

Building renovation initiative: the French national and local experience towards citizens

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- 1) The French context for building renovation
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- Public Agency for energy transition under the authority of the Ministry for an Ecological and Solidary Transition and the Ministry for Higher Education, Research and Innovation
- ADEME helps finance projects, from research to implementation, in waste management, soil conservation, energy efficiency, renewable energy, raw materials savings, air quality, noise abatement, circular energy transition and food wastage abatement.

2018 operating budget : 540 M€

+ 2010-2020: 4,5 Billion € for Investments for the Future



A staff ~ 1 000

3 central sites (~50%)

17 regional directions

3 representations in overseas territories

1 office in Brussels

- **67 Mtoe* of final energy consumed in 2015 by the building sector**
~45% of the total consumption of France (45 Mtoe* by the resid. sect)
- **23% of CO₂ emissions in 2015 due to building sector** (15% for res. only)
- **b€125 of bld works in 2014 incl. b€41 for maintenance & building improve.**

Targets & obligations introduced by the “energy transition for green growth” & Grenelle laws and the national low carbon strategy

-38% of energy cons. within 2020 (compared to 1990)

-50% of GHG emissions within 2020 (compared to 1990)

-28% of energy cons. within 2030 & at least -87% within 2050 (compared to 2010)

-54% GHG within [2024-2018] & - 87% within 2050 (compared to 2013)

- From 2017, 500 000 dwelling retrofits/year, half of them for low income households

July 2010 Grenelle 2 law

(loi Grenelle 2)

Mandatory energy audit for collective building of 50 units min. benefiting from common heating system

April 2014

Long term renovation strategy

(art. 4 EED)



August 2015

Energy transition for green growth law

(Loi de transition énergétique pour la croissance verte)

- Life cycle GHG monitoring for new bld (exp. of an energy/carbon label from Nov. 2016)
- Obligation of energy perf. improvement when important bld works (roof, facades renovation..)
- Mandatory renovation of residential bld whose PE >330kWh/m²/y within 2025
- Digital book for maintenance works monitoring
- Single majority vote of energy renov. works for co-owners
- Positive energy bld for all new construction from 2020 (2018 for public bld)

-Improv. of information dissemination to residential through the development of local platforms (art.22) ...

For more information: www.ecologique-solidaire.gouv.fr/loi-transition-energetique-croissance-verte

October 2010

New thermal regulation for new building

(RT2012)

PE < 50 kWh/m²/y in average for the 5 regulatory uses*

*in operation for all building permits submitted since January 2013

October 2013

Energy renovation national plan

(Plan National de Rénovation Énergétique)

Introduction of local one-stop-shops (points rénovation information services - PRIS) to advise dwellings in their renovation works plans

April 2017

LT strategy for mobilising investment in building renovation

(art. 4 EED)

- National stock description
- Listing of profitable renovation approaches & funding
- Description of implemented measures (incl. those targeting professionals awareness)



November 2017




New renovation plan

- Under concertation
- Publication in March 2018

Before the local platforms for energy renovation...

Since 2013, the support for building renovation in the residential sector has been organized through an unique **national phone number** & a **dedicated website** (www.renovation-info-service.gouv.fr) to guide dwellings towards the most relevant sources of information:

Espaces Info Energie (EIE) or the national agency for housing (ANAH)

Type of support / Type of target	Information & advices	Engineering	Financing	Professional training
Dwellings in poverty situation	No	 Agence nationale de l'habitat	 Agence nationale de l'habitat	No
Other dwellings	250 local Energy Information Space (EIE) – 548 Counsellors 	Simplified diagnosis from dedicated tool	No	No

➔ **Need for a global public service** supporting improvement of building energy performance (professionals training & financing included) **to ease renovation massification !!**

