VIOLET PROJECT

ALEC

Agence Locale de l’Energie et du Climat – métropole bordelaise et Gironde

ACTION PLAN
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Introduction

The EU building stock has a unique mix of historical and modern architecture. The cultural value we attribute to our traditional and historic buildings denotes our identity as communities and individuals, playing an important role in urban and rural environments. However, in a perspective of climate and environmental policy, such buildings demand excess energy if compared to modern building structures.

Despite this, EU legislation, such as the Energy Performance of Buildings Directive (EPBD) (2018/844/EU)\(^1\) and the Energy Efficiency Directive (2012/27/EU), provide standardised methodologies and do not consider the application of modern energy efficiency standards to traditional and heritage buildings. In this context, much of the Member States regulations are based on the European Standard ‘EN 16883:2017 Conservation of Cultural Heritage Guidelines’\(^2\), even though this is only a suite of non-statutory guidelines.

Neglecting the above might run the risk of enhancing negative perceptions around traditional and heritage buildings, as poorly performing or noncompliant. Although, analysis shows that the original construction of such buildings may outperform the proposed energy efficiency interventions. For instance, the building’s fabric might have comparative advantage in terms of embodied energy reduction and energy savings during construction/refurbishment stages. The implementation of public policies in this field requires a solid understanding about the existing traditional and heritage building stock, especially about its special features.

The Action Plans, stemming from the work carried out throughout the VIOLET project, aim to raise awareness on this important subject matter. The Action Plans have the ambition to change the current policy scenarios across the various regions by giving this building stock the adequate relevance in EU and national legislation. Traditional and heritage buildings must be included in the current legislation/regulation in a more elaborated and targeted manner than currently provided for exists, also through the adoption of mandatory provisions. Yes, this is challenging, requiring flexible approaches, but, on the other hand, their compliance with too extensive and strict criteria could cause a deteriorating service to end users or even the inactivity of the building, causing the loss of an invaluable cultural and architectural heritage.

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\(^1\) To be transposed into national legislation by early 2020.

\(^2\) Drafted by the technical body for the Conservation of Cultural Heritage within the European Committee for Standardization (CEN)
Executive summary

VIOLET highlighted the specificity of patrimonial buildings regarding the regional policy in terms of building energy renovation. The first phase of the project has been implemented at the same time of the co-building phase of the Regional Plan for Energy Efficiency (PREE) of Nouvelle Aquitaine, a regional transposition of a national requirement of the Law on Energy Transition for Green Growth and the Energy Buildings Renovation Plan. This alignment of schedules enables to make the most of VIOLET exchange process to improve regional policy instruments.

However, and because the Nouvelle-Aquitaine Region is involved in the local group of experts since the beginning, several actions can be implemented without waiting for the formal signature of the PREE, in march 2020, pending their integration in this important framework plan for the future energy renovation policy of Nouvelle-Aquitaine.

1) Call for proposals launched during the first phase are improved with a bonus for patrimonial buildings;
2) Training session for funding instructors on energy renovation with a focus on patrimonial buildings;
3) On-site training for craftsmen's grouping to target high performance renovation and capitalize on patrimonial buildings;
4) Publication of an "alert document" for contracting owners to propose them a principle of "drawer" audit specifications.

This first set of actions aims to consider patrimonial buildings specificities when they are renovated through skills improvements of different stakeholders. They will enable to initiate a better identification of these buildings and a feedback on good practices.
I. General Information

<table>
<thead>
<tr>
<th>Partner organisation</th>
<th>Agence Locale de l'Énergie et du Climat - métropole bordelaise et Gironde (Alec)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other partner organisation</td>
<td>Conseil régional Nouvelle-Aquitaine (RN-A)</td>
</tr>
<tr>
<td>Country</td>
<td>France</td>
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<tr>
<td>Nuts region</td>
<td>Nouvelle-Aquitaine</td>
</tr>
<tr>
<td>Contact person</td>
<td>Valérie Degrange</td>
</tr>
<tr>
<td>E mail adress</td>
<td><a href="mailto:valerie.degrange@alec-mb33.fr">valerie.degrange@alec-mb33.fr</a></td>
</tr>
<tr>
<td>Phone number</td>
<td>33 5 56 00 53 38</td>
</tr>
</tbody>
</table>

The Local Climate and Energy Agency for Bordeaux metropolis and Gironde territory - Alec - was in 2007 by the local governments (Bordeaux metropolis, Gironde Département and Aquitaine Region) and by the Regional delegation of Ademe to provide a neutral and objective public engineering service on the territory. In 2015, Local energy Agencies have been recognized by the French law as of public interest as local support organization for energy policies.

The administration board is made up of seven colleges: Founding members, local authorities, non-profit organizations, social housing companies and co-ownership, researchers and qualified persons, energy professionals or representative in private sector, staff representative.

