

IMAGINE A BUILT ENVIRONMENT  
THAT ENABLES A HIGH QUALITY  
OF LIFE FOR ALL



## CO-CREATING AN AMBITIOUS NATIONAL RENOVATION STRATEGY FOR IRELAND

Initial Commercial  
Buildings Sector  
Workshop

1

Google's EU Headquarter –  
Dublin

Tuesday, 12th April 2016

[www.buildupon.eu/ireland](http://www.buildupon.eu/ireland)

#BuildUpon



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EUROPE REGIONAL  
NETWORK



WORLD  
GREEN  
BUILDING  
COUNCIL



## ABOUT THE IRISH GREEN BUILDING COUNCIL

The Irish Green Building Council (IGBC), is the leading authority on sustainable building in Ireland. With a network of over 80 member organisations, the IGBC is working to transform the Irish construction and property sector into a global leader in quality and sustainability.

As well as leading the Build Upon project in Ireland, the IGBC is developing the Home Performance Index (HPI) - Ireland's first national certification system for quality and sustainable residential development, provides BREEAM, LEED and other green building education programmes, and is a partner in the Qualibuild project to upskill Irish construction workers .

See: [www.igbc.ie](http://www.igbc.ie)



Rainn Cumarsáide,  
Fóinimh & Acmhainní Nádurtha  
Department of Communications,  
Energy & Natural Resources

A special thanks to the co-host:



and partners:



### Acknowledgements

The IGBC team would also like to thank all the participants who attended and contributed to the workshop. These are listed page 17. In particular, we would like to thank our workshop facilitator, Chris Chapman, our visual facilitator, Eimear McNally, our rapporteur, Henk Van Der Kamp and all the speakers, documented in this report.

## ABOUT THE VENUE: OCEAN'S 11 – GOOGLE DOCKS - DUBLIN



The Workshop Took Place In Ocean's 11 In Google Docks, Dublin.

Google Docks Is The Tallest Commercial Building In Dublin. It Achieved Leed Platinum Certification And Is Located In The Grand Canal Dock Area.

The 11th Floor's Room Offers An Inspiring 350 Degrees View Of Dublin City And Dublin Bay.



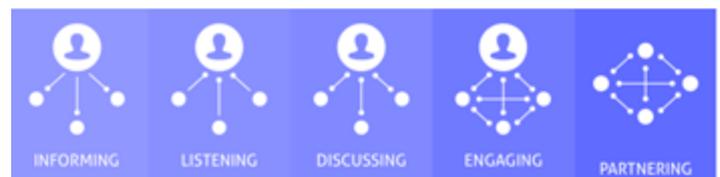
## Co-Creating Europe's National Renovation Strategies

### WE BELIEVE THAT OUR BUILDINGS CAN BE BETTER THAN THEY ARE TODAY

BUILD UPON is the world's largest collaborative project on building renovation – bringing together over 1,000 organisations, across 13 countries, at over 80 events in 2016-17.

It aims to create a renovation revolution across Europe by helping countries to deliver strategies for renovating their existing buildings, by the 30 April 2017 EU deadline.

These strategies are critical to cutting Europe's energy use, reducing the impacts of climate change, and creating buildings that deliver a high quality of life for everyone.



### BUILD UPON IN IRELAND

The Irish Green Building Council, in conjunction with the Department of Energy is working to build a community of experts and stakeholders to develop the v2.0 national renovation strategy Ireland must deliver by April 2017 under the Energy Efficiency Directive.

The details of this strategy are critical to deliver a “fully decarbonised built environment that delivers a better quality of life for all”. How will we finance the long term investment strategy required for our building stock over the next 35 years? How will we reach our climate targets? All these questions will be answered by Ireland's National Renovation Strategy V.2.

### AIMS OF THE WORKSHOP

The aim of this workshop was to explore all measures that could be taken in Ireland to move towards large-scale deep-renovation in the Commercial Buildings Sector.

There are around 109,000 commercial buildings and another 4,300 industrial sites in the country (SEAI, 2015).

In particular, the following issues were discussed:

- [Businesses' awareness and engagement in large scale deep renovation](#)
- [The split incentive between landlords and tenants about who gets the benefit from greener building](#)
- [Business models to scale up the level of commercial renovation in Ireland](#)

[A copy of the workshop agenda is available here.](#)

# OUR CHALLENGE

The EU requires each country to establish a ‘national renovation strategy’: a long-term strategy for renovating the nation’s homes and commercial buildings to high standards of energy efficiency.

This had to be done for the first time by 30 April 2014, with strengthened strategies to be delivered every three years thereafter, with the next by 30 April 2017. So, how are we doing?

Today, many of the individuals and organizations who have a stake in this challenge are not actively engaged in the national renovation strategy debate. The absence of large scale structured collaboration between renovation stakeholders and initiatives means countries are not currently delivering the renovation revolution Europe needs.



- 1 Phase 1**  
 Mapping the existing landscape (key stakeholders, initiatives, expertise).
- 2 Phase 2**  
 Designing a collaborative community process to strategically build upon and strengthen the existing landscape.
- 3 Phase 3**  
 Hosting the collaborative community process, inputting into v2.0 national renovation strategies and generating the buy in to deliver them.
- 4 Innovation Incubator**  
 Shaping project concepts for launch within the BUILD UPON community.

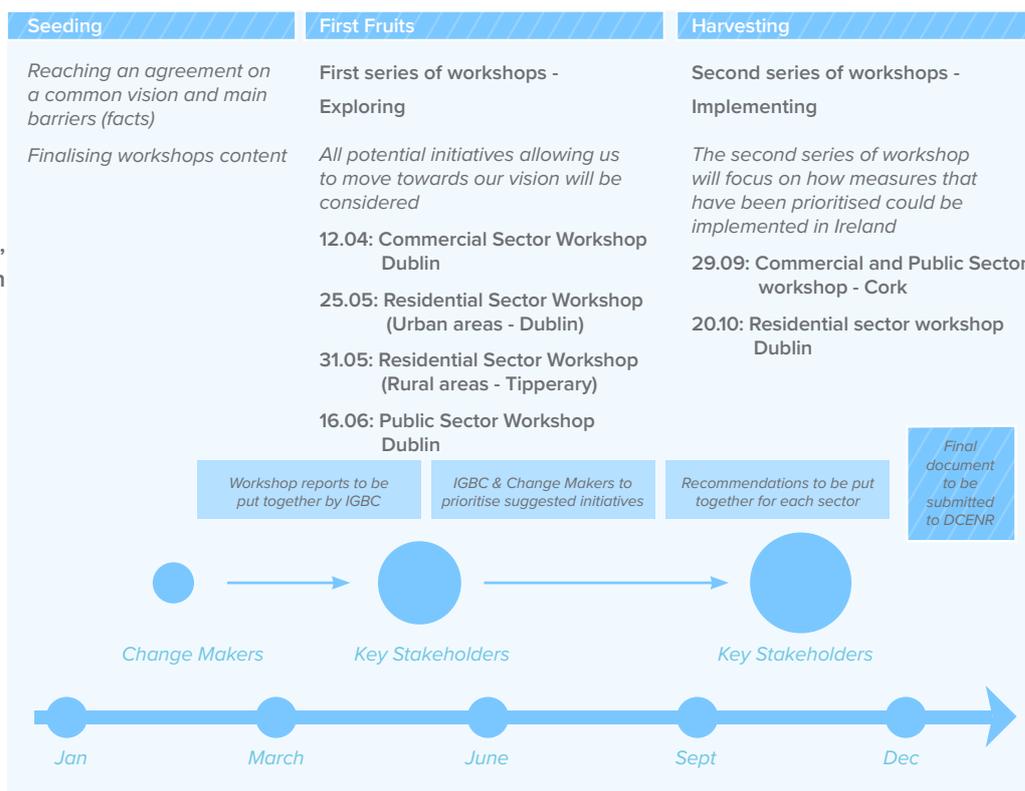
The European Commission in its Roadmap for moving to a competitive low carbon economy in 2050 (2011), established a long-term objective of decreasing the CO2-emission levels for the building sector by 88%-91% in 2050, compared to 1990 levels.

Since the publication of this document and the adoption of the first version of Ireland’s National Renovation Strategy in April 2014, significant changes have occurred. Most notably, urban areas are now facing housing shortages and a landmark agreement to fight climate change was reached at COP21. In May 2015, the EPA highlighted that Ireland was not on track to reach its 2020 emissions’ target. The goal set in Paris of limiting global warming to 1.5C puts even more pressure on the country. The construction sector is expected to compensate for the projected increases in emissions from agriculture and transport. This represents both enormous opportunities and challenges.

# THE DIALOGUE JOURNEY

Ireland will host a series of workshops and events in 2016-17 focused on the design and delivery of the national renovation strategy. These will be a mixture of national events, local events and European events connecting national leaders with other European leaders working on their national renovation strategies.

