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Interreg Europe



European Union
European Regional
Development Fund

Business models for building retrofitting: making thermal load electric towards energy self-consumption

Sergio OLIVERO

Head, *Business&Finance Innovation*

sergio.olivero@polito.it



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- The **obsolescence of existing building stock** at European level: a challenge for energy savings and climate targets, a great opportunity for local economic development.
- **Green Deal** and **Recovery Plan**: public incentives will be made available to “make the Countries restart”: **energy-driven urban renovation** can play a major role, based on systemic and systematic **building retrofiting**.
- One of the key objective of retrofiting: to “**make thermal heating electric**”
- Synergies with the **Renovation Wave** by the European Commission.
- Some priorities: boosting building renovation, supporting skills and employment strategies, driving smart technologies in buildings, mobilization of investments in building renovation, tackling energy poverty

The *Fab Five* of Urban Renovation

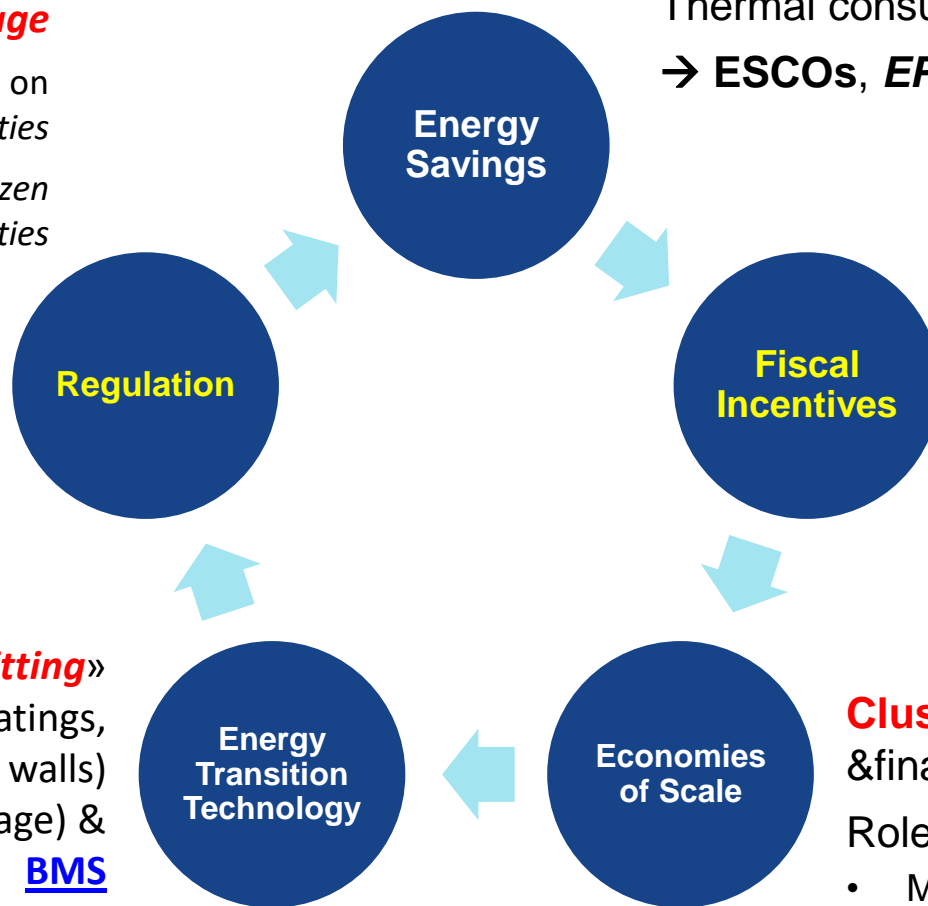
Clean Energy Package

2018/2001 (RED-II) Directive on Renewable Energy Communities

944/2019 Directive on Citizen Energy Communities

 Financial Law Feb 2020 - incentives on REC since July 2020 (110€/MWh)

Thermal consumptions: up to **-90%**
→ ESCOs, EPC Contracts



e.g. Italian Recovery Law (May 2020) - **110% tax credit swap** on retrofitting

«Smart Retrofitting»

PASSIVE measures (coatings, new windows, ventilated walls) & **ACTIVE** (PV + HP + Storage) & **BMS**

