

> ECSP responds to the EC consultation on revising the Energy Performance of Buildings Directive

June 2021



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Consultation on the revision of the Energy Performance of Buildings Directive 2010/31/EU

Fields marked with * are mandatory.

Introduction

As announced in the European Green Deal (https://ec.europa.eu/info/strategy/priorities-2019-2024/european-green-deal_en), the Commission adopted on 14 October 2020 a strategic Communication “Renovation Wave for Europe - greening our buildings, creating jobs, improving lives” (<https://eur-lex.europa.eu/legal-content/EN/TXT/?qid=1603122220757&uri=CELEX:52020DC0662%20>). It contains an action plan with specific regulatory, financing and enabling measures for the years to come and pursues the aim to at least double the annual energy renovation rate of buildings by 2030 and to foster deep renovations. It is expected that mobilising forces at all levels towards these goals will result in 35 million building units renovated by 2030.

The Renovation Wave (<https://www.consilium.europa.eu/en/press/press-releases/2020/12/11/european-council-conclusions-10-11-december-2020/>) confirms that the existing legislative measures on buildings will neither suffice to achieve the increased EU 2030 climate target of at least 55% emission reduction target and the planned increase in the ambition for energy efficiency, nor the 2050 climate neutrality objective. Therefore, the Renovation Wave communication announces a revision of the Energy Performance of Buildings Directive 2010/31/EU (EPBD) together with a number of areas of legislative and non-legislative reinforcement in relation to building renovation and decarbonisation of buildings. The EPBD is the cornerstone of European legislation in the area of energy performance of buildings. It aims at accelerating the transformation of the EU building stock into a highly energy efficient and decarbonised building stock by 2050.

The Renovation Wave already indicated some specific aspects which will be addressed in the revision of the EPBD, namely: the phased introduction of mandatory minimum energy performance standards for all types of buildings (public and private), an update of the framework for Energy Performance Certificates, the introduction of Building Renovation Passports and the introduction of a ‘deep renovation’ standard in the context of financing and building decarbonisation objectives. The requirements for new buildings and measures fostering sustainable mobility are also considered to be updated in line with the enhanced climate ambition of the European Green Deal and the Climate Target Plan 2030. This includes addressing resource efficiency and circularity principles in order to reduce whole lifecycle emissions, digitalisation in design, construction and operation of buildings, climate resilience and health and environmental requirements, as well as accessibility for persons with disabilities, and energy poverty, requires consideration. More information is provided in

the Inception Impact Assessment (<https://ec.europa.eu/info/law/better-regulation/have-your-say/initiatives/12910-Revision-of-the-Energy-Performance-of-Buildings-Directive-2010-31-EU%20>).

This questionnaire is part of a larger stakeholder consultation which will feed into the Commission's work on the revision of the EPBD. It builds upon the results from the very extensive and in-depth public consultation for the Renovation Wave that took place between January and September 2020, whose results have been assessed in a dedicated report (https://ec.europa.eu/energy/sites/ener/files/stakeholder_consultation_on_the_renovation_wave_initiative.pdf).

About you

Language of my contribution

English

I am giving my contribution as

Business association

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Organisation name

255 character(s) maximum

European Council of Shopping Places (ECSP)

Organisation size

Micro (1 to 9 employees)

Transparency register number

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Part A. Planning and policy instruments

Decarbonisation of buildings

Question 1. The long-term decarbonisation strategy (<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52018DC0773&from=EN>) has introduced the concept of zero emission buildings by 2050, in view of achieving carbon neutrality in the long term. Do you agree that such a novel concept should be defined in the EPBD?

- ☒ Yes
- ☐ No, it is not needed in the EPBD
- ☐ No opinion

If yes,

- ☒ It should include greenhouse gas emissions covering the whole life-cycle of buildings
- ☒ It should include minimum renewable energy share in buildings and city neighbourhoods
- ☒ It should refer to a timeline to gradually phase out fossil fuels, in particular for heating and cooling systems
- ☒ Other - please specify in comment box

Please specify:

500 character(s) maximum

ECSP supports the goal of a climate-neutral building stock. Any new ZEB standard should address the different RE asset classes and their specificities in terms of emissions/energy use as well as the split-incentive issue that impedes buildings from becoming carbon neutral.

