

LIFE IS BE REEL!

Belgium Renovates for Energy Efficient Living

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UKRAINE GREEN RECOVERY CONFERENCE
КОНФЕРЕНЦІЯ «ЗЕЛЕНЕ ВІДНОВЛЕННЯ УКРАЇНИ»

“BELGIUM RENOVATES FOR ENERGY EFFICIENT LIVING”

LIFE IP BE REEL! PROJECT

SUPPORTING THE LONG-TERM RENOVATION STRATEGY
IN BELGIUM

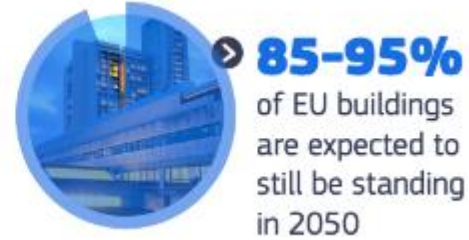
UKRAINE GREEN RECOVERY CONFERENCE

VILNIUS, NOVEMBER 28, 2023



LIFE IP CA 2018 BE-REEL!
With the contribution of the LIFE
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The long-term renovation goals 2050



Aim of renovation goals 2050

- **Renovation rate, now <1% and >2% in 2030 to min. 3%/year.** (97% of Europe's existing building stock needs an energy-efficiency upgrade)
- **Energy performance of dwellings to min label A (<100 kWh/m²)**
- **Emission Free Buildings**
- **Tackling energy poverty**

Renovation Wave 'intervention areas' (selection) – Fit for 55

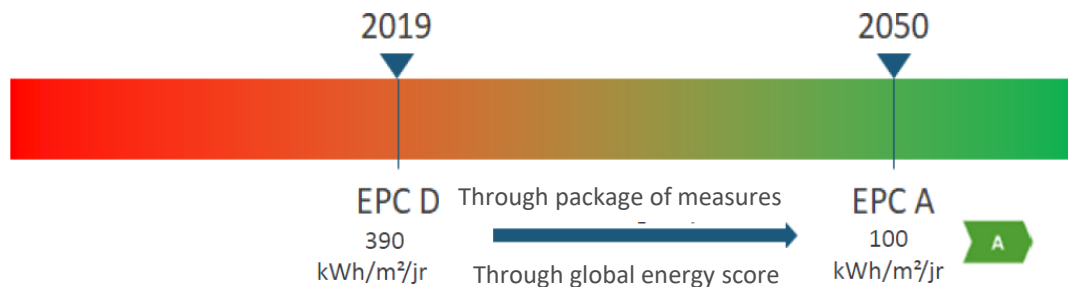
1. **Information, legal certainty, and incentives**
2. **Funding & technical assistance**
3. **Energy poverty and worst-performing buildings**
4. **Participatory and neighbourhood-based approach**
5. **Decarbonising heating and cooling**
6. **Sustainable built environment**



Situation For The Long-term Renovation Policy In Belgium

Doelstelling 2050

Heel energiezuinige en duurzaam verwarmde woningen



- By 2050 all dwellings should meet EPC label A (<100 kWh/m²)
- Now, obligation to min label D (<400 kWh/m²)
- 28% appartm, 28% rental
- An average 150,000 homes per year need to be renovated (95,000 Flanders and 51,000 in Wallonia)
- >200 bilj € investm needed

Policy instruments

Information tools

- EPC+ (EPB certif)
- Housing Passport
- Energy Houses
- MasterPlan apartments

Grants

- MyRenovation-grant (25%-50%)
- EPC label grant (2,5k to 5k €)

Loans

- Mijnverbouwlening (<60k €)
- 0% loan (<60k €)
- Rolling Fund Loans (<50k €)

