

Energy efficiency renovation: impact and challenges in Greece

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Introduction

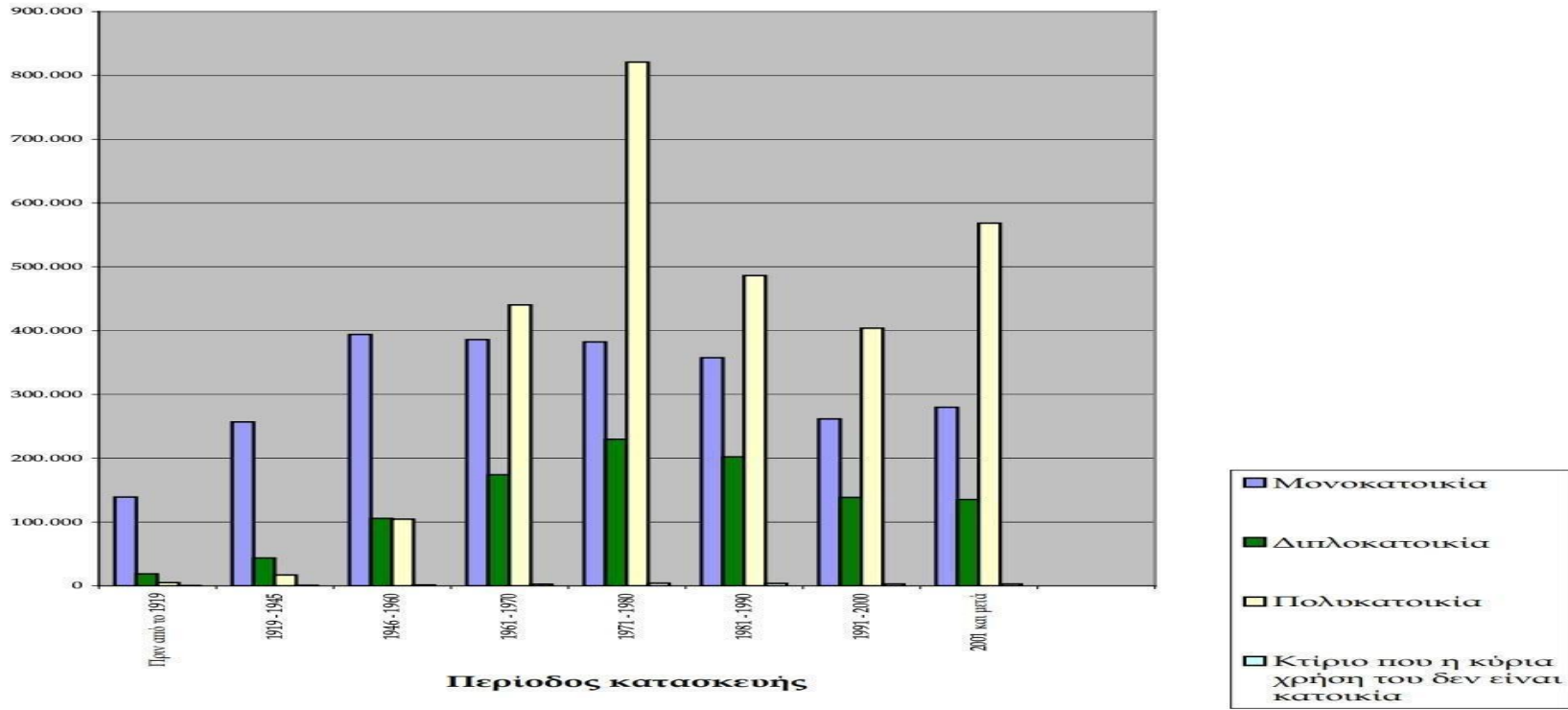
- ❖ The Recovery and Resilience Facility Architecture
- ❖ The Greek Proposal
- ❖ Hypothesis

