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UN Economic and Social Council
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04.06.08

Dear Mr. Turmes,

The International Union of Tenants takes the chance to address to you as Rapporteur of the **2008/0016(COD) DRAFT REPORT** on the proposal for a directive of the European Parliament and of the Council on the promotion of the use of energy from renewable sources (COM(2008)0019 – C6-0046/2008 – 2008/0016(COD))

The use of renewable energies in the construction and refurbishment of housing has direct impact on the rent prices. The costs can be split on the rents. The tenants pay at least the use of renewable energies in the rental housing stock. Therefore we propose to you to consider the following amendments in your report: **(IUT-proposals for changes underlined)**

1) Amendment 85 Proposal for a directive Article 12 – paragraph 4

4. In their building regulations and codes Member States shall require the use of minimum levels of energy from renewable sources in new **and** refurbished buildings.

The use of renewable sources in buildings shall be obligatory combined with energy-efficiency and energy-saving measures.

Justification:

Mandatory installation of renewables into all new buildings and major refurbishments are key to speed up penetration of renewable energies.

Epecially the existing housing stock is in conclusively in the focus, in many European countries the construction of new housing is decreasing. The use of renewable energies has direct impact on the housing costs. In rental housing, it can be split on the rents. In order to keep the rents and the heating costs affordable the use of renewable energies in buildings shall be obligatory combined with energy-efficiency and energy-saving measures.

2) Amendment 92

Proposal for a directive

Article 13 – paragraph 4

4. Member States shall develop guidance for planners, social **and public** housing companies, **private housing companies**, real estate managers, local decision makers and architects so that they are able properly to consider the use of energy from renewable sources and of district heating and cooling when planning, designing, building and renovating industrial or residential areas.

Justification:

All actors of the decision-making chain on buildings need to be involved.

Social, public, regional, and municipal housing companies shall play a flagship role for the use of renewable energies and apply the plus energy standards from 2010 onwards (see new amendment Article 12 paragraph 4 a). But we also strongly need the engagement of private investors to fulfil the 20% target of renewable resources in 2020.

We would appreciate if you consider our amendments in your report. We think that it is necessary to use renewable energies in construction and refurbishment of housing in order to contribute to climate protection and the reduction of CO₂-emissions. But the rents have to stay affordable. Therefore we need an obligation to combine the use of renewables with energy-efficiency and energy-saving measures. This is the only way to control the exploding costs for heating- for many tenants in Europe a “second rent” they have to pay.

The IUT represents 34 national and regional tenant organisations in Europe. These 34 organisations represent tenants in the private, social and public sector.

Kind regards,

(original signed by)

Barbara Steenbergen
International Union of Tenants