Local Energy Information Spaces (EIE) figures

- **Created in 2001**
- **EIE number: 250**
- **Staff/Counsellors: 548**
- **Number of families advised per year (2015 & 2016): 170 000 (93% satisfied, 66% acting out)**
- **800M€ of renovation works/y – 467 GWh saved/y**

- **Global cost: 35M€ per year**
- **Financing:**
 - ADEME 15M€ (42%)**
 - Local communities (Regions, Departments, Cities) 20M€ (58%)**
- **ADEME manages/animates the network**



Action led by the French State

Plan for Energy Renovation of Housing (PREH)

→ Introduces **the unique national one-stop-shop** for energy renovation & a local private networks (PRIS)

Brottes act (n° 2013-312 from April 2013)

→ Introduces the **public service for energy performance of housing PRIS launch**

Energy transition for green growth act (LTECV)

→ Settles legislative value to PRIS by including them in local platforms for energy renovation which must strengthen technical & financial support to dwelling

Difference in terminology between the law & ADEME's call for tenders
 → The law does not cover entertainment & advice



ADEME budget: 22M€ for 3 years

Actions led by ADEME

Experimentation of local platforms

Target: 100 local platforms for energy renovation within the end of 2015



ADEME's targets plans [2016-2019]

→ 300 PTRE within the end of 2019

Overview of the local different initiatives(1/2)



State-owned company for EE services

- (ex-region)
- φ1 [2014-2019]
- 2,000 retrofits during the exp. phase over 20,000 main residences
- € M€ 36 for φ1 (extension under discussion with EIB)
- Grants + EU funds ELENA + EIB + white certificates



Mixed economy company (SEM) led by the region

- (11 employees)
- Since 2013
- 1,500-2,000 retrofits/y over 3.3b collective housing
- € M€ 5.2 (social capital)
- Financial support: public capital (85%), private (15%), loan from EIB + European grants through the IEE* program + revenues from services
- *Intelligent Energy Europe