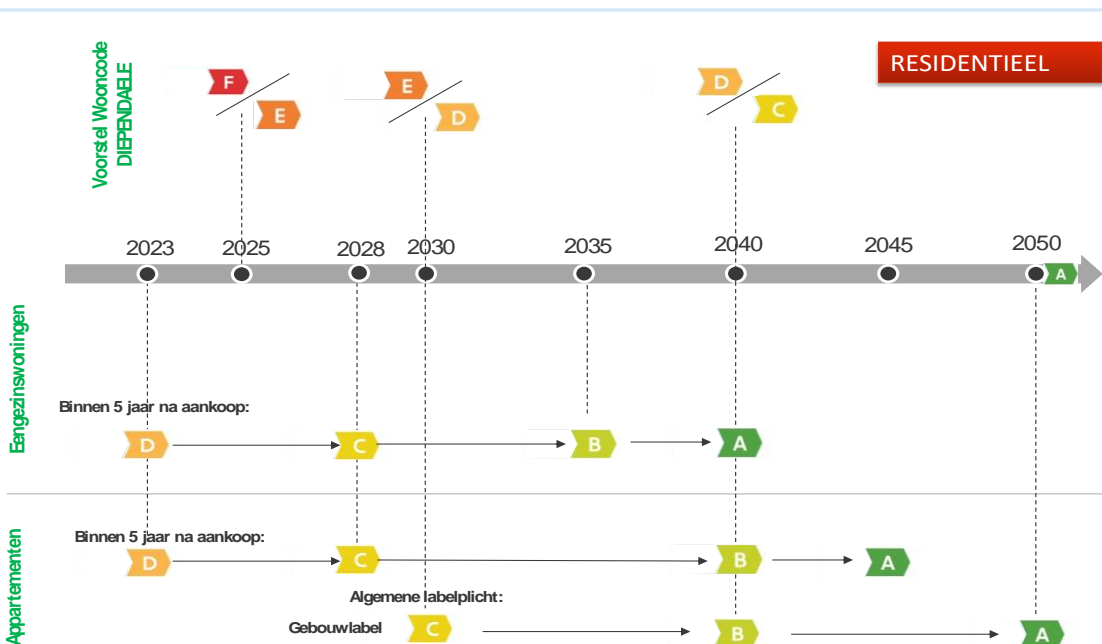
Other

- Fiscalty (deduction label A)
- Energy coaching actions (22x)
- Private funds for apartments

Estimated EPC label A:

- § 2019: 3.8% (212,800 units)
- § 2020: 4.6% (257,600 units)
- § 2021: 5.7% (319,200 units)

