



## 1. NEW FINANCIAL INSTRUMENTS

<b>SWOT ANALYSIS</b>	
<b>STRENGTHS</b>	<b>WEAKNESSES</b>
<ul style="list-style-type: none"> <li>• With new financial instruments we will achieve our goals easier (building refurbishment, better energy efficiency).</li> <li>• We'll have more energy efficient buildings than we would have without financial investments.</li> <li>• Boost of economy (building sector).</li> <li>• The possibility to finance the energy rehabilitation with a longer payback period.</li> <li>• Continuing of investments, despite the reduction in subsidies.</li> <li>• Less risk in investment.</li> <li>• Entry of the private capital.</li> <li>• Improving energy efficiency in buildings.</li> <li>• Reduced energy consumption means savings in cash.</li> <li>• Reducing CO2 emissions.</li> <li>• Greater choice.</li> <li>• For different social classes.</li> <li>• Extension of the construction features of buildings.</li> <li>• Significantly improved visual appearance of buildings, neighbourhoods and entire districts.</li> <li>• Improving living conditions.</li> </ul>	<ul style="list-style-type: none"> <li>• New financial instruments will be developed in the year 2017.</li> <li>• Inadequate response of state authorities.</li> <li>• Process of establishing new financial instruments is too bureaucratic.</li> <li>• Excessively long procedures, bureaucracy.</li> <li>• Lack of interest in the introduction of new financial instruments.</li> <li>• There is no confidence in the new financial instruments.</li> <li>• Poor uptake of financial resources.</li> <li>• Too few resources.</li> <li>• Slow deployment.</li> <li>• Undeveloped financial instruments.</li> <li>• There is no experience with financial instruments.</li> <li>• Lack of good practice.</li> <li>• A small market.</li> <li>• Poor integration of energy companies in the scheme.</li> <li>• Selecting only measures which could be quickly repaid.</li> <li>• Economic analysis often reveals non eligibility of investments.</li> </ul>



## OPPORTUNITIES

- Options for the renovation of public buildings will be increased with the establishment of new financial instruments.
- New opportunities for funding and boost of construction sector (energy renovation of buildings).
- Increase of investments.
- Integration with instruments in other countries.
- Integration and the adequacy.
- Mobilising domestic capital.
- Becoming more active in energy investment, not just waiting for calls.
- Integration at several levels (local, regional).
- Reducing energy consumption and costs.
- Creation of the platform of investment opportunities.
- Recruitment of experts.
- Creating new jobs.
- Development of new products.

## THREATS

- Due to delays in the preparation of (implementation) regulations it may lead to delays of projects.
- Lack of public-private partners.
- Incompetent and financially unstable companies, which reflects in the bankruptcy or uncompleted projects.
- Companies could create cartel for public-private partnerships and ESCO models.
- The dominance of capital.
- Lack of experience leads to poor management of resources.
- No interests in unprofitable projects.
- Only partial reconstruction.
- Focus only on projects with "profitable" savings.
- People, businesses and the public rely on the subsidies when they cease, the activities stops.
- Failure to provide their own part of participation.
- Proof that the project is not attractive for financial investors.
- Projects are not in compliance of the objectives in the field RES and RUE.

## RELEVANT DOCUMENTS AND LEGISLATION (SLOVENIA)

- The long-term strategy to promote investments in energy refurbishment (DSEPS - Dolgoročna strategija za spodbujanje naložb energetske preнове)
- Regulations on energy efficiency in buildings PURES-2 2010 (Pravilnik o učinkoviti rabi energije v stavbah PURES-2 2010)
- Action Plan for Energy Efficiency for the period 2014 - 2020 (Akcijski načrt za energetska učinkovitost za obdobje 2014 – 2020).



