



© Municipality of Padova

# PadovaFIT Expanded

## Newsletter N°1

### Overview

<b>Welcome to our first Newsletter!</b>	.....	2
<b>The Renovation Wave in Europe</b>	.....	3
<b>The Superbonus 110 in Italy</b>	.....	4
<b>Main Outcomes from the Project</b>	.....	5
<b>Partners in the Spotlight:</b>	.....	6
Municipality of Padova		
SINLOC		
<b>News / Upcoming Events / Project Facts</b>	.....	8

# Welcome to the first newsletter of the PadovaFIT Expanded project !

We are a group of eight institutions across Europe working as part of this Horizon2020-funded project on promoting One-Stop-Shops (OSS) as an efficient tool to unlock potential for private investments for building renovation in the private residential sector. Based on the experiences of the PadovaFIT project that focused on energy refurbishment of condominiums in the Padova metropolitan area, PadovaFIT Expanded wants to expand this concept further and create a central service point to bring together the demand and supply side of building renovation, the OSS. For this, we work with three Pilot Regions:

- **Municipality of Padova, ITALY**
- **Municipality of Timisoara, ROMANIA**
- **Municipalities of Vidin & Smolyan, BULGARIA**



Partner countries of the project. © own design

For the municipality of Padova, the project aims at planning, creating and piloting a OSS dedicated to private residential buildings with a financially sustainable business model. It is planned to launch the OSS in the second half of 2021. The Padova business model will be adapted by the metropolitan area of Timisoara to the Romanian conditions, launching and piloting a OSS as well, foreseen in 2022. Finally, the Bulgarian Energy Agency of Plovdiv will support the metropolitan areas of Vidin and Smolyan to prepare the ground, for the launching of sound OSS in Bulgaria with the aim of creating a viable action plan until the end of the project.

## What are One-Stop-Shops for building renovation?

Building renovation is complex. Technical expertise, financing and the right motivation to get started all need to come together at the same time. Many home owners thus face significant barriers to engage in retrofitting their home. At the same time, local authorities have difficulties in reaching their climate targets because of a poorly energy efficient building stock. The European Commission has set the target: According to its Renovation Wave Strategy published in October 2020 (see below), we need to at least double the yearly renovation rate in Europe until 2030. So where to start?

OSS are a local solution to approach the complexity of building renovation for all stakeholders involved in the renovation chain. Coordinated by local and/or regional authorities, they bring together the demand and supply side of building renovation. For homeowners who want to improve their home this means they can get advice, but also support on financing and technical assistance all in one place! Instead of liaising with a vast range of market players such as constructors, energy advisors or banks, the OSS facilitates the interaction by coordinating all the local stakeholders under one roof.



© Municipality of Padova



# PadovaFIT Expanded and the EU Renovation Wave

On November 14, 2020, the European Commission published their Communication on “A Renovation Wave for Europe”. The objective of this strategy is to double annual energy renovation rates (currently 1%) within the next ten years until 2030. This will reduce Europe’s greenhouse gas emissions while creating up to 160,000 new jobs, the communication reads. The strategy will build on measures agreed under the “Clean Energy for all Europeans” package, notably the requirement for each EU country to publish a Long-Term Building Renovation Strategy (LTRS) under the Energy Performance of Buildings Directive (EPBD) as well as the National Energy and Climate Plans (NECP) of the Member States.

The Communication outlines a roadmap to update existing legislation (such as the EPBD and the Energy Efficiency Directive, EED) to achieve the objectives of the Renovation Wave. Specific requirements for local authorities include an obligation for all publicly-owned buildings to be renovated according to a minimum performance standard. Furthermore, no dedicated financing instrument has been created. Instead, the Strategy puts the focus on facilitating access to existing financing mechanisms such as Cohesion funding or the COVID-19 recovery fund “Next Generation EU”.



© Image from rawpixel

On the technical level the Commission together with the European Investment Bank (EIB) offers support to Member States in order to design national or local programmes for building renovation. Furthermore, the development of standardised One-Stop-Shops (OSS) for building renovation at the national, regional or local level will be supported in order to deliver tailored advice and financing solutions to homeowners or SMEs.



