

**Dialogue and
Requirements in
Malmö, Sweden:
Assessing
Local
Programmes
for Energy
Efficient
Buildings**

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Lund 2014-09-10

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Local governance experiments – rhetoric or action?



Case background

National regulation perceived as lax

A multitude of initiatives

Municipalities use land ownership to put energy and other sustainability requirements

Do they actually make a difference?



MBP South

- Two municipalities
 - Three ambition levels
 - Four themes
-

	MBP Syd			National regulation
	A	B	C	
Non electric heating (kWh/year/m ²)	50	70	85	110
Electric heating (kWh/year/m ²)	30	40	55	55

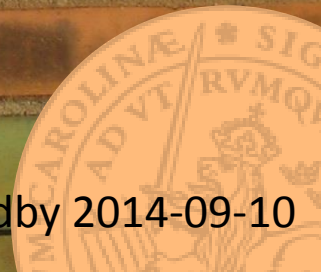
- Several requirements within the theme of energy

+ Building developer dialogue

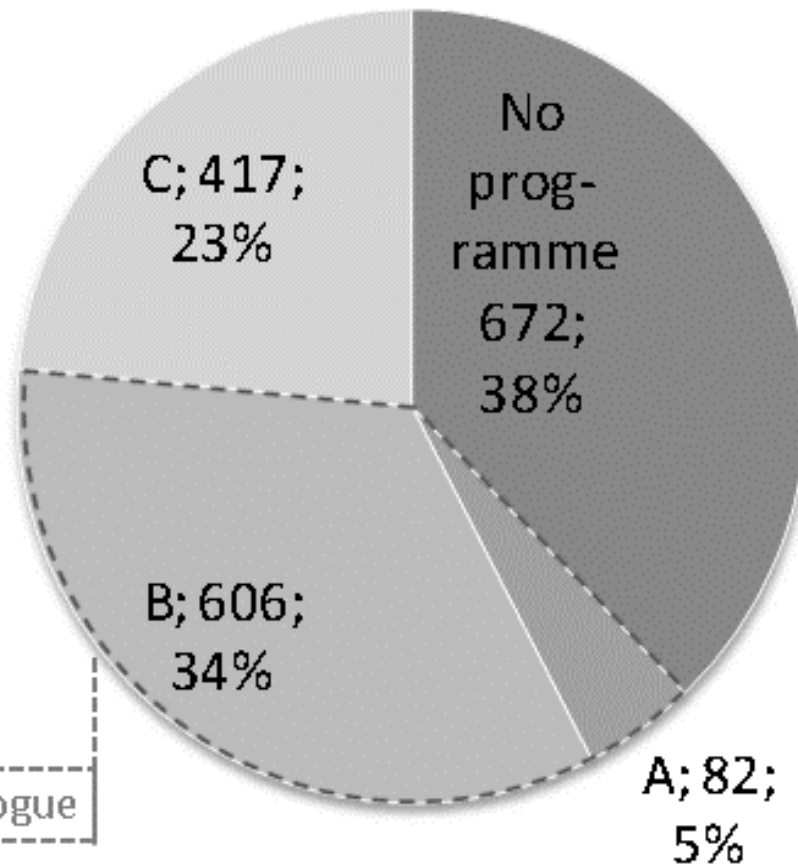


Research approach

- Quasi experimental
- All new multidwellings in Malmö 2010-2011
- Energy calculations
- Interviews with developers



