



RENOINVEST

sustainable renovation of buildings

How to get ahead in building renovation

Promoting smart investment in sustainable and intelligent building renovation

Assoc. Prof. Dr. Sabina Jordan, ZAG



GREEN TRANSITION IN CONSTRUCTION - Low Carbon Construction & Sustainable Building Materials

11/09/2024, Chamber of Commerce and Industry, Ljubljana

Roundtables enhancing smart Investments in sustainable Renovation of buildings
LIFE22-CET-RENOINVEST



NEXT STEPS FOR
BUILDING RENOVATION
Encouraging smart investments in
sustainable & smart building renovation

Introduction *Introduction*

(Sustainable) renovation of buildings...?

Global warming?

Reducing GHG emissions?

...

Sources.

Space.

...

Higher quality of life, comfort

Economic impacts (e-poverty)

Social influences

(Sustainable) renovation...?

Global warming?

Reducing GHG emissions?

...

Resources.

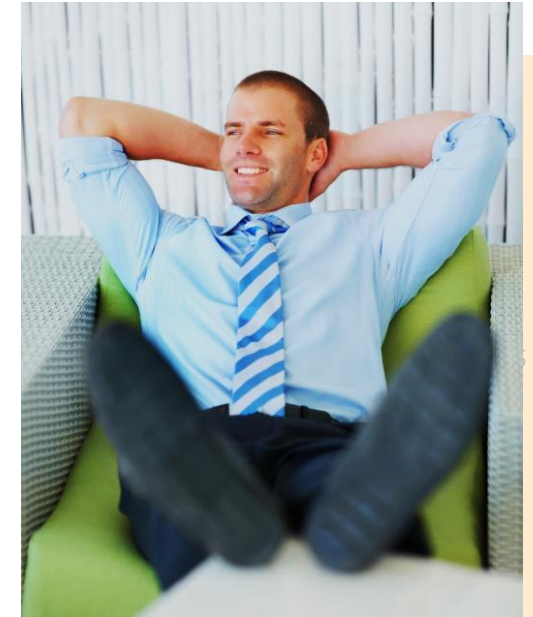
Space.

...

Higher living comfort

Economic impacts

Social impacts



The focus must be on people, user satisfaction, the existence of humanity and nature.

FOCUS should be on people, the user satisfaction, the existence of humanity, the existence of nature.

Project *Project*

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Round tables to strengthen smart investments in sustainable building renovation

CO-FINANCING

LIFE-2022-CET and MOPE

DURATION

October 2023 - March 2026

PARTNERS

EMI, Archenerg, RENOWAVE, IIBW, GZS, ZAG

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Roundtables enhancing smart investments in sustainable renovation of buildings

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PURPOSE To identify challenges and opportunities for sustainable building renovation.

AIM To bring stakeholders together, to set up problem-solving groups and to develop guidelines for an Action Plan.

AIM To address the challenges and opportunities for sustainable building renovation.

OBJECTIVE To connect stakeholders, establish groups to address issues and to develop guidelines for Action Plan.



Basis Basis

WP2 Overview of policies, legislation and market for sustainable building renovation in Austria, Hungary and Slovenia

FOCUS area "Financing the renovation of buildings"

WP2 Policy context and market capacities for sustainable building renovations in Austria, Hungary and Slovenia

FOCUS area "financing building renovation"

WP2

Gather all the information relevant to the financing processes for sustainable renovation of buildings
Identify barriers and perspectives relevant to the development of smart financial opportunities

It is the basis for the ROUND TABLES and WORKING GROUPS in **WP3**.

1ST NATIONAL ROUND TABLE - 24 OCTOBER 2024, GZS

WP2

To gather all information relevant for the financing processes of sustainable building renovation

To identify barriers and perspectives that are important for development of financial opportunities

Is the basis for ROUND TABLES and WORKING GROUPS in **WP3**.

1. NATIONAL ROUND TABLE - OCTOBER 24th 2024, GZS

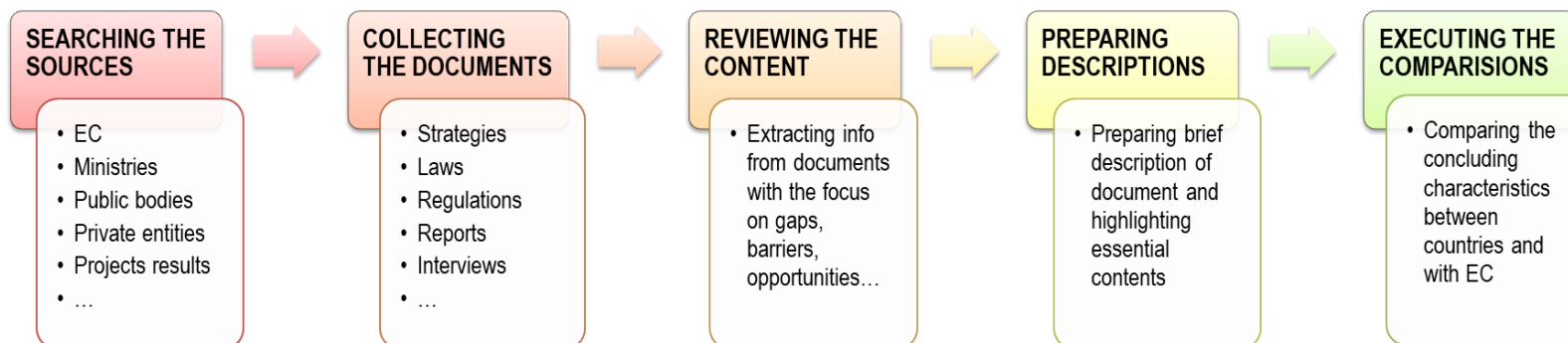


Figure 1: Step by step research methodology Figure 1: Step by step research methodology

SWOT analysis for private and public buildings

IDENTIFICATION of weaknesses and gaps in the focus area "Financing the renovation of buildings"

WEAKNESSES AND GAPS

ASSESSMENT - 5-point scale

SWOT analysis for private and public buildings

IDENTIFICATION of weaknesses and gaps in the focus area of "financing building renovations"

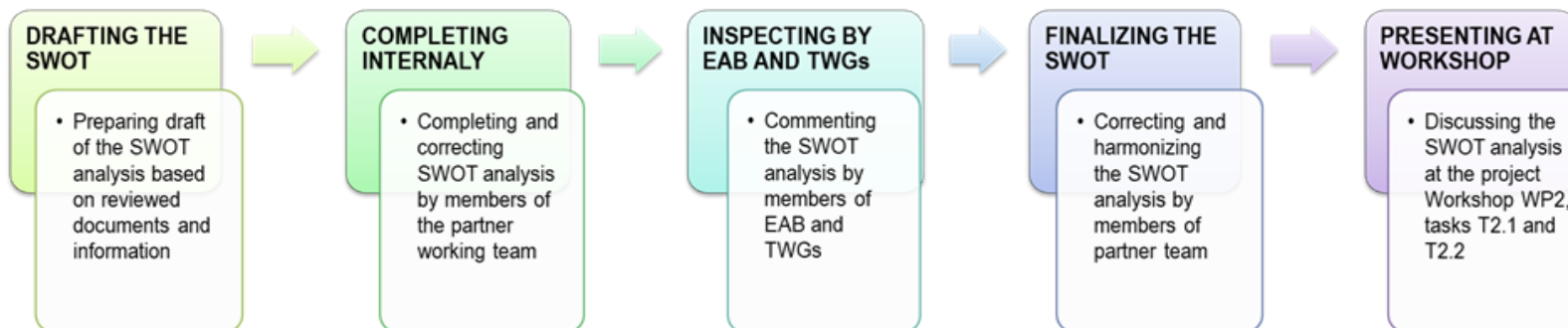
ASSESSMENT of weaknesses and gaps - 5 level scale

