

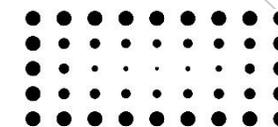




the
Shift



LIFE Belgian Financing Roundtables on Energy Efficiency



Embuild

THE BELGIAN CONSTRUCTION
ASSOCIATION

LIFE BE FREE



watson

Practical arrangements

- The webinar will be recorded and will be available afterwards
- You can ask questions via the chat. 
Please also mention your name and organisation
- Technical problems? Contact us via chat





LIFE BE FREE WEBINAR

Decarbonising residential buildings: A multi-stakeholder journey

Friday, 28 November 2025

Dominic Keyzer, Senior Sustainability Consultant, ING Group

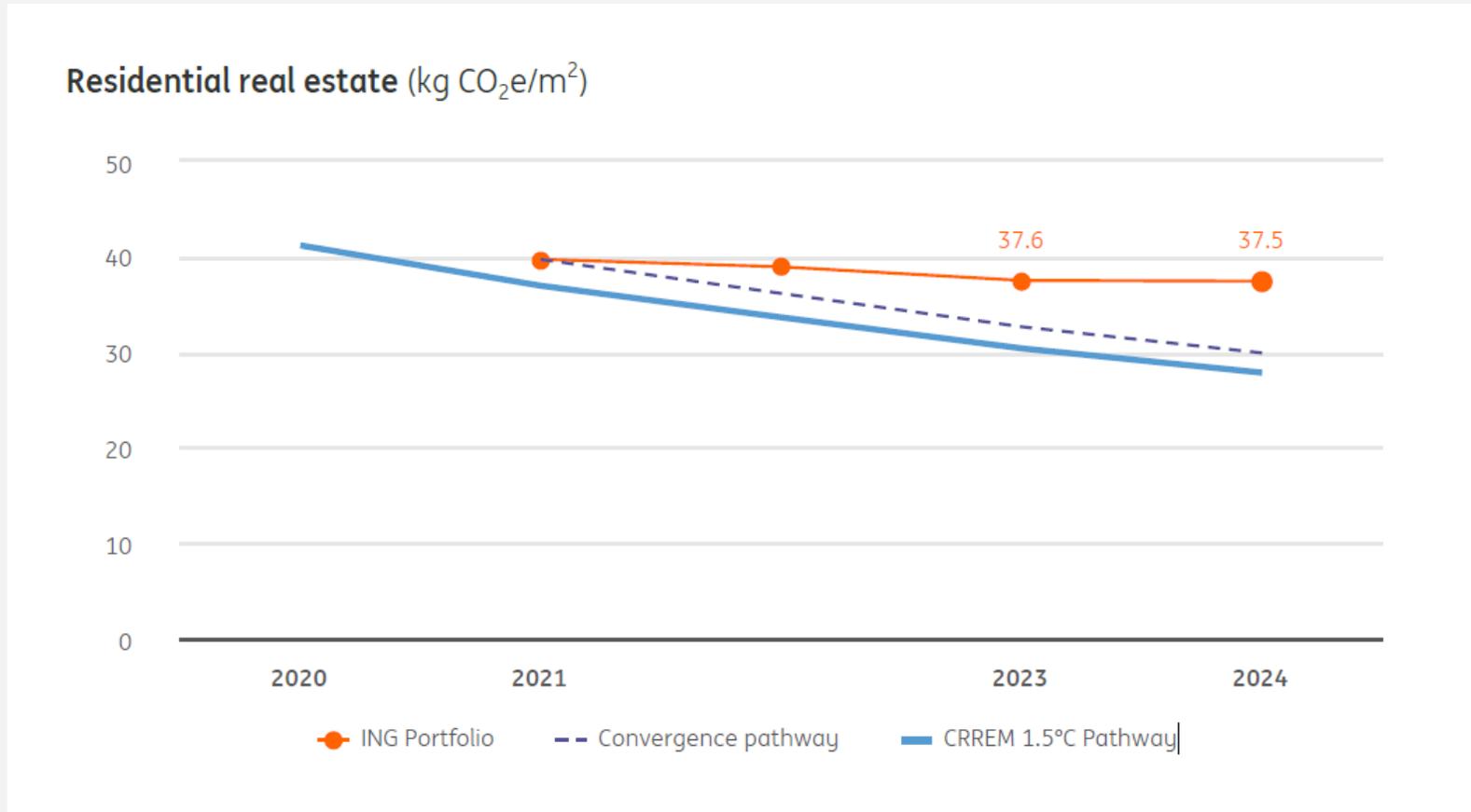
Dr. Andreas Hermelink, Director, Guidehouse

