



Country fact sheet: Key tool parameters – Netherlands

When considering an energy efficiency retrofit within your national housing market, a wide plethora of consideration needs to be made. Below, we list the key parameters that will later be used and combined within the RentalCal tool to facilitate your analysis of this retrofit investment. More details and backgrounds on these parameters can be found in the corresponding deliverables as indicated in the first and last column of this table.

Deliver.	Parameter	Default Value	From Fact sheet / Source
D2.1	Building types	SFH/TH/MFH/AB	D2.1 Country section: Fact sheet on the national (rental) housing stock (Netherlands)
			TABULA 2012, EPISCOPE update 2016
D2.1	Predominant heating systems	SFH/TH: Central heating MFH/AB: Central heating	D2.1 Country section : Fact sheets on national technical framework conditions (Netherlands)
			Agentschap NL (2011)
D2.1	Predominant energy carrier	SFH/TH: gas MFH/AB: gas	D2.1 Country section : Fact sheets on national technical framework conditions (Netherlands)
			Agentschap NL (2011)
D2.2	Energy consumption before refurbishment	SFH/TH: 101-238 kWh/m ² a MFH/AB: 102-187 kWh/m ² a	D2.2 Table 5: Cross country comparison on results of the energy balance calculations according to TABULA, page 27
			TABULA 2012, EPISCOPE update 2016
D2.2	Energy consumption after refurbishment	Standard package: SFH/TH: 85-102 kWh/m ² a MFH/AB: 88-97 kWh/m ² a Advanced package: SFH/TH: 15-21 kWh/m ² a MFH/AB: 14-17 kWh/m ² a	D2.2 Table 5: Cross country comparison on results of the energy balance calculations according to TABULA, page 27
			TABULA 2012, EPISCOPE update 2016
D2.2	Investment costs (ranges; without VAT)	Standard package: SFH/TH: 135-230 €/m ² MFH/AB: 131-169 €/m ² Advanced package: SFH/TH: 289-401 €/m ² MFH/AB: 337-383 €/m ²	D 2.2 Table 3: Cross country comparison on calculation results for costs of system and building packages, page 25
			Beschrijving Energiebesparingsverkenner voor woningen, RVO, 2016 RVO, expert opinion, https://energiebesparingsverkenner.rvo.nl/
D2.3	Energy balance calculation method	NEN 7120: Energy performance of buildings - Determination method (NEN 7120 2011) NVN 7125 - Energy performance standard for	D2.3 Country section : Fact sheet on nationally used energy performance calculation methods (Netherlands)
			http://www.rvo.nl/onderwerpen/duurzaam-ondernemen/gebouwen/wetten-en-regels-gebouwen/energieprestatie-epc/bepalingsmethode



