Successful residential EE project example – Žaliųjų ežerų district renovation

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Multi-apartment buildings modernisation in Lithuania

Stakeholders involved

Projects of multi-apartment buildings renovation

Renovation is regulated by national legislation:

- Multi-apartment buildings renovation (modernization) program
- Government resolution No. 1725: requirements for the state support and the supervision of the implementation of the renovation projects of apartment buildings

Multi-apartment building process

Apartment owners of the building make decision for renovation

APVA evaluates renovation project and signs state support agreement with project administrator

Project administrator submits applicati on for the loan to INVEGA

Project administrator procures a construction works trough public tender

Project administrator and INVEGA sign loan agreement, construction works are executed, financing is disbursed through payments to contractors

After renovation project ends, INVEGA gets state support for the project and provides repayment schedules to apartment owners (for 20 yrs.)

Multi-apartment building modernisation

INVEGA started provide loans from JESSICA fund from 2nd half of 2013

Multi-apartment Building Modernization Fund (ABRF) was established in 2015

INVEGA provides concessional loans for renovation (modernization) of multi-apartment buildings

It is aimed at reducing thermal energy consumption, encouraging rational use of energy resources, ensuring efficient use of housing, and improving the living environment and quality of life for the population

ABRF energy results (implemented projects)

Measure	ABRF: 872 projects
CO2 emission reduction per year (t CO2Eq/year)	57 073,38
Energy consumption savings (kWh/m²/year)	155 068,46
Average reduction in energy consumption, percent	59,12
Reached building energy performance class, percent from total projects number	A – 0,24 percent B – 42,30 percent C – 57,46 percent

Multi-apartment buildings modernization: Žaliųjų ežerų str.

Project administrator public institution „Atnaujinkime miestą“:
75 projects financed by INVEGA – total costs for renovation 35,3 MEUR

Renovation results of 5 multi-apartment buildings in Žaliųjų ežerų str.:

- Total costs for renovation: 3 643 044,88 EUR
- Energy consumption savings (average): 70,9%
- CO2 emission reduction per year (t CO2 Eq/year): 603,7
- Reached building energy performance class: C
- Living conditions and quality of life improved for 530 apartments owners
- Projects implementation period: from 2015 till 2020

Annex

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ABRF loan conditions

LOAN VALUE, TERM , CONDITIONS

- 100 percent of construction works
- Up to 20 years
- No additional fees are applied

LOAN INTEREST RATE AND DEFAULT INTEREST

- 3 % fixed interest rate
- 0,04 percent for each day of overdue payment

LOAN AGREEMENT TYPE*

- On behalf of apartments owners *or*
- For the benefit of apartments owners

*Depends on repayment of loan:
1. Apartments owners repay loans directly to INVEGA;
2. Apartments owners repay loans to project administrator (after collecting all monthly payments project administrator transfers to INVEGA)

ABRF loan requirements

BUILDING AND RESULTS

- Construction years – until 1993
- After modernisation: at least C energy class and 40 % energy savings must be achieved
- Not less than 80% of construction works has to be energy efficiency increasing instruments

OWNERS' APPROVAL AND OVERDUE

- Not less than 55 % votes for building modernisation
- Number of apartments' owners with 300 EUR and 90 days overdue payments for utility providers cannot be equal or more than 10% of all apartments

STATE REQUIREMENTS

- State support agreement has to be signed
- Respect with State aid rules: under de minimis regulation

Multi-apartment building modernisation portfolio from 2013

Fund	Source of financing	Total amount of funds secured, EUR million	Number of signed agreements	Disbursed funds, EUR million
JESSICA Holding Fund	European Investment Bank	29,8	115	29,5
Multi-Apartment Building Modernisation Fund (ABRF)	European Regional Development Fund	80,5	238	78,8
	Loan of the European Bank for Reconstruction and Development (EBRD)	50,0	133	49,9
	Loan on-lent by the state - green bonds of the government (GB)	68,0	170	68,2
	Loan on-lent by the state - Loan from the Council of European Development Bank (CEB)	167,5	348	155,8
	Second loan of the European Bank for Reconstruction and Development (EBRD)	67,5	111	52,3
Total		**463,3**	**1115**	**434,5**

