

# BE REEL! Project



## Layman's Report

VEKA

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[WWW.BEREEL.BE](http://WWW.BEREEL.BE)

**LIFE IP CA 2016 BE-REEL!**  
With the contribution of the LIFE financial  
instrument of the European Union



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Short Description of the Deliverable	
Deliverable Code	E2D4
Title of the Deliverable	Layman's Report "LIFE IP CA 2016 BE-REEL!"
<b>Summary</b> <p>The Layman's Report provides an accessible summary of the objectives, actions, and impact of BE REEL! (2018–2024) in three languages (Dutch, French, and English), aimed at a broad audience. Both communication products contributed to the wide dissemination of project results and the visibility of BE REEL! at Belgian and European levels.</p>	

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#### Project Partners:





# LIFE IC CA 2016 BE-REEL!

## Making Residential Buildings More Energy-Efficient and Affordable

Belgium is investing heavily in energy-efficient homes. This means: reduced CO<sub>2</sub> emissions, lower energy bills, and greater living comfort. BE REEL! (Belgium Renovates for Energy Efficient Living) supports policy efforts to make renovations simpler and more effective. The programme brings together the regions, the federal government, and the EU to develop solutions for homeowners, landlords, and investors.

**Together, we're making zero-emission housing achievable for all by 2050.**

## What is the goal of the BE REEL! project?

The BE REEL! project (2018–2024) took on the challenge to ensure that by 2050, all residential buildings meet European nearly zero-energy building (NZEB) standards. This means: gradually phasing out energy-wasting homes, with practical support to improve energy performance and smart digital tools to monitor renovation progress.

- In **Flanders**, homeowners receive a personalized renovation plan automatically through the Woningpas (Building Passport).
- In **Wallonia**, a concrete step-by-step plan is provided through renovation audits.



## Supporting the European Renovation Wave

To meet the climate goals by 2050, Belgium must triple its renovation rate—from 1% to 3% of homes per year. Special attention is given to households with limited incomes. The BE REEL! project contributes by testing innovative renovation solutions in residential buildings. Thanks to European support, large-scale renovation projects have also been launched and implemented.





# Belgium's Climate Goals

**Belgium's National Energy and Climate Plan (2021–2030)**  
aims to:



- **CO<sub>2</sub>- Reduce CO<sub>2</sub> emissions by 47%**



- **Promote the use of solar energy and heat pumps**



- **Decrease household energy consumption by 35%**



- **Support in expanding district heating networks to make energy cleaner, more sustainable, and more affordable**

## What's happening in Flanders and Wallonia?

### Flanders:

The Renovation Pact requires all homes to achieve EPC label A by 2050. Digital tools such as the Woningpass support homeowners. Cities like Mechelen are leading the way with neighbourhood-based renovations to cut costs and boost energy efficiency.

### Wallonia:

Grants and interest-free loans help low-income households improve the energy efficiency of their homes. In Mouscron, rental homes were renovated without raising the rent.

## The Big Picture

With thoughtful policy, financial support, and innovative training, we are building a cleaner, greener future for everyone.



With the contribution of the European Union  
Instrument of the European Union



# LIFE IP BE REEL! - project

## Belgium Renovates for Energy-Efficient Living

Supported by the EU LIFE Integrated Projects programme (CINEA)

Duration: 2018–2024 | Regions: Flanders & Wallonia



LIFE IP BE REEL! was launched to accelerate the transition to a climate-neutral housing stock by 2050, in line with the European Renovation Wave and Belgium's energy ambitions. The project links policy innovation, demonstration projects, and capacity building to enable deep renovations across Belgium.

## Objectives

- Support regional long-term renovation strategies (LTRS) for residential buildings
- Identify barriers and solutions for deep renovations (EPC label A by 2050)
- Renovate more than **8,000 homes** through pilot and demonstration projects
- Train **advisors, construction professionals, and local authorities**
- Develop **guidelines and governance models** for deep renovation across all levels of government

## An Integrated Project Structure

LIFE IP BE REEL! was implemented through **68 actions**, coordinated by the **Flemish Energy and Climate Agency (VEKA)** in close cooperation with **SPW-TLPE** for Wallonia, various cities (including Antwerp, Ghent, Mechelen, La Louvière, Mouscron), and numerous public and private partners. Additionally, **21 complementary policy measures** were implemented in alignment with national and European energy and climate targets.