The reduction of CO2 emissions should be the key indicator. However, it will be important to adopt clear calculation methods in this respect.

Question 2. Long-Term Renovation Strategies (LTRS) set the vision, roadmap, concrete policy measures and actions, and dedicated financing mechanisms to decarbonise national building stocks by 2050. The first 13 LTRS (https://ec.europa.eu/energy/topics/energy-efficiency/energy-efficient-buildings/long-term-renovation-strategies_en) submitted have been assessed by the Commission. Under the existing legal framework the LTRS are due every 10 years, with a possibility for updates as foreseen under the Governance Regulation.

Should the EPBD provisions on the Long Term Renovation Strategies be modified?

- ☒ Yes
☐ No

If yes, how?

1,000 character(s) maximum

The target contribution of the Member States' LTRS to the renovation wave should be measured against the long-term goal of "greenhouse gas neutrality". This requires a mix of measures including the integration of renewable energies in the building. A long-term renovation strategy should draw as clear a target picture as possible, including short(er) term milestones and deliverables (3-5 year intervals rather than every 10 years) and also provide for targeted subsidy incentives. The choice of energy performance as an indicator makes sense. In the medium term, this should be supplemented by effective consumption monitoring, e.g. through digitalised consumption data that can be read remotely. For commercial real estate, the split incentives issue should be clearly addressed/included. Indicators supplementing the refurbishment rate or the depth of refurbishment are welcomed. Energy legislation should be oriented towards the CO2 emissions of buildings in the medium to long term.

Question 3. Should the monitoring of the objectives identified by MSs in their LTRS be strengthened?

- ☒ Yes

☐ No

If yes,

- ☐ Through a specific monitoring tool to be developed by the Commission
- ☐ By requiring a 5-year revision of the LTRS
- ☒ By developing a common template and requesting specific data and indicators, in order to make the information provided by Member States more comparable
- ☒ By requesting more data, especially on greenhouse gas emission effects, to allow assessing the contributions to the EU climate policy targets
- ☒ By linking the LTRS to other policies (heating and cooling, renewables, products, etc.)
- ☒ Other - please specify in comment box
- ☐ No opinion

Please specify:

500 character(s) maximum

Data collection and submission is important to address split incentive issues in commercial real estate projects. Member States should conduct studies on how to improve data collection and submission of all users of a commercial/retail property. Moreover, national and European comparability is important. Linking the commercial real estate sector with the energy sector, e.g. by accrediting renewable electricity in the building sector, makes sense in view of the required heat turnaround.

Question 4. Which measures would you add in the EPBD to further support district and city authorities to increase energy efficiency in buildings and to accelerate the rate of replacement of boilers by carbon free ones based on renewable energy?

1,000 character(s) maximum

As the pandemic had a very significant financial impact on the retail property sector, it will be crucially important for the sector to be able to benefit from financial support and/or have access to adequately funded support programmes at EU level and/or in the Member States in order to carry out the renovation required to meet the 2030/2050 climate targets. Funding of and by local/regional authorities can play an important role as needs/requirements are often best assessed at this level, but the commensurate funding and/or financial assistance has to be found/is coming from elsewhere. Comprehensive information/advice on how to access these funding streams for all stakeholders at national and European level will be essential.

Resource efficiency and climate resilience in buildings renovation

The European Green Deal points to energy and resource efficiency. Following this, the new Circular Economy Action Plan (CEAP) (https://ec.europa.eu/environment/circular-economy/index_en.htm) adopted in March 2020 acknowledges that reaching climate neutrality by 2050 requires highly energy and resource efficient buildings equipped with renewable energy, considering life cycle performance and a more efficient use of resources for building renovation and construction. The Renovation Wave equally sets our actions in this regard, such as the development of a 2050 whole life cycle performance roadmap to reduce carbon emissions from buildings.

Question 5. Do you think a revised EPBD should include measures to report on whole life-cycle carbon emissions from buildings (manufacturing and construction, use and end of life)?

- ☒ Yes
- ☐ No, the EPBD is not the right tool for this
- ☐ I don't know/ No opinion

If yes,

- ☐ For all buildings (new buildings and renovations)
- ☐ For all new buildings
- ☐ For renovations only
- ☐ For all new public buildings
- ☐ For renovations of public buildings only
- ☐ For a subset of private non-residential buildings such as shopping centres or datacenters
- ☒ The opportunity should be considered in the context of the revision evaluation mandated for 2026

Comment:

500 character(s) maximum

While we believe that reporting measures on whole life-cycle carbon emissions from buildings should be covered by the EPBD, we do believe that it is more opportune to consider inserting such measures in the 2026 revision to allow the industry to better prepare for these changes. The imposition of these reporting measures in this version of the EPBD risks overburdening the industry, which is currently working towards delivering better buildings regardless of the dedicated legislative measures.

Question 6. Should the EPBD require that the likely impacts of climate change are taken into account in the planning of new buildings and major renovations?

- ☒ Yes
- ☐ No, the EPBD is not the right tool for this
- ☐ No opinion

If yes,

- ☐ For new private buildings (residential and non-residential)
- ☐ For new public buildings
- ☐ For private renovations
- ☐ For renovations of public buildings
- ☐ In the case of private buildings, only if they are above a certain size
- ☐ In case of private buildings, only for a subset of non-residential buildings such as offices or commercial buildings
- ☒ The opportunity should be considered in the context of the revision evaluation mandated for 2026

Question 7. As announced in the Renovation Wave, the Commission will develop a 2050 whole life-cycle performance roadmap¹ to reduce carbon emissions from buildings and advancing national benchmarking with Member States. How do you think the EPBD could contribute to this roadmap?

1,000 character(s) maximum

We do not think that the EPBD is the appropriate tool to introduce such a requirement now. ECSP understands and supports the importance of the fight against climate change and our members and the retail property industry at large are already working to change for the better.

The topics of life cycle balance and are an issue for the building sector in the future. However, this still requires in-depth consideration and corresponding studies. A hasty inclusion of these topics in the EPBD is not expedient and should be planned for its review in 2026. In general, the EPBD should in future set a framework of requirements on how direct and grey emissions are calculated over the life cycle. A reference to factors for embodied carbon would be helpful.

Against this backdrop, we believe that including new standards in the EPBD at this moment risks mooted the ongoing efforts of the industry by overburdening companies and imposing excessive constraints and red tape

¹The Roadmap is one of the actions foreseen in the Renovation Wave Communication (COM(2020) 662 final) to make the construction ecosystem fit to deliver sustainable renovation.

Nearly zero-energy buildings (NZEB)

Question 8. The EPBD requires all new buildings from 2021 (public buildings from 2019) to be nearly zero-energy buildings (NZEB). According to Article 2 (https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=uriserv:OJ.L_.2018.156.01.0075.01.ENG) "nearly zero-energy building" means a building that has a very high energy performance, as determined in accordance with Annex I. The nearly zero or very low amount of energy required should be covered to a very significant extent from renewable sources, including sources produced on-site or nearby. Do you think that the current definitions for NZEBs are ambitious enough to contribute towards a fully decarbonised building stock?

- ☒ Yes, the current definition is ambitious enough
- ☐ No
- ☐ No opinion

Question 9. Numeric thresholds or ranges for NZEBs are not defined in the EPBD. While this allows Member States to set their NZEB levels taking into account their national context, it also results in widely differing definitions from country to country. Is a more harmonised definition of NZEB necessary?

- ☒ Yes
- ☐ No, it is not necessary
- ☐ I don't know/ No opinion

If yes,

- ☐ Minimum thresholds for primary energy use in the building's operation should be defined in the EPBD for different climate zones
- ☐ Minimum renewable energy sources share should be introduced in the EPBD for different climate zones
- ☐ Both minimum thresholds for primary energy use and renewable energy sources share in the building's operation should be introduced in the EPBD for different climate zones
- ☐ Life-cycle greenhouse-gas performance should also be included
- ☒ Other - please specify in comment box

Please specify:

500 character(s) maximum

It is important that the NZEB standard will be applied in a harmonised way across the EU. This contributes to achieving the climate goals and should remain economically feasible, Sufficient financial to support/ access to funding for new construction and renovation should be guaranteed and integration of renewable energies (even without direct reference to the building: purchased green electricity) should be taken taken into account. CO2 should become the benchmark.

Deeper building renovations

Question 10. Deep renovation is understood to be a renovation that should generate at least 60% energy savings, whether carried out in a single stage or in a number of staged renovations. In your view, would it be beneficial to provide a legal definition of “deep renovation” in the EPBD?

