



#AssistantBuildings
#BuildingAddOns

Choosing AdoRes to Finance Energy Efficiency: Making the Business Case for Property Owners

AGENDA

8-9 February
Brussels, Belgium

THU Banca Monte Paschi Belgio
Avenue d'Auderghem 22, 1040 Brussels

FRI UIPI Office
Boulevard de l'Empereur 24, 1000 Brussels

Join our ABRA Community!

By signing up for this event, you accept to be included in ABRA Community.

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DAY 1

ABRACADABRA - International Workshop

Choosing AdoREs to Finance Energy Efficiency: Making the Business Case for Property Owners

Date: Thursday, 8 February 2018

Venue: Banca Monte Paschi Belgio, Avenue d'Auderghem 22, 1040 Brussels

Time: 9:00 – 17:30

Moderation: Emmanuelle Causse, International Union of Property Owners (UIPI)

OBJECTIVE

Finding solutions to finance energy efficiency renovation in the building stock, in particular for the private residential stock, is one of the biggest challenges to reach EU Climate and Energy objectives for 2030 and 2050.

This event aims at identifying solutions to overcome potential constraints and hurdles of private property owners to engaging in energy efficiency retrofitting of their buildings by exploring the potential advantages of AdoREs. “AdoREs” is an acronym that stands for “Assistant buildings’ addition and Renewable Energy Sources” (AdoREs). It refers to a set of assistant building units – such as additions to the side, the top or façade or even entire new building constructions – potentially integrated with renewable energy sources.

During this event, the assumption that non-energy related benefits can play a key role in the deep renovation of existing buildings will be tested. We will identify if, when, where and how a building addition or expansion can:

- increase the real estate value of buildings through energy and architectural transformation,
- generate additional rental income, or
- bring additional cash flow as a result of property sale.

It will be explored how property owners’ decisions for such options can be facilitated and accompanied.



Thursday, 8 February 2018

Day 1 - International Workshop

Choosing AdoREs to Finance Energy Efficiency: Making the Business Case for Property Owners



MORNING

9:00 - 9:30 **Welcome and registration**

9:30 - 10:30 **SETTING THE SCENE**

Welcome Address

Emmanuelle Causse, International Union of Property Owners

AdoREs and the EU political agenda

Dimitrios Athanasiou, European Commission - DG Energy

The ABRACADABRA concept in practice

Elena Cattani, University of Bologna, Italy

10:30 - 12:00 **FACILITATING PROPERTY OWNERS' DECISIONS**

CONTEXTUALISATION

European overview of solutions to overcome the split-incentive

Marina Economidou, European Commission - DG Joint Research Centre

Add-ons in practice in Norwegian single-family houses: Aesthetic, planning and comfort aspects

Marina Bauer and Espen Folgerø, OPA Form, Norway

PANEL DISCUSSION: WHY AND HOW TO CHOOSE BUILDING ADD-ONS

In addition to the previous speakers:

Practitioners' solutions: The Brux-Up example

Valentina Carrara, Sid Studio Architects, Belgium

Local authorities as facilitator for renovation decisions in condominiums

Marc Schlitz, ACE-Retrofitting, Ville de Liège, Belgium

Followed by Q&A

12:00 - 13:00 **Networking Lunch**

AFTERNOON

13:00 - 13:15 **Presentation and vote on Financial Policy Recommendations**

Marcello Antinucci, ECUBA, Italy

13:15 - 15:00 **MAKING THE BUSINESS CASE FOR PROPERTY OWNERS**

CONTEXTUALISATION

The real estate value of AdoREs and energy retrofitting

Sarah Sayce, RICS, UK

Boosting financial mechanisms for renovation

Olivier Brane, Planète Surélévation, France



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PANEL DISCUSSION: HOW TO MAKE THE BUSINESS CASE FOR ADORES

In addition to the previous speakers:

Rental value and AdoREs – The German case of “modernisation costs”

Kai Warnecke, Haus und Grund Deutschland, Germ

Fiscal incentives to boost renovation decision – The experience of construction SMEs

Eugenio Quintieri, European Builders Confederation, Belgium

ESCO model – Possible financing solution for condominiums

Edgars Augustiņš, RENESCO, Latvia

Followed by Q&A

15:00 - 16:00 HAVE YOUR SAY

Presentation, discussion and vote on Property Owners’ Associations Guidelines

Agatha Rogala, International Union of Property Owners, Belgium

Discussion in groups – Feedback in plenary – Adoption/vote on Guidelines

Conclusions and Wrap-up

Marjana Šijanec-Zavrl, Building and Civil Engineering Institute, Concerted Action Energy Performance of Building Directive, Slovenia (tbc)

16:00 - 17:30 STUDY TOUR IN BRUSSELS (tbc)



DAY 2

ABRACADABRA – Capacity Building Event

Case studies and toolkit application

Date: Thursday, 8 February 2018

Venue: UIPI Office, Boulevard de l'Empereur 24, 1000 Brussels

Time: 8:30 – 12:00

OBJECTIVE

The Capacity Building event aims at demonstrating energy efficiency retrofitting using volume extension and renewables on real case studies, using a set of toolkits (technical, financial and regulatory). This will allow you to build up your knowledge and explore potential financing options that can deliver deep building retrofits!

You have the chance to either bring your own project idea as a case study with you, in this case please contact us beforehand, or observe the other case studies.

MORNING

- 8:30 - 9:00** *Registration*
- 9:00- 9:10** **WELCOME ADDRESS**
Emmanuelle Causse, International Union of Property Owners
- 9:10 - 9:30** **CASE STUDY PITCHES**
Presentation by participants (each max. 5 min.)
- 09:30 - 10:30** **Break-out into round tables: Toolkits application**
3 groups: Application of technical, financial and regulatory toolkits to case studies of participants.
- 10:30 - 10:45** *Coffee Break*
- 10:45 - 11:45** **Round tables - contuniation**
Application of toolkits to case studies of participants.
- 10:45 - 11:45** **Conclusions and Wrap-up**
Annarita Ferrante, University of Bologna and ABRACADABRA Project Leader

