

A 360° perspective on building renovation in France

EPBD – Best Practices Renovation Workshop

11th July 2023, Valladolid, Spain

Céline Carré, Member of the Renovate Europe Steering Group



The Renovate Europe Campaign

48 Partners



National Partners

18 National Partners

Who are we?

- A **political communications campaign** beating the drum for deep energy renovation of the building stock in the EU
- Supported by **48 partners** from industry and civil society incl. **18 national partners**
- **Champions** from politics, businesses and communities
- Launched in **2011** as an initiative of **EuroACE**
- **Clear Call: reduce the energy demand of the building stock by 80% by 2050, via regulatory changes and supporting measures**



High Visibility Communications Actions



Renovate Europe Day 2019

A moderated debate and exhibition on the theme of **Deep Energy Renovation: Already All Around Us**

The Renovate Europe office put together an exhibition showcasing **23 best-practice cases** of renovation projects and 6 incentive programmes from across Europe



With the support of:

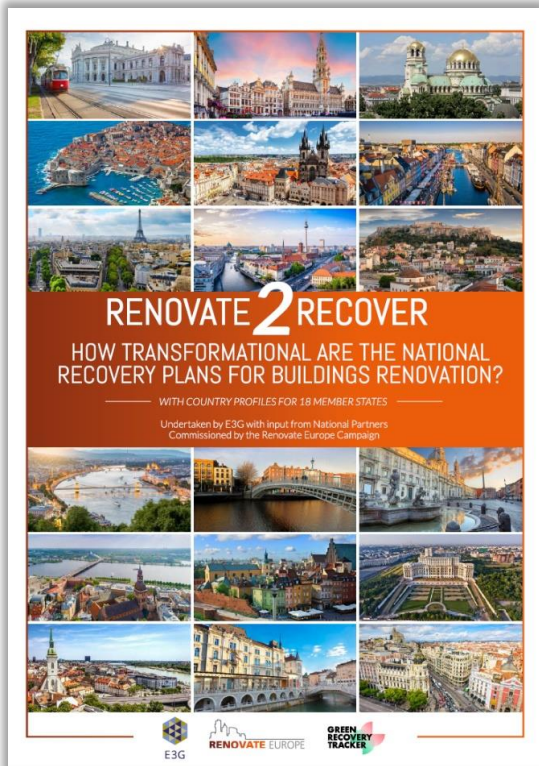


Photos: Simon Pugh Photography



Different **governance levels** were represented through EU Funded Projects, National incentive schemes, regional agencies and local regeneration works

Studies, briefings & infographics



Download the Full Study and individual country profiles [here](#)

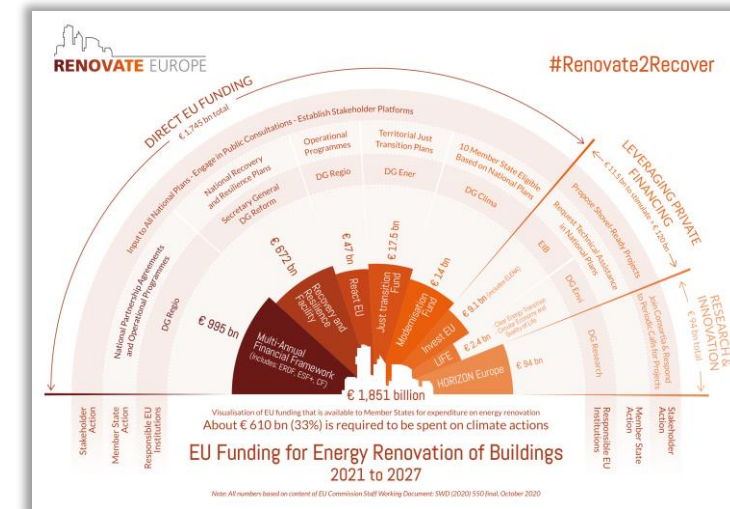


Click [here](#)



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EU Funding for Energy Renovation of Buildings (2021-2027)



[DOWNLOAD](#)



EPBD : Key priorities for Renovate Europe

EPC Framework (Article 16 + 10)

- **Coverage for EPCs to the whole building stock by 2030**
- EPC should express both primary and final energy
- Better account of the **multiple benefits + link to Renovation Passport**

Minimum Energy Performance Standards (MEPS) (Article 9 + 15)

- **Higher & quicker ambition** – at least EPC class C, with bigger “jumps”
- **Must cover full building stock** - trigger points not enough
- **Earlier action for non-residential sector** – by 2030 latest

Renovation Plans (NBRPs) (Article 3, Annex II)

- Clear **mandatory 2030/2040/2050 milestones**
- Alignment with **National Energy & Climate Plans (NECPs)**

Deep renovation definition (Article 2, Annex I)

- Ref. to **primary and final energy** consumption in ZEB definition (EEFirst)



The new EPBD must trigger an unprecedented acceleration in building renovation in the 2020's and 2030's.
MEPS should be part of a package of policies (technical & financial support + social safeguards).

