



Co-funded by the Intelligent Energy Europe
Programme of the European Union



Low Energy Apartment Futures (LEAF)

Drew Murphy, 9 October 2015



LEAF Summary

Aim: improve the energy efficiency of apartment blocks in multiple ownership

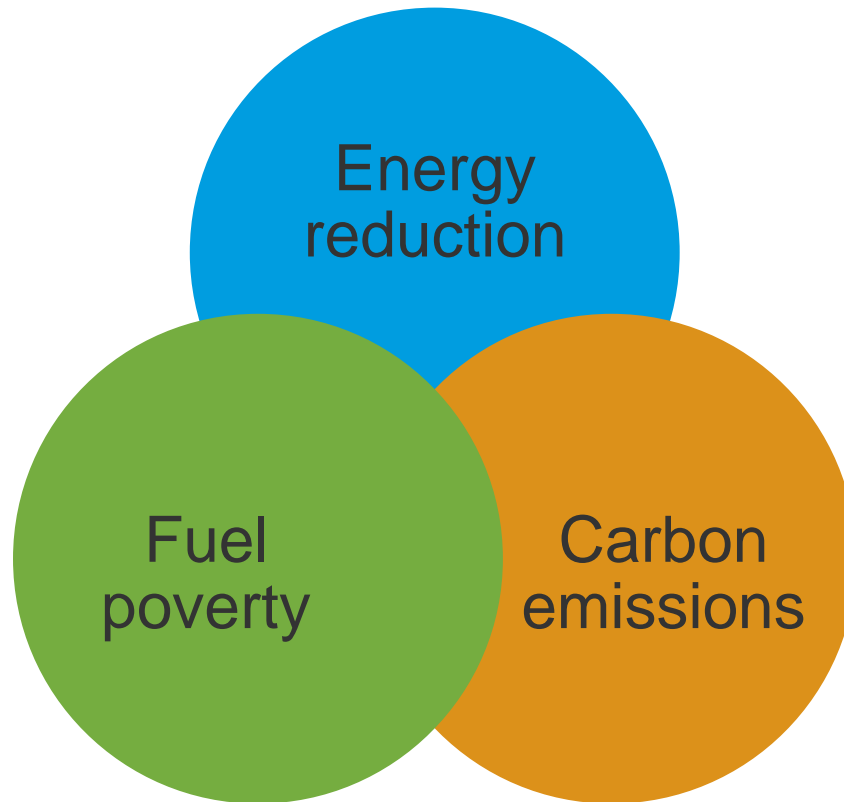
- Whole block approach

Details:

- April 2013 – March 2016
- Intelligent Energy Europe (IEE) funding
- Six partner countries
- 24 case study blocks