- ☐ Yes
- ☒ No, a definition would add further complexity
- ☐ I don't know/ No opinion

Mandatory minimum energy performance standards ('MEPS')

Mandatory renovation/minimum performance requirements are one of the most impactful measures for increasing the rate of building renovation and have already been explored and implemented in some Member States. Their aim is to firm up investors' expectations by setting a path for the improvement of the energy performance of different classes of buildings thus gradually increasing the average performance of the national building stock. Mandatory renovation/minimum performance requirements could be introduced progressively and target specific segments as a priority.

Question 11. In your opinion, should the EPBD introduce mandatory minimum energy performance standards to be applied in the EU, subject to specific conditions to be determined?

- ☐ Yes
- ☒ No
- ☐ I don't know/ No opinion

Please explain your answer:

1,000 character(s) maximum

The introduction of binding minimum standards for the energy performance of different building types requires prior detailed examination and impact assessment. In view of the additional annual investment requirement in the building sector of €275 billion alone for achieving the 55% climate target by 2030, as estimated by the European Commission in its Renovation Wave Strategy, measures must be designed in an economically sustainable way.

The political framework for greenhouse gas reduction and energy saving in the building sector should therefore always be underpinned by a clear cost/benefits analysis, and should be technology neutral.

Question 12. What type of minimum energy performance standards do you consider most appropriate?

- ☐ Building-level performance standards, focusing on the overall energy efficiency of the building (for example linked to an Energy Performance Certificates ('EPC') class or the energy codes, specific energy consumption, another carbon metric, etc.)
- ☐ Building element-level performance standards, setting specific minimum levels of building elements (for the envelope and/or the technical building systems including heating and cooling)
- ☐ Minimum quality standards, including also other aspects beyond energy performance, such as thermal comfort - please specify in comment box
- ☐ Others - please specify in comment box
- ☒ I don't know / No opinion

Please explain your answer:

1,500 character(s) maximum

Question 13. In your view, for which category of buildings should mandatory minimum energy performance standards be applied?

at most 2 choice(s)

- ☐ All residential and non-residential buildings
- ☐ All residential buildings being sold and/or rented out
- ☐ All residential buildings
- ☐ A subset of residential buildings to be defined (please specify in comment box)
- ☐ All non-residential buildings
- ☐ All non-residential buildings being sold and/or rented out
- ☐ A subset of non-residential buildings to be defined (please specify in comment box)

- ☒ All public buildings (with a total floor area of more than 250 m2)
- ☐ Only to worst-performing buildings irrespective of their ownership and use profile
- ☐ Other (please specify in comment box)
- ☐ I don't know / No opinion

Question 14. Do you think that mandatory minimum energy performance standards should be introduced:

- ☐ Yes
- ☒ No, I don't believe that mandatory minimum standards are appropriate
- ☐ I don't know / No opinion

Question 15. In your view, what is the most important element that could guarantee a successful roll-out of mandatory minimum energy performance standards?

- ☐ The availability of financial support to buildings owners
- ☐ The correct identification of the worst-performing buildings
- ☐ The presence of a stable legal framework
- ☐ The availability of adequate workforce capacity to do renovations
- ☐ The availability of emerging technologies facilitating rapid renovation works
- ☒ Other - please specify in comment box
- ☐ I don't know / No opinion

Please specify:

500 character(s) maximum

In view of the necessary investments to achieve a climate-neutral building stock in 2050, significant additional financial burdens would be problematic, in particular for the retail property sector dealing with the aftermath of the pandemic. They would deprive building owners of financial resources for modernisation, going against the goals of the Renovation Wave. A stable legal framework is also crucial for the type of long-term investments required by the retail property sector.

Public buildings

Question 16. In your view, which of the following regulatory measures should be envisaged to increase the rate and depth of renovation of public buildings in

a sustainable manner?