Context

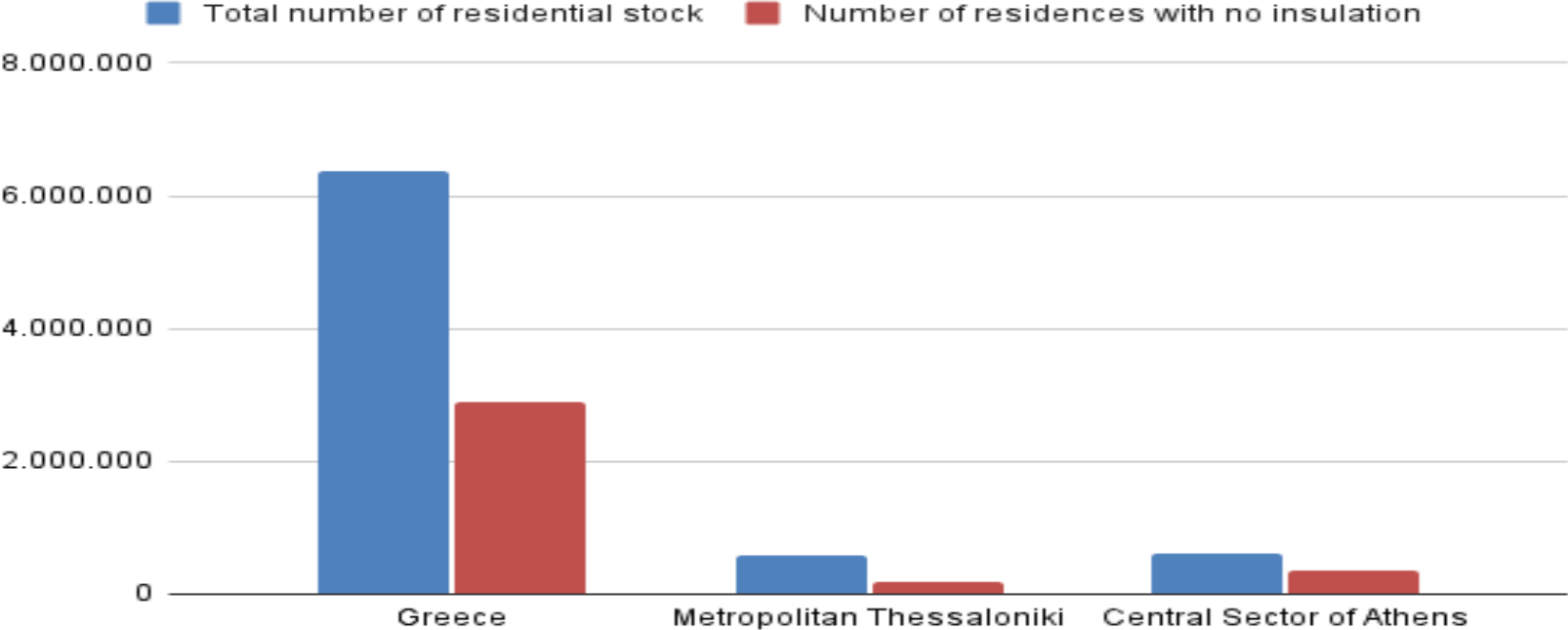
- ❖ 0% social housing stock / reliance on private ownership as a welfare buffer
- ❖ Absence of institutional memory
- ❖ Absence of tenants organizations

- ❖ Ageing stock
- ❖ Lacks insulation and has high energy and thermal requirements

