



ELENA Project Factsheet
Tilburg Sustainable Real Estate
(TSRE)

Location of planned investments	The Project Development Services will be performed in the Municipality of Tilburg, in the Province of Noord-Brabant, the Netherlands.
Final Beneficiary	The beneficiary, the Municipality of Tilburg is a Dutch local authority responsible not only for the City of Tilburg but also for the villages of Berkel-Enschot and Udenhout.
Sector(s) of investment	Energy efficiency and small-scale renewables in public buildings.
Total Project Development Services (PDS) cost	EUR 1 500 000
ELENA co- financing	EUR 1 350 000
Project Development Services (PDS) financed by ELENA	The ELENA TA needed by the Municipality of Tilburg is related to the preparation of energy efficiency investments and RES installations in around 79 public buildings in the Municipality of Tilburg. The ELENA TA will be used to hire the technical, legal and financial expertise required to prepare a diverse portfolio of public buildings for energy efficiency renovation. ELENA TA will be used to prepare the technical assessment of the buildings, including the energy audits, preparation of the energy efficiency measures to be implemented for each of the buildings. In addition, the Municipality of Tilburg will use ELENA TA to bundle some of the buildings to be able to use the Energy Performance Contracting (EPC) for the implementation of the energy efficiency measures. As the Municipality of Tilburg has no previous experience with EPC, the ELENA TA will assist the Municipality in the preparation and evaluation of the EPC public tenders.
PDS Timeframe	Q3 2020 – Q2 2023
Investment programme description	<p>The overall investment programme consists of substantial investments in energy efficiency renovation of around 79 public buildings in the Municipality of Tilburg and in RES integration into the suitable buildings. The exact investments will depend on the results of the final energy audits and technical assessments.</p> <p>The Investment Programme of the Municipality of Tilburg is divided for administrative reasons in two work packages.</p> <ul style="list-style-type: none"> • The municipal real estate portfolio (71 buildings) • 'Sporzone' (a former industrial zone in brick construction) real estate portfolio (9 buildings)

Investment amount to be mobilized	EUR 43.5m
Description of the approach to implement the Investment Programme	Investment decisions in this Investment Programme are taken at fixed moments, the most important moment being the adoption of the municipal programme budget in November every year. Any investments for which no financial coverage exists are classified as structurally needed funds. When the renovation plan is clear for some of the buildings, a financial coverage proposal is designed, in which the financial gains through increased energy efficiency, decreased costs for maintenance, and possible subsidies are taken into account.
Expected results of investments planned	The total estimated contributions are: Energy Efficiency – Annual total energy saved 17.4 GWh. Renewable Energy – Annual total generation 3.3 GWh, CO ₂ reductions – Annual total reductions of 6 000 CO ₂ eq t.
Leverage factor (Minimum 20)	32
Status	Contract signed on 03/09/2020
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