

The status of Social Housing energy retrofitting in Greece

Ioannis Agapitidis President, Centre for Renewable Energy Sources

19th km Marathonos Ave, Pikermi GR-19009,

tel:+30 210 6603221, fax: +30 210 6603303, e-mail: pdg@cres.gr

Ladies and gentlemen,

It is my privilege to welcome you to Thessaloniki and the conference “Retrofitting of social housing – financing and policy options” organized by CRES with the cooperation of ZREU and SEC and the support of CECODHAS (European Liaison Committee for Social Housing). This conference is realized with the co-financing of the European Commission, under the Intelligent Energy Europe Programme, and comprises an excellent initiative to bring together the social housing companies, financing institutions, public authorities and other stakeholders across Europe for an exchange of experience on retrofitting of social housing and in particular on related financing mechanisms and incentives.

Energy retrofitting in Greece is coming forth as a practice slowly. To date, it is basically applied in tertiary sector buildings and rarely met in the housing sector, apart from the recent substitution of fuel oil by natural gas for space heating. Limited applicability of full scale energy retrofitting in the housing sector is due to several reasons such as the ownership status, the unavailability of many financing options, and the relatively low energy awareness of the public. Nevertheless, a few large scale energy retrofitting projects for social housing are under development. With the rising prices of conventional fuels and the upcoming implementation of the Energy Performance of Buildings Directive, energy retrofitting is expected to increase, while several actions need to be taken at national and local level.

CRES, seeing the significant potential for energy saving in the housing sector, and the economic and social benefits that shall arise from a large scale implementation of retrofitting measures, has been working for several years on this direction, cooperating with governmental authorities, local authorities and the private sector. In this direction, CRES has studied financial, legislative, organisational, technical, and social aspects, and has conducted energy design studies for the two ongoing social housing retrofitting projects that have been presented yesterday and are expected to act as benchmarks for boosting energy retrofitting of social housing in Greece.

Technical knowledge acquired within these studies, prior experience from several-mostly European-projects and the cooperation with the Workers Housing Organisation (OEK) and local authorities has been consolidated with CRES participation in two IEE projects: NIRSEPES “New Integrated Renovation Strategy to Improve Energy Performance of Social Housing” and the today’s conference.

The potential of energy saving in social housing in Greece is very high when it comes to energy retrofitting of buildings built before the 1980s, as has been demonstrated by existing applications. Furthermore, the energy analysis of the two case studies has showed that a total percentage of at

least 60% energy saving can be achieved by the technological measures proposed, while the indoor environmental conditions and the quality of life of the building occupants will be significantly ameliorated.

Energy retrofitting of low income housing is not without difficulties, especially in Greece where 95% of occupants own their homes and decision-making is very hard in the case of apartment building complexes -the most common building typology-, even more so, for whole settlements. We are, however, optimistic, as we foresee all individual, local, national and European efforts bringing added value and re-directing society priorities to a more sustainable energy future.

Ladies and gentlemen,

This conference should be a beginning to a long and fruitful collaboration. I thank you for your attention and wish you all fruitful discussions. Thank you.