

Naar een renovatie van het renovatiebeleid?

Johan Albrecht

Universiteit Gent, Faculteit Economie & Bedrijfskunde

Minaraad 21 06 2022

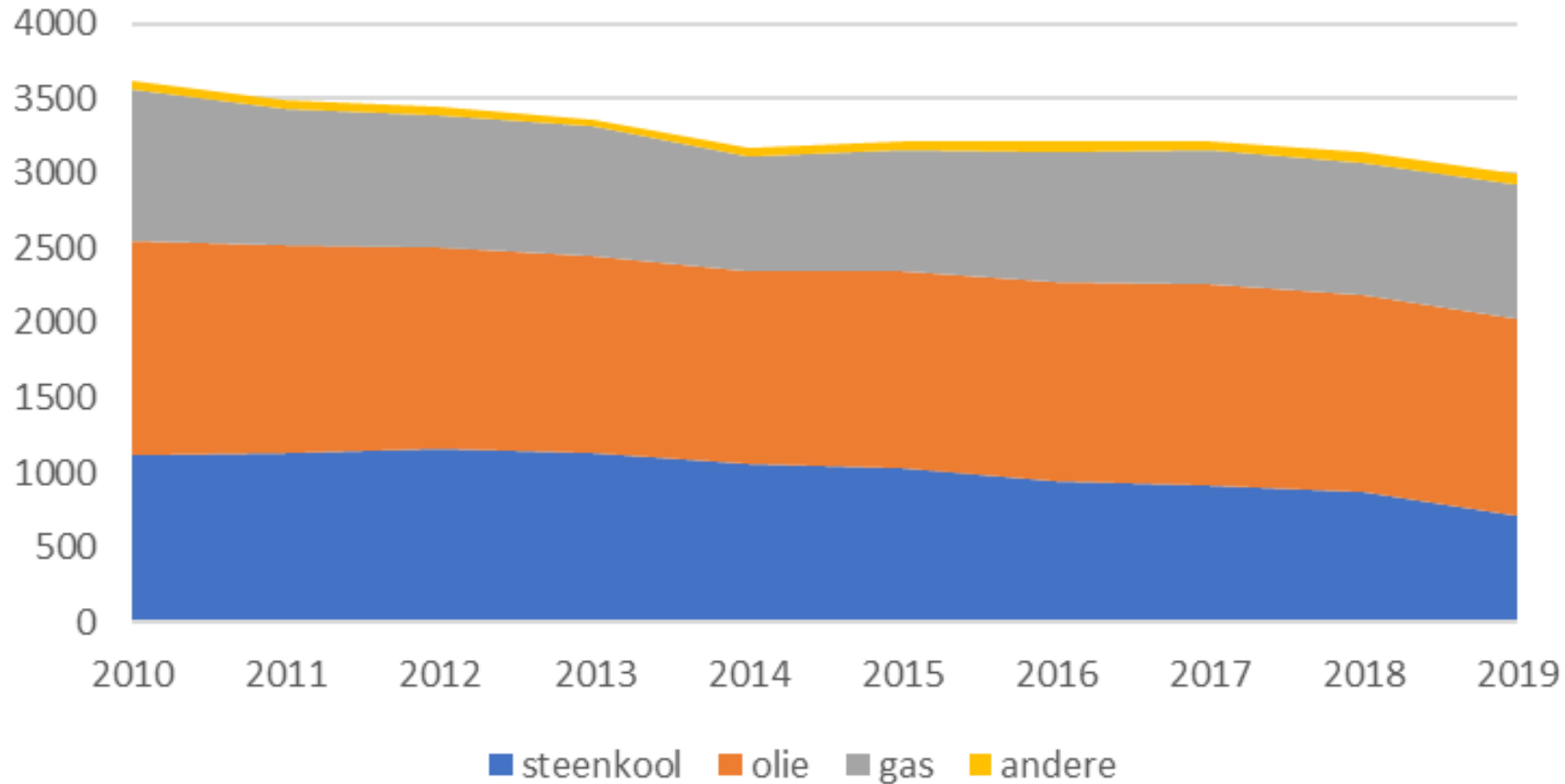




A European Green Deal (2019)

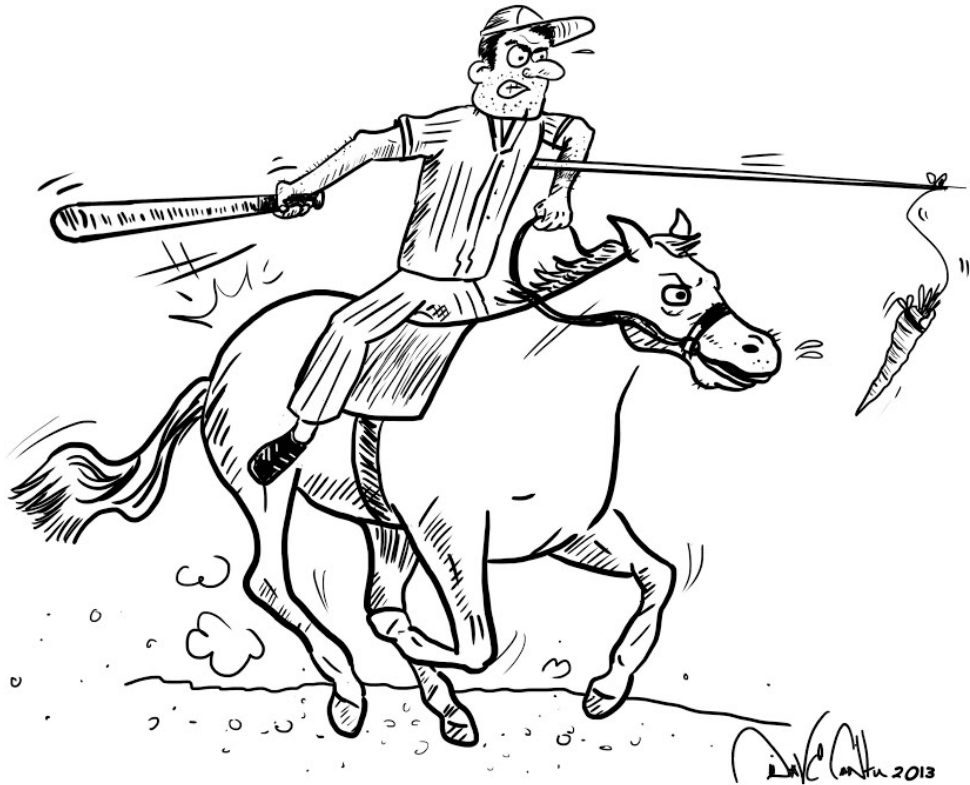
Striving to be the first climate-neutral continent

CO₂-uitstoot (EU-28), 2010-2019



<u>EU-28, 2014 – 2019</u>	/	<u>1990-2019</u>
Total CO ₂ -emissions; <i>minus</i> 180 Mton	/	- 1030 Mton
CO ₂ -emissions from coal <i>minus</i> 350 Mton	/-	1062 Mton
CO ₂ -emissions from gas <i>plus</i> 128 Mton	/	+ 257 Mton

'Carrot and stick' EU climate policies: price penalties and incentives



ITINERA
unchaining ways of progress

Hoe organisaties het verschil kunnen maken

KLIMAAT- NEUTRAAL IN 2050?



'We do not live in a market economy, but in an organization economy, or at most in an organization/market economy with a predominance of organizational over market activity.'

(Herbert Simon, Nobel Prize Economics 1978)