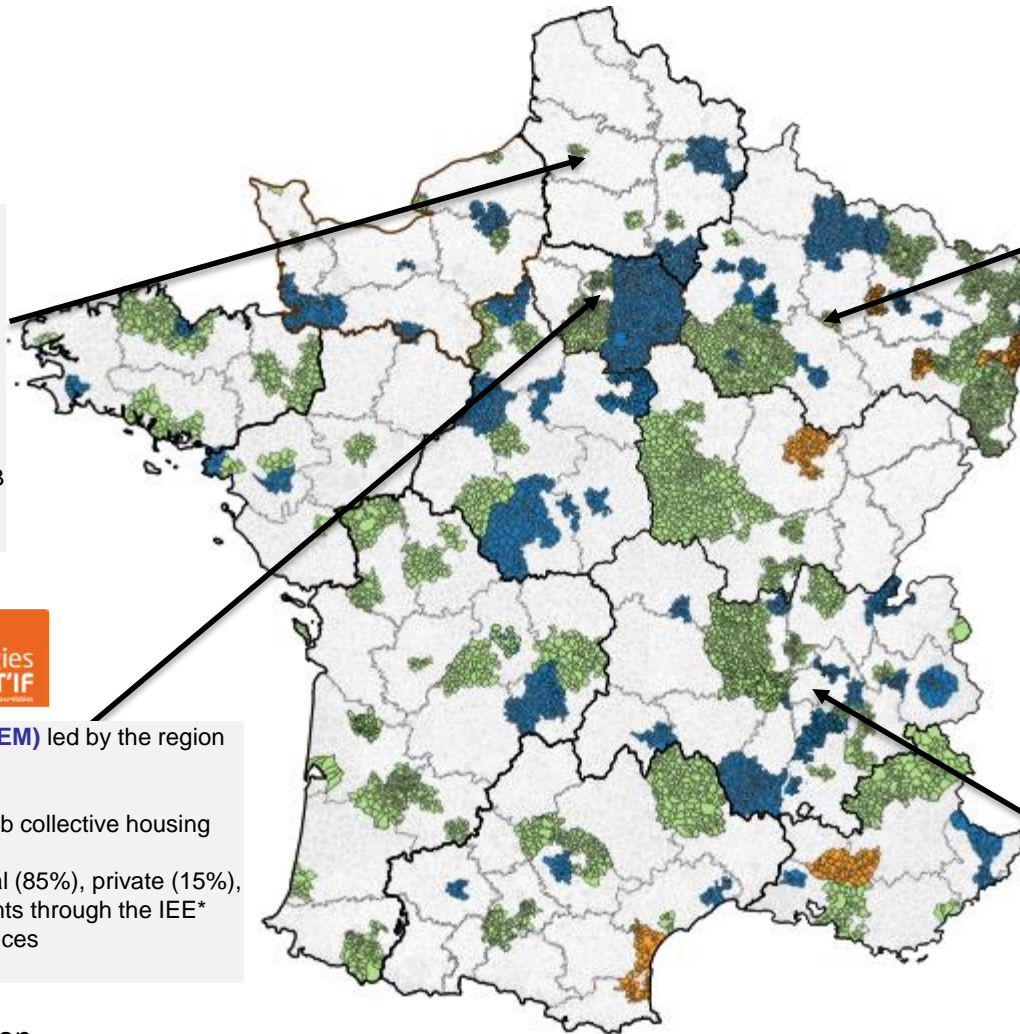
Collective cooperative company

- led by the local authority (6k inhab.) & the energy supplier EDF
- φ [2016-2018]
- 50 retrofiting projects/y in 2016 over 56 k housing
- € M€ 25.8 for φ1
- Public & private (EDF) grants + pre-funding + banks partnership
- NB: the scope is has enlarged to cover 110k inhab.



Program led by Grenoble-Alpes metropolis

- (440k inhabitants)
- φ1 [2010-2014] – φ2 [2016-2020]
- 150 collective ownerships (5,000 housing) built betw 1945 & 1975
- € M€ 25.8 for φ1
- Public grants + white certificates
- NB: the scope was enlarged for φ2 to independent houses

