

# Saving Baltic buildings through EPC+ Ecosystem The Framework




HOUSING AND ENERGY  
CONSERVATION BUREAU



# ABOUT LABEEF




- LABEEF signed agreement with EBRD December 2016. EUR 7.5M project.




- First EBRD disbursement May 2018 (6 buildings)




- ESCOs and LABEEF ecosystem supported by 2 Horizon 2020 projects – Sunshine and Accelerate Sunshine (EUR 3M in total).



- *Sunshine and Accelerate Sunshine* aim to generate around EUR 50M in projects



- Number of large local players interested to start ESCO business when LABEEF starts operations. Potential in public EPCs.



- Next Steps for LABEEF – scaling up operations by attracting additional equity/debt financing.



**European Bank**  
for Reconstruction and Development





THE "ESKO  
EKOSYSTEM":  
GUIDELINES AND  
PLATFORM, THE KEY  
TO SCALABLE  
SUSTAINABLE  
FINANCE

Environmental, Social, Governance

Aligning the interests  
of  
all stakeholders  
on  
the needs  
of  
the final beneficiary  
the citizen  
you  
us

# Standardization

Regulators and Legal Framework

Risk allocation

*Taxonomy*

Processes

Targets - Enforceability

Guarantees –

Health, Safety, Affordability,

Comfort

Dispute resolution

# Standardization

Regulatory and Legal Framework

Risk allocation

Guarantees –

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Processes

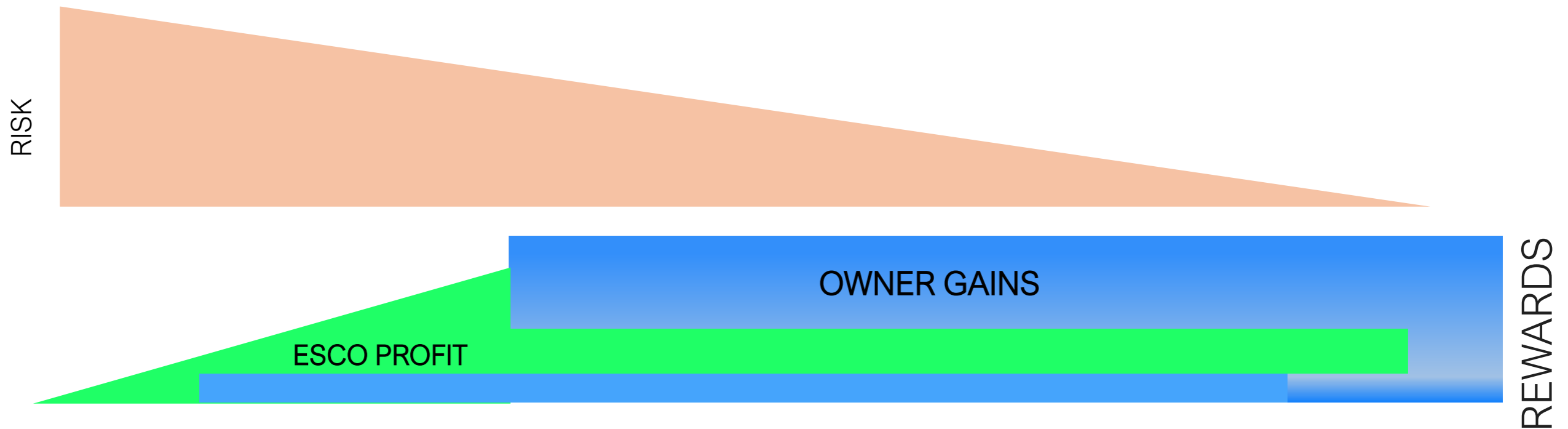
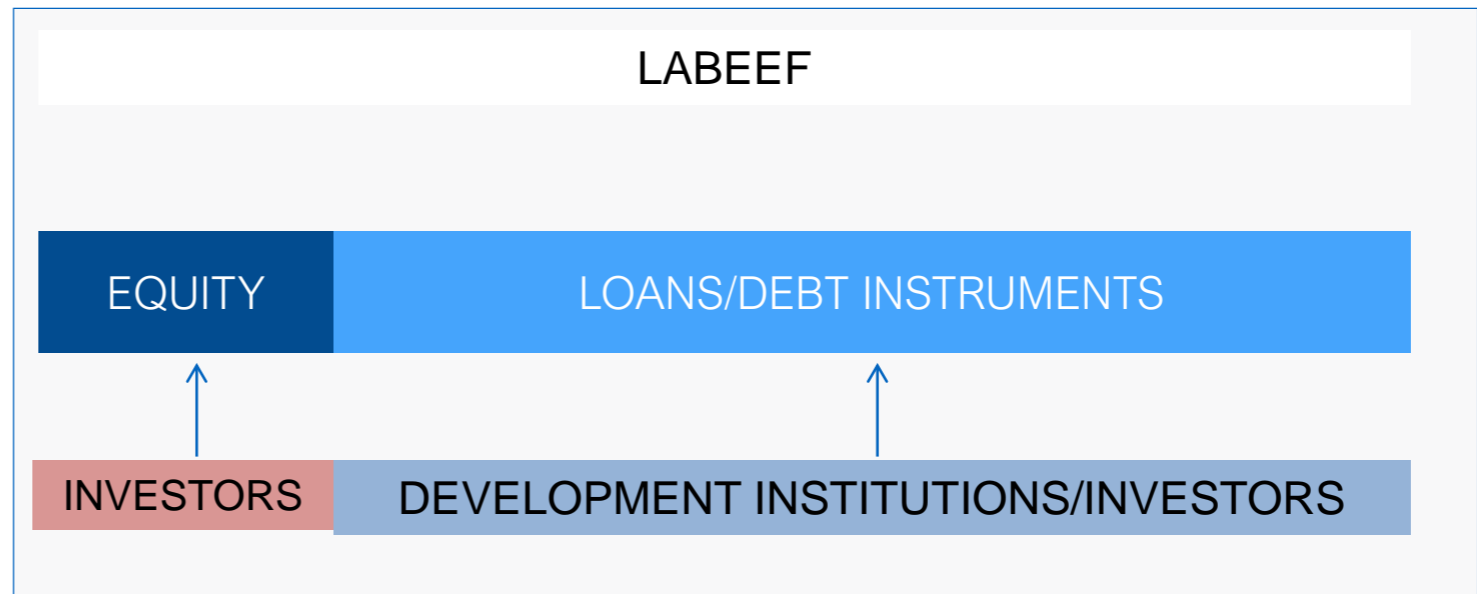
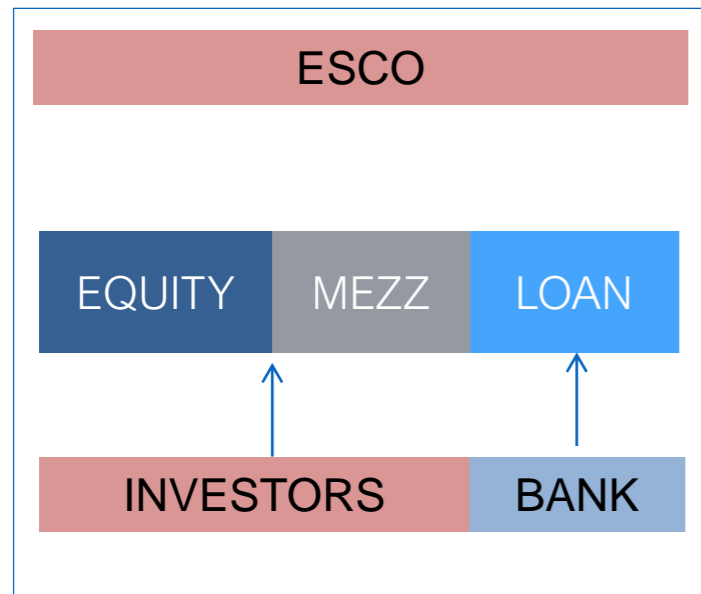
Targets - Enforceability

Dispute resolution

Works

<sup>6</sup> Taxonomy

# STANDARDIZING RISK/REWARD SEPARATE EXECUTION FROM PAYMENT



# EXAMPLE OF STANDARDIZATION

3 identical multi-family buildings in Valmiera, Gaujas iela.

