

## Problems

Given the context of **rising energy prices**, **fuel poverty** affecting millions of households across Europe and the need to **mitigate climate change**, it is crucial that the existing social housing stock be massively refurbished at very low energy standard.

## Solutions

In the FRESH project, social housing operators and energy services companies (ESCO) from France, United Kingdom, Italy and Bulgaria propose to open the way and demonstrate that **Energy Performance Contract (EPC)** can be used in social housing for low energy refurbishment on a large scale.

## Partners



ICE (International Consulting on Energy - BURGEAP Group) FR



ICF (Housing company of the railways) FR



ACER Reggio Emilia (SHO) IT



Places for people Ltd (SHO) UK



Fontenergy Ltd (ESCO) UK



Bulgarian Housing Association BG



Site:

[www.fresh-project.eu](http://www.fresh-project.eu)

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Financing energy  
refurbishment for social  
housing.

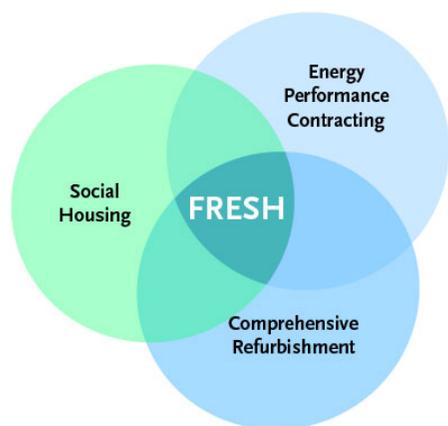
## Financing the complete energy refurbishment of public housing is now possible!

**FRESH** is a European co-operation project that aims to pave the way and demonstrate to Social Housing Operators that Energy Performance Contract can be used for low energy refurbishment on a large scale.

In the FRESH project, social housing operators and ESCOs from France, United Kingdom, Italy and Bulgaria propose to address EPC in social housing aiming at comprehensive refurbishment.

Lack of adapted funding is a major barrier to the energy retrofitting of social housing in Europe.

EPCs have not been used until now in social housing because of the absence of visibility on the business model, although the market is well identified.



The energy performance contract could be an ideal financing tool and a step towards the "green economy", in which an Energy Service Company (ESCO) invests in a comprehensive refurbishment (building insulation and renovation of the heating systems), and repays itself through the generated savings.

**Four pilot sites** have been identified: FRESH will work out the technical and monitoring measures, along with the many contractual, legal and financial issues of EPC. The results will be monitored on the long run and **dissemination activities** will raise awareness about the opportunities but also pitfalls lying in EPC for comprehensive refurbishment programmes.

### The expected results from the project are:

- Tested implementation of energy performance contracts for comprehensive refurbishments in the social housing sector in France, UK, Italy and Bulgaria.
- Concrete tools which social housing organisations and energy service companies can use to implement energy performance contracts.
- Informed stakeholders and professional branches at national and European level, involved continuously throughout the project.



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