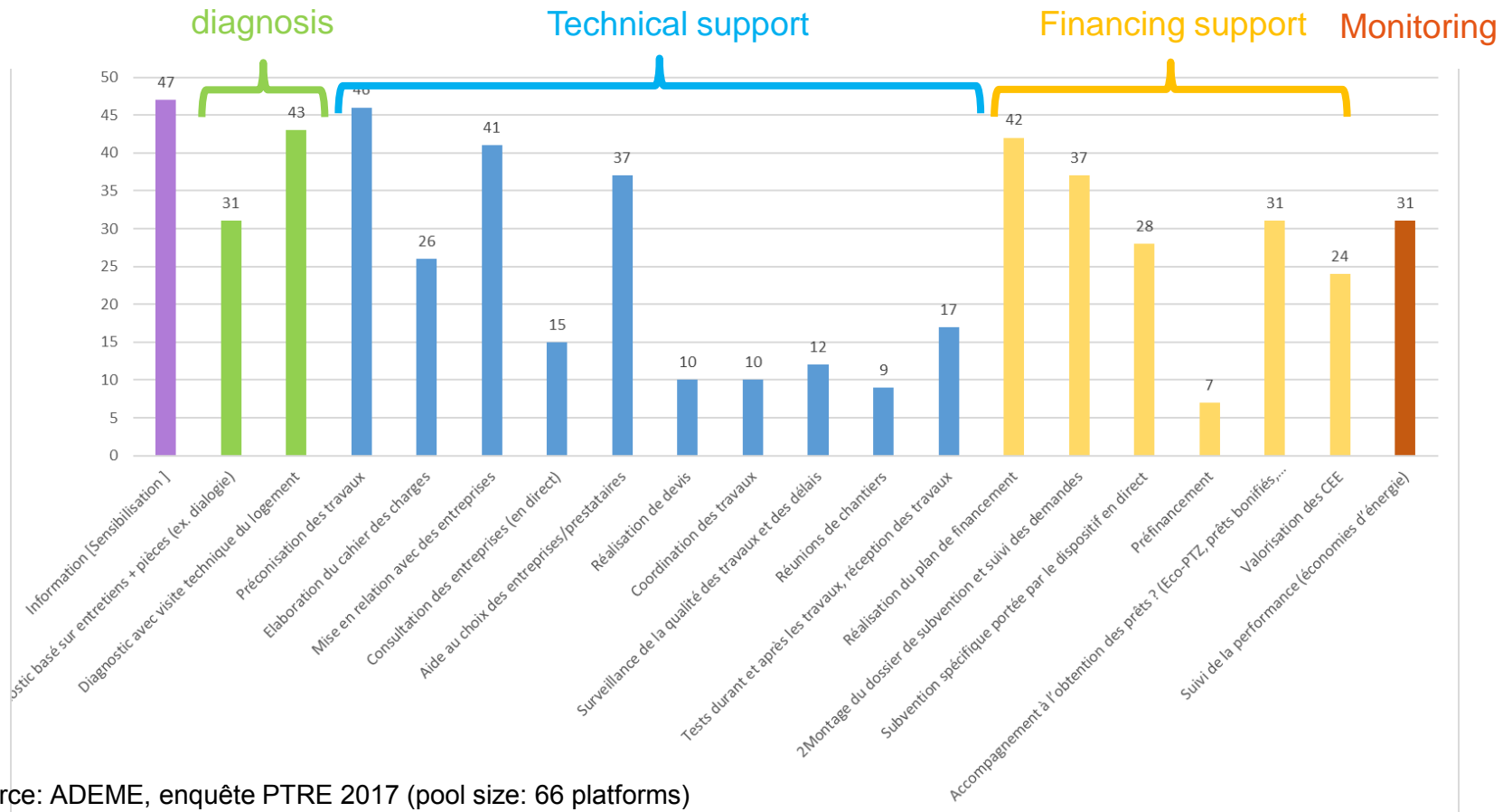


- Plateform in operation
- Plateform under construction

- Planning
- Target
- Budget
- Types of funding



On September 2017, there were **144 platforms covering 45,3 M inhabitants** in operation mainly funded by public bodies (ADEME, local authorities, region...) & **proposing different services**

