

Green Residential Buildings Methodology Assessment Document

June 2024

Client: Achmea

Author: CFP Green Buildings

achmea 

 CFP
GREEN BUILDINGS



Table of content

Purpose of this document	4
EPC labels in the Netherlands	5
Determining the top 15% of national residential building stock	7
NZEB – 10% requirements for new residential buildings	10

Introduction

Achmea is a leading financial service company with a cooperative identity based in the Netherlands with more than 13 million retail and business customers, mainly in the Netherlands. Through its subsidiaries, Achmea offers a full range of insurance products and related financial products through the banking, direct and brokerage distribution channels. In the Netherlands, main products are property & casualty insurance, income protection insurance, health insurance, term life insurance, asset management and retirement services and retail annuity products, and as such, is a significant investor. Achmea is also active in Greece, Turkey, and Slovakia and Canada, and has a partnership with Rabobank in Australia.

Achmea is also active in Greece, Turkey, Slovakia and Canada, and has a partnership with Rabobank in Australia.

In the Netherlands, Achmea has three leading brands in addition to the Achmea brand itself: Centraal Beheer, Zilveren Kruis and Interpolis. Achmea offers insurance products, including health, life and non-life. Achmea's subsidiary Achmea Bank

N.V. also offers retail mortgage loans and savings and investment products. For institutional clients Achmea provides pension and asset management services through Achmea Investment Management B.V. and Syntrus Achmea Real Estate & Finance B.V. (Achmea Real Estate). Achmea has established a Green Finance Framework under which Achmea can issue Green Finance Instruments to finance and/or refinance a portfolio of loans and/or investments relating to 1) new and existing energy efficient residential buildings in the Netherlands (Residential Real Estate) energy efficient commercial buildings in the Netherlands and internationally (Commercial Real Estate). This Green Finance Framework is based on the Green Bond Principles (ICMA, 2021) and the Green Loan principles (LMA/APLMA, 2021).

Purpose of this document

The purpose of this document is to provide a methodology explaining the implications of the EU Taxonomy criteria on the selection of Eligible Assets. In this case the acquisition and ownership of buildings and the construction of new buildings. Annex I (Climate Change Mitigation) of the EU Taxonomy Delegated Regulation from June 2021, chapters 7.1.1¹ and 7.7, formulates the Technical Screening Criteria for sustainable buildings for "Substantial contribution to climate change mitigation" as follows:

- For buildings built before 31st December 2020, the building has at least an Energy Performance Certificate (EPC) class A. As an alternative, the building is within the top 15% of the national or regional building stock expressed as operational Primary Energy Demand (PED) and demonstrated by adequate evidence, which at least compares the performance of the relevant asset to the performance of the national or regional stock built before 31st of December 2020 and at least distinguishes between residential and non-residential buildings.
- For the construction of new buildings as of 2021, the PED must be at least 10% lower than the threshold set for nearly zero-energy building (NZEB) requirements.

The Annex I to the delegated Act clarifies in footnote 281 that the primary Energy Demand is "the calculated amount of energy needed to meet the energy demand associated with the typical uses of a building expressed by a numeric indication of total primary energy use in kWh/m² per year and based on the relevant national calculation methodology and as displayed on the Energy Performance Certificate".²

CFP Green Buildings has been asked to provide consulting services to develop a methodology to define the top 15% most energy-efficient residential buildings in the Netherlands and the definition of the NZEB minus 10%, according to the EU Taxonomy criteria. In accordance with the Climate Bond Initiative ('CBI') Low-Carbon Building Standard as well as market practice. This methodology would form the basis of the selection of assets for the Green Residential Buildings category under Achmea's Eligible Assets Portfolio, in accordance with the Sustainability Bond Framework.

¹ Data illustrating a significant contribution to the EU taxonomy for large new (apartment) buildings, particularly in the aspects of 7.1.(2) air tightness (blower door test) and thermal integrity (infrared camera test), as well as 7.1.(3) Global Warming Potential, is currently lacking on a broad scale. Consequently, the consideration of 7.1.(2) and 7.1.(3), inclusive of footnotes 283 and 284, fall outside the scope of this methodology.