European Union  
European Regional  
Development Fund



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- Guidelines for the implementation of measures to improve the energy efficiency of buildings in the public sector according to the principle of energy contracting (Smernice za izvajanje ukrepov izboljšanja energetske učinkovitosti v stavbah javnega sektorja po principu energetskega pogodbeništva)
- Law on Public-Private Partnership (Zakon o javno-zasebnem partnerstvu - ZJZP)
- Decree on the uniform methodology for the preparation and treatment of investment documentation in the field of public finances (Uredba o enotni metodologiji za pripravo in obravnavo investicijske dokumentacije na področju javnih finance)
- Work instructions for intermediary bodies and beneficiaries to measure the energy renovation of buildings of public sector (Navodila za delo posredniških organov in upravičencev pri ukrepu energetske preнове stavb javnega sektorja)
- Eco Fund subsidies

### **EXAMPLES OF GOOD PRACTICES (SLOVENIA)**

- Eco Fund, Slovenian Environmental Public Fund
- Energy refurbishment of primary schools and public buildings with public/private partnerships (pilot projects).
- Construction of a nZEB kindergarten Preddvor with solar power plant. With help of grants, subsidized loans, public-private partnership.

### **SUGGESTIONS**

- Municipal / Regional bonds
- Regional bridging funds.
- Green mortgages.
- Community / cooperative approach to financing.

Ljubljana, 8. september 2016



## 2. ACTIVATION OF DEMAND AND COMBATING ENERGY POVERTY

### SWOT ANALYSIS

#### STRENGTHS

- Maintaining social peace.
- Less cost for the state in future.
- Pilot projects on which we could refer.
- An analysis and a set of proposals for structural and political measures.
- By addressing the energy poverty the housing stock which will be renovated, will increase.
- Preservation of the building stock.
- Better quality of life, if it helps at-risk groups of the population.
- Better living conditions.
- Reduction of energy consumption.
- Correct thinking energy companies to invest in the Negawatt.
- Combating energy poverty is a key step to change the situation.
- Programs to reduce energy poverty are remunerated.
- Reducing energy poverty.
- Tackling fuel poverty as a social correction.
- Knowledge of availability of foundations, approaches, initiatives for the development and on the energy field.

#### WEAKNESSES

- Complex approach.
- Financial uninteresting.
- Lack of resources.
- Requirement of combining multiple sources.
- There is no interest at energy suppliers.
- There is sufficient interest at the national level.
- No interest at owners for renovation.
- Lack of awareness of social actors about the problems.
- Problems of the building refurbishment where the poorer residents lives.
- Certain people are unwilling to give the permission.
- Helping the poorer on the area of energy rehabilitation.
- At the national level, energy poverty has not yet been identified.
- There is no program to at the national level.
- There is no systemic approach (no definition of energy poverty; no extensive programs to reduce the problem).
- No clear models when it comes to linking key institutions in the field of energy literacy.
- Undeveloped models
- Working with new or unfamiliar technology, how to successfully renovate the building.
- Inexperience approaches.
- Bad living conditions.



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	<ul style="list-style-type: none"> <li>• Threats to health.</li> <li>• Stigma of applicants entitled to 100% subsidy.</li> <li>• Unfamiliarity of the fields by the competent authorities, which should be included.</li> <li>• Poor energy literacy.</li> <li>• Energy literacy is not included in the preparation of local energy concepts and approaches to resolving it.</li> <li>• Not enough people are informed.</li> </ul>
<p style="text-align: center;"><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Increasing the overall impact of CO2 reduction.</li> <li>• Poor households = poor building = big energy savings potential.</li> <li>• To improve degraded areas.</li> <li>• Raising standards and improving the living conditions.</li> <li>• Reducing energy consumption with raising awareness.</li> <li>• Helping to stimulate building sector.</li> <li>• Developing innovative solutions and pilot projects, which would be suitable for implementation.</li> <li>• Opportunity for owners of buildings to cooperate with distributors, construction companies.</li> <li>• Synergies with solving other social problems.</li> <li>• Reducing poverty.</li> <li>• Improving housing conditions.</li> <li>• Investing in the reduction of energy use instead into financial support for irrational consumption.</li> <li>• Placing the renovation program in the action plans of the cities.</li> </ul>	<p style="text-align: center;"><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Poor response and distrust.</li> <li>• Misuse of residents by business fraudsters.</li> <li>• No action planned for narrowly targeted group (important is good definition of energy poverty).</li> <li>• The inability of the inclusion of financial capital.</li> <li>• Co-financing of ineligible stakeholders.</li> <li>• Long and complicated procedures.</li> <li>• Unrenovated buildings.</li> <li>• A resident isn't the owner of a renovated apartment for which is required the achievement of energy savings. Resident isn't paying for energy costs.</li> <li>• Despite the renovation there is an increased use of energy due to poor organizational measures.</li> <li>• The passivity of consumers, if things do not appear complete.</li> <li>• Funds do not reach all of the population, which would reduce energy poverty.</li> <li>• Inadequate definition of the term energy poverty.</li> <li>• Uncertainty, anxiety...</li> </ul>