© Municipality of Padova

The PadovaFIT Expanded project welcomes the Renovation Wave Strategy and the particular focus on OSS as effective instruments to develop local community-based home renovation programmes. Our Consortium has been working on analysing the OSS landscape in Europe and more particularly in our pilot regions in Padova (Italy), Timisoara (Romania) and Vidin and Smolyan (Bulgaria) where local OSS will be set up in turn of the project. By engaging the full range of stakeholders of the renovation value chain in order to analyse financial, regulatory, technical and engagement processes as well as the specific situation of households, the project will support the setup of OSS in the pilot regions and therefore support the establishment of OSS a crucial instrument for achieving the objectives of the Renovation Wave.

# The Superbonus 110% initiative in Italy



The Italian government, facing the economic crisis following the Covid-19 epidemic and boosting the construction sector, which has been in recession for years, introduced, in July 2020, a new fiscal mechanism, called Superbonus 110% (Italian Law No. 77/2020).

The Superbonus 110% is a tax rebate designed to favor the deep energy renovation of buildings of any type, reducing renovation costs and improving the internal comfort of homes. The mechanism also pushes towards the seismic safety of the Italian building stock. The Superbonus is one of the main pillars of the Italian Green New Deal and a key action to achieve the ambitious objectives of the European Renovation Wave and the 2030 National Energy and Climate Plan.

The Superbonus allows the tax deduction in five years for the costs occurred from July 2020 to June 2022, at a rate of 110%, allowing householders to transfer the tax credit to lenders of goods and services (construction companies, banks, etc.), to get the renovation at no cost. The beneficiary may decide to exercise the option of invoice discount: the company can apply a discount of up to 100% of the value of the invoice. In this way, the company will be granted a tax credit equal to 110%, to be used always in annual instalments of the same amount. For example, if the total value of the works is €10,000 and the company decides to apply a discount equal to 100% of the invoice, the company will be granted a credit of €11,000. Alternatively, the taxpayer can always directly bear the cost of the work and then decide whether to use the compensation deduction to pay less tax or transfer the tax credit to third parties (including credit institutions).

The Municipality of Padova, as part of the PadovaFIT Expanded project and looking at the implementation of a One-Stop-Shop on its territory, is integrating the services provided to citizens, to facilitate their access to the 110% Superbonus tax mechanism. The Municipality is launching its involvement campaign of technical and financial actors to provide integrated and high-quality services, to fully meet the needs and requirements of the Superbonus and to ensure the drafting of the technical and financial audits to obtain the tax benefit.

To benefit from the Superbonus 110% it is necessary to carry out at least one so-called “driving” intervention. The driving interventions consist in the thermal insulation of the building envelope and the refurbishment of the thermal heating system. Once at least one of the driving operations has been carried out, the beneficiary may also decide to implement other interventions, with the same tax deduction rate (110%), such as the replacement of fixtures, solar shielding, the installation of photovoltaic systems, storage systems, charging stations for electric vehicles, home automation systems and much more. All these measures must ensure a minimum improvement of at least two energy classes of the building performance.

This measure creates a virtuous market mechanism that offers benefits to all those involved: the citizen can renovate the house free of charge, reduce the cost of bills and enhance his real estate assets; the company can increase its turnover thanks to the higher volume of work; the state can make housing more efficient and safer and support increased employment and income.

<http://www.governo.it/it/superbonus>

# Main Outcomes from the Project

The work of the project so far is best summarised through the reports that have been developed by the partners of the project Consortium. The full reports of the following list can be found on the publication section of our website:

<https://www.padovafit.eu/tn/publications.html>

## **Analysis of existing one-stop-shop initiatives in EU and beyond, including good and bad practices.**

The mapping report analyses the OSS initiatives in Europe and beyond, through literature review, desk research on 26 OSS initiatives, and in-depth analysis on 12 selected case studies.

## **Strategic Assessment of a One-Stop-Shop initiative in the 4 pilot areas.**

This strategic assessment of the four pilot regions aims to collect and assess contextual factors with a direct and indirect influence on the local home renovation marketplace and OSS business model.

## **SWOT analysis of a One-stop-shop initiative in the 4 pilot areas.**

The SWOT identifies both barriers and favourable conditions in the pilot regions to consider when designing a successful OSS Business Model.

## **Analysis of existing engagement tools and techniques in EU and beyond.**

This report provides a collection and analysis of existing engagement tools and schemes lead by home renovation service providers, project promoters, EU funded initiatives.

## **Analysis of existing innovative technical instruments and schemes across the EU.**

The report provides a review of the existing technical instruments and schemes at different levels, considering both private and public initiatives with the aim of understanding mainly the needs of the supply side, under a technical and contractual point of view.