SWOT analysis of strengths, weaknesses, opportunities and threats

WEAKNESSES AND OPPORTUNITIES The number of cases identified is **33**

SWOT analysis of strengths, weaknesses, opportunities and threats

WEAKNESSES AND GAPS The number of identified cases is **33**



LEGEND:

	No gaps at all
	Yes, gaps existed and were successfully eliminated
	Yes, gaps exist and are already addressed to large extent
	Yes, gaps exist and are in process of addressing
	Yes, gaps exist, but no action is noticed so far

Figure 2: Analysis of the area "financing building renovation" *Figure 2: Analysis of the area "financing building renovation"*

Gaps and weaknesses
Fragmentation of decision-makers (in construction sector)
Poor communication between key stakeholders
Slow transfer of knowledge to key stakeholders
Strong tradition among users
Slow adaptation of legislation to new technologies and market needs
Not enough promotion of effective technologies
Not enough awareness among population (about the consequences)

Results *Results*

- High investment costs
Distrust in technologies
Major construction works
Mistrust in the contractor
Ignorance of the benefits
(Green) public procurement
- ✚ Subsidies, credits
Reduction of e-poverty
Risk sharing in PPPs
Higher standard of living
Increased value of the property

- *High investments costs*
Distrust of technologies
Large interventions
Lack of trust in contractor
Ignorance of the benefits
(Green) public procurement
- ✚ *Subsidies, favourable loans*
Reducing e-poverty
Risk sharing (in PPP)
Higher living standard
Higher property value



Challenges *Issues*

Fragmentation of decision-makers
Slow legislative alignment
Not enough promotion
Slow knowledge transfer
Insufficient skilled workers
Digitisation of the sector
Lack of monitoring of impacts
Low level of building safety
Poor understanding, information
High investment costs
A strong tradition among users

Fragmentation of decision-makers
Slow adaptation of legislation
Not enough promotion
Slow transfer of knowledge
Lack of well-trained workers
Digitisation of sector
Lack of monitoring of effects
Low level of safety of buildings
Poor understanding, information
High investment costs
Strong tradition among users

The IDENTIFIED EXAMPLES cover the areas of legislation, stakeholders, technology, data, education, etc.

THE MAIN CHALLENGE

We have no real definition of what sustainable building renovation is and

We do NOT have a financing plan for the sustainable renovation of buildings

IDENTIFIED CASES cover the fields of legislation, stakeholders, technology, data, education, etc.

BASIC ISSUE

NO real definition what is sustainable building renovation and NO real financing plan for sustainable building renovation

Issues-details *Issues-details*

Bank inefficiency

Lack of new financial models

Little trust in financial models

Few tax incentives

High-profile renovation funding

Inefficiency of banks

Lack of new financial models

Little faith in financial models

Few tax incentives

Sensational financing

MEMORANDUM FINANCING for
sustainable building renovation

SMART FINANCING of sustainable
renovation of buildings



Photo Courtesy



Business Plan



Determine Funding



Financing Options

To conclude...

How to accelerate financing for sustainable building renovation?

Improve communication with stakeholders
Remove regulatory barriers
Secure finance (EcoFund, banks)
Develop/promote financial models
Support energy service companies (ESCOs)
Promote sustainable renovations
Accelerate private investment
Support the industry

How to accelerate financing of sustainable building renovations?

*Communication with stakeholders
Remove legislative barriers
Provide finance (Eco Fund, banks)
Develop/promote financial models
Support energy services (ESCO)
Promote sustainable renovations
Fasten private financing
Support the industry*

SUPPORT TO INDUSTRY for the preparation of all types of certification for standardisation, and prefabrication for faster digitisation

INDUSTRY SUPPORT to assure all types of certificates for standardization & prefabrication for faster digitization

STAKEHOLDER ACTION

...related
...comprehensive
...understandable

STAKEHOLDERS ACTIONS

...interlinked
...comprehensive
... understandable



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Thank you

Assoc. Prof. Dr. SABINA JORDAN, sabina.jordan@zag.si,
ZAG

