



# Technical Assistance and projects supported on financing energy efficiency in buildings

**EMA Network**

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# THE "SMART FINANCE FOR SMART BUILDINGS" INITIATIVE

## MAJOR GOALS

### More effective use of public funds

- Deploying **Financial Instruments** and flexible energy efficiency and renewable financing platforms
- Building on EFSI blending with ESIF funds



### Assistance and aggregation

- Supporting the project pipeline at EU and local level
- Project Development Assistance facilities
- "One-stop-shops"



### De-risking

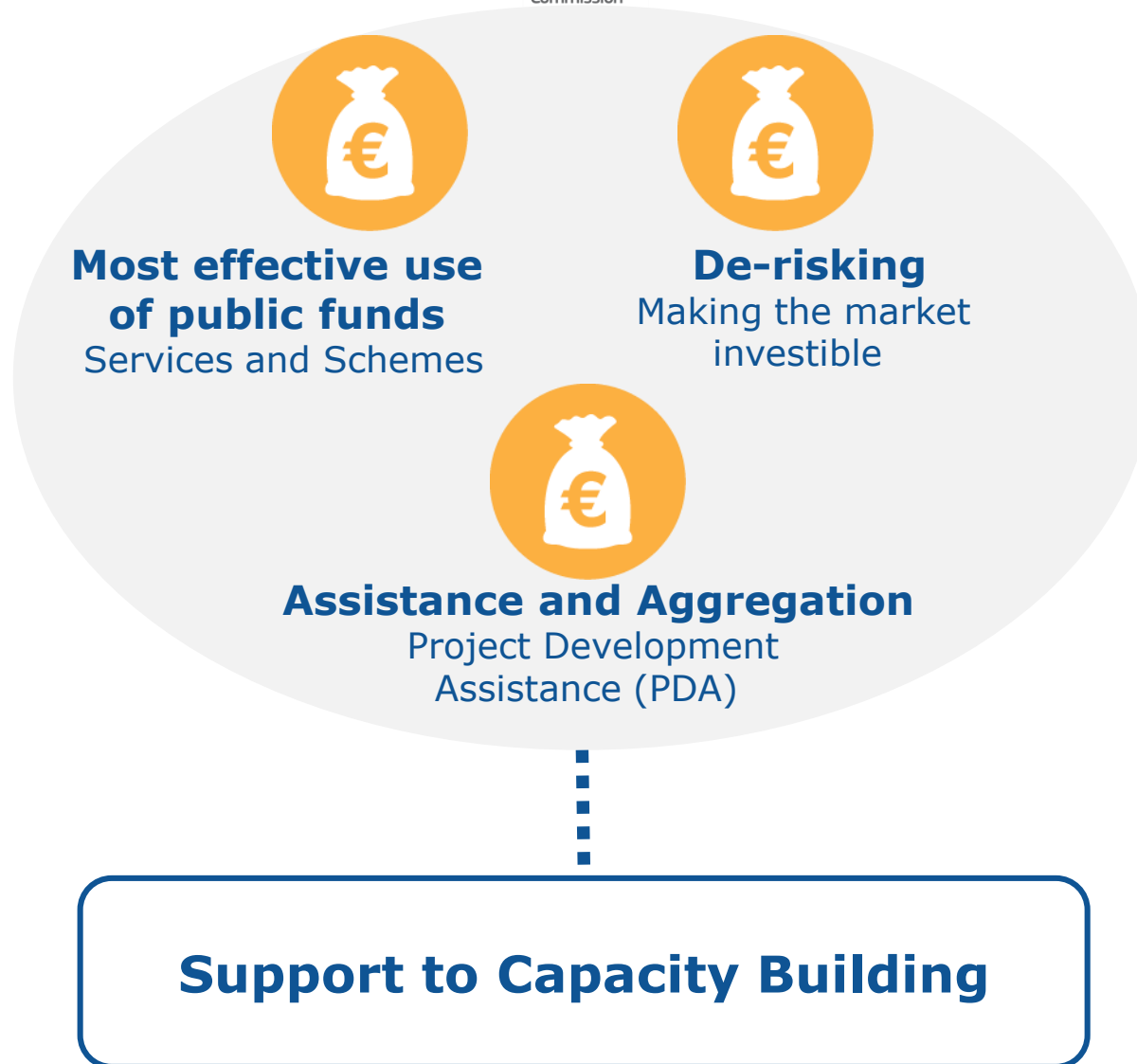
- Understanding the risks and benefits for financiers and investors



