General description

On October 10th, 2008, Dutch housing corporations represented by their association ‘Aedes’ and tenants represented by their association ‘Woonbond’ together with the Ministry of Housing, Spatial Planning and the Environment (Vrom) signed the covenant ‘energy savings by housing corporations’. With this agreement housing corporations formalize the ambition to improve the energy performance of existing and newly built rented houses. Goals of the covenant are a 20% reduction of energy use in existing dwellings for the period 2008-2018, and respectively a 25% (in 2011) and 50% (in 2015) lower energy use of newly built dwellings. These goals should lead to energy savings of 24 PJ in the period of 2008-2020. By signing this covenant, housing corporations automatically comply with the goals formulated in the ‘More with Less’ covenant (see NLD21) for existing dwellings and Spring agreement (see NLD25) for newly built dwellings.

Housing corporations can use a project-based approach to make their public housing stock more energy efficient. Energy saving measures will be taken on natural moments at the same time with maintenance. All energy saving projects will further be based on the starting point that tenants are guaranteed a decrease of their total costs of living after energy saving measures are taken. This means that rent increases will be lower than the amount of energy costs saved. With the change in the rent assessment system for social housing it is now possible to increase the rent after investment in energy saving measures (see NLD24) Housing corporations expect an total additional investment of 2,5 billion euros up until 2020.

The amount of energy savings with the covenant completely depends on the voluntary efforts of housing corporations, something which also holds for the More with Less covenant and Spring agreement. It regards the whole public housing sector, however without stating specific goals for individual housing corporations.

ECN, in an ex ante evaluation of the government plan ‘Clean and Efficient’, expects that with the investment mentioned above (coming down to an estimated additional investment¹ of 2500 euros per dwelling) almost 1 million dwellings can be made more energy efficient. ECN expects total additional energy savings of 3 PJ up to 2011 and 11 PJ in 2020 with this covenant. These figures represent the minimum of estimated savings (50% of an expected potential reduction of 23 PJ) due to the fact that not every housing corporation has yet agreed to follow the covenant, and because of uncertainty whether housing corporations will put up enough effort in general to realize the covenant goals.

Impact evaluation (methods and results)

Methods

Results

<table>
<thead>
<tr>
<th>Ex-post evaluation</th>
<th>1995</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>direct CO₂ (kt)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Energy (TJ)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

¹ Only the part of total costs relating to the energy saving measures are accounted for when looking at ‘additional costs’. Total costs during a renovation will be substantially larger, however taking measures on a natural moment leads to costs savings since the remainder of the total costs are already made for the renovation.
Ex-ante evaluation

<table>
<thead>
<tr>
<th>Year</th>
<th>CO₂ (kt)</th>
<th>Energy (TJ)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
<td></td>
<td>3 PJ</td>
</tr>
<tr>
<td>2000</td>
<td></td>
<td>11 PJ</td>
</tr>
<tr>
<td>2011</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td></td>
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</tbody>
</table>

Notes:
1) You might modify the years specified in this table, if the evaluation of your measure contains other years.
2) CO₂ and energy savings should be specified with respect to the reference scenario. If they are specified with respect to a fixed base year, e.g. 1990, and you cannot adapt to the requirements, please make a note in the measure description.
3) Please specify the energy savings separately for fuels saved and for electricity saved. CO₂ savings should only be for direct emissions from fuel combustion in the final sectors. For electricity please suggest in a footnote an emission factor per kWh. In the case of CHP please specify the reference towards which the savings are measured.

Interaction of measures

Reinforcing interaction:
- NLD21 (`More with Less’ covenant)
- NLD24 (Change in the rent assessment system for social housing)
- NLD25 (`Spring agreement’)

Historical data

References
- Vrom website, news article October 10th, 2008 [http://www.vrom.nl/pagina.html?id=37292](http://www.vrom.nl/pagina.html?id=37292)
- ECN, Concept Evaluation of the government program ‘Clean and Efficient’, April 2009 Publication available soon (first half of 2009)