



WARSZTAT WYMIANY

DOŚWIADCZEŃ POLSKO-DUŃSKICH W OBSZARZE ŚWIADECTW CHARAKTERYSTYKI ENERGETYCZNEJ

23 CZERWCA 2022, CZWARTEK, 9:45 – 14:00

AMBASADA KRÓLESTWA DANII,

UL. MARSZAŁKOWSKA 142, WARSZAWA

PROGRAM

9:45 – 10:00 Rejestracja

10:00 Otwarcie – Andrzej Rajkiewicz, SAPE Polska

- Świadectwa charakterystyki energetycznej (ŚChE) w Polsce – aktualny status, *Jerzy Kwiatkowski NAPE S.A. (język prezentacji: polski)*
- XTendo – podsumowanie nowych funkcjonalności ŚChE wypracowanych w ramach projektu, *Jerzy Kwiatkowski NAPE S.A. (język prezentacji: polski)*
- CrossCert – kontynuacja działań projektu XTendo, w tym testowanie rozwiązań w Polsce i Danii, *Karolina Junak – KAPE S.A. i Kaj L. Peterse – EC Net (język prezentacji: polski i angielski)*
- White paper o efektywności energetycznej *Gry Klitmose Holm, State of Green (język prezentacji: angielski)*
- Wnioski i najważniejsze zmiany w świadectwach charakterystyki energetycznej w Danii,
Anne Svendsen, Duńska Agencja Energetyczna, (język prezentacji: angielski)
- Zmiany w dyrektywie o EPBD, *Jerzy Kwiatkowski, NAPE S.A. (język prezentacji: polski)*

12:00 – 12:15 Przerwa

PROGRAM

12:15 Dyskusja (w języku angielskim)

Moderator: Szymon Firląg, Politechnika Warszawska, Związek dla Budownictwa

Uczestnicy :

- Jerzy Kwiatkowski, NAPE S.A.
- Piotr Krysik, KAPE S.A.
- Kaj Petersen, ECNet
- Nils Daugaard, ECNet
- Michał Pomianowski, Aalborg Universitet

– W jaki sposób ŚChE są uwzględniane, wspierane lub wzmacniają finansowanie efektywności energetycznej w Danii i w Polsce?

– Jakie funkcjonalności opracowane w ramach projektu XTendo są lub mogą zostać zaimplementowane w Danii/Polsce?

– Jakie są możliwości i bariery we wdrażaniu nowych funkcjonalności (XTendo i EPBD) do krajowych systemów certyfikacji?

13:00 – 13:15 Podsumowanie

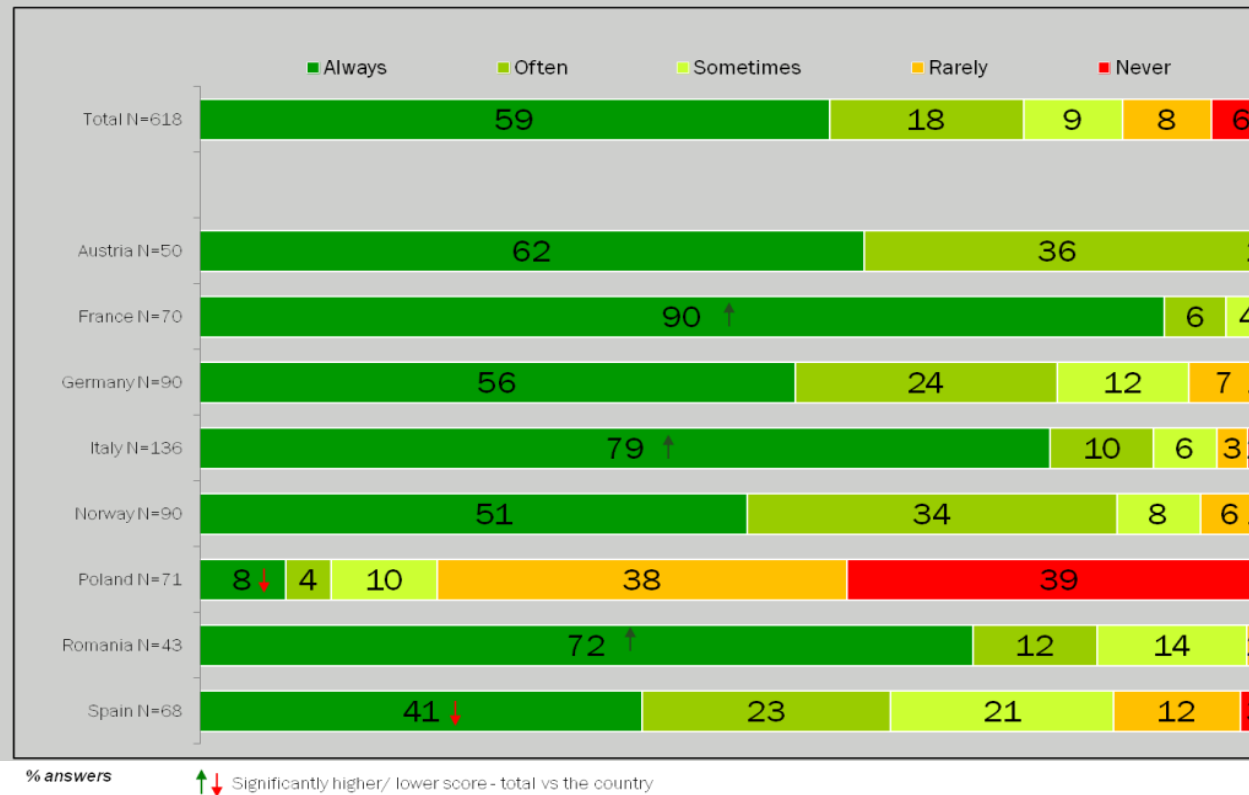
13:15 – 13:30 EDYCE – towards methodology for dynamic EPCs – potentials and challenges
Prof Michał Pomianowski, AALBORG UNIVERSITET, (język prezentacji: angielski)