**H2020 projects and initiatives to**



**... translate policy into action**



## Aggregation and Assistance

Reinforce EU Project  
Development Assistance  
(PDA)

« ELENA » & « EASME PDA »



Investable and aggregated projects

☒ Creating capacity and demand at local level

☒ Retrofit of public buildings (EPC bundling)  
☒ EPC in the rental social housing sector or multi-family houses

☒ Retrofit of District Heating

# Aggregation and Assistance – Public Buildings

## 2020TOGETHER

Metropolitan City of Torino and  
Piedmont Region, IT

- Energy efficiency refurbishment of 47 public buildings - 36% of energy savings
- 5,000 public street lighting points - 50% energy savings in 30 municipalities
- Leverage factor of 19



### Innovation?

- "Joint Procurement" of innovative Energy Performance Contracts (EPCs)
- Third Party Finance involving an ESCO and financial institutions

### Replication potential?

- Joint procurement and EPC in public buildings
- Make PPP and Third Party Investment a common practice

## Aggregator - Public buildings

### LCIF – Cambridgeshire (UK)

- Establishment of a Local Authority Fund with over £20 ring-fenced for EE/RES projects
- Establishment of an Energy Investment Unit within the County Council
- Sustainable energy project pipeline of £21m comprising a 12 MV solar park and refurbishment of council and school buildings

### Innovation?

- Establish a "Project Development Unit "
- In –house 'off balance sheet solution'
- High degree of capacity building

### Replication potential?

- Making good use of the RE:FIT framework contract developed under the ELENA RE:FIT London project delivering Energy Performance Contracting

## Aggregator > 'One stop shops' – Home renovation services

### PSEE Alsace (Alsace Region, FR)

Setting up a Public Service for Energy Efficiency

<http://www.oktave.fr/>

- Increase the number of thermal renovations in individual housing in Alsace to reach the renovation pace of 10,000 houses per year by 2050
- Pilot for 500 detached houses
- PDA Grant: 1.1 M EUR
- Investment: 22 M EUR

### Innovation?

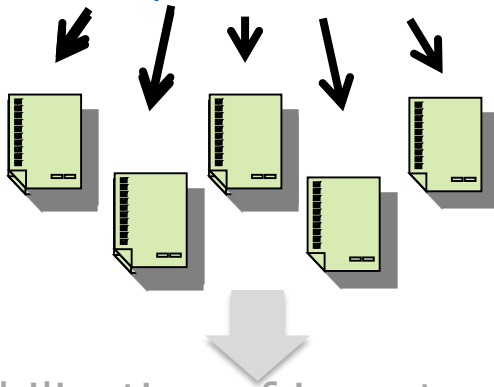
- Setup of a Public Service for Energy Efficiency (PSEE) which offers private households technical support for their renovation projects and a financing facility
- Setup of a Special Purpose Vehicle ("Oktave") as entry points for home owners
- In-depth training of 300+ local craftsmen on deep renovation

### Replication potential?

- Integrated solution for the renovation of detached housing with technical and financial supports
- Scheme replicable by all French regions

## New from 2019: “European City Facility” as ‘pre-assistance’

- Offering financial support and services to large number of cities and municipalities (or groupings)
- Aim: resources to develop solid, innovative investment concepts based on their long-term plans
- Within a limited period of time (e.g. 6-12 months)
- Via simplified “cascade funding” (max. lump sum: EUR 60,000)



Mobilisation of investments  
(incl. combination with  
EFSI, ESIF, PDA, investment platforms)

“Investment Concept” =

- Clear identification of potential project pipeline with critical investment scale (e.g. pooling projects and/or bundling with neighbouring constituencies)
- Financing strategy and process to launch investments, considering different financing routes
- Legal and governance analysis etc.





