

Domestic housing: raise awareness and give financial incentives to inhabitants to retrofit their homes

Nantes Métropole has developed services to raise awareness for citizens who build or retrofit homes and dwellings. Nantes Métropole coordinates outreaches activities to encourage citizens initiatives: Energy Information Point, Climate advisors team, public aids package.

Energy-wasting housing blocks: a major focus of the Climate & Energy Action Plan:

- Housing accounts for 25% of energy related greenhouse gas emissions
- 260,000 dwellings in the conurbation
- 30% are residential housing blocks built before 1975 (i.e. before the first energy regulations came into force.)
- The Local Housing Plan and Climate and Energy Plan target renovation work for these residential blocks with over 20 flats (i.e. 500 residential blocks or 30,000 flats)

Energy Information Point

The Energy Information Point is a public service well identified in the public space.

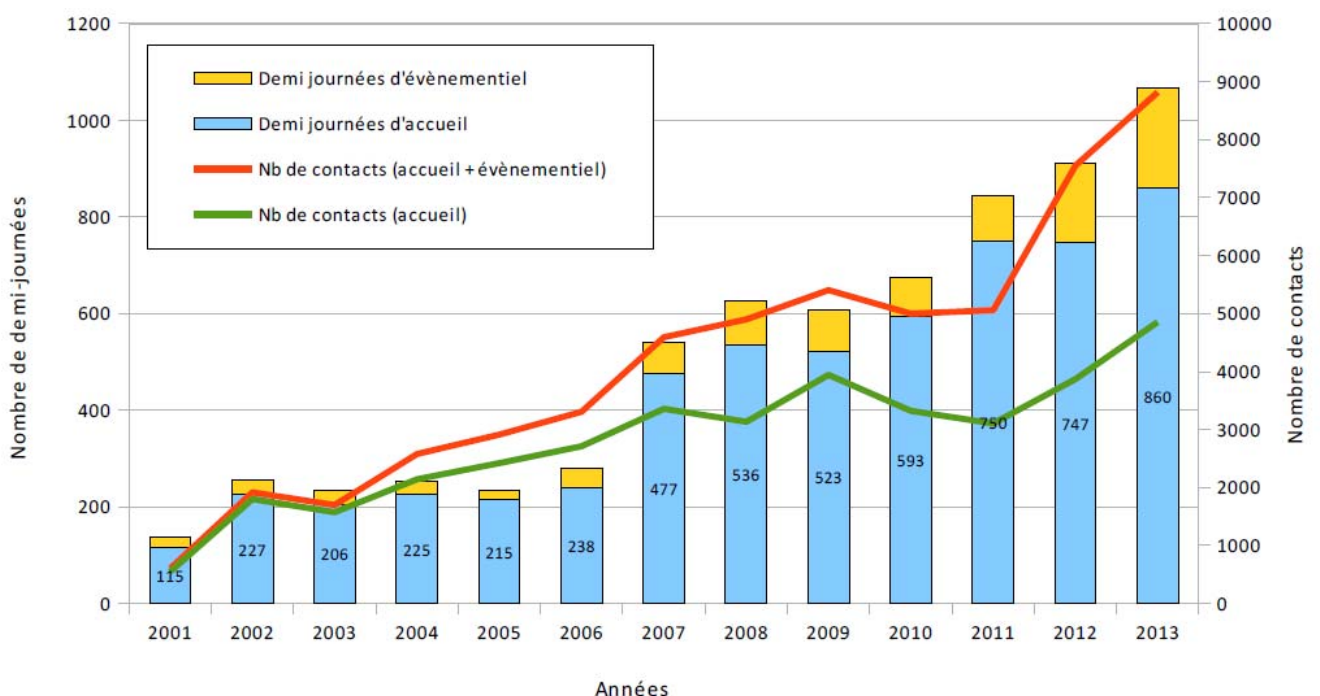
The Energy Information Point (EIP) is funded by the French Environment and Energy Management Agency and local authorities to provide free, impartial and independent advice to the domestic sector on energy efficiency, micro renewable energy generation and transport advice. The EIP is animated by a local NGO.

The aim of energy advisors is to raise awareness directly or by phone. The energy staff is qualified to give some technical advises on housing projects:

- energy efficiency : insulation, lighting,...
- renewable energy : solar panels, geothermal, biomasse,...

The energy staff can realised simplified housing energy audit according to criteria: housing age, thermal and electric equipment, insulation system,... The energy advisors help citizens to take decision for the realization of works and to change behaviours.

Energy Information House contacts between 2001 and 2013 (Loire Atlantique)



Nantes Métropole recruited and trained a team of 6 advisors to pinpoint renovation projects for residential blocks and advise the co-owners' management committees on thermal and energy renovation work. At the end of an experimental phase focusing on 10 residential blocks, the initiative is looking to provide annual support to some 1 800 flats.

Each advisor, based on sites near Nantes Métropole, has a variety of responsibilities to get co-owners on board:

- Identifying and taking advantage of planned compulsory works (e.g. restoring façades or changing the boiler) to offer thermal refurbishment works
- Encouraging approval by providing information to co-owners
- Supplying the means necessary for consulting professionals and checking the suitability of proposals with the co-owners' committee.
- Identifying any financial support available for the study and work phases.
- Coordinating discussions between co-owners (individually or via their committee), syndic and professionals (e.g. architects, businesses)



"Les Bords de Sèvre" residence in Nantes: a pilot renovation project, a first successful experience

The co-owners of "Le Clisson" building (127 flats) voted for an energy survey to be conducted when renovation work was considered in 2007. It stated that energy consumption could be slashed by 64% by isolating the roof and the facades (from the outside) as well as changing the windows. The work went ahead and was completed once the means of co-financing had been identified (between 27% and 42 % of the 8 000 € needed per dwelling, by combining interest-free eco-loans, ADEME-State-Region funding, ANAH funding and tax credit).

Supporting the renovation of the other blocks

Le Clisson's two neighbouring residential blocks, le Château-Thébaud and le Saint-Laurent, were selected by Nantes Métropole to fine-tune the support process for co-owners, especially in the financing and works phases. Financing provided by regional authorities (200 000 €), energy efficiency certificates (55 000 €) and ANAH covered up to 50% of the cost of the works for low income earners. Feedback on the work (underway in 2012) and occupancy phases will follow to hone the support provided by the team of advisors.

Energy public aids

Metropolitan inhabitants can benefit of public supports :

- Renewable energy public aids : dedicated to thermal solar panel. The amount of the aid is 400€ for detached house and 7000 € for building with co-owners
- Energy efficiency public aids : dedicated to insulation and replacement of old heating systems. The amount of the aid is 300 € (base line) and up rated if the housing included renewable energy project (to 900€).

