



ELENA Completed Project Factsheet Jelgava Residential Energy Efficiency (JNIP-EE)

Location of planned investments	Jelgava, Latvia
Final Beneficiary	Jelgavas Nekustamā Īpašuma Pārvalde SIA (JNIP)
Final Beneficiary's address	Pulkveža Brieža iela 26, LV3007 Jelgava, Latvia
CoM signatory	No
Sector	Energy efficiency in residential buildings
Total PDS costs	EUR 1,057,830.00
ELENA contribution	EUR 952,047.00
Project development services financed by ELENA	<ul style="list-style-type: none"> • Engage with homeowner associations; • Carry out energy audits of the proposed building projects; • Prepare technical/investment plan for each building renovation; • Build technical and financial EE capacity in JNIP; • Procure building contractors and material suppliers; • Design financing solutions and explore funding sources.
Description of ELENA operation	The publicly owned building maintenance company JNIP carried out deep EE renovations within its portfolio of buildings. JNIP motivated and supported homeowners with the technical and financial aspects of implementation. By the end of the project, 15 buildings with a total area of 36,000 m ² were retrofitted to energy classes B and C. A significant pipeline of more building EE renovations was also developed.
Timeframe	December 2020 – November 2023
Investment programme description	The investment programme covers the retrofit of 15 multi-family residential buildings of a total of 36,000 m ² in the city of Jelgava, Latvia.
Investment in implementation phase	EUR 10,705,862.00
Results expected to be achieved	Energy Efficiency – Annual total energy saved 2.56 GWh CO ₂ reductions – Annual total reductions of 448 tCO ₂
Leverage factor achieved	11.25

Lessons learnt	<ul style="list-style-type: none">• Election cycles affecting the projects need to be factored in – and where possible legally binding commitments need to be made for e.g., municipalities to continue the projects regardless of the election result.• Inflation and supply chain bottlenecks due to Covid-19 and the war in Ukraine impacted project implementation. Such budget risks need to be included in the project preparation (with higher contingency margins).• Considerable delays are possible due to<ol style="list-style-type: none">1) ESIF financing procedures and;2) PPP financing procedures. If the projects anticipates such delays, this needs to be addressed at the beginning of the project cycle.
Further information sources	www.jnip.lv
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