[A copy of the workshop agenda is available here.](#)



## SESSION 1: SETTING THE SCENE

Following a light networking breakfast, Pat Barry, executive director at the IGBC welcomed guests.

Jim Scheer, Programme manager, SEAI set up the scene, through a presentation on Irish commercial buildings stock and consumer behaviour in that sector. In particular, he mentioned that over € 195 million in energy savings could be achieved from the sector by 2020 and highlighted the Exchequer risk issues if Ireland does not meet its 2020 targets.

[For further information on Jim's presentation please click here.](#)



Marion Jammet from the IGBC gave an introduction to the Build Upon project and presented the first results of a pre-event delphi survey that was conducted among 30 experts.

[A copy of the presentations is available here.](#)

Participants were subsequently asked to work in small groups and to identify the main barriers to deep renovation in the commercial buildings sector in Ireland...

- Lack of businesses' interest in deep renovation / competing priorities
- How does one persuade those reaching a natural break to achieve deep retrofit rather than minimum standards
- Lack of understanding of deep-renovation co-benefits
- Lack of trust in achievable energy savings
- Deep renovation is disruptive
- Split incentive – owner-tenant dilemma
- Tackling the performance gap
- Lack of holistic approach: architects and engineers have different mind-sets
- Materialising the scale of the task ahead is extremely difficult: what do 2020 targets mean?

... And, to look at the objective of the workshops: It would be excellent today...

- We could bring continuity to this community and keep the process going
- We each come away with something inspiring
- In 2-3 years' time, we look back at this meeting and see tangible results
- We make sure to reach better gender balance at our next meeting



## SESSION 2: RETROFITING WHY IT MATTERS?

In session 2, participants looked at how to tackle apathy towards large scale deep renovation in the commercial buildings sector. The session started with a presentation from Katy Janda, Environmental Change Institute, Oxford University on developing social potential for deep renovation, which was followed by a world café discussion.

From your experience, when renovations happen in commercial buildings what are the main motivations?

The key finding from this session is that businesses' motivations to renovate are diverse and complex. Direct or indirect financial benefits are among the main motivation. Some participants mentioned saving money as the main motivation, while others highlighted the opportunity to earn extra-money through marketing and rent increases. Furthermore, while some businesses are self-motivated, further regulation may be required to push a higher percentage of them to renovate. The example of the plastic bag ban was given to show that people are quick to adapt if they receive clear directions. Finally, the top management role in supporting deep renovation was presented as key by several participants.

When looking at businesses' motivations, it's important to keep in mind that they will compare the cost of renovation vs. the cost of moving: Can the renovation quality be good enough to compete with new builds? Is it worth investing in the building?





### Construction Businesses

A broad group of construction businesses consisting of designers, product manufacturers, engineers and commercial real estate organisations said that better post-occupancy data could significantly reduce energy usage: It would allow designers to improve projects' quality and buildings' users to better benchmark their energy usages. Furthermore, better results could probably be achieved through better cross-sector engagement. Designers should for instance engage more with building services organisations and facilities managers. Construction businesses professionals also reckoned that they should have a stronger voice in advising government on what legislations and policies are necessary to achieve large scale deep-renovation in the commercial buildings sector. This could be done through organisations such as SCSi or the RIAI.

### Energy Businesses

A second group was made up of energy professionals and ESCOs. The participants said that they could contribute to higher engagement in deep renovation through more informative billing. In particular, they could provide users with realtime information on their energy usage. ESCO professionals stated that they could also provide guidelines for ease of use by end-users. Participants in that group highlighted how keeping themselves up to date with new technology was key to better inform their clients.

### Financial Services

For the small financial working group, the priority is to gain sectoral expertise, to better understand the risks and ultimately to develop a standard framework for funding of deep retrofit.

### Public Sector

The public sector group identified several measures they could take to increase the rate of deep renovation in commercial buildings. First of all, they emphasised that their main role is to “grease the wheels for others” through legislation, financial incentives, etc. Being given the high targets that the public sector must reach, they could also play an exemplar role in show-casing potential solutions. In particular, some highly successful pilot projects could be scaled up on.

### Research & Academia

The “Research & Academia” group explained that now that we have a consensus on targets, backcasting is key to know who needs to do what and when. Furthermore, it might be the case that a new profession that would take a more holistic approach is required to make large scale deep renovation happen. Beyond professions, this cooperation needs to be polycentric, e.g. tenants need to cooperate with landlords, and employees with management.