- ☐ Introduction of more stringent minimum energy performance requirements for renovation of public buildings
- ☐ Introduction of minimum energy performance standards in public buildings, with an obligation to achieve progressively more ambitious levels
- ☐ Introduction of life cycle aspects in the design, construction and operation of refurbished public buildings (e.g. circular approaches like extension of service life, adaptability and flexibility, reuse and recycling of materials)
- ☐ Introduction of climate resilience aspects in the design and operation of new and refurbished public buildings
- ☒ Other - please specify in comment box
- ☐ I don't know / No opinion

Please specify:

500 character(s) maximum

Public buildings can be ambassadors for the entire RE sector. Public buildings will also have to achieve efficiency levels that promote the goal of a climate-neutral building stock in 2050. Member States can best decide if this should be done as soon as possible or via more gradual renovation.

Electromobility

Question 17. The provisions on electromobility in Article 8 of the EPBD targeting the installation of recharging points in car parks adjacent to buildings were recently introduced. With the strengthened climate ambition and the increased incentives towards the uptake of electric cars but also with the strong increase in (electric) bike/cargo-bike use, do you think there is a need to strengthen the requirements?

	Yes	No	I don't know/ No opinion
For new residential buildings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
For refurbished buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
For new non-residential buildings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
For refurbished non-residential buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Question 18. In your view, what kind of requirement would be needed?

	Ye s	N o	I don't know/ No opinion
The installation of recharging points to support smart charging, allowing to monitor, control and optimise energy usage when recharging electric vehicles	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
The inclusion of provisions for recharging points for vehicles other than cars (e.g. e-bikes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
To give owners of an apartment in multi-dwelling buildings the right to install a recharging point for their parking spot in the shared parking garage (right to plug)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other measures? Please specify:

500 character(s) maximum

Flexibility will be important for the retail property sector so that the obligation can be fulfilled regardless of location. There can be a moderate increase in the requirements for line infrastructure expansion in new construction.

In the EPBD, the aspect of technological neutrality was deliberately emphasised with the specification of empty conduits. A "right to charge", on the other hand, would clearly define the development path for electromobility

Question 19. Are you aware of administrative barriers preventing the deployment of charging points in buildings in your country?

- ☒ Yes
☐ No

If yes, please elaborate:

1,000 character(s) maximum

1. Parallel funding for the expansion of the charging infrastructure is necessary
2. Network expansion and network infrastructure for the provision of charging infrastructure / consider need for coordination with public network operators.
3. There is a risk that the CO2 emissions of the charging infrastructure will be attributed to the building sector on the balance sheet.

The operation of a charging station forces the property owner in a third-party relationship (customer/tenant relationship) into the role of an electricity supplier. As reporting and other obligations are considerable with a direct impact on operating risk, harmonisation and simplification of EU energy laws will be of great importance to ensure commercial viability of this novel business approach.

Part B. Information provision and energy performance certificates

Energy performance certificates (EPCs)

Energy performance certificates (EPCs) is an instrument aimed at informing building owners, tenants and users about the cost of heating and cooling, savings that investments would bring and offer benchmarks to compare similar buildings. EPCs are also needed to link preferential financing conditions to quality renovations. Under the existing EU regulatory framework, EPCs are compulsory for buildings being built, sold or rented and the energy class of the EPC must also be shown in advertisement media. They are also compulsory for buildings over 250 m² occupied by a public authority and frequently visited by the public. EPCs can also be used to plan policy or to monitor the performance of measures when these are implemented. However, the coverage of such certificates strongly differs across Member States.

Question 20. Do you agree that the framework for Energy Performance Certificates should be updated and their quality improved?

- ☒ Yes
- ☐ No, it's not necessary
- ☐ Other - please specify in the comment box
- ☐ I don't know / No opinion

Question 21. Is harmonization of EPCs needed to accelerate the increase of building performance and how can it be achieved?

- ☒ Yes, it is needed and can be achieved by introducing a common template

- ☐ Yes, it is needed and can be achieved by other means - please specify in comment box
☐ Yes, it is needed but some national specification should be retained - please specify in comment box
☐ No, harmonisation is not needed
☐ I don't know / No opinion

Please explain your choice:

500 character(s) maximum

It will be crucial to enable comparability of energy certificates within the EU going forward. Including information on greenhouse gas emissions in the energy certificate makes sense - possibly also as a colour scale. This would provide stakeholders with additional information on the climate impact of a building. There are also major deficits with regard to data availability in retail buildings caused by the split incentives problem that are relevant for EPCs.

Question 22. How would you rate the following elements in order to improve the quality and impact of EPC requirements?