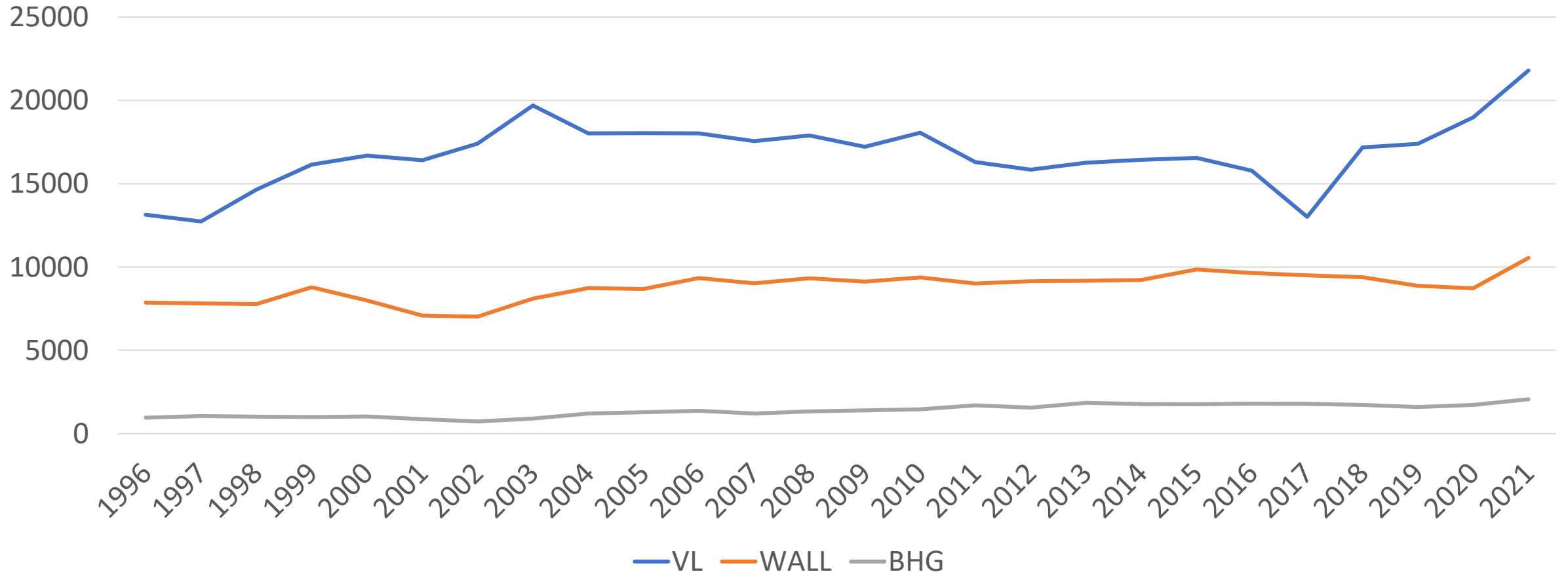
Climate-neutrality is an outcome

- CO₂-emissions measure the carbon-intensity of explicit, implicit and hidden societal *processes* with long capital cycles
- How do you live?
- Do we really want to change complex societal processes (with all its vested interests)?
- Let's keep it simple, just buy a Tesla!

Renovating the building stock: do incentives work?



Renovation activity (with permit)



EC (2019): 90% of 'energetic renovations' are side-product of functional renovations



Lock-ins after the first renovation wave?

Vlaanderen	(bijna) overall	gedeeltelijk aanwezig	niet aanwezig
Isolerend glas	86,2%	9,5%	4,3%
Isolatie dak/zolder	76,5% (BXL: 53%)	8%	13,6%
Muurisolatie	49,3%	14,9%	35,9%
Vloerisolatie	33,4%	13,9%	52,7%

Bron; VEA (2019). Verhogen van de renovatiegraad van bestaande woningen.

Werkdocument 2019: Renovatiepact 2.0, September 2019,

<https://www.energiesparen.be/sites/default/files/atoms/files/Werkdocument%202019%20Renovatiepact%202.0.pdf>

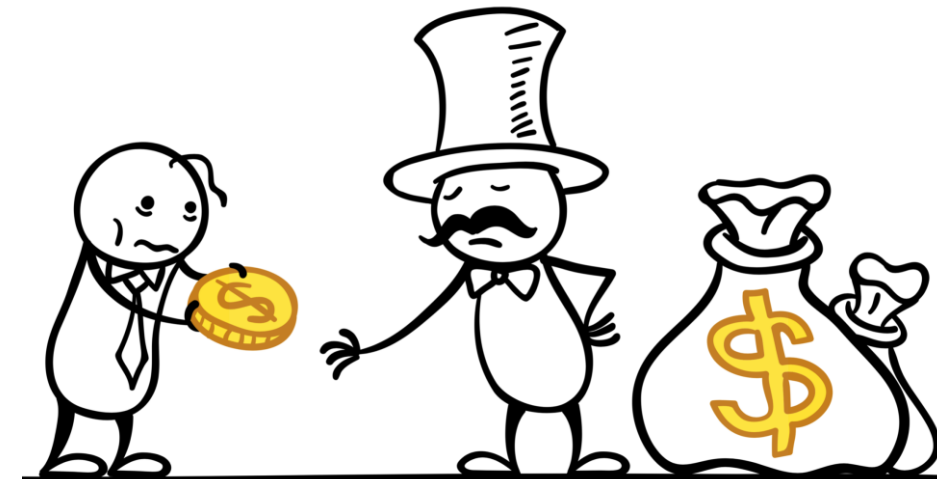
The financial barrier for renovation investments towards carbon neutrality

