



ELENA Project Factsheet
ELENA MZBM-TBS ONE-STOP-SHOP
(MZBM-TBS OSS)

Location of planned investments	The Investment Programme will be carried out in the Municipality of Sosnowiec, located in the Silesian Voivodeship, as well as in the whole area of the Silesian Voivodeship and in the neighbouring Voivodeships in Poland (Opole voivodeship, Lower Silesian Voivodeship and Lesser Poland Voivodeship).
Final Beneficiary	The beneficiary of the project is the Miejski Zarząd Budynków Mieszkalnych - TBS Sp. z o.o. Sosnowiec / (MZBM-TBS Sosnowiec) is a public company, 100% owned by the Municipality of Sosnowiec. The core business of MZBM-TBS Sosnowiec is the management of own and commissioned real estate owned by Housing Communities, as well as investment activities to increase affordable housing stock in the Municipality of Sosnowiec.
Final Beneficiary's address	Korczaka 7 Street 41-200 Sosnowiec - Poland
Sector(s) of investment	Energy efficiency and renewable energy sources investments in residential multi-apartment buildings.
Total Project Development Services (PDS) cost	EUR 3 018 000
ELENA co- financing	EUR 2 716 200
Project Development Services (PDS) financed by ELENA	The Project Development Services (PDS) financed by ELENA will provide an OSS implementation support to around 150 multi-apartment residential building owners located in the Silesian Voivodeship with possible extension to the: Opole Voivodeship, the Lower Silesian Voivodeship, and the Lesser Poland Voivodeship. MZBM-TBS Sosnowiec will be responsible for creating the Project Implementation Unit (PIU) that will consist of MZBM-TBS Sosnowiec existing internal staff (Project Coordinator and seven other staff members, experts working part-time for the ELENA project). The PIU will be supported by external technical consultants, contributing to achieving the ambitious objective of renovating more than 150 multi-apartment residential buildings, targeting a reduction of the final energy consumption of around 45% and achieving annual CO ₂ emissions reduction of about 9 141 tons.
PDS Timeframe	From Q4 2023 to Q4 2026
Investment programme description	It is expected that more than 150 buildings (representing around 5 000 apartments) will be renovated (equivalent to around 255 000 m ²). The investments will address the renovations of the existing multi-apartment residential building, including the following energy-related measures: <ul style="list-style-type: none"> • envelope insulation and improvements (walls, roofs, and floor)

	<ul style="list-style-type: none"> • exchange of windows, doors, etc • improvement/exchange of heating sources/systems • modernization/exchange of hot water sources/systems • LED lighting & elevators upgrade • Implementation of (built-in) small scale renewable energy sources. <p>The specific set of renovation measures will be adapted on a case-by-case basis, based on the performed audit.</p>
Investment amount to be mobilized	EUR 70 m
Description of the approach to implement the Investment Programme	<p>The Investment Programme will be implemented by Investors, aiming to reach at least 45% of energy savings. The investments will be prepared by the MZBM-TBS OSS. It is planned that MZBM-TBS OSS will provide to Investors a list of reliable contractors and as well support them during the negotiation and implementation phase of the investments. The MZBM-TBS OSS will also support the Investors in case the implementing contractor is not able to implement the investments in accordance with the technical requirement and intervention from the technical expert is requested or required. For the publicly owned multi-apartment residential buildings MZBM-TBS OSS will provide technical support during the preparation of the investment tenders and as well it will assist them in the evaluation process of the tender.</p>
Expected results of investments planned	<p>The total estimated contributions are:</p> <ul style="list-style-type: none"> • Energy Efficiency – Annual total energy saved 25.54 GWh representing a reduction of 45% compared to the baseline. • Renewable Energy – Annual total 0.75 GWh RE electricity generation. • CO₂ reductions – Annual total reductions of 9 141 CO_{2eq} t representing a reduction of 47% compared to the baseline.
Leverage factor (Minimum 20)	26
Status	Contract signed on 03/10/2023
Contact person at ELENA beneficiary	Malgorzata Mrozowicz – mzbm@mzbm.sosnowiec.pl