A 360° perspective on building renovation in France



1. Buildings in the French decarbonisation strategy

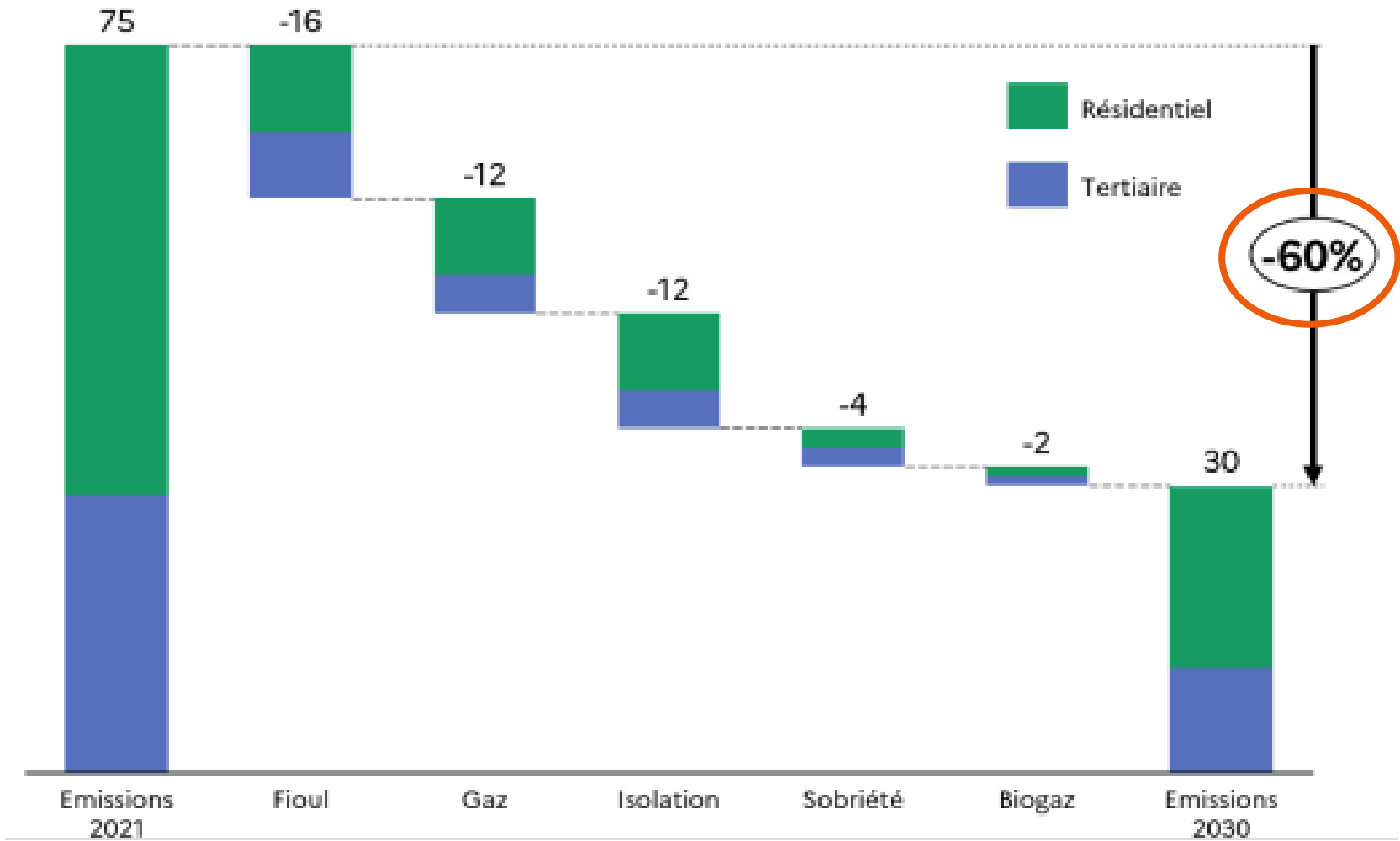


- Total FR GHG emissions 410 MtCO₂ (2022)
- Objective of overall reduction GHG emissions : **-50% by 2030**
- **Buildings represent 25% of total GHG emissions (incl. 18% for buildings usage)**
- From 75 MtCO₂ in 2021 => 30 MtCO₂ by 2030 (**cut by 45 MtCO₂ !!!**) – **60% !**
- Need to double the rate of GHG reductions by 2027 to meet EU Fit for 55 objectives (from 2 to 4MtCO₂/year annual reduction)

Buildings account for 25% of French GHG emissions. The sector needs to decarbonise faster than the others.

Source : [Accélérer la décarbonation du secteur du bâtiment](#) (June 2023)

Levers to decarbonise buildings



Direct emissions from all buildings: potential for GHG emission reductions in a scenario of balanced use of the various levers

Source : [Accélérer la décarbonation du secteur du bâtiment](#) (June 2023)

