

Interreg Europe Online discussion

# ENERGY DISTRICT RENOVATION IN NAVARRA

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*Architect in Innovation and Project financing area*



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Beatriz

In a nutshell

Architect with more than 8 years experience working as project manager since 2015 in Innovation and Financing projects Area of NASUVINSA, developing and managing European projects.

San Martín

Zaragüeta

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Activities at European, national and regional level

Housing policies, energy renovation of condominiums , energy aspects, fight against climate change, preparation of European funding call's proposals, communication activities, consultancy, technical assistance, direct contact to stakeholders through participatory processes, planning procedures, monitoring of works and budgets.



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Projects



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*EFIDISTRIC FWD*, MLEI-PDA 2013

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*ENERINVEST* H2020-CSA 2016

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*SustainAVility* H2020 PDA

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*LIFE NAdapta* LIFE programme

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*LC Districts* Interreg Europe 2018

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*InterRevita* Interreg Europe 2023

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*Navarra Bauhaus* New European Bauhaus

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# INDEX

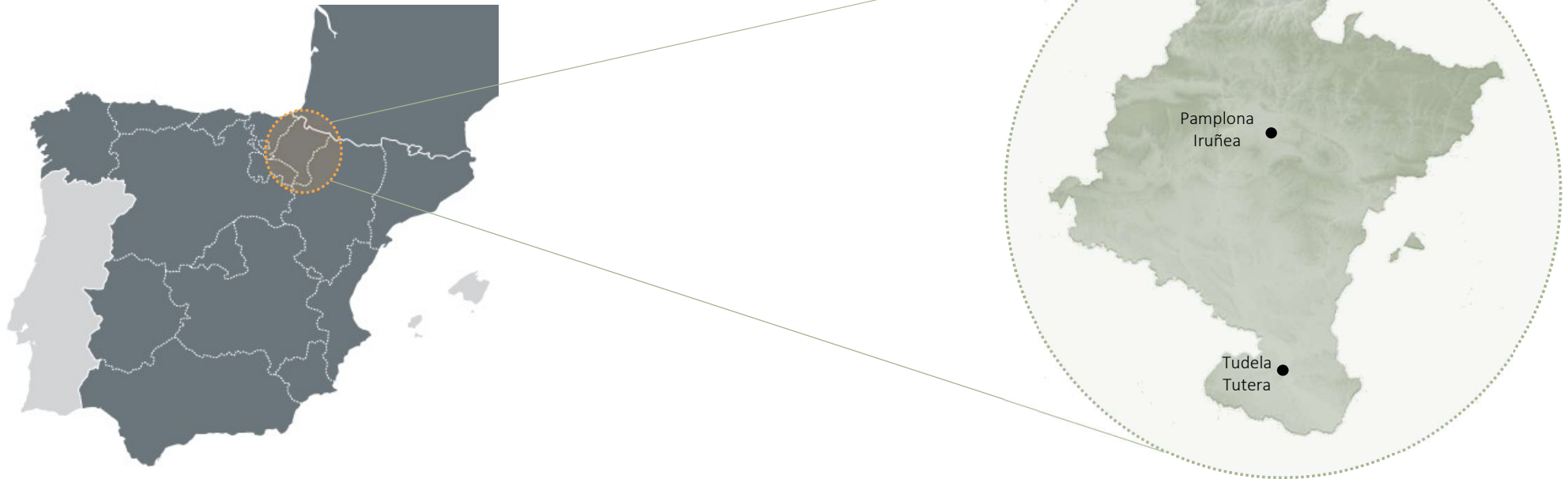
- Regional context
- From global to local
- EU Projects
- Lessons learned

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# 1 REGIONAL CONTEXT

Concepts to be considered

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Nasuvinsa is a public company owned by the **Government of Navarra**, whose role is to provide technical and operational support to the regional Government in the implementation of its policies, most notably in **Housing and urban planning service**. Nasuvinsa also plays an active role in the inter-institutional collaboration with local authorities in the implementation of development and urban regeneration strategies. Moreover, Nasuvinsa manages and promotes industrial sites and public social housing. Furthermore, as official partner in the NEB, Nasuvinsa has been appointed as leader to coordinate the European initiative in Navarra.

# REGIONAL CONTEXT



Population in Navarra: 654,214  
Population in Pamplona: 326,540

Regional área: 10,421 km<sup>2</sup>

Municipalities: 272



NB-CT79

< 1950  
19.5 %  
55,237 dwel.