## **Analysis of households' energy needs in the 4 pilot areas.**

The content of this report includes a common methodological approach for the analysis of households' energy needs in the 4 pilot areas for the setting up of the OSSs. The areas of intervention were selected according to the common methodology developed by Sogesca and the different data availability in the target areas.

## **Analysis of existing innovative sustainable finance instrument and schemes across the EU.**

The report gives an insight on the existing sustainable financial instruments and schemes across EU, providing a preliminary analysis with indicators. The review considered both private and public funds with the aim of understanding the needs of the financiers.

## **Analysis of households' financial capacity in four pilot areas.**

The report aims at analysing households' financial capacity by mapping some relevant economic and financial features in the four pilot areas. The analysis leads to the identification of potential target areas for the OSSs, selected according to the methodology developed by Sinloc and the available data.

## **Dissemination and Communication Strategy.**

This strategy details all internal and external communication and dissemination activities of the project including roles and responsibilities of the Consortium partners, key messages of the project and target group analysis.

## **Project Visual Identity.**

This report shows in a concise manner the visual materials that have been developed to support the communication and dissemination of project activities and results. This includes the Project Flyer, Poster and Roll-up.

## Partners in the Spotlight: Municipality of Padova



COMUNE di PADOVA

The Municipality of Padova is an Italian Local Authority, having a long-standing experience in urban planning, energy, environmental and sustainability issues. The project activities are carried out by the Environmental and Territory Department and the Informambiente Office. The Environmental Department deals with: (a) Protection of the territory from air and acoustic pollution, (b) Environmental Education and Information, (c) Emissions Control of Heating Systems, (d) Waste Control and Disposal, (e) Sustainability, Agenda 21, Governance, (f) European Projects related to environmental issues.

The Environmental Department has about 35 employees. The Informambiente Office was set up in the early 2000s, as part of the municipality's path within Local Agenda 21. It is currently involved in numerous European projects (H2020 PadovaFIT Expanded, [H2020 SUPERHEERO](#), [LIFE Veneto Adapt](#)). This office deals with all the initiatives related to sustainability, with an interdisciplinary and integrated approach.

In 2010 the Municipality signed the Covenant of Mayors formal Agreement and in 2011 approved its Sustainable Energy Action Plan (SEAP), strengthening its role in energy and climate research area. The action plan is based on the promotion of renewable energy sources, the design of a greener and more efficient city, the creation of a smart city and smart grids. Since 2017 the Municipality is leading an EU LIFE project to evaluate the vulnerability of its territory and to finalize a climate action plan, which is going to be approved in 2021, setting new objectives for mitigation and adaptation, towards 2030 and setting a roadmap towards carbon neutrality by 2050.

Within the PadovaFIT Expanded project the Municipality of Padova (CPD) will be the general coordinator, supported by WP and task leaders. Further on, the Municipality will manage the engagement of citizens, supporting them in taking informed decisions about refurbishing their homes and increasing their confidence in the innovative solutions proposed by the project.



© Own design.

The Municipality is setting-up a One-Stop-Shop, finding the most appropriate way to provide services to citizens. The Municipality is following a four-step path to identify the corporate form, the members, the services, the business model, giving the structure a long term financial and economic sustainability. The One-Stop-Shop will bring together the demand and the supply side, bundling all operators working on the refurbishment of private buildings (technical and financial stakeholders) and providing centralized and integrated services.



**Giovanni Vicentini**

Technical officer at  
Informambiente Office

[vicentinig@comune.padova.it](mailto:vicentinig@comune.padova.it)

+39 0498205021



**Daniela Luise**

Head of Informambiente  
Office

[luised@comune.padova.it](mailto:luised@comune.padova.it)

+39 0498205021



# Partners in the Spotlight: **SINLOC** Sistema Iniziative Locali **locali S.P.A.**

Founded in 1981, Sinloc is an Italian leading company located in Padova operating both as economic, procedural and financial advisor, and equity investor in PPP initiatives with a particular focus on social, economic and financial sustainability of projects.

Sinloc is owned by ten of the most important Italian banking foundations and has minority and majority shareholdings in special purpose vehicles, regional development banks, asset management companies and engineering companies focused on local development. The company operates in the following sectors: energy efficiency and renewable energy; public utilities; urban transformation, real estate, and local development; logistics and public transportation; art, culture, and tourism.

Boosting local development initiatives throughout Italy, Sinloc has developed more than 500 projects as strategic, economic and financial advisor for Local Administrations, Institutions, Banking Foundations and private companies. Sinloc can also rely on relevant expertise as a Management Company and/or a Technical Advisor of investment vehicles, providing activities such as investment strategy definition, project scouting, investment structuring, financial closing and monitoring.