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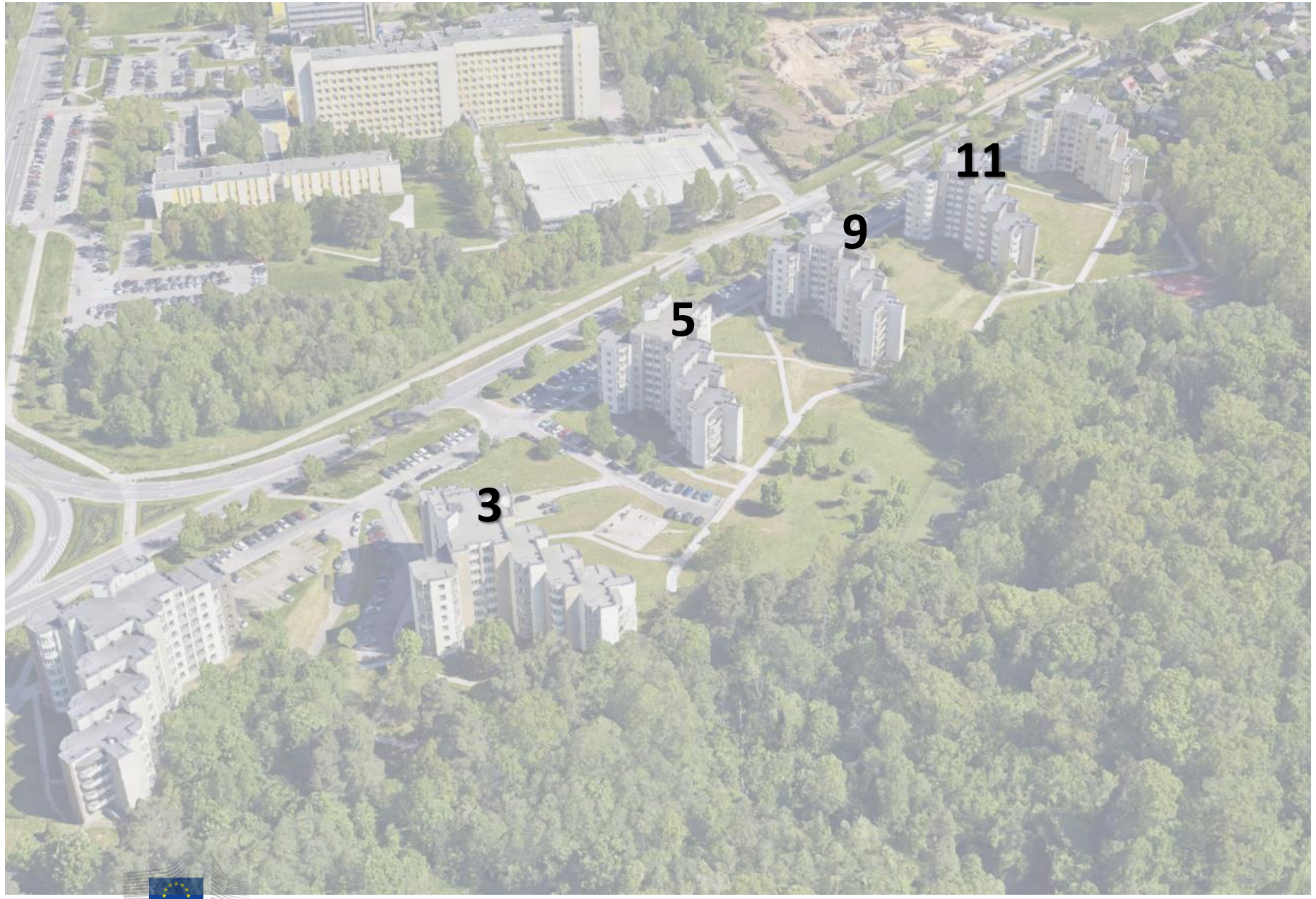
ATNAUJINKIME MIESTĄ

