



ELENA Completed Project Factsheet

ReFIT: Wales

Location	Wales, United Kingdom
Beneficiary	The Welsh Government. Regional authority - devolved government for Wales within the United Kingdom.
CoM signatory	No
Sector	Energy Efficiency in non residential buildings
Total PDS costs	EUR 1 672 418
ELENA contribution	EUR 1 505 176 (90%)
Project development services financed by ELENA	<p>The ELENA grant funded the Re:FIT Cymru team which consisted of the Programme Implementation Unit (PIU) and specialist technical experts. This expert team provided low cost, end to end support needed to develop and successfully implement projects.</p> <p>The Re:FIT Cymru PIU , along with a Specialist Technical Support team, provided a wide range of free technical support and training to public sector organisations to assist project progress and expedite project durations, including:</p> <ul style="list-style-type: none"> • Opportunity assessments to appraise scope and to identify viable technologies and projects • Lighting surveys prior to first stage of tender to help speed up timeline • Technical assistance during tender processes • Certified Measurement & Verification (M&V) training • Technical review of appraisals, Investment Grade Proposals and M&V Plans • Training and networking workshops
Description of ELENA operation	<p>The delivery of the Re:FIT Wales support function fell into 4 main elements:</p> <ul style="list-style-type: none"> • Operation of a Programme Implementation Unit (PIU) • Specialist technical services • Specialist legal and procurement services • Quality Assurance, support and training from Re:FIT framework owners <p>The PIU advised on technical aspects of ESCo proposals so that public sector organisations were fully supported in their procurement of an ESCo. The PIU team provided project support from the initial stages of their project development, through project brief and tender document/contract development, mini-competitions, service provider evaluation and selection, High Level Appraisal, Investment Grade Proposal stage and Measurement & Verification. These documents were required to realise the investments. The assistance saved time and resources for organisations that wanted to procure retrofit services and works.</p> <p>The PIU also provided training on practical delivery of Re:FIT projects, group discussions on overcoming challenges and Monitoring and Verification training workshops.</p>
Timeframe	January 2015 – December 2018

Basis for investment identification	The investment programme was prepared on the basis of information provided by local and regional authorities.
Investment programme description	<p>RE:FIT Cymru enabled the Welsh public sector to secure guaranteed savings and reduce carbon impacts by accessing Energy Performance Contracts (EPCs).</p> <p>The investment programme involved bodies (“Contracting Authorities”) accessing the RE:FIT framework of ESCOs to set up an Energy Performance Contracts (EPCs) guaranteeing energy and cost savings.</p> <p>After the Contracting Authority received TA there was a mini competition (ITT) to select a Service Provider. When the winning ESCO was chosen there was a commitment to invest by the Contracting authority. The ESCo guaranteed the energy savings from the works and organisations were assured of a secure financial saving.</p> <p>Typical measures in the investment programme included lighting and controls, heat recovery, variable speed drives on pumps/fans, voltage optimisation, building management system, energy management software, photovoltaic panels, solar thermal, cavity wall and loft insulation, envelope insulation, district heating and combined heat and power.</p> <p>The investments supported were in public sector bodies such as Local Authorities (over 11 MGBP), Health bodies (over 14 MGBP), Universities, (over 12 MGBP). There is also at least 30 MGBP worth of additional projects in the pipeline that ELENA helped support.</p>
Investment in implementation phase	EUR 41.7m
Results expected to be achieved	<p>The estimated impacts of these investments are as follows:</p> <ul style="list-style-type: none"> • Energy Savings – Annual total energy saved 54 GWh/year • GHG reduction – 17 000 t CO₂eq/year • Estimated job creation - 282 FTE
Leverage factor achieved	28
Lessons learnt	<p>The Welsh Government team responsible for Re:FIT Cymru were highly active and supportive of the programme. The Government programmes and encouragement meant that the Re:FIT Cymru Programme had immediate credibility across the public sector and amongst the framework suppliers, knowing that it had full backing of the Welsh Government.</p> <p>Low cost funding options were an important part of getting investments realised. Although not an obligation to use, the Re:FIT Cymru Programme could utilise the Welsh Government’s multi-million pound Wales Funding Programme to fund the public sector’s Re:fit projects.</p> <p>Senior support must be maintained to allow projects and borrowing to be signed off. The Re:FIT Cymru PIU engaged with senior managers at the very beginning of each project in order to promote the concept and wider benefits to the senior people within public sector organisations.</p> <p>It was also important to fully engage with the public sector organisation’s personnel in all areas (e.g Finance, Facilities Management / Maintenance, Legal and Procurement departments) to keep individuals engaged and supporting the projects. The continuing support of relevant stakeholders was required to prevent projects from stalling.</p>

	<p>The programme used the Welsh supply chain relevant to energy efficiency, renewable energy and building services sector across the country. The framework suppliers needed to build up local partners in terms of contractors and skilled staff. This initiative and the corresponding use of the Sell2Wales platform (an initiative from the Welsh Government helping SMEs work successfully with the public sector) helped to encourage organisations to use the programme.</p>
Further information sources	<p>https://gov.wales/refit-cymru-overview</p>
Contact person at Beneficiary	<p>Ms. Helen Lewis, Helen.Lewis2@gov.wales</p>