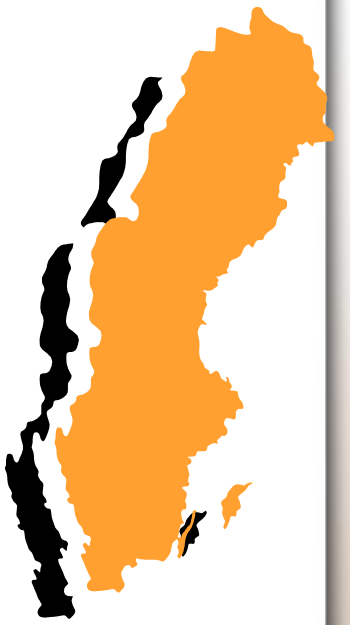
Renovation and energy efficiency

with a focus on the municipal housing sector



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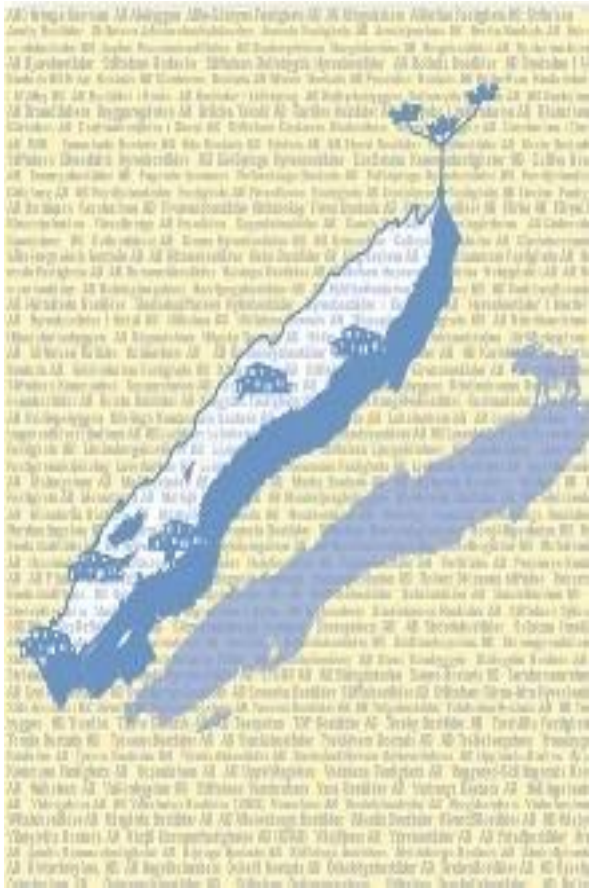
- The Swedish Association of Municipal Housing companies

- Industry and interest organisation that promotes the municipal housing companies in Sweden
- 300 member companies
- 729 000 dwellings
- 105 - 24 000 dwellings
- Every 7th inhabitant of Sweden
- 12 000 employees
- 3 000 elected representatives
- 40 employees at SABO’s office



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Sweden's democratic system

Swedish Housing Policy – Present

- Principal responsibility for planning and supplying good housing – Municipalities
- Responsible for providing the necessary legal and financial instruments – The Government
- Providing good-quality housing at a reasonable cost for the whole population
- A ‘general’ rather than ‘targeted’ housing policy
- Adaption to the legal rules of the European Union

