

Making the Cities in Germany Sustainable

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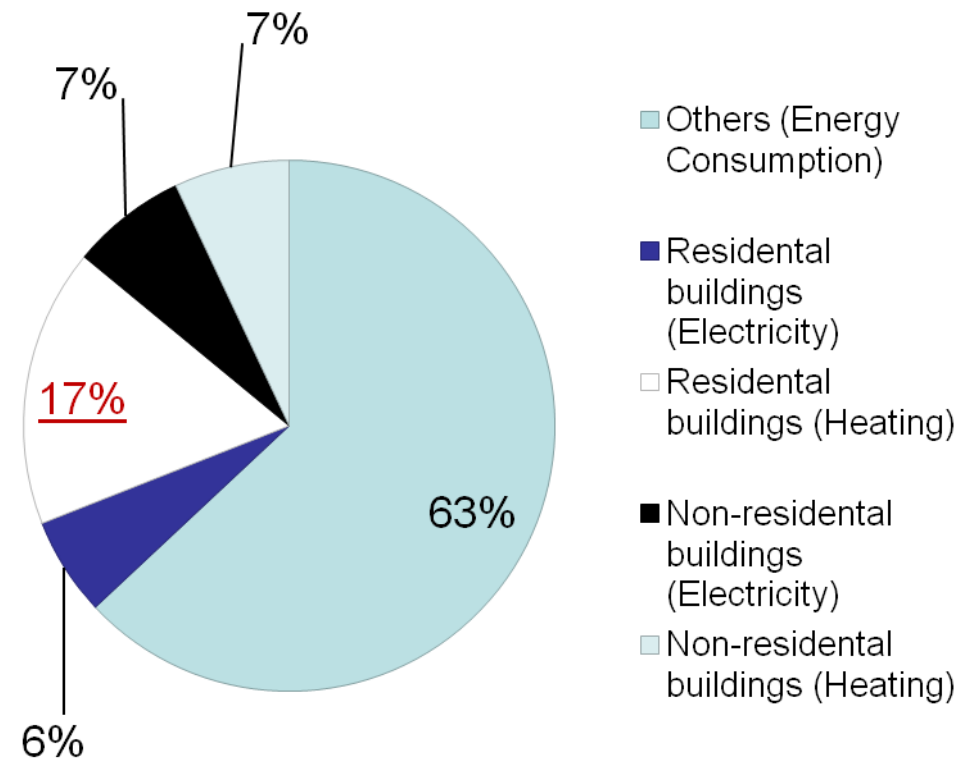


Need for Action

- Limiting global warming to the maximum of 2°C
- Reduction of greenhouse gas emissions by at least 40% until 2020 and by 95% until 2050 (in relation to 1990)
- The building stock offers an enormous potential on energy and greenhouse gas savings
- additionally 2.5 million elderly suitable flats will be needed in Germany until 2013

Final Energy Consumption in Buildings

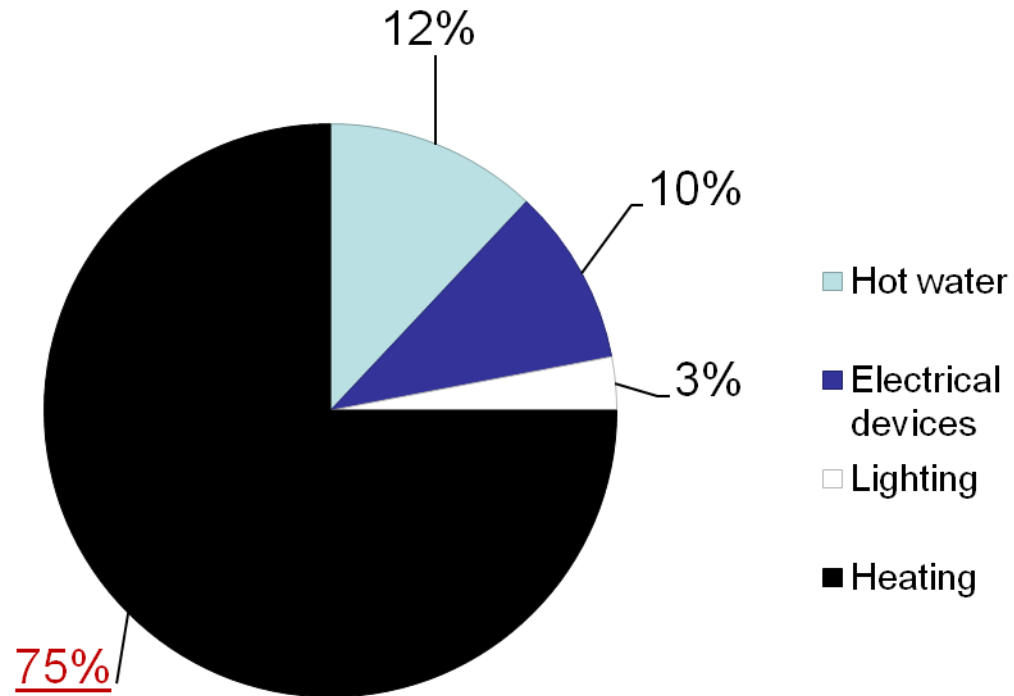
In Germany approx.
40 % of final energy is
used by buildings



