



Padova FIT Expanded: a project for boosting the energy refurbishment of private buildings

**GIOVANNI VICENTINI, Municipality of Padova
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This project has received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement No 847143.

THE STARTING POINT



The building stock

- A lot of condominiums with bad energy performances
- High energy consumptions in the residential sector: 180 kWh/m²/year
- Buildings built between the 60s and 70s to respond to the housing demand: no attention to energy; no existing rules in the Italian regulatory framework



The social conditions

- High number of families in energy poverty condition (this situation has worsened after the Covid-19 epidemic)
- Elderly people are increasing (one third of the total population)
- General difficulty in taking out loans/mortgages



THE LOGICAL PROCESS



Thanks to the participation and coordination of some EU projects, the City of Padova is activating a new model for supporting the energy refurbishment of private residential buildings



Padova FIT
2013-2017
Financed by IEE
MLEI. Leverage
factor >15

- ✓ Only for condominiums
- ✓ Focused on the Municipality of Padova
- ✓ Project Development Assistance project to prepare the ground for the activation of private investments (ESCo model)
- ✓ Based on the EPC contracts and third party financing



Padova FIT
Expanded
2019-2022
100% financed
by H2020

- ✓ Extended to other building typologies
- ✓ Replicated in other EU cities (Timisoara in Romania, Smolyan and Vidin in Bulgaria)
- ✓ Based on the new One-Stop-Shop model, to overcome the weaknesses of the PadovaFIT project



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PADOVA_FIT EXPANDED



Started in June 2019
Ending in May 2022



An overall budget of **1.5 mln €**
www.padovafit.eu

Project Partners:



**Università
Bocconi**
GREEN
Centre for Geography,
Resources, Environment,
Energy and Networks



SINLOC
Sistema Iniziative Locali



Forum per la
Finanza Sostenibile



Climate Alliance

ЕНЕРГИЙНА
АГЕНЦИЯ
ПЛОВДИВ



ENERGY
AGENCY OF
PLOVDIV



Expected results

The OSS of Padova and Timisoara should:

- Mobilize at least 5.5 million € of investments,
- Save about 1.7 GWh of primary energy consumptions,
- Increase of 1.3 GWh the RES production,
- Reduce of at least 850 tons the CO₂ emissions

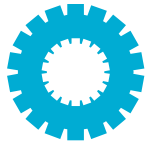


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THE NEW CONCEPT OF ONE-STOP-SHOP



The existing OSS can vary on:



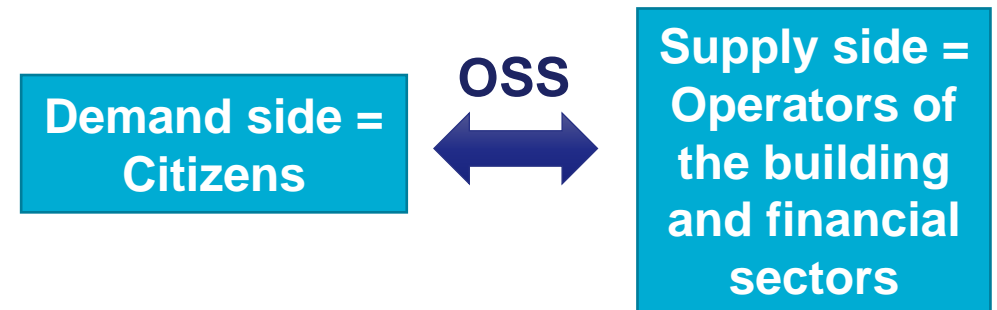
The legal basis (public-private partnership, total public body, energy agencies, ESCOs, etc.)



The available resources (human, economic, own resources, external financing, fee for beneficiaries, white certificates, etc.)



The services provided by the OSS (only information, technical & financial services, purchasing groups, etc.)



WHICH FORM FOR A ONE-STOP-SHOP?



Step 4

What resources will support the OSS?

Self-maintain by charging rates for the services offered? Benefiting from other forms of public/private support?



Step 2

Which services will the OSS provide?

Only information counter, more or less structured? Will technical/financial services also be provided? Will it play a role as a third party guarantor, selecting suppliers and monitoring the results?



Step 3

Who will be part of it?

