



ELENA Completed Project Factsheet
Vers une Aide à la Maîtrise de l'Ouvrage Sociale
(VAMOS)

Location	Brussels-Capital Region, Belgium
Beneficiary	Société du Logement de la Région Bruxelles-Capitale (Brussels-Capital Region housing company, SLRB); owned by Brussels-Capital Region (RBC).
CoM signatory	Yes, signed by Brussels-Capital Region on 6 December 2008
Sector	EE for social housing
Total PDS costs	EUR 669 323.53
ELENA contribution	EUR 602 391.18
Project development services financed by ELENA	<ul style="list-style-type: none"> • Technical Assistance regarding the preparation process of refurbishment projects taking into account the energy performance • Audits and technical studies in order to identify Energy Efficiency measures to be implemented and their technical-economical optimization considering set performance objectives • Feasibility studies for Renewable Energy (PV solar panels) and the use of cogeneration • Support related to public procurement, in particular for the preparation of tender documents
Description of ELENA operation	A Project Implementation Unit (VAMOS team) was created within SRLB, with two newly-hired FTE, in order to assist the local public housing companies (SISP) with the preparation of the investments. External experts were also hired as facilitators for more detailed studies and support regarding low energy and passive renovation, the use of renewable energy (integrated PV) and cogeneration.
Timeframe	September 2013– February 2017
Basis for investment identification	General policy Declaration of the Brussels-Capital Region for 2009-2014 and its Air, Climate and Energy Plan « Vers une région Bruxelloise sobre en carbone à l'horizon 2025 »
Investment programme description	<p>The investment program was structured around two main axes:</p> <ul style="list-style-type: none"> • Energy renovation of existing social housing - targeting the "low energy" standard • Installation of cogeneration and/or renewable energy production systems aiming for a level of Nearly Zero Energy Building. <p>As for the PV installations, the policy changes which occurred during the ELENA project have blocked the implementation, but the local public housing companies (SISP) have received separately a EUR 10m loan from the regional government to comply with the objective of RBC-2020 and a separate study is on-going from SLRB.</p>
Investment in implementation phase	EUR 21 757 848

Results expected to be achieved	<ul style="list-style-type: none"> • Energy savings: 5.29 GWh/y • CO2 reduction: 1055.7 t/y
Leverage factor achieved	36
Lessons learnt	<ul style="list-style-type: none"> • In order to successfully carry out the implementation of the ELENA Programme, a dedicated, attractive and well-identified funding solution must be ready as soon as the program is launched. The ideal is either to have available own funds to carry out these projects or either an interesting loan solution, or a third-party financing mechanism, dedicated to the program. • It is complex to reconcile the timeline of ELENA with the planning of new construction or renovation projects. The projects had their own planning, independent of the VAMOS unit. The VAMOS unit had to be part of the projects at an early stage so that improvements and modifications could be taken into account in the project. However, the VAMOS unit could not take part in projects at a very early stage given the period of 3 years of the ELENA support and the long time that these projects require. This reduced the scope of the projects that the VAMOS unit could support. • Finally, the position of the VAMOS unit, as an adviser to the project owner, sometimes in fact by obligation, did not always allow an integration of all the conclusions and an adequate control of the implementation of the project to guarantee that the initial objectives were reached. It is therefore advisable to be attentive to the full integration of the EE experts in the project processes.
Further information sources	http://www.slrbririsnet.be/fr
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