

MERCREDI 8 NOVEMBRE

Conférence "retrofitting of social housing: financing and policies options"

Lieu des réunions: Hotel Holiday Inn, 8 rue Monastiriou, 54629 Thessaloniki

9.15-10.30 : **Participation à la session d'ouverture** avec un représentant du Ministère de l'énergie, le président de l'OEK et deux représentants de la Commission européenne (DG REGIO et DG Energie)

Conférence organisée par un institut de recherche grecque pour la Commission européenne et qui présente des bons projets tous financés sous le programme SAVE (action pilot : logement social). Ce programme se termine l'année prochaine et ils réfléchissent donc à la suite. On pourrait proposer un dispositif de capitalisation des expériences et d'appui aux porteurs de projets qui serait un point de référence sur ces questions. CECODHAS est partenaire pour cette conférence dans le sens où nous avons informé tous nos membres et que la plupart des participants sont des membres du CECODHAS.

Proposition d'intervention

Sir Representative of the Ministry in charge of Energy, dear President of OEK, dear colleagues, it is with a great pleasure that I am participating to the opening session of this conference. AS Président of CECODHAS I have put energy consumption and more precisely the reduction of energy consumption as a priority area of work for the social housing sector in Europe. To start with I must first speak about our tenants.

For us, the reduction of energy consumption is not only a way to reduce European energy dependency and the emission of greenhouse gaz.

It is first a way to increase the quality of life of tenants, with better indoor air quality, better heating system, and healthier living space in general. Also the quality of life of inhabitants outside their house is important and the sustainable and integrated urban development is important.

Secondly it is a way to reduce tenant's and inhabitant's bills of energy and now that energy prices are constantly increasing it will very soon become our primary goal to act in the field of reducing energy consumption. And when I say soon, it means already tomorrow.

This is why I see today's conference as a starting point of intensive exchange of information, practices, projects.

In CECODHAS we always had insisted towards the European Institutions on legal and financial barriers to implement retrofitting project of old stock. It is not nowadays easy to find investors for a period of 40 years and housing market is a market which need a long-term perspective, and for which special financial instruments need to be further developed.

For us, the approach chosen by the Commission in its recently published **green paper on energy efficiency** is too narrow.

For the building industry, so, mostly the residential sector, this green paper is proposing to

- apply the energy performance directive,
- to extend it to renovation work,
- to develop integrated calculation methodology of this energy performance of buildings and
- to make new standards more constraining.

This is taken the problem without talking the key question: who will pay for that ? The certificate to apply the current directive on energy performance which will be implemented from January 2007 will cost 150 to 300€per dwellings, this certificate will present the energy consumption of the dwelling but not necessarily propose solutions to improve it, so the use of it is limited ? And then why to extend it to renovation of buildings ?

It can have an interest if some solutions are proposed. For us it is also important that social housing organization can propose their expertise in this field and deliver these certificates to their members so that the cost of certification is not added to the bill of the tenants.

Then about common European Standard, we have our doubts on the method. Standardization as it is organized so far is a process where only industrials have their say and for other stakeholders it is very difficult to take part to the standardization process.

For us, it would be more strategic to better capitalize good experiences, to work on concrete solutions, technically, legally financially and to disseminate these solutions. This requires a clear commitment of the European institutions, this requires to go beyond the current “sustainable energy Europe campaign”, which is good initiative to try to mobilize European network to communicate and commit to a better use of our common resources.

CECODHAS is an active partner of the campaign and we hope that the results of the projects financed under SAVE, projects that will be presented today during the conference, will be made more visible. This could consist into the future of the SAVE programme which I hope the representative of the Commission, Ms Waltraud Schmidt, will say few word about.

What is very important for the sector is to continue to exchange but also to capitalize these exchange and we would really need to create a tool for this capitalization, a reference point on energy efficiency solutions in the social housing sector which would provide expertise, organize access to the massive flow of information and use the knowledge of the sector to ease networking activities between projects and organizations.

A similar pool of expertise and networking as been created in the field of Urban affairs to ensure the continuity of actions and knowledge on the URBAN programme, this network is called URBACT. So, CECODHAS is now asking for a SAVACT. This would be a real tool for the social housing sector, a tool that may do a difference in the long-term for the reduction of energy consumption in Europe. A tool also to help capitalizing experiences on how to use Structural Funds in the forthcoming period and take advantage of what is done in other countries to reproduce good practices.

I see today's conference as one of the first step for it. I wish you fruitfull discussion and successful conference.