

**Experience from Elena project
concerning the modernization of multi-
family buildings**



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Financial support for the investment preparation process in the field of improving the energy efficiency of residential buildings

Duration: 3-year duration

Leverage: 1:15 (for thermo-modernization of residential buildings)

Financing: subsidy of 90% of eligible costs

Advantage: the subsidy can be combined with any other investment implementation method

The challenge: the scale of the project EUR 30 million of investments in energy-saving projects

Restrictions: coal projects are not eligible for support

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Examples of activities that may be supported:

- Performing an energy audit
- Preparation of project documentation
- Execution of applications for co-financing (including a feasibility study)
- Technical assistance in the preparation and implementation of the investment:
 - Development of the Terms of Reference, participation in the process of selecting contractors, participation in meetings with residents,
 - Verification of the effects of implemented projects.

Thermo-modernization or renovation bonus

When implementing a thermo-modernization or renovation project on the terms set out in the Act of 21 November 2008 on supporting thermo-modernization and renovation and on the central register of emissivity of buildings (Dz.U. z 2020 r. poz. 22, z późn. zm.), financial support is granted in the form of the so-called bonus.



The bonus is support granted from the Thermomodernization and Renovation Fund for the repayment of part of the loan taken by the investor for the renovation project

Thermo-modernization or renovation bonus



The amount of the thermo-modernization bonus is 16% of the cost of the thermo-modernization project. However, it should be remembered that at least 50% of the financing of a thermal modernization project must come from a loan.



Legal persons (including housing cooperatives and commercial companies), local government units, housing communities, social housing associations, and natural persons may apply for the bonus.

ECO COMMUNITY WITH PROFIT

A full scope of services for housing communities that want to improve the energy efficiency of multi-family residential buildings.

Direct counseling for the manager and the housing community regarding the technical process of thermal modernization and the available options.

Performing an energy audit in three variants.

Preparation of design documentation for thermal modernization.

Assistance in preparing an application to Bank Gospodarstwa Krajowego for a thermo-modernization or renovation bonus.

Service and support for housing communities in the process of obtaining a thermo-modernization bonus.

ECO COMMUNITY WITH PROFIT

Co-financing of 90% of the costs of providing the services referred to above.

Workshops or seminars for housing associations and their managers.

ECO COMMUNITY WITH PROFIT



Scope of the building energy audit:

Basic - the scope of thermal modernization selected by the auditor.

Extended - scope of thermal modernization selected by the auditor + RES (in annexes to the audit).

Comprehensive - scope of thermal modernization selected by the auditor + RES + rationalization of electricity consumption in common areas (in annexes to the audit).

A professional team will ensure the consistency of the construction project with the energy audit in terms of basic technical parameters (e.g. insulation thickness, insulation material, material thermal conductivity) - a necessary condition if the Investor benefits from a thermomodernization bonus from BGK funds.

ECO COMPANY WITH PROFIT

A full range of services for companies meeting the criteria of SME or MIDCAP according to the EU definition (1,2) that want to improve the energy efficiency of commercial buildings.

Direct consulting for entrepreneurs on the technical process of thermal modernization and the available options.

Performing an energy audit in three variants or one of the range of energy expert opinions.

Support in the application process for the Biznesmax program.

Co-financing of 90% of the costs of providing the services referred to above.

Workshops or seminars

Effects so far

- Number of multi-family buildings: 330
 - The amount planned for implementation: PLN 120,000,000
 - Final energy savings (EK): 185 GWh / year
 - PV energy production: 72 MWh / year
 - CO₂ emission reduction: 13,700 tons / year
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- Number of commercial buildings: 141
 - The amount planned for implementation: PLN 80 000 000
 - Final energy savings (EK): 31 GWh / year
 - PV energy production: 6,29 GWh / year
 - CO₂ emission reduction: 9 300 tons / year

KEY FACTORS

Product tailored to the investor's needs - knowledge of the modernization services market is required.

Investors awareness must be at a sufficiently high level - training, materials, hotline - experts availability.

Using the existing possibilities of financing projects.

The exemplary role of local authorities.

Building trust among investors.

A properly determined team of people serving investors in a specific area (example: Śląskie - appropriate cooperation between an investor, auditor, consultant of a financial institution).

One stop shop approach.

Thank you for your attention



Polish
Foundation
For Energy
Efficiency

Est. 1990

Łukasz Polakowski
Project Manager

Polish Foundation For Energy Efficiency



Rymera 3/4, 40-048 Katowice



+48 603 554 308



+48 32 203 51 14 internal 22



l.polakowski@fewe.pl



www.fewe.pl