Source: DB Research, Eurostat, BKWK; DIW Berlin

Energy Consumption in Buildings

75 % of final energy
is used for heating



Source: DB Research, Eurostat, BKWK; DIW

Energy Efficiency in the existing building stock



- 17.3 million residential buildings with approx. 39 million residential units
- thereof 75% were built before 1979 (highest energy consumption)
- yearly 100.000 new buildings are built (0.5% of all buildings in Germany)
- Modernization cycle: Renovation of buildings after 30 – 35 years (3% of the building stock per year)
- Complete renovation rate of 1.3% for buildings built before 1979

Energy efficiency in existing building stock

Green objectives:

- Extensive renovation of the building stock in the following 30 – 40 years
- Increasing the energy-efficiency renovation rate to 3%
- Since there will be a new investment cycle in the real estate industry sector for new buildings and modernisation until 2050:
 - All measures on thermal shells of buildings should result in high energy savings
- Establishing reliable frame conditions for the real estate industry and for the owners
- Preventing or restricting massive consequences for tenants (the rise of rent excluding service charges without an appropriate reduction of energy costs)

Financing



A triad of agents

- The State - Funding
 - Stimuli for tenants and renters
 - Preventing social hardship
 - Renters – Pre-financing
 - Tenants – Payment (share in the costs 9%)
- Modernisation for energy-efficiency
must not lead to social displacement

Government Funds

The Energy-Saving Building Refurbishment Programme of the KfW-Bankengruppe

- Continuation of the Energy-Saving Building Refurbishment Programme with 2.2 milliard Euros
 - Modification towards an increased grant support (small private proprietors, proprietors)
 - a qualitative “first-come-first-served-principle”

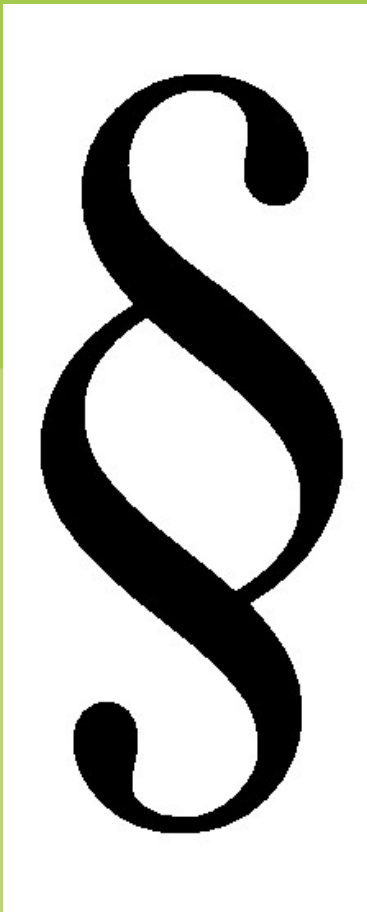
Energy-Saving-Fund

- Energy-Saving-Fund (3 milliard €)
 - Power-saving-measures, energy savings in the building stock
 - Target group: Low-wage households
 - Energy-saving district renovation, climate housing benefit

European Funding

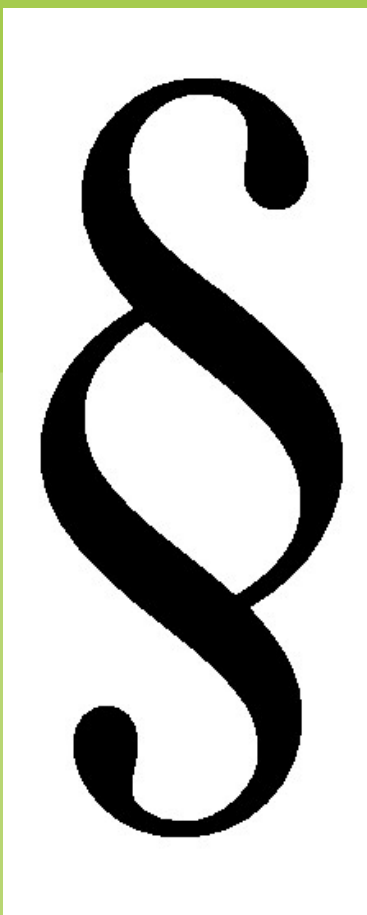
- European Regional Development Fund (ERDF)
 - Financing of residential building renovations for improvement of energy-efficiency possible since 2009
- European Energy Efficiency Fund (EEEF)
 - Financing of energy-efficiency in urban areas

Tenancy Law I – Division of Charges



- The socially balanced tenancy law must be maintained and adapted to the central challenges
 - modernisation of buildings for the improvement of energy-efficiency
 - age-appropriate renovation, barrier-free housing
- The extension of refinancing time-frames due to increased costs for proprietors and tenants

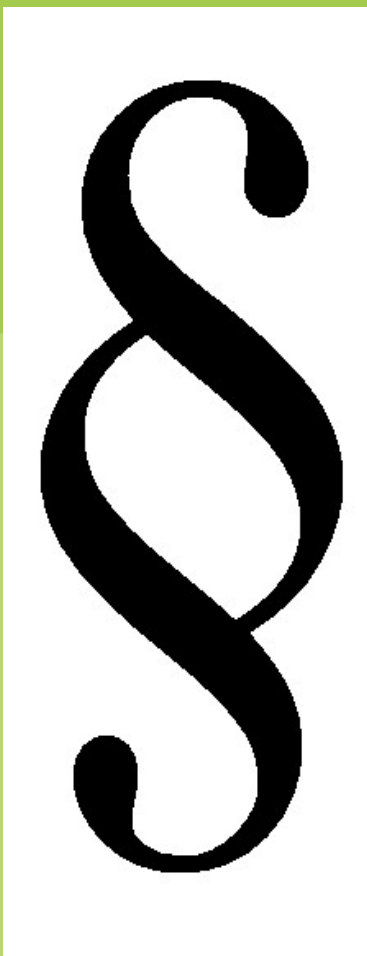
Tenancy Law II – Division of Charges



Possibilities for rent increases

- The share in the costs for modernisation concentrates on energy-efficiency and age-appropriate renovations (§ 559 BGB –German civil code)
 - decrease from 11% to 9%
- Introducing energy-efficiency of buildings into the calculation of the local comparable rent (§ 558 BGB), for example the ecological rent index
 - lowering the limit for rent increases from 20% to 15%

Tenancy Law III – Division of Charges



- The right to rent decrease in case of insufficient energy standards
- After the renovation cost cuts for power and heating must be guaranteed (§ 554 and § 559 BGB)
- Preference for energy-efficiency modernisation, financial hardship (§ 554 BGB)
- Including climate protection into the process of weighing of interests (§ 554 BGB)

Measures in the Framework of Housing and Urban Development Policy I

- Strengthening of the public housing industry
- Funding of social housing
- Age-appropriate and barrier-free living space
- Including energetic conditions of flats into the determination of housing costs (SGB II – Social Act)
- Including an environmentally friendly component into housing benefits and adjusting it with the requirements
- A stricter Criminal Business Law

Examples

Support and application of local efficiency projects

- Civic solar plant in Darmstadt
- Energy-Caravan (informationcampaign) of Viernheim

Measures in the Framework of Housing and Urban Development Policy II

- Changes in the Federal Building Code (Baugesetzbuch) and in the Federal Land Utilization Ordinance (§ 172 & 174 BauGB)
- Maintenance of living space in major cities (misappropriation, temporary use)
- Strengthening the urban planning funding

Thank you for your attention!

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