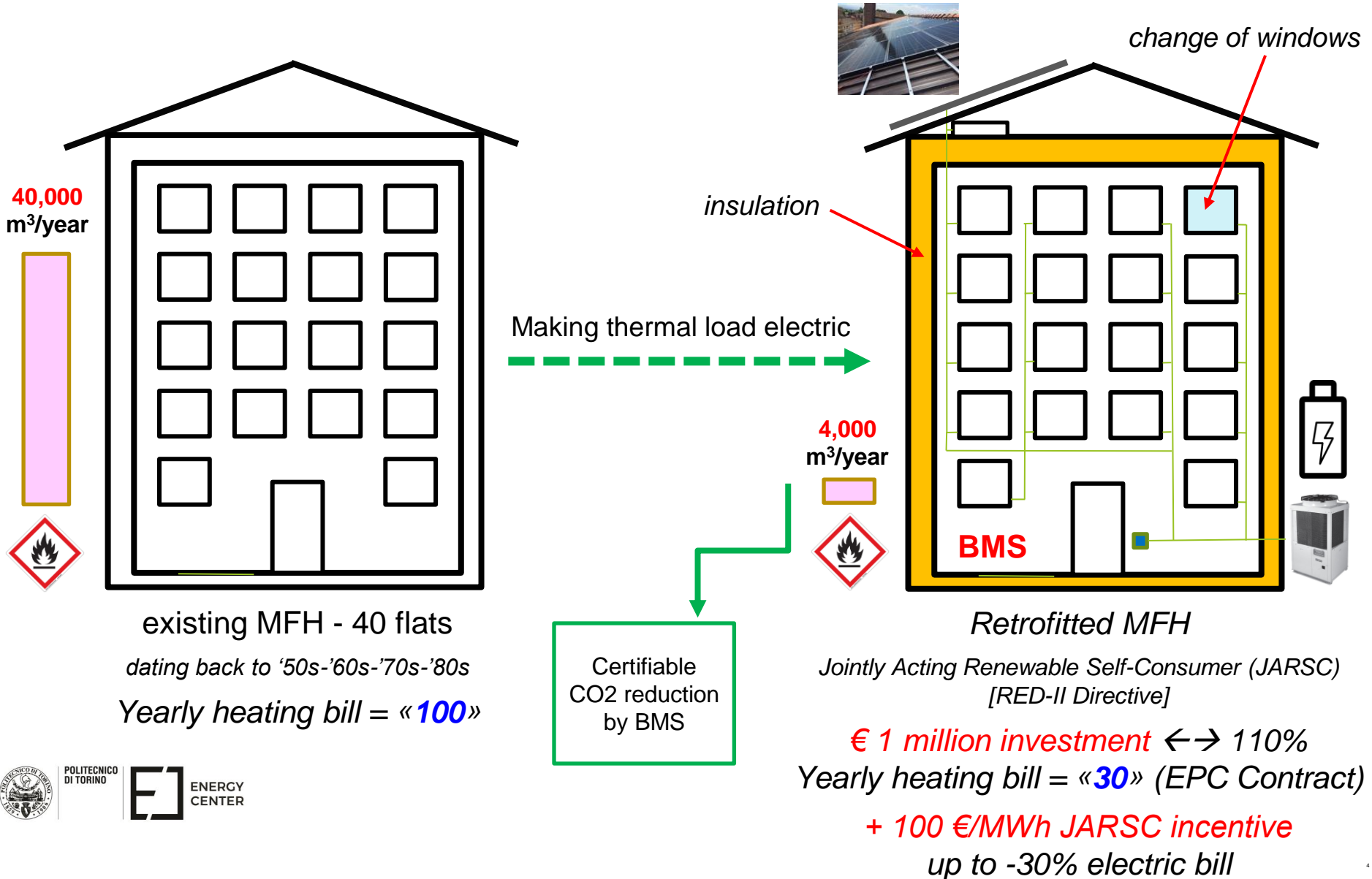
Clustering of business plans & financial de-risking

