



GTR 2014 REPORT

**NATIONAL STRATEGY FOR
BUILDINGS' RENOVATION**
Key Steps to Transform Spain's
Buildings Sector

Press Release

Madrid, December 12, 2013

Creating a new job in buildings renovation costs less than maintaining a person unemployed

- Presenting GTR 2014 report, a key year for energy efficiency in the EU
- Up to 50% of energy used in offices can be saved; investments can be repaid in less than 10 years
- Rehabilitation of multi-family homes can revalue them by up to 10%

Public support required to provide these renovation jobs is in the order of €13,500 to 14,500 as opposed to €19,991 which is the average annual subsidy cost of each unemployed worker. This is one of the conclusions of the 2014 GTR Report 'National Strategy for Building's Renovation: Key Steps to Transform Spain's Buildings Sector', which was presented today December 12 at the Caixa Forum auditorium in Madrid.

This is the third report from the Rehabilitation Working Group -*Grupo de Trabajo de Rehabilitación (GTR)* which was created three years ago by architects, efficiency experts and company executives of the Energy sector in order to foster the energy rehabilitation of buildings in Spain. In addition, this new 2014 document focuses on the Energy Efficiency Directive (EED), which mandates Member States to publish a Strategy for Buildings Renovation that encompasses well defined energy efficiency objectives.

According to **Peter Sweatman, CEO of Climate Strategy & Partners** and co-author of the report, "After three years of research and having published two reports, the GTR experts would like to contribute to this process by providing a strategy proposal". It is paradoxical that energy efficiency is not currently a priority issue in Spain, the country's current fiscal deficit is largely an energy problem and the energy efficient rehabilitation of Spanish buildings is part of the solution and can generate significant energy savings, jobs and other important economic, social and environmental benefits".

In 2012, GTR published an Action Plan for the energy efficient renovation of 10 million Spanish principal dwellings built before 2001 and estimated that this residential buildings transformation would create 150,000+ new stable quality jobs. This third report offers key pointers to make the renovation of the sector viable with changes in the regulatory, financial and operational structures.

One of the relevant features of this report is the assessment of opportunities for rehabilitation in the tertiary sector. The types and energy consumption patterns in the Spanish non-residential sector (offices, shopping centres, hotels, sports centres etc.) have been studied. We believe that investments in non-residential buildings can be repaid in just 10 years as a result of energy savings of 35- 50%, with the highest savings percentages in hospitals and offices (50%).

"We recommend three new instruments to activate the new buildings renovation sector: a Roadmap to connect the different Sector stakeholders to deliver the transformation of Spanish buildings, A Rehabilitation Agency to manage and coordinate the state's Roadmap, and a National Fund for Buildings Renovation that includes different financing sources and enables and facilitates their availability", said **Albert Cuchí**, professor at the **Universidad Politécnic de Catalunya** and co-author of the report. "A new business model could revolutionize the energy efficient renovation of Spanish multi-family homes." Cuchí emphasized.

The GTR experts affirm that in most cases energy efficiency investments can be recouped through the savings obtained in the home's energy bill. The rest would be obtained as energy prices increase. Yet, there are other value sources that make energy rehabilitation a prospect. For instance, in this new model a key factor is the "Green Premium": defined as the increase in home value which occurs among those which have been renovated and are more energy efficient. This report estimates that energy rehabilitation can revalue a home by up to 10%.

GTR proposes a new simpler business model that shares costs and benefits, where investments would be covered by savings of heating -45%-, savings of domestic hot water -8%-, public support -25%- and the owner's contribution -22%-, which can be as little as € 6,000.

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Patrocinado por:

