



ELENA Project Factsheet

Eemland model: Large-scale Zero-energy Renovations

Location of planned investments	Province of Utrecht, The Netherlands
Final Beneficiary	DVVE Besloten Vennootschap (DVVE BV)
Beneficiary's address	Europalaan 400, 3526 KS, Utrecht, NETHERLANDS
Sector(s) of investment	Energy efficiency and renewable energy sources in residential buildings
Total Project Development Services (PDS) cost	EUR 2 955 800
ELENA co-financing	EUR 2 660 220
Project Development Services (PDS) financed by ELENA	<p>The ELENA technical assistance is needed to establish a Project Implementation Unit (PIU) that will ensure the delivery of the investment programme, focused on the renovation of multi-apartment buildings. The PDS financed by ELENA will support the development of the project pipeline, the necessary technical studies, and the preparation and development of the tender processes to implement the energy-efficient renovation of multi-apartment buildings. ELENA will support the following activities:</p> <ul style="list-style-type: none"> • Awareness raising; • Quick scans; • Deep scans; • Tendering process; • Ex-post monitoring.
PDS Timeframe	January 2021 to December 2023
Investment programme description	<p>The investment programme relates to the renovation of at least 1,400 dwellings (70 HOAs) located in the Province of Utrecht so that they can achieve the Zero-Energy Standards (Nul-op-de Meter or NOM) or Near Zero Energy Standards (NOM ready) if the upgrade to Zero-Energy Standard cannot be made. Thus, an energy performance coefficient between 0.0 and 0.4 is expected to be achieved after building renovation according to the Dutch building's energy performance classification.</p> <p>The project aims to mobilize an eligible investment (energy efficiency and renewable energy sources) of EUR 88 million. The estimated total investment, considering the non-eligible investment components, is expected to reach EUR 99 million.</p> <p>The refurbishment measures will be adapted on a case-by-case basis, to ensure that the annual repayment of the loan is equivalent to the energy-cost savings, ensuring the financial sustainability of the</p>

	proposed model. Based on some preliminary contacts already made, this approach is being received with enthusiasm by the HOAs.
Investment amount to be mobilized	EUR 87 765 000
Description of the approach to implement the Investment Programme	<p>The investment programme will be implemented aiming to reach a ZEB or NZEB standard. Once the HOA's have expressed their interest in the project, DVVE BV initiates the support to the HOAs, which can be described in the following steps:</p> <ul style="list-style-type: none"> • The process will start with a quick scan to assess the feasibility of the ZEB/NEZEB renovations; • After a formal decision from the HOA's to move to the following stage, DVVE BV will develop a deep scan that will allow to identify the potential EE measures, the related costs, the cost savings, and the resulting energy performance of the renovated building. • Once the HOA has decided to move to the next phase, a detailed design will be developed (not supported by ELENA); • Preparation of the tender documents and development of a competitive selection process to contract the renovation works, which includes support in the evaluation of the bids; • After the conclusion of the renovation works, DVVE BV will perform several ex-post monitoring activities to ensure that the expected energy performance was achieved by the renovation works. <p>During the process, different members of the delivery team need to communicate intensively with the individual dwelling owners. For example, the energy consultant needs to provide an explanation regarding the new technologies that will be installed. The financial consultant needs normally several interactions with the individual owners to make financial calculations for their own dwellings and to provide guidance on the existing financing options.</p>
Expected results of investments planned	<ul style="list-style-type: none"> • Energy Efficiency – Annual total energy saved 25.7 GWh. • Renewable Energy – Annual total 4.7 GWh RE electricity generation. • CO₂ reductions – Annual total reductions of 6,427 CO₂ eq t. • Jobs retained or created - in 250 equivalent FTE
Leverage factor (Minimum 20)	33.0
Status	Contract signed on 21/12/2020
Contact person at ELENA beneficiary	Stef Roell (stef.roell@economicboardutrecht.nl)