The project structure included:

- **22 actions** directly led by VEKA
- **43 actions** led by partners
- **16 communication-oriented actions** focused on awareness-raising and behavioural change
- **9 administrative actions** for reporting, monitoring, and coordination

## Demonstration & Upscaling

- **Woningpas, renovation roadmaps, and one-stop-shops** were tested and refined
- **Grant and loan systems** were adapted to support deep renovation paths
- **8,000+ homes** were renovated in urban contexts
- **Thousands of stakeholders** were trained via workshops, e-tools, and sectoral networks

LIFE IP BE REEL! serves as a **blueprint for large-scale renovation management**, combining policy innovation, citizen **engagement**, financing, and sector support. It prepares Belgium for a just and effective **acceleration towards zero-emission living by 2050**, with tools and strategies that are already being **adopted in other EU countries**.

**Renovating together for climate, comfort, and cost savings.**

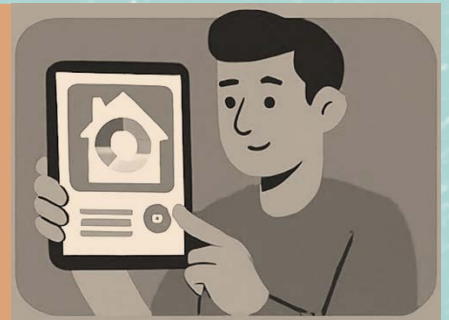


# How the BE REEL Approach Makes Homes Greener and More Affordable

BE REEL! is leading the transition toward energy-efficient and affordable housing in Flanders and Wallonia. Five cities – Antwerp, Mechelen, Ghent, La Louvière, and Mouscron – are taking the lead. Through digital tools, financial support, large-scale renovations, and training, BE REEL! is making renovation easier, more affordable, and accessible to all.

## User-Friendly Tools for Homeowners tools

- In **Flanders**, the **Woningpas** provides an online overview of energy performance and renovation options.
- In **Wallonia**, the **Quicksan** and **Renovation Roadmap** guide homeowners step by step.



## Affordable Renovation

- **Loans and grants** help families invest in energy-saving measures.
- **Energy Houses** support the full renovation process.
- **Renovation coaches** offer free or low-cost professional advice.

## Large-Scale Projects

- Support for **pilot and demonstration projects** that renovate entire neighborhoods collectively.
- Special attention is given to **vulnerable families** and **social housing tenants**.
- **Renewable energy**, such as **solar panels** and **geothermal systems**, plays a central role.



## Training and Awareness

- **Construction professionals** are trained in energy-efficient techniques.
- **Public campaigns** raise awareness of benefits and available support.
- **Local governments** ensure proper coordination between climate and housing policies.



# Case Studies from the BE REEL! Project (2018–2024)

During the implementation of the BE REEL! project, dozens of initiatives were launched across Belgium to make the ambitious renovation goals of Flanders and Wallonia tangible. This chapter presents a selection of concrete projects carried out by local authorities, knowledge institutions, and other key actors.

These case studies show how renovation policy is being implemented on the ground: from digital tools like the Woningpas and the Renovation Roadmap, to collective renovations in cities such as Ghent, Antwerp, and Mechelen. They illustrate how collaboration, smart financing, clear communication, and technical support contribute to making homes more energy-efficient and affordable.

The selected examples highlight both the diversity and the impact of BE REEL! at the local level. Each project contributes in its own way to the broader goal: making all Belgian homes energy-efficient and climate-resilient by 2050.

## Overview of the Case Studies:

1

### **Case Study: Woningpas in Flanders**

A free digital housing file for over 2.5 million homes.

2

### **Case Study: The Renovation Roadmap in Wallonia**

A personalized step-by-step plan to help homeowners plan their renovations.

3

### **Case Study: Collective Renovation in Mechelen**

renovations achieving energy performance levels of E30 or E50.

4

### **Case Study: City of Antwerp – Renovating Large Apartment Buildings**

Multi-family housing renovations with a focus on economies of scale .

