

# Alternative Approach in art. 5 in Practice Dutch approach

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# Dutch government building stock



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Government Buildings Agency: 7 mln m<sup>2</sup> (70% owned)

Part falls under the scope of EED

Offices of government departments, courthouses,  
buildings of customs, and police and prisons

Ministry of Defense: 6,5 mln m<sup>2</sup>

Part falls under the scope of EED

Offices and living quarters

Estimated that  
over 90% is  
included



# Alternative approach



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Alternative approach for 3% renovation:

2% energy savings per year (= average on total building stock)

Why did The Netherlands choose for the alternative approach?

- Flexibility (e.g. Combination of low-hanging fruit and deep renovations)
- More energy efficient
- More cost efficient
- Continuation of current policy



# 2% energy savings per year



## Range of measures:

- Shrinkage and cuts > selling buildings
- Efficient housing, flexible working
- Smart meters and monitoring
- Optimising and tuning of energy installations
- Sustainable procurement – for renting office accommodation – minimum C energy certificate
- Sustainable procurement – for replacing installations
- Experience with DBFMO contracting, main contracting, and energy performance contracting
- “Wet Milieubeheer”, law/obligation: energy measures that have a payback period of under 5 years are mandatory
- Solving the ‘split incentive’: Rgd will pay energy bills

# Metering and monitoring

- Smart meters in all government buildings and objects (tunnels, public lightning)



- Energy monitoring each 15 minutes and per m<sup>2</sup>
- Implementation of the instruments RgdBOEI and FCIB for management and maintenance and for long term strategic energy saving
- FCIB: 1000 offices in 4 years > 10 a 15% energy saving

# Pilots: Public-Private Partnerships



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← Tax office, Groningen

↓ Ministry of Finance, The Hague (renovation, performance contract, DBFMO, 25 years)



# Pilots: Nearly Zero Energy



Renovation: Nearly Zero Energy (EPBD 2018)

Pilot Den Helder:  
sustainable energy supply for the Naval Base Defense, e.g. solar energy, wind energy, geothermal energy



Pilot The Hague – “EnergieRijk”:  
cooperation with market for an area based sustainable energy supply and energy exchange for buildings of central government and municipality



> In the tendering stage

# Motivating municipalities



To make more use of:

- energy saving plans
- Energy Performance Contracting
- ESCOs

How:

- Presentations, symposia, conferences
- Articles in journals and magazines
- Developing instruments
- Study of leaders
- Working group of 10 large municipalities
- Pilots with small municipalities
- Cooperation with market
- Target groups are: Councilors, administrators, real estate professionals, building managers, sustainability coordinators, financial experts, contracting authorities, etc





# Questions and discussion



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