² https://ec.europa.eu/finance/docs/level-2-measures/taxonomy-regulation-delegated-act-2021-2800-annex-1_en.pdf

EPC labels in the Netherlands

Energy Performance Certificates are important instruments that should contribute to the enhancement of the energy performance of buildings. The certificate can potentially influence construction companies and real estate owners to build with greater energy efficiency and implement energy saving measures in renovation projects.

As a result of the 2002 European Energy Performance of Buildings Directive (EPBD) (2002/91/EC), Energy Performance Certificates (EPCs) have become a mandatory requirement for European Union (EU) Member States. EPCs play a pivotal role within the context of this directive, which mandates that Member States provide information on the energy performance of buildings to the property owners or tenants. To demonstrate and confirm a building's energy performance, an EPC must be made available alongside an inspection report upon which the EPC is based. The recast of the EPBD (Directive 2010/31/EU) in 2010 increased even further the policy attention and the importance of EPCs.

An EPC label serves the purpose of indicating how energy-efficient a home is and suggests energy-saving measures that can be implemented. The

assigned letter on an energy label is determined based on fossil energy consumption, expressed in kilowatt-hours per square meter per year (kWh/m²/year). The label classes for homes range from A to G. Homes with an A label are the most energy-efficient (with a maximum PED of 160 kWh/m²/year), while houses labeled G are the least energy-efficient. A building with an A+++ energy label can be identified as a nearly zero-energy building (NZEB). The label also provides an overview of housing characteristics, including the type of housing, insulation, glazing, and heating system.

The current status of registered EPC ratings in the Netherlands is described in the table below.

Table 1 shows that registered EPC A labels currently account for 23.02% of the Dutch residential buildings stock. This exceeds the top 15% of the national or regional building stock expressed as operational PED and implies that EPC A is not automatically within the top 15%. Therefore, it is necessary to define which buildings belong to the top 15%.

EPC rating	EPC score	PED in kWh/m ² /year	Registered certificates	% of total certificates	% of total the total building stock ³
A	<1.20	0 < PED < 160	1,888,943	36.58%	23.02%
B	1.21-1.40	160 < PED < 190	815,206	15.79%	9.94%
C	1.41-1.80	190 < PED < 250	1,229,119	23.81%	14.98%
D	1.81-2.10	250 < PED < 290	521,360	10.10%	6.35%
E	2.11-2.40	290 < PED < 335	313,140	6.06%	3.82%
F	2.41-2.70	335 < PED < 380	198,820	3.85%	2.42%
G	>2.70	> 380	196,680	3.81%	2.40%
Total			5,163,268	100.00%	62.94%

Table 1: Energy performance certificates in The Netherlands⁴

³ There are 8,203,980 residential buildings at 01-01-2024, source: <https://opendata.cbs.nl/statline/#/CBS/nl/dataset/81955NED/table?fromstatweb>
The category label A also includes the A+ till A++++ labels.

⁴ Source for EPC labels: <https://www.ep-online.nl/>, retrieved in January 2024.

Registered certificates

By the end of 2023, approximately 5.2 million residential buildings in the Netherlands have a registered EPC. Of these buildings, approximately 1.9 million are registered with an EPC rating A. The energy efficiency of existing residential buildings can be determined using three different methods:

- A more extensive calculation at location (which considers around 150 building characteristics), resulting in the EPC or PED score. A certified professional calculated this energy label with the NTA8800 (since 2021) or the NEN7120 (before 2021).
- A calculation made at a distance, by a certified energy advisor and based on the most important building characteristics (this method was used until December 2020);
- The provisional energy label provided by the Dutch government.

These first two methods result in a registered certificate, with an EPC, which is calculated by certified energy advisors and validated by audited organisations.

As for the third method, in 2015, all non-labelled residential buildings were allocated with provisional energy certificates. The Dutch government defines these provisional certificates and are based on building characteristics such as the construction year and the type of building. All buildings built in the Netherlands after 2006 received a provisional EPC rating of A if a registered EPC was not provided.