Dwellings by type of building

The statistics refer to 2007. Source: Statistics Sweden

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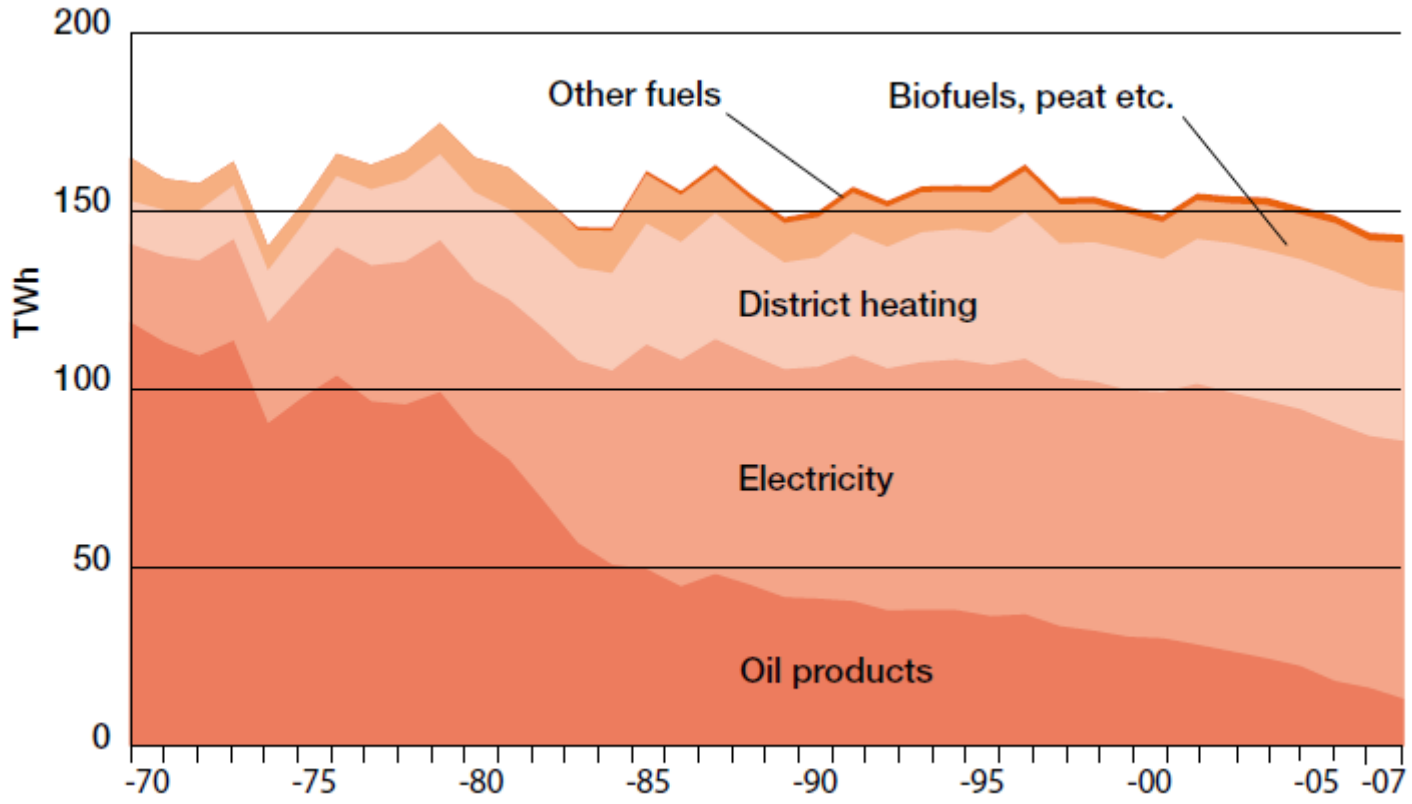
Swedish energy policies - buildings

1970 s and 1980 s – Public action programmes to reduce energy i.e. dependency of oil and nuclear

1990 s - Support programmes for energy efficiency first climate policies,

Current policy – focus on climate, energy policies in line with EU, targets but no financial support from the government

Final end-use energy in the residential- and service sector



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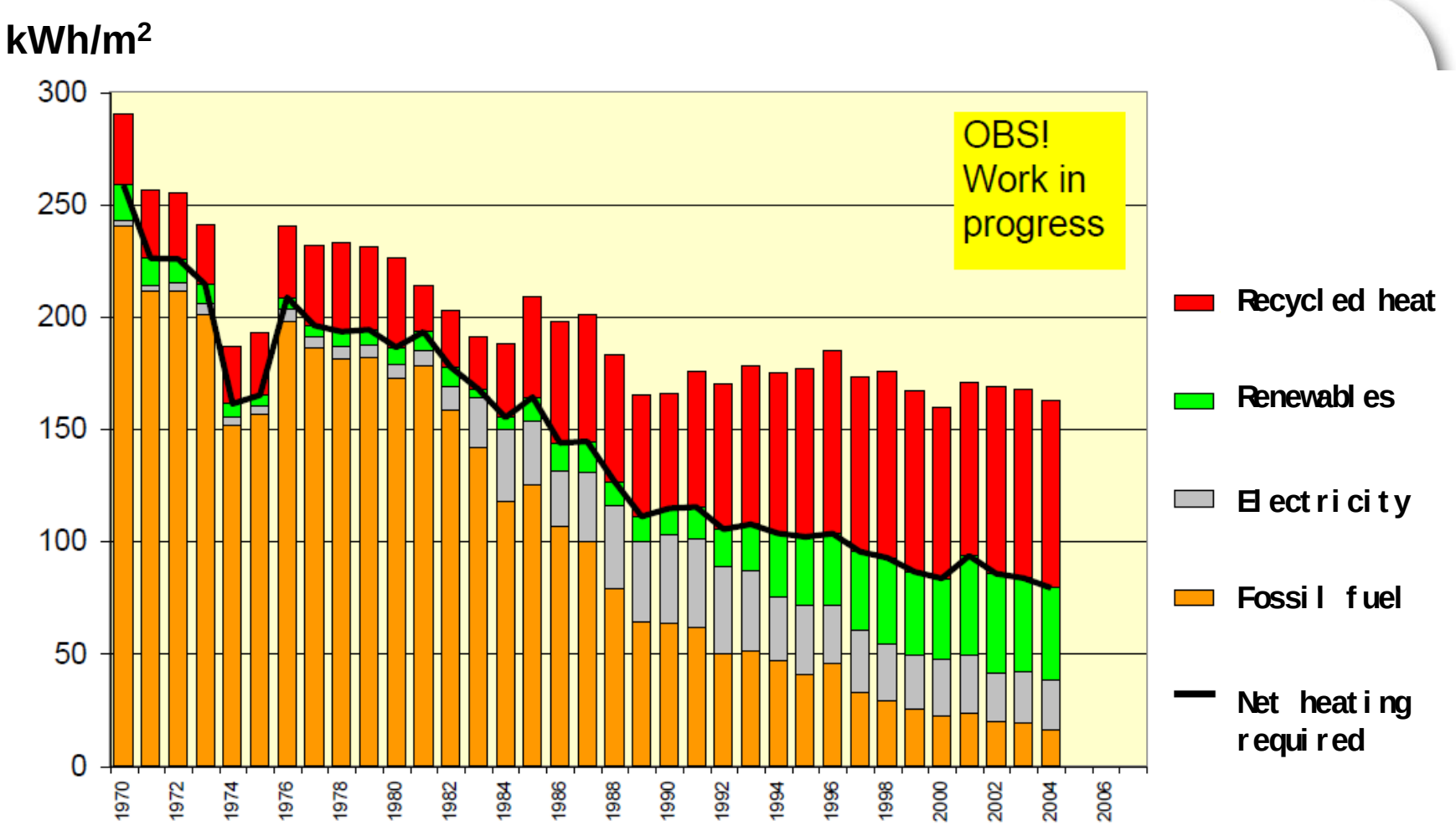
Effect of district heating – multi dwelling buildings