	VL	WALL	BXL
% of owners with insufficient resources for carbon neutral renovations	40-54	43-57	36-47
% of owners lacking up to € 6.250	4	3	5
% of owners lacking € 6.250 to € 12.500	4	4	5
% of owners lacking € 12.500 to € 25.000	8	8	9
% of owners lacking € 25.000 to € 50.000	19	18	18
% of owners lacking more than € 50.000	9	14	7

Bron: Albrecht, J. en Hamels, S. (2021). The financial barrier for renovation investments towards a carbon neutral building stock. An assessment for the Flemish region in Belgium, *Energy & Buildings*, Vol.248, DOI10.1016/j.enbuild.2021.111177

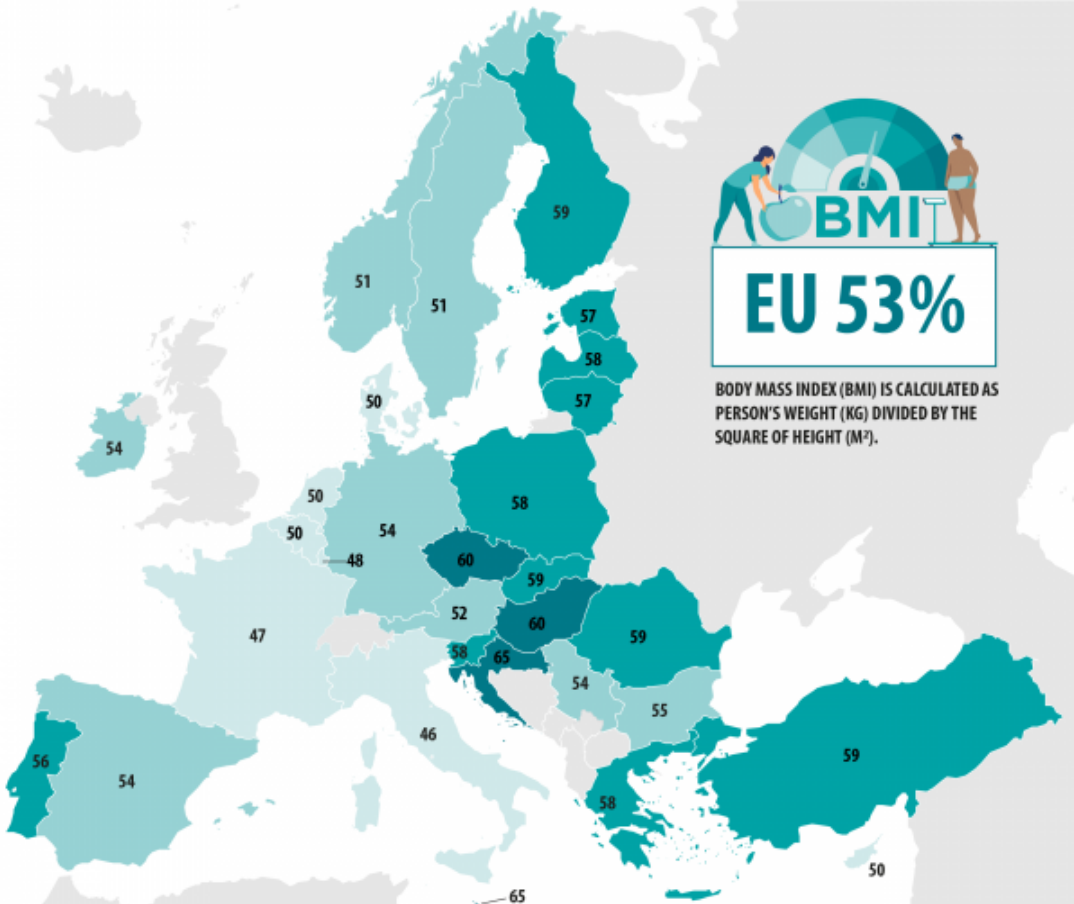
Efficiency of renovation subsidies

- Limited *additionality*: low CO₂-gains per public EUR spent
- High 'Mathew-effect'; 66% free riders among subsidized owners
- Subsidized increase of capital and housing inequality
- Most likely renovation incentives did increase prices of inefficient houses
- so; VL, WALL & BXL will increase renovation subsidies
- *Why don't we evaluate existing policies?*



0% VAT on fruits and vegetables to fight obesity?