As a public engineering organization on climate-energy issues founded by big local authorities, Alec is always supporting them both upstream and downstream implementation of new policies: energy and climate action plans, tenders, specification, ... 

Alec is a neutral and objective non-profit organization and, with that, have the ability and experience in gathering various stakeholders.

For VIOLET, Alec has developed the approach developed at EU level at a local level by gathering a group of experts (community of practice, see annex1) around a co-animated process with CAUE (advisor for architecture, urban planning and environment).
II. Local Context

Policy instrument: shift to the most appropriate of the moment

During the current period 2014-2020, a territorial reform\(^3\) has redistributed the French regions. It was effective in 2016. Aquitaine Region is now part of Region Nouvelle-Aquitaine that includes two other former regions (Limousin and Poitou-Charentes). This induced that the New-Aquitaine region is now managing three different Operational Programs with different priorities and different budgets. The Regional authority decided that any change in Operational Programs would be a too long process (ex-ante studies, redistribution).

They decided to focus on other instruments:

- Region own funding (Energy Transition of Territories Department budget) for segments that are not taken into account in the current ERDF programming.
- The PREE (Regional Program for Energy Efficiency), the appropriate regional plan that will be part of the SRADDET (Schéma régional d’aménagement et de Développement du territoire), made mandatory by the laws on territorial reform.

The SRADDET is the strategical plan stems from the law NOTRe\(^4\) and aiming to reinforce the authority of new the Régions. It will include the current instrument coming from the Law Grenelle II (2010): SRCAE – Schéma Régional Climat Energie and the new PREE (Regional Program for Energy Efficiency).

The PREE\(^5\), stems from the national Energy Transition Law for Green Growth in 2015, will be deployed in 2020 in the new French regions. It concerns housing and tertiary buildings and it is intended to implement the objectives of the SRADDET, which was approved in July 2019. It is funded by regional funds.

The Regional authority, which is also a founder member of Alec, is involved in the project since the beginning, with the participation of the Energie-Climat Service in the local experts' meetings devoted to Violet project. They took advantage of Violet process to improve their policy despite these circumstances. The Regional authority had the ability to implement some actions before the formal signature of the PREE, and include them afterward in the PREE to be able to have formal indicators in phase 2 of VIOLET.

Thus, the national reform to merge the Regions prevents any change in POs but the national measures making the development of a regional planning tool for energy transition mandatory, gives the opportunity to focus on the appropriate instrument to improve the regional policy.

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\(^3\) loi n° 2015-29 du 16 janvier 2015 relative à la délimitation des régions, aux élections régionales et départementales et modifiant le calendrier électoral

\(^4\) La loi n° 2015-991 du 7 août 2015 portant nouvelle organisation territoriale de la République

\(^5\) The PREE aims to "define the modalities of public action in terms of orientation and support for private owners, landlords and occupants for the implementation of energy renovation works in their homes or private premises for tertiary use". It must especially set up the public service for the energy performance of housing (SPPEH) which must be based on the deployment of territorial platforms for energy renovation as one-stop shops.
Regional situation

The action plan refers to regional policy objectives toward energy transition in building sector. The policy implemented by the Region aims to tackle the general issue:

- The building sector is representing 41% of the final energy consumed where housing is the second one with 29% of the whole energy consumed;
- 51% is built before 1974, the first thermal regulation;
- 14,7% of households of Nouvelle-Aquitaine are in a fuel poverty situation (34% in some départements);
- It represent a capacity of non-relocatable jobs for local enterprises.

Indeed, the regional policy for climate aims to reach three objectives:

- Massive refurbishment operation: 100 000 housings to refurbish per year, 7000 social housings
- Reduce energy poverty
- Target global and efficient renovation, at least 40% of energy gain.

Scope of VIOLET

The building stock targeted as a priority by the thermal regulation for existing buildings\(^6\) (RT Existant) do not concern buildings dating from before 1948. The typology of traditional buildings may either be treated like others or excluded from aid.

However, traditional buildings constitute a specific stock that requires specific renovation techniques.

These buildings generally consume less than the stock of post-1948 buildings targeted, but they are still much more so than those built after 1974, the first thermal regulation.

They represent one third of the existing French stock (9 million homes) and will remain in the landscape for many years.

From the beginning of the project, the scope for action plan has been defined to match with the regional policy objectives: massify energy refurbishment of existing buildings (renovate faster more buildings). VIOLET focuses on patrimonial buildings defined by its local experts group like:

- a building built before 1948, with traditional building techniques and whose building materials are natural and little transformed;
- a building built after 1948 with a particular heritage value, related to its history and architecture (to be studied on a case-by-case basis). This may include, for example:
  - A building built with natural materials and little transformed: stone, wood, briquettes, earth (adobe, bauge);
  - A building with a listed / remarkable heritage character.