Good practice of multi-apartment building renovation in Vilnius

VšĮ „Atnaujinkime miestą“, 2023



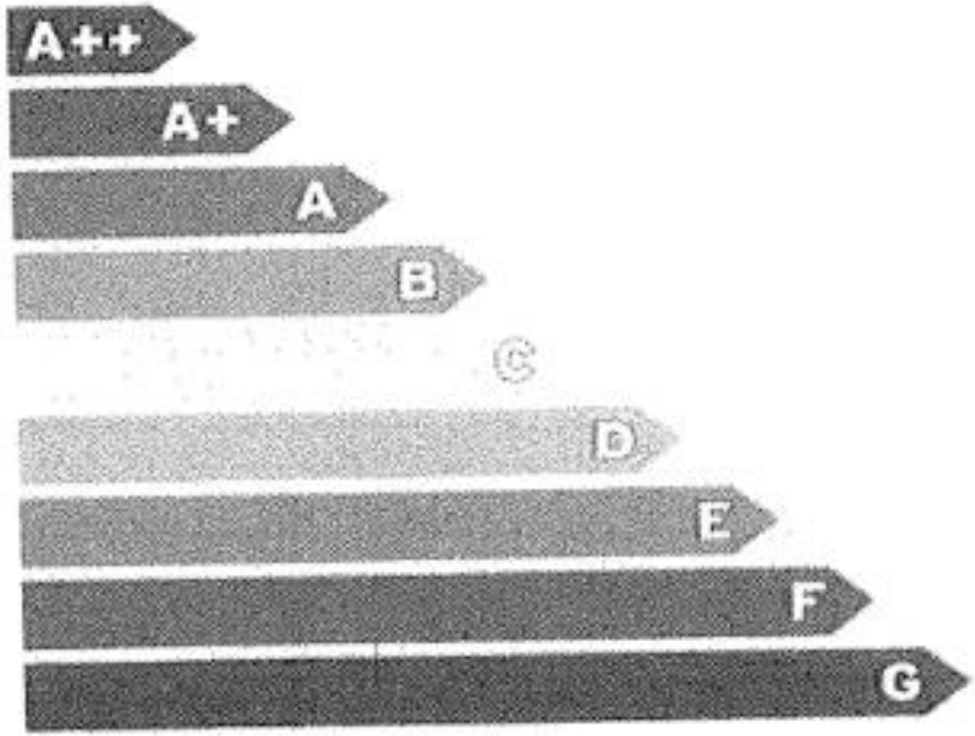
Facts:

Year of construction:
1980-1984

Floors number:
5-8

Number of apartments:
avg. 88

Useful area of the building:
avg.4300 m²



E

The goals of renovation project:

increase energy efficiency

improve common condition of the old building

Glazing of loggias

Roof and walls insulation

Heating and hot water systems renovation

Ventilation systems renovation

Change of doors and windows

The basement ceiling insulation

Change of cold-water system

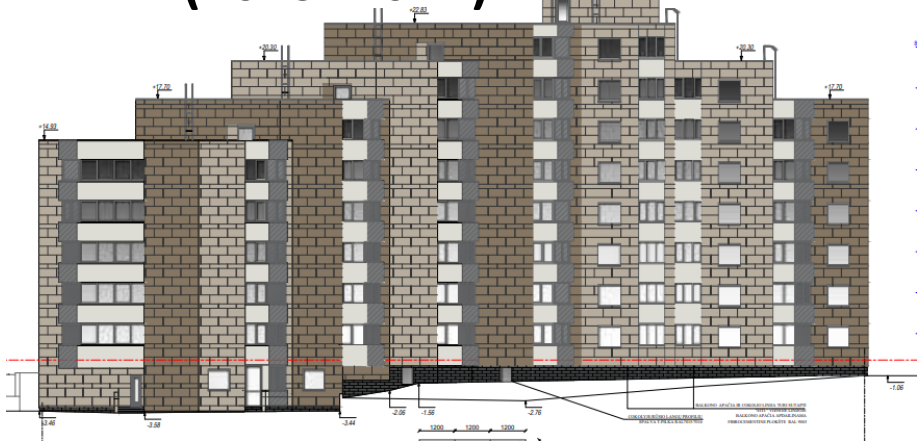
Rainwater drainage system renovation

New elevator

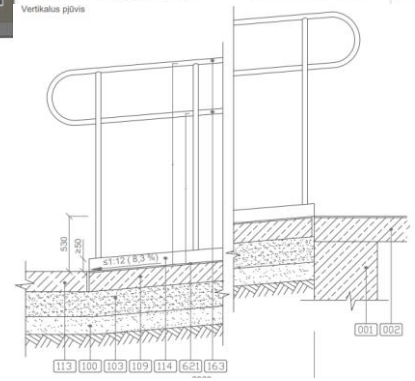
Žaliųjų ežerų g. 3
(2018 -2019)