1950-1980  
30.5 %  
111,031 dwel.

< 1980  
50 %  
160,272 dwel.

# RENOVATION IN NAVARRA



Navarra is a pioneering autonomous community in the area of renovation



Housing competencies since 1985



Since 1985 ORVEs Housing and Building Renovation Offices + Regional Office Network (managed by Nasuvinsa).



Exceptional legal and financial framework for Homeowners associations

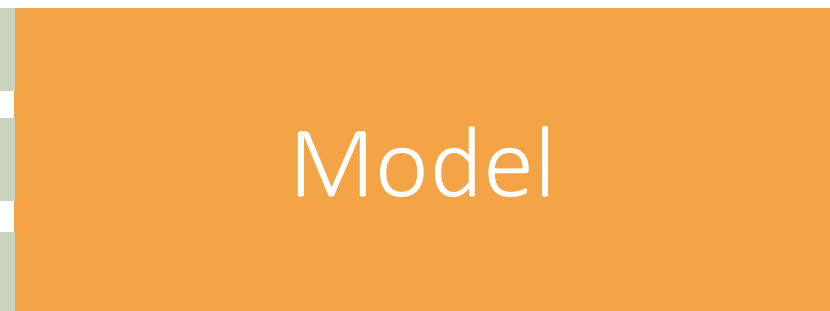
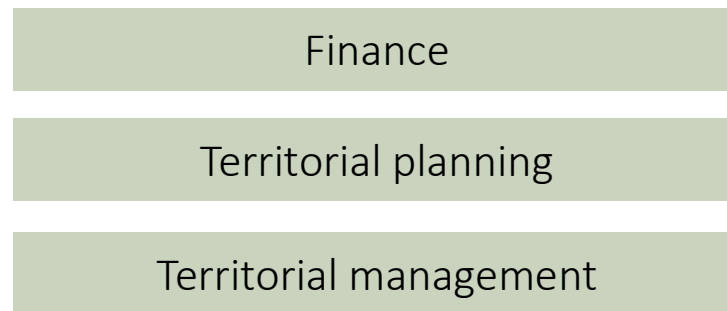
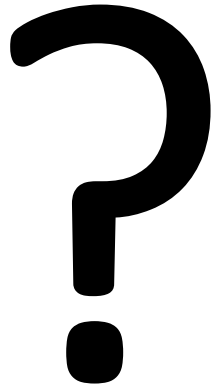


Advanced projects aligned to a sustainable and long-term strategy.

2,744  
dwellings  
renovated

7  
municipalities

Massive built environment renovation





# FINANCE

Stable economic framework  
Permanent renovation subsidies  
(Navarra Government)



# TERRITORIAL PLANNING

Local approach  
OSS methodology

50

Collaboration  
agreements

67%

population



Ageing Housing stock  
Social Housing districts



Climate Change



Energy  
independence

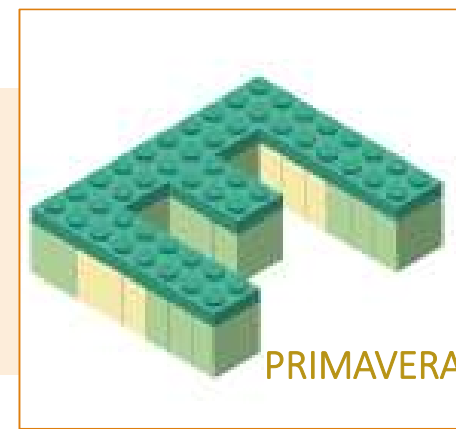


Demographic  
challenge



Energy poverty

# TERRITORIAL MANAGEMENT



# SUBSIDIES FOR THERMAL ENVELOPE TODAY

Homeowners' association (HOA)



Navarra  
Government

- 40% - 6,000 €/dwel,  
no GIP
- 50% - 7,5000  
€/dwel, GIP



Next Generation  
Fund (PREE5000  
2023)

- 15,300€/dwel.

Maximun

- 22,800 €/dwel.

# GLOBAL INTERVENTION PROJECT (GIP)

Participatory  
process

## ENERGY REFURBISHMENT AT LARGE SCALE

The definition, through a **participatory process**, of the basic compositional and technical guidelines that favour the **energy refurbishment** of a building complex in an orderly manner, under homogeneous criteria of constructive and architectural quality.

It is required a Homeowners' association agreement.