Madeline Schneider, Associate Director, Guidehouse

outwit complexity™



ING has been working to empower customers to decarbonise homes for a number of years



Why did we commission this research?

1 Contribute to the understanding of the challenge

2 Reinforce the necessity of known solutions

3 Build stakeholder accountability

4 Challenge the best way to measure progress

Key figures outline the challenge

34%

... of European energy-related **GHG emissions** come from the **real estate sector**, with almost 2/3 from residential

€275_{bln}

... of **additional investment** is required in building renovations annually until 2030 to reach EU 55% **GHG emission-reduction target**

43%

... **worst performing residential buildings** must deliver **55%** of total primary **energy reductions**

2025

... is when EU countries must deliver draft **National Building Renovation Plans**, charting the way to zero-emission building stock by 2050

The paper explores three scenarios in five European markets

1

Business-as-Usual Scenario

Extrapolates progress based on current trends, including limited effectiveness and enforcement of existing national plans and policy.

2

Policy Scenario

Assumes all existing government plans and policy are implemented fully and effectively.

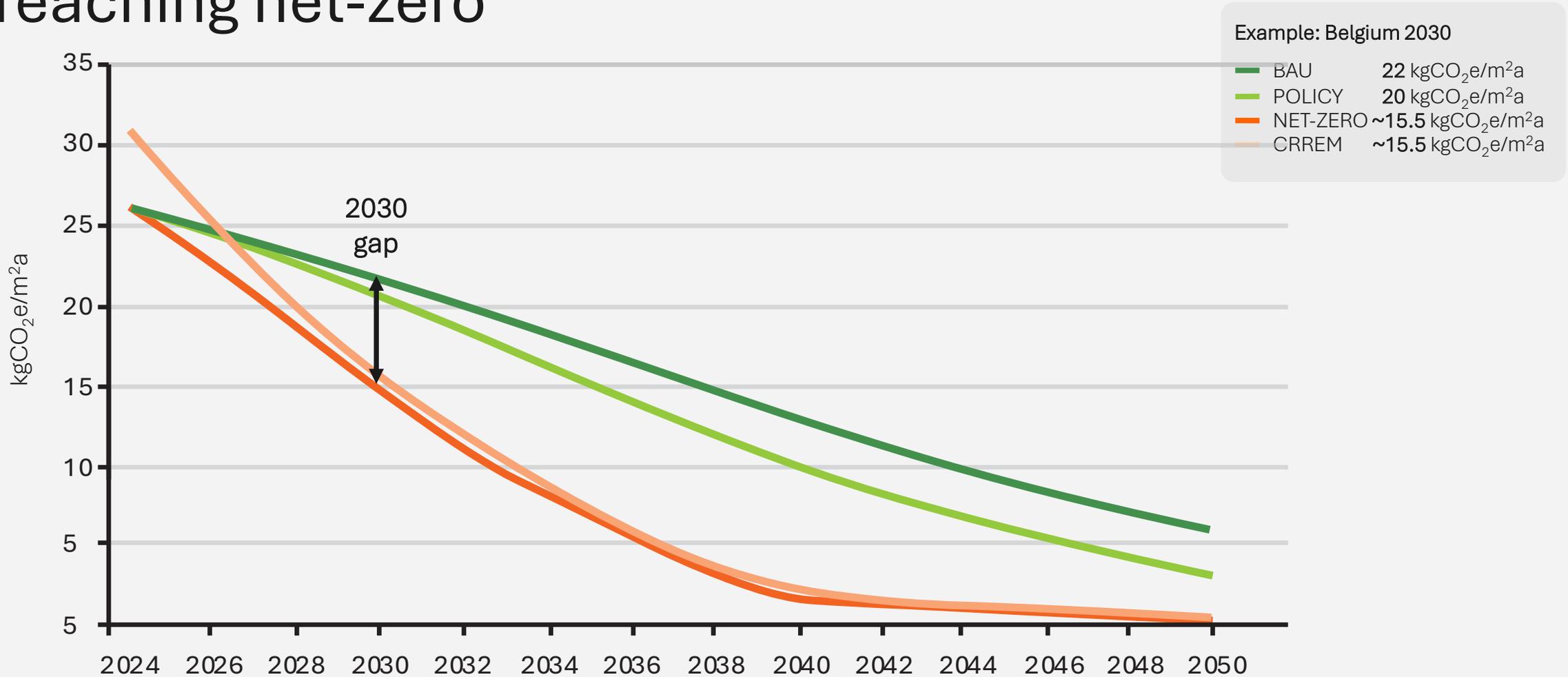
3

Net-Zero Scenario

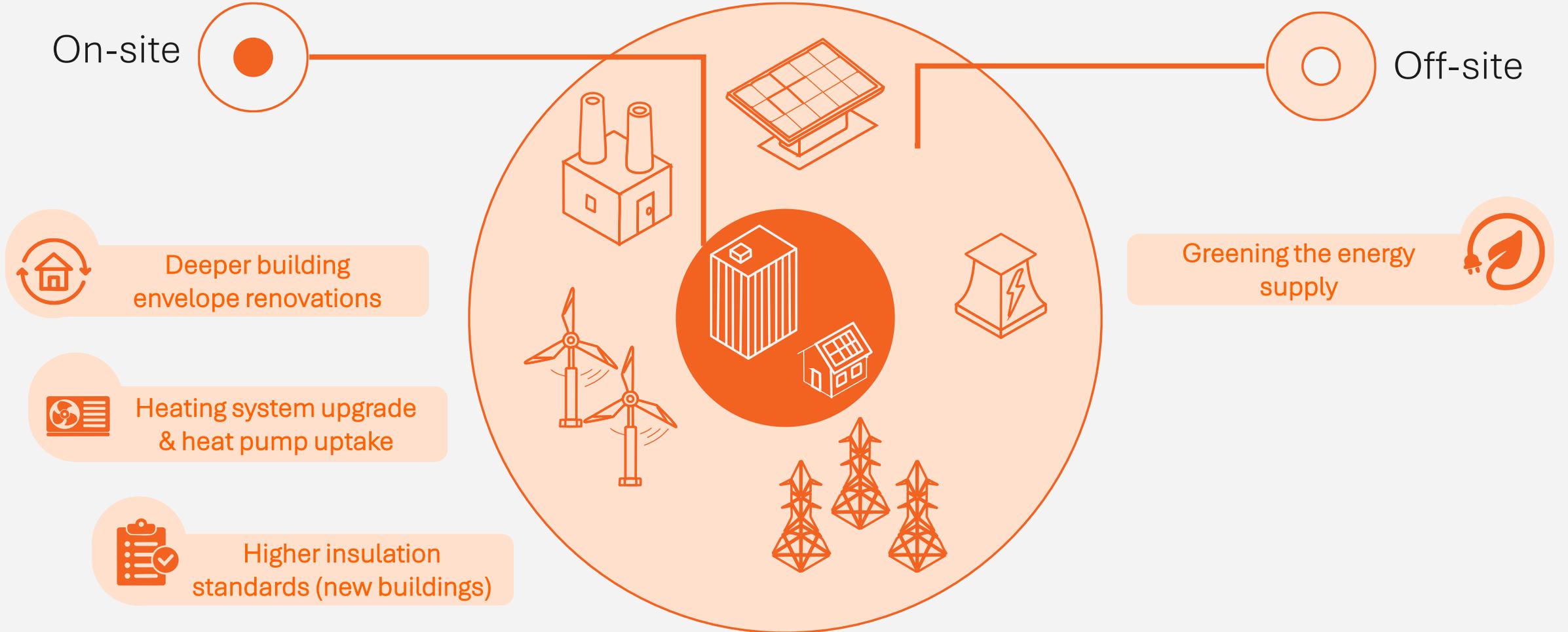
Creates one possible future where key stakeholders accelerate efforts across four key measures to reach net zero milestones.