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| <ul style="list-style-type: none"><li>• Municipal bonds or other business models.</li><li>• Increased awareness of the problem, talks about easier decision for action.</li><li>• Identifying appropriate models that may be of interest to companies and energy operators in the country with a view to improving the quality of life and development.</li></ul> | <ul style="list-style-type: none"><li>• Extremely deterioration in living conditions (health).</li></ul> |
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**RELEVANT DOCUMENTS AND LEGISLATION (SLOVENIA)**

- AN URE 2020; Analiza stroškov gospodinjstev za rabo energije v stanovanjih v luči vprašanja energetske revščine – UMAR 2010; Operativni program za izvajanje kohezijske politike 2014-2020.
- Podporna shema Eko Sklada za energetska sanacijo.
- Potrebna bi bila vključitev zahtev po xxx, prepoznanosti in opredelitev ukrepov tudi npr. Lokalni energetska koncept

**EXAMPLES OF GOOD PRACTICES (SLOVENIA)**

- ACHIEVE - ACtions in low income Households to Improve energy efficiency through Visits and Energy diagnosis (Focus – project partner in Slovenia; Severn Wye Energy Agency Limited in UK...)
- REACH, - Reduce Energy use And Change Habits (Focus – project partner in Slovenia)
- Focus, Association for Sustainable Development
- Eco Fund, Slovenian Environmental Public Fund

Ljubljana, 8. september 2016



## 3. INNOVATION

<b>SWOT ANALYSIS</b>	
<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Do not be the last.</li> <li>• Greater added value.</li> <li>• Boosting the economy.</li> <li>• Positive atmosphere.</li> <li>• Mobilising knowledge in Slovenia.</li> <li>• Develop mechanisms and the introduction of new technologies.</li> <li>• Technological development.</li> <li>• Specialization in construction.</li> <li>• Achievement of target performance of buildings after the renovation.</li> <li>• Better quality of construction.</li> <li>• Longer-term job creation.</li> <li>• Possibility of continuous innovations.</li> <li>• More cost savings for less € - in the long term.</li> <li>• Better European projects -&gt; better (cheaper) measures and better quality.</li> <li>• Possible major impacts / energy savings.</li> <li>• Introduction of integrated solutions.</li> <li>• Possibility of integration into existing calls by the government.</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Waiting for others.</li> <li>• Lengthy procedures.</li> <li>• Slow introductions.</li> <li>• Poor implementation of new technological solutions in Slovenia.</li> <li>• Lack of testing at the beginning of the investment.</li> <li>• Lack of tenders that encourage innovation.</li> <li>• Some of the stakeholders will be reluctant to participate.</li> <li>• High investment costs.</li> <li>• Costs of innovative solutions are too high.</li> <li>• Processes in construction are rigid.</li> <li>• We do not have enough pilot solutions.</li> <li>• Lack of good practices.</li> <li>• We do not monitor the effects of innovation installed in the building.</li> <li>• There is no feedback.</li> <li>• Currently only few companies.</li> <li>• Lack of innovation knowledge.</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• The inclusion of creative knowledge in Slovenia.</li> <li>• New jobs.</li> <li>• Higher added value.</li> <li>• Cost reduction.</li> <li>• European projects with good practices.</li> <li>• Introduction of the results of EU projects.</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Not achieving goals.</li> <li>• Lack of testing.</li> <li>• Poor knowledge transfer from operators to users.</li> <li>• Poor maintenance and unfamiliarity at the time of operation and therefore higher</li> </ul>