Ref. Sven Werner Halmstad University

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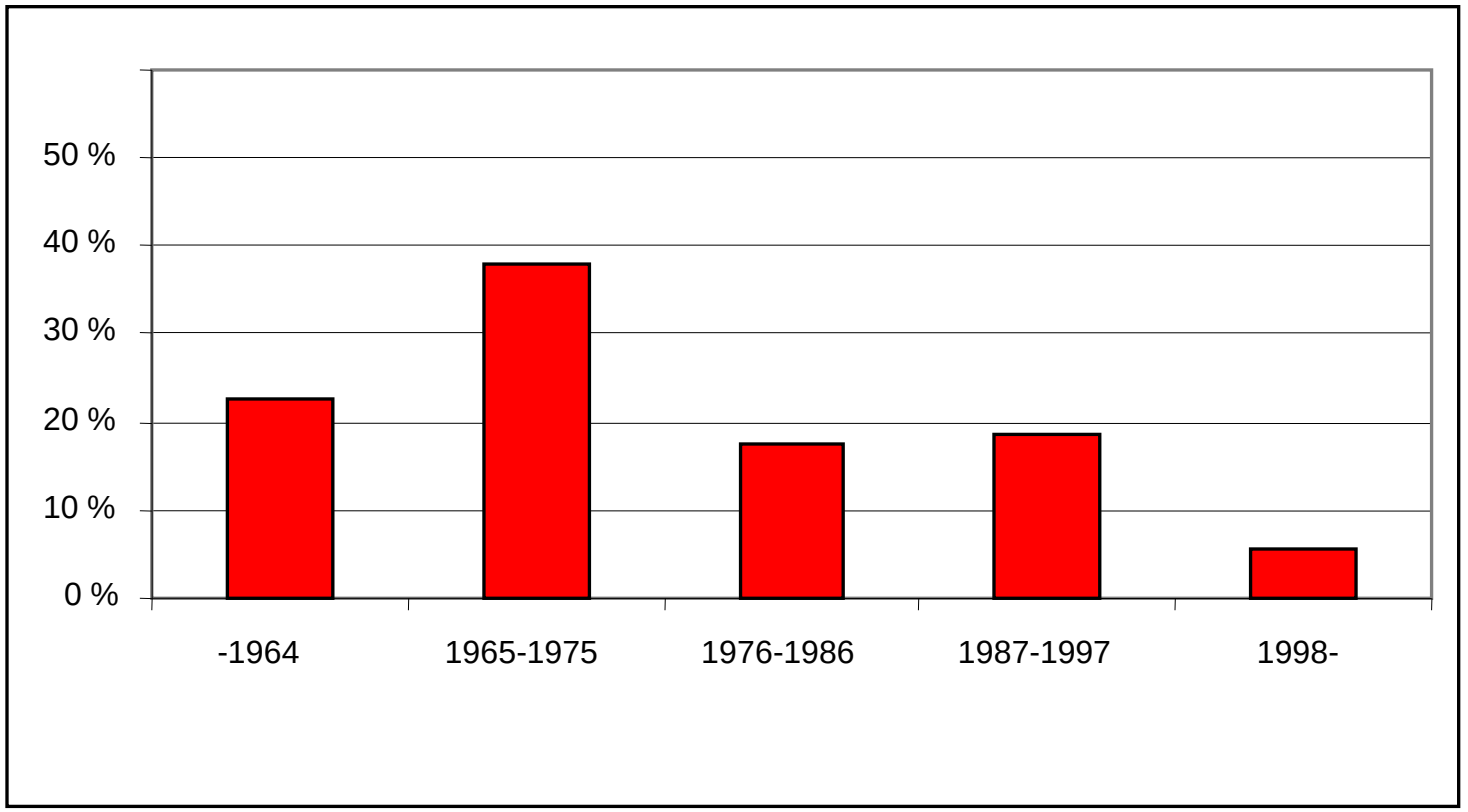
Swedish Housing Market