Overweight population (BMI ≥ 25)
% of adult population, 2019



EU 53%

BODY MASS INDEX (BMI) IS CALCULATED AS PERSON'S WEIGHT (KG) DIVIDED BY THE SQUARE OF HEIGHT (M²).

Administrative boundaries: © EuroGeographics © UN-FAO © Turkstat
Cartography: Eurostat – IMAGE, 7/2021

Intermezzo;

Do people in Copenhagen care about the energy performance of their house?





2050:
who's living here?



120 neue Gemeindewohnungen 10., Fontanastraße 1

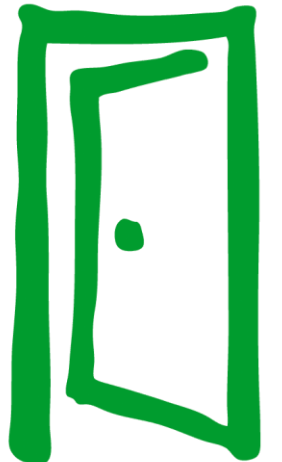
wien.
unser zuhause.
Geschäftsgruppe Wohnen, Wohnbau & Stadterneuerung

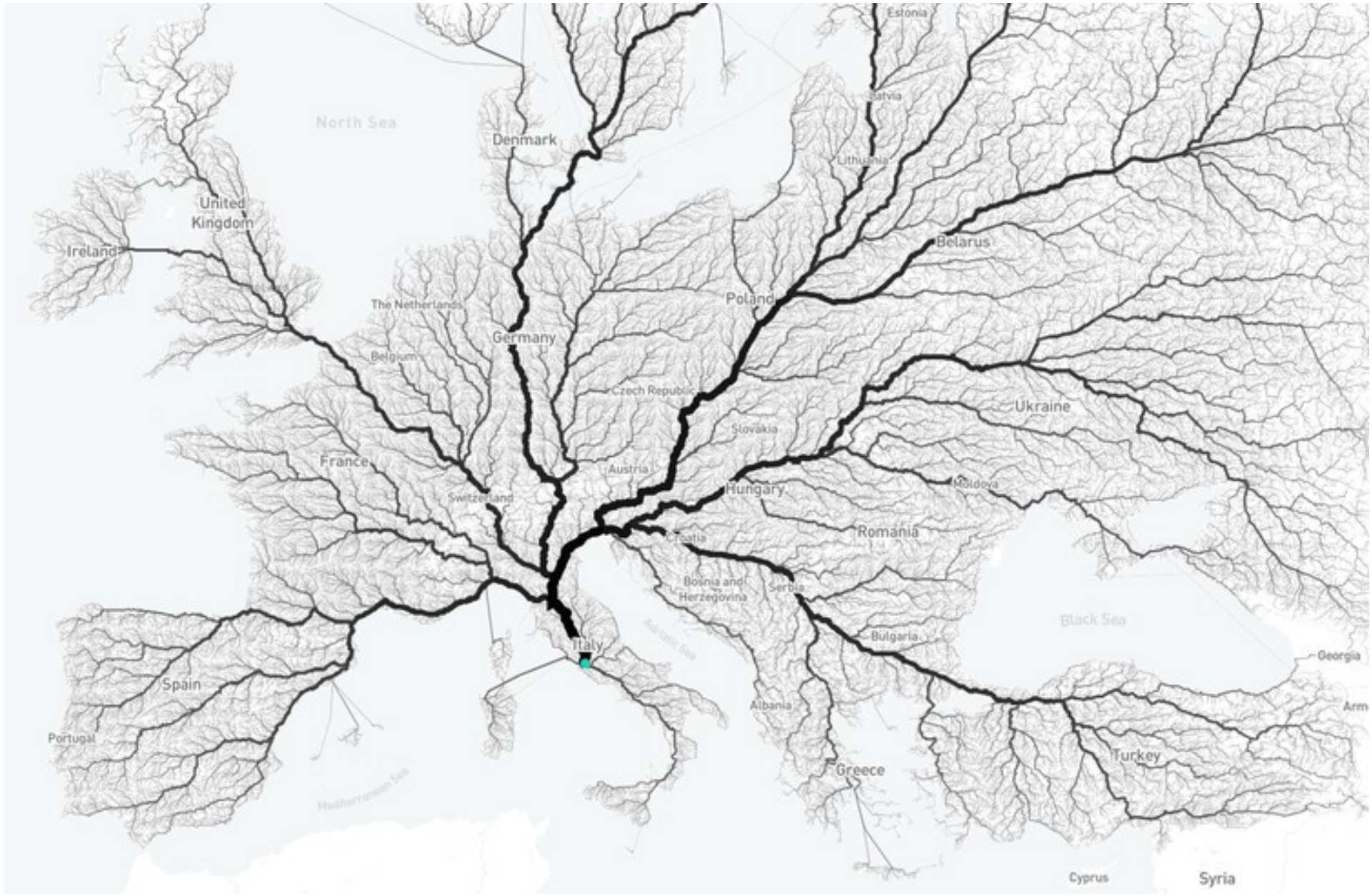
StadT Wien
Wien ist anders.

