strong government commitment to achieve the national and international targets for reducing energy consumption and GHG emissions :
  - National commitment to reduce the energy consumption of buildings by 38% by 2020
  - European commitment to reduce energy consumption and GHG emissions by 20%
  - International commitment (Kyoto protocol)
- The Housing Energy Renovation Plan launched in 2013 sets the ambitious target of renovating 500 000 dwellings per year, **including 120 000 dwellings** by 2017 to address environmental, economic and social issues (fuel poverty)
- The Act related to Energy Transition for Green Growth, currently discussed in France, reinforces these goals

# Mobilisation of European funds for energy renovation in social housing 2007-2013 period

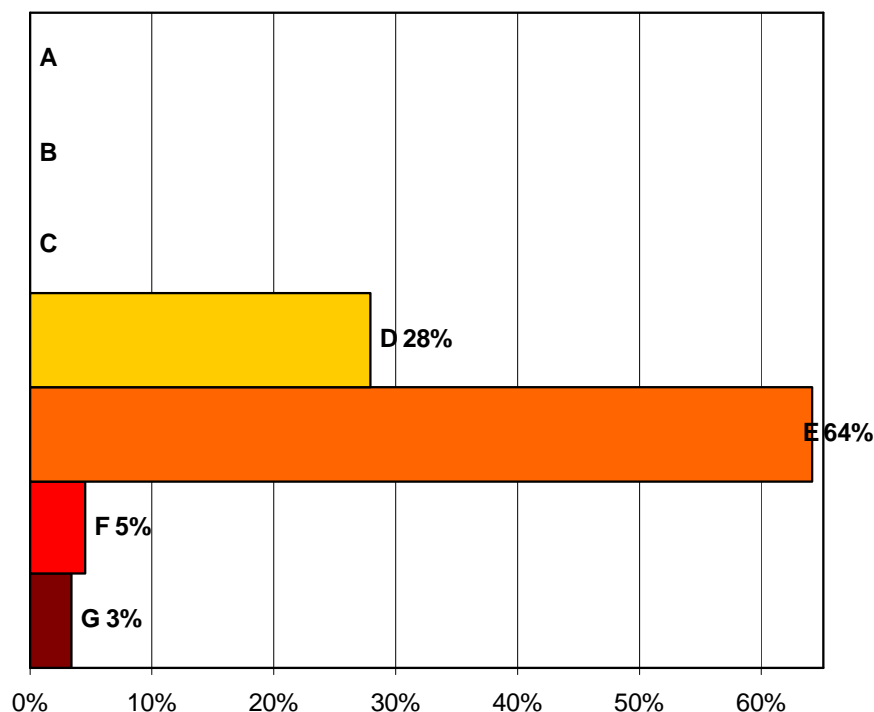
- Reasons for success :
  - 700 social landlords ready to go since 2006, before ERDF rules change on housing investments
  - Strong organisation of the social landlords network on ERDF to take an inventory of the operations
  - Key role of a joint « eco-loan »/ERDF
- ERDF envelope of 320M€ available in 2009 for energy renovation in social housing in France
  - Regions have massively reprogrammed ERDF programs on energy efficiency to finance energy renovation in social housing
  - **97% of the envelope was already allocated in 2011**, representing 50 000 households in social housing

⇒ A few regions have asked to exceed the 4% limit
- Average ERDF investment : 3 276€/dwelling (17% of total investment)
  - 1.1 billion € invested in 2013 in energy renovation / 15 000 local jobs
  - Almost 60 000 households
  - From 360 to 1000€ saved on household energy bills per year
- Energy performance : a third of the projects targets an energy consumption < 80 kWh/m<sup>2</sup>/yr

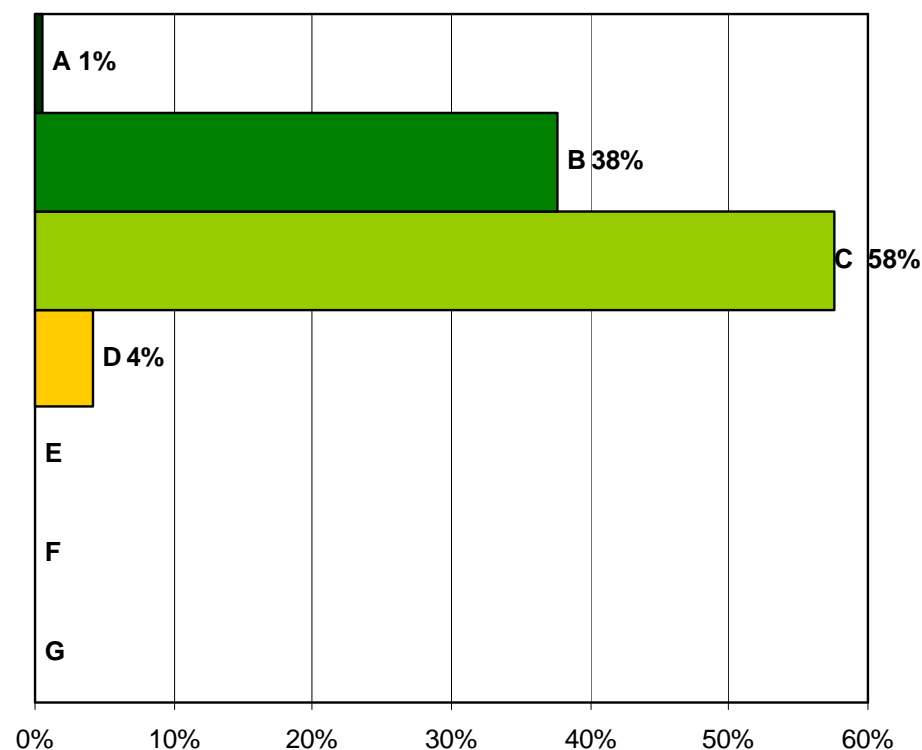
# Mobilisation of European funds for energy renovation in social housing 2007-2013 period

