**What is Energiesprong?**

Energiesprong is an initiative developed in the Netherlands that aims to address these issues in one leap, by applying the principles of energy performance contracting to existing homes and aggregating demand from building owners for zero energy refurbishments to drive innovation. It is a revolutionary whole-house approach, which was pioneered in the Netherlands for the refurbishment of homes, but can also be applied to new-build housing. To date, most of homes that have been refurbished are in the social housing sector.  The Energiesprong approach focuses on creating comfortable and desirable homes that are also affordable to run.

The key elements for the model are occupant satisfaction, building performance and financial viability. To minimise disruption to occupants, the target for completing each refurbishment is no longer than ten days, and in some cases in the Netherlands, the main refurbishment elements have been completed in a single day.

The Energiesprong approach is technology neutral, meaning solutions providers are responsible for meeting a performance standard for the whole house in the way that works best for the building and its occupants. Solutions providers are required to achieve a minimum performance standard within a fixed price envelope. This can help stimulate innovation, helping to control costs and ensuring that performance can be guaranteed. Experience from the Netherlands shows how the outcome-based specification and time limits for refurbishment have helped to drive innovation effectively, for example stimulating investment in facilities for the manufacture of pre-fabricated insulated panels, and energy service “pods”, incorporating a range of efficient new building services. Because the approach also guarantees real life energy performance, maintenance costs and comfort standards for up to 40 years, Energiesprong aims to increase confidence for building owners, investors, and occupants alike.

This performance guarantee is an important element of the financial model. Housing providers have sometimes been reluctant to invest in low-energy refurbishments, on the basis that while they are responsible for paying for works, it is the occupants who benefit from the energy savings (the so-called split incentive). Local authorities currently also have very limited budgets to invest in energy efficiency, because the energy savings from an Energiesprong refurbishment are guaranteed, and subject to regular monitoring, it allows the housing provider to charge an energy service plan to the property, which includes guaranteed indoor temperature, plus an allowance for hot water use, lighting and appliances.

The energy charge is set to be less than the occupant’s energy bills before the refurbishment and allows the housing provider to recover its up-front investment over time. The guaranteed energy plan, together with maintenance savings, increases long-term certainty about lifecycle costs and income and may allow the housing provider to borrow money for the refurbishment at a lower rate.

The first Energiesprong demonstrators were completed in the UK in Nottingham in 2018 by Melius Homes, working on behalf of Nottingham City Homes.

Moat’s projects are planned to complete in the next 9 months and have the potential to be the first Energiesprong homes refurbed in the South of England and in particular within Essex & London respectively.

<https://www.energiesprong.uk/>