- 0 – No opinion
 1 – Not important
 2 – Of little importance
 3 – Moderately important
 4 – Important
 5 – Very important

	0	1	2	3	4	5
Improve training for independent experts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop professional qualification schemes or labels for installers of technical buildings systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve quality control mechanisms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Include further information on estimated costs, energy savings or cost savings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Include information on non-financial benefits such as increased comfort and climate resilience	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Tailor the recommendations towards deep renovations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Develop an accessible EPC database with further information on the EPC, explanation of the different terms, benchmarks and comparison with similar buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Increase the number of mandatory indicators to include: greenhouse gas emissions, generation of renewable energy, breakdown of different energy uses (e.g. heating, ventilation, lighting, etc.) or type of systems installed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase the interoperability with other tools such as digital building logbooks, SRIs and renovation passports.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comment:

500 character(s) maximum

Question 23. Which elements are the most important to ensure compliance with EPC requirements?

at most 3 choice(s)

- ☒ Provision of detailed guidelines for EPC (including use of visual identity, common logo, recommended indicators)
- ☐ More stringent penalties in case of non-compliance, for instance in relation to the advertisement of sales or rent of buildings
- ☐ Extend liability to all the market actors involved in the selling/renting of properties
- ☐ Making EPCs mandatory to access any financial incentive targeting buildings renovations
- ☒ Accessible EPC database with benchmarks allowing comparison with similar buildings
- ☐ Introduce information flow and cross-checks between EPC databases and other databases containing information on buildings or products (e.g. national building registry or cadastre, energy labelling database for products, digital building logbooks, other national statistics, etc.)
- ☐ Other measures - please specify in comment box

Smartness of buildings and wider modernisation

Question 24. The objective of the Building Renovation Passport (BRP) is to provide a long-term, step-by-step renovation roadmap for a specific building based on quality criteria, following an energy audit, and outlining relevant measures and renovations that could improve the energy performance and the quality of the building. The BRP schemes and initiatives in the EU are diverse and most of them have not reached their full potential, while some are still at the research phase. Which measures do you think could best support the uptake of a building renovation passport?

at most 3 choice(s)

- ☒ Guidelines and best practice exchange on how the BRP can support the objectives of the Long Term Renovation Strategy

- ☐ National/regional communication campaigns to increase awareness of the BRPs
- ☐ Training of energy experts
- ☐ Making funds, such as the European Energy Efficiency Fund or ELENA, available to the Member States for BRP development and implementation
- ☒ Guidelines on how to support and enable banks to offer a favourable interest rate on loans/mortgages which are linked to a BRP
- ☒ Legal requirement to be introduced in the EPBD review for the Commission to develop a common template for BRPs
- ☐ Legal requirement to be introduced in the EPBD review for the Commission to develop a voluntary BRP scheme
- ☐ Legal requirement to be introduced in the EPBD review stating that BRP becomes mandatory for certain building types (replicating the EPC regulations, buildings for sale, etc.) after 2030.
- ☐ No measure is necessary
- ☐ Other - please specify in comment box
- ☐ I don't know / No opinion

Question 25. The Commission has created a uniform scheme for Smart Readiness Indicators in the EU. The scheme is currently voluntary, and has the potential to promote the digitalisation of buildings and the role that buildings can play in smart sector integration.

What would you consider to be the best ways in which the Smart Readiness Indicator could support the role of buildings in smart sector integration?

- ☒ Continue with the current framework and focus on its implementation on a voluntary basis
- ☐ Introduce SRI as mandatory requirement for non-residential buildings
- ☐ Introduce SRI as mandatory requirement for all new buildings
- ☐ Introduce SRI as mandatory requirement for all buildings
- ☐ Support the development of links between the SRI and other schemes (e.g. EPCs, building renovation passports, building logbooks, etc.)
- ☐ Other - please specify in comment box
- ☐ I don't know / No opinion

Question 26. Do you think that the EPBD can contribute in making a wider range of building-related data on the energy performance of a building and its related construction and renovation works, across its life cycle, available and accessible? (note: building related data can come from a variety of sources: SRI, logbook and EPCs, Level(s), grant schemes, building permits, digital models)

- ☒ Yes
- ☐ No
- ☐ No opinion

Please explain your answer:

1,000 character(s) maximum

ECSP supports the low-threshold collection and aggregation of available data to create a better data base across the EU MS. For the retail property sector to meet the 2030 objectives this will be crucially important. In case of missing data, Member States should conduct surveys / studies in which companies of the building sector should be able to participate on a voluntary basis.

