



**MARIE: mediterranean building
rethinking for energy efficiency
improvement**

MEDBEE FORUM

**Round table 1: Barriers and measures
for EE improvement in buildings**

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ENERGY: AN STRATEGIC SECTOR

- Energy has become an strategic sector:
 - ✓ To ensure energy availability in quantity and quality
 - ✓ To mitigate climate change
 - ✓ To create qualified jobs, helping to get out of the economic crisis
- Improvement of energy use In buildings as well as sustainable energy mobility are two main significant subsectors to be addressed.

ENERGY EFFICIENCY IN BUILDINGS: A CHALLENGE

- Optimizing energy use in buildings has a huge potential.
- Buildings is the larger energy consumer sector in EU. It is the sector with a stronger tendency to increment energy consumption (increasing of comfort demand).
- Although new buildings are already obliged by new energy consumption regulations, existing buildings are quite inefficient and do not have such an strict energy legal framework.
- Lack of financing facilities difficult retrofit energy investments.

ENERGY EFFICIENCY IN BUILDINGS: ANY SOLUTION?

- Solution is complex, but it is possible, as far as it includes different level of actions:
 - Legal framework
 - Impulse to the creation of a energy retrofit market
 - Real application of subsidiarity principles in the action of the involved administrations (EU, member states, regions, local)



BARRIERS AND MEASURES FOR EE IMPROVEMENT IN BUILDINGS

IMPROVING LEGAL FRAMEWORK

- To bring energy to the maximum strategic level of policies, as it is one of the few sectors that may help to overcome the economical crisis.
- Energy certification (new and existent buildings) to be operative in all member states immediately, as a quality label and as a tool to save energy.
- EPBD Directive concerning nearly zero emissions buildings must report some significant advance to ensure implementation. 2018 is “the day after tomorrow” and few relevant advances have been reported

IMPROVING LEGAL FRAMEWORK

- There is no possibility to implement the directive concerning nearly zero emission buildings without giving the floor to the integration of renewable in buildings
- So that, friendly legal atmosphere for renewables is needed. Integration of renewables in buildings is also a key sector for energy improving and for job creation.
- EU should reaction against member states policies not pushing renewables.



BARRIERS AND MEASURES FOR EE IMPROVEMENT IN BUILDINGS TO CREATE AN ENERGY RETROFIT MARKET FOR BUILDINGS

•Energy retrofit could be the main business concerning buildings within next years. Some difficulties to overcome:

- ✓ Access to financing. In difficult economic conditions, banks tend to be even more cautious, asking for external guarantees not related with the project itself.
- ✓ Lack of public funds
- ✓ Lack of market demand
- ✓ Private owners are not familiar to new tendencies as the ESCO models



BARRIERS AND MEASURES FOR EE IMPROVEMENT IN BUILDINGS

TO CREATE AN ENERGY RETROFIT MARKET FOR BUILDINGS: WHERE TO POINT AT? (1)

- To create an energy retrofit market using public buildings following ESCO models.
- So that:
 - ✓ To adapt / rebuild northern European models / solutions to southern culture and conditions.
 - ✓ To work as close as possible to the legal services in every level of administration: legal framework admits several legal interpretations!



BARRIERS AND MEASURES FOR EE IMPROVEMENT IN BUILDINGS

TO CREATE AN ENERGY RETROFIT MARKET FOR BUILDINGS: WHERE TO POINT AT? (and 2)

- So that:

- ✓To develop a certain number of pilot projects involving the ESCOs: there is no point in trying to achieve absolutely the maximum % of energy saving in every case, but to develop the project.

- ✓To involve banks in these operations (as financiers if possible, as observators in any case)

TO ENHANCE SUBSIDIARITY IN THE ACTION (1)

- It is a utopist challenge to create a common EU policy on energy use in buildings, when there is no common EU policy in energy.
- Member states should transfer most of their energy competences to the EU.



BARRIERS AND MEASURES FOR EE IMPROVEMENT IN BUILDINGS

TO ENHANCE SUBSIDIARITY IN THE ACTION

(and 2)

- Subsidiarity is a must (but not so usually put in practice):
 - ✓ Real implementation of policies is played at regional and local level. Regional and local administration know quite well their market and the necessary tools to stimulate development.
 - ✓ There is a need to target regional and local administrations in EU programs and to include regional and local responsables in the definition and discussion of guidelines of next coming EU programs.

TO ENHANCE SUBSIDIARITY IN THE ACTION: AN EXAMPLE (and 3)

- Member states must transpose EU Directives into national laws.
- In a number of cases (like Spain) member states delegate to regions the real implementation.
- But EU resources to implement policies are given and managed by member states.
- So, at the end, regions must implement policies without EU resources.

MAIN CONCLUSIONS

- Energy efficiency in buildings might be a key business but some work has to be done.
- Favorable legal framework is needed to implement energy certification of buildings and to allow renewables integration.
- The development of an energy retrofit market (based in ESCOs in public buildings) is needed.
- There is no possibility of success in implementing an European common policy in Energy Efficiency in Buildings ignoring regional and local administration levels.



BARRIERS AND MEASURES FOR EE IMPROVEMENT IN BUILDINGS

THANK YOU FOR YOUR
ATTENTION!