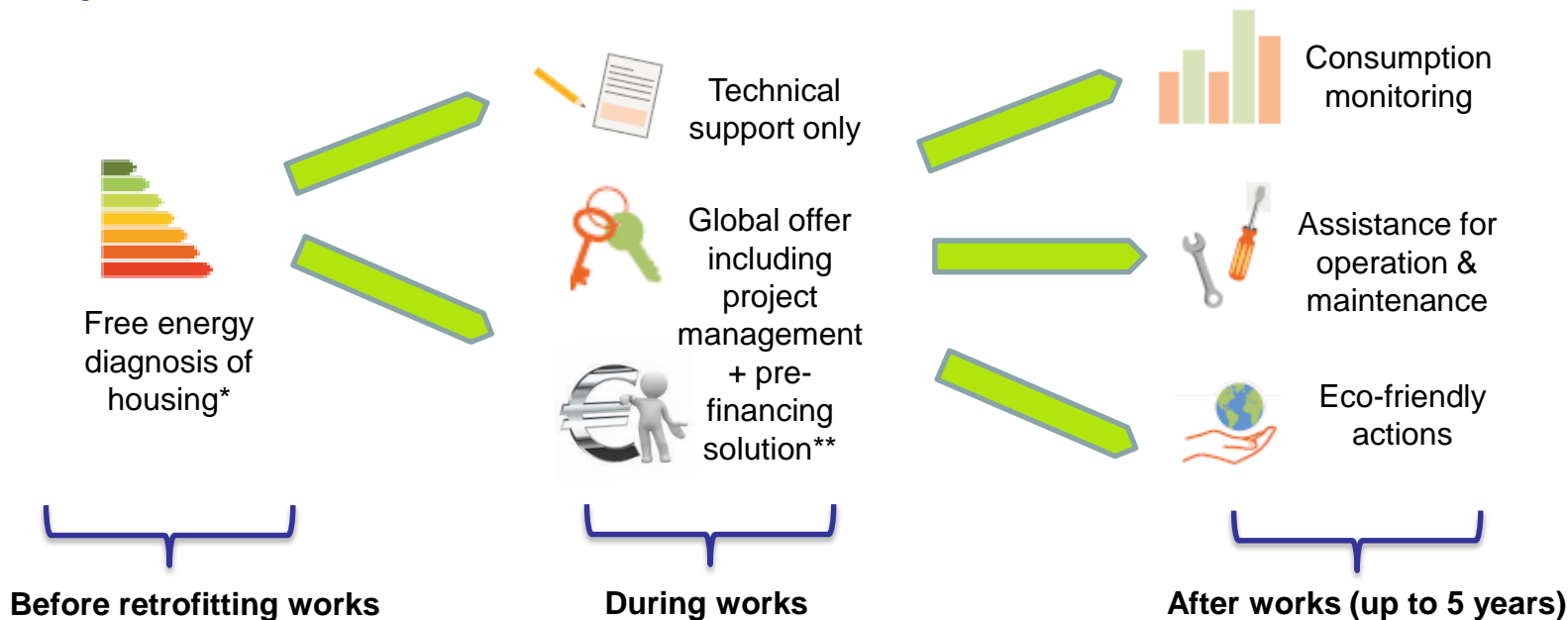




Origin of the initiative

Wish of the Picardie ex-region to **substitute for private banks to lend money to low income dwellings & take into account energy savings** in loan granting procedures
→ state-own company for energy efficiency public services