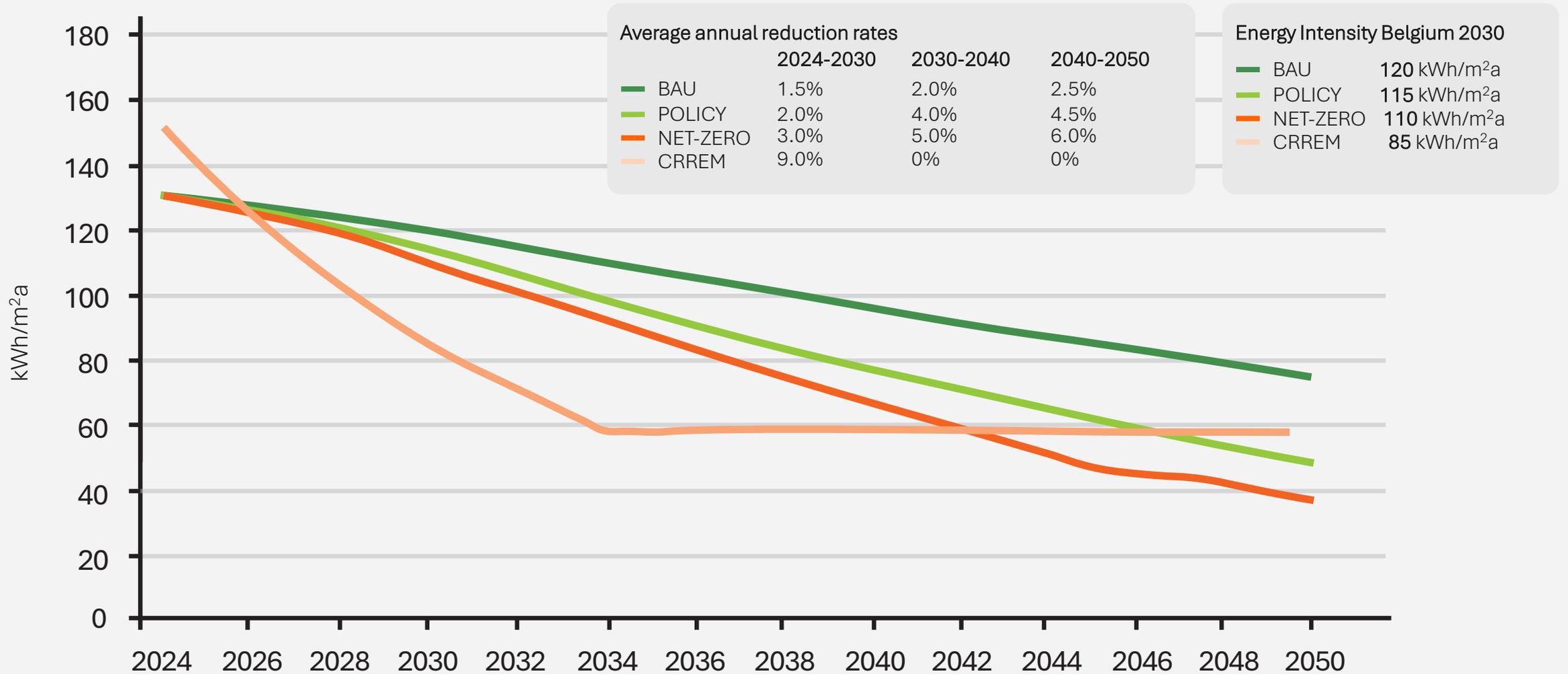
Our modelling confirms an increasing emissions gap to reaching net-zero