These two categories need specific means and skilled labour to guarantee an efficient renovation, i.e. more time and more money compared to a “classic” building.

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\(^6\) arrêté du 3 mai 2007 relatif aux caractéristiques thermiques et à la performance énergétique des bâtiments
Process and progress to define the actions

At the starting date of the project, there were a poor integration of “energy refurbishment and heritage preservation” topic in the regional strategy for energy transition and the different dedicated policy instruments (Operational Program and others). Thus, the Region joined the Violet local group of experts since the beginning to make profit of the exchange process and improve its policy on the topic.

In 2019, the Nouvelle-Aquitaine Region started to include the topic in some calls for proposals. This first action, undertaken during the first phase, was directly inspired by the EU exchange process (see action 1).

In 2020, the Nouvelle-Aquitaine region will carry out a real integration of the topic in the frame of Regional Program for Energy Efficiency (PREE) (see § policy instrument).

The local contribution of Violet resulted in a dedicated workshop on the topic during the co-building phase of the PREE (annex2), and several actions specifically focused on patrimonial building energy refurbishment. To this end, Violet enable to make the most of its exchange process:

1. The local experts analyzed the 4 VIOLET general requirements (defined at EU level):
   - strengthen multi-sector cooperation,
   - implement specific technological and non-technical solutions,
   - improve the knowledge and skills of stakeholders,
   - monitor energy consumption and the impact of energy efficiency measures;

2. They designed concrete solutions to improve the local situation. They are of three kinds:
   - training / awareness-raising activities,
   - the evolution of urban planning documents,
   - the effectiveness of field practices.

3. They published these first results in a note for decisions makers of local communities, in order to capitalize the work done so far and enhance awareness on the topic (annex3).

4. These solutions were then put forward to the European partners of VIOLET, to investigate how their implementation could be inspired by good practices from existing European initiatives.

It is expected that the PREE will be formally signed in March 2020. Nevertheless, the regional authority have the ability to budget a certain number of actions suggested by VIOLET exchange process before the formal signature and to integrate them under the PREE afterward. That way enables to have concrete actions already voted for phase 2.

All these actions will contribute to improve the identification of patrimonial buildings within the energy renovation plan (PREE) a major weakness assessed during Violet process.
III. Actions

**ACTION 1 - Call for proposal improvement**

<table>
<thead>
<tr>
<th>Action</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Background</strong></td>
<td>This action refers to the Regional Strategy for Energy Renovation of Housing aiming to massif, promote global and performant renovation, tackle fuel poverty and revitalize downtown in rural areas. It has begun during phase 1 of VIOLET, while the Region was launching several calls for proposals on segments that are not considered in the current ERDF program. This action is directly inspired by a good practice reported by Cyprus Energy Agency, partners of VIOLET: incentives for protection, conservation and enhancement of the historic built environment and the cultural landscape, in urban and rural areas of Cyprus. It has been presented in May 2018 during the partners’ meeting in Germany like a possible solution for other partners. Then Alec presented it to the local experts in July 2018. The regional authority was a participant and could make profit of experts to evaluate how to adapt it to the local context. This program allowed owners themselves to seek the classification of their traditional building. Along the same line, it is expected that this action will help owners to consider their traditional building with its specificity when they undertake a renovation. In Cyprus, it consist in an extra financial assistance to the owner of a listed building to preserve and restore it, and it helps the urban development and regeneration in the ‘receiver’ areas (urban centers, commercial zones etc). Here, the action does not directly address the energy performance of buildings but energy upgrade interventions are not excluded. Thanks to feedback of Cyprus, the new action consist in extra financial assistance to owners of traditional buildings in calls for proposals on energy renovation. Indeed, in October 2018, Nouvelle-Aquitaine Region launched 4 calls for proposals that will serve as feedback in the definition of the PREE. They consist in incentives for Energy Efficiency measures for segments that are not taken into account in the current ERDF programming. In 3 of them, an extra assistance is proposed in case of patrimonial building. This action aims to:</td>
</tr>
<tr>
<td><strong>Action description</strong></td>
<td>The aid of 3 calls for proposals may be increased by €1,000 per building of a heritage nature entailing additional costs.</td>
</tr>
<tr>
<td></td>
<td>- Energy renovation of social housings of municipalities</td>
</tr>
<tr>
<td></td>
<td>- Energy renovation of small condominiums of social housings</td>
</tr>
</tbody>
</table>
- Experiment of grouping intervention on energy renovation of private single housings

A first assessment will be on the relevance of this action regarding the number of eligible projects. Adjustments will then be considered during the second phase of VIOLET and also to contribute to improve other policy instruments (ERDF,...). The projects that will benefit from this support will be specifically monitored both for activity assessment and to provide feedback, since we have noticed a lack of good practices.