Age of the Swedish housing stock

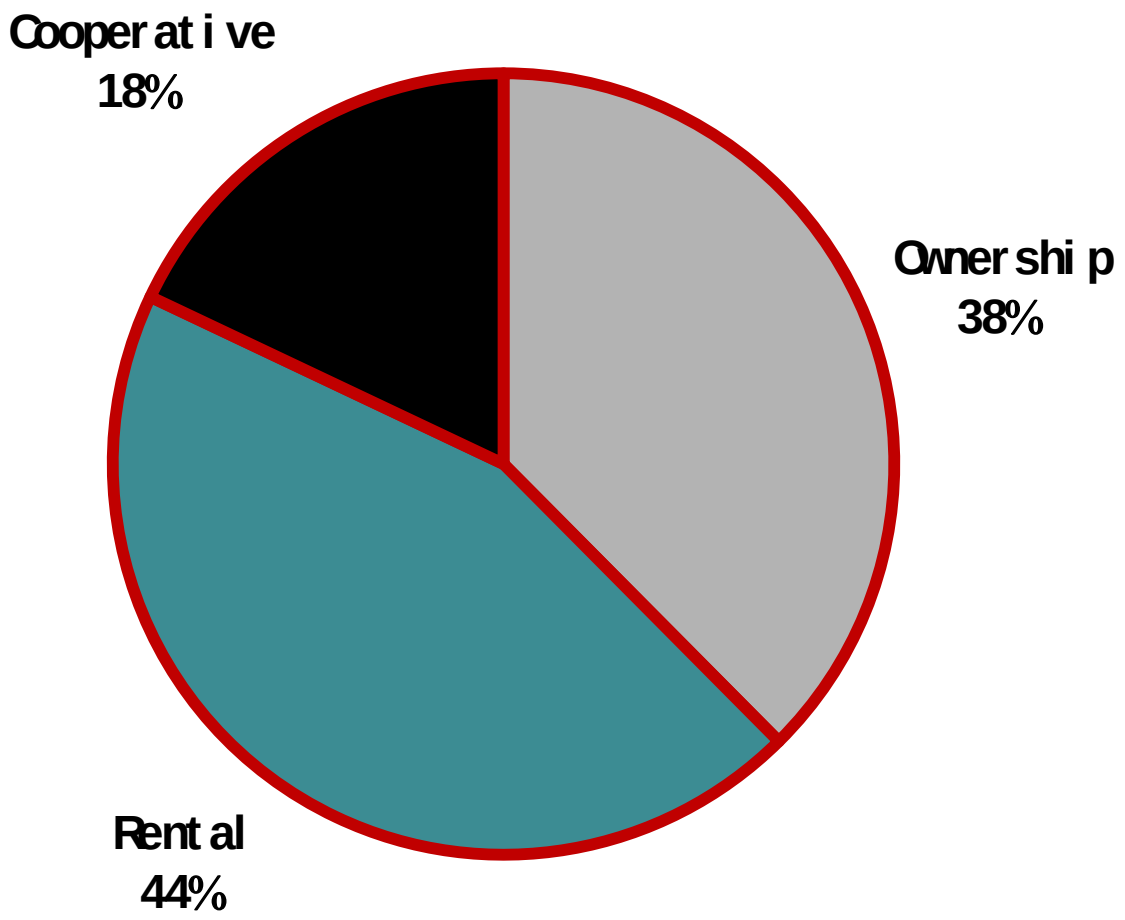


The Million Homes Programme 1965-74

Tenstа, Stockholm

Dwellings by tenure

Total



The statistics refer to 2007. Source: Statistics Sweden

Assignment - municipal housing companies

- The municipal housing companies combine:
  - Commercial aims
  - Social responsibilities

- Offering good-quality housing at a reasonable cost to all people
- Integration – against separation of rich and poor
- The companies are tools for realising local housing policy
- The profit is reinvested in the company