In practice, 94.2% of these provisional certificates also lead to a registered label A. The provisional energy labels are no longer valid as of 1st January 2021⁵ and not used in the assessment to define the top 15% most energy-efficient residential buildings in the Netherlands.

There are some limitations to calculating the percentage of EPC A-rated dwellings as a percentage of the total residential building stock:

- The number of registered certificates is based on the EP-Online database. This database is owned and maintained by the Netherlands Enterprise Agency (RVO) and includes all EPCs. The database includes certificates of multi-purpose buildings (e.g., offices combined with housing) and houses with recreational purposes. The Kadaster (national Land Registry Office) does not include these buildings in the residential building stock.
- The total residential building stock also includes monumental buildings. Monumental buildings might have an EPC label; however, it is not mandatory. There are 31,577 national residential monuments, according to Centraal Bureau voor de Statistiek (CBS)⁶.

The impact, however, of both limitations on the definition of the top 15% green residential buildings in the Netherlands is negligible.

⁵ <https://www.rijksoverheid.nl/onderwerpen/energielabel-woningen-en-gebouwen/vraag-en-antwoord/wat-is-een-geldig-energielabel>

⁶ Source for data (July 2023); <https://www.cbs.nl/nl-nl/cijfers/detail/85538NED>

Determining the top 15% of the national residential building stock

Development of the EPC requirements

The Dutch Building Regulation sets out energy efficiency requirements for different building types using an EPC score. For example, the Dutch Building Code 2000 requires an EPC score of 1.0 or lower. These EPC scores of buildings improve based on the introduction of a new Building Code. The correspondence between building years and the EPC score is shown in Figure 1. Over time, the Dutch Building Regulation became more stringent in energy efficiency and sustainability requirements for new buildings, resulting in a more efficient PED. Therefore, new buildings built according to the most recent regulations are likely to have improved efficiency compared to older buildings complying with older regulations. For this reason, the building's year of construction can be used to define the top 15% of most energy-efficient residential buildings in the Netherlands.

Until the 1st of January 2021, energy labels were calculated with the NEN7120 methodology resulting in an EPC score for each building which can be compared to the EPC score set in the building regulation. Since the 1st of January 2021, NEN7120 has been replaced by the NTA8800. The NTA8800

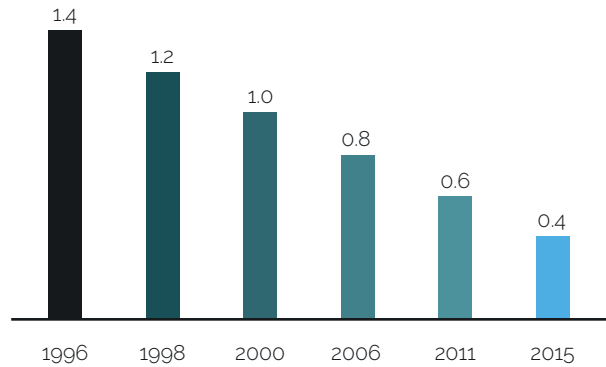


Figure 1: EPC score per year (according to building code)

also calculates the energy label score but uses the PED as a dimension instead of EPC. Figure 2 shows the thresholds of the energy label classes according to the NTA8800. These limits are expressed in PED.

Although both methodologies of the NEN7120 and NTA8800 are not entirely comparable, the expected PED of, for example, an EPC A++ would be below 75 kWh/m² and have an EPC score of 0.6 or lower.

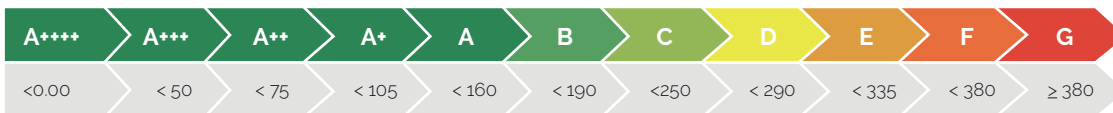


Figure 2: Primary Energy Demand in kWh/m² per energy label

When selecting a year of construction to determine the top 15%, it is recommended to align it with the year a new Building Code is introduced. This is because buildings will have improved energy efficiency in order to comply with the Building Code requirements. The Building Code that was introduced in 2006 requires an EPC score of 0.8 or lower (figure 1), which corresponds to an EPC rating of A+ (figure 3).

