

RENÉ VAN GENUGTEN

DE STROOMVERSNELLING:
*WHY AEDES STRONGLY
SUPPORTS THIS
DEVELOPMENT*

vereniging van
woningcorporaties

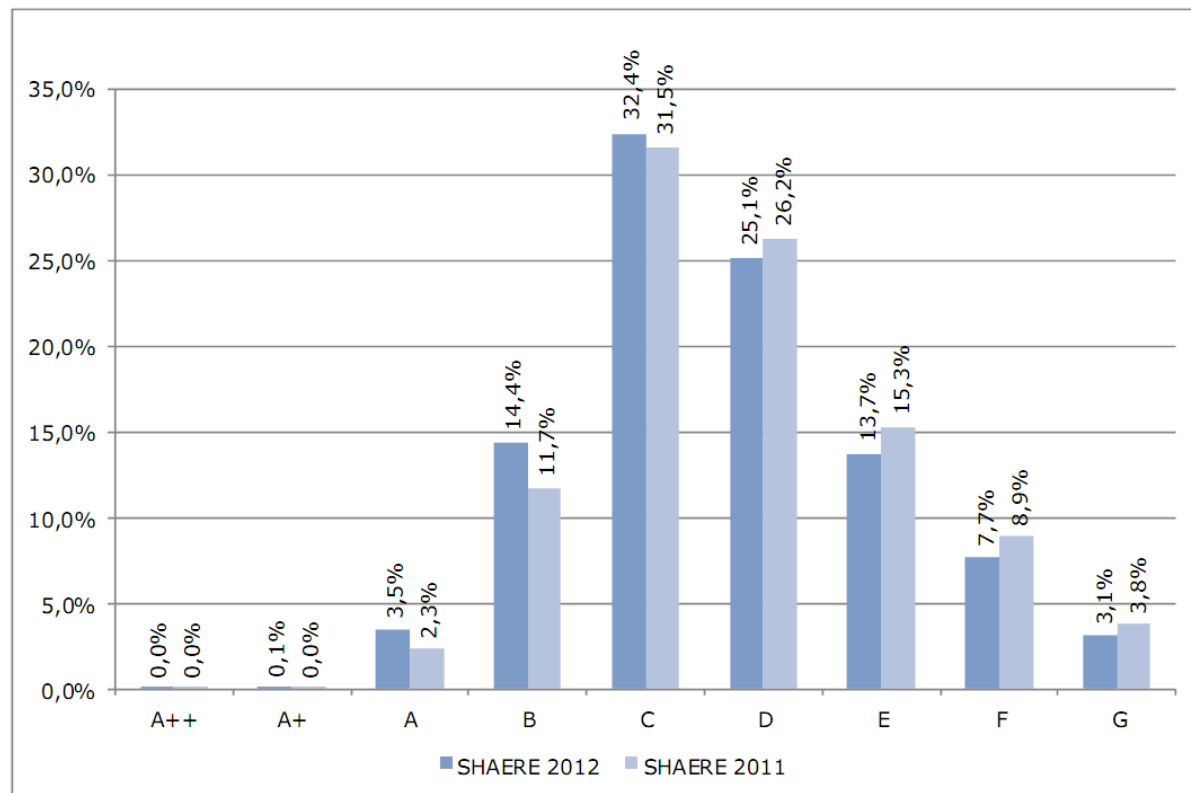


THE COVENANT ENERGY SAVING RENTAL SECTOR IN NL

- Parties:
 - National Government (Minister of Housing)
 - Nederlandse Woonbond (Dutch Union of Tenants)
 - Aedes, association of housing corporations
 - Vastgoed Belang (private/commercial landlords)
- Scope: Focus on existing rental housing stock
 - 2,4 million social dwellings
 - 0,4 million private rental dwellings
- Target for social housing:
 - *Average energy index 1.25* (= energy label B) by the end of 2020
 - Means energy saving of 33% from 2007 until 2020

ENERGY PERFORMANCE OF SOCIAL HOUSING STOCK IN 2012

- Energy Performance Monitor SHAERE:
 - Present average **Energy Index: 1,73**
 - **Target 2020: 1,25**
 - **At the present rate of renovations we will not reach the target!**



THE DUTCH APPROACH

- Hardly any legal obligations
- Hardly any subsidies or grants
- Based on motivation: **Bottom Up**
- Creating sense of urgency, enthusiasm and support amongst tenants, landlords and local authorities
- TACKLING SPLIT INCENTIVES:

**Striving for lower total cost of renting,
means Rent including energy costs**

TOTAL COST OF RENTING APPROACH

- **Bottom Up**: decisions at **project level** (deep renovation, refurbishment)
- The rent goes up, energy costs go down
- Higher rent finances investment
- In fact energy efficiency is financed out of saved energy cost
- As long as total costs of renting don't go up, there are **benefits for all parties involved**:
 - Local and national **governments** because of CO2 reduction and improved quality of housing stock
 - **Landlords** because of improvement quality and higher value of housing stock
 - **Tenants** because of lower renting costs, protection against rising energy prices, higher quality, comfort and health

A photograph of an industrial port at sunset. In the foreground, a large white ship is docked. In the background, a large industrial facility with multiple smokestacks is visible, with thick white smoke rising into the sky. The sky is a mix of orange, yellow, and grey. The overall scene is industrial and atmospheric.

€ 4 billion

STROOMVERSNELLING =

**Stretching the total cost
of renting approach to
the limit**

KEY SUCCESS FACTORS

- **MORE, BETTER, FASTER, CHEAPER**
- Lowering the costs of the investment through:
 - INNOVATION
 - INDUSTRIALISATION
 - STANDARDISATION
 - INTEGRATION