Žaliųjų ežerų g. 5
(2013 -2016)

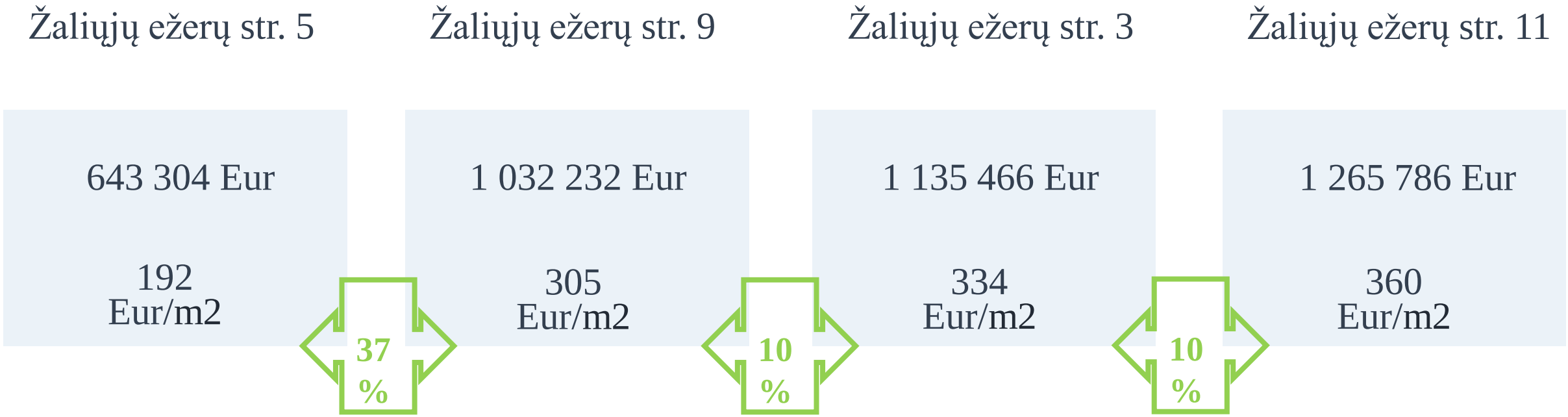
Žaliųjų ežerų g. 11
(2019 -2021)



Žaliųjų ežerų g. 9
(2014 -2015)

