

BE-C[C11]-I[I-1A] Renovations of private and social housing**BE-C[C11]-I[I-1A]-T[5] Renovation of private residential and social housing (step1)****Date of completion: Q3 2024****1) Context: description of the measure and relevant context from the CID annex [text in full from the English version]**

The objective of the measure is to stimulate and accelerate the energy renovation of social housing by increasing the support from the Flemish Climate Fund to social housing companies and the Flemish Housing Fund. The renovation of social housing shall reduce on average at least 30% of primary energy consumption, as defined in Commission Recommendation (EU) 2019/786 on the renovation of buildings.

2) Copy of the milestone/target wording [text in full from the English version]

Seq.num	Measure (reform or investment)	Milestone/Target	Name	Qualitative indicators (for milestones)	Quantitative indicators (for targets)			Indicative timetable for completion		Reporting and implementation responsibility	Description of each milestone and target
					Unit of measure	Baseline	Goal	Quarter	Year		
5	C11.I-1A Renovations of private and social housing	Target	Renovation of private residential and social housing (step1)		Dwellings	0	64112	Q2	2023		64 112 residential dwellings (private and social housing) renovated. This target is indicatively broken down into the following sub-targets, which do not have to be reached individually provided that the above levels of renovation are achieved: Private housing: (i) Flemish Region (R-1.01, subsidies for energy efficiency and renewable energy): 49 500 dwellings. (ii) Flemish Region (R-1.01, energy grant scheme for energy efficient

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											renovation): 7 560 dwellings (iii) Brussels-Capital Region (R-1.02): 2 341 dwellings Social housing: (i) Flemish Region (I-1.01): 4 010 social housing units (ii) Brussel-Capital Region (I-1.02): 701 social housing units The renovation of 4 711 social housing units shall reduce on average at least 30% of primary energy consumption, as defined in Commission Recommendation (EU) 2019/786 on the renovation of buildings.

Verification mechanism:

Summary document duly justifying how the target (including all the relevant elements, as listed in the description of target and of the corresponding measure in the CID annex, including its sub-measures) was satisfactorily fulfilled.

The summary document shall notably cover:

1. Statistics and breakdown of number and categories (private, social housing) of dwellings renovated per sub-measure, including overview of their location (e.g. region or province).
2. For sub-measures, I-1.01 and I-1.02, a summary justification on the primary energy savings achieved. The justification shall indicate the methodology used to compute the average reduction in primary energy demand.

As an annex 1, for each sub-measure, I-1.01, I-1.02, copies of the detailed methodologies (including energy reduction simulations) used to justify and calculate the energy savings per sub-measure, including underlying assumptions. Where relevant, the eligibility criteria to the subsidy.

As an annex 2, a spreadsheet listing the references to the primary evidence, each with a unique identifier, and grouped by sub-measure in line with the description of the investment in the CID annex under I-1A (R1.01, R1.02, I-1.01, I-1.02). To verify the renovation of 64 112 dwellings of which 4 711 social housing units shall reduce on average at least 30% of primary energy consumption, (sub-measures I-1.01 and I-1.02) the spreadsheet on housing unit level shall include the relevant references to the following evidence on the (i) completion of the works and (ii) the energy performance:

(i) The completion of work shall be demonstrated by:

For social housing projects I-1.01, I-1.02, a certificate of completion issued in line with national legislation, like a provisional reception report ("*procès-verbal de réception provisoire/ proces-verbaal van voorlopige oplevering*") signed by the contractor and the competent authority evidencing the completion of the works

And

For private renovation projects R-1.01, R-1.02, R-1.03, a proof of completion of eligible works delivered by the beneficiary or his contractor.

(ii) For social housing projects I-1.01 and I-1.02, the energy performance shall be demonstrated by either the energy performance certificate before and after renovation or a document stating the calculated energy savings (e.g. via energy reduction simulations) combined with public procurement tender specifications or technical specifications of the works.

On the basis of a sample that may be selected by the Commission, copies of the documentary evidence shall be submitted for each of the renovated dwellings on the (i) completion of the works and (ii) the energy performance, as specified above for each sub-measure.

Further specification: (if relevant)

3) List of key evidence provided in FENIX

	Identifier [same as in FENIX]	Name of the evidence. For legal acts please provide the full legal reference and date of entry into force	Short description	Link to the requirements below
1		BE_PR3_1A-[T5]_summary	Summary document with i) statistics and breakdown of numbers and categories of dwellings renovated per sub-measure and ii) justification on the primary energy savings achieved	1, 2 and 3
2		BE_PR3_1A-[T5]_Annex1_energysavings	Spreadsheet with description and calculations of theoretical primary energy savings achieved	3
3		BE_PR3_1A-[T5]_Annex2_primary_evidence	Spreadsheet with primary evidence	1, 2 and 3

4) Detailed justification

[Explain clearly how the achievement of the milestone/target is demonstrated by the evidence provided, covering ALL elements of the milestone/target and the elements of the measure description that are directly or indirectly linked to the milestone/target's requirements. (e.g. the fact that (i) a certain institution had (ii) to accomplish something (iii) in a certain way in order (iv) to achieve a certain goal (v) by a certain date). Please provide a clear link between all the below elements and the one or more evidence items listed above.]