Table 2 lists new buildings built between 2000 and 2020, based on the Kadaster database. On year end 2023, there were approximately 8.2 million residential buildings in the Netherlands⁷. Of these buildings, approximately 7.98 million buildings were built before 2020⁸.

The buildings built between 2003 and 2020 represent 14.78% of the total Dutch residential building stock that was built before the 31st of December 2020 (as is

required by the EU taxonomy⁹), which means that this part of the building stock will not exceed 15% of the market as shown in table 3.¹⁰

Period	New build houses
2000	74,774
2001	77,181
2002	71,143
2003	64,102
2004	69,832
2005	71,541
2006	77,103
2007	85,201
2008	84,174
2009	87,835
2010	60,556
2011	62,199
2012	48,668
2013	49,311
2014	45,170
2015	48,381
2016	54,849
2017	62,982
2018	66,585
2019	71,548
2020	69,985

Period	New build houses	Percentage of residential buildings stock built before YE2020
2002-2020	1,251,165	15.76%
2003-2020	1,180,022	14.78%
2004-2020	1,115,920	13.98%
2005-2020	1,046,088	13.10%
2006-2020	974,547	12.21%

Energielabels NEN7120

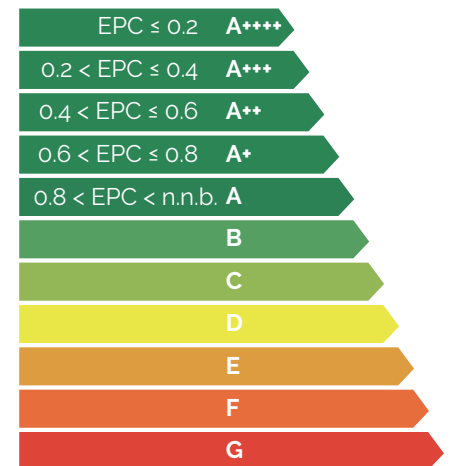


Table 3: Top 15% of residential buildings stock built before the 31st of December 2020

Table 2: All residential buildings built between 2000 and 2020

Figure 3: Correspondence between EPC scores and energy labels

⁷ There are 8,203,980 residential buildings at 01-01-2024, source: <https://opendata.cbs.nl/statline/#/CBS/nl/dataset/81955NED/table?fromstatweb>

⁸ The amount of residential buildings on YE2023 minus the newly built houses in 2021-2023 <https://opendata.cbs.nl/statline/#/CBS/nl/dataset/81955NED/table?fromstatweb>

⁹ Annex I (Climate Change Mitigation) of the EU Taxonomy Delegated Regulation from June 2021, chapter 7.7: As an alternative, the building is within the top 15% of the national or regional building stock expressed as operational Primary Energy Demand (PED) and demonstrated by adequate evidence, which at least compares the performance of the relevant asset to the performance of the national or regional stock built before 31st December 2020 and at least distinguishes between residential and non-residential buildings.

¹⁰ It is relevant to mention that the top 15% will not deviate too much since the analysis covers only buildings built until the year 2020. So constant revision of this top 15% can be deemed excessive according to CFP.

Conclusion of the top 15% expressed as Primary Energy Demand

Eligible existing residential buildings must have an EPC rating of A or an operational PED that belongs to the top 15% of green residential buildings. To define the top 15% most energy-efficient buildings in the Netherlands, a cut-off building year of construction can be selected as a criterion. Buildings built since 2003 belong to the top 15% newest buildings built until year-end 2020. As it is recommended to align with a year in which a new Building Code is introduced, 2006 will be selected as the cut-off year. By selecting a cut-off of equal or higher than 2006, it is possible to align with the stricter requirements

that were imposed by the Building Code of those years. This is because buildings will have improved energy efficiency in order to comply with the stricter Building Code requirements introduced in 2006. Residential buildings built since 2006 comply with an EPC score of 0.8 or lower, which in most cases, corresponds to an EPC certificate A+. This translates into a selection of buildings with a PED of <105 kWh/m²/year. Currently, buildings built as per 2006 account for 12.20% of the total buildings stock built before the 31st of December 2020, which is within the top 15%.