5

### **Case Study: City of Ghent – Ghent Renovates Smarter: Energy-Efficient Apartments Without Rent Increases Thanks to an Innovative Approach**

6

### **Case Study: City of Mechelen – Smart Sunny Neighbourhood**

Collective solar energy production owned by the local community.

7

### **Case Study: City of Mouscron – One-Stop Renovation Point**

Accessible renovation support through a single central contact point.

8

### **Case Study: City of La Louvière – Third-Party Financing Boosts Energy Efficiency**

9

### **Case Study: VVSG–KVS – Municipalities Ready for the Renovation Future**

Knowledge sharing and capacity building in Flemish cities and municipalities.

10

### **Case Study: BuildWise – Learning to Renovate for the Future**

Practice-oriented training and tools for construction professionals.



# Case Study: Woningpas (in Flanders)

LIFE BE REEL! Action A4- C2

Beneficiary: VEKA

Project Duration: 2018–2024

Project Leader: VEKA (Flemish Energy and Climate Agency)

[woningpas.vlaanderen.be](https://woningpas.vlaanderen.be)

## A Digital Housing Passport Towards 2050

Since 2018, the Flemish government has provided homeowners with free access to the Woningpas: an online platform that gathers all available information about a home, its parcel, and surroundings. By 2023, the system had over 500,000 users and covered more than 2.5 million homes.

## What is it?

The **Woningpas** is:

- a **digital vault** for housing documents and renovation history,
- an **information platform** with data on energy, insulation, soil, permits, water, climate risks, and more,
- and a **shareable tool** for architects, notaries, or renovation advisors.

## Why is it Important?

The Woningpas plays a **central role** in Flanders' renovation strategy, which aims for every home to achieve **EPC label A by 2050**. It serves as:

- a **digital vault**: safely stores all documents and renovation history,
- a **renovation compass**: provides insights, guidance, and an overview of potential improvements,
- an **information source**: users find data on energy use, solar potential, installation quality, mobility score, environmental context, sewerage, soil quality, water management, climate risks, and more,
- a **shareable document**: access can be shared with renovation advisors, architects, notaries.

## Impact and Vision for the Future

The Woningpas simplifies administrative processes for property **sales**, **rentals**, and **renovations**.

It enhances transparency and offers **homeowners and professionals** a central gateway to housing-related data. Moreover, the tool promotes a **systematic and well-founded renovation approach**, with attention to **energy efficiency**, **living comfort**, **environmental impact**, and **climate resilience**.

As a cornerstone of Flanders' digital renovation strategy, the Woningpas serves as an example for other regions in Europe. It fits within broader initiatives like the **Renovation Wave** and the **EU Digital Building Logbook**.



# Case Study: The Renovation Roadmap in Wallonia

**LIFE BE REEL! Action A6-A19**

**Beneficiary: TLPE (Walloon Region)**

**Project Duration: 2018–2024**

Project Leader: TLPE (Service Public de Wallonie – Territoire, Logement, Patrimoine, Énergie)

Website: [energie.wallonie.be](https://energie.wallonie.be)

## A Step-by-Step Renovation Guide for Citizens | 2018–2024

Want to renovate without losing track of the bigger picture? Under the LIFE BE REEL! project, the Walloon government developed a digital Renovation Roadmap: a personalized guide that helps homeowners make their homes more energy-efficient step by step, aiming to achieve EPC label A by 2050.

## What is the Renovation Roadmap?

A visual and user-friendly planning tool, integrated into the mandatory **PACE energy audit** for homes in Wallonia. The roadmap clearly outlines:

- Which measures are needed (e.g. insulation, heating, ventilation)
- In what order to carry them out
- What they cost, what they save, and which **grants** are available

## What Has Been Achieved?

- **23,191 homes** received a PACE audit including the roadmap
- **Over 200,000 website visitors** sought information about the tool
- Fully integrated into Wallonia's renovation subsidy system
- Improved based on feedback from **over 300 test users**

## How Does It Work?



- 1 Having a **PACE audit** carried out by a certified energy expert.

- 2

The audit now automatically includes a **personalized renovation plan**.