## SESSION 3: MANAGING TENANT'S EXPECTATIONS OWNER/INVESTOR CHALLENGE

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In this session, participants looked at split incentives between tenants and owners. Katy Janda, Environmental Change Institute, Oxford University delivered a presentation on the traditional lease issues and her research on green leases, which was followed by a world café discussion.

Participants were subsequently asked to work in small groups on what could potentially be done about this issue. They agreed that tenants and landowners needed to be incentivized. This could be done through legislation, e.g. by gradually banning leasing of buildings that do not reach minimum BER standards or tax. Since the Exchequer will have to pay fines for not reaching 2020 targets, a group suggested introducing tax credits for organisations implementing energy efficiency measures. Overall, all groups agreed that a mutually beneficial process (for both tenants and owners) needed to be developed. The direct and indirect benefits of same should also be clearly communicated to both parties.

Another way to incentivise both parties could be through green leases. In fact, green leasing encapsulates the idea that a new form of leasing can enable landlords and tenants to work cooperatively to help meet energy efficiency targets. Groups were asked to discuss the opportunity to introduce green leases in Ireland, using the PMI technique. The PMI technique is a thinking technique originally developed by Edward de Bono to find the plus points, minus points, and interesting points about the issue before you form an opinion.

Among the plus points, green leases were perceived as a way to trigger mutual benefits and promote co-operative dialogue between the landlord and tenants (especially if data are shared in a transparent way).

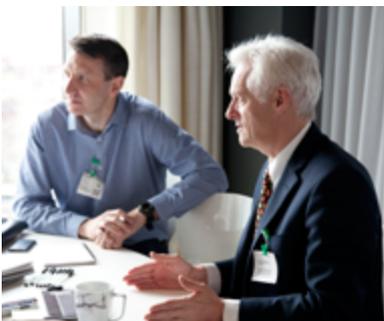
Furthermore, several participants stated that green leases could cover more than energy efficiency and include water savings, waste reduction, etc. On the minus side, participants highlighted the performance risk (especially if comprehensive data are not available or shared in a transparent way), the fact that green leases tie parties to “long-term inflexible relationships” and must be led by landlords. Some participants raised concerns that green leases may not be suitable for small organizations or deep retrofits, as the tenants need to be sure the business will still be in operation in a few years' time. A significant group of participants said that launching green leases in Ireland was doable and desirable. However, green lease clauses will need to be well defined in order to de-risk the operation for both parties. Standard templates for green leases were mentioned as key.



## SESSION 4: SCALING UP DEEP RENOVATION

The last session focused on scaling up deep renovation in the commercial buildings sector. Fiona Tutty from Zesco first delivered a presentation on the scale of the challenge and various business models, e.g. credit lines, leasing, energy performance contracts and structural funds. This was followed by a world café discussion focusing on ESCO models.

Participants identified a number of barriers to the development of the ESCO model in Ireland. First of all, there is a lack of understanding of energy efficiency and of the co-benefits associated with deep renovation in commercial buildings. The system can only work if there is trust between partners, which in turn implies accurate metrics. Partners are not only landlords and the ESCO companies; the model should provide an excellent opportunity to involve tenants. Yet, a critical mass of projects is required if the ESCO model is to work in Ireland. The low energy intensity of the Irish economy may constitute another barrier to the development of this model.



With regards to the size of the market, participants agreed that projects aggregation is key to allow for economies of scale. Centralized project management teams, with good technical expertise, are also important. The role that a trusted



intermediary (potentially not for profit) could play in such a system was mentioned. As quality energy performance data (including post-occupancy) is key to the success of this model, the use of the International Performance Measurement and Verification Protocol (IPMVP) was recommended. Participants also suggested to take maintenance and life-cycle analysis into account from the design stage. Finally, the risk and benefits should be equally shared between owners, tenants (where relevant) and the ESCO company.





Henk Van Der Kamp, Head of the School of Transport Engineering, Environment and Planning, DIT

## Closing Remarks

This brief report was presented at the end of the one day workshop by Henk Van Der Kamp, rapporteur. The report is based on the plenary discussions, the outputs from the table discussions and the points recorded by the real time cartoon artist. Given the structure of the workshop, the results are a reflection of what occurred to the rapporteur to be the salient points made. The points are listed under four categories:

- **Facilitators** – things that can be done or used to achieve the objectives for deep retrofit.
- **Reminders** – things that the experts mentioned that must be recognised and taken into account.
- **Observations** – things that were observed during the day and that might be surprising
- **Suggestions** – things that we should and should not do to achieve deep retrofit of buildings.