1977-1980 :





# State of facades in 2013



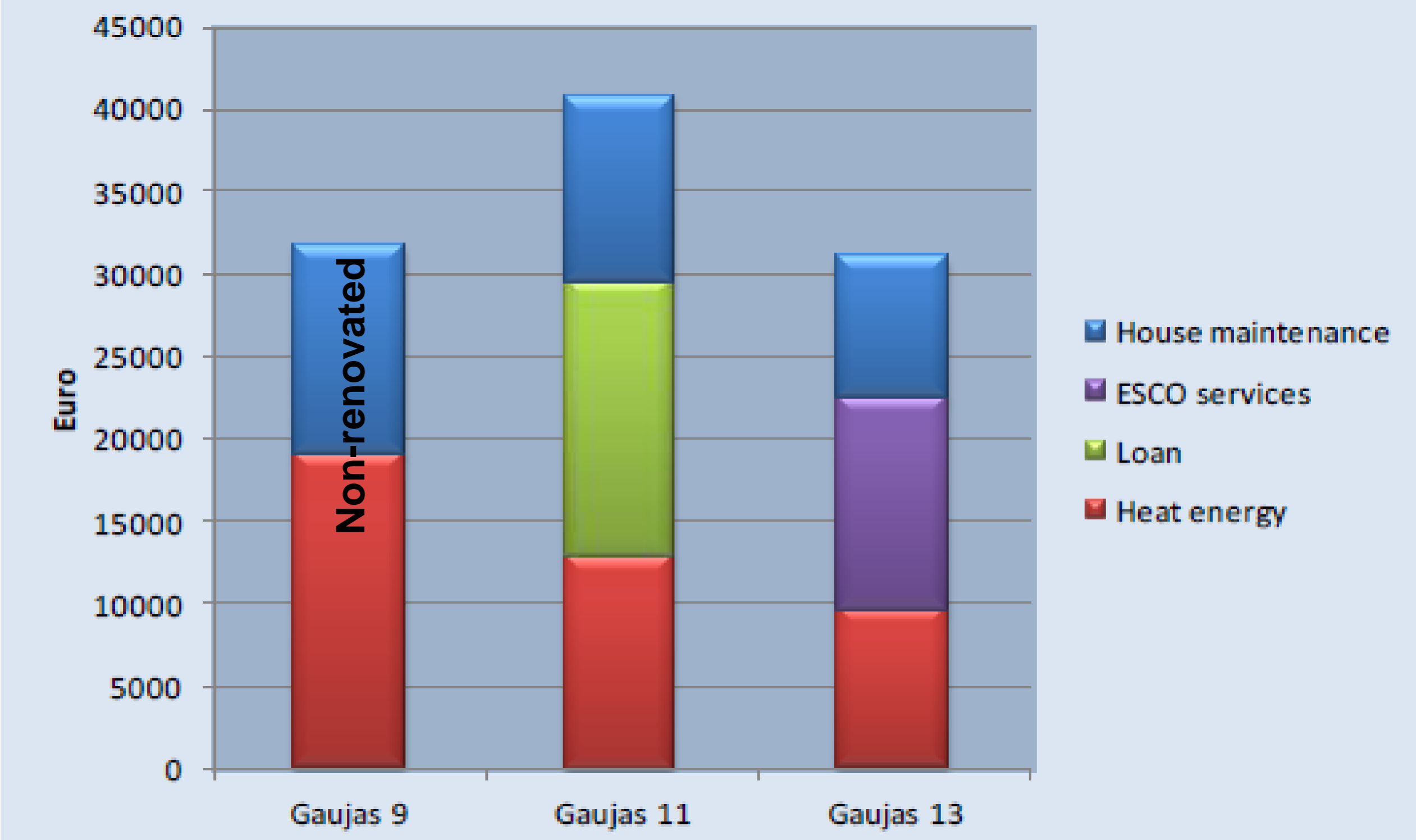
Gaujas 11  
(2011)



Gaujas 13  
EPC project-  
(2010)