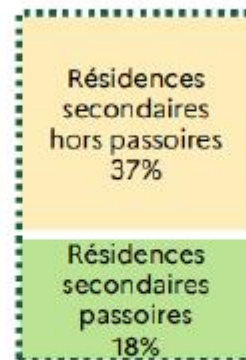
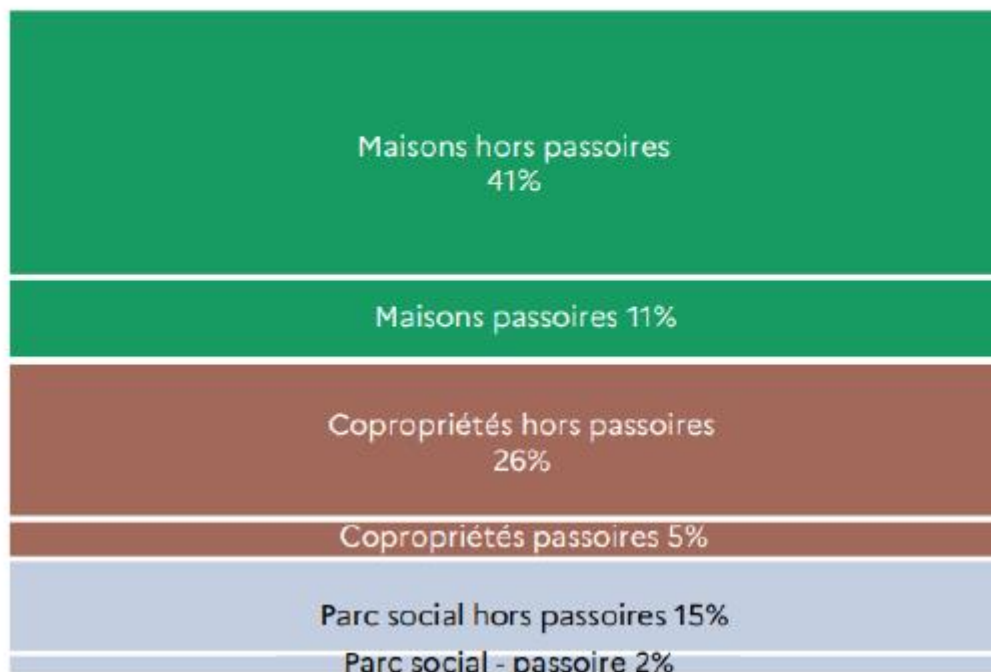
Emissions from buildings

Résidentiel : 64 % des émissions directes

Résidences principales : 30,0M logements
30 % des passoires sont louées (hors parc social)

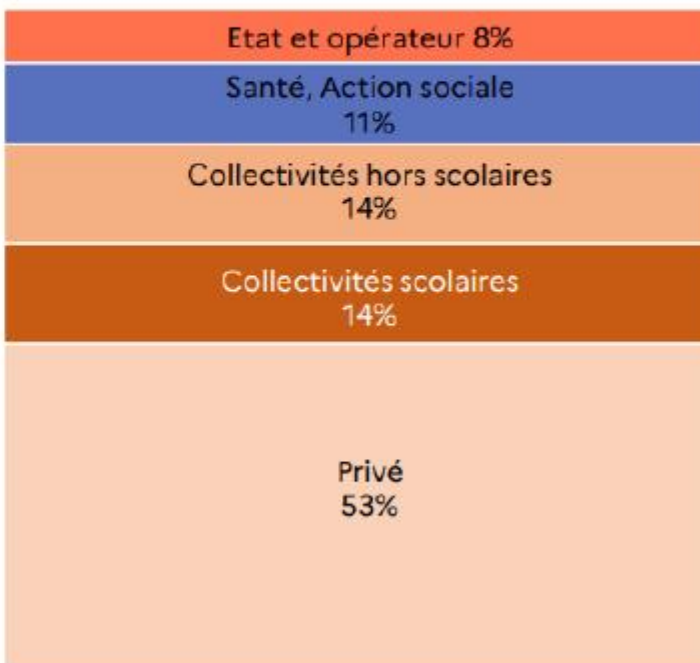


Résidences secondaires (3.7M)
et vacantes (3M) : 7,7M
logements



Tertiaire : 36 % des émissions directes

~1000 Mm², dont 60 % du parc couvert par le DEET
(315k bâtiments)



Residential sector = 64% of direct emissions,

- 30 million primary residences (18% = “passoires”)
- 7.7 million secondary or secondary or vacant homes