### 1 Facilitators

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#### 1.1 Create mutual benefits for landlords and tenants

Landlords and tenants may have opposing interests. This may lead to a zero-sum game where the gain of one comes at the loss of the other<sup>1</sup>. It would be better if mutual gain can be achieved. This should be encouraged. It is necessary to engage with the stakeholders and both occupants and landlords/ developers should be included in this.

#### 1.2 Plan the roadmap, use backcasting

Backcasting can be a useful approach. The targets are clear and one should work from these. This can help the debate with the stakeholders. Rather than move from the present situation and project forwards, one could assume the targets have been achieved and analyse what actions must have happened.

#### 1.3 Use the opportunity of the 'speed to market window'

Because there is a current shortage of commercial floorspace available, owners are prepared to refurbish existing buildings to make these competitive with new buildings, as new buildings take longer to bring to the market. This incentive to refurbish the existing building stock is mentioned frequently and is referred to as the 'speed to market window'.

#### 1.4 Provide access to finance.

Funding programmes can help to upgrade specific sectors of building stock. For example: the school buildings. Finance can come from both private and public sources. Cheap finance is a big help. There may be more incentives in the residential sector than in the commercial sector. There are differences between the private and public sectors in terms of access to finance.

<sup>1</sup> For example, improved insulation of a building means a cost for the owner of the building but a saving of heating costs for the tenant. Improved measures by the tenant may benefit the owner while the rent remains the same.

## 2 Reminders

**2.1 Energy saving may not be a top priority and a situation of apathy may prevail**

Energy efficiency is not always seen as relevant by the commercial buildings sector. There is the reality of apathy. The importance of upgrading existing stock is not fully understood. Information and communication are always good initiatives in this regard. ESCOs can be useful. Persuasion is a tool. Rewarding real achievement also. To 'get it' at boardroom level is important.

*2.2 High rating does not always mean low energy use*

High performance rating of a building does not always mean low energy use. The reasons can be location of buildings or post-occupancy performance. Performance of equipment also may not always be as it is made out to be. Measurement of real achievements is therefore necessary.

**2.3 The client dictates**

(Multinational) clients may demand a standard work environment given the international workforce. This may e.g. result in requiring airconditioning as standard. The point is made that multinationals tend not to like natural ventilation.

**2.4 There are other benefits too**

Energy saving has many benefits also in terms of worker satisfaction. Lower energy use can improve comfort levels in buildings for workers. Cost benefit analysis must therefore include workers well being criteria.

## 3 Observations

*3.1 The market may take care of the upgrading of buildings*

An increasingly sophisticated workforce may drive the demand for the upgrading of buildings. This raises the question whether more regulation is in fact necessary or whether more can be left to the market perhaps with support of incentives.

*3.2 Simple metrics would help*

Less jargon and more standard simple to understand metrics are considered important. Given the varied nature of the commercial building stock (compared to residential) this degree of simplification is necessary.

*3.3 Not technical but social*

Ultimately, the issue is not a technical issue but a social issue. Buildings have cultural value (embedded buildings) are location specific and their meaning is defined by the users. One must approach building communities. Community projects are therefore important.

*3.4 Savings are to be made*

Significant savings are feasible. The evidence was in the room and the message is that these savings should be captured. Approx. half of those present have been involved in deep retrofit projects. Experience of projects shows that one can show what is wrong with the building and how it can be improved. Low hanging fruit can be picked: e.g. removing air conditioning in 1960s office buildings.

<sup>2</sup> For example, decentralisation policy of Government may result in long travel distances by civil servants to regional locations where public transport access is poor compared to central locations in Dublin.

## 4 Suggestions

### 4.1 Distinguish between types of commercial buildings

The point is made that there is a need to subdivide non-residential sector more. Commercial buildings are more diverse than housing and many categories exist (e.g. retail, manufacturing, warehousing, office). Also a distinction between public and private buildings is important. There is therefore a need to reduce the 'one size fits all' approach.

### 4.2 Why only consider individual buildings?

The suggestion is made to move from individual buildings to groups of buildings. Area rating rather than building performance should be considered.

### 4.3 Self-regulation of the profession(s)

Self-regulation of the relevant professions is feasible. This may mean a new profession. There is a need for upskilling of the professions and perhaps define a distinct profession. The so-called 'green lease' is used as an example.