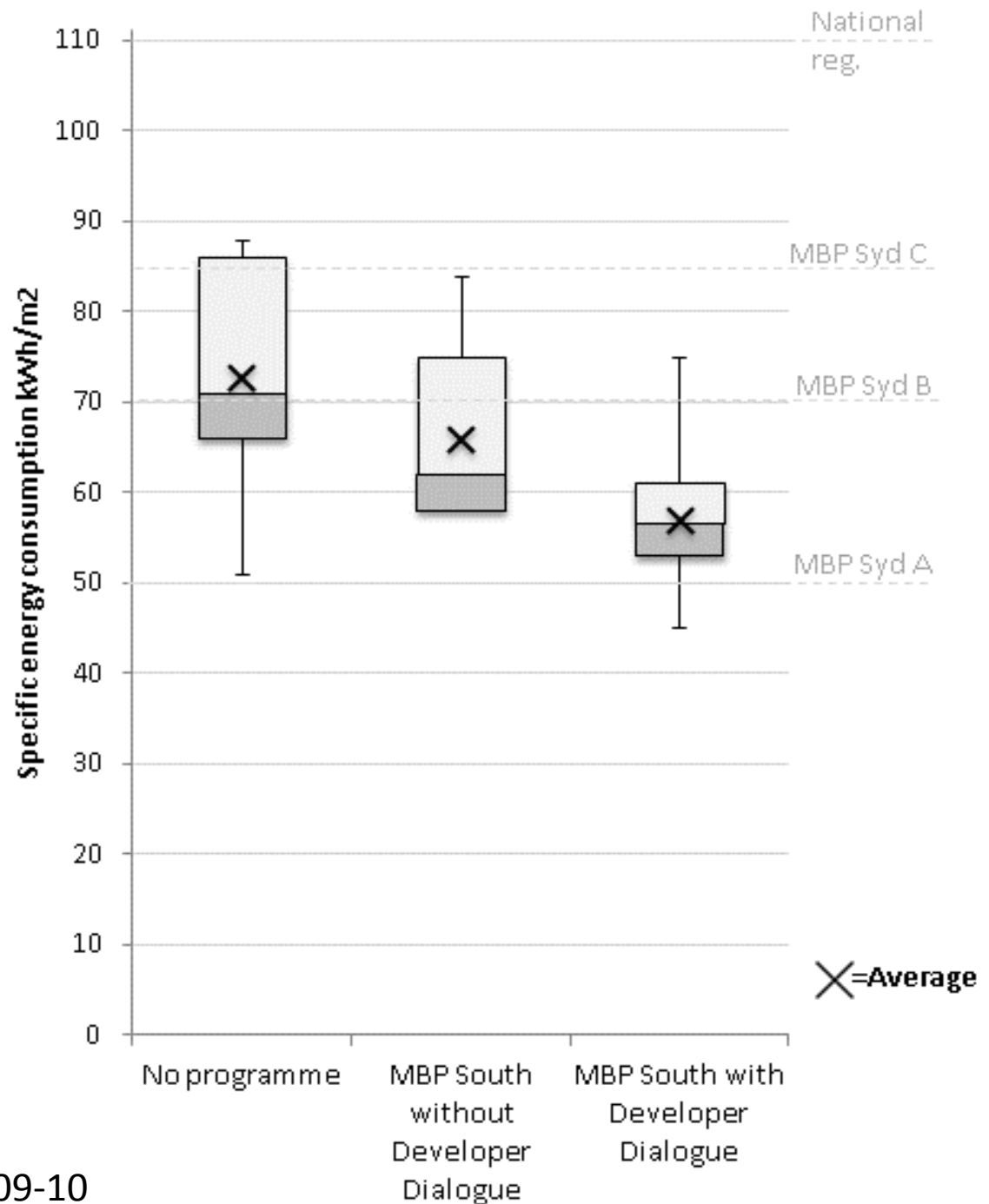
Coverage



Developer Dialogue



Findings, specific energy consumption

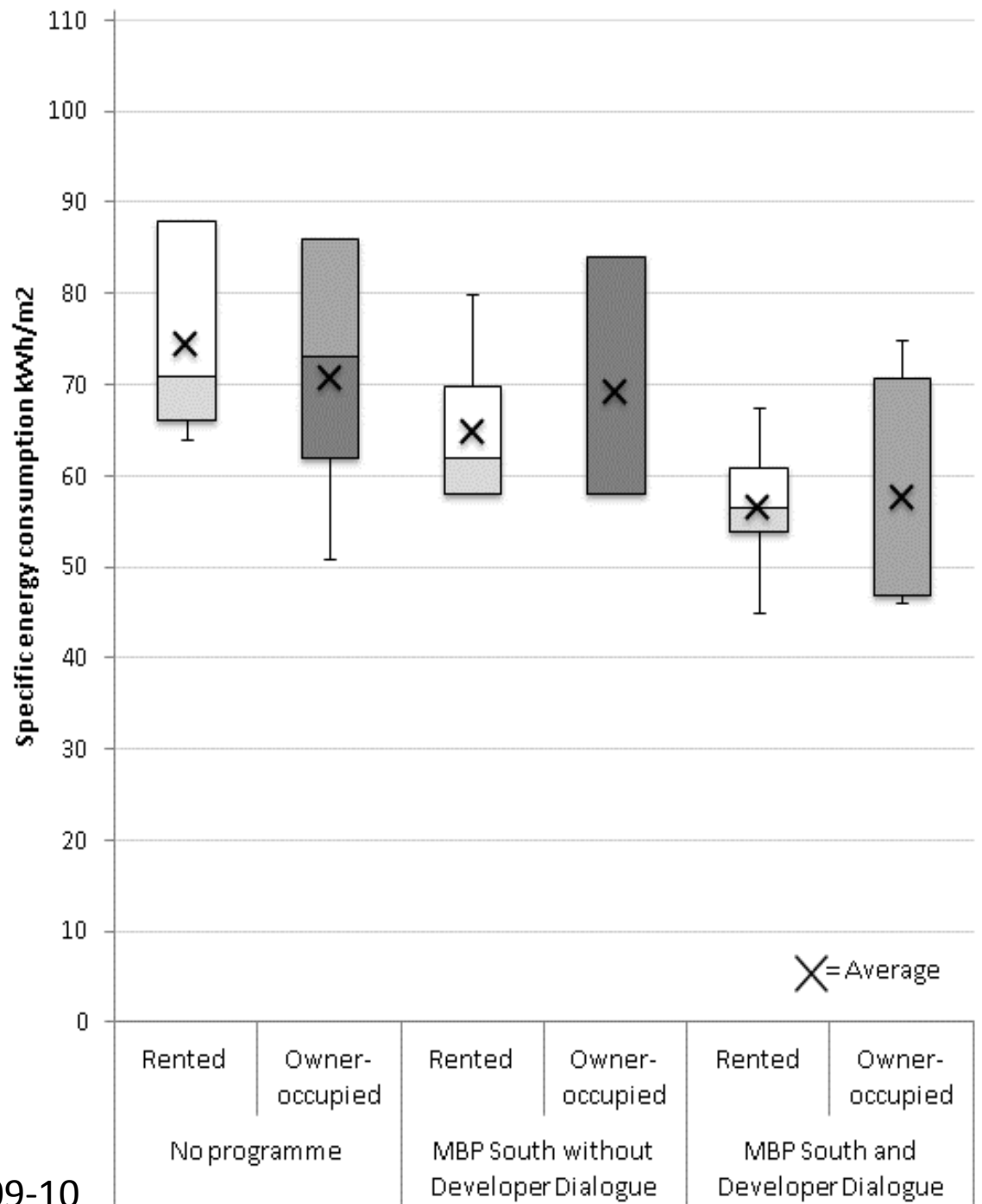


Alternative explanations?

- Different intended customer segments?
- Different share of rented housing?

	No programme	MBP South	
		without Developer Dialogue	with Developer Dialogue
Customer segment	1.11	1.07	1.30
Share of rented housing	47%	82%	88%

Specific energy consumption, rented vs. owned housing



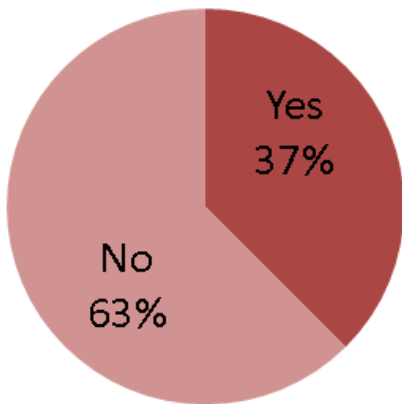
Other energy requirements

- Limited implementation of requirements on water saving taps and energy efficient white goods
- Possible impacts on the possibility to measure energy for hot water separately and air tightness

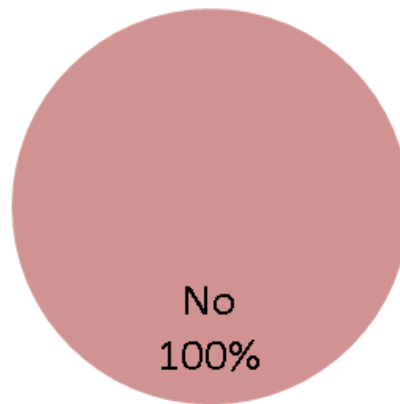


New technical solutions

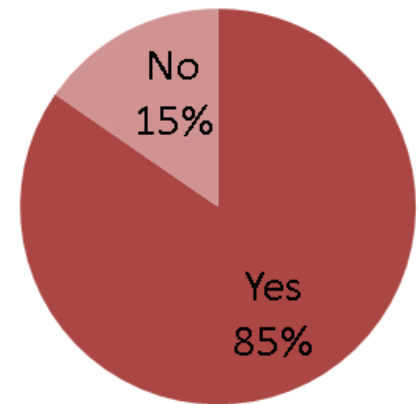
No programme



MBP South without Developer Dialogue



MBP South with Developer Dialogue



Conclusions

- The case indicates effectiveness but also implementation challenges of local governance experiments
- Governance experiments offer opportunities for policy learning while also providing challenges in terms of evaluation