# Annual costs



# The Renesco "standard": facts

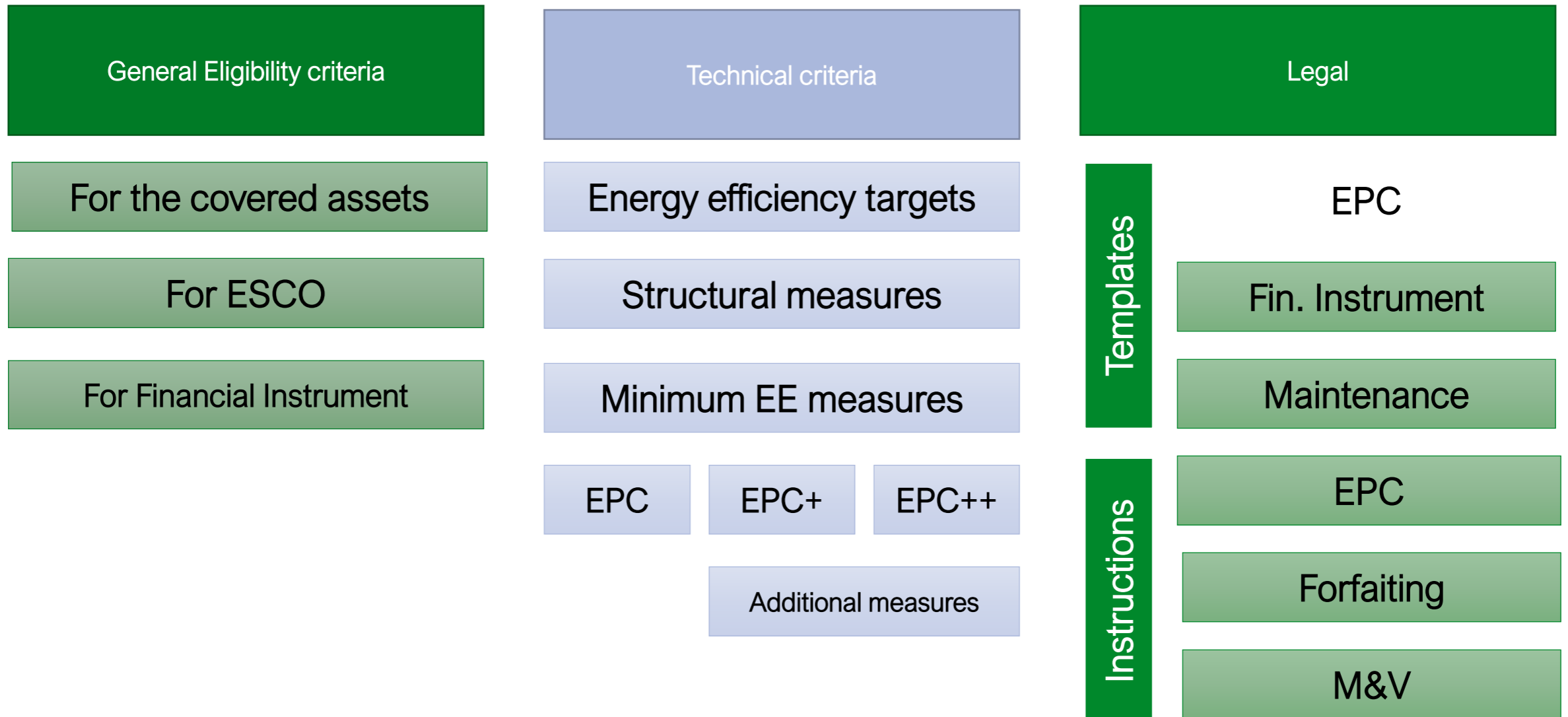
tura Street  
Cesis

Pērk 1-2 istabu dzīvokli Cēsīs.

Vēlams ar remontu;

