







GRANT AND LOAN PROGRAMME FOR DEEP ENERGY RETROFITS OF APARTMENT BUILDINGS







ESTONIA

Objective 	Improve the energy performance and living conditions in residential buildings	Target group 	Apartment associations and local governments
Building type 	Residential buildings (multi-family buildings) constructed before 1993	Duration 	Multiple phases: 2003-2007; 2009-2014; 2015-2020
Partners 	KredEx Foundation (government owned non-profit provider of financial services) Government of Estonia European Regional Development Fund; Council of Europe Development Bank	Volume 	2015-2020: €102 million available for grants 2009-2014: €43 million grants €72 million in preferential (low-interest) loans 2003-2007: €11 million (but insufficient private sector finance available)

Over 90% of housing stock in Estonia is in private ownership, and over 80% of dwellings are owner occupied, mostly managed by Apartment Associations (legal body, non-profit association).

The programme targets deep renovations of residential buildings constructed before 1993, with a mix of grants and public loans from a revolving fund. In the first phase of the programme, insufficient offer of loans made uptake of the grant slow, so a loan component was added. The provision of public loans ended in 2015, as private banks had sufficient private capital.

The programme grant size is linked to performance – the higher the EPC rating achieved, the higher the percentage of total costs eligible for grant financing. The programme provides grants up to 30% of the total cost of the renovation works in urban areas (Tallinn and Tartu), up to 40% in neighbouring rural municipalities, and up to 50% in other areas.

Leverage of private funds 	2009-14: leverage factor of 3.8 for grants (€36 million attracting investment of €135 million); leverage factor of 1.4 for loans (public funding of €72 million and total investments of €103 million); 2015-20: initial results suggest a leverage factor of 1.5 (average investments of €250/sqm of which €150/sqm is covered by grants)	
Jobs 	17 jobs created per €1 million , 10 jobs created directly on the construction site, 1 job in consultancies and 6 jobs in the manufacturing industry	CO₂ emissions reductions 
Energy savings 	2009-14: Analysis found varying results, which all surpassed the initial savings targets: up to 40%; 43% average per building, with total annual energy savings ranging from 60 GWh to 75 GWh per year 2014-20: Expected savings of 241 GWh over the whole period	Health and socio-economic benefits  <ul style="list-style-type: none"> • Direct tax revenue between 32-33% • Programme is designed to deliver improved health benefits for occupants and lower operational costs once loans have been repaid; these benefits have not yet been quantified
Certification system 	Expert energy efficiency consultants and energy audits in upfront renovation design and specification Before and after (1 year later) EPC ratings to verify changes in performance	
Contact person in programme or country	Contacts provided on programme website	Example submitted by IEA, Michael Oppermann

Website



<https://kredex.ee/en/services/elamistingimuste-parandamiseks/renovation-grant-2020>