# GLOBAL INTERVENTION PROJECT (GIP)

Participatory  
process

## ENERGY REFURBISHMENT AT LARGE SCALE

Preliminary technical model

Proposal definition

- Thermal envelope
- Accessibility
- Installations
- Functional adaptation
- Urban intervention

Economic estimates

Energy savings



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# 2 FROM GLOBAL TO LOCAL

What have we done during these years?

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# ONE-STOP-SHOP



To support the manifold steps occurring in the long journey of a deep renovation process



Its function is to stimulate and encourage homeowners associations to promote a deep energy renovation project for their buildings.



Management teams: to provide technical, financial and social financial and social to citizens in their area



Meeting point for all the stakeholders, specially citizenship







# ONE-STOP-SHOP



Improve the communication and raise awareness of the homeowners to the challenges of decarbonisation, allowing them to benefit from more efficient houses after renovation



A holistic assessment of the measures, resulting in more complete and ambitious plans in terms of expected results (energy saving, thermal comfort, etc.)



Optimize the use of public funds, as the limited funds used will be allocated to ambitious projects.

Public administration  
*Political changes*



Property managers  
*Direct contact HOA*

**CITIZENS**

**EMPOWERMENT  
DRIVER OF CHANGE  
TRUSTED ENVIRONMENT**



Management team  
**INTERMEDIARIES**



Financial sector  
*Financial schemes*

Construction sector  
*Suppliers*



Technical teams  
*High-quality*



Management team  
**INTERMEDIARIES**

## Agent with management profile

- Technical-financial competencies
- Marketing skills
- Planning, coordination and follow-up
- Social skills
- Mediation skills
- Consultant



# ONE-STOP-SHOP



8

OSS

16

People

Rural area. Small density  
Rural and urban area. Medium density  
Urban area. Big density

# THE PROCESS

## Technical-economic model

*District scale*



- Municipalities
- One-stop-shop
- Preliminary studies
- Technical model
- Financial model

- Selection of the scope with the municipalities
  - Vulnerability viewer (developed under LIFE Nadapta)
- Steering Committee: municipality's members and Nasuvinsa.
- Set up of OSS within the territory
- Cornerstone: Awareness campaign.
- Direct contact with stakeholders
- Preliminary technical model – Global Intervention Project, through a public tender
  - Technical model (energy efficiency measures, estimated energy and costs savings and the estimated investment cost)
- Financial model

# THE PROCESS

## Technical-economic model

*District scale*



- Municipalities
- One-stop-shop
- Preliminary studies
- Technical model
- Financial model

## Reference project

*Model adapted per building*



- Citizen participation
- Agreements
- Reference project
- Private contracts

- **Citizen participation** plan (close relation with neighbours):
  - Briefings per each HOA
  - All the “stations” of the customer journey to ensure a smooth energy efficiency renovation process.
- **Agreement** to the execution of the renovation Works.
  - Reference Project: Final design (High quality solutions)
- **Private contracts** between architectural teams and HOA.

# THE PROCESS

## Technical-economic model

*District scale*



- Municipalities
- One-stop-shop
- Preliminary studies
- Technical model
- Financial model

## Reference project

*Model adapted per building*



- Citizen participation
- Agreements
- Reference project
- Private contracts

## Projects

*Reference project adapted per group of buildings*



- Projects - GIP
- Private tender procedure
- Signed private contracts
- Applications for grants
- Starting of works

- **Global Intervention Projects.**
  - The GIPs aim to harmonize the final design of each building at a neighbourhood scale and aim also to identify other urban renovation opportunities, with the aim of contributing to a global urban regeneration.
- **Joint private tender procedure** for the execution of the renovation works
  - Economy of scale
- Signed private **contracts** between each HOA and construction companies.
- Application for **grants**
- **Start** of renovation works.
  - Queries resolved
  - Ex-post monitoring

# THE PROCESS

## Technical-economic model

*District scale*



- Municipalities
- One-stop-shop
- Preliminary studies
- Technical model
- Financial model

## Reference project

*Model adapted per building*



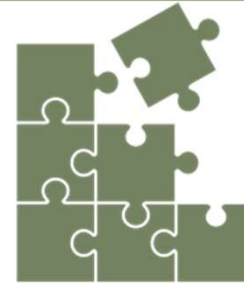
- Citizen participation
- Agreements
- Reference project
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## Projects

*Reference project adapted per group of buildings*



- Projects - GIP
- Private tender procedure
- Signed private contracts
- Applications for grants
- Starting of works



Renovation process in residential stock is quite complex.