Tālr. 28008859; 28008894

# INVESTMENT GUIDELINES - CONTENTS



# ASSETS



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Assets

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All



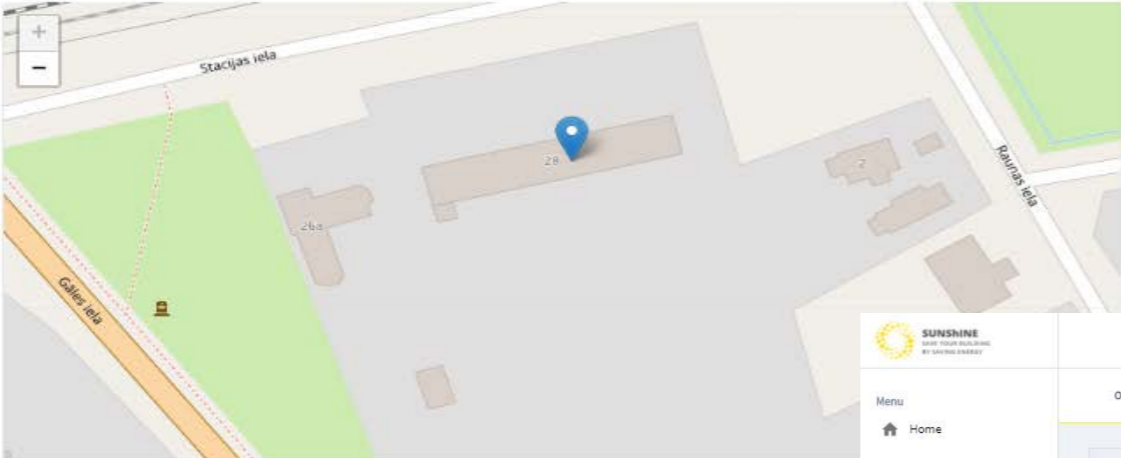
Register Asset

<p>Sarkanmuižas dambis 14, Ventspils, Ventspils</p>  <p>Valid</p> <p>N/A Type 316 Cadastral number Building series</p>	<p>Rīgas iela 132a, Līvāni, Līvānu</p>  <p>Valid</p> <p>N/A N/A Cadastral number Building series</p>	<p>Daugavpils iela 19, Līvāni, Līvānu</p>  <p>Valid</p> <p>N/A Type 602 Cadastral number Building series</p>	<p>Rīgas iela 12b, Līvāni, Līvānu</p>  <p>Valid</p> <p>N/A Type 602 Cadastral number Building series</p>	
<p>Zaļā iela 10, Līvāni, Līvānu</p>  <p>Valid</p> <p>N/A Type 103 Cadastral number Building series</p>	<p>Kurzemes iela 8, Līvāni, Līvānu</p>  <p>Valid</p> <p>N/A Type 119 Cadastral number Building series</p>	<p>Zaļā iela 6, Līvāni, Līvānu</p>  <p>Valid</p> <p>N/A Type 464 Cadastral number Building series</p>	<p>Rīgas iela 45, Līvāni, Līvānu</p>  <p>Valid</p> <p>N/A Type 464 Cadastral number Building series</p>	<p>Inženieru iela 77, Ventspils, Ventspils</p>  <p>Valid</p> <p>N/A Type 467 Cadastral number Building series</p>

# Asset data and overview of a project

Overview   **Asset**   Energy   Indoor Clima   Operation & Maintenance   Budget & Financing   Annexes   Forefating Agreement   Progre:

28, Stacijas iela, Sigulda, Siguldas novads, Vidzeme, LV-2150, Latvia   Valid



**Asset Information**

Building Series	Total area	Number of flats
Type 318	3206	42
Heated area	Billing area	Number of floors
2098	2098	4

**SUNSHINE**  
Smart Home Building  
BY SAVOJU ENERĢĒ

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Overview   **Asset**   Energy   Indoor Clima   Operation & Maintenance   Budget & Financing   Annexes   Forefating Agreement   Progress & Files

**DEVELOPMENT**

Stacijas 28, Sigulda   "Renesco" Ltd.   0   0  
Name   Project owner   Contract terms   First year contract

"Renesco" Ltd.   28, Stacijas iela, Sigulda, Siguldas novads, Vidzeme, LV-2150, Latvia  
Client   Multifamily building

Guaranteed indoor air temperature	Guaranteed domestic hot water supply temperature	Assumed energy savings	Construction period
21.5°C	45°C	50%	01.01.0001 01.01.0001

Assign role to user in this project

Search user by email or name

Specify Role

Project Manager   Participant Contact   Project Legal Signatory   Task Manager   Team Member

**Asset Information**

Building Series	Total area	Number of flats	Heated area
Type 318	3206	42	2098
Billing area	Number of floors	Number of staircases	Cadastre Number
2098	4	4	80150030221001

Currently assigned roles to project

Project Manager	
Participant Contact	
Project Legal Signatory	
Task Manager	
Team Member	