5.6 million homes in Belgium



Getting Engagement to Deep Renovation Of Residential Buildings

6. Sustainable built environment

=> Local authorities



1. Information, legal certainty, and incentives

=> Housing Passport

5. Decarbonising heating and cooling

=> City of Ghent



2. Funding & technical assistance

=> Energy Houses



4. Participatory and neighbourhood-based approach

=> City of Antwerp



3. Energy poverty and worst-performing buildings

=> City of Mechelen

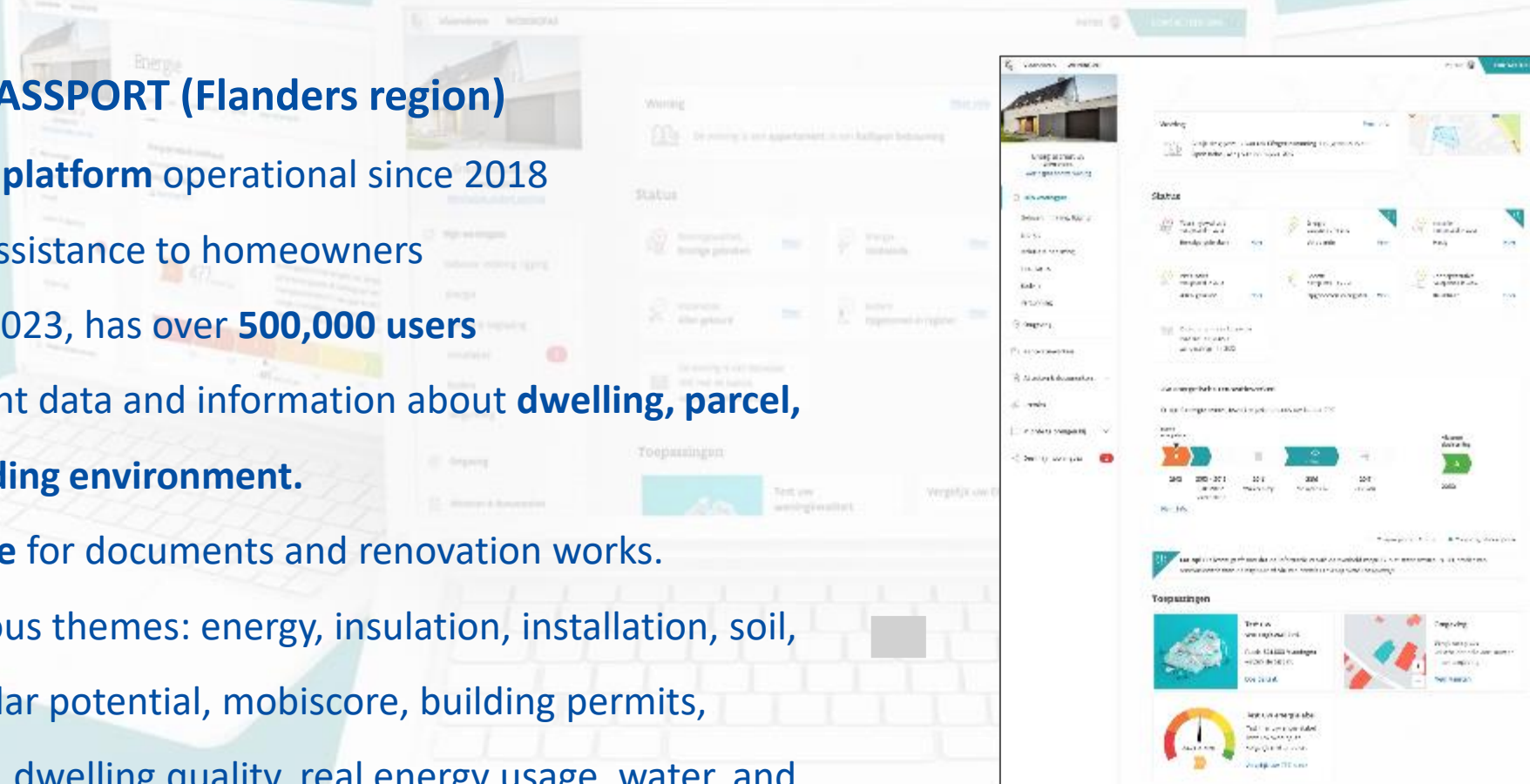
A few cases from the BE REEL project



1 Informing - Tools engaging Citizens in Deep Renovations

HOUSING PASSPORT (Flanders region)

- > Free Digital platform operational since 2018
- > Providing assistance to homeowners
- > As of April 2023, has over **500,000** users
- > View relevant data and information about **dwelling, parcel, and surrounding environment.**
- > A **digital safe** for documents and renovation works.
- > Covers various themes: energy, insulation, installation, soil, sewerage, solar potential, mobiscore, building permits, environment, dwelling quality, real energy usage, water, and climate resilience, among others.
- > Enables to **share this information** with third parties
- > Helps achieving an 'A' energy label by 2050



Lesson Learned

- > Easy to access for all owners
- > Interdepartmental with useful info
- > Sharing With 3rd parties limited



2 Awareness – Financing, Expert Advice, and Coaching for citizens

MijnverbouwLoket (Energy Houses or Infopoint for renovation works)

- Integrating all existing info-points to one service
- **A One Stop Shop** for all grants and financial assistance for renovation works
- Financial and technical support and referral after further coaching
- Specific target group approach (low income)
- Follow-up and aftercare citizens
- Active information and awareness campaigns
- Networking with local actors
- 19 Info Points covering **ALL Flemish municipalities**

FIGURES YEAR 2022 (MijnverbouwLoket)	#advices	#coaching	#renovation
Energieconsulenten	4735	2301	1853
Thermografie	1277	Nb	Nb
Benovatiecoaches	3764	Nb	Nb
Andere (basisfinanciering VEKA, cofinanciering...)	10000	4700	Nb
TOTAAL	19776	7001	1853

Lesson Learned

- > Known locally by citizens (covers all areas)
- > No integration with local authority services
- > Limited (technical) expertise

- > Stakeholder for information&awareness
- > Flexible for project development
- > Need more resources for development



