

CASH 'Cities Action for Sustainable Housing'

Energy Efficiency for Social Housing

Municipality of Eordea, Ptolemaida, Greece

Local Action Plan CASH – URBACT II
January 2012
V.2

1. CONTEXT

1.1 BASELINE STUDY

Global context: In Greece there are still many problems and obstacles, how the building stock can be modernised and improved in an energy efficient way.

One first attempt for regulations and convergence of the Greek law to the Kyoto Protocol was the approval of the “National Programme for the decrease of greenhouse gas emissions for the period 2000-2010”.

This program was appointed by a Ministerial Council Act (March 2003) and by that time and as far as the Housing sector was concerned, the estimations were that the consumption will present a slight increase in the coming 20 years, due to the air conditioning devices.

Now, the “visible” national target is the European common 20X20X20, which, of course seems to get more and more difficult with the continuity of the economic crisis and the austerity it demands.

It is obvious that this and all newer national regulations (which are really new), with sometimes contradictions, are generally not very satisfactory and a further codification of them is more than needed to simplify things.

The main activities on the local level will be concentrated on organizing information for house owners and tenants, to get more transparency how they can get benefit by the modernisation of their buildings compared to the cost needed.

Local Context: The city of Ptolemaida has got a significant experience in energy saving infrastructure, due to the existence of the first installation of district heating all over Greece. Furthermore, it is a signatory City of the CoM and member of the Energy Cities association.

There is no such thing as “social housing” in Ptolemaida and in Greece in general and there is a large percentage of house property by individuals. Additionally, there is only a small amount of houses that resemble the “social housing” term, as it is present in the Europe.

On the other hand, the individuals and housing construction entrepreneurs have only a time limited experience in specialised energy efficiency actions, more than the law for the building of houses defines.

Problem Analysis: The baseline study has been prepared in February 2010. During the Study, the background of the situation concerning the modernisation of housing in Ptolemaida was presented. On the other hand, there is a significant amount of buildings, owned by the Municipality, whose energy efficiency level is really low.

1.2 LOCAL SUPPORT GROUP and LOCAL PARTNERS

The Local Support Group (LSG) held its inaugural meeting in February 2010 at the time of the Baseline Review visit (peer review).

Main participants of the Eordea-CASH-LSG are the following:

- Municipality of Eordea,
 - Programming and Planning Dept.
 - Urban & Land Planning Dept.
 - Municipal District Heating Company
 - Environmental & Cleaning Dept.
- Local branches of nationwide banks
- Representatives of private housing and building/renovating companies
- Club of Engineers of Eordea (Architects/Engineers)
- Public Power Company (DEI SA)
- Centre of Renewable Energy Sources
- Local and Regional Media representatives

These partners were actually chosen in such a way that all sectors that are directly and indirectly linked to the housing sector to be represented. From the municipal point of view to the banks and the entrepreneurs that construct the buildings and from the PPC (Public Power Company DEI SA) that plays a key role in the area to the media that can play the role of transferring the message of the ULSG to the citizens.

The LSG held –until now- two more meetings, on August 2011 and on January 2012.

During the 2nd ULSG meeting, the legal framework in Greece was thoroughly discussed, as well as the strategic axes of our LAP and the project situation and the next steps were discussed during the 3rd ULSG meeting.

1.3 MAIN TARGETS of the CASH project in Eordea

There is no long-term tradition in Greece concerning energy efficiency in residential buildings. Only some directives, Laws and Acts, mainly concentrated on new constructed buildings.

During the last couple of years, there are some new national regulations to modernize the residential building stock, which compared with some new funding programmes seem to be widely accepted by the Greek residents and especially owners (i.e. “Economise at home” programme).

There are no other support programmes on national or regional level for supporting such initiatives.

The problem in Greece with the new regulation (called “KENAK”) is the supervision of the construction, so that the energy efficiency standards to be confirmed. Also, this regulation has caused an increase in the construction cost, which is a disadvantage nowadays. Also, the overall building capacity has been significantly dropped due to the economic – credit- crisis.

The Greek government has set a new rules and regulations for the energy efficiency, but because of the current situation it is highly impossible and unlike that these goals (like 20X20X20) will be met.

On a local level, the Municipality of Eordea has a main plan, about the energy, where the saving of energy (heat and electricity) and the growth of district heat and cogeneration are the main targets.

This plan has to be reinforced by the presence of the newly established term of “energy supervisors”, appointed by the Ministry of Environment.

Also, there is a big potential for the municipality of Eordea, is to take advantage of the European Co-funded Projects (like ESPA 2007-2013) and proceed with the improvement of the public buildings’ energy efficiency, so that the operational costs can be decreased to a significant level.

In the municipality of Eordea and because of the activity of the PPC, some villages are forced to be relocated, so that the lignite in their underground to be excavated and exploited. These relocations can be a significant chance for the municipality to create innovative villages where the energy efficiency and the decrease of CO2 emission will be the top priority.

1.4 **COMMUNICATIONS STRATEGY**

Information about the CASH project will be distributed thoroughly either by the Municipal Press Dept. or the members of the LSG, which are a regional TV Channel and a prefectural newspaper.

Main target groups of the communication are the housing companies, the housing owners, chambers of architects and engineers, associations of land lords and tenants, politicians on local and national level.

Tenants will be informed about a local press of housing company, which is disseminated among all tenants.

The local action plan in the Municipality of Eordea (LAP) will be focussed on the following strategic axes of actions, working steps and targets:

2.1 Strategic Axis 1: Social Sector

- a. The level of public awareness has to be risen, as well as their energy training and education, through constantly measurable data, targeting to the improvement of their behaviour. An annual meeting or workshop, together with a TV Show would definitely improve things in this sector.
- b. An information centre has to be established. Its target will be to inform the citizens about the ways they can improve their houses' energy efficiency and this could be done with the cooperation of the Club of Engineers of Eordea, whose members are also Energy supervisors (some of them). A guide could also be issued by this informative centre. Therefore the next activity for the LSG is the location of a suitable office – probably in the City Hall- to host this information centre.

2.2 Strategic Axis 2: Administrative Sector:

There is a huge lack of the operation of an energy service company (ESCO). Its role could be covered by the municipal district company and this initiative has to be more thoroughly examined. The problem is that the legislation for the operation of such a company is not yet totally described and specified by the Greek government.

2.3 Strategic Axis 3: Technical Sector

A series of pilot projects for the improvement of municipal buildings' energy efficiency improvement shall take place (like schools, swimming buildings etc).

2.4 Strategic Axis 4: Financial Sector

A thorough and detailed recording shall take place, where all the financial tools in regional, national and European level will be there, tools that assist citizens and enterprises to improve their buildings' energy efficiency.

3.0 CONCLUSION

This local action plan has already taken into account the general strategic planning of the Municipality of Eordea and one of the following steps for the municipality is the incorporation of the actions and activities of the above mentioned Strategic Axes at the final Municipal Business Plan. In this way, the political commitment will be more than obvious to the coming years and next municipal authorities of the area.

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Municipality of Eordea

