

Introduction

- ▶ Currently, about a third of the EU's buildings are over 50 years old and a large majority of the current building stock will still be in use in 2050.
- ▶ Developing an integrated building stock strategy should help us meet our 2050 climate target.
- ▶ The EPBD provides a pathway for new build but we need to unlock the renovation and replacement markets.
- ▶ Numerous studies have highlighted the benefits of building renovation. These include economic growth, job creation, generating additional government income, reducing healthcare costs and increasing comfort, mitigating climate change, tackling fuel poverty and enabling building users to participate in demand response.
- ▶ Housing and buildings have to address a variety of needs and consequently the challenges related with modernising the existing building stock are various and include providing affordable and elderly adequate housing, adapting to climate change, etc.
- ▶ All technologies to achieve “nearly zero-energy buildings” (nZEB) level building stock are available today. However, energy renovation rates are too low and the depth of energy renovation works is too shallow to reap the full benefits.
- ▶ The nZEB definition must be clarified in a way that ensures the minimisation of the building's energy demand is the priority target.

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We can deliver nearly zero-energy buildings (nZEB) today.

Messages

- ▶ The EPBD can ensure that our existing building stock delivers an average nZEB performance level by 2050.
- ▶ The trias energetica¹ must be respected with a view to maximising the overall effectiveness of EU energy policies and avoid the risk of building excessive supply capacity. On this basis, the nZEB definition should underline that two distinct criteria must be satisfied: firstly, minimizing energy needs and, secondly, energy to be produced from renewable sources. Using renewables should not be an alternative to reducing the building's energy needs.
- ▶ The scope of the Directive should be maintained with the building being the system boundary². On the other hand, provisions must be included so as to allow for the integration of buildings into smart grids and/or districts.
- ▶ The EPBD should promote integrated approaches that enable to optimise of all the factors that contribute to a high energy performance, including requirements for highly performant building envelopes, technical building systems, maintenance regimes and controls.
- ▶ The EPBD must trigger measures to improve the quality and coordination of energy efficiency works with a focus on the training and up-skilling of the workforce.
- ▶ The EPBD must trigger ambitious construction and renovation programmes so that our building stock meets nZEB standards by 2050. To be effective, such programmes will require commitment from public authorities and dedicated investment plans. Well-designed and implemented financial instruments, as well as fiscal and financial incentives, can have huge impacts and be extremely cost-effective for governments.

¹ Model developed by the Delft University of Technology which offers a 3-step method to prioritise the use of energy.

² Except for “nearby renewables generation” as stated in the EPBD today.

- ▶ As public funds are limited and there are numerous challenges related to housing. Therefore, a European sustainable construction strategy and long-term investment plan would assist decision making and provide a triple return on investment through reduced energy consumption, minimised CO2 emissions and provide money for the public purse.
- ▶ Member States must facilitate access to finances, based on a stable, predictable and long-term regulatory framework.
- ▶ Public support should have a multiplier effect and reward higher efficiency gains.
- ▶ In conveying cost-effectiveness, accounts must be taken of the full value of the multiple benefits and not be limited to the payback period only.
- ▶ Life-cycle assessment and assessment of cost-effectiveness should also be carried out to decide whether to renovate or rebuild the existing building in order to improve its performance. Both scenarios should receive the same financial and fiscal benefits.
- ▶ Energy performance of buildings calculation methods must minimise gaps between design performance and real measured performance.
- ▶ The energy performance certificate should offer detailed information on the building's full energy savings potential and the required steps to achieve it. Whenever the building undergoes renovation works (trigger points), this will serve as guideline on how to optimise efficiency gains.
- ▶ Last but not least, it is important to underline that several CEN Technical Committees are successfully dealing with energy performance so there is no need to include this topic to the scope of CEN/TC 250 'Structural Eurocodes'.

We must ensure that our building stock delivers on average nZEB performance level at the latest by 2050 by renovation or replacement works.

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