## GRANT AND LOAN PROGRAMME FOR DEEP ENERGY RETROFITS OF APARTMENT BUILDINGS

<table>
<thead>
<tr>
<th><strong>Objective</strong></th>
<th>Improve the energy performance and living conditions in residential buildings</th>
<th><strong>Target group</strong></th>
<th>Apartment associations and local governments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building type</strong></td>
<td>Residential buildings (multi-family buildings) constructed before 1993</td>
<td><strong>Duration</strong></td>
<td>Multiple phases: 2003-2007; 2009-2014; 2015-2020</td>
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<tr>
<td><strong>Partners</strong></td>
<td>KredEx Foundation (government owned non-profit provider of financial services); Government of Estonia; European Regional Development Fund; Council of Europe Development Bank</td>
<td><strong>Volume</strong></td>
<td>2015-2020: €102 million available for grants; 2009-2014: €43 million grants; €72 million in preferential (low-interest) loans; 2003-2007: €11 million (but insufficient private sector finance available)</td>
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</tbody>
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Over 90% of housing stock in Estonia is in private ownership, and over 80% of dwellings are owner occupied, mostly managed by Apartment Associations (legal body, non-profit association).

The programme targets deep renovations of residential buildings constructed before 1993, with a mix of grants and public loans from a revolving fund. In the first phase of the programme, insufficient offer of loans made uptake of the grant slow, so a loan component was added. The provision of public loans ended in 2015, as private banks had sufficient private capital.

The programme grant size is linked to performance – the higher the EPC rating achieved, the higher the percentage of total costs eligible for grant financing. The programme provides grants up to 30% of the total cost of the renovation works in urban areas (Tallinn and Tartu), up to 40% in neighbouring rural municipalities, and up to 50% in other areas.

### Leverage of private funds

- **2009-14:** leverage factor of 3.8 for grants (€36 million attracting investment of €135 million); leverage factor of 1.4 for loans (public funding of €72 million and total investments of €103 million);
- **2015-20:** initial results suggest a leverage factor of 1.5 (average investments of €250/sqm of which €150/sqm is covered by grants)

### Jobs

- 17 jobs created per €1 million, 10 jobs created directly on the construction site, 1 job in consultancies and 6 jobs in the manufacturing industry

### CO₂ emissions reductions

- 15 000 tCO₂-e per year from 2010-14

### Energy savings

- **2009-14:** Analysis found varying results, which all surpassed the initial savings targets: up to 40% 43% average per building, with total annual energy savings ranging from 60 GWh to 75 GWh per year
- **2014-20:** Expected savings of 241 GWh over the whole period

### Health and socio-economic benefits

- Direct tax revenue between 32–33%
- Programme is designed to deliver improved health benefits for occupants and lower operational costs once loans have been repaid; these benefits have not yet been quantified

### Certification system

- Expert energy efficiency consultants and energy audits in upfront renovation design and specification
- Before and after (1 year later) EPC ratings to verify changes in performance

### Contact person in programme or country

- Contacts provided on programme website

### Example submitted by

- IEA, Michael Oppermann

### Website