13:30 – 14:00 Networking

Real estate agents survey

– mandatory EPCs

The requirement of presenting certificates by contract parties is not fully accepted and the level of this acceptance varies across countries.

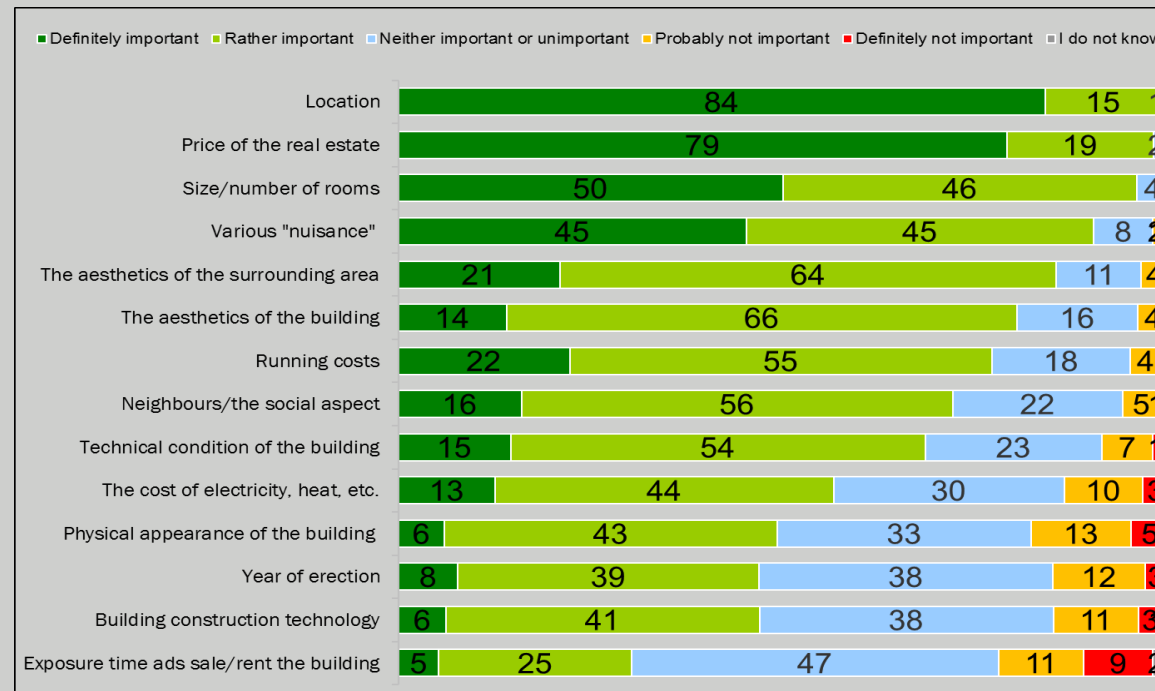


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Real estate agents survey – influencing factors when choosing property

Main elements taken into account in the selection, purchase / lease of real estate are in order: location (99%), price (98%) and the size of the real estate (96%). **The cost of energy is on the 10th place among all factors (57%)** ranked as 'rather important' and 'definitely important'.