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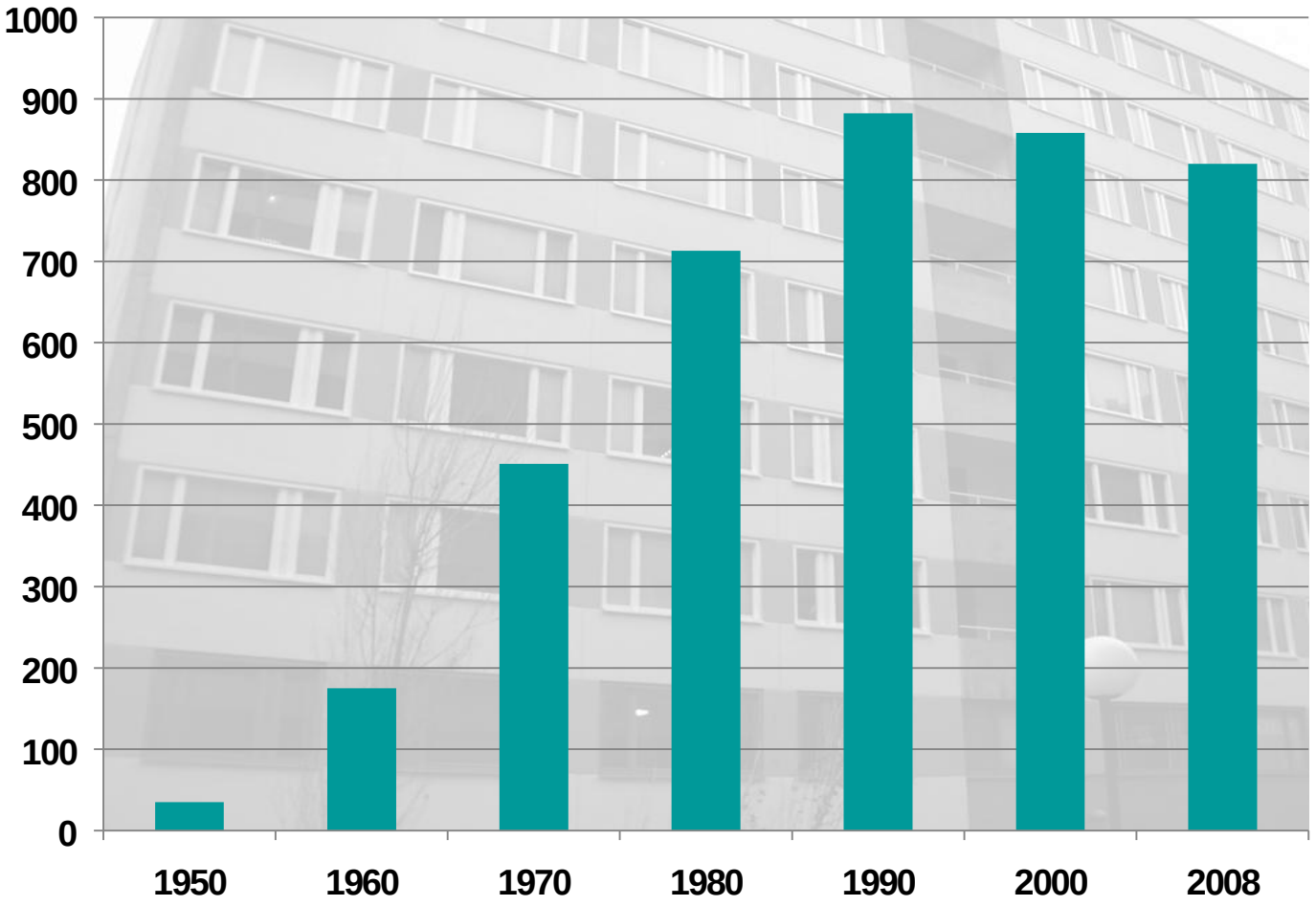
Number of Dwellings in Municipal Housing



Number of dwellings in thousands. Source: SABO

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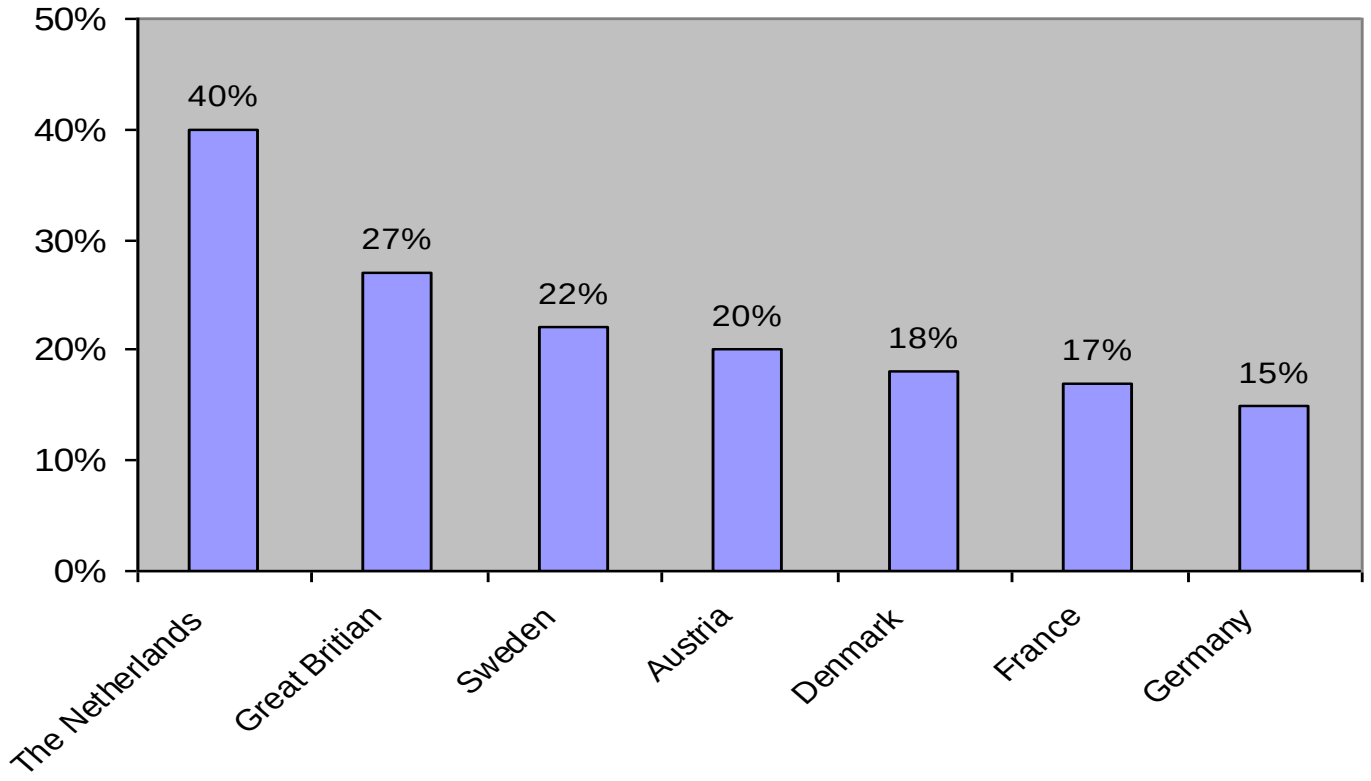
Swedish Housing Market