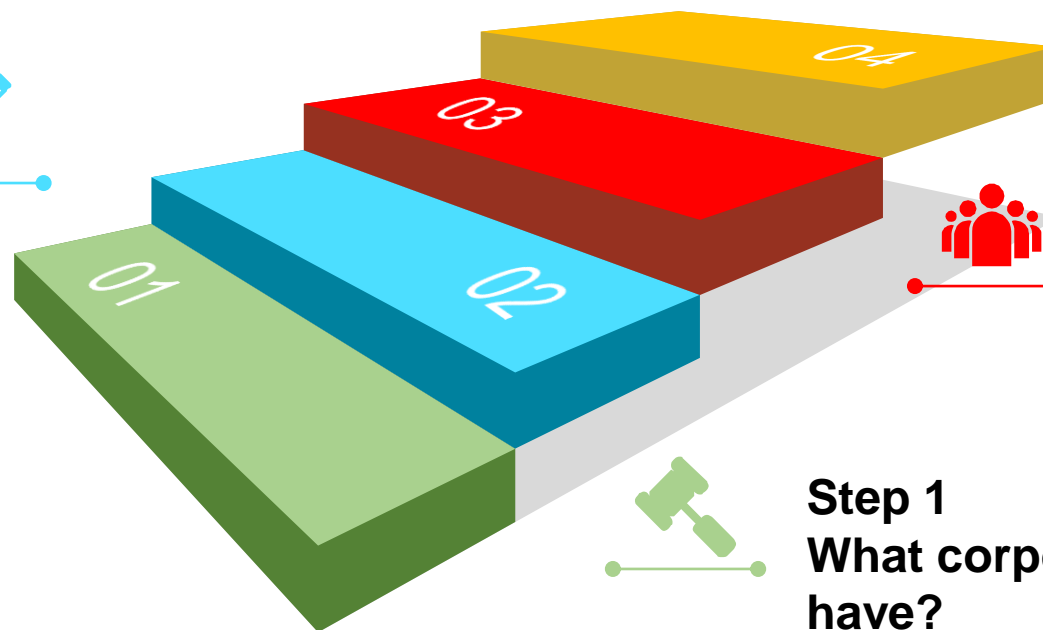
Identify subjects through a participatory path. Define rules and how they are involved.



