

Newsletter n°2, April 2009

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ClearSupport – the mechanism for accelerating energy retrofitting of the building sector

The heart of the Clearinghouse Support project is the implementation of Project Service Facilities (PSFs) - providing linkage between project owners on one side and financiers and other key actors on the other side - operating in Latvia, Lithuania, Pomorskie-Poland, Czech Republic and Crete.

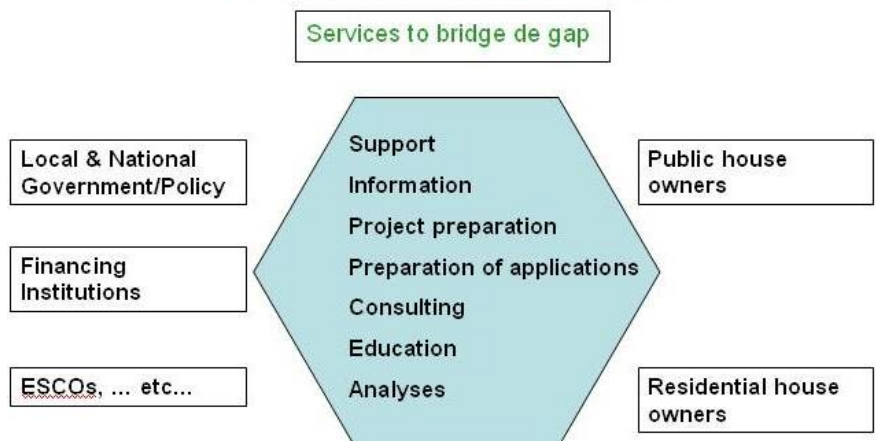
These PSFs deliver a range of services in order to overcome existing barriers for the project's realisation, as illustrated in the figure below:

From the outset was set the ambitious target that the PSF services in the targeted regions could help to initiate 100-200 specific building renovation investments in the period 2007-09.

At this stage, the PSFs are well underway with these efforts and it seems realistic that 150-200 investments will be identified and assisted towards the state of financing due to ClearSupport.

In parallel, the ClearSupport partners are working on improving the framework conditions for building renovations, including adoption of appropriate financing schemes, solutions for the technical project design and putting in place sound regulatory framework.

Project Service Facilities / PSFs delivering multidisciplinary services




Project Service Facility (PSF) Update

The Project Service Facilities/PSFs are the catalysts for realising ClearSupport's ambitious goal of initiating 100-200 specific building renovations –well underway in the process!

The Project Service Facilities (PSFs) provide practical assistance to public and residential building owners in terms of documenting energy retrofitting investments and seeking sources of financing. The ClearSupport concept has turned successful as the PSFs after two years of action have helped to start up more than 100 investments. Below is an update of each PSF's achievements.


PSF Lithuania has identified 43 projects, of these 25 have obtained financing and 2 of them even been implemented. The investment needs for implementing the identified projects is estimated to approx. 19 M € resulting in some 2,392 t/y CO2 emissions reductions

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PSF Poland has initiated more than 30 projects in the Pomorskie region (north part of Poland). This include the renovation of 7 hospitals and 6 primary schools; both good examples of projects that would have had difficulties with fulfilling the investment without the PSF assistance.

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PSF Czech Republic has 35 projects in the pipeline, the majority of them being schools. One interesting project is about the renovation of 18 schools in one tender, where the intention is to involve an Energy Service Company (ESCO) in the implementation process.


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PSF Crete benefits from improved framework conditions that will speed up project initiations. The main focus of the PSFs is the hotel sector. Recently 10-12 audits-consultancies have been carried out in hotels that want to install energy efficient systems and RES in the near future.

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PSF Latvia has initiated more than 20 projects mainly in the housing sector. Due to the difficulty for a housing association to finance a full scale renovation, a step-by-step renovation of housing blocks was chosen. In addition, solar collectors were installed on the roof of 7 of those projects.

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The project initiation effort is combined with other services like training courses of local key stakeholders and a number of dissemination activities.

Thanks to the relevant tools available (see articles below) on the website <http://www.clearsupport.eu/>, the PSFs countries are continuing to improve buildings energetic renovations.

To know more...

