



ELENA Project Factsheet

Property Administrators' Building Energy Rehabilitation Support Office (PABLO)

Location of planned investments	The Investment Programme will take place in Bizkaia County, Spain.
Final Beneficiary	El Colegio Territorial de Administradores de Fincas de Bizkaia (CAFBIKZIAIA).
Final Beneficiary's address	Calle Ledesma 10 Bis. 2ª planta, 48001 Bilbao, Spain
Sector(s) of investment	Energy Efficiency in Residential Buildings.
Total Project Development Services (PDS) cost	EUR 1 482 000
ELENA co- financing	EUR 1 333 800
Project Development Services (PDS) financed by ELENA	<p>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.</p> <p>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.</p> <p>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.</p> <p>The ELENA support will be built in three phases, with some overlaps:</p> <ul style="list-style-type: none"> • Setting up of the PABLO support office, that will act as an OSS within CAFBIKZIAIA, 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.

	<p>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.</p> <p>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.</p>														
PDS Timeframe	February 2023 – January 2026														
Investment programme description	<p>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.</p> <p>PABLO will focus primarily on the buildings with a very low (E or F) EPCs.</p> <p>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.</p> <p>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.</p> <p>The intention is to standardize the offer and propose four options:</p> <ul style="list-style-type: none"> • 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	<p>The main implementation steps, decision making moments and parties involved are as follows:</p> <table border="1" data-bbox="587 1675 1374 2107"> <thead> <tr> <th data-bbox="595 1675 1010 1709">Step</th> <th data-bbox="1018 1675 1366 1709">Parties involved</th> </tr> </thead> <tbody> <tr> <td data-bbox="595 1720 1010 1753">1.- Initial decision making</td> <td data-bbox="1018 1720 1366 1753">Community; PA; PABLO Technician</td> </tr> <tr> <td data-bbox="595 1765 1010 1798">2.- Energy Audit</td> <td data-bbox="1018 1765 1366 1798">PABLO Technician</td> </tr> <tr> <td data-bbox="595 1809 1010 1865">3.- Hiring an architect. Drafting of Energy Renovation Project</td> <td data-bbox="1018 1809 1366 1865">Community; PA; PABLO Technician;</td> </tr> <tr> <td data-bbox="595 1877 1010 1910">4.- Energy Simulation</td> <td data-bbox="1018 1877 1366 1910">PABLO Technician</td> </tr> <tr> <td data-bbox="595 1921 1010 2067">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 data-bbox="1018 1921 1366 2067">Community; PA; PABLO Technician; Financial entity; public authority</td> </tr> <tr> <td data-bbox="595 2078 1010 2107">6.- Execution of the Energy Renovation Project and Works Management.</td> <td data-bbox="1018 2078 1366 2107">Community; PA; PABLO Technician; Architect; contractors</td> </tr> </tbody> </table>	Step	Parties involved	1.- Initial decision making	Community; PA; PABLO Technician	2.- Energy Audit	PABLO Technician	3.- Hiring an architect. Drafting of Energy Renovation Project	Community; PA; PABLO Technician;	4.- Energy Simulation	PABLO Technician	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.	Community; PA; PABLO Technician; Financial entity; public authority	6.- Execution of the Energy Renovation Project and Works Management.	Community; PA; PABLO Technician; Architect; contractors
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Expected results of investments planned	<ul style="list-style-type: none"> • 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. • CO₂ reductions – Annual total reductions of 2,069 CO₂ 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 gabriel@cafbizkaia.com								