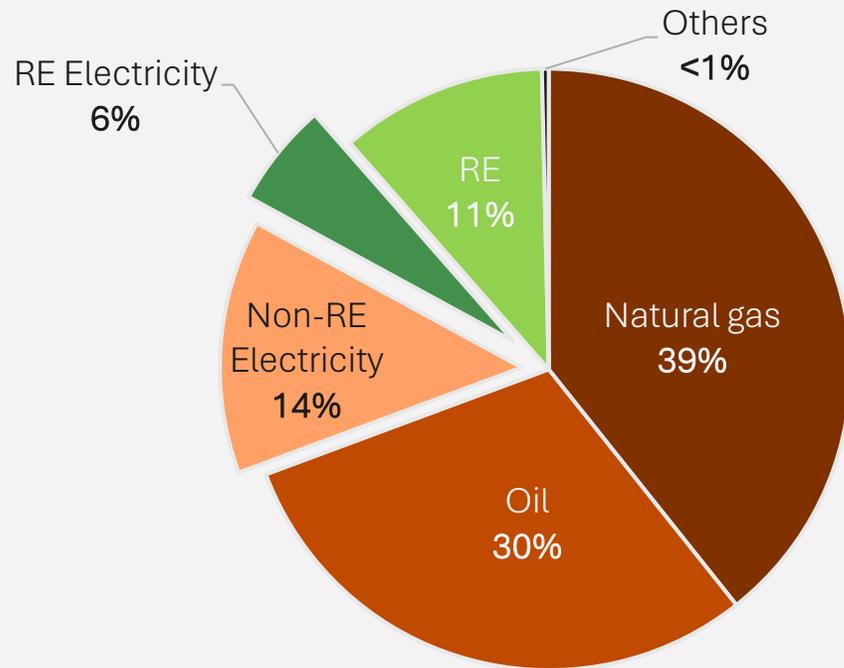
On-site & off-site measures need balance to close the gap



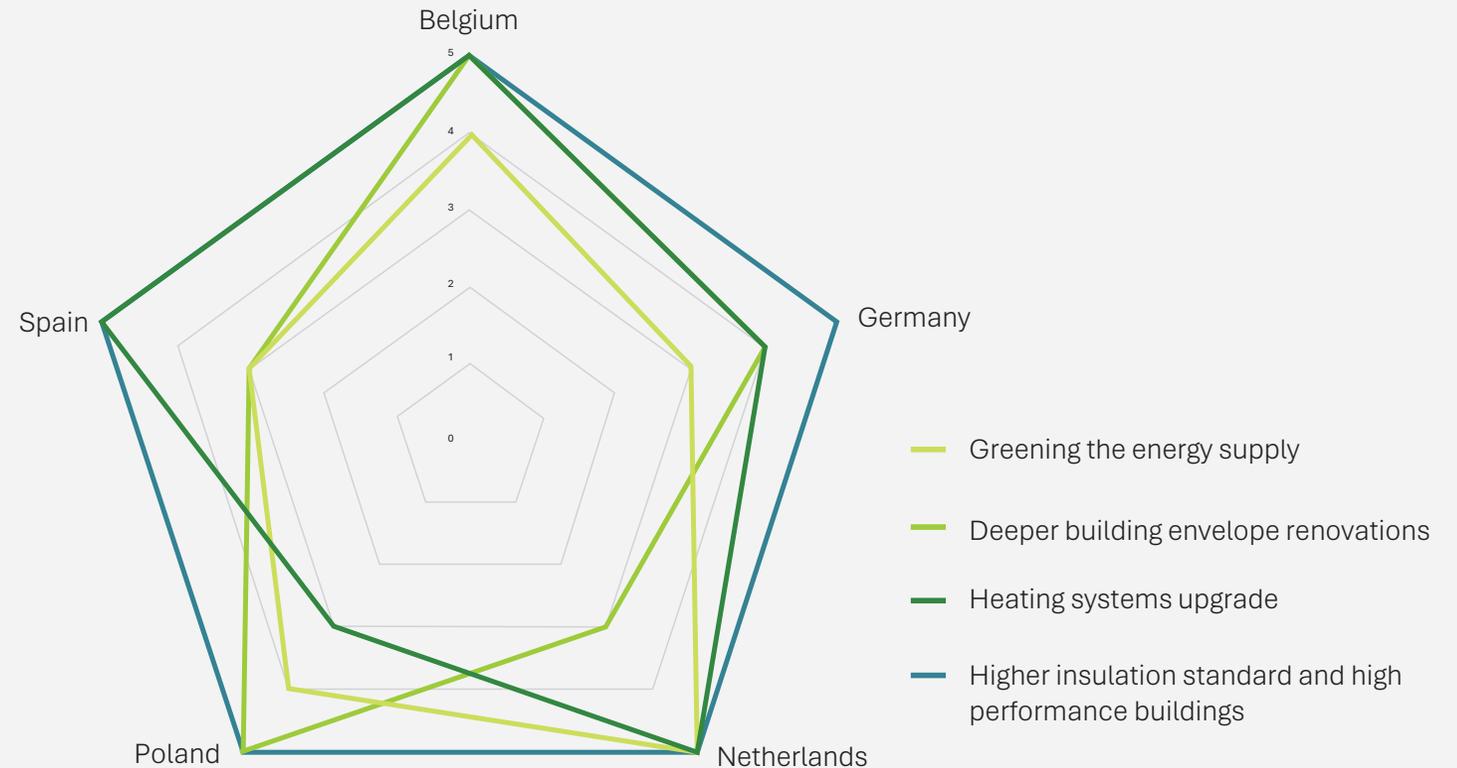
In our 'Net-zero' pathway we assumed limits on how fast and deeply people can renovate