- 3

One sees which works to start with—and which logical steps follow.

- 4

One uses the roadmap to apply for grants or request quotes.



**The Renovation Roadmap is a prime example of how digital tools, policy vision, and citizen focus can come together. Thanks to this tool, energy renovation is achievable for everyone—step by step, supported, and without unpleasant surprises.**

**Everyone deserves a home that is future-proof. The roadmap helps to get there.**



## Case Study:

# Collective Renovation in Mechelen

**LIFE BE REEL! Action C6.4**

**Beneficiary:** City of Mechelen

**Project Duration:** 2018–2024

Project Leader: Stad Mechelen – Klimaatneutraal

[www.mechelenklimaatneutraal.be](http://www.mechelenklimaatneutraal.be)

## The Challenge

Mechelen, a historic Belgian city, has a large stock of outdated housing. To meet the 2050 climate goals, the city needed a **scalable renovation model** that could tackle entire neighborhoods while supporting residents through the often complex renovation process.

## Approach

### Two Phases:

#### Phase 1

Energy audit, personalized advice, provisional EPC, cost estimation

1

#### Phase 2

Tendering, contractor selection, site supervision, final EPC

2

### Services Offered



Personal renovation coaching (internal and external)



EPC before and after renovation



Support with grant and loan applications



Collective communication tools (flyers, info sessions, mobile renovation unit)



Smart tools: V-test, CO<sub>2</sub> calculator, solar maps

## The Solution

A demonstration project involving the collective renovation of 50 homes to reach an energy consumption level of 50 kWh/m<sup>2</sup>. Residents receive step-by-step technical, financial, and social support. This action complements a deeper renovation track (C6.3) aiming for 30 kWh/m<sup>2</sup>.

## Lessons Learned & Success Factors

- Collective renovation works best in neighborhoods with strong social cohesion
- Phased, personal guidance builds trust and boosts participation
- Tools like heat maps and EPC simulators increase engagement
- Legal adjustments are needed to enable sustainable renovations in protected zones
- Combining individual and collective approaches increases outreach and impact

### More info:

Huygebaert (160 homes): [klimaatneutraal.mechelen.be/wijk-huygebaert](http://klimaatneutraal.mechelen.be/wijk-huygebaert)

Arsenaal (1,000 homes): [mechelen.be/project-arsenaal](http://mechelen.be/project-arsenaal)

Nekkerspoel (450 homes): [klimaatneutraal.mechelen.be/wijkrenovatie-nekkerspoel](http://klimaatneutraal.mechelen.be/wijkrenovatie-nekkerspoel)



# Case Study: City of Antwerp

## Renovating Large Apartment Buildings

**LIFE BE REEL! Actie C7.1**

**Beneficiary:** Stad Antwerpen

**Project Duration:** 2018–2024

Project Leader: City of Antwerp – Ecohuis

Website: <https://www.antwerpen.be/contact/ecohuis>

## Impact

- 60% energy savings: Lower heating costs and improved living comfort
- Increased property value: Renovations led to a rise in home value

## Why It Worked

- **Lower costs:** Group-based renovations reduced overall expenses.
- **Sustainable financing:** A revolving renovation fund ensures continuous funding for future projects.
- **Faster approvals:** Local regulations were adapted to speed up the permitting process.

## How It Worked

- **One-Stop-Shop advice:** Residents received personalized renovation plans and financial guidance through the multi Year Investment Plan.
- **Group purchasing:** Buying materials in large quantities reduced costs.
- **Flexible financing:** A combination of Flemish loans, EU subsidies, and city grants covered 75% of the costs.
- **Energy Performance Contracting (EPC):** Contractors pre-financed the renovation costs.

### An innovative project in the heart of Antwerp

In Antwerp, an innovative renovation project improved the energy efficiency of 500 residential buildings in vulnerable neighborhoods. By organizing owners into groups, works could be carried out more quickly and at lower cost, making energy efficiency more accessible to all.

### An Inspiring Example for Other Cities

Antwerp's successful model can easily be replicated elsewhere by:



Involving local energy agencies as key partners



Attracting private capital through energy-saving performance contracts



Developing tailored renovation solutions for various housing types

The Antwerp project proves that energy-efficient renovation is achievable for all through collaboration, smart financing, and strategic planning.





