Article 4 Renovation Strategy Spain

CONCERTED ACTION
ENERGY EFFICIENCY
DIRECTIVE

Long-term Strategy for Energy Renovation in the Building Sector

- Scope of the Strategy: Residential and Commercial Buildings
- Actors involved in the Strategy: 6 Working Groups with Stakeholders: Utilities/Energy Companies and ESCOs; Companies of the Construction sector; Regional Administration (Autonomous Communities); Local Government; Professional Associations (Architects, Engineers, etc.) and Financial Institutions. A total of 21 meetings were held between the months of September 2013 and February 2014. The working group tasks were:
- SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats on rehabilitation and energy efficiency from their perspective).
- Reflection on the role of each stakeholder involved in order to deliver a successful building rehabilitation and energy efficiency renovation.
- Proposal of Measures and actions for the development of a building rehabilitation and energy efficiency renovation Strategy.
- Expected benefits: Create an energy renovation market, which could help to improve energy performance of the existing building stock, saving energy, reduce CO2 emissions and create employment.

Critical success factors

- Broad involvement of actors and stakeholders
- Good coordination with INE (Spanish National Statistics Institute) for statistical analysis for the building stock. Extensive analysis of the building stock: good identification of clusters/links to climatic zones.
- Technical aspects built on previous work (SPAHOUSEC, IDAE) with the assistance of GBCe-GTR (Spanish Green Building Council), now coordinating BUILD UPON project at EU level.
- Coordination with other Ministries (IDAE, OECC).

Innovation

- Understanding of energy upgrading as a part of the process of comprehensive/integrated building renovation, including retrofitting to improve the conservation status, improving building accessibility, etc. Link between building renovation and urban regeneration.
- Consistent calculation model based on buildings' clusters and linking cost effective approaches with selected measures for each building typology.

Outcomes

CONCERTED ACTION
ENERGY EFFICIENCY
DIRECTIVE

Key achievements

Detailed and **comprehensive overview of national building stock**. Segmentation of the housing stock in building clusters according to building characteristics, which allows the **definition of targeted renovation measures.** Consideration of climatic zones. Clear identification of **the different set of upgrading measures for the different building clusters** (insulation, window replacement, heating/cooling system, etc.).

Ambitious concept of "deep renovation": expected saving from 70-90%.

Clear description of **current (2014) policies and programmes** to support building renovation. Nearly parallel definition of policy measures (8/2013 Law, 2013 State Plan) and the process of drafting the Renovation Strategy.

Identification of bottlenecks and precise definition of required measures for the future, in order to achieve the Strategy Objectives.

Clear picture of the **different scenarios for renovation**, including **total funding (private and public) required** and the **evaluation of impact in employment, CO2 emissions, energy savings, etc**.

Lessons learned

- Importance of good statistics to have a consistent analysis
- Importance of good administrative coordination to define policies and programmes at different scales (national, regional, local/municipal).
- Need to design policies to overcome existing bottlenecks:
  - In funding (need of ad hoc financial instruments – loans- for owners in multiproperty buildings).
  - In the lack of demand from the citizens' side (information campaigns highlighting the benefits of energy renovation).
  - Hard to implement "self financing schemes" based on the capitalization of energy savings, due to relatively "soft" climatic conditions.
- Importance of "keeping it alive": The Strategy is not just a document, but a starting point, a process of dialogue, etc.

Further information

CONCERTED ACTION
ENERGY EFFICIENCY
DIRECTIVE

Final comments

Details of future plans:

- Having the cluster segmentation information disaggregated at province level allowed us not only to consider climatic issues, but also to have a geographical approach, and thus, permits us to identify the location (at province level) of the dwellings that would be subject to energy renovation. For the future, we will try to deepen the geographical analysis using a GIS tool: http://atlasedificacion.fomento.es/
- We would like to make more effort on the identification of renovation measures for summer conditions and Mediterranean climate. We think it is also important to publish the complete list of renovation measures for the different building typologies and climatic zones (which we already have, but didn´t publish) in order to provide a sort of guidance for the actors involved (citizens, ESCOs, building companies, financing institutions, etc.).
- We will make a follow up of the progress of the policy measures identified in 2014.
- It could be interesting to present the results disaggregating them according to the different climatic zones, as summer and winter conditions are very different in Spain.

Further information

Strategy (in English):

Long-term strategy for energy renovation in the building sector in Spain pursuant to Article 4 of Directive 2012/27/UE.

Statistical Annex (building clusters, climatic zones, etc.):

http://www.fomento.gob.es/NR/rdonlyres/56481167-4418-4BDE-9FED-C5E8C5556742/130071/ANEXO_ESTADISTICO_imagenes_calidad.pdf

SPAHOUSEC Project:
http://www.idae.es/uploads/documentos/documentos_Informe_SPAHOUSEC_ACC_f68291a3.pdf

For more information contact:

- Name: Eduardo de Santiago
- Organisation: Directorate for Architecture, Hosing and Land. Ministry of Public Works.
- Email: ed.desantiago@fomento.es
- Telephone: + 34 91 597 75 23