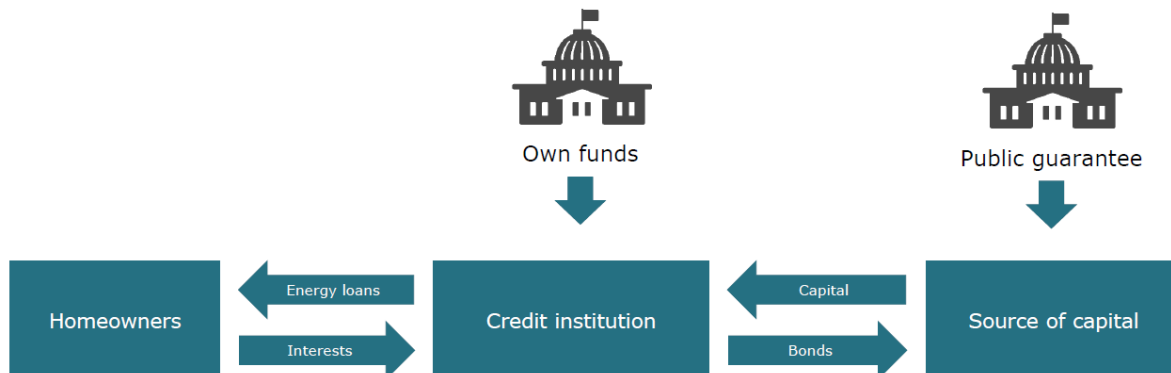


## Innovative financial solutions for building retrofit



### Issue / Challenge

Recent years have shown that existing subsidy programs and mortgages with preferential interest rates are not sufficient to significantly accelerate energy renovation. Energy-efficient renovations can be profitable over the lifetime of the building components, but there is a lack of adequate financing instruments for many private homeowners. We propose a public-private partnership (PPP) where the public sector covers the (long-term) risks associated with energy renovations and banks provide affordable energy loans to homeowners. Renowave-Solution 3.1 aims to provide a framework, both economic and legal, that allows to design new financial instruments which are attractive for all stakeholders and targeted to the specific needs of homeowners that intend to renovate.

### Description:

Development of a framework that allows to establish new financing instruments for energy renovation where the public sector provides a guarantee.

- Policy design: structure and governance of a public-private partnership that provides energy loans to private homeowners, involving our implementation partners in the banking sector, further financial institutions, SMEs in the construction sector and the public sector
- Risk assessment: Risk modeling to assess potential risks for the public sector
- Legal requirements: Clarify regulatory design and show legal adjustments necessary for implementation
- Demand analysis: Assess demand, acceptance, costs and benefits of new financial instruments based on a survey among homeowners and a data analysis
- Tool development: Provide a tool for municipalities and cantonal governments that allows to identify target groups and to assess the impact of additional financing instruments
- Link new financing instruments to new business models in the context of energy renovation

### Type of solution:

- |                                  |                                                |                                 |
|----------------------------------|------------------------------------------------|---------------------------------|
| <input type="checkbox"/> Service | <input checked="" type="checkbox"/> Tool       | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Product | <input checked="" type="checkbox"/> Guidelines |                                 |

### Involved partners

- Research: HSLU-IBR, HSLU-IGE, ZHAW-SLM, UNIZH-CCRS
- Implementation: Raiffeisen Switzerland, Postfinance, Kanton Aargau, City of Zurich, City of Berne, Energie Direktoren Konferenz, Gebäudehülle Schweiz, Swissscleantech

## Implementation and Distribution

### End users / Added value

- **Public authorities** can a.) build on our framework for the design of energy loans (including risk assessment and regulatory design) to increase the rate of energy renovations and b.) use our data tool to assess the extent of financing constraints in their jurisdiction and to identify appropriate target groups
- **Banks/financial sector players** can establish new financial instruments in cooperation with public authorities based on the framework and analysis provided
- **Building owners** directly benefit from easier access to financing that allows to implement energy renovations
- **Energy consultants** can establish new business models that are based on financing instruments that are specifically design for energy renovation

### Implementation

The results so far (design of PPP, risk assessment, and the survey results) have already been disseminated to the public and to our implementation partners. In the present project phase, the data tool for assessing the financial needs of homeowners in a specific municipality or canton is being developed (prototype for the canton of Lucerne). The data tool will be validated in cooperation with our implementation partners. In the mid-term, the insights generated in the design phase (guidelines, risk assessment, legal assessment) will be disseminated to diverse public stakeholders.

### Ownership and Distribution

Ownership:

☐ Single owner    ☒ Multiple owner    ☐ Other: ...

Type of distribution

☒ Free    ☐ Monetarized    ☐ Other: ...