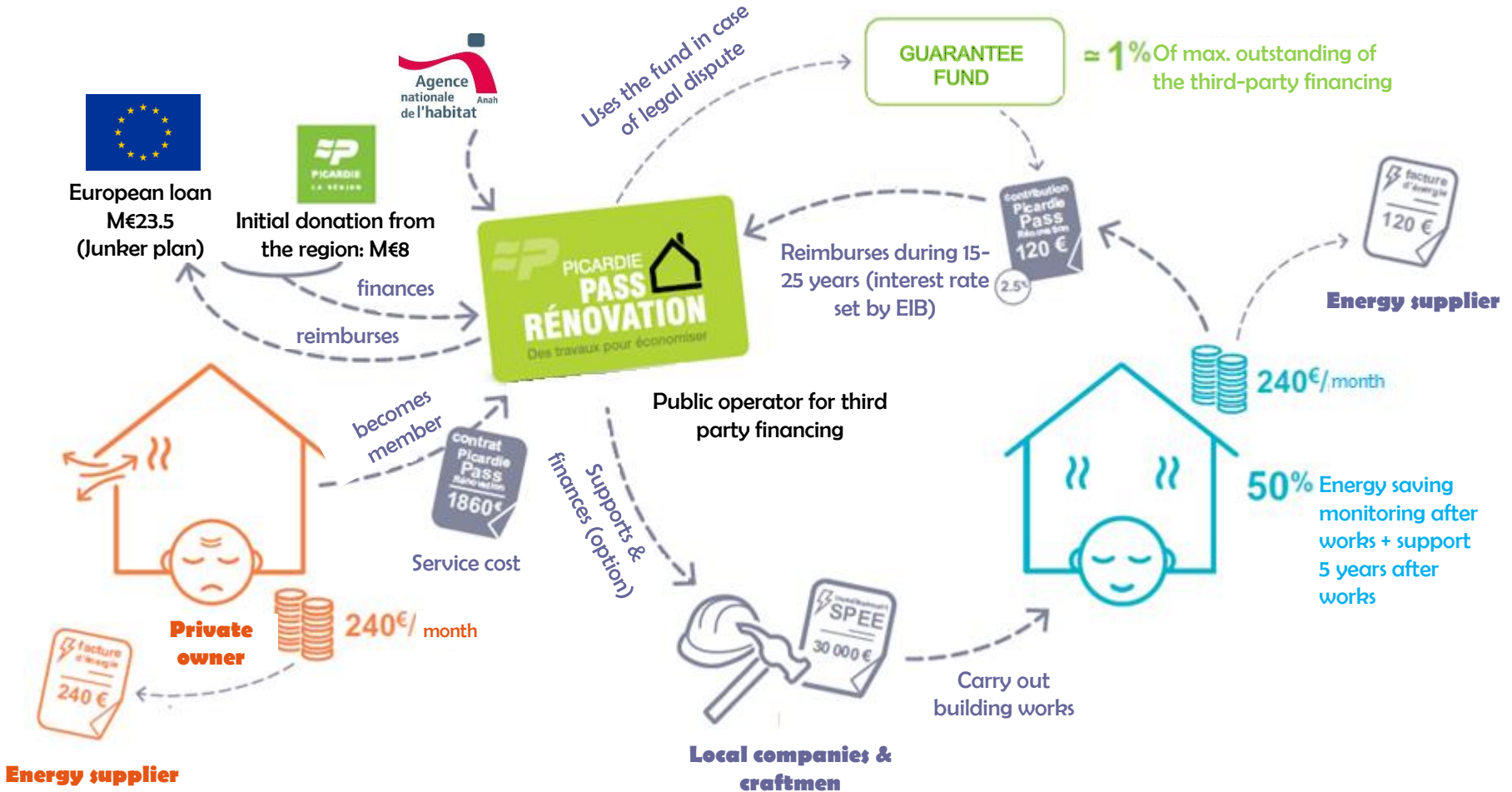
Proposed services



* If a dwelling accepts the renovation proposal it must sign a contract with the state-own company and pays around 2k€ for the global support to its retrofitting project

**The financial advance on works is granted with an interest rate set by EIB

A innovative business model (2/3)





Key figures on September 2017

- **4,500 contacts** with dwellings
- **2,250 energy diagnosis** performed
- **1,460 housing to be retrofitted** for a **budget of M€31** including 10 collective houses gathering 1,085 multiple-unit dwellings (targets: 2,000 retrofitted houses within mid 2018 then 18,000 housing/y from mid 2018)
- **279 local enterprises partners** of the pass (95% located in the Northern region)

Key points

Initiatives supported by the EU structure ELENA (technical assistance) & EIB (loan)

➔ **obligation to frame activities** (4-6 months upstream the start) & to **build a strong business model** over many years

NB: **min. leverage effect requested by the EIB = 20** (1€ lent ➔ 20€ invested in retrofitting works)

➔ **obligation to monitor different performance indicators** such as energy savings, avoided CO₂ emissions & transmitted them to the Commission (control operated after one year by commissioners)

The French local initiatives supporting building energy renovation are **various** and must consider **many general parameters** (blg types, incomes...) & **characteristics specific to local territories** (economic, org. & behavioral)

To make these kind of initiatives efficient it seems important to

- **Set long term targets (~50 y) at the territorial level** in connection with national objectives
- Provide **long term resources to non commercial structures** in charge of territorial strategy organization
- Ensure an **unique access point** of information for dwellings providing **integrated services** including information, eng. & financial support
- Oblige local platforms to built a **sustainable business model** & **monitor regularly key performances indicators**
- **Make energy diagnosis mandatory** for all building having significant energy savings potentials
- **Target the most degraded buildings** identified by robust & common tools
- Keep the **conditions of assistance stable**

