

Planning instruments for investments in building performance

Main barriers and solution pathways

Implementation map

Please find detailed information on the policy approach in the ENEFIRST report <u>"Priority areas for implementing Efficiency First"</u>

















Short introduction to the policy approach Planning instruments for investments in building performance

Planning instruments and services can implement the E1st principle by **facilitating the comparison** of renovation scenarios or patterns, **prioritizing** demand side measures, making the process of renovating **easier**, **more transparent** and **more efficient**.

| Business as usual | E1st scenario |
|---|---|
| Building renovation investments are based on a cost-benefit decision by the building owner/ energy advisor at one point in time | Renovation scenarios towards deep renovation are planned with a long-term perspective coordinating different measures to prevent lock-ins |
| Building owners lack full information and expert advice regarding technical renovation measures, benefits and financing options | Consultation by energy advisors involves planning instruments (e.g. Building Renovation Passports), considers all renovation options across building trades and informs about multiple benefits and available financial schemes |
| Financial incentives for building renovation are available without energy requirements | Financial schemes (grants, subsidies etc.) require a certain energy performance level after renovation in their eligibility criteria |



Overcoming the main barriers to the design and implementation of E1st Planning instruments for investments in buildings

I. Policy design

Main barriers to policy design

No incentives to achieve high energy performance built into funding schemes

Financial schemes not linked to planning tools, such as Buildings Renovation Passports (BRP)

Guidance for the Recovery Plans missing

Lack of comparable, high-qualitative EPC schemes in all MS as a basis for building performance assessment

Stakeholders required to act

EU

EU

EU

National

authorities

National

authorities

National

authorities

EU

Solutions to overcome the barrier

Funding schemes are tied to energy performance standards which put an emphasis on efficiency

Define planning tools as prerequisites for financial support Possible legislative and

other changes

Include E1st in all guidance documents which are related to energy

Revised EPC framework integrating multiple features (e.g. IEQ, comfort) into a high-qualitative certificate

EPBD revision to require MS to report how they bind financial schemes to performance levels

Art. 10 EPBD to include E1st or BRPs as criteria for financial schemes

Include E1st criteria in guidance documents for Recovery Plans

Reform of EPC framework with EPBD revision in 2021

Main





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II. Policy implementation

Main barriers to policy implementation

Lack of knowledge of building professionals regarding different options of renovation measures

Additional cost for the planning analysis (energy audit)

Lack of sufficient energy efficient experts to conduct the buildings' energy performance assessment

Lack of building owners' long-term view and financial resources to engage for a step-by-step complex renovation process

Stakeholders required to act

National authorities authorities

National authorities

National authorities

Local authorities National authorities Solutions to overcome the barrier

Information campaigns and integration in study programmes

Subsidies for energy audits and other planning analyses and assessments

Analysis of reasons for lack of experts (e.g. insufficient skills or lack of experts)

Tying planning tools to subsidies in order to make sure that they are used

Changes to curriculums, integration into information material, guidelines from authorities

Covering costs in financing policies

Possible legislative

and

other changes

Upskilling programmes and educational campaigns to attract students to energy efficiency

Change of relevant national legislation of the building energy law/building code

Main barriers



Further reading

- ENEFIRST report "Priority areas for implementing Efficiency First"
 - Chapter 3.1.3 Identified policy approaches in the buildings sector
 - Chapter 3.7 EU funding mechanisms
- ENEFRIST international examples:
 - Case study 12: <u>Building Logbook-Woningpas</u>: <u>Exploiting efficiency potentials in buildings through a digital building file</u>
 - Case study 13: Optimizing building energy demand by passive-level building code
- BPIE & INIVE (2020). <u>Technical study on the possible introduction of optional building renovation passports</u>. European Commission, May 2020