- Results for operations financed with the 3rd generation of « eco-loan » (2013-2014)

Energy performance of dwellings before  
renovation (with ERDF)



Energy performance of dwellings after  
renovation (with ERDF)

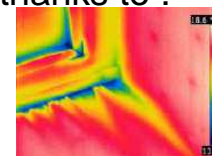




# Evaluation of energy renovation in social housing with ERDF

## Focus on the region *Nord Pas-de-Calais*

- Team work between local authorities, government administration, Ademe and social landlords network
- Two phases of experimentations :
  - 1st sample (20M€ ERDF) of 4274 dwellings renovated **from 297kWh/m<sup>2</sup>/an to 87 kWh/m<sup>2</sup>/an**
  - 2<sup>nd</sup> sample (6M€ ERDF) with more individual houses
- **Costs :**
  - 48 300€/dwelling including 25 293€ for energy renovation and 4 378€ ERDF subsidy
  - 97.4M€ invested in energy renovation and 1 300 local jobs created or maintained
- Dwellings selected and designed with :
  - Higher energy efficiency target
  - Architectural quality of the renovation
- **Better energy performance** than expected, with controlled costs thanks to :
  - **Control and follow-up of the execution** of the renovation
  - Control after renovation (thermal camera to test thermal bridges, etc.)
- Social landlords have organized actions to raise awareness of the households on their behaviour
- **Evaluation :**
  - Monitoring to evaluate real energy consumptions during 3 years, sociological studies
  - Air quality measures, detection of thermal bridges



# A Strong Social Landlords Involvement



## 2008 economic recovery Plan

- 800 social landlords projects
- 220 millions ERDF
- 1,5 billions local based investments (x7)
- 20.000 local jobs
- 70.000 low income households as final users

## 2014-2020 – Regions /HLM on going negotiations

- +/- 400 millions ERDF
- 2.8 billions local based investments expected
- 36.000 local jobs
- 127.000 households
- Negotiation on State Aid regime still engaged Region by Region



# Reasons for su

le cadre de vie des habitants LMH

## TRAVAUX DE RÉHABILITATION

RESIDENCE ANSEEE - 136 LOGEMENTS



**Durée des Travaux : 15 Mois**  
 Maître d'ouvrage: LMH  
 03 20 38 15 00  
 Maître d'œuvre: BAT'SUP  
 Linselles 03.20.37.99.91  
 Bureau de Plan de Travaux: 07.07.11.2 10014  
 Montant des Travaux: 3 003 744 00 €  
 Subventions POUER: 1 733 313 04 €  
 Subventions L.M.C.U: 630 000 €  
 Financement CDC: 1 144 000 €  
 Financement LMH: 630 000 €  
 Bureau de Contrôle: APAYE  
 Lille 03.20.40.29.24  
 Coordonnateur SPS: ESTEL Béatrice  
 Lille

### LILLE MÉTROPOLÉ HABITAT

OFFICE PUBLIC DE L'HABITAT  
[www.lmh.fr](http://www.lmh.fr)

#### LES ENTREPRISES

<b>G.D. Carrelage</b> Arle & Schepman Noyelles Les Vismes 03.21.34.73.00	<b>MAIRIA</b> Boulogne 03.20.38.15.00
<b>Sanctus Perilieu</b> <b>CABEE</b> Montigny en goberie 03.21.32.81.41	<b>COFFIGNY</b> Flourbais 03.97.41.41.41
<b>TECHNICA</b> <b>GENET</b> St Laurent Elanq 03.21.34.73.00	<b>TECHNICA</b> <b>TOCA</b> Rumilly 03.20.38.15.00
<b>Montigny &amp; Co</b> <b>MALYSE</b> Villeneuve d'Ascq 03.20.38.15.00	<b>HYGARDY</b> Linselles en mélan 03.20.38.15.00







NOUS HOUS TENONS DE VOTRE COMPRÉHENSION PENDANT LA DURÉE DES TRAVAUX.





## TECHNICAL GUIDANCE

Financing the energy innovation of buildings  
 with Cohesion Policy funding

### FINAL REPORT

A study prepared for the European Commission  
 GRI. Douvres



# Box 9 p.44

ET DE LA RURALITÉ





# Best social housing practice : « RHEA HLM » 2014-2020

cofinancing

Region

ERDF

Gain	Equivalent Etiquette C+ et Gain de 38%* Minimum (N3)	Equivalent Etiquette B et Gain de 50%* (N2)	BBC Réno Gain de 50% (N1) plafond de travaux 30 000€/logement	Bépos Gain de 50% plafond de travaux 30 000€/logement
Aid	8 %	12%	14%	16 %
bio-sourcés	40 %	40%	40 %	40 %
Material (surcoût)				
ERDF			40 %	40 %

« ... un truc européen ...  
... qui fait du bien ! »



Chanel : « FEDER EN HLM »



**Given more visibility to EU  
investment**