# SIMPLICITY



Citizens are the

# KEY



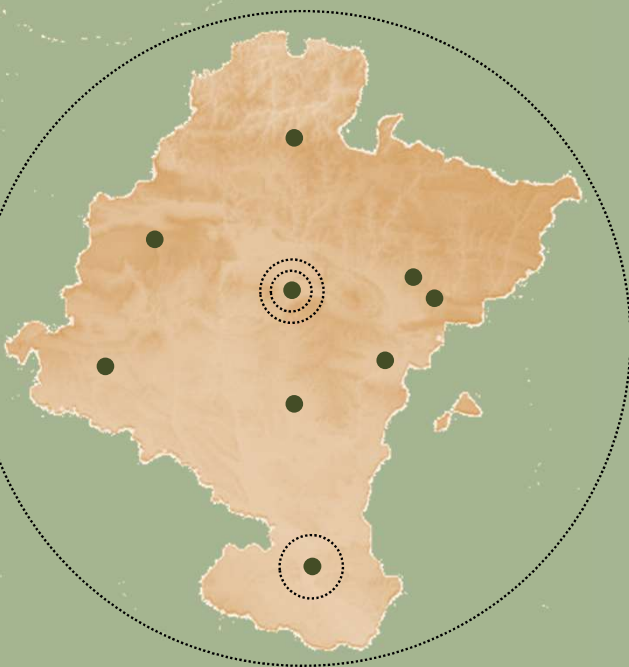
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# 3 EU PROJECTS

A long term path

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# EU PROJECTS



2009-2011

**LOURDES reNOVE**



2014-2017

**efidistrict**



2017-2021

**efidistrict 2**



2017-2021

**sustaiNativity**



2018-2020

**LIFE NADAPTA**



2019-2023

**LC Districts**  
Interreg Europe



2021-2024

**PRIMAVERA**



2021-on going

**New European Bauhaus**  
beautiful | sustainable | together



2021-on going

**Navarra Bauhaus**  
beautiful sustainable together



2023-on going

**Interreg Europe**  
Co-funded by the European Union  
**InterRevita**





# LOURDES **re**NOVE



## Renewable Energy Sources

Renovation of existing DH supplied by biomass.

## Energy savings measures

Integral energy refurbishment of residential buildings.  
Thermal envelopes.

## Social measures

Redevelopment and improvements to the public infrastructures.



## Renewable Energy Sources

New district heating network. Supplied by biomass.

## Energy savings measures

Integral energy refurbishment of residential buildings.  
Thermal envelopes.

## Energy savings measures

Renewal of existing  
District Heatings systems.

