

Summary report: Energy Stakeholders' Dialogue on the implementation of the Green Deal, in Greece, 2 December 2021

The 10th energy stakeholders' dialogue took place on 2 December in Greece, organised by DG ENER and the EC Representation in Athens. Sixty-one people participated representing the Greek public sector and civil society. The main topic of the dialogue was the implementation of the European Green Deal, the opportunities and challenges arising for Greece and more precisely the delivering on the renovation wave at national level.

The dialogue started with Mrs. Ringou (Head of the EC Representation in Greece) addressing an introductory speech. Markela Stamati (ENER.A.1) presented the main aspects of the Green Deal and the significance of its implementation for the Greek economy and society. Dimitrios Athanasiou (ENER.B.3) made a thorough presentation on the Renovation Wave and the upcoming revision of EDBP. Nikolas Kontinakis (ENER.B.2) moderated the dialogue.

Participants were actively involved by stimulating the main challenges around the new policy for the buildings renovation in Greece. The affordability of the renovation cost was the main concern shared by the participants. In particular, the cost is a barrier to the implementation of the programme. Given the low purchase power of the Greek property owners, it is likely that they will not be able to renovate their homes. Especially, the older owners cannot afford a long-term investment. In that sense, the social partners should be invited to a dialogue to explore possible solutions to the issue (Mr. Stratos Paradias, President of Greek Real Estate Owners). Mr Paradias also suggested that the upcoming proposal for mandatory minimum energy performance standards should allow flexibility to building owners (e.g. staged renovations) and should be accompanied with financial and technical support.

Mr. Kostas Laskos, President of the Hellenic Association of Energy Inspectors, mentioned the risk of provoking a housing problem due to the creation of a two-speed real estate market. Not affordable renovation costs, could lead to an underestimation of the value of non-renovated dwellings and an overvaluation of those that will be renovated. To address this issue, he proposes to reinforce the use of energy performance certificates, to increase tenfold the funding to achieve the 600.000 building renovation target by 2030, and to enhance the energy culture of consumers.

Other points that were discussed include the need to tackle the split incentives between owners and tenants, a reminder of the fact that energy renovations should be carried out in ways and with materials that do not compromise the structural integrity or the security of dwellings, and the need to use information models and tools for smarter and more efficient methods of deep renovation.. Additional measures that were proposed include tax relief for those renovating their homes, a reduction in VAT on the cost of renovation materials, and reductions in the energy bills of owners of renovated dwellings.

Similarly, in the (slide) question “which is the biggest challenge regarding the implementation of the policy for the “renovation wave” in Greece?” the replies were:

- Lack of sufficient funding
- Clear pay-as-you-go incentives
- Not affordable cost for most deprived households
- Handicaps in the absorption of funds
- Allocation of renovation costs
- Low residual value of houses
- Remote communities
- Lack of initial capital

As for the (slide) question “what the European Commission could do to address those challenges?” the replies were:

- Apply a level of mandatory implementation / categorisation of different cases
- Reinforce auditing and control
- Gradual implementation

[Annexed agenda]

10:30 – 10:35 Welcoming

Niovi Ringou, Head of EC Representation in Greece

10:35 – 10:45 Introduction to the Implementation of the European Green Deal in Greece

Markela Stamati, Policy Officer, Directorate – General for Energy, European Commission

10:45 – 11:05 Renovation wave and the upcoming review of the European policy for the energy performance of buildings

Dimitrios Athanasiou, Policy Officer, Directorate – General for Energy, European Commission

11:05 – 12:00 Open discussion on the challenges and the opportunities of the new european policy for energy efficiency, for Greece

Moderated by: Nikolaos Kontinakis, Policy Officer, Directorate – General for Energy, European Commission