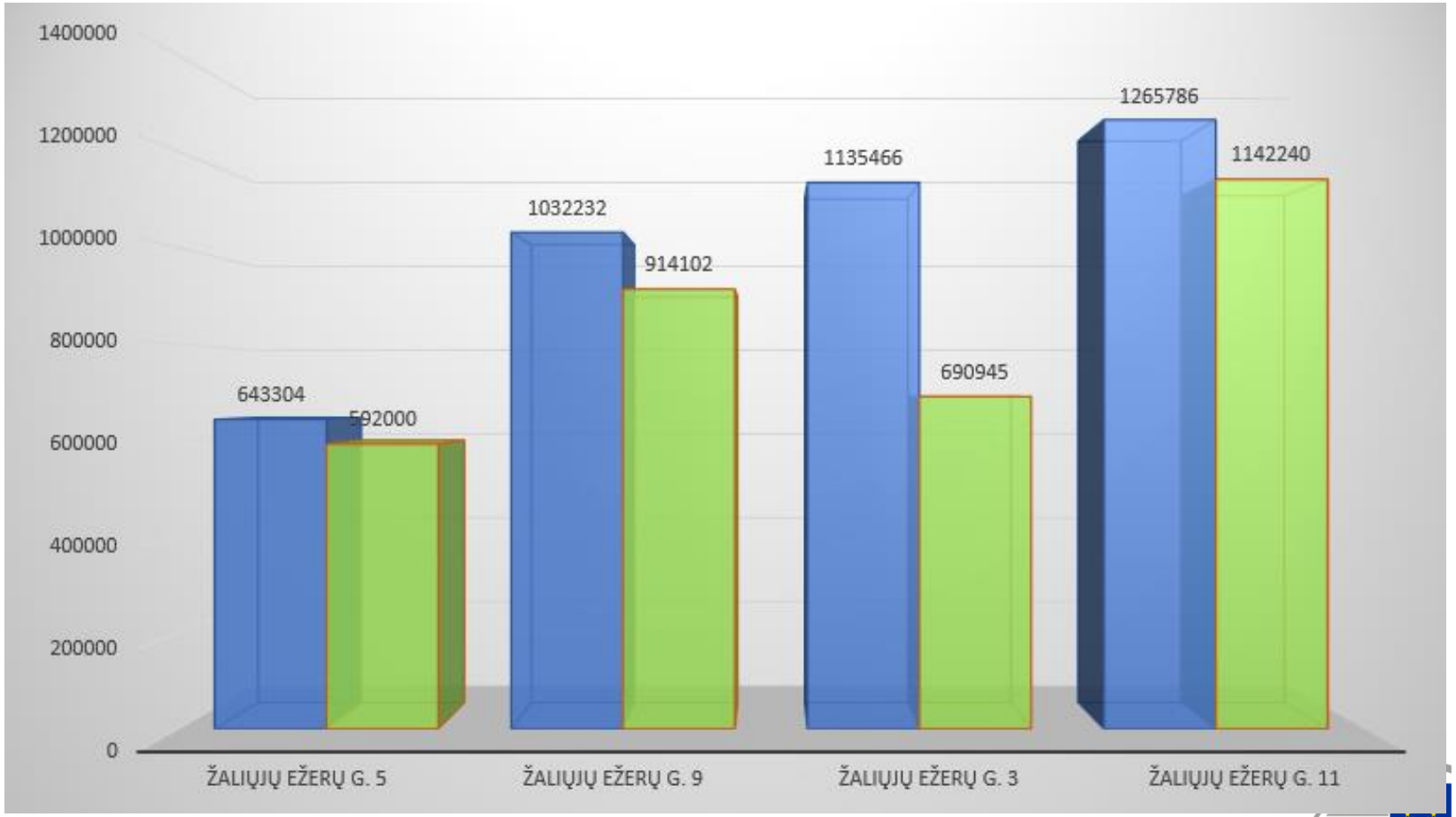


Value of renovation project in Investment Plan



Final price of renovation project

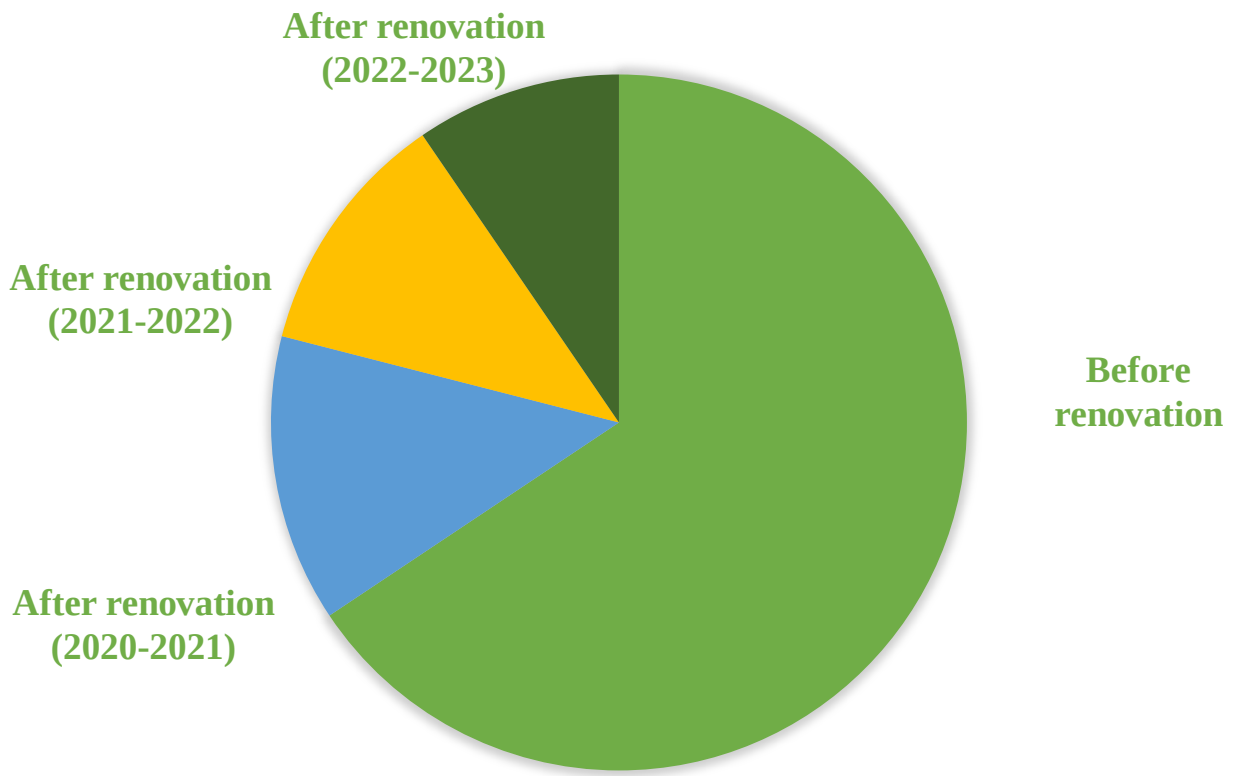
- Value of renovation project
- Credit from the Bank/Creditor



