



## [PP8-VEN]

# Guidelines Annex I – Financing opportunities

### Abstract

This document collects and presents several possibilities to enhance the realization of energy efficiency and sustainable renovation interventions on the building stock. As targets were considered the residential sector, the public building sector and the tertiary private sector, mainly composed in the Veneto Alpine area by hotels and second houses.

At each level, the new strategies to secure sufficient financing for the deep renovation of a building stock need to draw on private and public investment, but at the same time more innovative ideas and initiatives are necessary because the investments are often cost-effective, but an initial capital is needed to tackle costly interventions.

A variety of financial mechanisms have been investigated, in order to consider all the possible incentives aiming to an energy efficiency upgrading in domestic and non-domestic buildings.

The document is conceived as an annex to the Energy Use Plan Guidelines, but it can be read as an autonomous unit. The first part is dedicated to the existing subsidies, made available at European, national or local level: here are presented already structured financing programmes and how they can make more valuable the energy efficiency measures.

Among these are considered all incentives measures providing a subsidy in front of minimal performance requirements reached, like national level subsidies (i.e. the white certificates or the “Conto termico” or fiscal subsidies) and local loans programmes as well.

The second part include proposals for improving access to existing EU and Regional financial schemes for which currently there are very few experiences of implementation and/or low confidence among territorial actors. These instrument are suitable for different kind of interventions mainly of a certain relevance (i.e deep renovations, retrofitting of public buildings, tertiary buildings etc.) and usually they include the combination of grants with other financial instruments or services thus lowering initial investment barriers for the implementation of energy efficiency measures. Examples are: at EU level, programmes like ELENA, financing with a grant the Project Development Assistance (auditing, tendering and contracting, monitoring); at Regional





level, the use of regional development funds combining grants with a third part financing (ESCO and a financial institution), by the use of Energy Performance Contracting (EPC); at local level, the set-up of buying groups, not only for the purchasing of technology like PV or solar thermal panels, but also for services like building refurbishment works.

The last section presents ideas for new innovative schemes that could be set-up at municipal, territorial or regional levels. Among possible and adaptable models at municipal level, the document discuss the possibility to set-up schemes linked with the reduction of the municipal taxation on buildings for a defined period of time or linked with the assignment of vouchers for other municipal services (school, children and elderly care etc). The intensity of the assistance to be proportional to the degree of energy efficiency upgrade implemented.

With regard to innovative schemes at inter-municipal and regional levels the document discusses the possibility to set up an incentive scheme for the hospitality sector focused on improving the building performance as part of an overall improvement of the offered quality. The scheme is based on a Public Private Partnership and include a part of financial assistance and a part of promotional assistance (certification and eco-labelling). Conditionality to access the financial assistance is the use of a hotel certification system based on a regional evaluation protocol specifically developed for hotels and accommodation facilities. Such protocol in Veneto could be based on an adaptation and upgrade of the currently adopted evaluation system Biover2 (ITACA). Certified hotels could then use their label for marketing purposes. The governance of the process foresees the cooperation between different territorial departments: energy, urban planning, public works and tourism.

Another idea, linked to the “certified hotels” one is to create further investment opportunities by lowering both maintenance and operational costs of hotels and second houses. The scheme foresees the setup of a network of inhabitants or house owners who make available their premises to hotels during the peak seasons thus setting the conditions to have a win-win situation: the hotels does not need to maintain all over the year the room capability needed to satisfy the seasonal peaks demand, saving in management and running costs (mainly heating) while the private house owners can receive a part of these saving as a support for the energy retrofitting and renovation interventions needed to achieve the same quality levels offered by the Certified Hotel. The document has therefore to be intended not only as a catalogue of existing solutions but also as a hint for the development of further opportunities and innovative models.



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