

# Article 4 renovation strategy Brussels Capital Region



## Description of the programme/ measure

The renovation strategy is dedicated to all buildings (commercial, services, dwellings, etc.) in Brussels Capital Region (RBC) which is a city region.

The renovation strategy aims to increase the renovation rate and to improve the quality of renovation to cost-optimum renovations.

“Brussels environment” is the administration in charge of the roll-out of the renovation strategy in partnership with private companies and other public bodies (Brussels Urban Development etc.).

The renovation strategy is a “never-ending-story” which will be updated as request by the EED directive but also in the framework of the Air-Climat-Energy Plan of the RBC which has to be updated by 2019.

The renovation strategy is financed by the Brussels Government and grants are provided by the energy fund.

## Critical success factors

The success of the renovation strategy is multifactorial : financing is one of the key issue but also communication to citizens and enterprises in the building sector.

The legal framework has to be adapted to new cost-optimum requirement. The legal framework was already adapted for new construction which have to be “passive” already since January 2015.

## Innovation

The RBC is always looking for innovative solutions to improve the renovation rate et the quality of renovations.

The study about the cost-optimum level in renovation is highlighted as one of the best practice in Europe.

Brussels Environment is a major contributor within the European Project BAMB “Building As Material Bank” <http://www.bamb2020.eu/> and contribute also to the development of building material performance bank <http://www.ovam.be/materiaalprestatie-gebouwen>



## Key achievements

The renovation strategy is developed based on cost-effective approach but also with a look at the buildings developed in the framework of the call of project “BATEX”\* which was aiming to develop exemplary buildings in different type of buildings (public bodies, private companies, dwellings).

Grants have been proven their efficiency during the last years. This is one of the best tool to finance renovation works.

The air-climat-energy plan include several measures to improve the renovation rate and quality in Brussels Capital Region. This plan will be definitively adopted in 2016.

Regarding the big issue of the amount of tenant in Brussels, a “cost-occupancy” pilot-project is occurring. RBC provides financial incentives to allow landlords to invest in energy saving measures by allowing them to charge their tenants for part of the investment. The effects of the investment will be lowered by reserving part of the energy grants for citizens for the landlords.

\*BATEX

<http://www.environnement.brussels/thematiques/batiment/sins-pirer-des-batiments-exemplaires/vous-cherchez-un-projet-batex>

## Lesson learned

The work done till now in Brussels allows to identify weakness of the renovation in Brussels. On this basis, thematic working groups were defined and are now busy with thematic analysis and thinking about solutions.

Barriers such as financing, legal framework, etc. are multiple and interdependent factors which still have to be deepened to find the best solutions.

## Final comments

Renovation is one of the famous (energy) issues in RBC as we are a city-region with an old building stocks and a majority of tenants. The work on the renovation strategy is capital.

The first phase of the renovation strategy including the study on the cost-effective approach is now on-going with collaboration work within working groups in order to find ways to implement the renovation strategy.

A strong link is made with the tool Brussels is developing within the framework of the development of a 2050 low-carbon strategy. Special levers related to renovation will be included in the tool.

## Further information

- <http://www.guidebatimentdurable.brussels>
- [http://documentation.bruxellesenvironnement.be/documents/BxlVilleDurable\\_FR.PDF](http://documentation.bruxellesenvironnement.be/documents/BxlVilleDurable_FR.PDF)
- <http://www.environnement.brussels/thematiques/energie/ecomiser-votre-energie/esco>
- <http://www.environnement.brussels/thematiques/energie-0>

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