| Stakeholders involved | The Energy Transition of Territories Department of the RN-A is implementing the calls  
|                       | The CoP has worked on a reference framework for the selection of project  
|                       | Alec and CAUE co-animated the CoP and the local activities of VIOLET  
|                       | Private owners, social housing companies, municipalities |

| timeframe | - October 2018 : launch of the 4 new calls  
|           | - March 2019 : definition of “building of heritage nature” done by the CoP  
|           | - Regular dates are proposed to submit a project, in the aim to manage them in accordance to the permanent commission calendar (15 January / 15 March /15 June /15 September /15 December);  
|           | - 2-3 month to investigate the application, 2 months for the permanent commission and then the project implementation;  
|           | Agreements are generally of 2, 3 sometimes 4 years with deposits and advances (until 50%) and the remaining balance paid once the project is finished.  
|           | The calls will remain open until the budget is not spent in the next years. |

| Costs | 1,5 Million € per year are budgeted for 3 calls |
| Funding sources | Region own funding : Energy Transition of Territories Department budget |

| Expected impact | - Number of projects assessed  
|                 | - Number of project granted  
|                 | - Assessment of good practices  
|                 | No target values are foreseen. The figures depend on how many proposals concerns traditional buildings. |
**ACTION 2 - Internal training session for administrative agent of Nouvelle-Aquitaine Region and FEDER**

| Background | Violet had pointed out that skills development are needed to ensure that patrimonial buildings are not considered like other buildings. Administrative instructors are lacking technical skills on thermal renovation and even more when buildings are traditionally built. This action refers to the requirements on capacity building for which a global analysis of VIOLET European partners shows that specific trainings was a serious weakness for all of them. In response, this simple and quick solution has been considered.  
It refers to the good practice “La ciudad amable” implemented by the Regional Department of Housing and Refurbishment in Andalousia aiming to  
- design new forms of interventions in the city  
- train civil servants and stakeholders involved in the process  
- select the projects to be funded  
- foster the development of integrated and multisector interventions  
It is also inspired by an other EU project, H2020 fosterREG, which aims to enhance capacity building for civil servants about “integrated planning, stakeholders’ engagement, financing energy efficiency, and available technologies and solutions”  
“La ciudad amable” was presented during the European partners’ meeting in Germany in May 2018 and proposed to the local experts meeting in July 2018. It is the training activities for civil servants that holds attention as a relevant activity, easy and quick to implement by the Regional authority. |
| Action description | Administrative agents who processed applications (Region funding and FEDER) needs trainings on thermal studies. The Region will initiate a call for bids for a training provider and will require for a specific focus on patrimonial buildings. A first call for applications disseminated to the target public result in already about 15 people interested. Several sessions could be foreseen. In addition to a satisfaction survey on the content of the training itself, officials will be regularly interviewed to assess their skills and needs in thermal studies, in relation to the projects they have to evaluate in reality. |
| Stakeholders involved | Administrative instructor agents of the Region |
| timeframe | A call for tender will be launched during the first semester 2020 |
| Costs | < 25000 euros |
| Funding sources | - Region owns funding : trainings department |
| Expected impact | - Identification of applications with patrimonial buildings  
- suitable treatment of this applications with appropriate advices  
- number of civil servants trained : 15-20 |
### Action 3

#### Background

When the EU partners have compared their weaknesses, the lack of skills from craftsmen was a common issue. The benchmark activity, carried out by Alec on this, showed also that there is a lack of feedback and a poor capitalisation activity.

As explained previously, before VIOLET there were a poor integration of “energy refurbishment and heritage preservation” topic in the regional policy for energy transition. Violet enabled to gather local experts who expressed the need to enhance skills of craftsmen as a priority.

Thanks to Violet, Nouvelle-Aquitaine region wants to capitalize on patrimonial refurbishment through Facilaréno initiative.

The VIOLET exchange process was:

1. to assess the local loss,
2. to share it with European partners,
3. to share solutions from the EU partnership and outside the partnership.

This action comes from solutions found outside the partnership by Alec and shared with VIOLET partners as a solution for any of them as well as for Alec itself.

When high performance renovation are targeted, several professional needs to work together on a same project with high skills. This innovative methodology already implemented in Alsace (DOREM) aims to improve skills of craftsmen.

The feedback shows that many projects concern buildings in town centres, usually old ones. It will be reproduced in Nouvelle-Aquitaine and with the desire to capitalise when old buildings will be concerned with specific feedbacks on this issue.

#### Action description

The Facilaréno programme is one of the 2018 winners of the call for programmes to support the energy savings certificate scheme (CEE)\(^6\). The programme receives CEE funding for this purpose.

