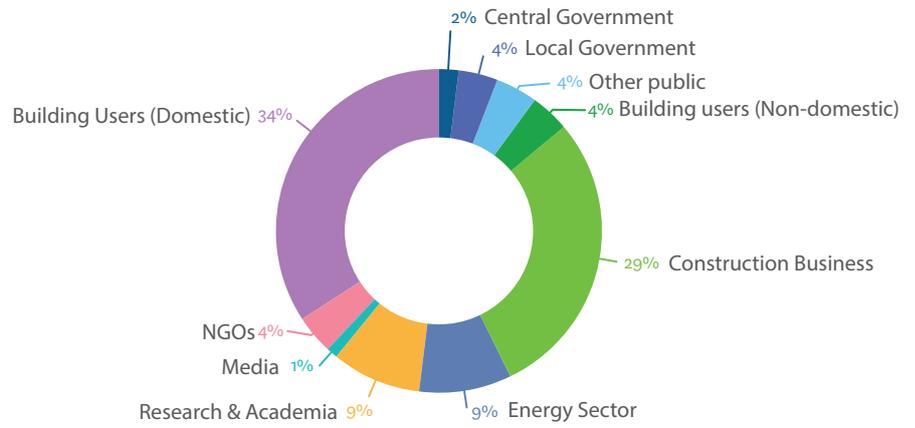




Over the past year, the BUILD UPON project has brought together a uniquely diverse community of nearly 2,000 organisations at over 100 events across Europe, to co-create the national building renovation strategies that are due by the 30 April 2017 EU deadline. These strategies are critical to reducing the impacts of climate change from energy use in buildings, and creating buildings that deliver a high quality of life for everyone.

As part of this, the Sweden Green Building Council and its partners have brought together a community of 141 organisations at 6 events across Sweden, and created cross-sector dialogue over the following set of key recommendations for Sweden's renovation strategy.



Breakdown of organisations participating in BUILD UPON in Sweden

RECOMMENDATIONS FOR SWEDEN'S NATIONAL RENOVATION STRATEGY

1. Involving the Residents

To increase the acceptance for deep renovation we need to involve the residents in the renovation process. Residents need to be involved and informed at an early stage and throughout the renovation process so that changes are well anchored and understood. The involvement can create a win-win situation since the residents also have valuable insights and ideas that should be taken into account.

2. Communicating the Multiple Benefits of Renovation

To increase the demand for deep renovation from residents we need

to make it more attractive. We have to "sell the sizzle" and stop talking in terms of kilowatt hours to make it more understandable. We should communicate benefits other than energy savings, for example, lower costs, better standards, health and comfort.

3. Quantifying the Benefits of Renovation

To show that deep renovation can in fact be profitable, there needs to be a common and widespread method for calculating profitability with a long-term and holistic perspective. It would be particularly useful to measure not just the energy savings, but also the multiple benefits of energy savings including

the impact of renovation on property value. Renovation into more modern and comfortable buildings can increase the popularity, reduce the incidence of residents relocating whilst raising prices. The costs of not doing anything should also be taken into account.

4. Certifying Deep Renovation of Multi-Family Buildings

To decrease uncertainty and insecurities among property owners, developers and others, a certification scheme for deep renovation of multi-family buildings should be developed. A certification scheme by an independent and impartial organisation could work as a guarantee and quality assurance for the building



and increase the property owners' reputation. The certification scheme could also include social and ecological benefits, for example a reduction of unemployment or mitigation of climate change. Such a certification scheme can make deep renovation (and some energy efficiency measures that might not be economically profitable) more attractive for property owners and residents.

5. Education and Training to Increase Confidence and Competence

To increase the competence and thereby confidence among tenant-owned housing associations and their board members, there needs to be education, training and support in the decision-making process regarding agreements with contractors, suppliers and other stakeholders. An increase in the rate of deep renovation requires competent and confident

tenant-owned housing associations who dare to make brave, well-founded and long-term decisions regarding energy renovation.

6. Sharing of Best Practice

To reduce the fears and uncertainties concerning deep renovation, there needs to be more effort to ensure that best practices and good examples are shared. This will be particularly beneficial for small property owners and tenant-owned housing associations that wish to meet people in the same situation and hear about, see and experience how others' renovation processes has been carried out. Talking to people in a similar situation and having a chance to ask questions, can increase the understanding and knowledge while decreasing the risks and uncertainties. To see that other projects have been successful makes it more convincing and

achievable.

7. Combining Maintenance and Renovation

Finally – it's important to take the opportunity to combine renovation for maintenance with making energy efficiency measures. A large portion of Sweden's existing building stock, especially "the million program" (houses built in 1965-1975), desperately need to be renovated. However, short-term repair projects are not enough - there needs to be a dramatic reduction in energy consumption to reach national and global goals. Caution must also be applied to avoid lock-in effects and therefore, the aims should be high and focused on deep renovation from the beginning.

Thanks to all the Swedish organisations that have been involved in the BUILD UPON project, and in particular our 'Change Leaders' who have helped guide the project.



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