

New ways of financing building retrofits

Inspirational best practice in the field of energy renovations of buildings including the ones from the Czech Republic have made it into an **online tool Finermap**. The tool **enables owners and managers of public and private buildings, representatives of municipalities and SMEs to quickly and intuitively find interesting forms of financing from non-subsidy financial instruments.**

Examples are presented in a **georeferenced map**, showing not only the **types of instruments** but also their combination **reflecting different parameters and dependencies**, such as Energy Performance Contracting (EPC) or local citizens' associations. Each case is supplemented by detailed economic data of the instrument that can be filtered, quantified, printed and downloaded



Czech examples offer an interesting mix of possible set up and use of financial instruments.

- The National Theatre in Prague, Moravská Třebová and Mohelnice represent successful **Energy Performance Contracting projects**
- Apartment building retrofit in Southern Bohemia was financed from a **pilot programme of the European Commission** and the European Investment Bank, Private Finance for Energy Efficiency (**PF4EE**)
- The Czech-Moravian Guarantee and Development Bank offers entrepreneurs the **Energy Savings Programme** (for entrepreneurs outside Prague) and the **ENERG Programme** (for entrepreneurs in Prague)
- Litoměřice **Energy Savings Fund** is an inspiration for municipalities to find the means to finance austerity measures with a minimum budget burden.

Project partners in the Czech Republic, namely the University Centre of Energy Efficient Buildings of the Czech Technical University and the Capital City of Prague, were responsible for identifying **best practices best suited to local and regional conditions** where key requirements were financial performance and impact on carbon emissions reduction.

FINERPOL project aims to increase the rate of refurbishment of buildings to increase their energy efficiency by improving access to investment finance.

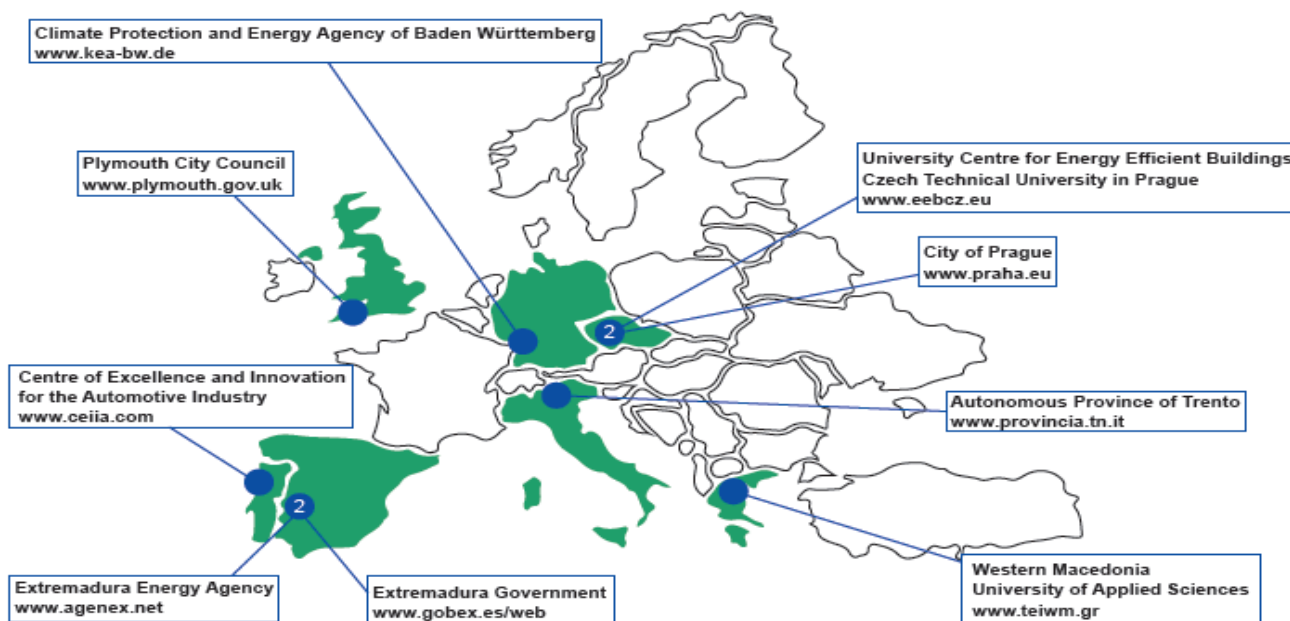
Europe's building stock uses a lot of energy and produces CO2 emissions, both of which must be decreased by 2020 to meet agreed climate goals. Increasing **investment in energy efficiency and renewable energy sources for buildings** is a major challenge. Financial instruments (FIs) co-funded by the European Structural Investment Funds (ESIF) represent a sustainable and efficient way to invest in growth and development in EU regions and cities.

There are three elementary **types of financial instruments**:

- **Loans** – most commonly used instruments, have low risk but higher interest and easy to manage
- **Guarantees** – provided by guarantors to decrease the risk financing, require less funding and have a multiplying effect
- **Equities** – investors provide finance in the scheme in return for a partial or total ownership, as a result sharing higher risks but also getting a higher return of investment

They can be used in a variety of combinations to fit the needs and expectations of Managing Authorities.

Project partnership



Contact

Tereza McLaughlin Váňová mclauter@cvut.cz

Czech Technical University in Prague, University Centre for Energy Efficient Buildings