

<i>Title of the measure:</i>	FIN29 Energy Efficiency Agreement of the Property and Building Sector - Rental Property Action Plan
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General description

The Property and Building Sector Energy Efficiency Agreement is part of the Finnish energy efficiency agreement scheme applied in most sectors of the economy. The most recent agreement in the property and building sector was signed in October 2016 for the period from 1 January 2017 to 31 December 2025. It is the successor of previous agreement for the period 2008-2016 (see Historical data). The Agreement consists of a framework agreement and two Action Plans, the other one being for rental properties and described here.

Signatory parties and joining the agreement

The signatory parties are the Ministry of Employment and the Economy, the Ministry of the Environment, the Energy Authority, and RAKLI – the Finnish Association of Building Owners and Construction Clients. The Energy Efficiency Agreement for Property Sector is open mainly for the members of RAKLI, but the municipalities under the Energy Efficiency Agreement for Municipal Sector join their rental housing properties primarily into the Rental Housing Property Action Plan under Property Sector.

Companies join the Energy Efficiency Agreement for Property Sector by signing a separate Accession Document into the Action Plan of Rental Housing by committing themselves to improving their energy efficiency, in accordance with the actions and targets presented in their specific Action Plan.

Targets

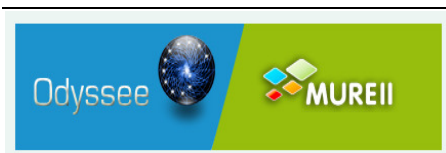
The target of this agreement is to contribute to ensuring that the energy savings targets set nationally and in the Energy Efficiency Directive are met during the implementation period 2014–2020 of the directive. In addition, a target of the Energy Efficiency Agreement is to have a significant national effect on achieving the shared EU energy savings target set out for 2030.

The target of RAKLI is to include at least 60% of the combined floor area of its member organisations' rental, right-of-occupancy and part-ownership dwellings within the scope of the Rental Housing Property Action Plan by 1 January 2017, and at least 80% by 31 December 2018. The shared indicative energy savings target (GWh) of the Action Plan for 2017–2025 is 7.5% in 2025 and the intermediate target is 4% in 2020, calculated from the energy use of the member organisations included in the target group of the Action Plan.

As a general rule, achieving the target of the Action Plan requires that each participant joining the Property and Building Sector Energy Efficiency Agreement sets an indicative energy savings target of at least 7.5% for 2017–2025 and an intermediate target of 4% for 2020 when they join the Energy Efficiency Agreement (2017–2025).

A participant that has participated in the previous agreement period (2008-2016) and wants to use the savings reported to the monitoring system of the Energy Efficiency Agreement scheme concerning the actions implemented during the period of 2014–2016, must set an indicative energy savings target of at least 10.5% for 2014–2025 and an intermediate target of 7% for 2020.

Another additional target is to implement measures that aim to increase the awareness and possibilities of improving the efficiency of energy use among the customers of each participant which has joined the Property and Building Sector Energy Efficiency Agreement (for example, tenants, residents).



Monitoring

The participants report by the end of March each year on the previous year's energy use, on the related efficiency measures, and on the realisation of any other activities related to the Action Plan into the monitoring system of the Energy Efficiency Agreement scheme to the extent required by the system. Monitoring reports related to the Action Plan on the execution of the agreement and on the monitoring of the implementation of the targets, related to the Action Plan, are compiled from the data reported annually by the participants.

Impact evaluation (methods and results)

The saving estimate presented in NEEAP-4 is 45 GWh/a in 2010, 244 GWh/a in 2016 and 326 GWh/a in 2020 taking into account savings also from the previous agreement period 2008-2016 and with a view to saving lifetimes of different measures.

Measure Impact Level		
<input type="checkbox"/> low	<input checked="" type="checkbox"/> medium	<input type="checkbox"/> high

Interaction of measures

The measure is part of the Energy Efficiency Agreement of the Property and Building Sector which covers also Commercial Property Action Plan (see FIN21/tertiary).