Public housing in Europe



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The municipal housing sector

Average tenant of public housing:

- Lower disposable income
- Larger amount of benefits from public transfers
- Lowest purchasing power
- Higher unemployment rate
- Large share of single-person households and largest share of single persons with children
- Larger share of immigrants

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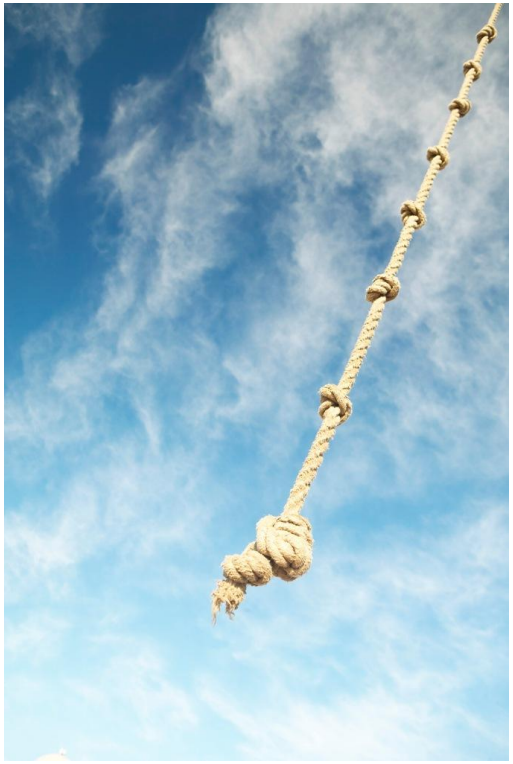
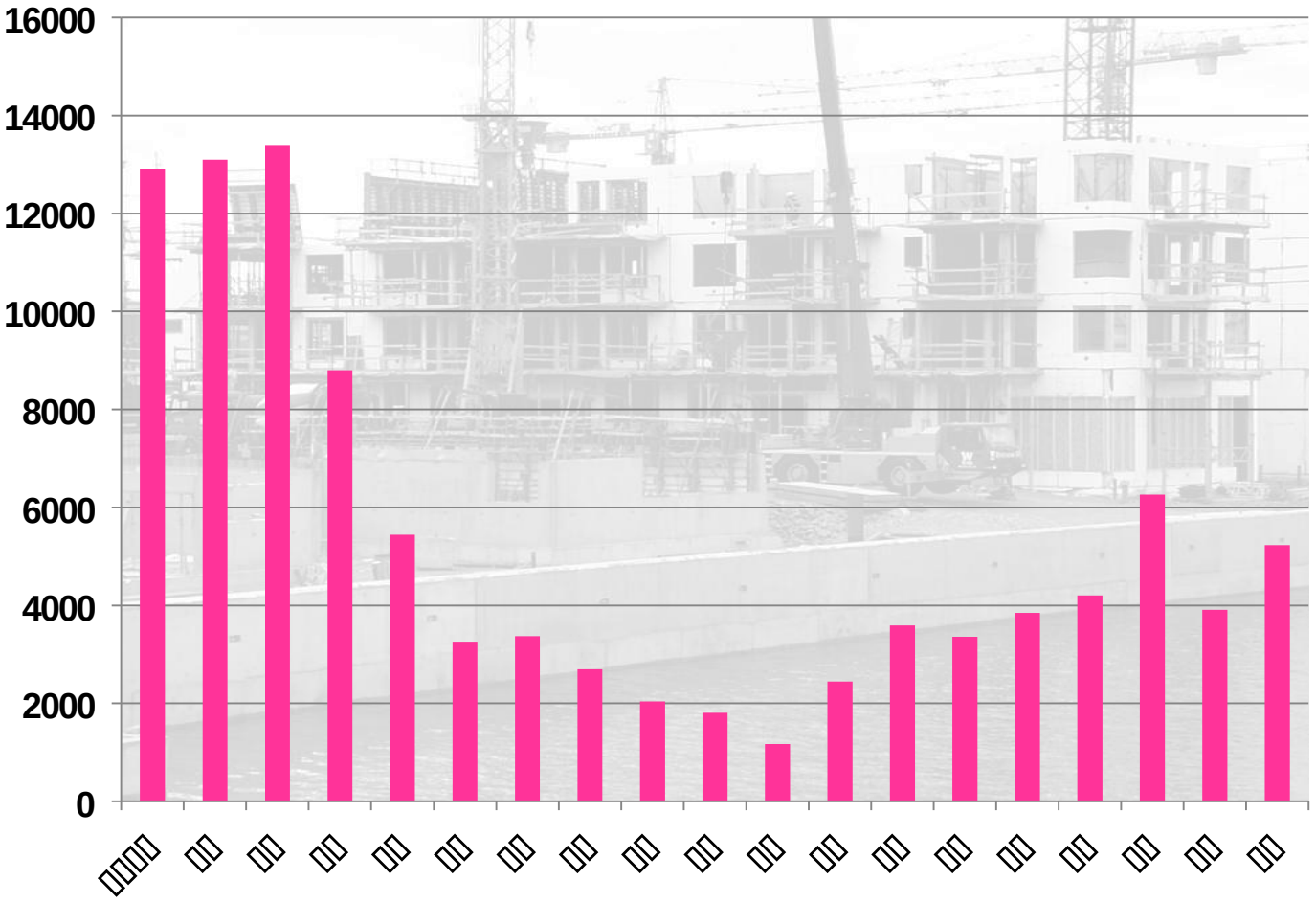
Future Challenges