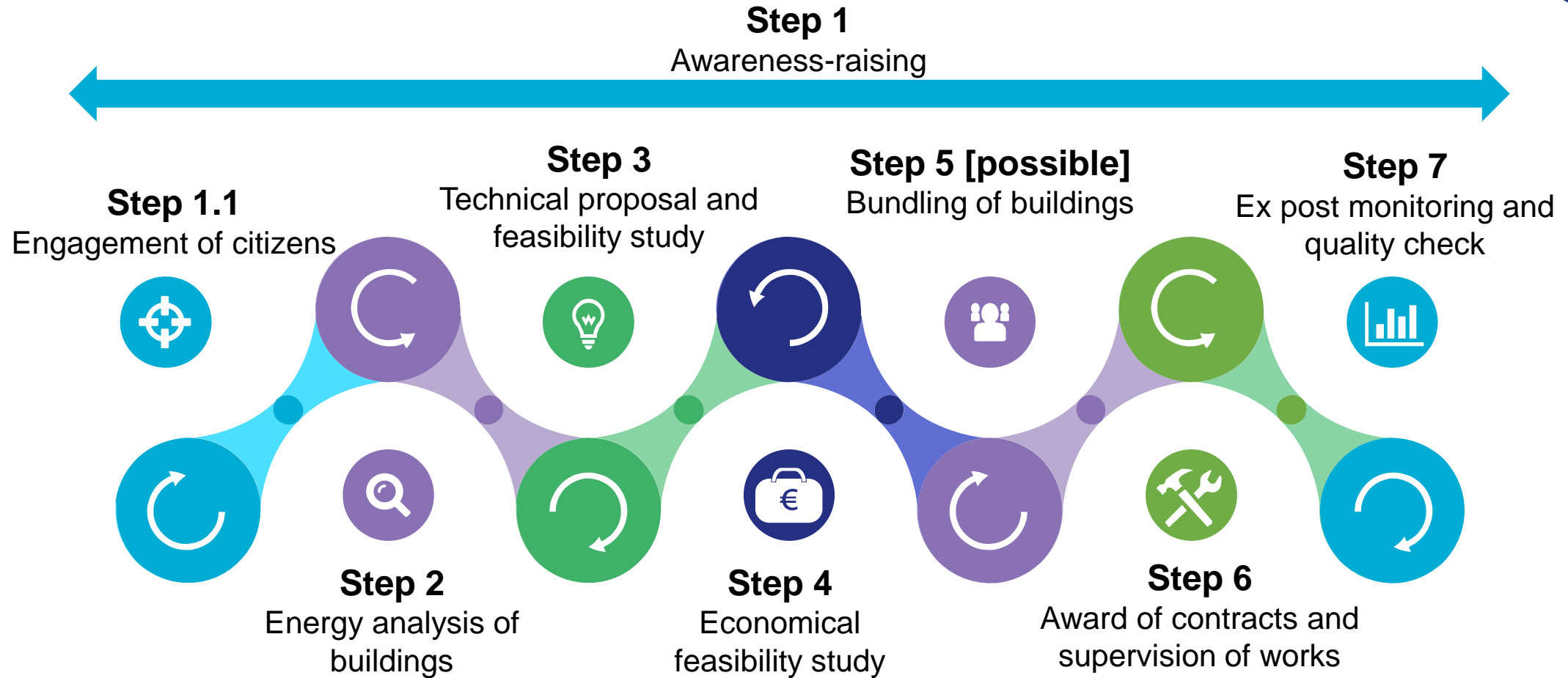
Step 1

What corporate form will the OSS have?

A public-private partnership was envisaged in the project. Who will it be made up of? Will it be more or less enlarged?



WHICH SERVICES FOR A ONE-STOP-SHOP



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What varies between the existing OSS is the direct or indirect implementation of the individual steps.

INVOLVEMENT OF THE STAKEHOLDERS



The City of Padova and Timisoara are finding the most appropriate way to activate their One-Stop-Shop (OSS) through:

- **networking with other institutions, companies, trade associations, condominium administrators, etc.**
- **citizens' involvement in a path of awareness and motivation**

Technical stakeholders

- Existing similar technical services on the market?
- Complementary solutions
- Aspects to be considered in the OSS definition
- Building associations, University, professional bodies, building managers association

Financial stakeholders

- Existing similar financial products on the market?
- Interest in being part of the OSS to provide ad hoc solutions
- Banks, ESCOs, regional and national institutions providing fiscal support

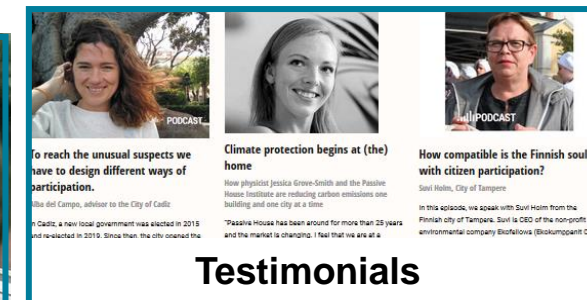
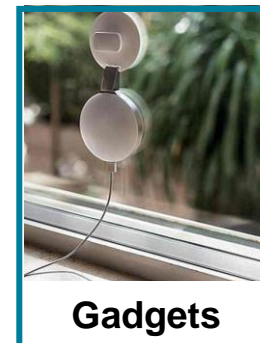
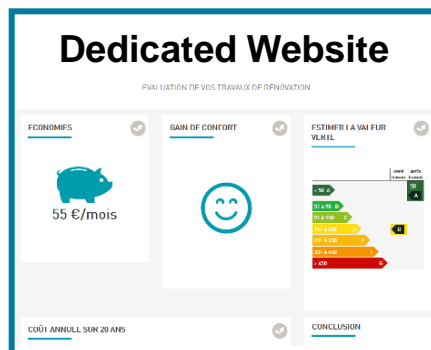


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ENGAGEMENT OF CITIZENS



One of the key roles of the OSS is the engagement of citizens, to provide information and support in the refurbishment process. Each pilot territory is set-up an engagement plan.



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SUPERBONUS 110%



Beneficiaries

- ✓ Building owners and tenants
- ✓ For each type of residential building
- ✓ Including the social housing



Fiscal rebates (tax deduction)

- ✓ 110% of the costs occurred for the energy refurbishment of the building
- ✓ Costs reported by the end of 2021
- ✓ 5 annual instalments of the same amount
- ✓ *E.g. Total costs = 80,000€
Fiscal rebate of 88,000€ (17,600€ per year)*



Which interventions?

- ✓ Building insulation (driving)
- ✓ Refurbishment of heating systems (driving)
- ✓ Windows replacement (driven)
- ✓ Photovoltaic systems and storages (driven)
- ✓ Solar thermal systems (driven)
- ✓ Solar shading systems (driven)
- ✓ Building automation (driven)



Requirements.

- A. The fiscal rebate is available only if at least one driving intervention is realized.
- B. The interventions should guarantee a certain increase in the energy performance of the building (at least 2 classes in the energy certificate).
- C. Each intervention has 2 thresholds: 1 concerning the maximum cost, 1 concerning the maximum deductible amount
- D. Each intervention has some technical requirements which should be certified by professionals.