Privacy | Terms of Service

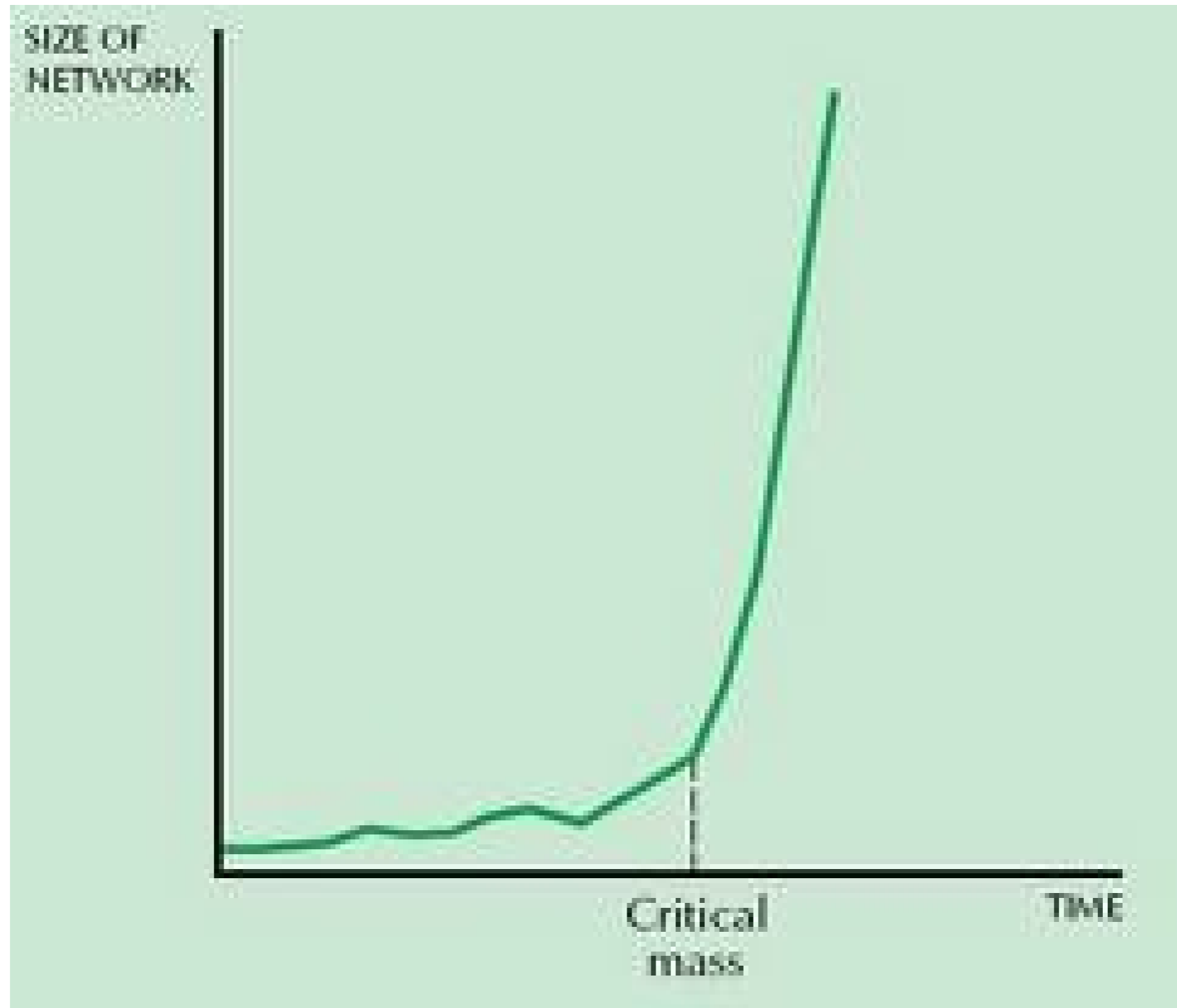
# PRINTING A STANDARD CONTRACT

- 1 ANNEX 1 - Scope of renovation Works and Budget
- 2 ANNEX 2 - Safety, Quality and Comfort Guaranteed
- 3 ANNEX 3 - Baseline and Guaranteed Savings
- 4 ANNEX 4 - Operation and Maintenance Manual
- 5 ANNEX 5 - Calculation of the Fees and Their Annual Index
- 6 ANNEX 6 - Authorized Representatives
- 7 ANNEX 7 - Minutes of the General Meetings