# Case Study: City of Ghent – Ghent Renovates Smarter: Affordable and Energy-Efficient Living in Apartments

**LIFE BE REEL! Action C4-7.2**

**Beneficiary: Stad Gent**

**Project Duration: 2018–2024**

Project Leader: City of Ghent / Energiecentrale

Website: <https://stad.gent/nl/de-energiecentrale>

In Ghent, an ambitious renovation project is demonstrating how even older apartment buildings can have a sustainable future—without rent increases. Thanks to coaching, grants, and smart financing, hundreds of families have already been able to remain in more energy-efficient apartments.

## What Did the Project Involve?

The City of Ghent collaborated with **building managers (syndics)** and **co-owners** of small apartment buildings to make renovations feasible and affordable, through:

- Free advice and guidance via **De Energiecentrale**
- Collective coaching and technical support
- Access to **grants** and **soft loans** for co-owners
- Cooperation with **syndics** and **co-ownership associations (VME)**

## Results by End of 2024

- **584 apartments** renovated across **21 buildings**
- Over **€21 million** invested in energy efficiency upgrades
- Annual reduction of **856 tons of CO<sub>2</sub> emissions**
- More than **1,500 homeowners** received personalized renovation advice

## What Makes This Approach Successful?



### ✓ Step-by-step guidance

Rather than renovating everything at once, co-owners received support for manageable steps.



### ✓ Social coaches

Trust and personalized explanations helped convince hesitant residents.



### ✓ Financial support

Soft loans and tailored subsidies made renovations affordable.



### ✓ Smart tools

A digital tracking system (CRM), coaching scripts, and a 10-step plan make the model **replicable** in other cities.



## Expectations by 2027

- **861 apartments** renovated
- Annual reduction of **14.5 GWh** in energy consumption
- Up to **1,842 tons** less CO<sub>2</sub> emissions per year

## A Model for Other Cities

With Action C7.2, Ghent demonstrates that deep renovation of apartment buildings is achievable with the right approach: proper guidance, financing, clear communication, and owner involvement. This formula is now being considered by other Flemish cities and European partners as a model for sustainable urban renewal.

# Case Study: City of Mechelen – Smart Sunny Neighborhood: Clean Energy Powered by the Community

**LIFE BE REEL! Actie C8.2**  
**Beneficiary:** City of Mechelen  
**Project Duration:** 2018–2024

Project Leader: Stad Mechelen – Klimaatneutraal  
[www.mechelenklimaatneutraal.be](http://www.mechelenklimaatneutraal.be)

## How Does It Work?

### Shared Solar Panels

Community-managed solar panels supply electricity to owners, tenants, and social housing units



**Local Battery Storage** - Surplus energy is stored and shared within the neighborhood



**Affordable Financing** - Residents buy shares (€250 each) and repay their investment through energy savings



**Municipal Guarantees & Energy Sharing** - The city offers low-interest loans, and surplus energy can be traded locally

## Why Does It Work?



**Scalable Model** - This concept can be expanded to include heat pumps and other renewable technologies

## Impact



- **750 kW of installed solar capacity**



- **€1.2 million invested**

- **120 households now benefit from lower energy bills**

## Why Does It Work?

### A Model for the Future



**Collective Ownership:** Residents are actively involved and co-own the project



**Blended Financing:** A mix of public and private funds keeps participation accessible

**This initiative from Mechelen shows how cities can make the energy transition achievable for everyone through smart financing and active community involvement.**



# Case Study: City of Mouscron – One-Stop Renovation Point Makes Renovation Easy and Affordable

LIFE BE REEL! Actie C4

Beneficiary: **Stad Moeskroen**

Project Duration: **2018–2024**

Project Leader: City of Mouscron – Guichet Énergie

Website: [energie.wallonie.be/fr/guichet-energie-wallonie-mouscron.html](https://energie.wallonie.be/fr/guichet-energie-wallonie-mouscron.html)

The One-Stop Renovation Point in Mouscron helps residents make their homes energy-efficient—without stress or high costs. More than 300 households have already used the service, supported by €2.5 million in funding.