BACKGROUND

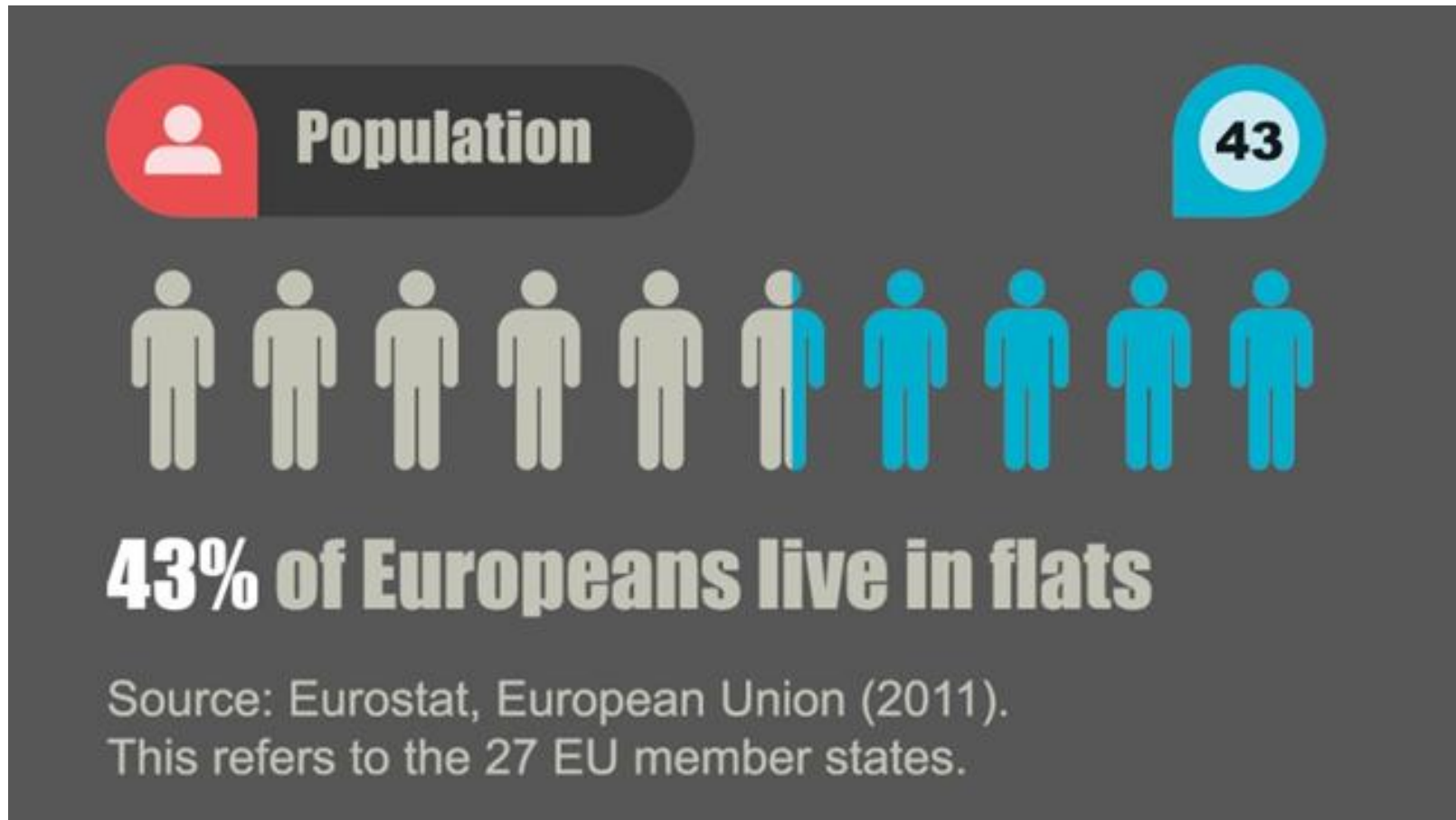
Drivers



EU targets by 2020:

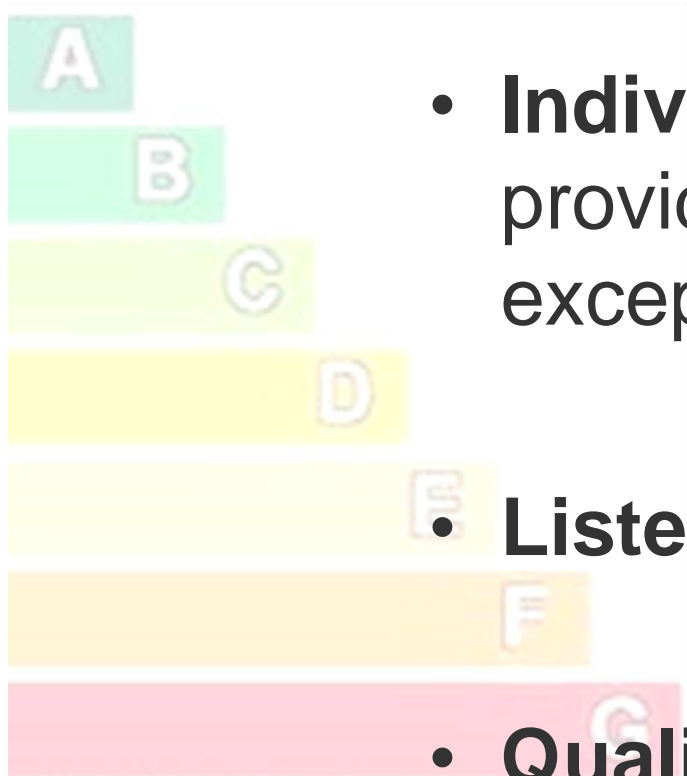
- 20% of energy from renewables
- 20% increase in energy efficiency
- Reduce greenhouse gases by 20%