Among its track record, Sinloc supported several Public Authorities in implementing energy efficiency project pipelines, triggering more than 210 million Euros investments under the European Local Energy Assistance program (ELENA).

Finally, Sinloc is gaining sound experience in Europe, taking part in (mainly) H2020-funded projects. Since recently, it has been the coordinator of HESTIA and NESOI – the European Islands Facility, being also partner in other initiatives dealing with energy efficiency in residential and commercial buildings, energy communities, fostering public and private investments in energy transition.

## Role in the project

As partner in PadovaFit Expanded, Sinloc deals with the economic and financial aspects of the project, leading WP5 – Financial engineering. Thus, its activities are mainly oriented to:

- set out the financial strategy for implementing energy efficiency investments in the residential sector, understanding the current criticalities and supporting the OSSs in offering coherent economic and financial advisory services;
- define the best financing mechanism for the One Stop Shops, contributing to its sustainability also beyond the project.

To achieve these ambitious objectives, Sinloc is involved in different tasks envisaging cross-fertilization with more technical aspects, stakeholder engagement and business modelling. These include:

- Mapping innovative financial instruments and schemes across EU;
- Analysis of households' financial capacity in the pilot areas;
- Setting the dialogue with local financial institutions,
- Supporting the OSS in defining its business model, structure and services, from the economic and financial perspective;
- Identification of potential financial solutions to overcome market criticalities.



**Alessandra Montanelli**

Consultant in Public Administration Team

Alessandra.montanelli@sinloc.com

+39 049 8456911



**Cristina Boaretto**

Head of Public Administration Team

Cristina.boaretto@sinloc.com

+39 049 8456911

## News

### Launch of the Energy Desk of the Municipality of Padova

The Municipality of Padova has activated an [Energy Desk](#). The service is aimed at citizens, condominium administrators, operators in the building sector and can be used, free of charge, by telephone appointment. The Energy desk, through qualified staff, offers general information and technical advice. To make an appointment with the staff of the Energy Desk, the [iCUP service](#) of the Municipality of Padova is available.

### Internal Capacity Building events

In April and December 2020, the first two internal Capacity Building events were held. The events focused on collecting experiences from OSS in Europe. Representatives of seven OSS were invited to share insights from their projects with regard to business model, engagement strategy and management of OSS. [More information](#)

## Project Facts

### The Partners

- Municipality of Padova (Lead Partner)
- Università Commerciale Luigi Bocconi
- Sinloc - Sistema Iniziative Locali SpA
- SOGESCA s.r.l.
- Forum per la finanza sostenibile
- Climate Alliance
- Municipality of Timisoara
- Energy Agency Plovdiv

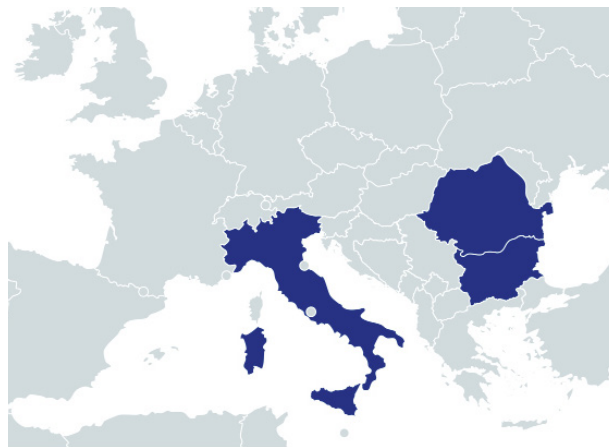
[Read more](#)

### Contact

Municipality of Padova  
Daniela Luise, Giovanni Vicentini  
[padovafit@comune.padova.it](mailto:padovafit@comune.padova.it)

## Upcoming Events

- 4th Steering Committee Call and next internal Capacity Building event - May 2021.
- EU Green Week - 31 May to 04 June 2021
- Covenant of Mayors Investment Forum - energy efficiency finance market - 15/16 June 2021
- Urban Future Global Conference - 16-18 June 2021
- European Week of Regions and Cities - 11 to 14 October 2021
- EU Sustainable Energy Week (EUSEW) - 25 to 29 October 2021



The project areas of PadovaFIT Expanded. © Own design.

### Duration

June 2019 to November 2022



This project has received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement No 847143.