### 4.4 Adopt a holistic approach

The point is made in strong terms that a more holistic approach is necessary. There is a need to consider all energy categories incl. lighting, heating etc. Both public and private building sectors need to be addressed. All stakeholders must be considered and involved. Perhaps there should be less focus on the asset and more on the use of buildings. The term life cycle costing is used.

Henk Van Der Kamp, Head of the School of Transport Engineering, Environment and Planning, DIT





“Commercial buildings represent a significant proportion of Ireland’s total energy consumption. Renovation in the sector could achieve substantial energy savings which in turn would help to deliver

our ambitious climate and energy targets to 2020 and beyond”

Bianca Wong, Sustainability Manager, Kingspan



“It was a very positive workshop. Excellent collaboration took place between the various sectors”

Conor Clarke, Senior Engineer at Office of Public Works



”This was an extremely useful and productive workshop”

Gerry Wardell, CEO, Codema



“Excellent participative process. Keep the process going!”

Fintan Smyth, Building Physics Manager at Saint-Gobain



“It was a very good workshop. The time flew; great venue; good speakers and excellent group engagement. Very fruitful. “

Brian Meldon, Chairman, Commercial Agency Professional Group, SCSi



”A big positive from the workshop was getting so many diverse stakeholders together, as well as the possibility of developing a strategy that can incentivise ‘doers’ and penalise those

who do nothing. The workshop was excellent, with promotion of honest collaboration between sectors and an inspiring venue”

Aidan McDonnell, Managing Director, Acutrace



## TOWARDS LARGE-SCALE RENOVATION IN THE COMMERCIAL BUILDINGS SECTOR

Jim Scheer, Programme Manager, Sustainable Energy Authority Ireland presented on Irish commercial buildings stock and consumer behaviour in that sector.

A detailed account of the recently published surveys of the commercial buildings stock and consumer behaviour in the commercial sector in the Republic of Ireland was presented.

“Overall it is estimated that over €195 million in energy savings could be achieved from the commercial buildings sector by 2020”.

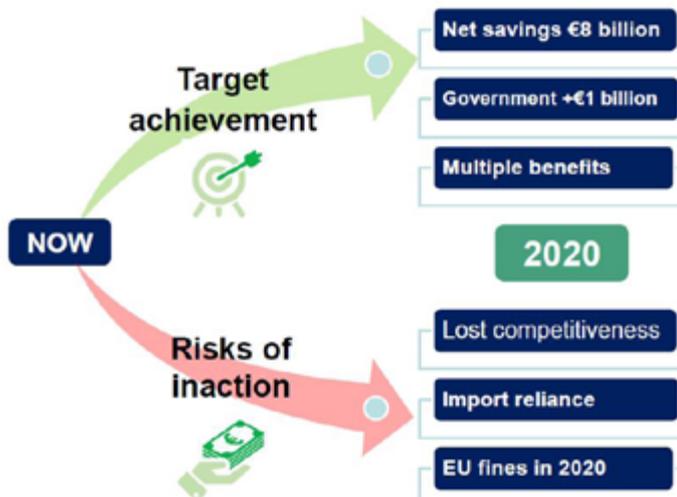


## BUILDING SOCIAL POTENTIAL FOR DEEP RENOVATION

Dr Katy Janda, Senior Researcher, Environmental Change Institute, Oxford University presented on social potential for change in the commercial buildings sector.

She stated that the buildings sector offers the largest low-cost carbon reduction potential in all world regions by 2030. Yet, to achieve this potential, we can't rely only on technology: People need to be active participants! Commercial buildings are diverse and complex, and the “missing middle” (i.e. building professionals) can play a key role on making change happen.

<https://m.youtube.com/watch?v=4vNzTJEIcPc>





## A WICKED APPROACH TO BETTER BUILDING PERFORMANCE: CONNECTING TENANTS AND LANDLORDS

Dr. Katy Janda, Senior Researcher, Environmental Change Institute, Oxford University presented on traditional lease issues and her research on green leases in the commercial buildings sector.

Dr. Janda highlighted that due to the diversity and complexity of the commercial buildings stock a one size fit all approach cannot work. Because of this diversity, commercial buildings energy management creates a “wicked” problem, where solutions to challenges are contentious and multi-faceted. For instance, the data rich and poor will need different energy management solutions.

Traditional lease issues (split incentives and adversarial relationships) generally lead to ignorance of environmental issues. Green leases provide an opportunity to tackle this issue. The examples of green leases for public offices in Australia and a large retailer in the UK (Marks & Spencers) were used.

## CASE STUDY

Green Leases for multi-national retailer

The British retailer Mark & Spencer (M&S) launched a ‘green leasing’ strategy in 2013.

