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// Régie du SPEE (*here: Pass Copropriété*) – One-Stop-Shop addressing HOA in Northern France

Hauts-de-France | France

Short description

→ „Régie du SPEE“ (Régie régionale du Service Public de l'Efficacité Energétique) is a regional public service provider for energy efficiency in the Hauts-de-France region of Northern France and offers a range of services designed to massively increase the number of energy-efficient refurbishments in the region. The offer, which is based on external financing, is revolutionary in the field of refurbishment. Thanks to the combination of a financing offer and technical support, anyone, regardless of their own financial resources and age, can reduce their energy costs and make tangible savings.

Year // Duration

„Régie du SPEE“ was founded in 2013 by the then Picardy region and has been an ongoing offer since.

Objective

In the Hauts-de-France region of Northern France, there is a particular need to increase the energy efficiency of existing buildings: Energy poverty is widespread. "Régie du SPEE" supports homeowners, homeowners' associations (HOA), landlords and tenants in carrying out energy-efficient refurbishments and energy-saving measures, regardless of financial means, age structures or the type of building.

Initial situation

Energy poverty is a major challenge in Hauts-de-France. Around one in five households among the approximately six million inhabitants is affected – including, in particular, homeowners who live in old houses in need of refurbishment and whose financial resources are insufficient for the necessary measures.

Hauts-de-France has more than 2.5 million residential units. Around 60 per cent of these were built before the first French thermal insulation law in 1975; on average, this figure is significantly lower in France at 46 per cent. The buildings and flats in question generally have a correspondingly very high energy consumption and the challenge in Hauts-de-France is therefore greater than in the rest of the country. Further characteristics of the building stock in Hauts-de-France:

- At 71 per cent, the proportion of single-family homes is higher than in France as a whole (56 per cent).
- More than 40 per cent of the houses that are sold or rented have one of the three lowest energy efficiency classes (E, F, G).
- 16 per cent of the housing stock belongs to the least efficient classes F and G.

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Implementation & measures

"Régie du SPEE" has two programmes for improving the condition of buildings. Technical support in the choice of measures is supplemented by financial offers to enable all interested parties to carry out energy-efficient refurbishment. Energy-efficient refurbishments reduce previously high energy costs and greenhouse gas emissions for households and revitalise the construction industry and trades.

Pass Rénovation for homeowners

The "Hauts-de-France Pass Rénovation" programme is available for detached and semi-detached houses. The aim of this programme is to reduce energy consumption by 35 to 75 per cent. By participating in the programme, households go through various phases and processes.

Pass Copropriété for homeowners' associations *(which is the focus here)*

The "Hauts-de-France Pass Copropriété" is aimed specifically at homeowners' associations (HOA). The projects are developed step by step and individually supported by experts so that the necessary coordination can take place within the homeowners' associations. In an initial vote, the homeowners decide whether to accept the project. After a planning phase of around six months, which also includes an audit and an action and work plan, they decide on the measures to be implemented. They can base their decision on well-founded cost and savings estimates and a detailed financing plan. Finally, a decision is made on the start of construction.

For this type of project, it is necessary to be able to provide comprehensive information in order to make the decision-making process as transparent and goal-orientated as possible. At the same time, financial instruments are needed that make it easier for homeowners and their property managements to finance the project while keeping the risk manageable. "Régie du SPEE" offers various financing solutions for refurbishment work to homeowners who want to start refurbishing but do not have financing, including environmental eco loans at zero interest rates,

advances on work costs and available subsidies, third-party financing loans with possible distribution for up to 25 years, etc. Repayment of the financing only begins at the end of the project in monthly instalments that include the estimated energy savings.

As a public company, "Régie du SPEE" endeavours to be a trustworthy partner. In the interests of sustainability, transparency and visibility of the approach, "Régie du SPEE" works with the Hauts-de-France region, the French energy agency ADEME, the national housing agency ANAH as well as associations and local authorities. The projects play a key role in ensuring that local support and funding programmes are tapped.

Reservations regarding energy-efficient refurbishments and the risks associated with refurbishment projects are to be reduced by providing households with answers to key questions: How reliably can the calculated savings be achieved? How can we ensure that the quality of the implementation is right? How can we obtain subsidies? Which contractors should we select and commission?

Implementing bodies

"Régie du SPEE", Hauts-de-France region and other municipalities, ADEME energy agency, ANAH housing agency, relevant associations and funding providers.

Beneficiary parties

Homeowners/homeowners' associations, property management companies, tenants

Financing // Funding

"Régie du SPEE" is a public service provider whose offer is in turn based on external financing.

Results & Outlook

With its projects, "Régie du SPEE" aims to show that it is possible to successfully tackle the challenge of energy-efficient refurbishment of existing buildings using suitable instruments. The aim is also to motivate private companies to build on the programmes' approaches.



This project has received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement No 101033878



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Between 2013 and 2023, 6,500 households contacted "Régie du SPEE" and asked for information. More than 3,000 refurbishment concepts were developed. In total, almost 880 buildings were renovated with a total investment of around EUR 40 million. The average investment amounts to around EUR 45,000 per project. On average, 52 per cent of the energy consumption could be saved. The energy cost savings correspond to an average of 60 per cent of the monthly instalment with an average loan amount of around EUR 30,000.



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