# elidistrict

# elidistrict 2

- 642 dwellings renovated
- 13.5 M€

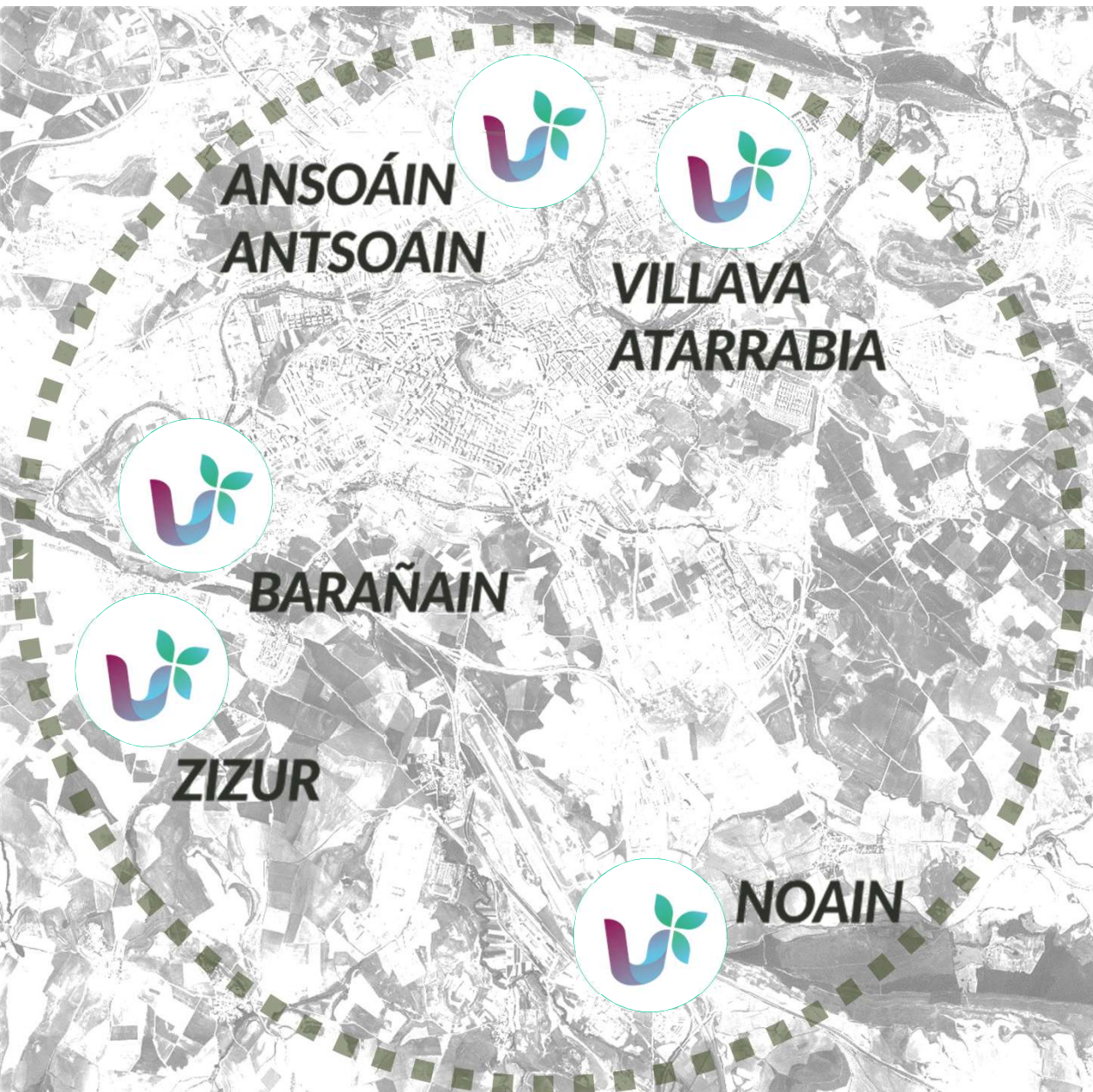
2014-2017

- 1,060 dwellings renovated
- 25.7 M€

2018-2020







sustaiNavility



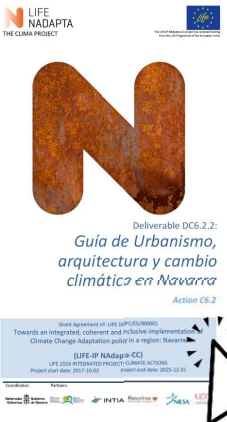
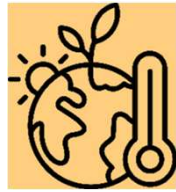
This 3-year project (2018-2020) had the general objective of promoting, within the framework of the Navarra Energy Plan, the investment on energy efficiency and renewable energies in Navarra in 3 main target groups: Public & municipal entities, citizens and Industry.

Private Housing stock figures:

