

## The French National Property Owners Association Partnership on Retrofitting

### Background

Within the framework on the French energy efficiency legislation, the UNPI (UIPI member in France) concluded a partnership with TOTAL, the French energy company, and ECONORMES HABITAT, a company specialised in energy performance certification and consulting on energy efficiency renovation of buildings.

### Objectives

This partnership aims at fostering energy efficient renovations in the French real estate market by delivering direct financial subventions to property owners that subscribe to this scheme and will realise substantial improvement in term of energy efficiency. This is mainly valid for the residential sector, but can also be used in the commercial and office building sector.

This partnership is included in the UNPI, the French property owners association's voluntary commitment to promote TRAINREBUILD's content and foster concrete uptake of energy efficiency renovation in France, among French property owners, in order to enhance the energy efficient refurbishment rate in the country. It is rightly designed at answering some of concerns expressed during TRAINREBUILD training in France on the lack of funding available and should help to reach TRAINREBUILD targets. It is a win-win collaboration between the UNPI, which can thereby support its members' effort toward energy efficiency and provide concrete solutions to overcome the main obstacles to refurbishment i.e. financial burden and complicated procedures to access funding; the owner, who benefits from it, and the energy distributor company, which by law has to make its clients realise energy saving.

### Advantages

This partnership should have a considerable success since:

- The property owner remains the contractor and can choose the craft companies that will do the work;
- The application file is prepared and verified with the support of Econormes Habitat, which is a company specialised in energy efficiency auditing and certification;
- The subvention, calculated according to the type of refurbishment, the geographical situation of the building and its surface is a direct financial subvention paid to the owner after the execution of the work;
- The procedure to access this scheme is easy and simple;
- A juridical protection is offered for a year;
- This scheme can be cumulated with the eco-loan at zero interest rate or the scheme of tax incentive for sustainable development.

### Conditions

In order to be eligible to this scheme, the renovation work should fulfil several conditions:

- The work done is for renovation only;
- The work should be directed to energy efficiency refurbishment;
- The improvements should reach a certain level of energy efficiency (depending on the work done and the materials use);
- The work needs to be done by a qualified professional with whom it is necessary to draw up a cost estimate;
- The products used need to answer certain norms (conform to the standardised list defined by the ministry of sustainable development, e.g. NF, ACERMI, etc.);
- The products used should have a minimum performance (e.g.  $R \geq 5 \text{ m}^2\text{C/W}$  for roof insulation);
- An application form should be filled and sent before the realisation of the work.
- The beneficiary has to send back the final attestation document (where improvements realised are mentioned) together by the relevant bill(s) ensuring that the work has been done.