- Demography
- Regional imbalance
- Migration
- The buildings
- The financial crisis

New Construction in Municipal Housing



Number of dwellings. Source: SABO

The municipal Million Home Programme

- 389 000 apartements1961-1975
- Around 20% are refurbished.
- More than 300 000 apt. need to be renovated
- Basic renovation cost approx. 10,5 billion Euro
- Total renovation incl. energy saving measures cost approx. 21 billion Euro

What type of renovation is needed

- Standardized housing, built during a short period is now 40-50 years old, with a lot of physical problems
- Piping, electricity, bathrooms, ventilation, ….
- Built before the ”Energy Crisis” in the 70 s = huge energy consumption
- Bad insulation
- No recycling of the heating
- No balance in the internal heating system
- High consumption of water and electricity
- The buildings and the environment is not adapted to disabled residents and an ageing population

Access to structural funds - ERDF

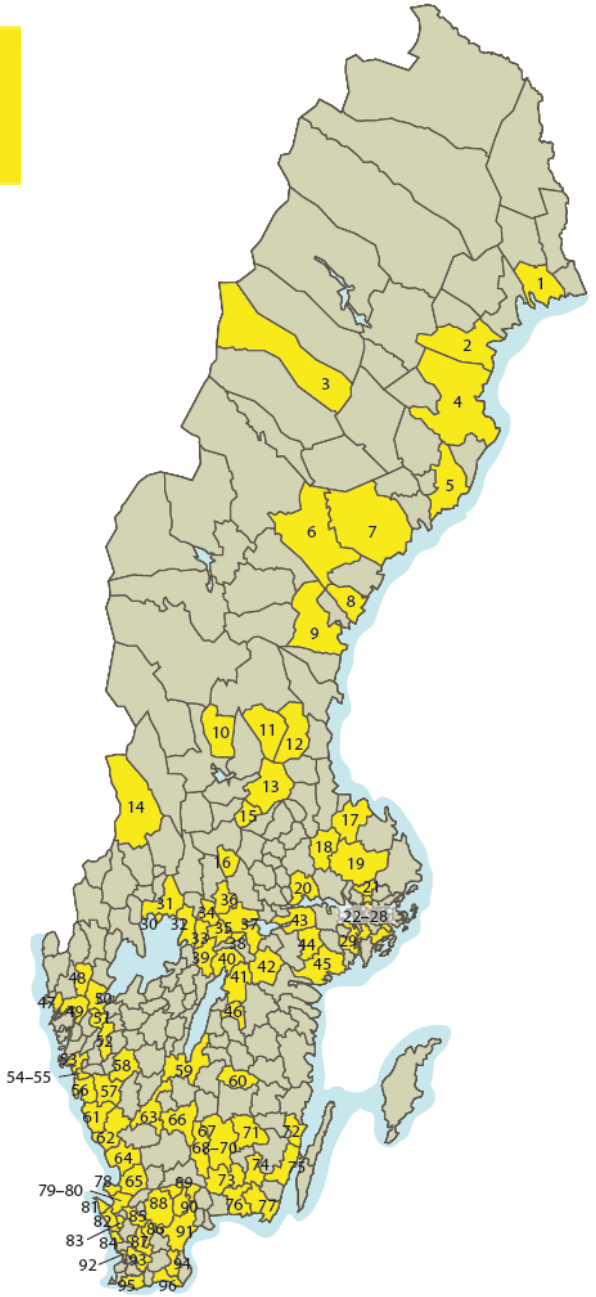
At EU-level – ”4 % of each country’s allocated European Regional Development Funds can be used for energy efficieny or renewable measures in existing buildings”

But first we need changes in national criteria – at present it s a no from Swedish decision makers….

What is SABO doing in this area?