3 Integration advise - Role of Local Stakeholders and Authorities

Case: City of Mechelen

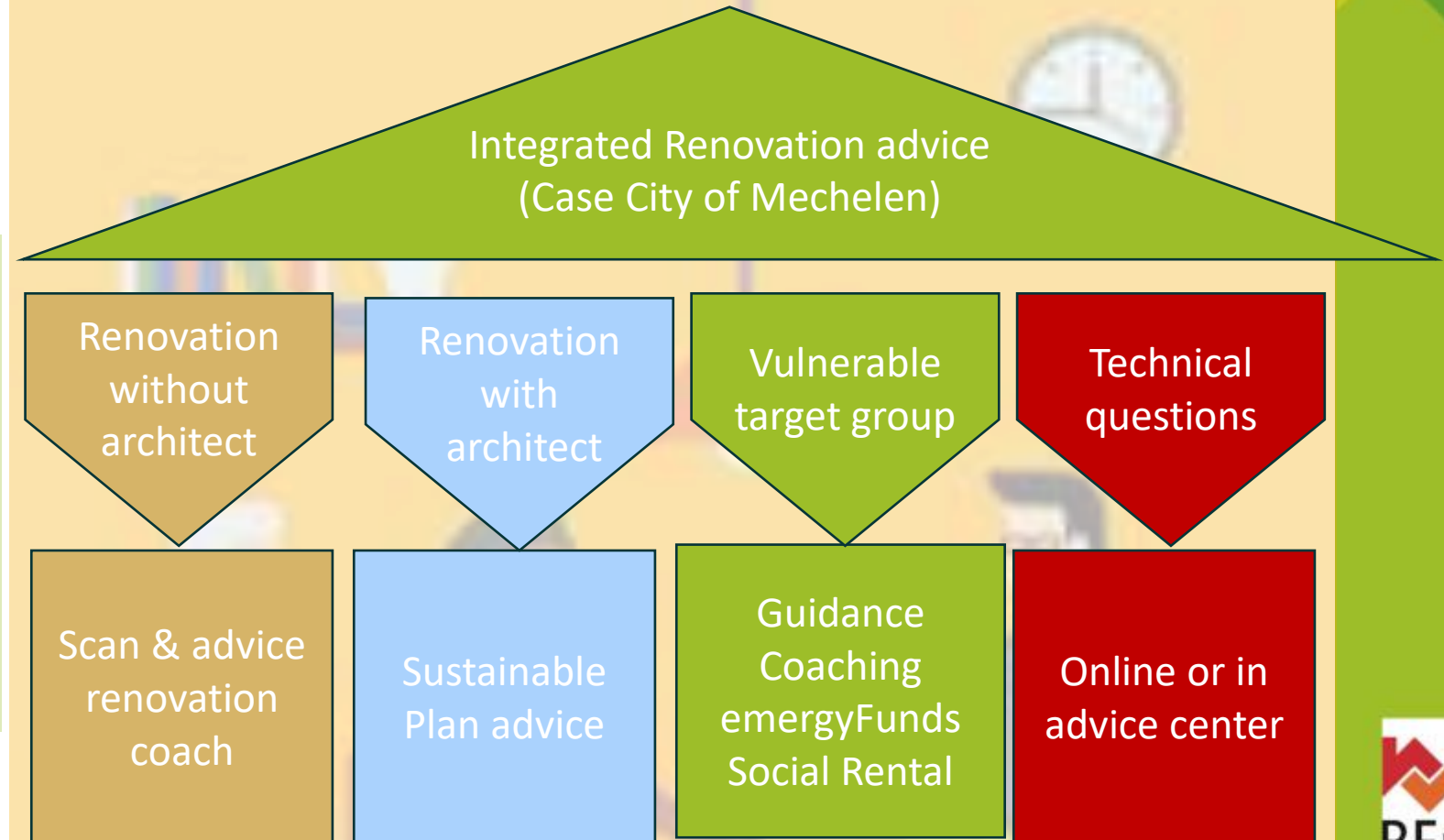
Aim: advice EPC A + climate robustness + collective approach

Result:

- > Fased execution of 125 renovations of buildings
- > Every step according standards to <100 kWh/m²
- > Avoiding building knots
- > Mitigation of energy poverty
- > Collective tender contractors requests

Lesson Learned

- > Integration with other departments
- > Deals with technical sustainability in buildings
- > Impact of resources sometimes quite limited



4 Financing - Delivery of Stepwise Deep Renovations



Masterplan phase



Renovation coach

- >pre-phase support
- >judgement results
- >financing models
- >decision support



property manager



Construction professionals

- >Facilitation of all parties appartem b
- >Financing for masterplan 50% (+-30k €)
- >Masterplan: energy, water, acoust, biod...
- >1 total renovation is estim. to 3mio €
- >500 apartment buildings in strategy
- <100 are planned in climate plan >
- >15 units >20 years old

Results:

- >45 are included into the BE REEL-project (3500 housing units).
- >12 building works started by now
- > Most stepwise invest with 1 or 2 measures – (Brabo 2 works - +72€/mnth)
- >A heat net (industry based) is planned