Energy consumption for the heating the building

	Žaliųjų ežerų str. 3
Before renovation	38.3
After renovation (2020-2021)	7.8
After renovation (2021-2022)	6.7
After renovation (2022-2023)	5.6

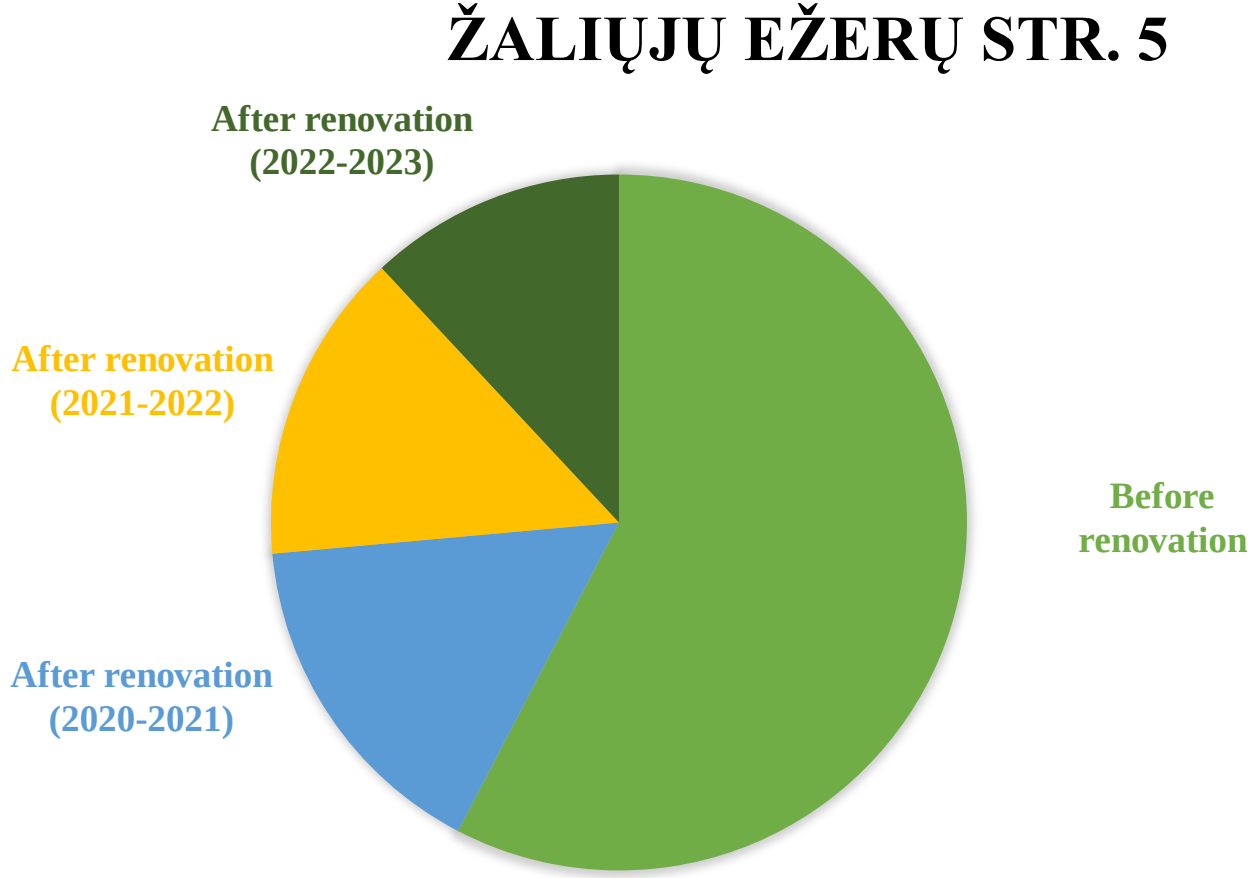
*average kWh/year



Energy consumption for the heating the building

	Žaliųjų ežerų str. 5
Before renovation	35.2