It aims to deploy the Doremi scheme in several regions, global and efficient renovation methodologies for individual houses, implemented by groups of craftsmen trained in this framework. The program include 4 axes:

- the local animation of the Doremi scheme, in collaboration with the territories that answered to the Call for expression of regional interest;
- the contribution of a local technical offer, through the training of local trainers (call for applications from non-employee trainers from Doremi) and through the training of craftsmen’s groupings to the complete and effective renovation.
- monitoring the quality of renovations to build a robust database and field feedback

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\(^6\) Energy saving certificates measure (CEE), created under art. 14 à 17 of the programming law n° 2005-781 du 13 July 2005, fixing orientations for the energy policy (loi POPE), constitute one of the main energy management instrument at the energy demand management policy. This measure relies on a three-year commitment to carry out energy savings in CEE (1 CEE = 1 kWh cumac d’énergie finale) required by public authority to energy suppliers. They are thus encouraged to promote actively energy efficiency to energy consumers: households, local authorities or professionals.
- the definition and implementation of relevant financial mechanisms for efficient energy renovation (studies by financial third parties and trusted third parties, with both national and local dimensions)

in Nouvelle-Aquitaine, the objective are:
- forging partnerships with 10 territories,
- training 10 local "DOrémi trainers",
- forming 40 to 50 groups of craftsmen - each composed of 4 to 5 building professionals
- carrying out 50 effective renovations of individual houses.

10 territories, technically ready, have already expressed their interest in deploying the system.

The regional aid covers the educational costs of the training and action component of the training of craftsmen's groups for the complete and effective renovation of Dörémi in New Aquitaine.

<table>
<thead>
<tr>
<th>Stakeholders involved</th>
<th>Doremi-EnerTech, Region Nouvelle-Aquitaine, EPCI (Public Establishment for Intercommunal Co-operation). Craftsmen, owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>timeframe</td>
<td>The Region has voted in March 2019 the decision to implement Facilaréno program. Funding was voted in October 2019.</td>
</tr>
<tr>
<td>Costs</td>
<td>395 200 €</td>
</tr>
<tr>
<td>Funding sources</td>
<td>Region owns funding: 149 000 € CEE: 10 370 € EPCI (self-financing): 235 830</td>
</tr>
<tr>
<td>Expected impact</td>
<td>Number of craftsmen trained High performance renovation project of houses with patrimonial considerations Experience feedback for this typology of buildings</td>
</tr>
</tbody>
</table>
### ACTION 4 - Warning document

<table>
<thead>
<tr>
<th>Action 4</th>
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<tbody>
<tr>
<td><strong>Background</strong></td>
</tr>
<tr>
<td>Building owners need to be aware that when their building is an old one, what are the good questions, where to find information. This action aims to raise awareness of owners and help them to renovate their old buildings with the good information.</td>
</tr>
<tr>
<td>This action refers mainly to a good practice presented by the South East Regional Development Agency of Romania that publish a guide with a specific focus on historical or patrimonial buildings. It defines the specificity of the target region. Solutions are introduced by valorising the traditional construction wisdom, a responsible use of the local resources, in the same time making room for new techniques and materials, as well as renewables. Each part of a building is distinctly treated into its local specific and recommendations. The guidelines are public tools, available for free. The information provided is concrete, accessible, including clear examples for acceptable and non-acceptable cases.</td>
</tr>
<tr>
<td>This action was presented during the European partners' meeting in Germany in May 2018 and proposed to the local experts meeting in July 2018.</td>
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<tr>
<td><strong>Action description</strong></td>
</tr>
<tr>
<td>A document, between guide and communication, will be designed and disseminated by the Regional Authority and will lean on energy advisor organisations like Alec. It aims to propose a principle of &quot;drawer&quot; audit specifications, with several option to select depending of the building specificty, which would make it possible:</td>
</tr>
<tr>
<td>- to adapt to the complexity of the project,</td>
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<tr>
<td>- to determine which chapters would be relevant for a particular project,</td>
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<tr>
<td>- to create (or consolidate) a questioning tool shared by all platforms (one-stop-shops for energy renovations of buildings)⁹, making it possible to collect information that could constitute a warning on notions of health, comfort and heritage.</td>
</tr>
<tr>
<td>Some specific promotional activities will be undertaken (seminars, online adds, workshops, ...). Some printing versions will be disseminated and the major media support will be online, on various websites.</td>
</tr>
<tr>
<td><strong>Stakeholders involved</strong></td>
</tr>
<tr>
<td>Contracting owners: public buildings social housing companies, ...</td>
</tr>
<tr>
<td><strong>Timeframe</strong></td>
</tr>
<tr>
<td>- 1st semester 2020 : call for bids</td>
</tr>
<tr>
<td>- 2nd semester 2020 : writing and publishing</td>
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<tr>
<td>- 2020-2021 : dissemination</td>
</tr>
<tr>
<td><strong>Costs</strong></td>
</tr>
<tr>
<td>&lt; 25 000 €</td>
</tr>
<tr>
<td><strong>Funding sources</strong></td>
</tr>
<tr>
<td>Region owns funding</td>
</tr>
<tr>
<td><strong>Expected impact</strong></td>
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<tr>
<td>Number of dissemination</td>
</tr>
</tbody>
</table>