↓ DOWNLOAD CONTRACT



# Time and demand



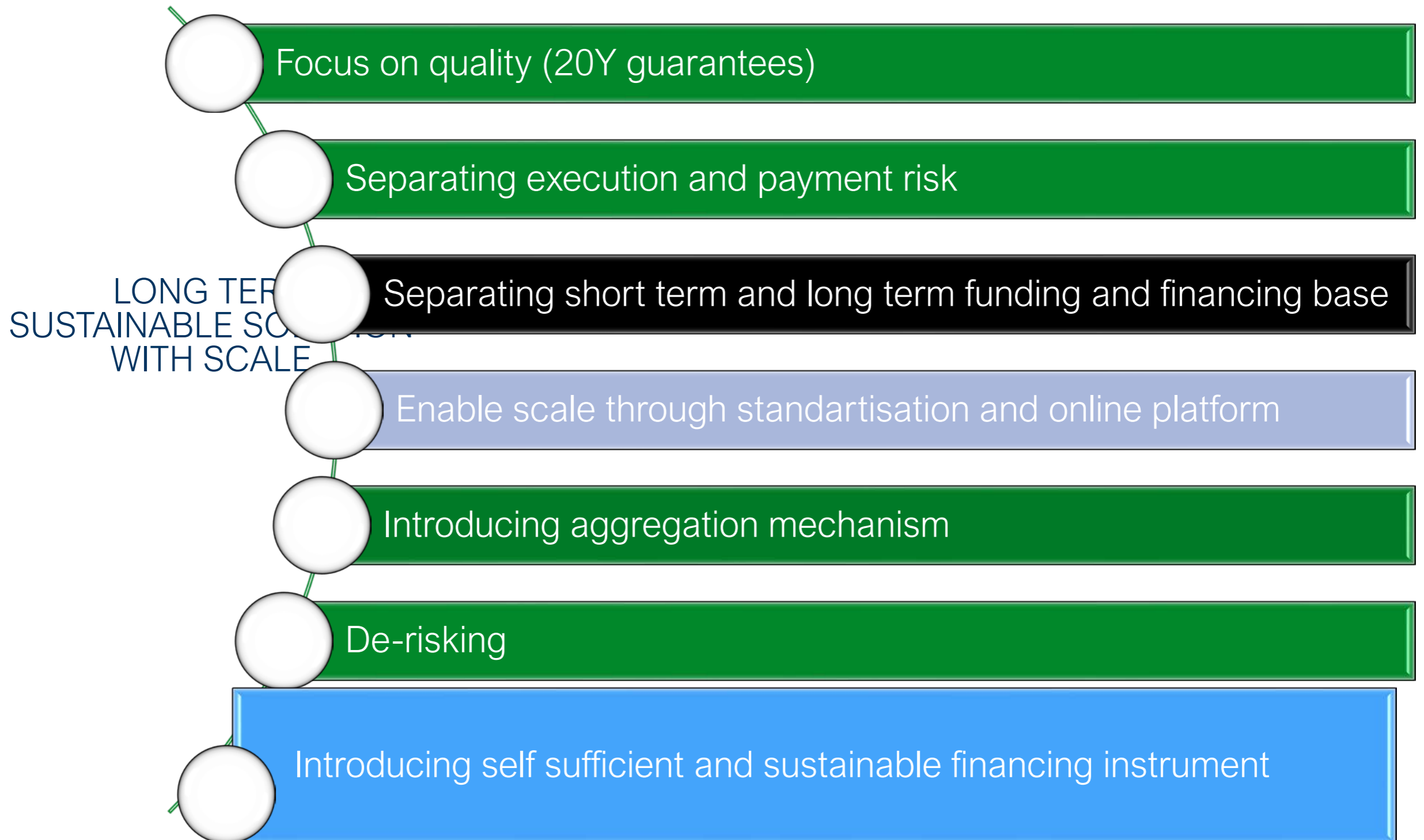
Disruptive  
to existing business models

Lack of Understanding

Fear of Change



# THE LABEEF BENEFITS





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