



The ECO-Build project

Work Package 1: Some conclusions for discussion

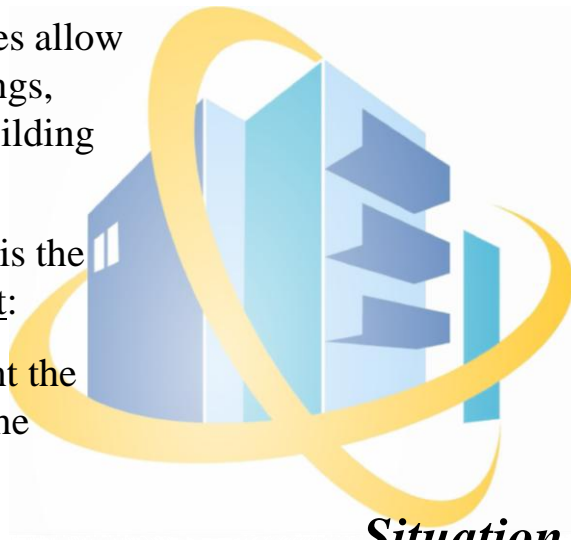
March 2009, Brussels: the 2nd Ecobuildings Workshop
“Policy Measures for Improving the Energy Efficiency
in the Building Sector: Successes and Failures”



Eco-Build ■■■■■■■■■■

TSB

- Current technologies allow massive energy savings, particularly in the building stock.
- The building stock is the biggest challenge but:
- The more inefficient the building the higher the potential savings.



Situation

- Most energy efficient technologies involve higher initial investment (**landlord**) but significantly lower operating costs (**tenant**).
- Operating costs (including monitoring/maintenance) usually lower!



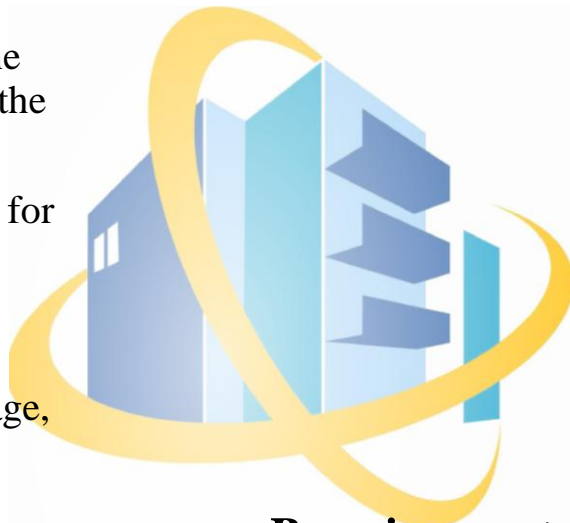
Situation

- Market failure:
- The investor does not always benefit from efficiency.
- Depending on the ownership model the distribution of costs and benefits may need to be changed.



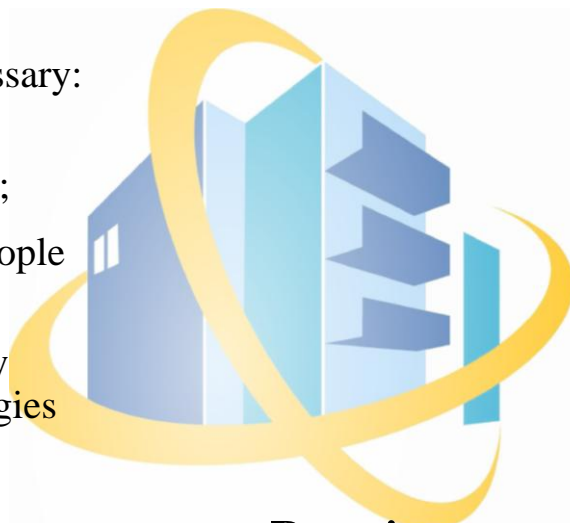
Problems

- The efficiency of the building depends on the quality of work.
- Mandatory training for energy efficiency measures is a must!
- Efficiency means precision at every stage, from planning to building.



