ELENA Project Factsheet

Property Administrators' Building Energy Rehabilitation Support Office (PABLO)

<table>
<thead>
<tr>
<th>Location of planned investments</th>
<th>The Investment Programme will take place in Bizkaia County, Spain.</th>
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<tbody>
<tr>
<td>Final Beneficiary</td>
<td>El Colegio Territorial de Administradores de Fincas de Bizkaia (CAFBIZKAIA).</td>
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<tr>
<td>Final Beneficiary's address</td>
<td>Calle Ledesma 10 Bis. 2ª planta, 48001 Bilbao, Spain</td>
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<tr>
<td>Sector(s) of investment</td>
<td>Energy Efficiency in Residential Buildings.</td>
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<tr>
<td>Total Project Development Services (PDS) cost</td>
<td>EUR 1 482 000</td>
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<td>ELENA co-financing</td>
<td>EUR 1 333 800</td>
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</tbody>
</table>

Project Development Services (PDS) financed by ELENA

The Project Development Services (PDS) financed by ELENA will provide support to implement an Energy Efficiency (EE) Investment Programme in multi-apartment residential buildings in Bizkaia.

Traditionally and typically, financing of building renovation investments is financed by “extraordinary payments” by homeowners that are collected and managed by the Property Administrator (PA). This represents a major obstacle to Energy Efficiency Renovation (EER) as it requires much higher levels of investment.

The PABLO project offers to overcome this obstacle by acting together with PAs as a One-Stop Shop to support the property owners. The PAs are well placed to facilitate the access to funding and organizing work because they serve as a focal point not only to home-owners but also to their communal and common representative. The PA provides a single point of contact to all the stakeholders of the project.

The ELENA support will be built in three phases, with some overlaps:
- Setting up of the PABLO support office, that will act as an OSS within CAFBIZKAIA, and establish all the tools and procedures;
- Deployment and integration of the service in the activities of the PA of Bizkaia, with support and toolkit to help them develop the EER activities;
- EER project development, investment mobilisation and implementation of renovations projects.
The PDS will be implemented mostly by new hired employees, the PABLO team, and will consist of one existing project manager part-time, three energy experts, one community manager and part-time Communication expert and Internet expert. PABLO will also finance the PA for the ELENA related activities that are not financed by the usual management fees received from the property owners.

In addition, the PABLO team will receive support from the very experienced EuroPACE Foundation, and will have some costs to support the PAs and the promotion of PABLO to Home Owner Associations.

**PDS Timeframe**
February 2023 – January 2026

**Investment programme description**

The specific aim of this project is to improve the energy performance of 80 residential buildings (2,000 homes) over a period of three years (2023-2025) for an estimated total cost of EUR 35m (average investment cost of EUR 17,500/home) by means of energy efficient renovation (EER) projects.

PABLO will focus primarily on the buildings with a very low (E or F) EPCs.

The specific objective is to achieve an average minimum reduction of 40-45% in primary energy consumption and a minimum 30% improvement in energy performance relative to the building's energy performance prior to renovation.

The approach is in line with the EU taxonomy. The measures contemplated include improving the energy efficiency of the building envelope (including exterior façade insulation, roof insulation, energy efficient windows and shading devices); boiler replacements (condensing gas boiler installation); renewable energy installations (solar photovoltaic energy) and control and monitoring systems.

The intention is to standardize the offer and propose four options:

- Pack 1: external façade insulation + roof insulation where appropriate;
- Pack 2: pack 1 + windows replacement: double glazed PVC windows;
- Pack 3: pack 2 + boiler replacement for a high efficiency heat production equipment;
- + PV installations when possible (i.e. if technically feasible with sufficient roof space and suitable roof orientation, and if the community is ready to finance the installation).

**Investment amount to be mobilized**
EUR 35m

**Description of the approach to implement the Investment Programme**

The main implementation steps, decision making moments and parties involved are as follows:

<table>
<thead>
<tr>
<th>Step</th>
<th>Parties involved</th>
</tr>
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<tbody>
<tr>
<td>1.- Initial decision making</td>
<td>Community; PA; PABLO Technician</td>
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<tr>
<td>2.- Energy Audit</td>
<td>PABLO Technician</td>
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<tr>
<td>3.- Hiring an architect. Drafting of Energy Renovation Project</td>
<td>Community; PA; PABLO Technician</td>
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<tr>
<td>4.- Energy Simulation</td>
<td>PABLO Technician</td>
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<tr>
<td>5.- Approval of Energy Renovation Project (Go/No Go decision). Contracting of the financial entity for the project, grant/ subsidy application submission and contracting of a company to execute the renovation project.</td>
<td>Community; PA; PABLO Technician; Financial entity; public authority</td>
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<tr>
<td>6.- Execution of the Energy Renovation Project and Works Management.</td>
<td>Community; PA; PABLO Technician; Architect; contractors</td>
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7. Implementation of the Energy Management System and/or monitoring protocols.  PABLO Technician

8. Certification of renovation work  Architect; PA; PABLO Technician

9. Post-work follow-up  PABLO Technician

**Expected results of investments planned**

- Energy Efficiency – Annual total energy saved 9.6 GWh representing a reduction of 44% compared to the baseline.
- Renewable Energy – Annual total 0.55 GWh RE electricity generation.
- CO$_2$ reductions – Annual total reductions of 2,069 CO$_2$ eq t representing a reduction of 44% compared to the baseline.
- Jobs retained or created - in 165 equivalent FTE.

**Leverage factor (Minimum 10)** 26.23

**Status**  Contract signed on 24/01/2023

**Contact person at ELENA beneficiary**  Mr. Gabriel Valin, CAFBIZKAIA General Manager
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