N=618 % answers

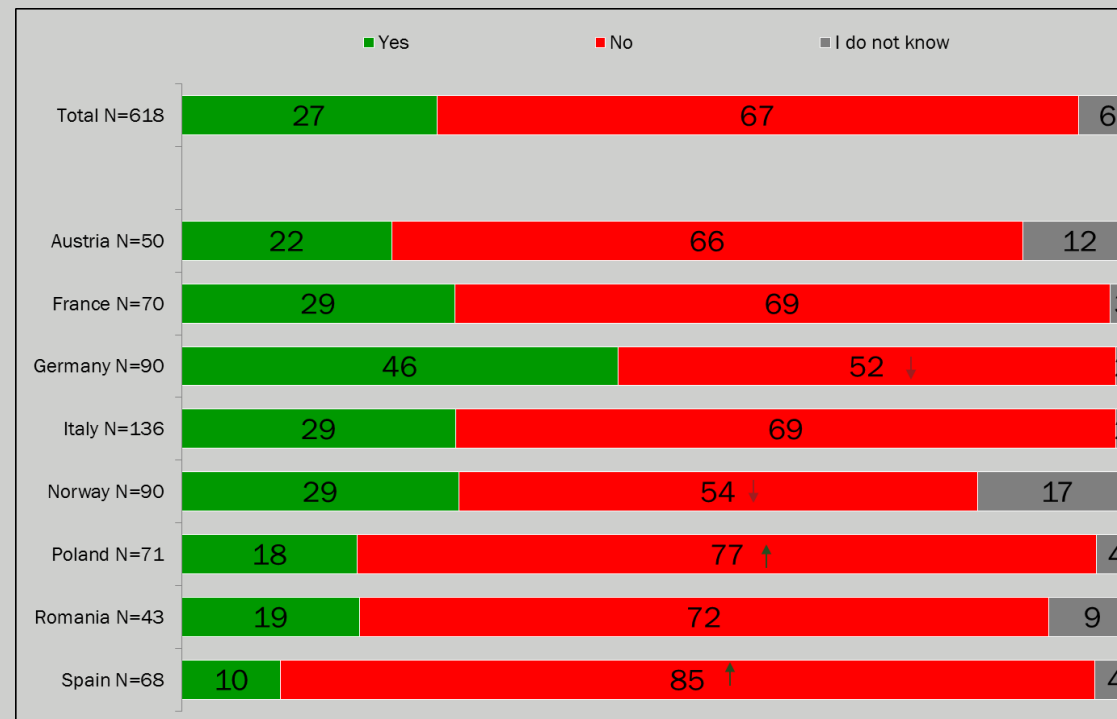


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Real estate agents survey – rent/price surplus

The association between the high evaluation of the real estate energy performance and the higher price of a given real estate exists, but it's not very common.



% answers

↑ ↓ Significantly higher/ lower score - total vs the country



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Real estate agents survey – obstacles of EPC use

Obstacles:

- Additional costs for the owners** (52% responses);
- Lack of / insufficient knowledge of the clients** (client awareness) (50% of responses);
- Practice of issuing unreliable EPCs** (41% responses);
- Additional paperwork** (unnecessary bureaucracy or procedures) (41% of responses);
- Unclear and incomprehensive form of the certificate for the client** (38% of responses).

Only 5% respondents do not see any obstacles in implementing EPCs.



Real estate agents survey – problems in the implementation of energy efficiency improvements in buildings

Problems:

- Lack of financial incentives for real estate owners (57% of responses);
- Insufficient information about benefits (39% of responses);
- Small social engagement in matters concerning energy transformation (38% of responses);
- Economic benefits resulting from energy savings are not assigned to the person who tries to save (32% of responses).



Recommendations

Regarding the regression analysis made of price surpluses due to EPCs:

- the main EPC policy objective is **to increase the extent to which energy efficiency is incorporated into decision-making in the housing market.**
- The success of this aim can be measured through **periodic regression analyses** that, like this report, measure the level of capitalisation of energy efficiency in the market.
- A key limitation with current EPC schemes is the **lack of financial estimations for recommended home improvements.**



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Recommendations

Regarding the real estate agents' survey, the conclusions concerning improvement of main EPC policy objective are as follows:

- **To enforce mandatory presentation of EPCs during the sale/rent procedures**, especially the notaries are requested to act according to regulations and not convince their clients to not request an EPCs.
- **To introduce better country relevant standards for data reliability** covered by EPCs, so that they can be used more frequently by real estate agents in the advertisements.
- **To put more focus on the presentation of most relevant data** for property owners regarding sustainability, which may have an impact on choosing the property.
- **To conduct more market research and analysis of registered EPCs** providing evidence for the impact of the energy performance of buildings on their market value, which could be used by the real estate agents in relations with their clients.



Recommendations

- **Obstacles in EPC use may be less important, if the cost of improvements and the cost of issuing of EPCs will be reduced by the state policy**, accompanied by awareness raising campaigns and a more fair division of profits from energy savings among stakeholders (landlords, tenants).
- **Expected are economic incentives for those, who are undertaking the energy savings measures**, associated with well-designed information campaigns. Their introduction in a transparent way, not necessarily through regulations and in the form of long-term programmes helps better understanding energy efficiency and climate change goals and the role of EPCs in this context. **The benefits should be shared with final customers.**