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- Newer materials.
- Development of new products.
- Collecting data on energy use for buildings and then the introduction of energy management.
- Integration of new technologies and services to energy suppliers through "smart grids".
- Smart measurements (real time monitoring).
- The calls that would require monitoring with clear rules.
- Introduction of new technologies.
- Integrated solutions.
- For the production of RES (business opportunities, improved energy performance of buildings).
- H2020, the SME instruments, smart specialization.
- New companies with new knowledge.
- Structured approaches guided by the government as a guide to local communities.

- costs.
- Selection of the right data in the energy management.
- In case of transfer of good practices - errors due to different environment.
- Due to private interests (distributors, contractors ...) it may happen that the installation of new technologies is limited ...
- Unproved technology.
- Incomplete energy audits.
- The introduction of untested solutions can be an obstacle.
- Incompetent contractors - counteract the advantages of new technologies.
- Dumping from existing companies.

### **RELEVANT DOCUMENTS AND LEGISLATION (SLOVENIA)**

- Government support of technological development is poor; there are no focused activities in this field.

### **EXAMPLES OF GOOD PRACTICES (SLOVENIA)**

- Primary school Brezovica.

Ljubljana, 8. september 2016





## 4. PROFESSIONALISATION OF THE CONSTRUCTION SECTOR

<b>SWOT ANALYSIS</b>	
<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• The quality of construction</li> <li>• Higher quality of performance.</li> <li>• Improved quality of service.</li> <li>• Specific solutions for specific problems.</li> <li>• Faster progress.</li> <li>• Cost reduction.</li> <li>• More jobs.</li> <li>• New jobs.</li> <li>• New working skills.</li> <li>• More training opportunities for workers.</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Interactions with multiple providers -&gt; tighter control.</li> <li>• Currently, too much dependant from subsidies.</li> <li>• Public procurement, construction law, calls don't include energy expert (not thinking the supervisor which is required by law).</li> <li>• Lack of support for the development activities of companies-operators according to market principles.</li> <li>• Market construction with a high turnover of workers.</li> <li>• Knowledge gap in the school system.</li> <li>• Lack of knowledge.</li> <li>• More training needed and supervising.</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• The development of new sectors in the construction industry.</li> <li>• Higher added value.</li> <li>• Introduction of new technologies.</li> <li>• Using new methods and materials.</li> <li>• Introduction of RES and RUE.</li> <li>• Information on developments in the building energy sector.</li> <li>• Comprehensive approach.</li> <li>• The severity of performers and higher quality.</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Inconsistent of implementation from concept to construction.</li> <li>• There is a lot of potential.</li> <li>• The possibility of loss of work if the activity only relates to the subsidy scheme.</li> <li>• Slowness in approach.</li> <li>• Maintaining the classical principle of the construction process.</li> <li>• The lowest price in the tender is decisive factor.</li> <li>• Lack of staff due to the crisis in the</li> </ul>



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<ul style="list-style-type: none"><li>• In the renovation of building, highlighting the role of energy expert, this is neither a constructor nor an engineer, because an interdisciplinary knowledge.</li><li>• Integrated energy planning throughout the life cycle.</li><li>• Engagement of experts.</li><li>• Energy consultants who monitor whole construction.</li><li>• Promotion + education.</li><li>• Training of staff.</li></ul>	<ul style="list-style-type: none"><li>• construction industry.</li><li>• Supervisors are not trained for new approaches.</li></ul>
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**RELEVANT DOCUMENTS AND LEGISLATION (SLOVENIA)**

- None

**EXAMPLES OF GOOD PRACTICES (SLOVENIA)**

- More and more companies are engaged in building renovation; consequently, the result will be greater experiences and professionalization.

Ljubljana, 8. september 2016