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⁹ One-stop-shops for energy renovations of buildings lead to more locally-developed project pipelines and strong partnerships with local actors (e.g. SMEs, financial institutions, and energy agencies) They have been advocated by the European Commission through the “Smart financing for smart buildings” initiative and through the amended Directive for on the energy performance of buildings EPBD (2018/844/EU).
Signature

29 JUIN 2020

Date: Direction de l'Énergie et du Climat
La Directrice

Signature: Béatrice CHASSAING

Stamp of the organisation (if available):
Annex1: member organisations of the community of practices

<table>
<thead>
<tr>
<th>Organisation</th>
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<tbody>
<tr>
<td><strong>Alec- Agence Locale de l'Energie et du Climat – métropole bordelaise et Gironde</strong></td>
</tr>
<tr>
<td><strong>CAUE Gironde - Conseil d'architecture, d'urbanisme et d'environnement de la Gironde.</strong></td>
</tr>
<tr>
<td><strong>Région Nouvelle-Aquitaine</strong></td>
</tr>
<tr>
<td><strong>Ademe – Agence de l'Environnement et de la Maîtrise de l'Énergie</strong></td>
</tr>
<tr>
<td><strong>Aquitapis, office public de l'habitat de Bordeaux Métropole</strong></td>
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<tr>
<td><strong>A-urba, agence d'urbanisme Bordeaux Aquitaine</strong></td>
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<tr>
<td><strong>Bordeaux Métropole</strong></td>
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<tr>
<td><strong>CAPEB, syndicat patronal de l'artisanat du bâtiment</strong></td>
</tr>
<tr>
<td><strong>CEREMA - Centre d'études et d'expertise sur les risques, l'environnement, la mobilité et l'aménagement</strong></td>
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<tr>
<td><strong>CREAQ – centre régional d’éco-énergétique d’Aquitaine</strong></td>
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<tr>
<td><strong>CRPA Nouvelle Aquitaine, Commission régionale du patrimoine et de l'architecture</strong></td>
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<tr>
<td><strong>DRAC - Direction régionale des affaires culturelles Nouvelle-Aquitaine</strong></td>
</tr>
<tr>
<td><strong>Ecole nationale supérieure d'architecture et de paysage de Bordeaux</strong></td>
</tr>
<tr>
<td><strong>BET Fèbus Eco-habitat, bureau d'étude thermique</strong></td>
</tr>
<tr>
<td><strong>Nobatek, Institut national pour la Transition Énergétique et environnementale du bâtiment.</strong></td>
</tr>
<tr>
<td><strong>Renaissance des cités d'Europe, Association de valorisation du patrimoine architectural, urbain et paysager</strong></td>
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<tr>
<td><strong>Sites et Cités remarquables de France, association des Villes et Pays d'art et d'histoire et des Sites patrimoniaux</strong></td>
</tr>
</tbody>
</table>
Annex 2: PREE – patrimonial buildings workshop conclusions

Atelier 5 : La prise en compte des enjeux de patrimoine et de santé

Cet atelier a été piloté par Thomas Bellanger, architecte ingénieur, conseiller en maîtrise de l’énergie au CAUE 33 et Cécile Maupeu, consultante, Idées Communes

Les questions posées

Comment identifier ses enjeux et assurer leur prise en compte ?
Quels outils et moyens développer ?
- Quelles autres enjeux sont à intégrer dans la rénovation énergétique ou sont impactés par celle-ci ?
- Quels outils ou démarches existent déjà sur lesquelles on pourrait s’appuyer ?
- Quels moyens développer pour une meilleure connaissance et identification de ces enjeux ?
- Quels moyens pour une meilleure intégration de ces enjeux dans les projets (dans le cahier des charges des audits, sous forme de charte ou document d’alerte, via la formation des professionnels, en adaptant les aides …) ?

