



U.I.P.I.

UNION INTERNATIONALE DE LA PROPRIÉTÉ IMMOBILIÈRE INTERNATIONAL UNION OF PROPERTY OWNERS (ASBL)

Representing internationally the interests of immovable property owners

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UIPI Reaction to the Informal Energy Council on 6 & 7 September 2010

Making energy efficiency in buildings a priority should not create unnecessary burdens for private building owners

In line with the conclusions of the Informal Energy Council held on 6 and 7 September 2010, the International Union of Property Owners (UIPI) recognises that additional efforts should be made to reach the 20% energy saving targets by 2020, including progresses in terms of energy efficiency.

There is no doubt that there is a need for a stronger global European energy saving framework that would strengthen the solidarity between energy consuming sectors and EU member states in the division and allocation of objectives. We however warn against disproportionate pressures on the building sector.

Around 70% of the European building stock is privately owned. A large majority of these private owners, especially in the residential sector, are individual households or private property owners with small and medium sized building portfolios. In this sector, the issue of affordability is indubitably the cornerstone of the success of any policies and actions to boost energy performance in new and existing buildings. Excessive renovation costs will be unbearable for the majority of house owners, especially in times of crisis, and will challenge the initial objectives and the willingness to fight against energy poverty.

A balance has to be found between energy consuming sectors, energy saving requirements, the scale of the renovations foreseen and the financial capacity of the private housing sector. **The upcoming Energy Efficiency Action Plan should carefully assess measures to reach cost-effective gains on energy savings in the housing sector so as not to create unnecessary burdens for small and medium private building owners.**

In addition, **the Action Plan should focus and call for the promotion of better tailored financial incentives at EU, national and local levels** to support private owners and individual households in their effort to make their dwellings more energy efficient. Existing national and European programmes and political commitments, including this week's developments, demonstrate that there is a common acknowledgment of the need for financial support. So far, these efforts have however focused on large scale and/or public projects or have been difficult to access by individual citizens. Given the share of individually and privately owned dwellings in the overall European building stock, additional and better custom-made financial solutions and incentives for this sector will have a positive impact in implementing existing energy efficiency policy and objectives.

“Solutions to harmoniously reach EU saving targets, create new green jobs and safeguard the EU real estate and private renting sectors have to be found and promoted” said Stratos Paradias, President of UIPI.

Union Internationale de la Propriété Immobilière - International Union of Property Owners (UIPI) is an umbrella organisation of 27 European national organisations. It represents the interests of more than 4 millions of private homeowners & landlords, owning 10 million dwellings in 25 European countries.

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