Learning by implementing the EPBD; Dutch experiences
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Successes: Innovation

Innovation due to increased EP-requirements

- 12 years experience
- 1995: set of common technologies
- Premature announcements of sharpening EP
- Market started preparation
- Strict EP: art. 5 implementation not necessary
- Remarks: cost effectiveness and indoor climate
Successes: Innovation

- 1995 >>> 2007: - 50%
- 2007 >>> 2011: - 25%
- 2007 >>> 2015: - 50%
- 2020 energy neutral dwellings
Successes:
Reducing administrative burden energy label

- 2005: administrative burden not in line with objectives
- Exceptions: Churches, EPA and EPC
- Optimization assessment method: shortening the intake time
- Custom made advice is voluntary
- €280 >>> €125 for single family house
- Remark: technical optimal ≠ optimal execution in public environment
Successes: EP-labels in portfolio management

- Owners of building stock

- Incorporate EP-labels in portfolio management

- 2020: all social housing label A and B
Downside: costs, compliance and sanctions

- Still rather high administrative burden

- Future: same price but custom made EP-label

- Possibility’s enforcement limited

- Possibility’s sanctions limited or to severe
Downside: quality assurance

- start-up and adjustments effects
- complains Dutch television program and the Dutch owner association
- quality assurance by the market should be improved
- improvement actions:
  - instead of only competences, also an final examination
  - procedure for complains
  - intake data for owner
  - more random sampling
Challenges: obviouslyness and acceptance

- Instead accent on obligation
- Further stimulation of the demand for energy labels
- Energy label and energy measures for logical considerations by investments
- Additional incentives to push the market
  - Restriction for subsidies
  - Restriction for loan with at very low interest rate
  - Basis for fiscal instruments
  - Basis for the valuation system for rental houses
  - Mass media communication
  - Energy label on real estate sites
  - Stimulating program together with the market
Challenges: adequate enforcement

- better legal basis for enforcement presence by transfer
- sanctions when failing to show a valid certificate
- liability in case of bad quality of the label
Challenges: future proof calculation method

- Making the calculation method fit for low energy houses
- System limits between building restrained measures and local measures
- Partly restrictions/obligations for the building shell
- Indication for energy end use
- CEN conform
- Clear and simple
Points of attention for recasting and sharpening the EPBD

- Formulating requirements for existing buildings
  - legal hurdles
  - administrative burden
  - investment costs
- Incorporate lessons learned in further development
  - complexity under estimated?
  - administrative burden misjudged?
  - Parliament processes
  - Infringement procedures
- Downsize bureaucracy caused by governmental regulations
  - Goals for administrative burden (Lisbon agenda)
  - Huge request downsizing needless or obstructing rules
Thank you for your attention!