A set of tools for rational use of energy design in buildings

RUE in buildings measures –Costs and energy savings- Savings potential and standard measures

The ClearSupport partner ALECTIA has prepared the report “Cost and Energy Savings for RUE measures in buildings” that seeks to establish the savings potential in the five PSF countries, which can be reached with standardised measures. The 3 main parts of the report are:

- Characterisation of existing building and saving potential for large building stocks in PSF countries,
- Identification of most relevant rational use of energy measures for PSF countries,
- Estimation of the cost of the relevant RUE measures in the PSF countries.

Download the report

Catalogue of standard measures of rational use of energy in buildings - technical aspects

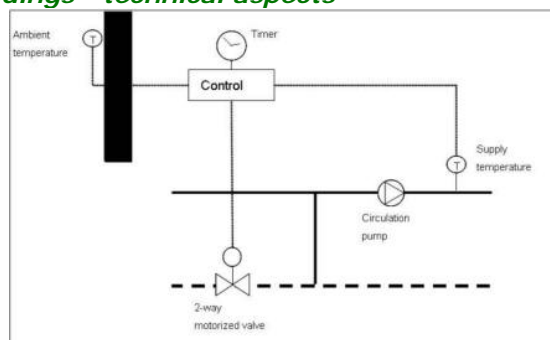
Furthermore, ALECTIA has prepared a catalogue of standard rational use of energy (RUE) measures. The catalogue provides clear and accessible information on 37 measures. Each is described in two to four pages including technical aspects as well as investments and savings assessments. The measures comprise both improvement of the building envelope and utility measures.

Its objective is to increase the awareness of the target groups regarding RUE in buildings and to provide a source of inspiration to technicians. The target groups are building owners, investors, decision makers and technicians.

This catalogue also exists in Greek and Polish.

Download the Catalogue

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Caption Figure: Principle of ambient temperature dependent supply regulation

A set of tools on financing schemes

Overview of existing financing instruments

Innovation can sometimes be as simple as a merging of ideas and creating workable solution based on elements that already exist but which may not be enough effective by themselves.

This overview of existing financing instruments starts by listing available knowledge from previous EU-funding projects, instruments and concepts with regard to their success for spurring financing small-scale energy efficiency projects in the building sector. A second part aims to more deeply study the financing of small to medium EE measures in buildings in Latvia, Lithuania, Pomorskie-Poland, Czech Republic and Crete.

It provides an overview and a comparison of available existing financing instruments as well as general conclusions on their effectiveness, also outlining some crucial points to improve their performance.

[Download the overview](#)

Evaluation Matrix for performance and problems with existing instruments

After the stocktaking and the assessment phases which are considered as a functional part of the development strategy for defining priorities and objectives, the next essential step is the elaboration of the main components of this financing instrument. This financing instrument should be a proposal that eliminates the disadvantages of the existing financing instruments and includes regional requirements. The creation of the main parameters for a "perfect" financing instrument for each region is essential and should be used as a basis for further discussions with relevant stakeholders

[Download the Evaluation Matrix](#)

Recommendations on financial

The largest investment potential identified in the PSF countries for improving energy efficiency in buildings is the residential sector. In most of the cases, this building stock consists of pre-fabricated buildings with pre-cast concrete slabs. The thermo-modernization, characterized by a high degree of standardisation, is confronted to several barriers such as a fragmented ownership structure of apartments while an energy efficiency investment targets the whole building.

This tool is aiming to assess different financing instruments with regard to their availability and usefulness. The first chapter presents the traditional financing instruments for building refurbishment. The second chapter will deepen the analysis of more complex financing models, described as public-private-partnership model of financing. The last chapter describes the possible scenarii of financing instruments for building refurbishment in place of the existing one in the PSF countries.

[Download the recommendations](#)

Main points for the tendering of financing contracts - Agreements and contracts

This guideline is elaborated for giving advices for an efficient handling of tendering procedures for financial resources. The scope of this report is to provide guidelines for the Project Service Facilities which guides them through procedures to secure financing for projects and give advice at each step through appropriate instruments. The report, structured to follow the main steps of standard procedures contains firstly the preparation phase (planned measures and financial information needs); secondly the tendering phase (available financial resources); thirdly the contracting phase (comparing the offers made by several credit institutions); and lastly a checklist for the collection of necessary data and a template request to financial institutions.

[Download the tendering guidelines](#)

Guideline for subsidy regulations

This guideline, aiming to initiate a dialogue with political decision makers, should help to ensure applicable regulations and to ease the work of the managing institutions and of the implementers of subsidised projects. It is also underlined that an identical structure for different subsidy regulations can ease the regulations comparison allowing therefore to "benchmark" different regulations and subsidy schemes.