Role of

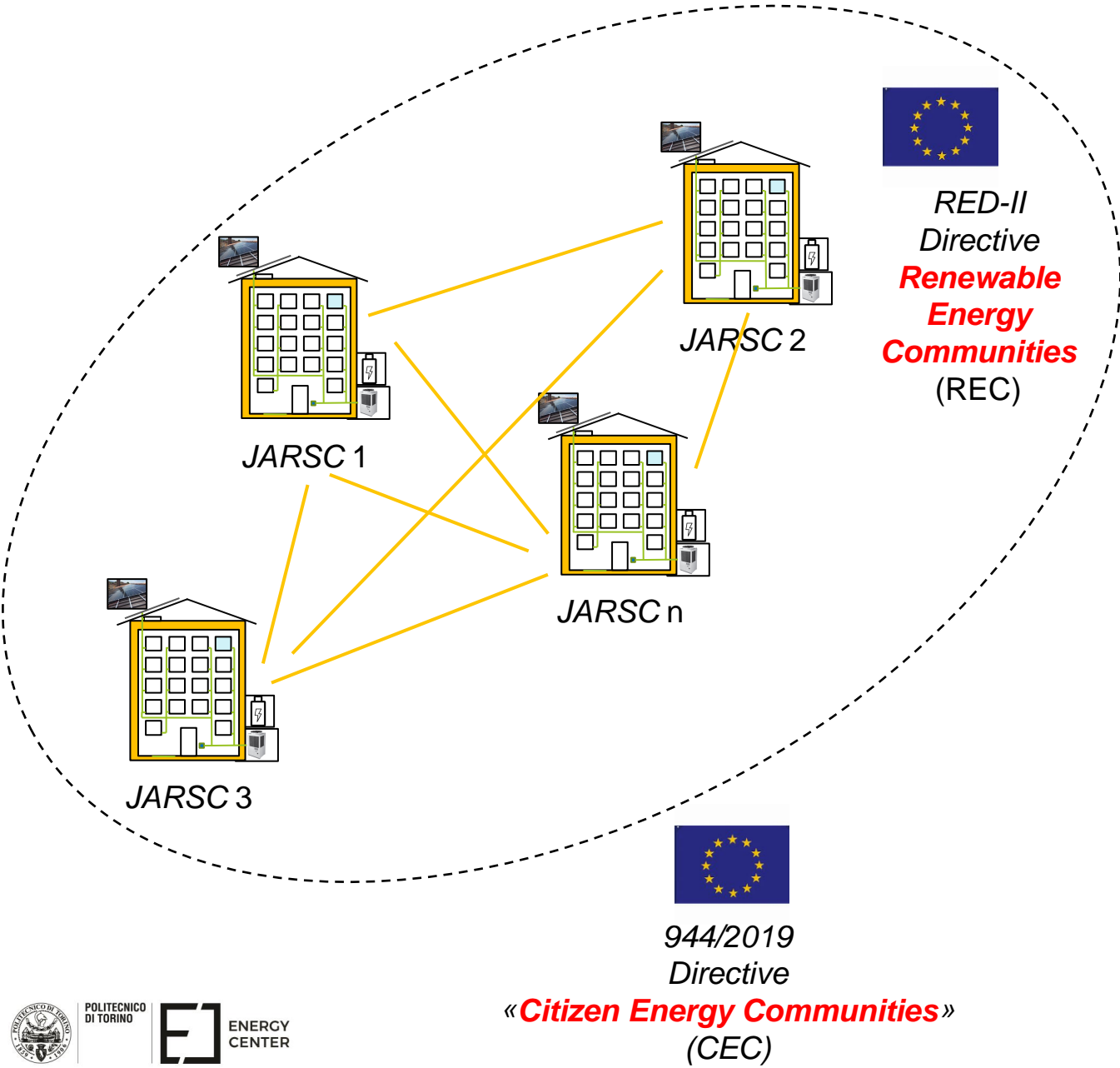
- Multi Family Houses (MFH)
- Dwelling ownership

Retrofitted Buildings become «*Smart Buildings*» that can behave as **Jointly Acting Renewable Self-Consumers - JARSC** [RED II Directive]

Smart Retrofit to make thermal load electric



Retrofitting for Citizen Energy Communities



- Through retrofitting existing buildings become **“Smart Buildings”** (SB)
- **SB as JARSC** (i.e. like RECs)
- **eCar charging stations** as distributed energy storage capacity embedded into the buildings
- **Perspectively SB act as nodes of CEC**

PROGETTO
ENERVIA

150 MFHs by 2023

140 M€

Some action for large-scale Retrofitting

- Identify business models for retrofitting that are proving successful in EU Countries and promote their benchmark and replication.
- Start a survey at EU level on fiscal incentives for “smart retrofitting”, considering **current Italian fiscal strategy** as a “**live National Lab**” and a catalyst for replication of best practices
- Define urban renovation strategies that are capable of **attracting large funds** by private and public investors
- Synergies with the **Renovation Wave** and the **Green Deal**, with the involvement of the EIB and ECB



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Thank you!

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Questions welcome