Local energy agencies as partners



Contracts based on energy savings



Tailored solutions for different types of housing

## Challenges Faced by Homeowners

- Not knowing where to start
- Difficulty finding reliable contractors
- Unclear financing options and grants

## The Solution

- One single point of contact for everything
- No upfront payment required; repayment through savings
- Local loans also attract private investors

## Innovative Financing

- **Revolving fund:** The city provides interest-free loans, repaid through energy savings.
- **Sustainable financing:** Repaid loans are used to fund new projects.

## Why It Works

The renovation point offers:

- Free energy audits: Tailored renovation plans
- Qualified contractors: Trusted network of professionals
- Grant and loan advice: Support for financing options

Mouscron demonstrates how local government can simplify and improve access to renovation, making it achievable for more residents.



# Case Study: City of la Louvière - Third-Party Investment Boosts Energy Efficiency in La Louvière

## LIFE BE REEL! Action C.13

**Beneficiary:** Stad City of la Louvère

**Project Duration:** 2018–2024

**Project Leader:** Ville de la Louvère – Guichet Énergie

**Website:** <https://energie.wallonie.be/fr/plateformes-locales-de->

### Is it possible to renovate your building without paying everything upfront?

Yes — through third-party financing (TPI). In La Louvière, the city and its partners tested this model via BE REEL! Action C13. External investors (such as ESCOs) finance and carry out the renovation. Owners repay the cost later through energy savings or a fixed fee. This model is ideal for apartment buildings with shared ownership or limited financial resources.

### What Was Done?

Between 2018 and 2022:

- Selected **5 pilot buildings** suitable for third-party financing;
- Created **standard contract templates** to make agreements easier;
- Delivered **energy audits** and technical renovation roadmaps;
- Engaged syndics, residents, ESCOs, municipalities, and legal experts;
- Organised **public workshops and learning labs**, reaching over 100 people.

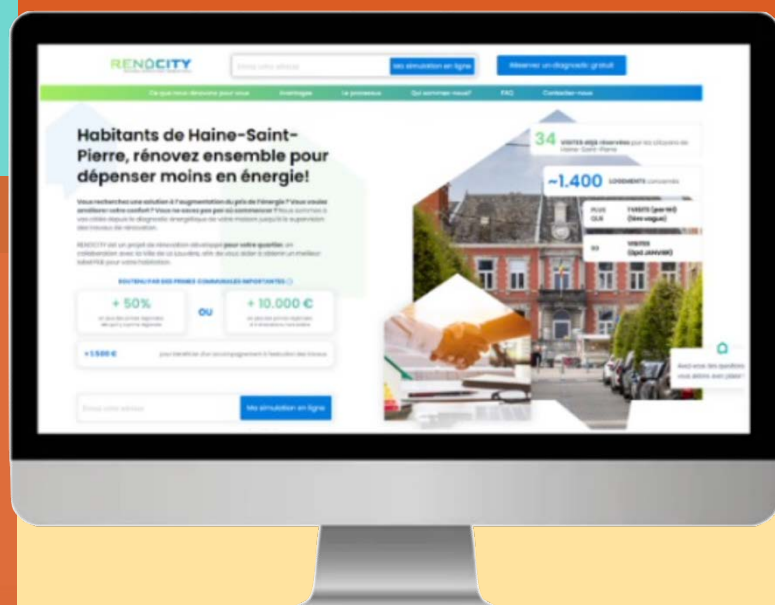
This pilot approach created real-world experience, strong partnerships, and ready-to-use tools for future renovation projects across Belgium.

### What Was Achieved?

- 455 apartments** renovated through TPI by 2024 (1,355 expected by 2027);
- €2.3 million** saved in annual energy costs;
- 2,000+ tonnes of CO<sub>2</sub>** emissions avoided;
- €54.8 million** mobilised in public and private investment;
- Tools such as Quicksan, roadmap methods, and legal templates now used across the region.

### Lessons Learned

- Municipalities play a key role in guiding and informing residents.
- TPI works best in larger buildings, where the savings offset the complexity.
- Standard contracts and planning tools increase trust.
- Support from public policy is vital to scale up the model.



