# Manifesto
# for a Mediterranean
# building renovation programme

The European Commission has identified a 6% gap[1] between the EU energy efficiency target and reality in Member States in 2019. If we do not tackle energy wastage by taking into account the specificities of each region and by adapting the public policies to them, we risk to fall short of the EU commitments under the 2015 Paris Agreement. The Efficient Buildings Community[2] Mediterranean stakeholders want a stronger vision for building-related policies, a proper „Mediterranean efficient buildings action programme".

Buoyed by their on-the-ground experiences, the public and private stakeholders of the Efficient Buildings Community **ask EU decision-makers, EU programme managing authorities and national public authorities in Member States** to design policies that consider the following six recommendations. The overriding precondition for this to happen is a strong political will from decision-makers to implement and enforce laws and regulations.

## Recommendations from the MEDNICE Efficient Buildings Community to European and national policy-makers[3]

1- Engrave deep renovation of public buildings in National Energy and Climate Plans (NECPs)
2- Make sure that 100% of regional and local authorities have a well-working energy management system embedded in their organisational culture
3- Tackle skills gap in public authorities and the construction sector
4- Facilitate access to adequate public funding as well as to alternative finance sources for local and regional public authorities
5- Increase the share of RES production and consumption in public buildings
6- Massively replicate know-how generated in EU funded projects

**We are not claiming radical changes in legislation, but expect existing work to be deepened, broadened and strengthened.**

[1] https://ec.europa.eu/commission/presscorner/detail/en/IP_19_2993
[2] The EB Community currently consists of 89 institutions that are involved in EU-funded Interreg MED projects. Additionally, 119 partners have joined the community to scale up solutions and improve the European public building stock.
[3] These recommendations are the result of 4 national policy debates organised in Italy, Spain, Greece and Bosnia and Herzegovina. They also take into account the bottlenecks and solutions that have been identified and developed in the framework of the 11 projects of the Interreg MED Efficient Buildings Community. Two policy papers provide a detailed analysis (on financing, on awareness and capacity-building).

# The manifesto recommendations in detail

## 1. Engrave deep renovation of public buildings in National Energy and Climate Plans (NECPs)

- **Make deep renovation of public buildings a priority in the NECPs**
- **Link the NECPs with regional and local action plans (SECAPs) while aligning targets and means**

### Insights and solutions from the ground

Small municipalities use to lack resources (financial and technical staff knowledge) to implement EE measures to be included in sustainable energy action plans SEAPs (or SECAPs).

### Inspiring best practice

Several projects from the Efficient Buildings Community (PrioritEE, ENERJ and EduFootprint) developed noteworthy methodologies with which local public authorities can identify priority actions to be included in their SEAPs and, later, implement them.

- ✓ PrioritEE provides a toolbox and "how-to briefs" for designing a SEAP, its contents, the Baseline Emissions Inventory and the Climate Risk and Vulnerability Assessment.
- ✓ Edufootprint provides steps to follow in order to integrate building retrofit measures (for schools) in the municipal SEAPs.
- ✓ Joint SEAPs (especially for small municipalities) can allow achieving more effective results than isolated ones: with the ENERJ templates, local authorities can carry out four analysis activities in view of a joint SEAP: 1. survey of building stock, 2. energy audits, 3. preliminary evaluation of technical and economic feasibility of actions, and 4. creation of a joint database of buildings.

## 2. Make sure that 100% of regional and local authorities have a well-working energy management system embedded in their organisational culture

**This requires providing means to regional and local authorities for:**

- **The monitoring of building stock and yearly reporting to the upper level authority and the general public**
- **The certification of each building and its public display in a prominent spot (as requested by the EPBD)**
- **The design of a strategic Investment plan (at least over 5 years) for building renovation, including a priority list of buildings and assessment of the needed budget**

### Insights and solutions from the ground

It is a mandatory task for public authorities to have a proper energy management, including the selection of buildings to be renovated and the different measures to be implemented. However the implementation turns out to be challenging, especially due to the lack of data and tools.

**Inspiring best practice**

- ✓ PrioritEE, ENERJ and IMPULSE identified different building typologies for the Mediterranean area.
- ✓ IMPULSE proposes four kind of retrofit scenarios based on investment cost, easiness of the implementation, expected energy consumption reduction, $CO_2$ emissions reduction and payback period.
- ✓ STEPPING (in case of energy performance contracting -EPC- projects) proposes detailed criteria to select buildings.
- ✓ CESBA MED and the EduFootprint calculator go beyond the energy issue: they also take into account other environmental characteristics of a building (water, waste, public procurement etc.).
- ✓ ENERJ provides guidance with two online databases: one on energy characteristics of buildings, another on energy retrofit actions contained in SEAPs/SECAPs.