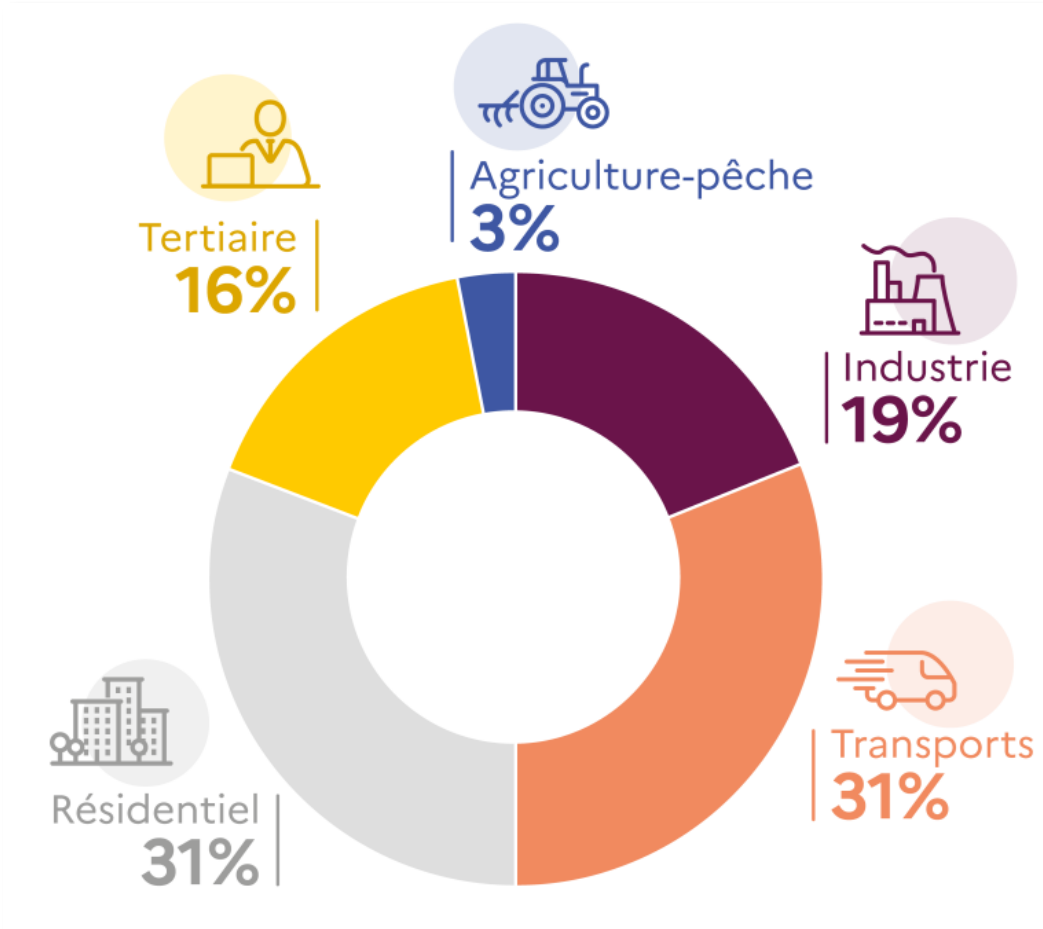
Tertiary sector = 36% direct emissions

- from +/- 1,000 million m² (315,000 buildings)
- 53% private and 47% public incl state, social action local authorities

Source : [Accélérer la décarbonation du secteur du bâtiment](#) (June 2023)

2. The role of buildings in the energy system

Share of final energy consumption per sector



- Buildings represent **45% of the total energy consumption** (with heating = 1/3)
- The French climate transition plan (= SNBC) puts a strong focus on **energy efficiency**
- Objective of reduction of energy consumption by **40% in 2050** (approx. the level of 1960)
- Working on energy demand (efficiency + sufficiency) is key to secure a balanced electricity grid (cf RTE scenario 2050)
- **The building sector needs to halve its energy consumption between now and 2030**

<https://concertation-strategie-energie-climat.gouv.fr/le-contexte-francais-en-matiere-de-politique-climatique-et-energetique>

Energy Efficiency in buildings will support energy security and the affordability of the energy transition.

3. Energy poverty in the French residential sector

HAUSSE DES PRIX



69 %

des ménages déclarent avoir restreint leur consommation de chauffage pour ne pas avoir de facture trop élevée en 2022, alors qu'ils bénéficiaient pourtant de la protection du bouclier tarifaire (+9 pts par rapport à 2021).



27 %

des ménages déclarent éprouver des difficultés pour payer leurs factures d'énergie. Ils sont 51 % chez les 18-34 ans, la tranche d'âge la plus affectée.

DES FACTURES ÉNERGÉTIQUES EN HAUSSE



En 2021
11,9 %

des Français ont dépensé plus de 8 % de leurs revenus pour payer les factures énergétiques de leur logement.



3141 €

par an. C'est la facture totale moyenne d'énergie des ménages en 2021 dont 1602 € pour l'énergie domestique et 1542 € pour l'achat de carburant. Une facture en hausse depuis 2017.



4,8

millions de résidences principales considérées comme « passoires thermiques ».

LES 3 PREMIÈRES RAISONS INVOQUÉES

①

37 %

Une limitation du chauffage pour des raisons financières (+ 1 pt). L'argument financier passe en première position, par rapport à 2021.

②

35 %

Une mauvaise isolation (- 5 pts par rapport à 2021)

③

28 %

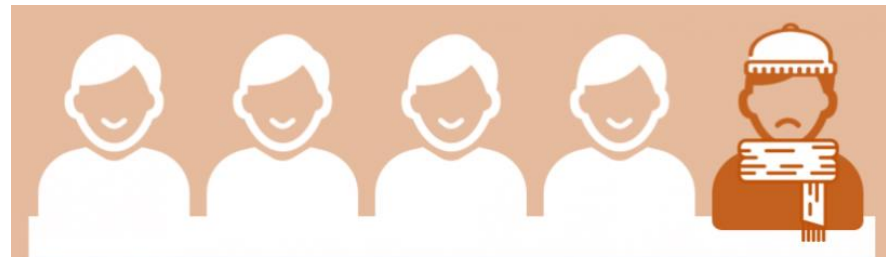
Un hiver rigoureux (- 2 pts par rapport à 2021)

RESSENTI DU FROID



22 %

des Français ont souffert du froid pendant au moins 24 h, à l'hiver 2022 (+2 pts par rapport à 2021).



1 Français sur 5 est en situation de précarité énergétique

5 million households in energy poverty makes building renovation a societal priority.

Renovation : a tangible dynamic ... in need of acceleration

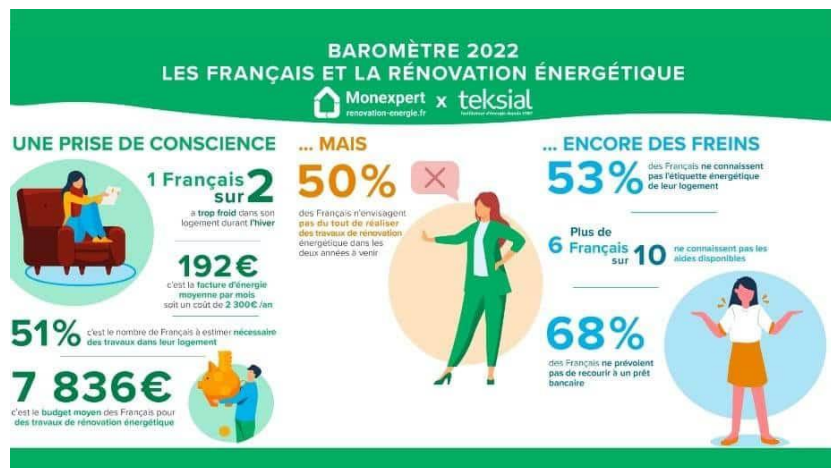
Les aides financières pour la rénovation énergétique en 2022



- Renovation topic installed as a priority
- Several plans since Grenelle (2008)
- Boosted by multiple crisis : yellow vests, covid19, energy crisis
- Citizens convention called for strong measures

But in 2022

- 1 in 2 did not plan renovation
- 53% did not know their home performance
- 6 out of 10 did not know about support



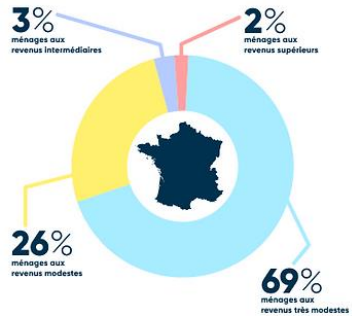
Driver #1 : continuous subsidy & support schemes



MaPrimeRénov'
Mieux chez moi, mieux pour la planète



Financé par
l'Union européenne
NextGenerationEU



Répartition des aides par revenu



Répartition des aides Ma Prime Rénov'

MaPrimeRénov': comprehensive support and financial assistance programme for homeowners

- 1M grants planned for 2022
- Online tools, support, list of accredited installers
- Tiered for income levels and house types
- 670,000 renovation measures
- 156,000 air source heat pumps installed
- 66,000 wholehouse renovation projects – with 69% in the lowest income group








CEE Scheme – Certificat d'Économies d'Énergie in 2022


- €6 billion in aid for energy-saving measures
- based on an obligation by energy companies to trigger energy savings
- 852 TWhc CEE were issued (from an annual obligation of 775 TWhc)
- 41% renovation of very low-income households
- 29% renovation actions for other households
- 17% energy efficiency actions in industry
- 7% tertiary buildings

https://www.ecologie.gouv.fr/sites/default/files/Brochure_CEE_4p_A5_2023.pdf

A stable, continuous support to renovation, with a focus on the most vulnerable households. Adaption needed



-  **L'État impose une obligation à chaque fournisseur d'énergie de faire faire des économies d'énergie à ceux qui en consomment.**
-  **Après avoir aidé les consommateurs à réduire leur consommation d'énergie et en avoir apporté la preuve, les fournisseurs d'énergie obtiennent des CEE.**
-  **Les CEE comptabilisent les économies : plus l'économie d'énergie est importante ou plus elle dure dans le temps, plus le volume de CEE est grand.**
-  **Les fournisseurs d'énergie ont un volume de CEE à obtenir et restituer à l'administration à la fin de chaque période.**
-  **Si l'objectif n'est pas atteint, le fournisseur d'énergie doit verser de fortes pénalités.**

PÉRIODES ET OBJECTIF GLOBAL D'ÉCONOMIES D'ÉNERGIE				
		2015-2017	2018-2021	2022-2025
2006-2009 (1 ^{re} période triennale) : 54 TWh cumac*	2011-2014 (2 ^e période) : 447 TWh cumac	(3 ^e période) : 700 TWh cumac + 150 TWh cumac dédiés à la lutte contre la précarité énergétique	(4 ^e période) : 1600 TWh cumac + 533 TWh cumac dédiés à la lutte contre la précarité énergétique	(5 ^e période) : 1970 TWh cumac + 1130 TWh cumac dédiés à la lutte contre la précarité énergétique
				
100 TWh cumac sont équivalents à la consommation énergétique résidentielle d'un million de Français pendant 15 ans.				



* Les différentes offres ne sont pas cumulables.
 ** La plupart des travaux d'isolation et de changement de chauffage nécessitent que l'installateur soit Reconnu Garant de l'Environnement (RGE) au moment de la signature du devis.

Focus : France Relance & energy renovation



2 milliards d'euros pour la rénovation des logements privés.

4 milliards d'euros pour la rénovation des bâtiments publics : écoles, universités, bâtiments administratifs, etc.

500 millions d'euros pour la rénovation du parc social afin d'accompagner les bailleurs sociaux dans l'amélioration des logements qui ne répondent plus aux besoins des ménages, notamment en matière d'efficacité énergétique.

200 millions d'euros pour l'amélioration de l'efficacité énergétique des bâtiments tertiaires des PME et TPE.



300 millions d'euros pour finaliser les plans de financement et donc relancer la réhabilitation des friches et la réutilisation des terrains artificialisés.