**A Scalable Future** - Thanks to Action C13, Wallonia now has a tested model to promote TPI for co-owned housing. The pilot outputs are already helping shape regional renovation policy and will support Belgium's journey to a **climate-neutral housing stock by 2050**.



# Case Study: VVSG – KVS – Cities and Municipalities Ready for the Renovation Future

**LIFE BE REEL! Actie E.5**

**Beneficiary: VVSG - KVS**

**Project Duration: 2018–2024**

Project Leader: VVSG – Kenniscentrum Vlaamse Steden

Website: [www.kenniscentrumvlaamsesteden.be](http://www.kenniscentrumvlaamsesteden.be)

## How can a city or municipality prepare its housing stock for the future?

How can you ensure that every home becomes energy-efficient, remains comfortable, and stays affordable to renovate?

To address these questions, **Action E5** was launched as part of the LIFE BE REEL! project. Between 2018 and 2024, this action helped **over 125 cities and municipalities in Belgium** develop their own **local long-term renovation strategies (LLTRS)**—with clear guidance, practical tools, and tailored training.

## Three Phases of Local Collaboration

### 1. Starting & Listening (2018–2019)

Through introductory sessions ("MEET-ups"), the project first listened to what local authorities truly needed.

### 2. Learning & Developing (2020–2022)

- How to design effective renovation policies
- Support for vulnerable residents, rental housing, and climate planning

### 3. Embedding & Sharing (2023–2024)

- Refining the strategies
- A practical long-term renovation guide was published
- Concluded with an interregional closing conference

## What Did It Deliver?

- **1,779 participants** took part in training sessions
- **14 info sessions and masterclasses** were organized
- Municipalities developed **concrete renovation plans** tailored to their local context
- The **knowledge and tools remain available** to all Belgian local governments



Wensbeeld (Tuinwijk Ter Elst – toekomstbeeld Klimaatcontract Leuven)

## Lasting Impact

Thanks to Action E5, cities and municipalities now have a **solid foundation** to renovate their housing stock in a future-oriented way. Not through one massive intervention, but via a **step-by-step, achievable approach** that balances **energy savings, affordability, and quality of life**.

This method is already **inspiring other regions in Europe**, proving that **strong local leadership** is where real change begins.

# Case Study: BuildWise – Learning to Renovate for the Future

LIFE BE REEL! Action C.15

Beneficiary: BuildWise

Project Duration: 2018–2024

Project Leader: BuildWise

Website: [www.buildwise.be](http://www.buildwise.be)

How do you ensure that architects, contractors, and energy advisors stay up to date with the latest renovation techniques? That was the driving question behind Action C15 of the LIFE BE REEL! project. This action focused fully on **training, knowledge sharing, and digital learning environments** for everyone professionally involved in renovation.

## What Was the Goal?

This action developed a sustainable and multilingual learning platform for the renovation sector.

Through 15 thematic training modules, dozens of learning events, and an online platform, over 8,600 professionals had the opportunity to deepen their knowledge and contribute to a more energy-efficient Belgium.

## What Was the Impact?



Rapid transition to online learning during the COVID-19 pandemic



Strong engagement from the construction and renovation sector



Integration into other BE REEL! actions



Long-term collaborations with sector partners such as CDG, Vitruvius, and professional associations

## What Was Achieved?

- **15 training packages** on topics such as insulation, moisture problems, circular construction, BIM, and acoustics
- **39 in-person training sessions** with a total of **2,028 participants**
- **18 online sessions** attended by **2,950 professionals**
- Over **8,600 unique users** on the learning platform
- **13,570 video views** of course materials
- **20 to 30 train-the-trainer sessions** to ensure continued sectoral impact

The platform remains **active beyond the project** and is now used in training provided by federations and training organizations.

## What Did We Learn?

- **Targeted communication** for different professional groups works best
- **Regular content updates** are essential
- **More participant feedback** improves the quality of future training sessions

## Lasting Impact

This training action laid a **solid foundation for lifelong learning** in the renovation sector.

It is a strong example of how **digitalization and collaboration** can lead to **greater knowledge, better renovations, and a bigger leap toward climate neutrality**.

