



**ELENA Project Factsheet**  
**GREATER RENOVATION AND ENERGY OF HOMES**  
**(GREEN HOMES)**

<b>Location of planned investments</b>	Denmark, Region Zealand, municipalities of Roskilde and Ringsted
<b>Final Beneficiary</b>	Boligselskabet Sjælland (BOSJ) - Social Housing Company of Zealand
<b>Final Beneficiary's address</b>	Sjællandsvænget 1, 4000 Roskilde, Denmark
<b>Sector(s) of investment</b>	Energy Efficiency of Buildings Renewable Energy Sources
<b>Total Project Development Services (PDS) cost</b>	EUR 2 118 750
<b>ELENA co- financing</b>	EUR 1 906 875 (90%)
<b>Project Development Services (PDS) financed by ELENA</b>	<p>The ELENA secretariat co-financed by ELENA will provide support to implement substantial EE refurbishment programmes and renewable energy investments in residential buildings managed by the association. In addition, ELENA aims to support the implementation of three energy communities.</p> <p>The ELENA secretariat will be integrated into the housing association and will consist of existing and newly hired staff. In addition, the ELENA secretariat will be supported by external consultants providing procurement support, technical advice (including energy audits and feasibility studies), communication activities, legal advice, and financial engineering.</p> <p>The ELENA secretariat will primarily:</p> <ul style="list-style-type: none"> <li>• Manage all the technical assistance needed during the project;</li> <li>• Prepare all of the needed tender documents and sign the consultants and implementation contracts;</li> <li>• Coordinate all external experts and validate their deliverables;</li> <li>• Carry out buildings' inspections and energy audits, as well as the studies for PV installations;</li> <li>• Determine the most cost-efficient implementation models to carry out the renovations (including the use of EPC(*) contracting) and the suitable financing options;</li> <li>• Carry out communication activities to engage and inform the residents;</li> <li>• Achieve in a timely manner all of the required project's approvals (residents, municipalities, financial institutions).</li> </ul>
<b>PDS Timeframe</b>	From May 2023 to April 2026

<b>Investment programme description</b>	<p>The investment programme consists of energy efficiency (EE) refurbishments in residential buildings as well as investments in building-integrated renewable energy (RE) technologies. The investment programme will be carried out in approx. 50 multi-apartment buildings (approximately 1,230 apartments and 97,615 sqm). Preliminary estimates indicate that they will improve their energy class of one notch. The final energy measures will be determined by the energy audits.</p> <p>The ELENA Green Homes Project is part of an overall renovation programme, which includes general modernisation measures not linked to energy efficiency. The energy and non-energy efficiency measures (not supported by ELENA) will be implemented at the same time to maximize economies of scale.</p> <p>The programme also targets the implementation of PV panels in at least three renovation projects. The main objective is to cover part of the electricity consumption of tenants (and not only the consumption of the common area, which is the current practice). For this reason, BOSJ wants to set-up energy communities potentially involving local partners. The expected total installed PV capacity is 1,100 kWp and this will be confirmed by the feasibility studies carried out with ELENA support.</p>
<b>Investment amount to be mobilized</b>	<p>EUR 35.8m</p>
<b>Description of the approach to implement the Investment Programme</b>	<p>The implementation of a renovation project will consist of the following 4 key phases:</p> <p><u>Phase 0 – Preliminary assessments and necessary pre-approvals</u> (completed before the start of the ELENA)</p> <p><u>Phase 1 - Technical studies and tender preparation:</u></p> <p>The ELENA PDS activities are carried out. During this phase, the design and tender preparation of the investments not related to energy efficiency will also be carried out by the design company selected by BOSJ.</p> <p><u>Phase 2 - Final approvals:</u></p> <p>To proceed with the publication of the works' tenders, BOSJ needs to inform and achieve the final approvals of the tenants, the National Building Foundation, and the involved Municipalities.</p> <p><u>Phase 3 - Tenders and renovation works:</u></p> <p>The tenders (construction and/or EPC tenders) are published and awarded. The renovation works are implemented.</p>
<b>Expected results of investments planned</b>	<p>The total estimated contributions are:</p> <ul style="list-style-type: none"> <li>• Energy Efficiency – Annual total energy saved 9.96 GWh representing a reduction of 44% compared to the baseline.</li> <li>• Renewable Energy – Annual total 0.94 GWh, of which 0.94 GWh RE electricity generation.</li> <li>• CO2 reductions – Annual total reductions of 870 CO2 eq t representing a reduction of 44% compared to the baseline.</li> <li>• Jobs retained or created - in 133 equivalent FTE</li> </ul>
<b>Leverage factor (Minimum 20)</b>	<p>18.8</p>

<b>Status</b>	Contract signed on 18/04/2023
<b>Contact person at ELENA beneficiary</b>	Mr Ulrik Eggert Knuth-Winterfeldt – uek@bosj.dk