LES DONNÉES DE DÉPART

Les besoins identifiés
- Un manque de visibilité de ces enjeux pour les particuliers
- Un manque d’intégration des enjeux urbains (PLU, PLU, revitalisation des centres bourg..., architecturaux (CAUE, ARB, ACL, …) et sanitaires et sociaux (lutte contre l’insalubrité, maintien à domicile, lutte contre l’éloignement, qualité de l’air, accessibilité…) dans les démarches de rénovation énergétique
- Un besoin d’aides supplémentaires pour la rénovation de l’habitat ancien compte tenu du surcoût d’une rénovation performante
- Adapter les travaux pour respecter le bâti ancien

Compléments forts de l’atelier :
On peut distinguer deux sujets clés sur ce thème :
- Le manque de confort et d’amélioration du logement : on constate que depuis 1 an ou 2 cette notion est mieux appréhendée par les mécanes et peut devenir un levier pour amener vers une démarche de rénovation, en particulier sur deux points : le confort d’état et l’augmentation de la valeur résiduelle du bien
- La notion d’impact carbone et énergie grise de la rénovation elle-même : derrière cette notion, l’enjeu de développement des matériaux biosourcés qui permettent 1) un moindre impact environnemental et carbone 2) une meilleure compatibilité avec le bâti ancien et 3) parfois, une meilleure performance globale que les matériaux non biosourcés

Ce qui existe aujourd’hui

En Nouvelle-Aquitaine
- Schéma Directeur de Rénovation : analyse multicritère du bâti communal (énergie, usage, patrimoine, état) - CAUE 33 + ALEC
- Outils et actions en cours sur la rénovation énergétique et bâti ancien :
  - Site Internet du CRESA ; mise à disposition d’un espace documentaire, de l’outil Guideline Wheel et de retours d’expériences
  - Label expérimental Effinergie en cours
- Creag : un réseau sur la précarité énergétique avec des actions et expérimentations, par exemple : formation des travaux sociaux sur l’énergie, expérimentation “Quand le logement rend malade”, avec la formation de conseillers médicaux en environnement intérieur (qui pourraient apporter une expertise aux futures plateformes)
- PREE : stratégie nationale avec des orientations et échanges sur ces différents sujets, en particulier en lien avec les exigences de l’audit
- 4 appels à projet fédération en cours, avec un principe de bonus de 10.000€ sur les projets portant sur du bâti patrimonial

Ailleurs
- Programme Violent : mise en réseau de villes européennes sur la rénovation du bâti patrimonial (porté par l’ALEC) : travaux menés sur le bâti ancien, avec notamment la proposition de définitions :
  - Bâti ancien : bâti datant d’avant 1948
  - Bâti patrimonial : bâti datant d’avant 1948 construit avec des matériaux traditionnels, et bâti datant d’après 1948 présentant un aspect architecturale intéressant
Tout ceci permet d’aboutir à deux besoins prioritaires pour le futur PPRE :

- Mieux faire comprendre ces enjeux et mieux les intégrer dans une démarche globale de rénovation : cela suppose une action auprès des ménages, mais aussi (et peut-être surtout) auprès des prescripteurs.
- Faciliter la mise en œuvre des solutions adaptées, en aidant à lever les freins réglementaires (certifications techniques par exemple), financiers (absorption des surcoûts, absence de financement sur les éco-matériaux...), de savoir-faire (aide à l’émergence de filières),... 

Les pistes de solutions déjà proposées (en particulier à travers les précédentes contributions)

- Communiquer auprès des ménages sur l’amélioration de l’habitat : autour du confort, de la santé, du patrimoine... et pas seulement sur l’efficacité énergétique.
- Intégrer la prise en compte de la dimension patrimoniale dans le cadre des charges de l’audit.
- Soutenir des plateformes locales qui combinent toutes les compétences nécessaires pour accompagner les ménages sur les différents aspects de l’amélioration de l’habitat (énergétique mais aussi confort, santé, sécurité/salubrité, patrimoine...) = faire des futures plateforme des guichets uniques “Amélioration de l’habitat”, au delà des seuls aspects énergétiques.
- Réaliser une étude par typologie de logement et la diffuser largement (créer une sorte de guide de “rénovation énergétique type” par catégorie de logement, permettant d’identifier les postes clés de travaux en fonction des caractéristiques d’un logement).
- Mettre en place des dispositifs incitatifs pour le respect du bâti ancien et la valorisation des matériaux respectueux de l’environnement.
- Autoriser les énergies renouvelables comme le solaire en secteur sauvegardé (en effet, leur installation est réversible).
- Faire montrer en compétences les prescripteurs “hors PTRE” (architectes, artisans,...)
Annex 3: policy paper for local decision makers

AMÉLIORATION DES POLITIQUES LOCALES EN FAVEUR DE LA RÉNOVATION ÉNERGÉTIQUE DES CONSTRUCTIONS TRADITIONNELLES

Le programme Interreg Europe francophone VIOLET, un projet européen porté localement par l'Agence Locale de l'Énergie et du Climat de la métropole bordelaise et de la Gironde.