Under this strategy, green clauses on issues like waste management and environmental performance are included in to leases for over 80 Marks & Spencer stores across the UK.

Green leasing is still unusual in retail markets. It remains more common in offices than in retail in both the UK and Australia.

[Read more](#)

## CASE STUDY

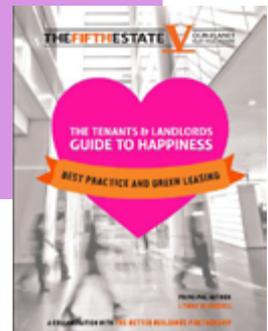
Sydney Better Buildings Partnership

The Sydney Better Buildings Partnership (Sydney BBP) in Australia is a collaboration of property owners, managers and key influencers committed to improving the sustainability of Sydney’s existing buildings. The partnership represents over 50% of the office floor space across Sydney’s central business district.

As landlords face a number of challenges when working to improve the sustainability performance of their buildings, the partnership aims to develop collaborative solutions and initiatives to overcome these barriers and achieve substantial improvements in the environmental performance of their buildings.

In particular, ready-to-use model lease clauses were developed by the partnership following extensive industry consultation. This includes a model green clause enabling the landlord to recover the cost of environmental improvement through service charges.

[Read more:](#)





## SCALING UP DEEP RENOVATION

Fiona Tutty, Director, Zimmermann Energy Services presented on the level of investment required in energy efficiency for Ireland to reach its climate targets.

Mrs Tutty started her presentation with a figure: €100 billion investment is required in the EU if the union is to reach its energy efficiency 2020 targets. She described the variety of instruments available for large scale deep renovation to take place in the commercial buildings sector (e.g. credit lines, leasing, energy performance contracts and structural funds) and mentioned initiatives aiming at standardizing the process (e.g. Investor's Confidence Programme).

Examples of two ESCO models targeting businesses and SMEs, the Berlin Energy Saving Partnership (Germany) and Eco' Energies (France) were given.

## CASE STUDY

### Berlin Energy Saving Partnerships

Launched in 1995, Berlin Energy Saving Partnership is an energy-saving program for pools of large public and commercial buildings.

The programme is managed by the Berlin Energy Agency, which facilitates retrofits by arranging partnerships between pools of buildings and energy service companies. In these arrangements, properties are guaranteed to save a certain amount on annual energy costs (generally at least 25%), while the partner improves the energy efficiency of properties by contributing financial investments and technical expertise.

[Read more](#)

## CASE STUDY

### Eco' Energies

Eco'Energies is an energy efficiency program developed by the Chamber of Commerce (CCI) Nice Côte d'Azur in France to assist SMEs in retrofitting their buildings and/or industrial sites. The program is focused on 6 target groups: Hotels, Health sector (hospitals and elderly homes), Goods deliveries (e.g. retail, supermarkets, department stores), Logistics sector, Industry and Office buildings.

The Chamber pre-identifies the savings potential and invites a number of preselected Energy Service Companies (ESCOs) to develop a proposal for an Energy Performance Contract (EPC).

This is one of the only programmes in Europe that specifically target the SME sector.

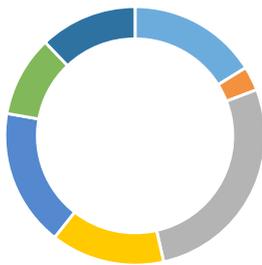
[Read more:](#)

# WORKSHOP PARTICIPANT ANALYSIS

BUILD UPON aims to reach all the key stakeholder audience that need to be collaborating on the national renovation strategies. The breakdown of invitees and participants to the workshop 1 by key target audience was as follows:

Construction Businesses and energy companies were the strongest represented community on the day, followed by building users (non-domestic), financial services and public bodies.

### Invitees



- 16% Building User (non-domestic)
- 27% Construction Business
- 17% Financial Services
- 12% Research and Academia
- 3% Central Government
- 14% Energy
- 10% Other Public
- <1% Local Government

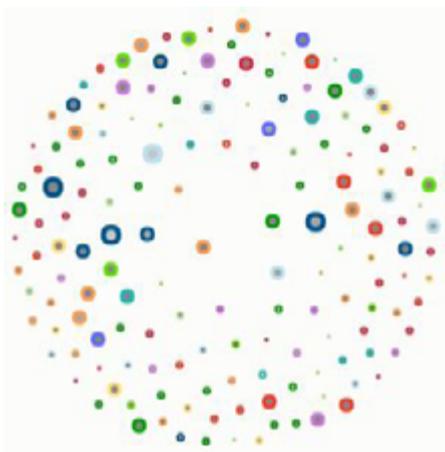
### Participants



- 5% Building User (non-domestic)
- 44% Construction Business
- 10% Financial Services
- 6% Research and Academia
- 3% Central Government
- 19% Energy
- 11% Other Public
- 2% Local Government