After renovation (2020-2021)	9.7
After renovation (2021-2022)	8.8
After renovation (2022-2023)	7.3

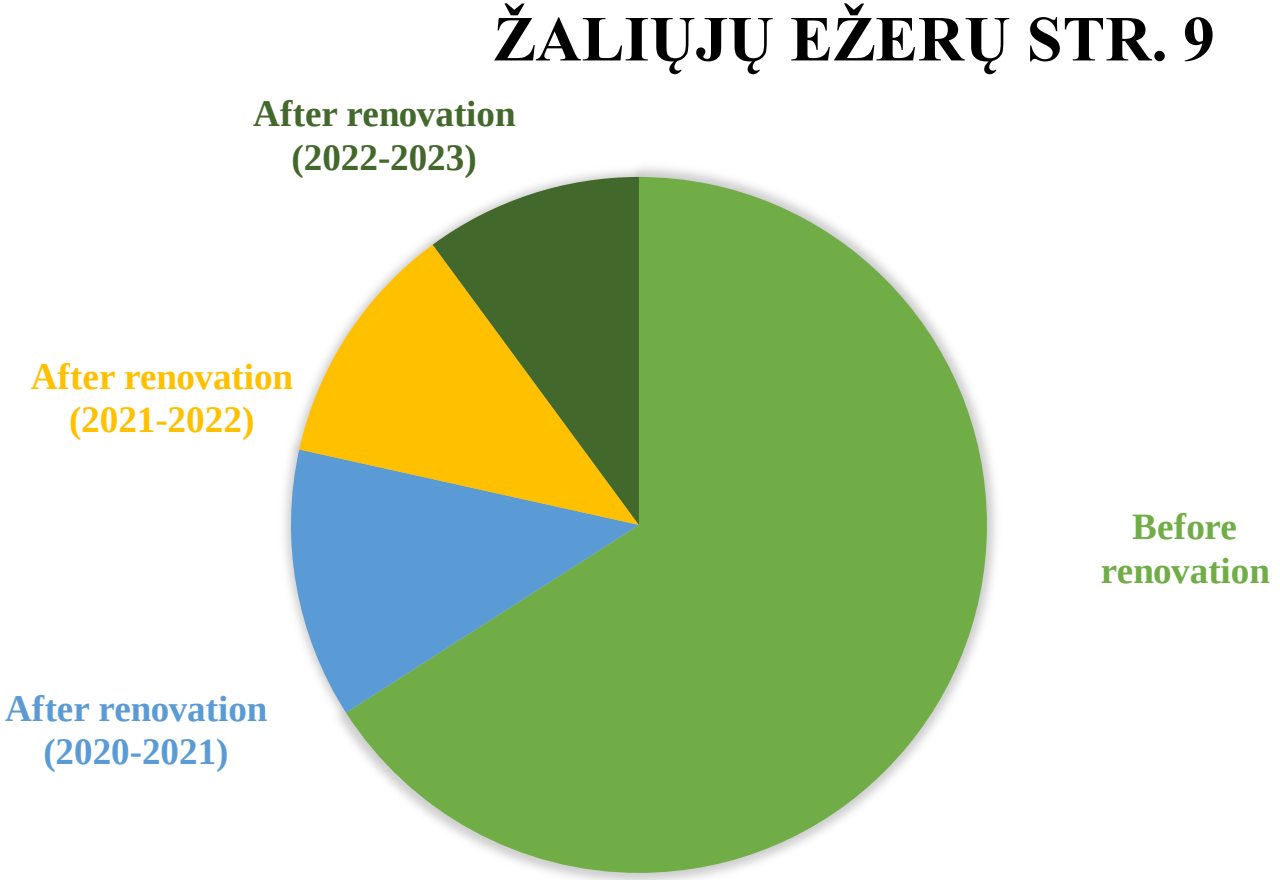
*average kWh/year



Energy consumption for the heating the building

	Žaliųjų ežerų str. 9
Before renovation	39.5
After renovation (2020-2021)	7.5
After renovation (2021-2022)	6.8
After renovation (2022-2023)	6.1

