



MANTUA & THE RENOVATION OF CONDOMINIUMS: HOW IT STARTED...

Taking stock of the problem

The city of Mantua is a historic Italian city of around 48,000 inhabitants, which city centre is full of historic buildings. Outside the historic parts, Mantua has a lot of condominiums. Condominiums are quite challenging when it comes to renovation, and the city is aware of that: high diversity of owners of the individual units, different profiles (age, finances, etc...). However, most of them are inhabited by their owners, who would thus directly benefit from the renovations.

The city decided to focus on the ones built between 1960 and 2000, when energy efficiency criteria did not exist, and where there were already some attempts of retrofiting. In those buildings, most of the homeowners are retired, between 60 and 90 years old, who are not incentivised by a 10-year return on investment.

It was thus crucial to find a process which would allow homeowners to undertake energy efficiency measures in a shorter time and with reduced costs.

The Innovate project

To be able to develop both financial and technical tools which could assist homeowners in the renovation works, in the format of a one-stop-shop, the city of Mantua decided to join the European project [Innovate](#). One condominium was chosen as a pilot project, the Niagara one, built in the 1960s. However, the municipality was aware that this one-stop-shop (OSS) would not be enough to convince homeowners. It thus also focused on the development of more attractive financial instruments by gathering interest for the project among national and local banks.

... HOW IT IS GOING

Observed results

Looking at numbers, the first impact of the renovation of the Niagara condominium is very positive:

- » Around € 1,800,000 of triggered investment
- » 64% of energy saved
- » 62.3 tons of CO2 saved

On the municipality side, this represented, on average, 6 hours of work per week for one dedicated person to follow the project and the interactions. In addition to the physical OSS dedicated to the renovation of the Niagara condominium, the municipality also created a web portal and an online OSS, to support citizens and answering questions related to energy refurbishment of private houses/condominiums.



The partnership dynamic

These results were not only achieved thanks to the Innovate project, but also through the creation of different, long-term partnerships. The online one-stop-shop developed under the Innovate project could be launched thanks to the signature of a protocol of intent by many stakeholders, gathering municipalities, trade associations, associations of condominiums administrators, and building trade associations¹.

In addition, the physical one-stop-shop initially developed for the Innovate project and the renovation of the Niagara condominium will evolve and be able to continue. The municipality of Mantua managed to have another project, funded by an Italian private foundation, which will support its further development. With a budget of around €100,000, covering internal staff and external support, the OSS will be dedicated to energy and climate issues including not only the municipality of Mantua but also other surrounding municipalities.

Diversifying your partners for renovation: why does it matter?

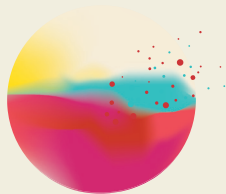
Starting small, with a European project and an objective of one renovated condominium sent reassuring signals for investors. It was the best entry door for Mantua towards further renovations and the creation of a sustainable OSS.

It has not only a positive effect in terms of emissions reduction, but also in terms of economies for homeowners and job creation for the city.

With the upcoming revision of the Energy Performance of Buildings Directive and the need to accelerate the renovation rate, having solid and diversified financial partners will be an asset.

So, embrace the example of Mantua and look for new partnership to trigger more investments for building renovation!

¹ Signatories include: Municipalities (Mantua, Porto Mantovano, Curtatone, Borgo Virgilio, San Giorgio Bigarello), professional associations (Order of Engineers, Order of Architects, College of Surveyors, Order of Industrial experts and Order of Chartered Accountants), condominium administrators' associations (ANACI Mantova - National Association of Condominium and Property Administrators and A. I.A.C. Mantova - Associazione Italiana Amministratori di Condominio) and building trade associations (ANCE Mantova - Collegio Costruttori Edili, Consortium S.R.L., Apindustria Mantova, CNA Mantova, Confartigianato Imprese Mantova and Federconsumatori)



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