350 millions d'euros sur 2 ans pour aider en priorité les collectivités qui délivrent des permis de construire à la réalisation d'équipements publics et d'espaces verts.



https://www.ecologie.gouv.fr/sites/default/files/Brochure_CEE_4p_A5_2023.pdf

Driver #2 : Renovation support schemes

One stop shops



HAUTS-DE-FRANCE PASS RENOVATION
Des travaux pour économiser

HAUTS-DE-FRANCE PASS COPROPRIÉTÉ
Accompagner pour rénover

635 renovated houses
~43 k€/house

12 condominiums (1008 flats)
~16 k€/flat

~40 M€

ORFEE

Create a platform of shared resources for third-party **financing companies operating as one-stop shops: Office des Rénovations et des Financements pour l'Efficacité Énergétique (ORFEE)**

<https://energy-cities.eu/fr/projet/orfee/>

Accompanying Public Service




France Rénov'
Le service public pour mieux rénover mon habitat

<https://france-renov.gouv.fr/>

Segment enablers for public buildings & schools


Third Party Financing Law (2023)

- Scale up public building renovation
- Reduce hurdles for investment
- Temporary – 5 years
- Use of Energy Perf Contracting
- Boost renovation in public building (need 40 bn € school – 300 bn public buildings)



"EduRénov" programme (Fev 2023)

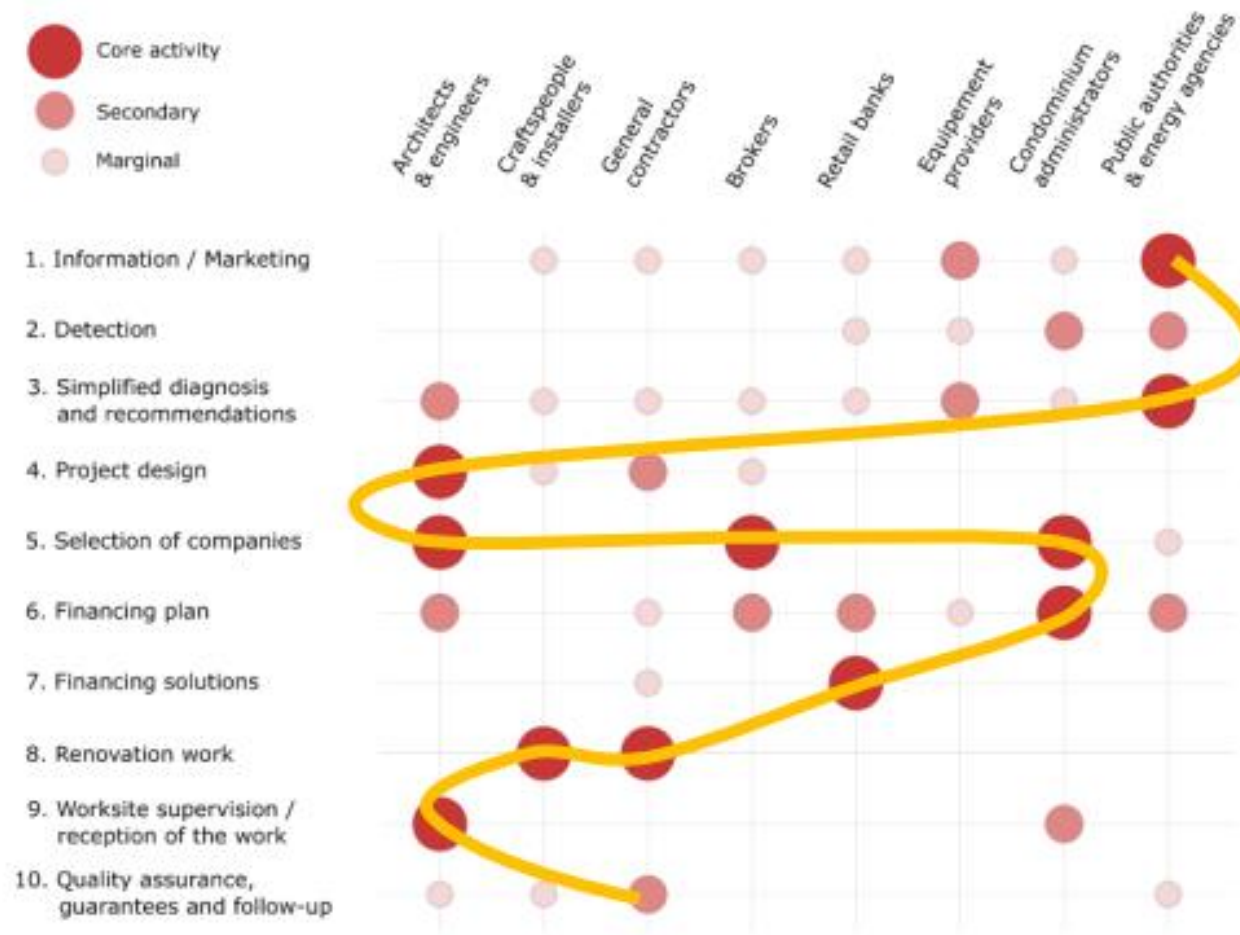
- Banque des Territoires is committed to financing €2 bn worth of work until 2027
- Aim to renovate 10,000 schools, achieve min 40% energy savings
- Loans made available to local authorities, départements & regions



A variety of support schemes anchored in local economic contexts and segment specificities. With France Renov, the goal is to make advice, planning and work realisation easier for everyone.