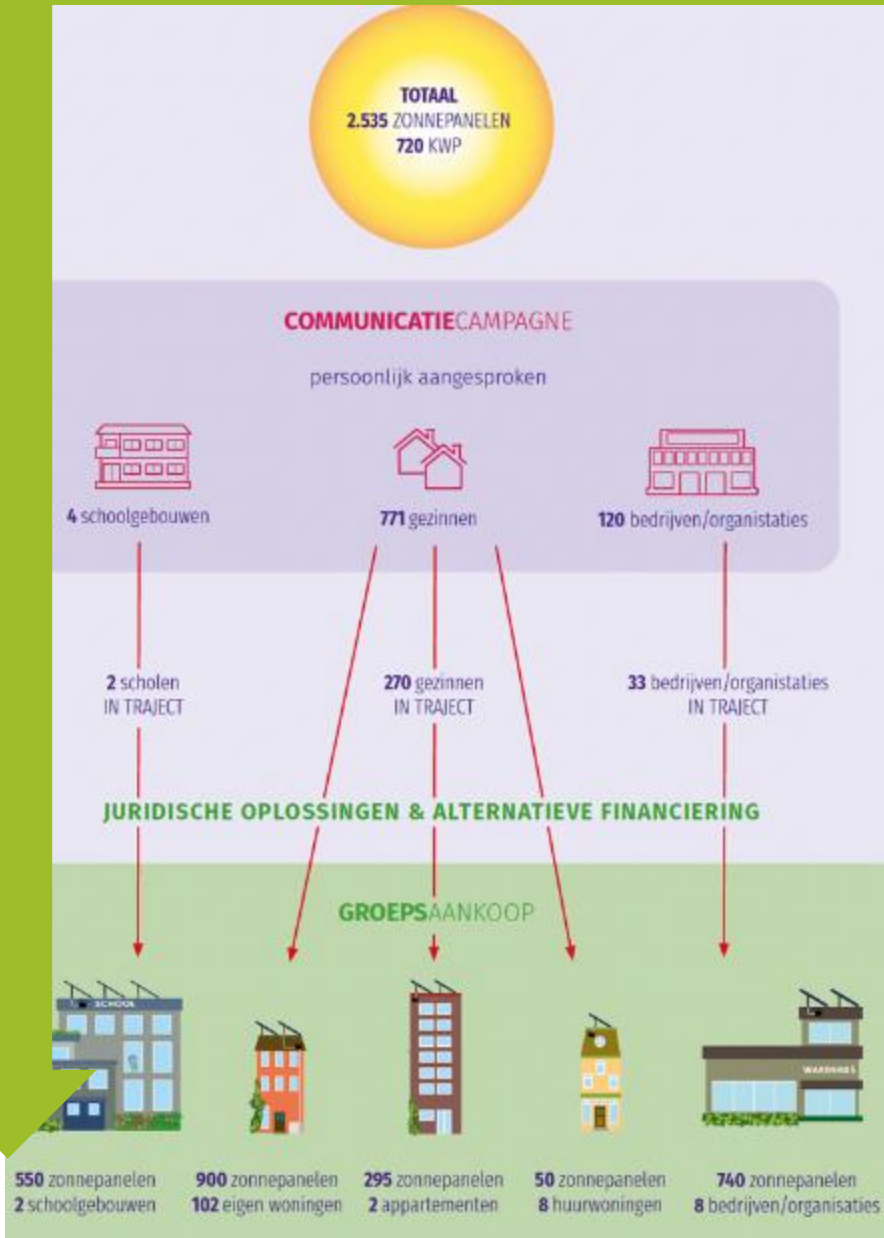
Lesson Learned

- > Very long processing time (2 years for start process) -Very time consuming for facilitator
- > Limited scope op renovation (stepwise investment)

- Cycle approach with building sector >
- New financing models needed (+archit sol)
- Tools needed for financial analysis
- High investment capital (citizens+banks)



5 Integration of Support Policies with Renewable Energy Solutions



CASE: Buurzame Stroom Ghent (Be)

Large collaboration city, local organ, energy grid, experts
3177 families => 771 contact => 270 in process => 120 families with investments

Results: Solar panels were installed on

- 102 homes of families, 2 apartment buildings,
- 8 rental properties, 2 schools and 8 buildings of companies and organizations.