Requirements

- Monitoring is necessary:
 - To ensure the buildings perform;
 - To convince people to invest;
 - To make energy efficient technologies viable.



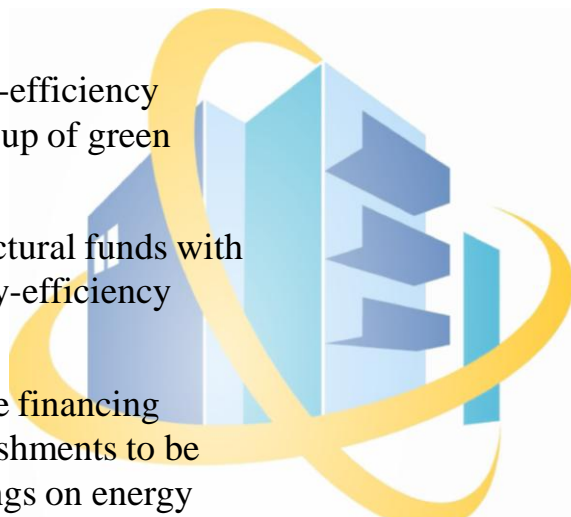
Requirements

- The communication from the EU Commission - European Economic Recovery Plan – COM (2008) 800 stresses the need for „investing in clean technologies to boost sectors like construction“ (page 2).



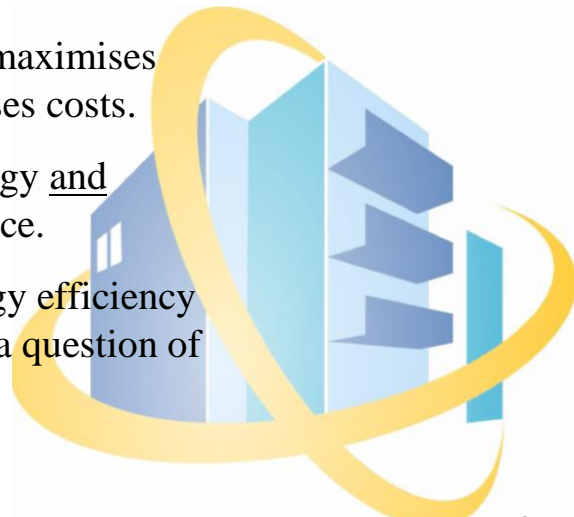
Chances

- This includes:
 - Setting stricter energy-efficiency targets to promote take-up of green products.
 - Re-programming structural funds with a larger share for energy-efficiency investments.
 - Developing innovative financing models to allow refurbishments to be financed based on savings on energy bills (performance contracting).



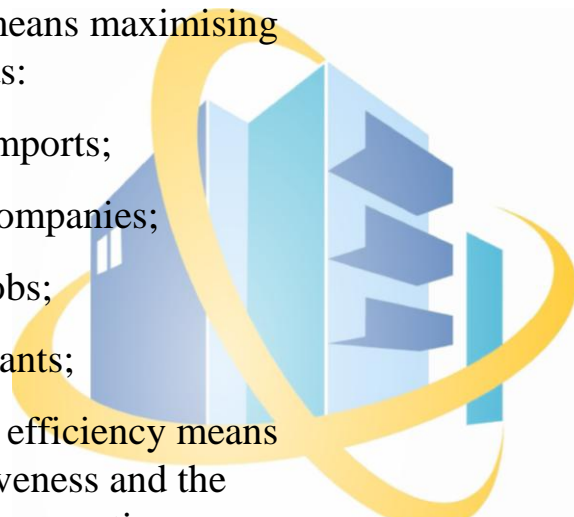
Chances

- Energy efficiency maximises benefits and minimises costs.
- This improves energy and economic performance.
- The switch to energy efficiency is coming, it is only a question of when.



Benefits

- Switching sooner means maximising the following benefits:
- Saving on energy imports;
- Investing in local companies;
- Supporting local jobs;
- Lower costs for tenants;
- Investing in energy efficiency means improving competitiveness and the chances for exporting expertise.



Benefits

- We know we need to switch.
- We need to decide how to switch.
- We need your input!



Discussion