		provisions at district level - Determination method (NVN 7125 2011)	https://www.nen.nl/NEN-Shop/Norm/NEN-7120C22012-nl.htm http://www.iso.org/iso/home/store/catalogue_ics/catalogue_ics_browse.htm?ICS1=91&ICS2=120&ICS3=10 http://www.iso.org/iso/home/store/catalogue_ics/catalogue_ics_browse.htm?ICS1=91&ICS2=140&ICS3=30 https://www.nen.nl/NEN-Shop/Norm/NVN-71252011-nl.htm EPISCOPE SR-1
D2.3	Non-renewable primary energy factors	Electricity: 2,3 kWh/kWh Oil: 1,0 kWh/kWh Gas: 1,0 kWh/kWh Coal: N/A Biomass: N/A District Heating: N/A	D2.3 Country section : Fact sheet on national primary energy and emission factors (Netherlands) EPISCOPE Synthesis Report No. 1 (Stein et al. 2016)
D2.3	CO2 emission factors	Electricity: 610 g/kWh Oil: N/A Gas: 182 g/kWh Coal: N/A Biomass: N/A District Heating: N/A	D2.3 Country section : Fact sheet on national primary energy and emission factors (Netherlands) Tabula.xlsm (EPISCOPE Project 2016)
D3.1	Rent Increase Method 1	Indexation, usually based on CPI. Not under legal control.	D3.1 Country section : Fact Sheets regarding rent regulations (Netherlands) www.roz.nl
D3.1	Rent Increase Method 2	Negotiation. Not under legal control.	D3.1 Country section : Fact Sheets regarding rent regulations (Netherlands) www.roz.nl
D4.1	Depreciation system	Linear (common) Degressive is allowed	D4.1 Country section : Fact sheet – relevant decision making parameters (part 1) (Netherlands) Belastingdienst.nl Ndr.nl
D4.1	Depreciation rate	According to economic life [30 – 50 yr]	D4.1 Country section : Fact sheet – relevant decision making parameters (part 1) (Netherlands) http://www.belastingdienst.nl/wps/wcm/connect/bldcontentnl/belastingdienst/zakelijk/winst/inkomstenbelasting/inkomstenbelasting_voor_ondernemers/afschrijving/afschrijving_bedrijfspan
D4.1	Marginal tax rate	Tax / revenues {0% income, 1.2% of property value CG tax, up to 1% OZB, sewer, waste disposal and water levies} for natural landlords [20% or 25%] Tax on profit / legal persons, Corporate tax	D4.1 Country section : Fact sheet – relevant decision making parameters (part 1) (Netherlands) Belastingdienst. 2016. Belasting betalen over uw vermogen. [Online]. Available from: http://www.belastingdienst.nl/wps/wcm/connect/bldcontentnl/belastingdienst/priverve Vermogen_en_aanmerkelijk_belang/vermogen/belasting_betalen_over_uw_vermogen/



D4.1	VAT deduction	Corporations, yes: all expenditures classified as "income generating costs" Private landlord, no	D4.1 Country section : Fact sheet – relevant decision making parameters (part 1) (Netherlands)
			Belastingdienst.nl
D4.1	Direct subsidies (grants)	Up to €7.500.000	D4.1 Country section : Fact sheet – relevant decision making parameters (part 1) (Netherlands)
			http://www.rvo.nl/subsidies-regelingen/stimuleringsregeling-energieprestatie-huursector-step
D4.1	Interest rates on loans	{0,5 – 3,5}	D4.1 Country section : Fact sheet – relevant decision making parameters (part 2) (Netherlands)
			https://www.triodos.nl/nl/particulieren/hypotheken/rentetarieven/ http://www.rvo.nl/subsidies-regelingen/fonds-energiebesparing-huursector-feh
D4.1	Interest rates on deposits	{0,2 – 1}	D4.1 Country section : Fact sheet – relevant decision making parameters (part 2) (Netherlands)
			http://spaarrente.nl/spaarrekening.aspx
D4.1	LTV ratio	{25 – 65}	D4.1 Country section : Fact sheet – relevant decision making parameters (part 2) (Netherlands)
			Professional opinion WP4 actor type system 1.4-2
D4.1	Debt repayment structure	Annuity loan (common), instalment loan, bullet loan	D4.1 Country section : Fact sheet – relevant decision making parameters (part 3) (Netherlands)
			Belastingdienst.nl
D4.1	Planning (calculation) period	{10 – 30}	D4.1 Country section : Fact sheet – relevant decision making parameters (part 3) (Netherlands)



			MSCI-ROZ
D5.2	Energy price level	Electricity: 0,187 €/kWh Oil: N/A Gas: 0,12 €/kWh Coal: N/A Biomass: N/A District Heating: N/A	RentalCal web tool (default values)
			CBS, 2016
D5.2	Vacancy rate (national average)	2.5%	D5.2 Country section : Table regional rental market disparities (Netherlands)
			IDP, 2015
D5.2	Size of Value premium (national average)	A, B and C 10%, 5.5% and 2.2% price premiums relative to D- rated homes.	D5.2 Country section : Table market impact evaluation of green premium issues by region (Netherlands)
			Brounen & Kok (2011)
D5.2	Size of Rent premium (national average)	A, B and C 13%, 9.6% and 4.5% rental price premiums relative to D- rated homes.	D5.2 Country section : Table market impact evaluation of green premium issues by region (Netherlands)
			Brounen & Kok (2011)