

Politique de renovation  
energétique en France

**INTEGRATED VISION**

Climate Chance

# General context

## Key figures

- 28.8 million primary residences (housing growth average: 1% per year)
  - 58% owner-occupiers: 16.6 million
  - 42% tenants, of which
- Rental sector: private - social housing : 56% - 44%
- Percentage of individual housing: 57 % (located for 78% in urban units)
- Average surface area of accommodation: 91 m<sup>2</sup>

## Economic share of the housing sector

- Housing is the main component of household's spendings (21.9% in 2013)
- Total housing expenditure: 22% of GDP, i.e. €471 billion
  - 30% investment (about 380 000 new and 260 000 renovations)
  - 70% running costs (rent, utilities, water, etc.), an increasing percentage.

# General context

## **Current situation of housing**

- 60 % built before RT 1974
- 53,6 % use 151kWh ep/m<sup>2</sup>/year to 330 kWh ep/m<sup>2</sup>/year

## **Energy poverty in France : 3.4 M Households (13 %)**

- 87 % tenants in the private sector
- 55 % are more than 60 ans years old
- 20 % of social housing tenants.

**Energy for housing : 6 % of household's consumption (57 Md€).**

# French Housing Policy Framework

**Main objective:** to enable everyone's access to adequate and affordable housing, in accordance with the objective of urban social diversity and sustainable development.

## **Securing demand (financially and legally)**

- Financial support for the first-time buyers
- Direct rental housing subsidies (means-tested benefits) for low-income families covering part of housing expenses of renters who are free to choose where to live
- Instituting the enforceable right to housing (DALO)

## **Developing qualitative/quantitative offer**

- Tax saving programs for private investment in rental housing
- Subsidies, low-interest loans and tax free programs securing social housing bodies, other social landlords and associations for construction of low rental housing
- Housing local plans in urban development schemes/ 25% of social housing mandatory in most important cities
- Ambitious new/renovation standards coupled with subsidies for "green" renovation

## **Current challenges**

- Governance of efficient housing policy in the context of decentralization
- Integration of the vulnerable groups in the housing market
- Urban integration and renovation of deprived urban areas
- Limit urban sprawl and promote urban density
- Quality of existing and new housing (energy efficiency)

# LA TRANSITION ÉNERGÉTIQUE pour la CROISSANCE VERTE



**-40% ÉMISSIONS  
DE GAZ À EFFET DE SERRE  
ENTRE 1990 ET 2030**

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**DIMINUTION DE NOTRE  
CONSOMMATION D'ÉNERGIE**



**-20%  
En 2030**      **-50%  
EN 2050**

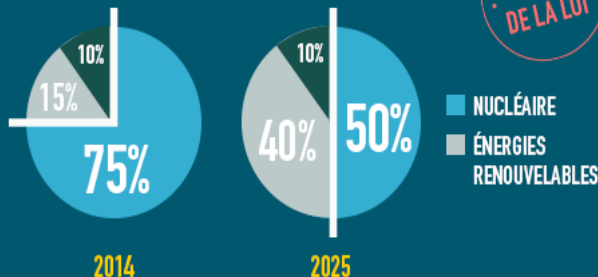
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**-30% CONSOMMATION  
ÉNERGIES FOSSILES  
EN QUINZE ANS**

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**50% DE NUCLÉAIRE EN 2025**



OBJECTIF DE LA LOI

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**1/3 DE L'ÉNERGIE  
QUE NOUS CONSOMMONS  
SERA RENOUELEBLE  
DANS QUINZE ANS**

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**Article 1- All buildings to be low emissions in 2050**

**Article 3- Renovation of 500 000 housing/year in 2017, lower 15% energy poverty in 2020**

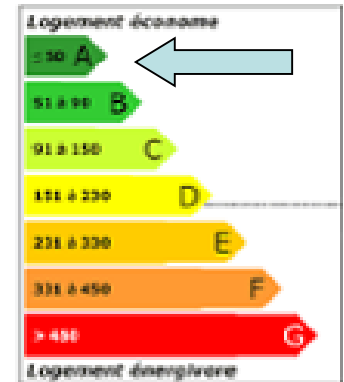
**Article 4 – National strategy for energy until 2050 , including all types of buildings residential, commercial, public and private).**

**Article 5- Renovation by 2025 of all residential buildings using more than 330kWhep/m<sup>2</sup>/an**



# New Buildings

- RT 2012: C < 50 kWhEP/m<sup>2</sup>/year for heating, cooling, lighting and water => 15 kWhEP/m<sup>2</sup>/year for heating (near 0 energy) and integration of renewables
- Local urban regulations can impose energy performance
- All new Public buildings exemplary (energy positive and high environmental performance)



# Existing buildings

- Mandatory Insulation integrated for facade or roof renovation
- 2050 objective of 60% energy consumption commercial and public buildings (base 2010)
- EE criteria for « decency » for renting
- Facilitate urban rules
- Energy renovation platforms (public service)
- Financial incentives and technical support





# Financial support to Private Housing

## Objective 380 000 renovation per year

- Zero-rate eco-loan (23 500 loans for 490M€ investment)
- Tax credit for energy transition (1.15 M household for 1.67 B€)
- Reduced VAT for improvements to private housing (3.28 B€ for 7.7 B€ investment)
- Reduced property tax on buildings for private households (593 M€ in 2015)
- National Agency for Housing subsidies « Habiter mieux » (in 2015 : 47000 housings for 500 M€)

# Financial support to Social housing

**Objective: 120 000 renovations per year**

- **Sharing of gains from reduced expenses**
- **Reduced VAT for improvements to social housing**
- **Reduced property tax on buildings for social landlords (59 M€ in 2015)**
- **Eco-loan for social housing (2.1 Billion € 2012-2015)**
- **Long term zero rate loan (2 Billion €)**
- **National Agency for Urban renewal subsidies**

# Complementary Actions

## Local authorities

- reglementation (urbanism),
- finance,
- technical assistance

## Companies: Energy savings certificates



## Improve buildings sector competency

- Education programs
- Ressources centers
- eco-conditioned public aids
- Cost and quality control
- Companies certification (50 000 RGE)
- Call for «inovative/industrial methods for renovation and construction »/ prefabricated solutions/ BIM/ renewable and recyclable materials

**RGE**

# INTERNATIONAL OPENING

- EUROPE
- COP 21 : GLOBAL ALLIANCE  
BUILDINGS AND CONSTRUCTION