- 5 municipalities
- 17 buildings refurbished
- 385 dwellings
- 1 DH renovated





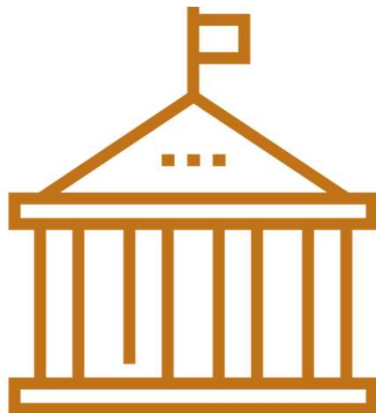




**Interreg  
Europe**



Co-funded by  
the European Union

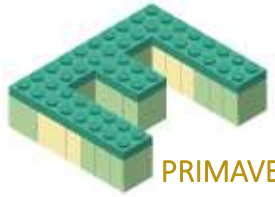


European Union  
European Regional  
Development Fund

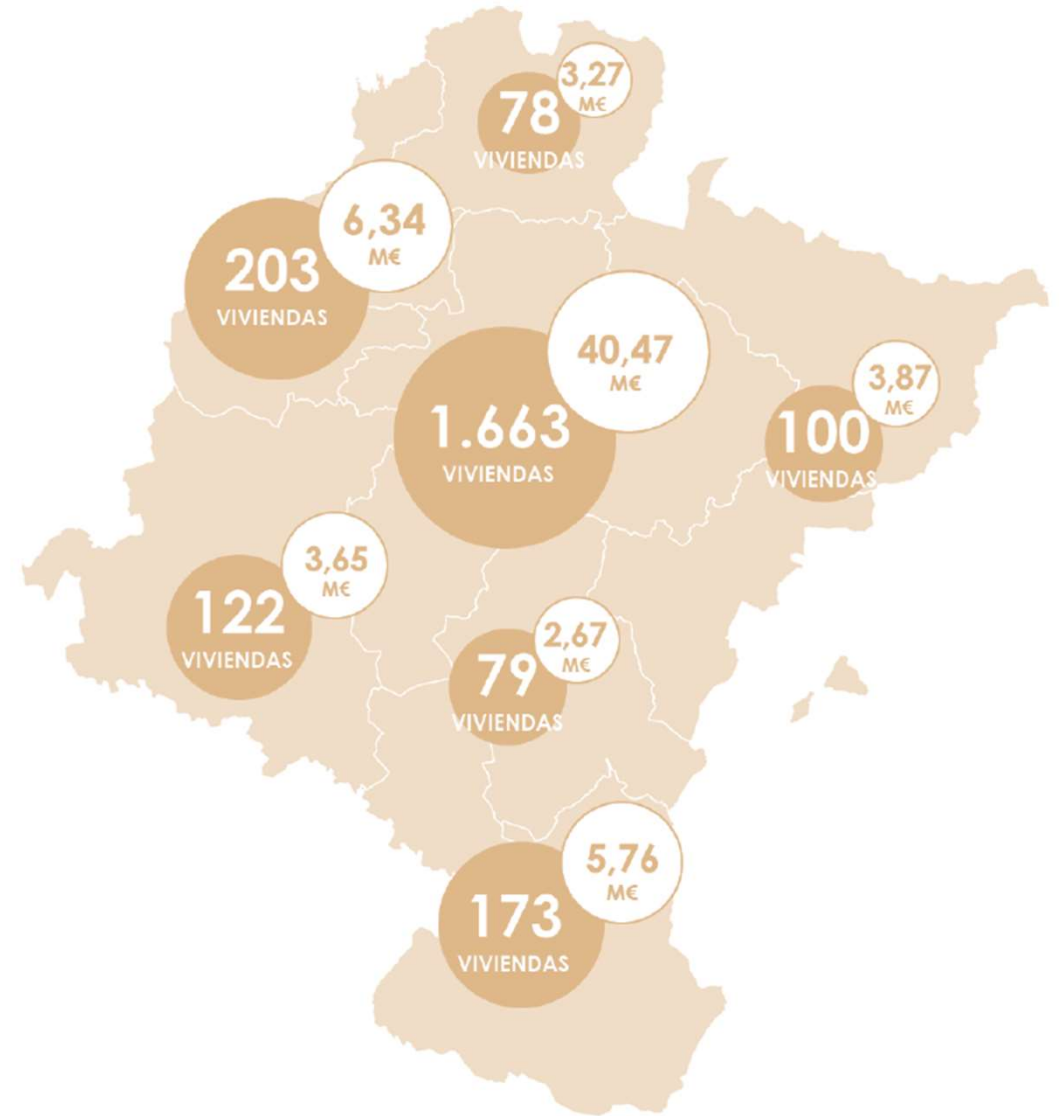
**[ LC DISTRICTS  
POLICY ROADMAP ]**







PRIMAVERA



# REVITALIZATION



Co-funded by  
the European Union

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# 4 LESSONS LEARNED

What have we learned among these years?

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# LESSONS LEARNED



## LOCAL ADMINISTRATION

Management teams in the territory.  
Putting the public authorities in the driving seat of policy development.



## CITIZENS ENGAGEMENT

Participation and engagement of the inhabitants. To create a trusted environment.  
Real solution to energy poverty.  
Use pilot projects as showcases.



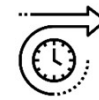
## GLOBAL ACTIONS

Promotion of global action with ambitious energy approaches.  
Aggregation is a must.  
Joint tender procedures.



## FINANCING SCHEMES

Stable financial framework for Homeowners' association and owners.



## LONG TERM APPROACH

Stability over the time.  
The objective is to achieve the execution of the whole global action.

QUESTIONS?



THANK YOU  
FOR YOUR  
ATTENTION

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