This report contains firstly, a general description of a template for a suitable subsidy guideline; secondly an example with values and detailed information is given on the example of "Evaluation Matrix". As a result, this report provides a complete concept for a financing instrument which could help to overcome the obstacles in financing energy efficient refurbishment.

[Download the guidelines for subsidy regulations](#)

ClearSupport Calculation Model

The ClearSupport calculation model is used for the economic evaluation of energy saving projects. This model includes general accepted methodology for investments' results calculation. The ClearSupport model is divided in five parts:

- The guide containing all instructions
- Input of savings and investments, (savings in MWh and investments in Euro)
- Input of Economic parameter, (economical factors such as energy prices etc...)
- Results and finance, (outputs are cash flow of the investments, savings and finance)
- Calculation (technical section where calculations are made)

To know more

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ClearSupport Position Paper on the recast of the Energy Performance in Buildings Directive

The ClearSupport project team finds that the current process of recasting the EU Directive on Energy Performance of Buildings/EPBD calls for accompanying measures to ensure that it will reach its objective and encourage energy retrofitting of the building stock to actually happen. A main point being that appropriate local support structures should be put in place to help identifying and documenting the investments and securing appropriate financing sources.

The financial crises and associated need for boosting the economy is another factor that speaks for establishing such more systematic support mechanism at European scale.

[Read the position](#)

ClearSupport seminar under EU Sustainable Energy Week

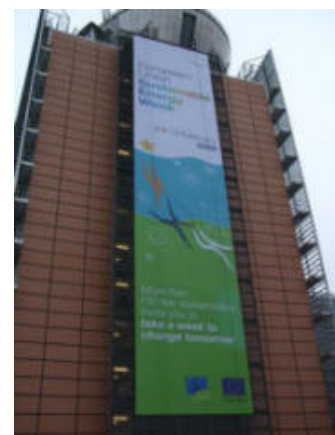


The seminar "Facilitating Building Renovation & Financing Schemes" was organised within the European Sustainable Energy Week, on the 12th February 2009, in Brussels. The intention was to give decision-makers and stakeholders in the field of building retrofitting inputs to tackling barriers in the sector with focus on public and residential buildings in New Member States.

The seminar was divided on the following themes of key relevance for meeting the challenge in the sector: 1) Goals and Concepts for Building Renovation in Europe, 2) Potential and technical aspects, 3) Financing schemes and 4) Putting building renovation into action! This provided an opportunity for EC officials to get experience obtained 'on the ground' that can inspire the current policy-making process and fruitful discussion on the interaction on policy measures en respectively European and local level was taken.

The main conclusion to be drawn from the seminar is:

- The European policy puts increased focus on fulfilling the potential for energy savings in the building sector, but many barriers hinder the process,
- The ClearSupport action provide a mechanism for a systematic approach to generating building renovation projects in five European regions and improving the surrounding framework,
- From a technical viewpoint, both the overall potential is well documented and the technology solutions to be applied in our hands,
- From a financial viewpoint, a number of financing schemes are under development that can help the implementation of building measures. Also the financial crises call for investments to boost the economy that can be combined with fulfilling the energy goals,
- Numerous initiatives at both EU and Member State level show how the adequate support structures can accelerate of building renovations,
- As an example of this, the ClearSupport action has initiated more than 100 specific renovation projects and the ambition is to provide inspiration to decision-makers on the formulation of future policies and support measures.



The slides of this seminar are available [here](#)

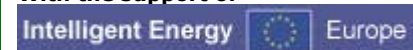
Legend picture 1: Panel of the ClearSupport seminar: Vasco Janeiro - EACI, Gergana Miladova - DG TREN, Hans Nilsson- FourFact

Edited by FEDARENE with the support of the Clearinghouse Support Project partners

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New IEE Call for proposals is already launched

Intelligent Energy - Europe programme, part of the Competitiveness and Innovation Framework Programme, dedicates €730 million to fund projects for the promotion of energy efficiency and renewable energy.

The objective of the IEE programme is to contribute to secure, sustainable and competitively priced energy for Europe by providing for action:

- to foster energy efficiency and the rational use of energy resources,
- to promote renewable energy sources and to support energy diversification,
- to promote energy efficiency and the use of renewable energy sources in transport.

The current 2009 call for proposals is available from the following [website](#); Closing date for submission of the online application: 25th of June 2009