

# AN AFFORDABLE RENOVATION WAVE?

IT CAN BE DONE

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# SOCIAL HOUSING IN THE NETHERLANDS

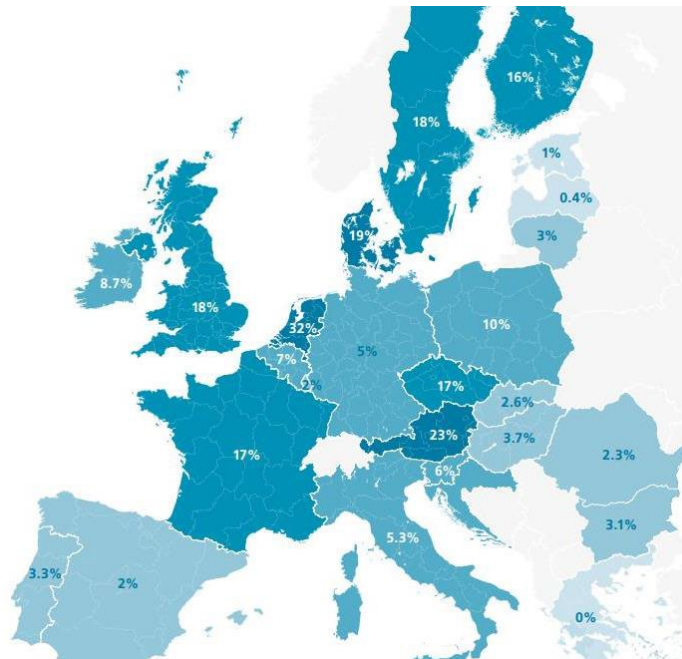
Large social housing stock

Non-profit, private organizations

3 core tasks:

- **Affordability**
- **Availability**
- **Sustainability**

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# COST NEUTRALITY FOR TENANTS

- We have high ambitions with regards to building renovation
- At the same time, this should not come at the expense of our tenants
- Social housing providers operate under the principle of **cost neutrality for tenants**
- After a renovation, rents may be increased, but not with a higher amount than the savings on the energy bill



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Woningen van 70 – 90 vierkante meter<sup>1</sup>

Van _____		↑ Naar							
		A++	A+	A	B	C	D	E	F
A+	Redelijke vergoeding	€ 6							
A	Redelijke vergoeding	€ 8	€ 2						
B	Redelijke vergoeding	€ 16	€ 10	€ 8					
C	Redelijke vergoeding	€ 24	€ 18	€ 16	€ 8				
D	Redelijke vergoeding	€ 33	€ 27	€ 25	€ 17	€ 9			
E	Redelijke vergoeding	€ 36	€ 30	€ 28	€ 20	€ 12	€ 3		
F	Redelijke vergoeding	€ 41	€ 35	€ 33	€ 25	€ 17	€ 8	€ 5	
G	Redelijke vergoeding	€ 42	€ 36	€ 34	€ 26	€ 18	€ 9	€ 6	€ 1

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# OUR EFFORTS

- Average EPC class B (EI 1,4)
- Phase out of all E/F/G-buildings before 2029
- Investments of 500 million in hybrid heat pumps in the next 3 years
- Energy displays
- 450.000 homes NG-free (ready) by 2030

**Challenge: how to match EU-legislation with national ambitions?** Different timelines, different approaches, different starting points, different circumstances



# Affordability and sustainability – can we do both?

- With affordability and sustainability both being key tasks for the sector. The question rises, **can the two be combined?**
- The answer is **YES**
- However, **often they don't**

## RECOMMENDATIONS TO POLICY MAKERS

- **Understand that this is a social transition, not a business case**
- **Recognize that building renovation has sharp declining returns**
- **Allow for local adaptability in legislation – there is no silver bullet**
- **Incentivize industrialization, this requires a stable legislative field**
- **The purchase power and collectivity of our sector can help here**