Thank you!

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Other energy related requirements

- The programme seems to have had influence on airtightness:

	No programme	MBP South without Developer Dialogue	MBP South with Developer Dialogue
Yes	6	5	14
No	1	1	0
No reply	3	2	2
Average result (No of projects with reported data)	0,48 (3)	0,34(5)	0,20(4)



Local programmes

	A	G	J	Ka	Ku	L	St1	St2	SY	T	Vå	Vx
Energy	■	■	■	■	■	■	■	■	■	■	■	■
Health & indoor climate	■	■	■	■	■	■	■	■	■	■	■	■
Biological diversity	■	■	■	■	■	■	■	■	■	■	■	■
Moist	■	■	■	■	■	■	■	■	■	■	■	■
Material	■	■	■	■	■	■	■	■	■	■	■	■
Resource efficiency	■	■	■	■	■	■	■	■	■	■	■	■
Noise	■	■	■	■	■	■	■	■	■	■	■	■
Environmental impact	■	■	■	■	■	■	■	■	■	■	■	■
Durability	■	■	■	■	■	■	■	■	■	■	■	■
EMS/QMS	■	■	■	■	■	■	■	■	■	■	■	■
Other	■	■	■	■	■	■	■	■	■	■	■	■



Effect size

	MBP South only, compared to no programme	Developer Dialogue, compared to no programme	Developer Dialogue, compared to MBP South only
All apartments	0.58	1.35	0.77
Rented apartments	0.91	1.70	0.79
Owner-occupied apartments	0.11	0.96	0.85