Historical data

The measure is a successor of three former voluntary agreements.

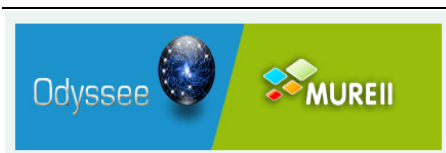
Energy Efficiency Agreement of the Property and Building Sector - Rental Property Action Plan 2010-2016

The Agreement was signed on 10 December 2009 by Ministry of the Environment, Ministry of Employment and the Economy and RAKLI ry (The Finnish Association of Building Owners and Construction Clients). It covers the period 2010–2016.

The Agreement is a framework agreement covering two sectors. More detailed actions for the two sectors have been defined in two action plans namely the Rental Property Action Plan for housing properties and the Commercial Property Action Plan for commercial properties (see Mure FIN21/tertiary). Individual companies join the Agreement by participating in the applicable action plan. At the beginning of the agreement, nine major rental property owners participated in the Rental Property Action Plan.

The target of the Action Plan is to improve energy efficiency in the rental sub-sector by 9% by 2016. The target is calculated from the total energy consumption of RAKLI's members operating in the rental sub-sector in 2008. The longer term target is to improve the average specific energy consumption of the rental housing stock owned or managed by RAKLI's members in 2005 by 20% by 2020.

The target for the coverage of the Agreement is 50% of RAKLI's members' building stock by the end of 2011 and 80% by year 2014.



Voluntary Energy Conservation Agreement of Municipal and Non-profit Housing Properties of ASRA 2002-2012 (terminated at the end of 2009)

In November 2002, a voluntary energy conservation agreement covering municipal and non-profit housing properties of the Federation of Housing Property Owners and Developers (ASRA) was signed between ASRA, the Ministry of the Environment and the Ministry of Trade and Industry (MTI) (from 1 January 2008 the Ministry of Employment and the Economy). In November 2006, ASRA merged with Finnish Association of Building Owners and Construction Clients (RAKLI). RAKLI took over ASRA's responsibilities and obligations in the agreement. The agreement will terminate in 2012.

The objectives of the agreement are:

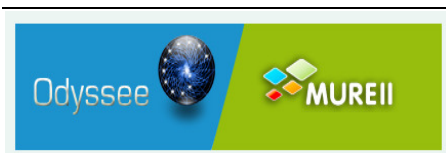
- To cover as widely as possible the member organisations of ASRA.
- To reduce the heat consumption per capita (kWh/m^2 , kWh/m^3) in the building stock by
 - o 10% by 2008
 - o 15% by 2012
- To reduce the water consumption per capita (l/m^2 , l/person/day) by
 - o 10% by 2008
 - o 15% by 2012
- Concerning the electricity use for building services
 - o The aim is to stop the growth of consumption per capita (kWh/m^2 , kWh/m^3) and to turn the consumption trend to decrease by 2008
- The energy consumption of the buildings stock should be monitored and audited
 - o By 2006 the aim is to have 50% of the energy consumption audited and under regular monitoring
 - o By 2010 the aim is to have 80% of the energy consumption audited and under regular monitoring
- Furthermore the agreement aims to promote the use of renewable energy sources, especially in buildings that produce their heat on site or with a boiler servicing a small district heat system.

The energy conservation agreement between ASRA and the ministries is a framework agreement by which ASRA undertakes to further energy conservation among its member organisations. The agreement on housing properties extends to the end of 2012.

In the framework agreement are defined the responsibilities and commitments of every party.