The share of renewable energy in residential buildings in Belgium needs to be increased significantly



Share in space heat consumption by Energy Source (2022)



Relative importance of identified measures per market

Multiple perceived barriers hinder the implementation



Homeowners
(single family houses)



Financial restrictions



Regulations and technical barriers



Strong dislike of loans/mortgages



Aesthetics



Fear of negative consequences



Environmental reasons



Landlords/developers
(multi-family houses)

Intransparency and uncertainty



Lack of motivation



Too long payback periods



Investor-user dilemma



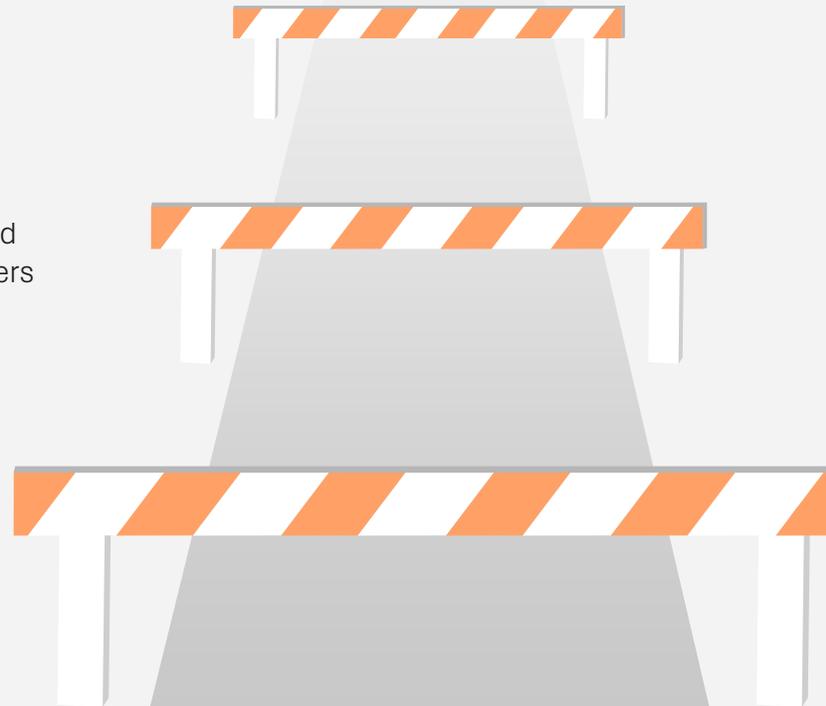
Too high transaction costs



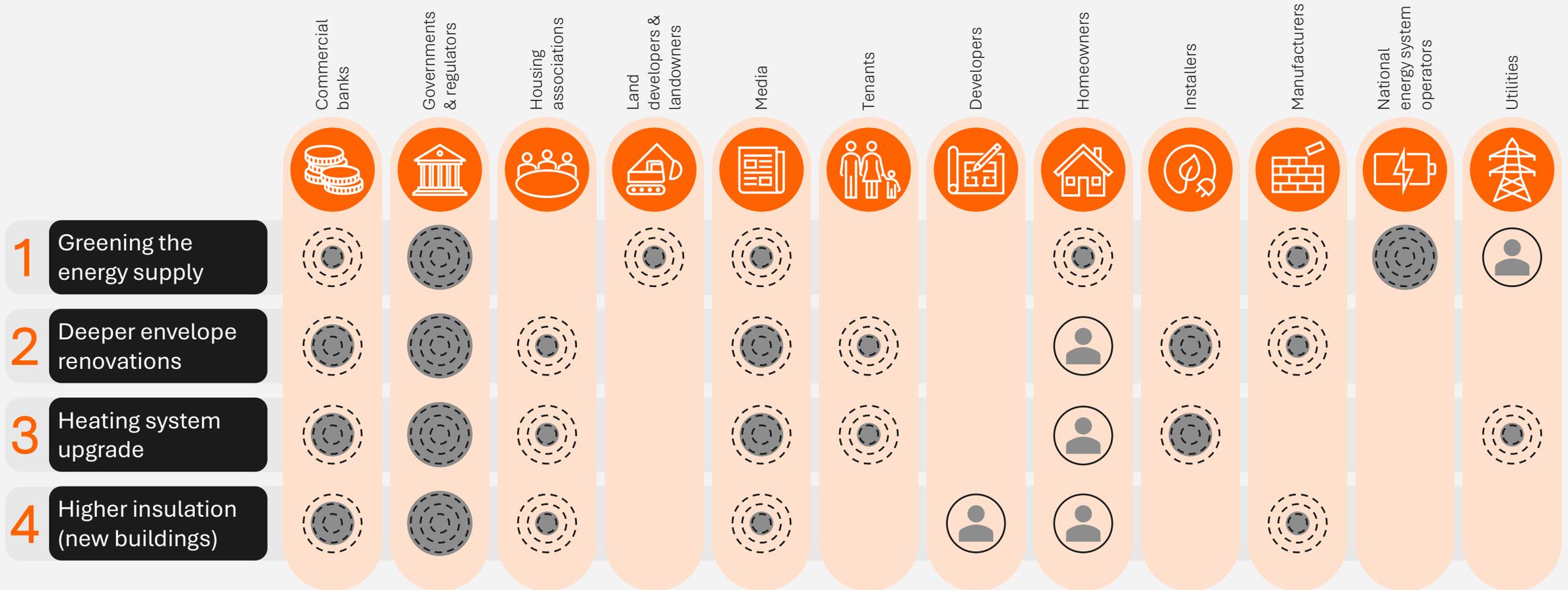
No collab. with energy utilities



Aesthetics



A broad set of stakeholders is key to close the emissions gap



Zooming in on governments and commercial banks



Governments & regulators

- Take on the **responsibility** assigned by the revised EPBD.
- Use full set of **policy measures**: regulation, economic promotion, and information.
- Design a **policy framework** involving all relevant stakeholders.