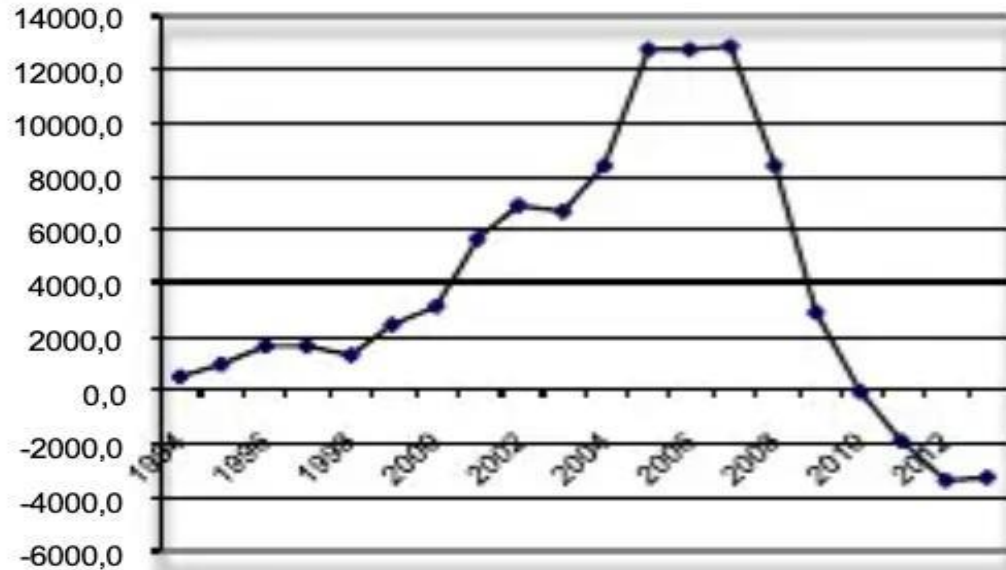
Construction periods of residential properties