# Mainstreaming of energy efficiency - derisking

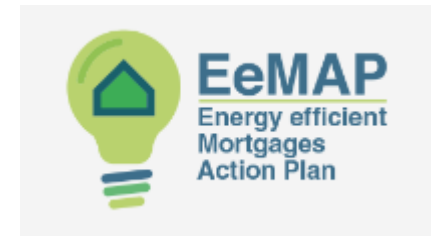
## ICPEU – “investor-ready certification” for large scale building renovation

- Standard project documentation, improved data, reduced transaction cost, reliable cash flows
- Seal of Excellence « Investor Readiness Label »
- Successful uptake, eg. ENERSHIFT - Energy renovation of social housing in Liguria (IT) signing a MoU with ICPEU for their awarded ESCOs



## EeMAP

- First standardised “energy efficient mortgage” product developed by European Mortgage Federation
- First time a group of major banks and mortgage lenders, as well as companies and organisations from the building and energy industries come together to discuss the private financing of energy efficiency.



# Better use of public funds “Sustainable Energy Forum (SEI Forum)”

- A series of public events to help building capacity & increase demand for EE finance
- 15 EU capitals during 2017-2018
- Showcase exemplary projects & replicable investment models
- Showcase financial instruments and ESIF/national/regional programmes, where relevant
- Regional dimension: 'Host country' and 'associated countries'
- Follow up roundtables



## Sustainable Energy Investment Forum (SEI Forum)

<https://ec.europa.eu/energy/en/financing-energy-efficiency/sustainable-energy-investment-forums>

- Riga, 11 November 2016
- EE Finance Market Place – Brussels, 18-19 January 2017
- Prague, 27 April 2017
- Brussels, 30 March 2017
- Copenhagen, 19 May 2017
- Madrid, 15 June 2017
- Dublin, 28 September 2017
- Milano, 16 November 2017

### To come:

- ☐ Webinar "Financing Home Renovation in Europe", 21 Nov 2017
- ☐ Warsaw, 30 Nov 2017
- ☐ Paris, 11 Dec 2017
- ☐ Bucarest, 1st Feb 2018
- ☐ Athens, The Hague, Frankfurt/Berlin > spring 2018

# H2020 projects and initiatives to



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**'SEI FORUM'**

**'ManagEnergy'**

**Most effective use  
of public funds**

Services and Schemes

**De-risking**

Making the market  
investible

**Assistance and Aggregation**

Project Development  
Assistance (PDA)



**DEEP**  
DE-RISKING ENERGY  
EFFICIENCY PLATFORM

**Support to Capacity Building –  
New in H2020 2018-2020:**

- H2020 'European City Facility'
- H2020 'Home renovation services'

# THANK YOU FOR YOUR ATTENTION

- ✓ H2020 Funding 2018-2020 : <https://ec.europa.eu/easme/en/horizon-2020-secure-clean-and-efficient-energy-info-day>
- ✓ Questions on Energy Efficiency H2020 Funding: [Easme-energy@ec.europa.eu](mailto:Easme-energy@ec.europa.eu)
- ✓ Apply for ELENA: [elena@eib.org](mailto:elena@eib.org)
- ✓ Apply for EASME PDA (next opportunity open from 25th January 2018): <https://ec.europa.eu/easme/en/horizon-2020-secure-clean-and-efficient-energy-info-day>
- ✓ Sustainable Energy Investment Forum: <https://ec.europa.eu/energy/en/financing-energy-efficiency/sustainable-energy-investment-forums>
- ✓ ManagEnergy: Apply for EE finance master classes: <https://ec.europa.eu/easme/en/managenergy-leaders-energy-transition>

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