



ELENA Project Factsheet
Parteon renovation and new buildings Programme
(PARTEON)

Location of planned investments	Zaanstreek, an urbanized area located 25km north-west of Amsterdam. The Zaanstreek is part of the province of North-Holland, the Netherlands.
Final Beneficiary	Stichting Parteon - Social housing corporation.
Sector(s) of investment	Energy efficiency in buildings
Total Project Development Services (PDS) cost	EUR 1,910,400
ELENA co- financing	EUR 1,719,360
Project Development Services (PDS) financed by ELENA	<p>The project development services to be financed by ELENA are split between the financing of internal staff and external services. The internal team consists of two persons: one Coordination Manager and one Coordination Support. This represents 2 FTE for the 3 years period of the project and a total cost of EUR 468,000.</p> <p>The external experts and subcontracts will be in charge of:</p> <ul style="list-style-type: none"> • The recruitment of a mediator between Parteon and the tenants, to facilitate the tenants' acceptance of the renovations works. • Software and database upgrades to provide preliminary energy savings calculations and representations of the characteristics of the new buildings and existing buildings to be renovated. These upgrades are complemented by the financing of staff able to enhance and maintain the database (inputs) and extract the outputs (EE savings, CO₂ emissions, etc.). This system will provide a common interface for all the actors of the project (architects, engineers, etc.). • Technical support to define the energy efficiency measures • Procurement, financial and reporting advisory services. <p>The external services amount to EUR 1 442 400, which represents approximately 2 310 men-days for the ELENA contractual duration.</p>
PDS Timeframe	3 years.
Investment programme description	<p>The proposed investment programme consists in executing the 'deep' renovation of 980 social housing units (dwellings) and in the construction of 590 highly energy efficient new social houses.</p> <p>For new buildings, the objective is to reach an Energy Performance Coefficient (EPC) less than or equal to 0.2. This goes beyond current national requirements for new buildings in the Netherlands which require an EPC less than 0.4. The Dutch National Plan defines Nearly-Zero Energy Buildings (NZEB) - in Dutch 'BENG' - as a building with an energy performance coefficient between 0 and 0.2</p> <p>The 590 new constructions will therefore be NZEB certified under Dutch law.</p> <p>When it comes to the deep renovations, the Programme consists in the modernization and the implementation of major energy efficiency measures. Only the energy efficiency measures are taken into account in the ELENA investment programme.</p> <p>The renovation measures include electric installations upgrades, windows replacements, heating & ventilation upgrades, lighting and envelope insulations improvements (walls and roof).</p> <p>The objective is to reach at least a B energy label.</p> <p>This goes beyond currently required performance levels: the Ministry of the Interior and Kingdom Relations has agreed with the Dutch Social Housing Sector that, by 2020, the social housing building stock energy label should, on average, be B while this investment programme aims at reaching at least a B label.</p>

Investment amount to be mobilized	EUR 76,165,000
Description of the approach to implement the Investment Programme	<p>Main implementation steps, including the main decision-making steps and parties</p> <p>The preparation, tendering and implementation of the investment programme spans over a 3-year period. At the end of this period, the renovations and the new constructions of this ELENA investment programme are commissioned.</p> <ul style="list-style-type: none"> • Renovations Once the proposed energy refurbishment measures are known (set by an engineering company), the tenants will be informed and notify if they agree with it. When an agreement on the proposed measures is reached, the expected energy savings are estimated by some energy consultants (certified professionals) based on the current situation of the dwelling and the proposed energy measures. The energy savings evaluations at commissioning afterwards is done by an energy consultant who is a certified professional. • New constructions The expected energy consumption of the new construction is computed by a certified energy consultant. The evaluation of the consumption at commissioning is also done by an energy consultant through an energy performance certificate. It demonstrates whether the primary energy consumption is below the NZEB threshold. • Decision-making steps and parties The Financial Director is formally in charge. He is also the formal applicant for the ELENA TA. Parteon's policy manager will be the project manager (operational management). A steering committee supervises the project implementation. • Monitoring and/or quality assessment procedures The programme aims at improving the energy efficiency in new constructions and existing dwellings. To demonstrate whether the renovations meet the ELENA-requirements, all the relevant information is stored in a database. For each renovation project, the following information are collected and registered: <ul style="list-style-type: none"> - Energy reports (before and after renovations) containing the energy performance of the renovation - Invoices and quotations of construction work. Thus, one can assess whether a renovation meets the required energy efficiency improvements. A similar quality assessment is developed for the new constructions. To check whether the new builds meet the NZEB requirements, an energy performance certificate needs to be delivered by an energy consultant indicating that the new build dwelling meets the NZEB standards.
Expected results of investments planned	Energy Efficiency – Annual total energy saved 11.4 GWh. CO ₂ reductions – Annual total reductions of 2,232 CO ₂ eq t.
Leverage factor (Minimum 20)	44
Status	Contract signed on 19/08/2019
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