Energy and thermal requirements of stock



Housing Finance 1994-2013

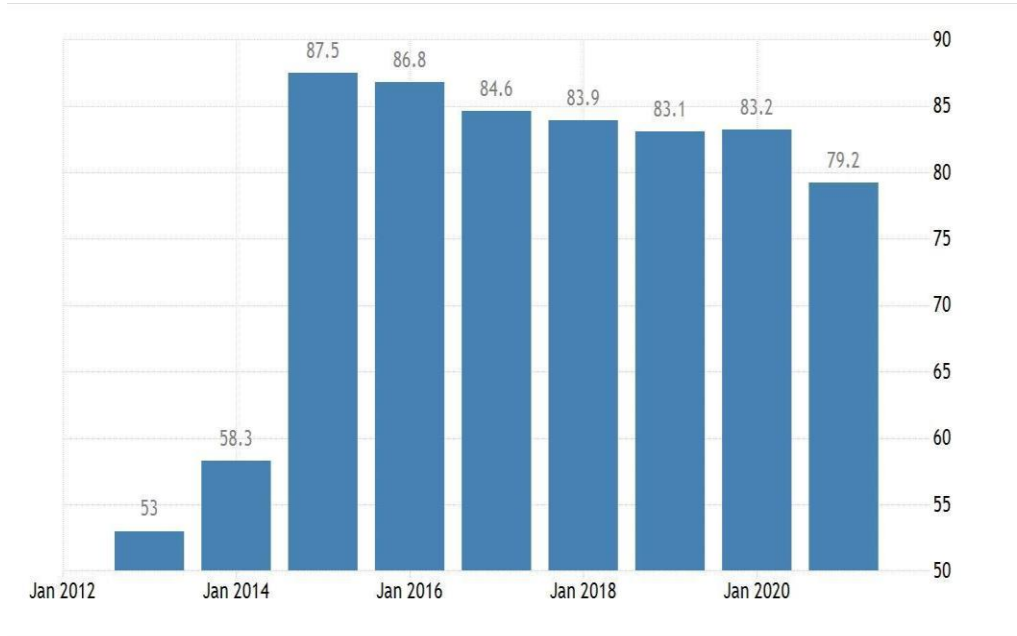


Post 2008 collapse of the Greek housing model

NPLs as a percentage of GDP, Source: Bank of Greece

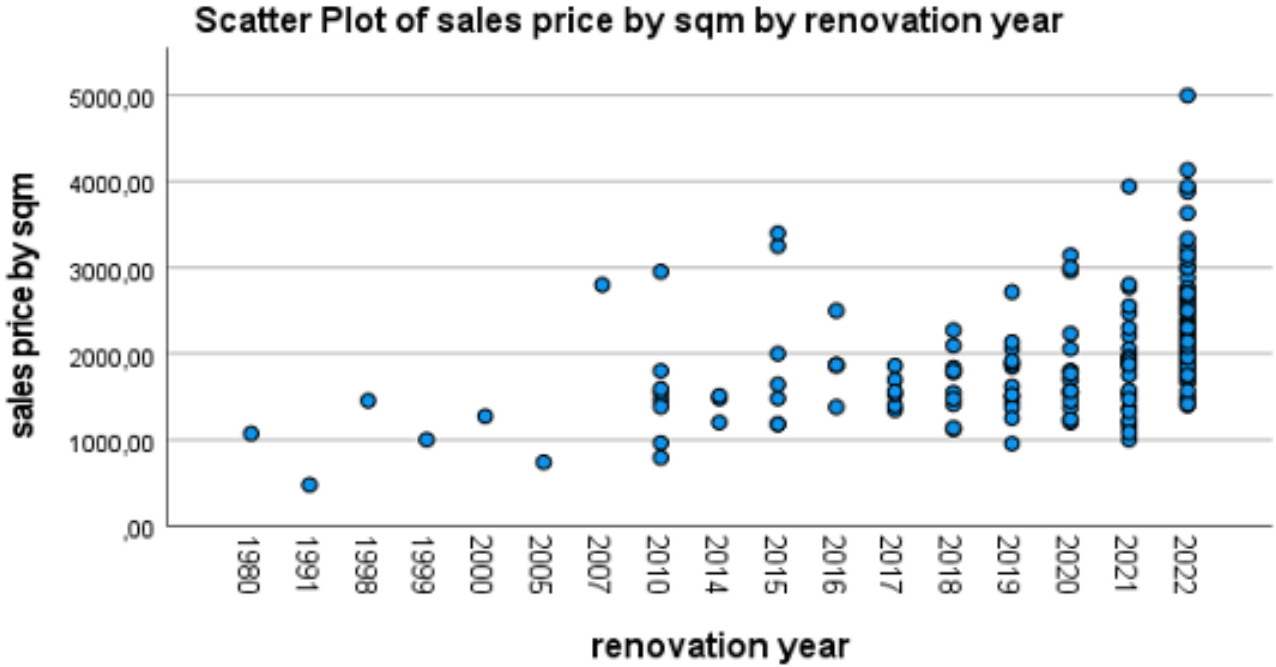
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
10,2	15,9	24,9	34,5	41,5	44,6	48,9	49,1	48,6	45,1	37,8	30,3

Housing Cost Overburden, Tenants, 2020



Housing Cost Overburden Rate: Tenant, Rent At Market Price

Renovation-price link in Thessaloniki (case study)



Renovation in Greece: main instruments

The Energy upgrade of buildings programmes

Concerns with energy saving/renovation programmes

- ❖ Links between renovation investment and generation of social and affordable housing stock are not adequately made
- ❖ Tenants are not included as a distinct target group with tailored measures in renovation programmes
- ❖ Post-renovation protection of tenants not embedded in programmes
- ❖ Difficulty to identify and support the energy poor households living in rented residences constitutes the main challenge for the implementation of the energy saving programmes in Greece
- ❖ The instruments thus do not reach the most vulnerable homeowners (eligibility / loans)
- ❖ Monitoring frameworks do not adequately distinguish between privately owned and rental properties

Conclusions

- Increasing interest in real estate through private investments unlikely to provide energy efficient housing to poor households, due to low return on investments
- Absence of control of affordable housing outcomes for households as a result of renovations, thus energy poverty and housing prices combined demonstrate serious risks of eviction for populations already at risk of exclusion or suffering exclusion

Recommendations

- ❖ To adopt a national housing strategy with horizontal measures across sectors and policy areas with green and social justice at its center
- ❖ To commit Renovation programmes and RRF funds, for the renovation of private and public dwellings for the creation of a social housing stock
- ❖ To adopt regulatory measures to convert long-term vacant housing for affordable use, by social housing providers
- ❖ To ensure that there is 100% financing of energy efficiency investments for low income households
- ❖ Support deeper renovation with linked incentives (whole buildings)
- ❖ Specific protection measures for tenant occupied dwellings