The training modules remain available via the learning platform and are an important tool for the continued **professionalization of the sector in Flanders and Wallonia**.

More info: [www.be-reel.be](http://www.be-reel.be) | [www.buildwise.be](http://www.buildwise.be)





# THE WAY FORWARD



**BE REEL! – A New Standard for Energy-Efficient Living - By making sustainable housing affordable and accessible, Belgium is building a climate-neutral future.**

## Objectives and Impact



- **Energy savings:** A target of 3.7 billion kWh saved by 2050
- **CO<sub>2</sub> reduction:** Goal of 213 million tons less emissions
  - **jobs:** Training thousands of workers in insulation, solar energy, and smart technologies
  - **Quality of life:** Healthier homes, especially for low-income families

## Smart Financing

- **Grants, loans, and investments** with the support of **banks, funds, and the EU**
- **Tailored loans for vulnerable households**, such as **Ecopack** and **Renopack** in Wallonia
- **Green bonds and EU funding** for large-scale renovation programmes
- **Quality of life:** Healthier housing, especially for low-income families

## Innovative Renovation Tools



- **Woningpas (Flanders) and Gebouwpas (Wallonia):** Digital tools with renovation plans, subsidy advice, and tips
- **Smart monitoring and AI:** Tracks energy use and suggests next renovation steps
- **Green bonds and EU funding** for large-scale renovation programmes
- **Quality of life:** Healthier housing, especially for low-income families



**With smart financing, digital tools, and concrete projects, we are making energy-efficient living possible for everyone.**

**The goal? A cleaner, healthier future for all.**

# What Does the Future Hold?



**The BE REEL! project officially ended in late 2024, but all partners continue working toward a sustainable future where energy-efficient living becomes the standard across Belgium. BE REEL! points the way toward a smart, green future where sustainable housing is both normal and accessible for everyone.**



## Expansion of the Woningpas and Gebouwpas

- Accessible to all
- Personalized renovation plans
- Easy access to grants and loans
- Tools to monitor energy use and renovation progress

## Improved Financing Options

- **On-Bill Financing:** Repay renovations through your energy bill
- **Green Mortgages:** Lower interest rates for energy-efficient homes
- **Private Investment:** Supporting large-scale renovation projects



## De aanpak uitbreiden

- Expand successful projects in **Antwerp, Ghent, and Mechelen**
- Launch new **renovation hubs** in other cities and municipalities

## European Cooperation

- Share policy expertise and experience with **EU partners**
- Cross-border collaboration for **faster, smarter solutions**



## AND YOU?

- **Homeowners:** Start renovating and request renovation advice and financial support via the regional energy agencies
- **Professionals:** Join training programmes and participate in pilot projects



# Scaling Up: Policy Recommendations

By 2050, all homes in Belgium must be highly energy-efficient and preferably carbon-neutral, in line with European directives. The BE REEL! project supports this goal through strategic policy, improved financing mechanisms, and concrete local actions.

## Clear Policies for Faster Renovations



- Stricter Minimum Energy Performance Standards (MEPS) for renovations, sales, and rentals
- Mandatory EPC upgrades before selling or renting a property
- Grants and tax incentives for those who go beyond the minimum requirements
- Promote the use of building passports to monitor renovations and stimulate demand for energy-efficient homes

## Making Renovation Affordable

- On-Bill Financing: Homeowners repay renovation costs through energy savings
- Blended Finance: Combine public and private funding to reduce investment risks
- Green bonds & ESG funds: Attract institutional investors for sustainable projects
- Energy-Efficient Mortgages (EEMs): Offer lower interest rates for energy-efficient homes

## Training the Workforce

- Expand training in Passive House and Nearly Zero-Energy Building (NZEB) standards
- Teach contractors to work with digital tools like BIM for more efficient planning and execution
- Partner with schools and businesses to ensure a skilled labor force for the future

## Belgium on the Road to Success

By simplifying regulations, improving financing, building smarter, and training professionals, Belgium can become a European frontrunner in sustainable housing.





# BE

BELGIUM  
RENOVATES  
FOR ENERGY  
EFFICIENT  
LIVING

# reel!



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