SUPERBONUS 110%



Interventions at no cost

In alternative to the direct use of the fiscal rebate (tax deduction), those entitled may opt for a tax credit or a discount in the invoice

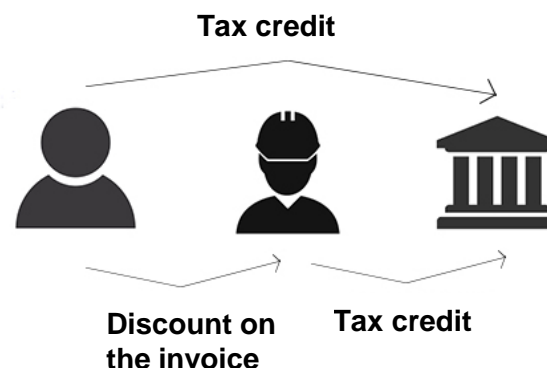
Contribution in the form of direct discount.

Contribution, in the form of a discount on the invoice, anticipated by the suppliers who carried out the interventions (in agreement with the suppliers).

E.g. Total costs = 80,000€

Fiscal rebate = 88,000€

Discount = from 0% to 100% of total costs



Transferring the tax credit.

The tax credit can be transferred to other technical or financial operators (e.g. banks) in return for other services (e.g. a bank loan). Part of the tax deduction is used to pay the service.

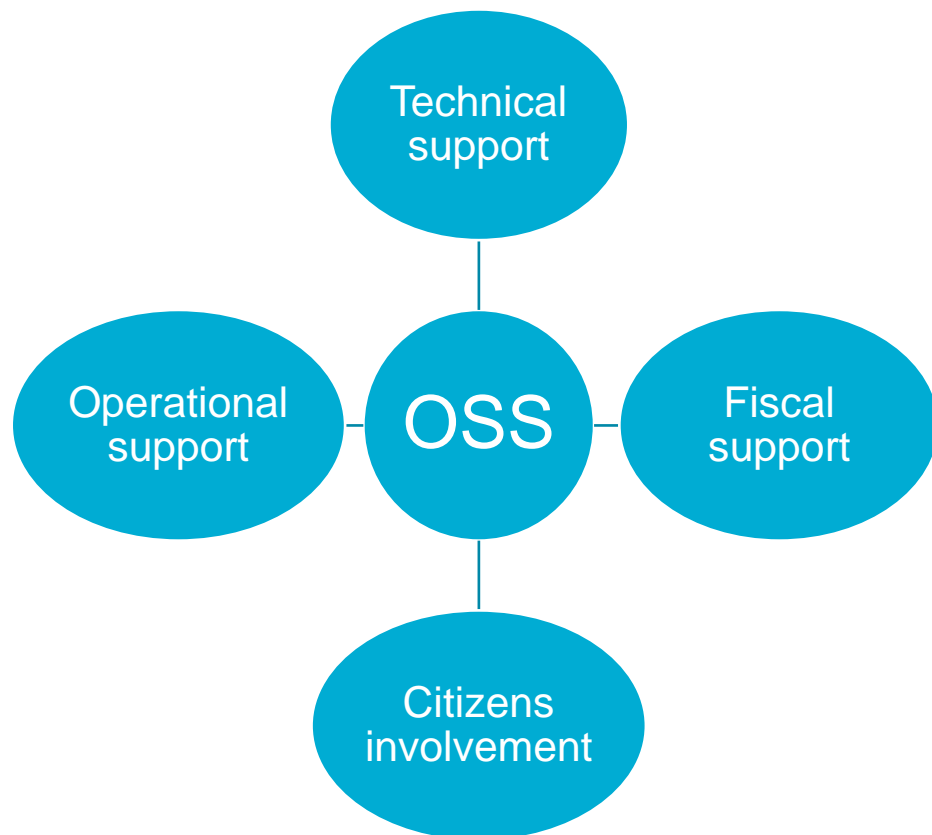
E.g. Total costs = 80,000€

Fiscal rebate = 88,000€

Bank loan with tax credit = about the 8-9% of costs goes to the bank



LINKS BETWEEN OSS AND SUPERBONUS



Citizens involvement

- Better knowledge of the Superbonus' limitations and potential
- Simplify steps and requirements to access the Superbonus
- Awareness on energy savings

Technical support

- Drafting of the Energy Certificates
- Identification of driving and driven interventions
- Technical and economic certification of the interventions

Fiscal support

- Managing the tax transfer
- Identifying the most appropriate fiscal opportunities

Operational support

- Sending documentation to the national agency
- Facilitating relationships between professionals



MAIN CONTACTS



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