For the achievement of the targets set, ASRA shall:

- Encourage and guide members to accede to the energy conservation agreement
- Maintain a register of companies instruments of accession, a list of persons in charge and a register of plans for the intensification of energy use
- Arrange information and training events on energy saving and pass on material on energy efficiency to members
- Find out in co-operation with Motiva (Information Centre for Energy Efficiency and Renewable Energy Sources), Ministry of the Environment and MTI the development of the energy use and the CO_2 emissions of the members during the 1990s, and to promote the better coverage of energy use monitoring, to follow the upcoming developments and to create a follow-up system
- Promote the implementation of the recommendations of the MTI on energy efficient acquisitions among the members
- To promote in co-operation with Ministry of the Environment, MTI, Motiva, Tekes and other organisations the energy efficiency and sustainable development in building, renovation and building maintenance
- To participate in co-operation with Motiva in the marketing of energy audits and in the reporting of the audit results



- To recommend to members that they should endeavour to develop the processes and the working of co-operation partners to better take in to account the energy and environmental issues

For the achievement of the targets the Ministry of the Environment shall, in line with the budgetary appropriations available in each year:

- Develop provisions and procedures for subsidising energy audits of residential buildings. Commitment to long-term energy conservation activity is taken in to account as a positive factor when defining the amount of subsidy.
- Develop provisions and procedures for the implementation of energy aid system
- Promote in co-operation with ASRA, MTI, Motiva and education organisations the adding of energy efficiency issues into training programmes.
- Allocate funds for Motiva to enable it to take part in the development and follow-up of the agreement system

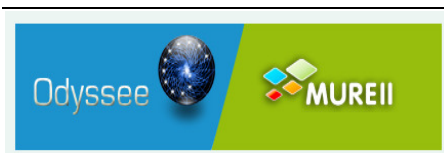
For the achievement of the targets the MTI shall, in line with the budgetary appropriations available in each year:

- Promote in co-operation with ASRA, Ministry of the Environment, Motiva and education organisations the adding of energy efficiency issues in to training programmes
- Allocate funds for subsidies for energy conservation or renewable energy projects of the individual energy conservation agreement participants. The subsidised projects must meet the general conditions for energy aid.

When signing the instrument of accession an organisation agrees to:

- Make, within a year from signing the instrument of accession, a report on the situation of energy use from a period of three years. The report will describe the use of fuels, heat, electricity and water and the energy saving measures carried out in the building stock.
- Draw up an efficiency plan that consist of the following elements: the quantitative energy efficiency targets, a plan for carrying out energy audits, a plan for increasing the scope of energy use monitoring, other activities and the estimated costs and timetable for all the measures.
- Appoint a person or persons to take charge of relating to energy use issues in the company/organisation
- Act in co-operation with the inhabitants and users of the buildings to improve energy efficiency
- Carry out the planed energy audits and to implement the found energy saving measures that are appropriate for both the building owner and the inhabitants.
- To promote the use of new energy efficient technology and techniques using renewable energy sources in equipment acquisitions and in new or repair construction enterprises according to the recommendations of the ministries of environment and of trade and industry, whenever it is conceivable from economical, safety and environmental aspects.
- To provide ASRA (or a consultant named by ASRA) every year by April information on the energy use of the building stock, the energy saving measures and the development of energy efficiency and the factors contributing to energy efficiency.
- To provide information on energy use, energy saving and the use of renewable energy sources to the maintenance personnel and to the inhabitants of the buildings and endeavour to increase the energy training and energy knowledge of the maintenance personnel.
- Endeavour to develop the processes and the working of co-operation partners to better take in to account the energy and environmental issues

The coverage of the agreement was 72% (210 000 apartments) of the building stock of the member organisations of ASRA at the end of 2006. This corresponds to approximately 16% of the whole stock of blocks of flats and terraced houses in Finland.



An interim target for 2006 was to have 50% of the energy consumption audited and under regular monitoring. By the end of 2006, the member organisations had had 1.9 million m² audited corresponding to 17.6% of the totality. Regular monitoring was implemented in 99% of the building stock.

Voluntary Energy Conservation Agreement of Real Estate and Building Trade 1997-2007

Described in the history of FIN21-TER (Energy Efficiency Agreement of the Property and Building Sector - Commercial Property Action Plan).

References

The 2017-2025 period: <http://www.energiatehokkuussopimukset2017-2025.fi/en/> (information available in English, Finnish and Swedish)

The 2008-2016 period: <http://www.energiatehokkuussopimukset.fi/en/> (information available in English, Finnish and Swedish)