## 3. Tackle skills gap in public authorities and the construction sector

- **Set up capacity-building programmes for public servants on the topic and provide energy helpdesks for municipalities**
- **Provide construction professionals with the needed skills that help meet the challenges posed by the energy and climate crisis and considering the digitalisation trend**

### Insights and solutions from the ground

For the successful energy management of public buildings, the active participation of all people involved in the operation the use and maintenance of buildings and energy infrastructure is required. In Mediterranean countries, in-house competences and awareness as well as specifically trained construction professionals are often insufficient.

**Inspiring best practice**

- ✓ PrioritEE explains in a briefing document how to make people change their behaviour for the sake of energy efficiency in public buildings.
- ✓ Through IMPULSE, several municipalities in the Mediterranean area carried out capacity-building activities to foster energy efficiency (e.g. training how to enter energy consumption data into the national Information System for Energy Management, staff trained on energy efficiency regulations or on methodologies for energy audits).
- ✓ Knowing the needs and objectives of the different stakeholders is crucial. For that purpose, ENERJ developed a 3-step methodology to map existing stakeholders (identifying, analysing, and mapping and prioritizing).
- ✓ Training activities in the framework of EduFootprint addressed not only public authorities, but also other professionals and building users of school buildings (teachers and students).
- ✓ SHERPA and TEESCHOOLS organised online and on-site trainings on energy renovation for agents operating the buildings and help writing and monitoring Sustainable Energy (and Climate) Action Plans.

## 4. Facilitate access to adequate funding and finance sources for local and regional public authorities

- **Encourage the use of structural funds and technical assistance programme ELENA for building renovation**
- **Speed up the adoption of energy performance contracting (EPC) schemes in public buildings**
- **Facilitate local and regional authorities' access to bank credits (protocol for investment standards), but also opening new opportunities for innovate financing schemes beyond the traditional banking sector**
- **Stimulate ambitious renovation through additional funding for projects going beyond national regulations**

### Insights and solutions from the ground

Financing has been identified as one of the biggest challenges that public authorities are facing when implementing energy efficiency projects in their own buildings (even when using EPC). One reason is that financial institutions do not trust buildings energy renovation projects due to a long payback period, lack of reliability of energy efficiency projects and best practices.

**Inspiring best practice**

- ✓ ENERJ, NEW FINANCE, SISMA and STEPPING provide information on existing funding programs and financial schemes at European, national and regional level. There is a particular focus on EPC schemes. The projects provide several methodologies and tools aiming at supporting public authorities in the implementation of energy performance contracting:
  - Overview of different scenarios for an EPC project and the conditions for its economic sustainability (ENERJ)
  - How to evaluate the public contribution (if needed) to make EPC trustworthy or attractive to ESCOs (SISMA)
  - Overview of EPC options and tips for financing an energy efficiency project (PrioritEE and STEPPING).
  - Overview of evaluation criteria for EPCs and aspects to be considered during the tendering process (ENERJ, STEPPING and NEW FINANCE).

- Overview of tender procedures of EPC projects and the tender requirements (SISMA)
- The technical and functional specifications that the EPC contract should contain (STEPPING)
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✓ SISMA aims at reducing the payback period for the deep renovation of public buildings: The SISMA tool gives a snapshot on the minimum amount of public subsidy needed to activate financial mechanisms such as the Energy Performance Contract (EPC), and consider the investment "bankable" for the private market.

*The MEDNICE technical paper on financing schemes and barriers provides several best practices from the Efficient Buildings Community.*

## 5. Increase the share of RES production and consumption in public buildings

- **Support the development of small-scale renewable installations**
- **Foster self-consumption and supply of neighbouring buildings with surplus electricity**

### Insights and solutions from the ground

Renewables were not the focus of the Efficient Buildings Community activities. However, partners identified their promotion and scaling up as very important for improving the energy performance of public buildings.

**Inspiring best practice** can be found in the Interreg Renewable Energy Community.

## 6. Massively replicate know-how generated in EU funded projects

- **Take advantage of existing tools and best practices (notably those generated within EU-funded projects) to improve policy, politically support and extend cooperation networks that contribute to know-how exchange, transfer of good practices and improved policies**
- **Set up of quality and harmonised databases for the Mediterranean building context**

### Insights and solutions from the ground

There is a lack of visibility of successful tools, methodologies and indicators, but even when accessible, there is also a need for their adaptation to a concrete territorial context. Best practices are not enough spread.

**Inspiring best practice**

✓ The MEDNICE technical papers are a collection, analysis and harmonisation of the results achieved by 10 projects. They focus on the following topics:

- Financing schemes and barriers
- Financing tools, methodologies and indicators
- Training methodologies and capacity gaps
- "Lessons learned" report on pilots' implementation

✓ SHERPA is currently preparing their "Shared Information System" (building regional databases and developing a new app capable to produce buildings energy retrofitting projects.