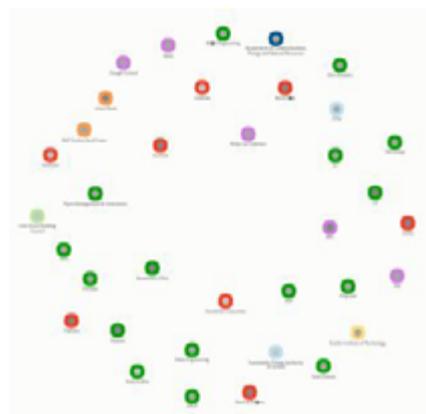
## STAKEHOLDERS

Discover who's who in renovation with our interactive map



## PARTICIPANTS

Discover who attended our first workshop on large scale deep renovation in the commercial buildings sector with our interactive map.





## CONCLUSION

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The feedback straddles the delicate balance between enthusiasm for a positive renovation strategy and an awareness that certain key issues still need to be addressed.

The diverse array of stakeholders ensured a variety of insights. Yet, it seems that a number of ideas would need to be further developed. At policy level, the opportunity to reinforce existing legislation (e.g. by introducing gradually minimum BER ratings for commercial buildings) or to use tax incentives to promote large scale deep renovation in the commercial buildings sector should be investigated. A significant group of stakeholders also expressed an interest in introducing “green leases” in Ireland.

These topics and more will be discussed in upcoming Build Upon workshops. Please visit [www.buildupon.eu/ireland](http://www.buildupon.eu/ireland) for further information on the process or contact [Marion@igbc.ie](mailto:Marion@igbc.ie) to feed into the development of the strategy in another way.

## NEXT STEPS

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In the next few months, the opportunity to implement the following measures will be investigated further.

[Minimum BER?](#)

[Tax Incentives?](#)

[Green Leases?](#)

# HOW CAN YOU ENGAGE?

Key areas where stakeholders are able to engage and input during the BUILD UPON process include:

Renovation stakeholder systems maps: Over 1,000 individual key stakeholder organisations have been mapped across the project countries. Your input is welcome to help ensure they are a representative picture of the key organisations that need to collaborate on Ireland's National Renovation Strategy V.2.

"RenoWiki" is a groundbreaking online portal which allows individuals to upload real-life initiatives on building renovations in Europe in order to share best practice and successful initiatives. To date, there are more than 550 initiatives (including 59 Irish initiatives) on the RenoWiki. Examples include Latvia's 'Lets Live Warmer', an award-winning awareness raising campaign that has led to greater uptake of housing insulation, and Ireland's "QualiBuild", a training programme to ensure a construction force capable of delivering quality energy efficient renovation.

## COLLABORATING ON WORKSHOPS AND EVENTS:

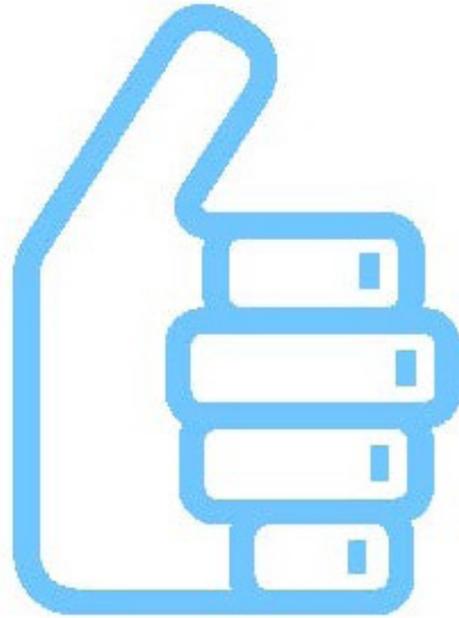
A series of over 80 events in the 13 project countries will bring stakeholders together during the project. As part of this process, six high level Building Renovation Workshops will be organized across Ireland by the Irish Green Building Council. The workshops are supported by the Department of Communications Energy and Natural resources and are a must for anyone who wants to ensure their voice and views are heard in Ireland's the national renovation strategy process.

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