SABOs energiutmaning

- Target – reduced energy consumption by 20 % in 2016 comp 2007
- 96 SABO-companies have signed (so far)
- 366 000 dwellings
- 27 million sqm



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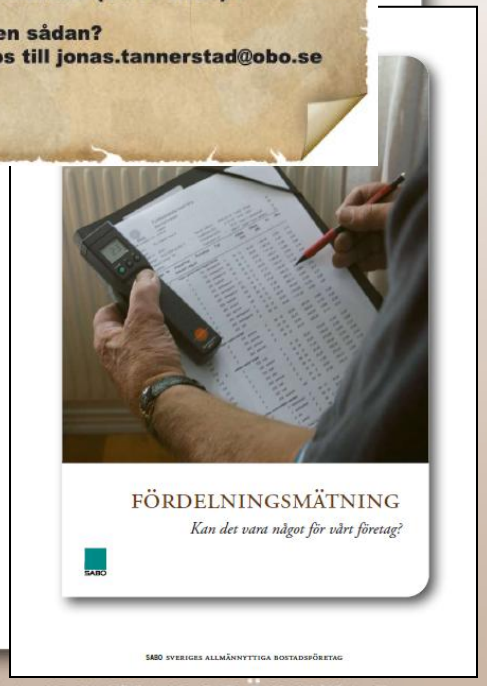
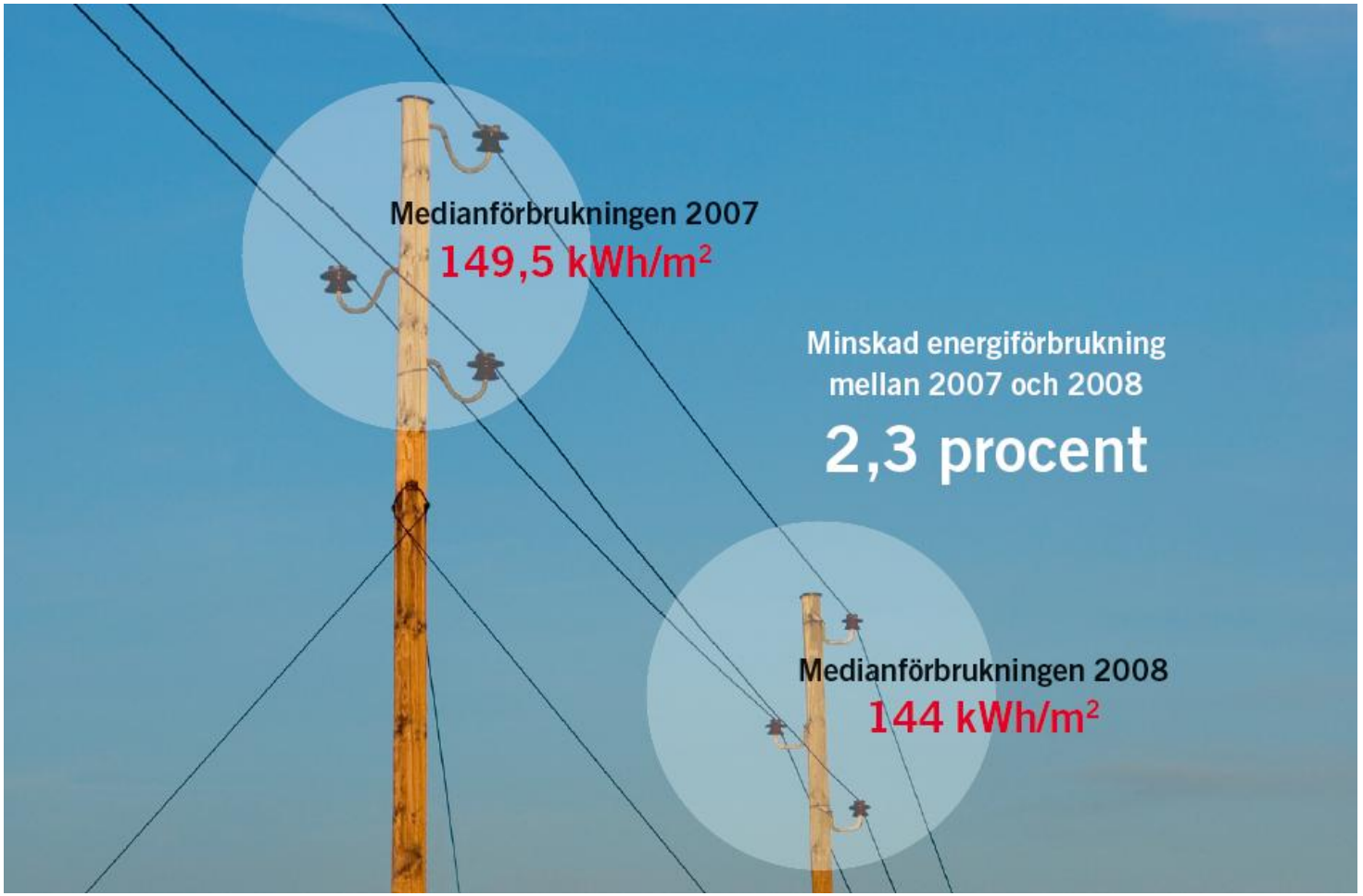
SABOs energiutmaning



Results from the first year