Requirement 1: 'Private housing – Flemish Region: R-1.01, subsidies for energy efficiency and renewable energy, 49 500 dwellings'

Grant applications for the integrated grant scheme "Mijn VerbouwPremie" (MVP): started October 2022. By 30 June 2023 36.771 grants for energy efficient renovation (roof, floor, high performance glazing, wall insulation) and renewable energy (heat pump, heat pump boiler and solar water boiler) were approved, corresponding to **134.245 dwellings renovated**. For a complete list of unique dwellings renovated with the financial support of MVP, see: [BE_PR3_1A-[T5]_Annex2_primary_evidence].

At the start of the project, it was estimated that the unique counter would go online from April 1, 2022. Due to delays in development, the launch of the unique counter had to be postponed to October 1, 2022. Subsequently, it took some time to establish a well-functioning back office that allows for large-scale processing of cases and fully trained case handlers. Consequently, there was a delay in processing cases, which has been caught up since the second half of 2023. See the table below:

	June 2023	December 2023	May 2024	September 2024
Total number of grants approved since the start	36.771	86.905	142.637	185.091

Number of dwellings renovated	30.409	67.382	106.198	134.245
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Requirement 2: 'Private housing- Flemish Region: R-1.01, energy grant scheme for energy efficient renovation, 7 560 dwellings'

Grant applications for the EPC label grant started January 1, 2021. By June 30, 2023 in total 2.015 EPC label grants were approved, which corresponds to **7405 unique dwellings** that were renovated with the financial support of the EPC label grant (see: BE_PR3_1A-[T5]_Annex2_primary_evidence for a complete list)

Current numbers are not representative for the ultimate success and the final number of thoroughly renovated dwellings with the financial support of a EPC label grant, as there is a significant time delay between the start of the renovation works and grant application. The procedure for grant application is as follows: the applicant has to register the "EPC-before renovation" demonstrating the poor energy performance of the dwelling, and then has 5 years to complete the renovation works. After the renovation works, he/she has another year to complete the grant application and submit an "EPC-after-renovation".

By June 30, 2023, **9.084** "EPCs before renovation" had already been registered in the grant application system. By May 31, 2024, this had increased to 16.326.

Requirement 3: 'Social housing - (i) Flemish Region (I-1.01): 4 010 social housing units. The renovation of 4 711 social housing units shall reduce on average at least 30% of primary energy consumption, as defined in Commission Recommendation (EU) 2019/786 on the renovation of buildings.

Results of completed projects

	Total projects allocated	Completed projects			Unfinished	
		Results on 30/06/2023	Results on 31/12/2023	Results on 11/12/2024	Completion of work reported, verification process has started * on 11/12/2024	Under construction on 11/12/2024
N° projects	135	18	35	89	16	29
N° dwellings	4192	646	1382	2640	316	1208
- Reconstruction	1361	(0,4%) 5	(6%) 78	(42%) 574	(17%) 226	(41%) 561
- Total energy reno	718	(9%) 67	(10%) 69	(49%) 352	(1%) 7	(50%) 359
- Partial reno	2113	(27%) 574	(58%) 1235	(81%) 1714	(4%) 83	(14%) 288
Theoretical energy savings [kWh/year]	44.459.648	2.939.620	7.751.516	23.645.056	3.514.708	17.129.884
% reduction	39%	14%	19%	31%	48 %	58%

* before we consider projects as totally completed they have to go through a verification process of all obligatory documents that prove the minimal technical requirements are met.

This verification process takes some time, resulting in a delay of the final results on the CO2 reduction.

In most cases private residential dwellings are renovated 1 building at a time. Whereas renovation projects for social housing (preferably) contain a whole street or even a whole neighborhood. These projects therefore have a longer lead time. There is also a big difference in the type of renovation works within a project. Within the VKF subsidy system we differentiate 3 main categories of works:

1. Complete reconstructions: projects where the cost of renovation would exceed the cost of demolition en constructing a new building

2. Total energy renovations (TER): projects where the outer shell and HVAC and sanitary hot water installations are completely renovated
3. Partial renovations: projects that only carry out partial renovations

Because of the different scale of the renovation works between the different types of renovations the execution time of the projects are vastly different. Typically partial renovations only take a couple of months, whereas complete reconstructions take a couple of years depending on the number of homes involved.

On 30/06/2023 the majority of the finished projects were partial renovations. This explains why the primary energy savings percentage at that time was only 14%. Since these projects mostly contain only 1 or 2 types of renovation works the energy savings are smaller as well. By 30/06/2024 we can see the complete reconstruction and TER projects were slowly starting to increase in numbers which leads to an increased primary energy savings percentage of 23% at that time.

On 11/12/2024 the number of finished projects that are reconstructions or complete renovations is steadily going up. This explains why the primary energy savings percentage has reached 31%.

Estimated timing projects under construction

	Total projects allocated	Completed projects	
		Results on 31/12/2025	Results on 31/12/2026*
N° projects	135	129	133*
N° dwellings	4192	3754	4063
- <i>Reconstruction</i>	1361	(80%) 1092	(93%) 1260
- <i>Total energy reno</i>	718	(87%) 624	(100%) 718
- <i>Partial reno</i>	2113	(96%) 2038	(99%) 2085
Theoretical energy savings [kWh/year]	44.459.648	38.892.606	42.865.758
% reduction	39%	38%	39%

* the estimated timing of completion of the 2 remaining projects is either unknown at this time or estimated very generously.

All of the numbers provided in the tables above can be found in annex [BE_PR3_1A-[T5]_Annex2_primary_evidence]