**Le projet VIOLET**

Il vise à améliorer les politiques en matière de rénovation énergétique des constructions traditionnelles en préservant les aspects culturels.

Pour cela, il entend créer une culture du bâtiment en faveur des exigences climat-énergie actuelles sans mettre en danger le patrimoine architectural.

Chaque partie de l'Union doit adopter sa situation face aux quatre grands axes d'амélioration (voir page 3) communs à l'ensemble de l'Union, réfléchir à ces pistes d'évolution, s'imposer de ce qui se fait ailleurs et identifier les améliorations à mettre en œuvre dans un plan d'actions qui sera réalisé en deux phases.

**La phase 1**

- **Analyse des conditions et recommandations** 2017
- **Identification et sélection des bonnes pratiques** 2018
- **Développement de plans d'actions** 2019

**La phase 2**

- **Monitering de l'application du plan d'actions** 2020
- **Évaluation des résultats** 2023

Noter la typologie suivante dans les différents segments côtés par les politiques de rénovation:

Les parc obligeaient prioritairement par les politiques de rénovation ne sont pas propres de la typologie des constructions traditionnelles qui sauf soit d'être traités comme les autres, soit d'être écartés des aides.

Les construction à améliorer (<1948 environ) constituent un parc spécifique qui implique des techniques de rénovation particulières.

Les bâtiments sont en général moins consommateurs que les bâti de 1948 visités mais ils le sont tout de même bien plus que ceux construits après les premières réglementations thermiques. Ils représentent un tiers du parc existant français (9 millions de logements) et n'ont été construits que dans le paysage pendant encore de nombreuses années.

SYNTHÈSE DU TRAVAIL RÉALISÉ DANS LE CADRE DU PROJET VIOLET

Le projet s'attache pour cela à la coopération internationale afin de recueillir et analyser des bonnes pratiques transférables sur notre territoire (et sur les territoires européens).

Les membres de CoP ont tout d'abord analysé la situation actuelle locale du point de vue de quatre grands axes amélioration. Ils se sont ensuite associés à proposer des actions qui ont permis de transformer les politiques locales de manière pragmatique.

Les quatre axes d'amélioration (recommandations)

- **Renforcer la coopération multi-sectorielle entre les acteurs régionaux afin d'élaborer de nouvelles stratégies, lois et normes intègrant les aspects énergétiques et le patrimoine culturel**

- **Mettre en œuvre des solutions technologiques pour des rénovations énergétiques efficaces adaptées aux caractéristiques spécifiques des bâtiments traditionnels et tenant compte de la législation pour la protection du patrimoine**

- **Améliorer les connaissances et les compétences des acteurs pour concevoir, mettre en œuvre et contrôler des mesures d'efficacité énergétique et encourager l'accès et l'utilisation des compétences professionnelles**

- **Utiliser des outils pour vérifier et contrôler les consumations d'énergie et l'impact des mesures d'efficacité énergétique**

**Plan d'actions**
RÉNOVATION EFFICACE DES BÂTIMENTS ANCIENS, FREINS ET FAILLESSES

Barrières
- manque d'information entre les services énergie et patrimoine
- manque de connaissance des technologies avancées par les services patrimoine

Majonnaise Reception des Enjeux
- faible communication
- problématique trop technique
- manque d'indicateurs CO2

Manque de professionnels expérimentés
- manque de formations spécifiques
- manque de mécanismes de coopération entre professionnels

Les actions de formation / sensibilisation

1. Actions de formation / sensibilisation
Mettre en place des formations professionnelles sur des solutions d'intérêt général et de bon sens pour la rénovation énergétique des bâtiments anciens.
Cibles : responsables du développement régional.

Rendre les formations Alec - CAUE « Événement bâti communal » et les adapter selon la demande, pour un accompagnement opérationnel sur mesure de la collectivité par la suite et bello.
Cibles : acteurs de la collectivité territoriale.

2. Évolution des documents d'urbanisme
Ne pas entrer dans des solutions techniques à priori dans les documents d'urbanisme et définir des objectifs de bonne intégration de ces solutions pour les bâtiments anciens / classes.
Cibles : maire, en urbainisme.

3. Éfficacité des pratiques de terrain
Faire émerger des chantiers pilotes et exemplaires pour créer une base de données locale.
Cibles : prédécesseurs de projets.

Les solutions
Il ressort de l'analyse que les solutions concrètes pour améliorer la situation sont de trois ordres :

1. des actions de formation / sensibilisation
2. des événements
3. l'efficacité des pratiques de terrain

La CoP demande aux décideurs de modifier leurs plans d'actions afin de faciliter la mise en œuvre des actions décrites ci-après. Elles doivent notamment être facilitées par leur prise en compte dans le programme opérationnel FEDER-PSE régional, afin de déclencher les investissements nécessaires.