NZEB – 10% requirements for new buildings

The EU Taxonomy formulates the Technical Screening Criteria for the construction of new buildings as follows:

The Primary Energy Demand (PED), defining the energy performance of the building resulting from the construction, is at least 10% lower than the threshold set for the nearly zero energy building (NZEB) requirements in national measures implementing Directive 2010/31/EU of the European Parliament and of the Council. The energy performance is certified using an as built Energy Performance Certificate (EPC).

BENG regulations

On 1st January 2021, the NTA8800 was introduced in the Netherlands and included the “Bijna Energieneutrale gebouwen” (BENG) regulations. BENG is the Dutch definition of NZEB and these regulations replace the EPC regulations for new buildings and the energy index for existing buildings. This means that every newly built house has to meet the BENG criteria instead of the EPC regulations.

All new buildings must meet these regulations and are derived from and are in line with the European Energy Performance of Buildings Directive. The BENG regulations for new buildings make a distinction in three different criteria: BENG 1, BENG 2, and BENG 3.

- **BENG 1:** Maximum energy demand in kWh per square meter per year. This indicator focuses particularly on demand for heating and cooling. The design of the building, the amount of insulation, and the orientation of the building are key in calculating the energy demand.

- **BENG 2:** Maximum primary fossil energy usage in kWh per square meter per year. This indicator is the sum of all energy-related aspects of a building. This includes heating, cooling, heating systems for water, and mechanical or natural air ventilation. When energy is generated locally with, for instance, solar panels, the amount of generated energy can be deducted from this indicator.

- **BENG 3:** Percentage of renewable energy that is generated specifically at the building area. The generation of renewable energy on-site, such as solar energy, still has a positive impact on the energy performance rating.

These three BENG values are interdependent. The outcome of BENG 2 determines the Primary Energy Demand on the Energy Label measured in kWh/m², for both new and existing building certificates.

The EU Taxonomy introduces a criterion that qualifies buildings that outperform the NZEB requirements by at least 10% in primary energy. In case of the Netherlands, this is best presented in terms of BENG 2, and the 10% improvement displayed in table 5 below. Therefore, we are looking mainly at BENG 2?

Selection of assets according to the criteria

All energy labels that have been registered since 2021 indicate the primary fossil energy usage per kWh/m² /year (EP2 score). This value can be compared to the NZEB requirements in order to select the buildings that are 10% more energy

efficient. All energy labels in the Netherlands can be found in the EP-online database.¹¹ Dutch assets are registered in Kadaster, which provides information on the building years.

Type of residential building	Maximum primary fossil energy usage ¹²	10% improvement
Ground bases houses	30 kWh / m ² / per year	27 kWh / m ² / per year
Flats and apartments	50 kWh / m ² / per year	45 kWh / m ² / per year

Table 4: BENG 2 requirements for new buildings and 10% improvement

¹¹ Source for EPC labels: <https://www.ep-online.nl>

¹² In accordance with the EU Taxonomy, new buildings built as of 1 January 2021 are Taxonomy-aligned if the net primary energy demand of the new construction is at least 10% lower than the primary energy demand resulting from the relevant NZEB requirements. When referring to primary fossil energy consumption, the system losses (such as pipe losses during heating), auxiliary energy (such as pumps) and the efficiency of the generators (such as the central heating boiler) are included. This is not the case with energy demand.



info@cfp.nl

J.C. Wilsaan 29
7313 HK Apeldoorn
t +31 (0)55 355 5199
f +31 (0)55 355 2555

The information presented in this report is exclusively intended for the client. The content of this information is based on circumstances and information made available by the client. Third parties who become aware of this report can not derive any rights from this report.

All rights reserved. Nothing from this report may be reproduced, stored in an automated database, or in any form or by any means, electronic, mechanical, photocopying, or in any other way, without prior written permission from Corporate Facility Partners BV.

