

Stakeholder engagement on the EIB Group's Climate Bank Roadmap 2021-2025

Webinar 5 - Thursday 25 June 2020
Session 1, Part 2 - Buildings

Summary of discussions

The European Investment Bank (EIB) Group welcomed the over 200 webinar participants. It explained the arrangements to ensure an effective discussion, noting that statements will not be attributed to individuals unless expressly requested.

The EIB delivered a [presentation](#) about the **buildings** sector. It summarised relevant challenges, the role of the sector in the EIB's activities, the key points that stakeholders raised in the first round, the possible future EIB approach and the main outstanding questions. The floor then opened for discussion.

Several participants considered that **increasing housing prices** are a major cause of poverty in Europe, have unequal distributional effects and result in greenhouse gas (GHG) emissions from commuting. The EIB agreed and stated that affordable and social housing are key priorities. When financing housing projects, the EIB considers not only the building envelope, but also its location. Experience shows that early planning lowers the cost of implementing energy efficiency measures and standards.

A participant suggested that the EIB should make available **financial products that reward energy efficiency and GHG emissions savings**. The EIB explained that its investments aim to achieve the cost-optimal refurbishment level as defined under the [Energy Performance of Buildings Directive \(EPBD\)](#). Higher levels of energy performance could be rewarded through grant programmes co-financed by the EIB.

A representative of environmental and human rights NGOs commended the EIB's "energy efficiency first" principle. He referred to the experience of the Czech Republic's housing programme as a catalyst for **economic recovery and job creation**. He suggested that the EIB should **work with cities** to design energy efficiency improvement programmes and **prioritise countries** with lower energy performance building stocks. The EIB agreed that building renovation should be a key component of the recovery package. The EIB provides technical assistance (e.g. through [ELENA](#) and [URBIS](#)) to help cities, local banks and other stakeholders implement building refurbishment and urban energy efficiency projects. It cooperates with national promotional banks to develop products specifically targeting energy efficiency.

Another participant stated that better monitoring energy performance before and after an investment would help **identify which measures are more effective** and guide

investment decisions. The EIB confirmed that it is open to discussing technological solutions to monitor the outcomes of energy efficiency projects.

A representative of development and environmental NGOs invited the EIB to more ambitiously **prioritise deep building renovation** in line with 2050 targets for net zero GHG emissions. The EIB explained that it does not finance shallow renovations but consistently aims to achieve the deepest economically possible renovation in line with standards implementing the EPBD. Several participants asked if buildings may require **additional renovations to meet the 2050 targets**. The EIB replied that, at present, reaching near zero energy building levels requires blending loans with grants.

A participant from an environmental NGO recommended that the EIB should **prioritise the electrification of heating and cooking appliances**. Moreover, the EIB should **not finance gas or biomass** to avoid locking in carbon emissions. The EIB agreed that electrification should be eligible for financing, together with e.g. district heating from renewable energy sources and combined heat and power.

Finally, the EIB Group noted that the [EU taxonomy for sustainable activities](#) will provide further guidance concerning the prioritisation of renovation investments as well as circular economy and embedded carbon approaches to building materials.

The EIB Group thanked participants for their constructive participation and reiterated the invitation to submit written contributions by 9 July.