% of multi-occupancy housing



Different contexts: EPCs

- **Whole building EPCs** available in all partner countries except UK



- **Individual apartment EPCs** provided in all partner countries except Sweden and Germany
- **Listed buildings** can be exempt
- **Quality** of output

Different contexts: management

- Property managers or management boards exist in all partner countries except the UK
 - Often required to have annual meetings
- Various ownership models:
 - Housing co-operatives
 - Homeowner association
 - Fully owned by one organisation
 - Fully private owned (different owners)
- Decision procedures and voting rights vary
 - Majority usually required for refurbishment

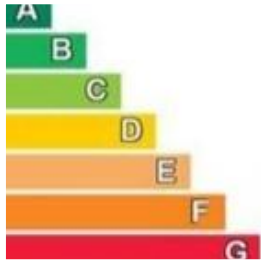


ABOUT THE PROJECT

LEAF Partners



Toolkits



TECHNICAL TOOLKIT

- Reinforcing and beyond EPCs
- Info on:
 - What EPCs are
 - Descriptions of technical measures
 - Cost, savings and subsidies
 - User behaviour guidance
- Communal EPC tool (UK)



ENGAGEMENT TOOLKIT

- Step-by-step guidance for managers
- Info and advice on:
 - Engaging and communicating with owners/ residents
 - Decision-making
 - Legal agreements
 - Planning consents
 - Signposting for further contacts

➤ **Both available in European-wide and national specific versions**

Project impacts



CASE STUDIES

- 24 pilot projects in 6 countries (240+ flats)
- Whole building action plans
- Targets (per year):
 - 0.55t CO₂ saved
 - 2,300 kWh saved
 - 280 kWh generated



OTHER IMPACTS

- Toolkits publicly available for other organisations to use
- Learnings from case studies
- Policy recommendations at local, national and EU levels related to:
 - EPCs
 - Multi-occupancy housing
 - Energy efficiency

CASE STUDIES

Case studies: Europe



Austria



Hungary



France



Germany



Sweden



England

Case studies: Scotland



Case studies: Scotland

- Telford, Edinburgh
- Mix of private owners and Housing Association
- EWI main measure
- Funding via HEEPS:ABS and ECO
- Participant engagement campaign
- EPC rating improved from 62 to 71 (EESSH compliant)



LESSONS AND CONCLUSION

Emerging lessons: engagement

- Time intensive!
- Requires significant staff time
- Difficult where:
 - No formal management arrangement exists e.g. UK
 - Changes in resident
 - Low interest in energy efficiency
- Decisions can take a long time to reach – but funding has short timescale?



Emerging lessons: other

EPC recommendations

- Relevance of EPC recommendations
e.g. EWI in non-traditional building
- Planning restrictions
- Residents don't want disruption of install

Finance

- Major issue
- Availability varies across Europe
- Uncertainty/inconsistency in funding programmes
can make planning difficult (e.g. ECO)
- Maintenance funds exist in some countries
– but insufficient



Low Energy Apartment Futures (LEAF) is an EU project aiming to improve the energy efficiency of apartment blocks

About the project



Find out what the project aims to achieve, how and when.

[Find out more](#)

Why LEAF exists



Why are apartment blocks difficult to retrofit?

[Read our background research](#)

The LEAF approach



Find out about our approach to retrofitting apartment blocks.

[Download the LEAF toolkit](#)

Key statistics

 Population

43



43% of Europeans live in flats

Source: Eurostat, European Union (2011).
This refers to the 27 EU member states.



Click on the red icons on the map for more details of the case studies.

Latest updates



LEAF PARTNER MEETING, BUDAPEST

Date: 6th – 7th October 2014 Location: Budapest, Hungary Overview: The LEAF project partners will meet to discuss progress on the LEAF project including finalisation of the technical and engagement toolkits, and progress with case studies. We will also be planning evaluation of the case studies and policy

Thank you

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