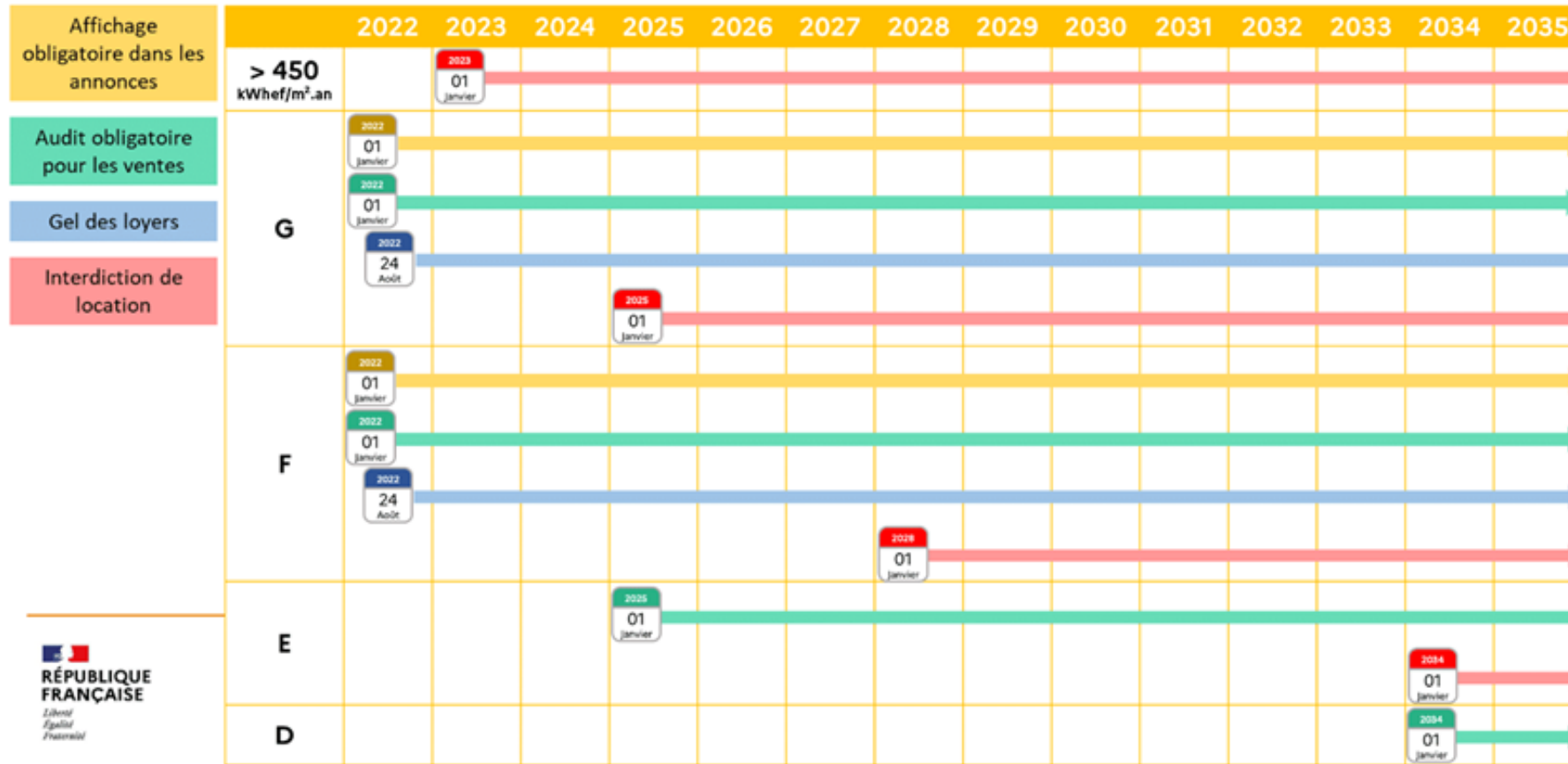
The windy journey of home energy renovation



Please have a look at the [Renovate Europe Webinar](#) on one stop shops for building renovation (March 2022)



Driver #3 : Regulatory framework for existing buildings (MEPS*)



- **Compulsory display** in adverts for F & G from 2022
- **Obligatory audits** for selling
 - 2022 : Class F & G
 - 2025 : Class E
 - 2034 : Class D
- **Rental freeze** since 24/08/22 for Class F & G
- **Rental ban**
 - 1/1/23 : > 450 kWhm²yr
 - 1/1/25 : Class G
 - 1/1/28 : Class F
 - 1/1/34 : Class E

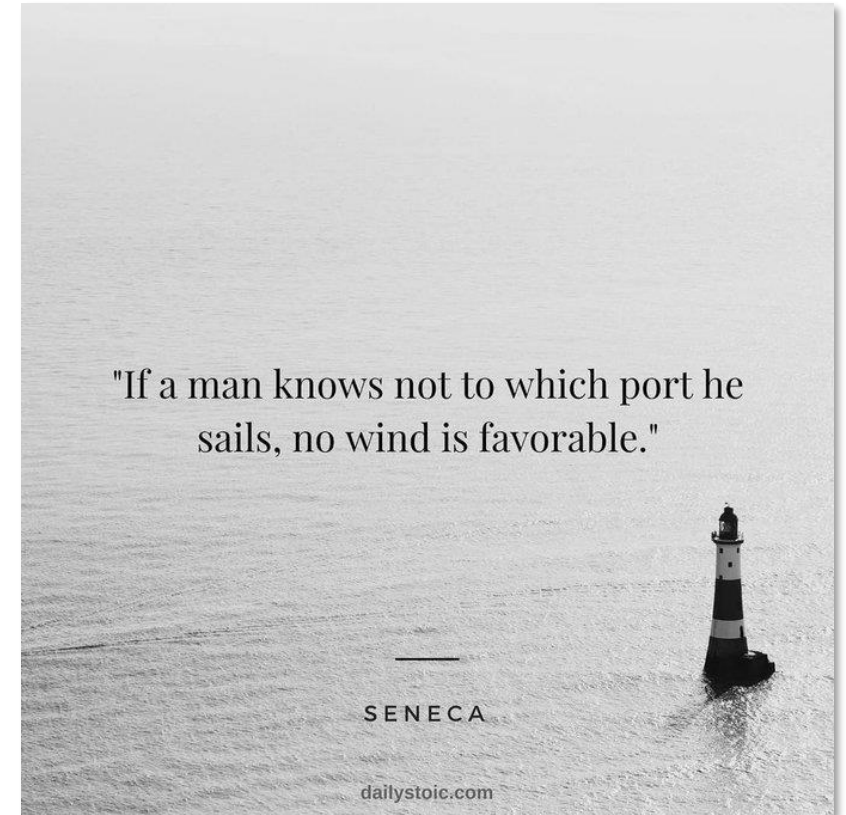
More info : <https://www.ecologie.gouv.fr/interdiction-location-et-gel-des-loyers-des-passoires-energetiques>

*MEPS = Minimum Energy Performance Standards. Meant to apply to existing buildings and drive building renovation, MEPS will be introduced by the new EPBD. They are already in place in a number of EU countries, such as BE, FR, the NL, as well as in the UK.

French MEPS articulate economic and regulatory signalling. Private rental to reach EPC class D by 2034.














Zoom : some reflexions on the French MEPS scheme

- The calendar was established as part of the 2021 Climate & Resilience law
- It is a progressive calendar
- It is a “bottom-up” scheme, articulated around stock characteristics
- It starts with worst performing buildings in *private rental*
- Builds on *economic & regulatory* signals
- Gives visibility to a large, fragmented sector
- Requires use of mapping & digital tools - not only EPCs
- Not a silver bullet – many open challenges !!
- Requires a certain maturity in LTRS...
- ... **but the process of designing MEPS and planning for their deployment is a *booster* : it helps to move from an aspirational strategy to concrete plan - from rehearsal to *on stage* !**



What's next ? Key challenges & orientations



	Challenges		Impulse points needed
 Speed – scaling up	<ul style="list-style-type: none">• How to multiply by 2 the rate of GHG reductions? How to x3 renovation rate?		<ul style="list-style-type: none">• Synchronise tools, stimulate industrial investment & innovation
 Performance	<ul style="list-style-type: none">• 700.000 single measure renovation won't add up to the objective		<ul style="list-style-type: none">• Evolve support schemes towards deep renovation (multi-measure)
 Costs	<ul style="list-style-type: none">• F&G buildings = 19% stock (emit 70% GHG sector). Costs = € 180 to 200 bn		<ul style="list-style-type: none">• Marshall plan for building renovation : multi-year planning !
 Financial support	<ul style="list-style-type: none">• In 2022-2023, the FR gov spent € 100 bn in subsidizing energy bills• How to better tailor support? How to solve upfront / remaining costs ?	 	<ul style="list-style-type: none">• Energy Efficiency first (EE1); energy security as a resilience issue• Pool subsidies; better focus on those who need them the most
 People & skills	<ul style="list-style-type: none">• FR has 1,7 million workers in construction but needs 220.000 more !		<ul style="list-style-type: none">• Planning, attractiveness of jobs, cooperation between schools
 Offer	<ul style="list-style-type: none">• How to better structure the renovation offer? How to make it easier, faster, etc?		<ul style="list-style-type: none">• Organisational innovation; performance guarantee; city/district level

Conclusions

1. Solutions are available but our **ecosystems** are not.
2. Buildings needs to be decarbonised first, but we are **not on track** !
3. Energy efficiency is a **make or break** for our 2030 / 2050 climate ambition.
4. Look at EPBD as a **booster**, as the most important regulatory drive for our buildings.
5. MEPS are not a silver bullet but will help **move from the rehearsal to the real play**



A man with glasses and a suit is speaking into a microphone. The background shows a brick building with white scaffolding, indicating renovation work.

Forget politics, renovate our homes!
Action on buildings is needed, whether
you look at it from the social, energy
dependency or economic angle, and
regardless of your political colour.

Adrian Joyce
Campaign Director

@EURACTIV

The logo for 'RENOVATE EUROPE' features a stylized white outline of a city skyline above the text. 'RENOVATE' is in a bold, dark red font, and 'EUROPE' is in a grey font.

RENOVATE EUROPE

Thank you !

And see you again in
Madrid on 3rd October !

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