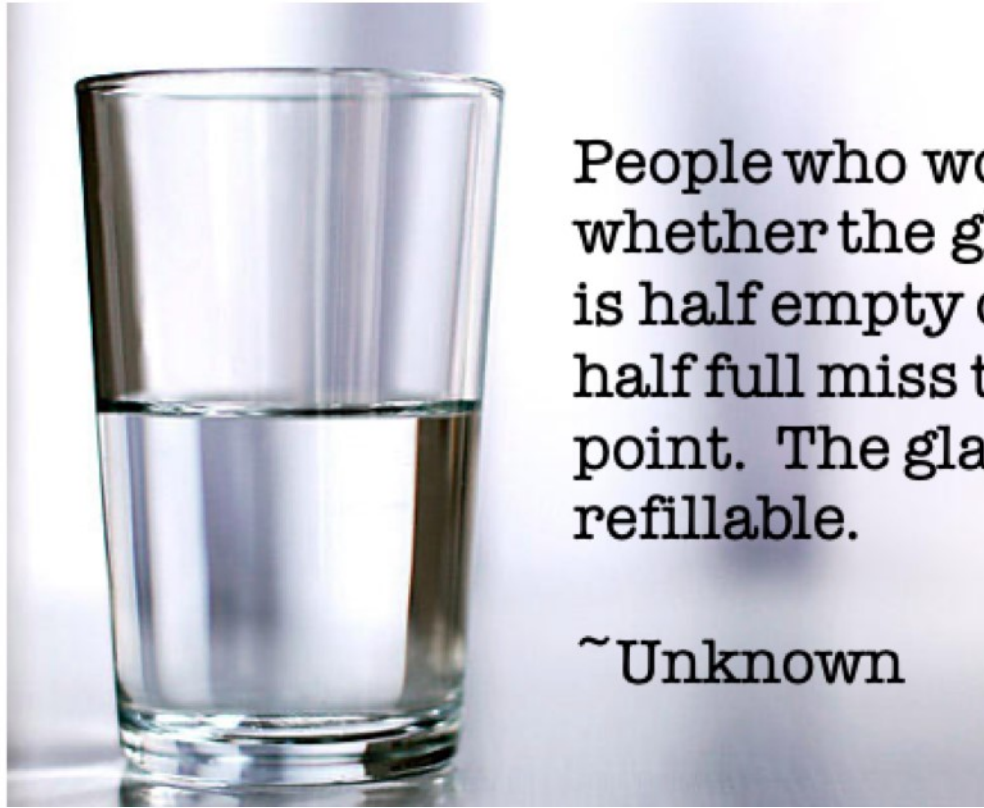


- ✓ **€ 7,50/m² Miete** (inkl. BK & USt.)
- ✓ Keine Eigenmittel
- ✓ Keine Befristung
- ✓ Keine Kautio
- ✓ 100 % Vergabe durch Wiener Wohnen

STADT WIEN
WIENER
WOHNEN







People who wonder whether the glass is half empty or half full miss the point. The glass is refillable.

~Unknown

johan.albrecht@ugent.be
<https://borgerhoff-lamberigts.be/>