A total of 2,535 solar panels were installed, good for 720 kWp (kilowatt peak). Information, coaching and monitoring
Specific offer for vulnerable families

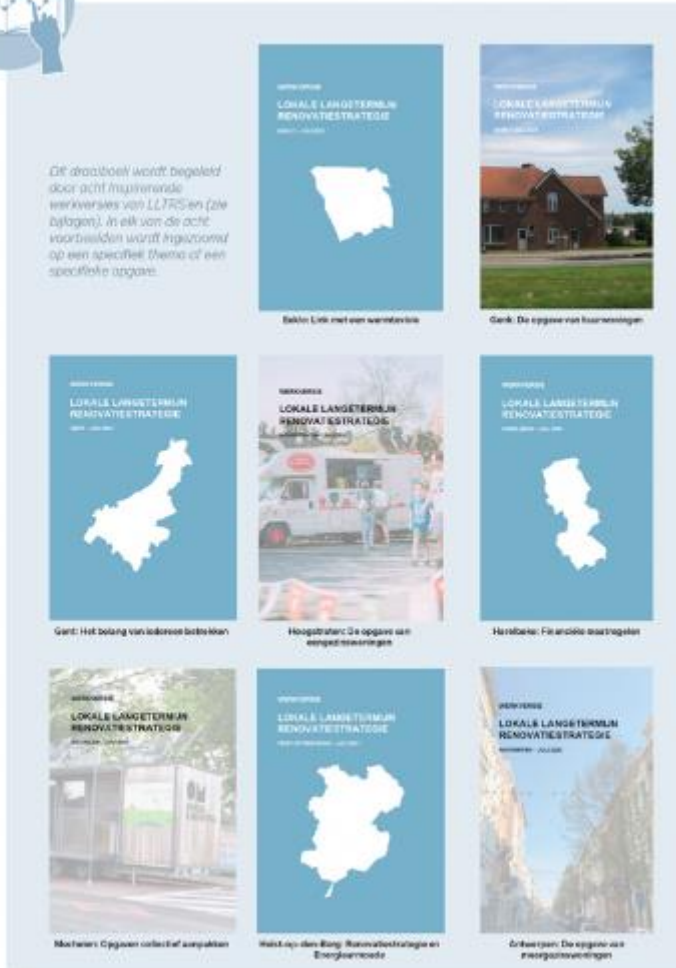
- 113 families with language barrier
- 200 families with limited resources

Lesson Learned

- > Showcase approach renovation + renewables
- > Diversified end-users (incl vulnerable people)
- > Technical feasibility energy sharing and investment



6 Upscaling by local authorities



Translating renovation strategy to municipalities

- Good examples of local renovation strategy 2050
- Tool for data-supported strategy development
- Customer journey approach
- Step-by-step plan for project development, technical and financing practices for apartments, rental sector, collective renovations, and one-stop-shop approach

Results:

- >18 pilot cities
- >20 Cities participating at Master Classes
- >Disseminating to all 300 Flemish local authorities
- > Interregional exchange with potential of 292 local authorities in the Wallon region and 19 in the Brussels region.

Lesson Learned

- > More knowledge and capacity needed for planning
- > Datatools needed for statistical analysis
- > Integration with “heating networks” for emission free



Lessons Learned Supporting Long Term Renovation Policy

Integrating a range of new policies and (tested) best practice measures supporting the client journey - **Awareness => information => advice => financing => coaching => standards (EPDB) => policy change** – ALL elements are important for the value chain.

A consequent renovation planning for **follow up the stepwise renovation into long term planning** and support should be setup, within conditional financial and other support. The policy relating financial and technical and financial help are now made for one renovation cycle, with the emphasis on a support for stepwise renovation. The risk is of not getting finally the emission free buildings in 2050.

A **sectoral approach for “Guidelines”** is needed with focus on individual houses, appartements, neighborhood urban developments, rental dwellings and vulnerable people.

Dissemination of **“Guidelines”** to ALL local authorities through workshops, Masterclasses and e-learning.

The renovation goal of 2050 of emission free buildings, is not only about energy performance but on **sustainable homes and living**. The sustainability approach for dwellings is much needed in policy, advice and support (cfr. New Bauhaus). Getting people on board is about future living and comfort.



Thank You

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LIFE IP 2016 BE REEL!

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Vlaamse
overheid



LIFE IP CA 2016 BE-REEL!
With the contribution of the LIFE
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LIFE IS BE REEL! – KEY MESSAGE

**Together, we are on a path to
creating a more sustainable
future, one renovation at a time.**