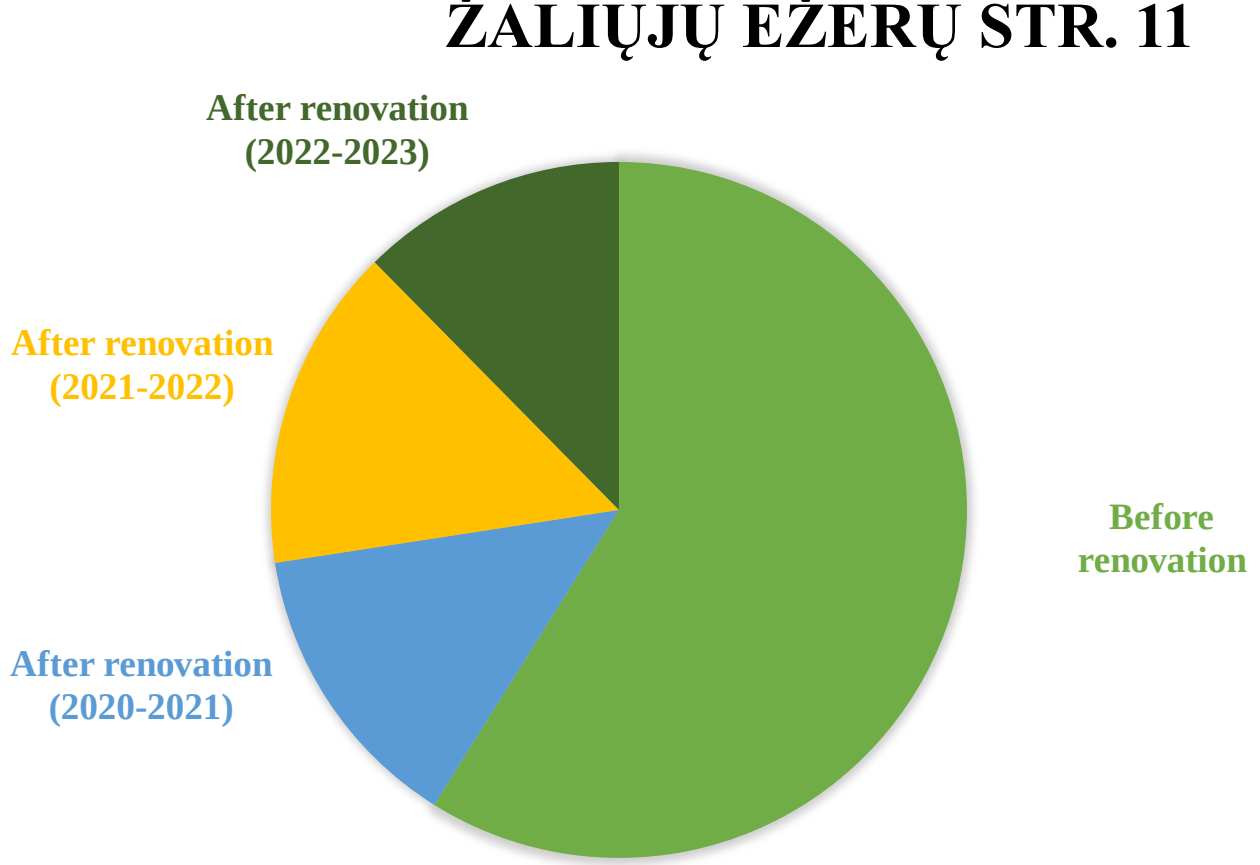
*average kWh/year



Energy consumption for the heating the building

	Žaliųjų ežerų str. 11
Before renovation	37.7
After renovation (2020-2021)	8.7
After renovation (2021-2022)	9.6
After renovation (2022-2023)	7.9

*average kWh/year



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