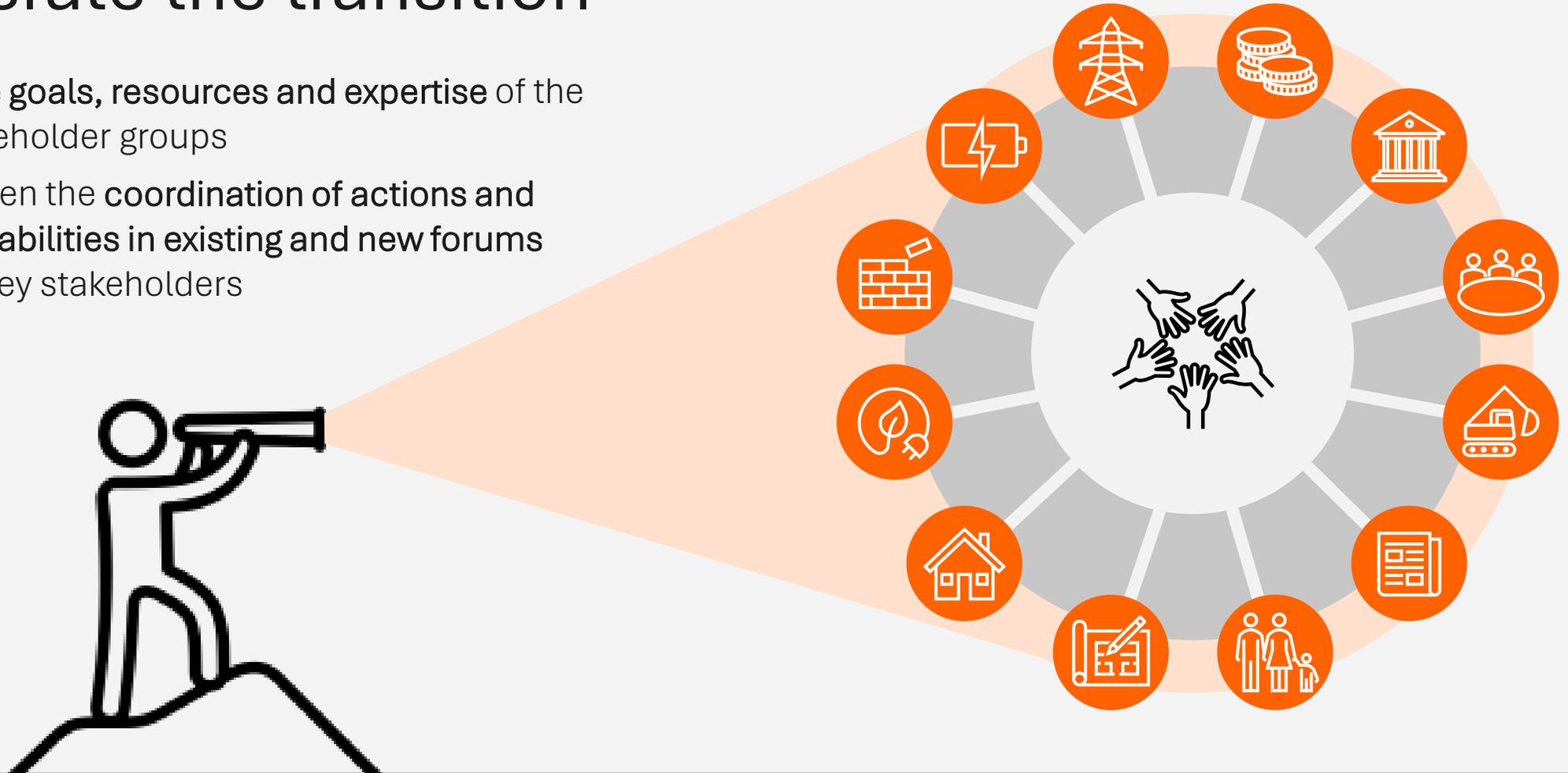


Commercial banks

- Make renovations **more affordable** through innovative mechanisms and products.
- Make it **easier to renovate** by helping homeowners navigate the information and decision process.
- **Collaborate with stakeholders** as facilitators and connectors by leveraging networks.

An ecosystem approach is required to steer and accelerate the transition

- Align the goals, resources and expertise of the key stakeholder groups
- Strengthen the coordination of actions and accountabilities in existing and new forums uniting key stakeholders





Thank you for joining!

Let us stay in touch on
future collaboration
efforts in this sector:

Guidehouse team:
mschneider@guidehouse.com
andreas.hermelink@guidehouse.com



Q&A-moment

Questions?



Pitch. Connect. Renovate

SAVE THE DATE
11 december 2025 - Life BE FREE

**PITCH.
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Thank you for your attention