Part 3. Enabling more accessible and affordable financing for building renovation

Question 27. The Renovation Wave Communication identify the need of sensible additional investments in building renovation in order to double the yearly renovation rate across Europe, decarbonise the building stock and achieve 2030 energy efficiency targets. Public financing alone will not be enough to achieve these objectives; it will be seminal to enable more accessible and affordable private financing options for building renovation. How would you rate the following possible forms of support to renovations?

0 – No opinion

1 – Not important

2 – Of little importance

3 – Moderately important

4 – Important

5 – Very important

	0	1	2	3	4	5
Public guarantee for commercial banks to offer low-interest loans for renovation of worst performing buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Direct grants support to low-income citizens living on worst performing buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
ESCOs financing of low-interest loans payback through on-bill recovery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tax incentives during a period of time to provide additional economic support	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
One stop shops for all types of renovation advice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Support the development of energy efficiency mortgages and other innovative financing options that will enable private financing institutions to offer low-interest loans based on the improvements of energy performance of buildings or on building renovation passports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Technical assistance facilities supporting the development of building renovation project for the building stock of local and regional authorities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other kind of support? Please specify:

500 character(s) maximum

Question 28. Deep renovations do not always result in a rapid return on investment. In your opinion, how public financial incentives can be used to stimulate deeper renovations across the EU?

1,000 character(s) maximum

The retail property sector has been very negatively impacted by the pandemic. The renovation required of the sector to meet the 2030 and to become Paris-proof will be costly. Therefore, it is important that landlords should be given additional opportunities enable them to carry out renovations in a commercially viable manner, for example through tax incentives, a significant increase in subsidies (e.g. favourable loans with repayment subsidies or grants for renovations) or accreditation of renewable energies used in/by the building and/or its climate targets.

Question 29. Do you think that funding support to renovations should be linked to the depth of renovation?

- ☐ Yes
- ☒ No, it is not necessary
- ☐ I don't know / No opinion

If no,

- ☐ It is not necessary, deeper renovation will result in greater savings on the energy bills, the market will regulate itself and adjust in the most cost-efficient way
- ☒ Other - please spell out in the comment box

Please specify:

500 character(s) maximum

All RE asset classes will have to renovate. Some assets more than others and therefore, it is important that all types of renovation should be eligible for funding as each, individual measure can lead to large CO2 savings. The funding should also cover energy efficiency measures and the integration of renewable energies/heat.

Question 30. In your view, which of the following measures would help to further support the renovation of public buildings?

- ☐ Technical assistance for public authorities (national, regional, local) to design and implement comprehensive renovation programmes (ELENA model), including linkages other related climate-resilience policies in urban and rural areas
- ☒ Enhanced deployment and capacity building for energy performance contracting in the public sector (including accounting rules)
- ☐ Financial incentives to support companies providing energy performance contracting
- ☒ Public-private partnerships to inform and assist efforts of public authorities for building renovation and ease access to financing
- ☒ Framework contracts at national, regional or local level with the specific objective of renovating public buildings
- ☐ Other measures - please specify in comment box
- ☐ I don't know/ No opinion

Question 31. As part of their Long-Term Renovation Strategies (LTRS), Member States must outline relevant national measures to reduce energy poverty. The Renovation Wave Communication indicates a number of measures to tackle energy poverty and renovate worst-performing buildings, including social housing. It also states that vulnerable households must be shielded from rent increases that may follow renovations. What do you think are the most important policy areas addressing energy poverty to be further reinforced?

at most 3 choice(s)

- ☒ Targeted financial support for lower and middle income households
- ☐ Minimum energy performance standards coupled with financing that limits the monthly net expenditure of the inhabitants
- ☐ Other additional legislative measures (please specify in the comment box)
- ☒ The Affordable Housing Initiative
- ☐ The Energy Poverty Observatory
- ☐ Other measures (please specify in the comment box)
- ☐ I don't know / No opinion

Further comments

Question 32. Do you have any further comments on policy aspects relevant for the decarbonisation of building which are not covered above?

1,000 character(s) maximum

Contact

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