

Title and format of the event	Training "Refurbishment of multi-apartment building as a tool to increase its energy efficiency"
Purpose of the event	Support of homeowners associations (HOAs HBC) in collaboration with the owners of apartments in all stages of refurbishment.
Organizer of the event	Center for Transboundary Cooperation – St.-Petersburg
Place	St. Petersburg, Vasileostrovsky district, 7 line, 70
Date	2014, May 22
No of participants	HOA representatives, universities and public organizations in St. Petersburg. Full participants list is in attachment document.
Agenda	<p>1. Presentation: "Methods of estimate the energy efficiency of the building and the typical problems associated with bad insulated" – Irina Aleksejeva (BEF Latvia)</p> <p><i>Discussion:</i></p> <p>In Russia, an energy audit is not included in the list of mandatory energy efficiency measures, unlike Latvia, where it is necessary to obtain the opinion of the energy audit for multi dwelling unit before the overhaul to get co-financing.</p> <p>In the Russian, according to participants implementation of the audit procedure passes slowly enough because is costly (for example, only the price of thermography is about 60 thousand rubles., the cost of energy audit for 6-7-storey building - 47 apartments - about 250 thousand rubles.). State support is absent, funds of owners is insufficiently, apartment owners also see no point in conducting energy audits.</p> <p>2. Presentation: "Methods of motivating of residents and sources of funding for activities to refurbishment of the building. Latvian experience" – Daina Indriksone (BEF Latvia)</p> <p><i>Discussion:</i></p> <p>The main problem in Russia, as in Latvia, is a low awareness of owners about activities for refurbishment and improves the energy efficiency in buildings.</p> <p>Necessary to disseminate information by various methods, the main burden in this matter rests with the chairmen of the HOA. However, according to the participants, there is a tendency to abolish the HOA, because official authority more comfortable to deal with management companies recently in Russia.</p> <p>3. Presentation: "How to organize a general meeting of apartment owners: moderation methods and telling arguments in favor of energy efficiency of the building; fight against defaulters» – Daina Indriksone (BEF Latvia)</p> <p><i>Discussion:</i></p> <p>In Russian legislation prohibits placing in entrance hall list of defaulters, it is possible only after an appeal to the court.</p> <p>One of the effective methods to combat with defaulters in Latvia is an individual contract with each defaulter with a condition of debt services.</p> <p>4. Presentation: "Planning and implementation of energy efficiency measures at refurbishment in the framework of the Program of St. Petersburg on energy efficiency, the role of public-private partnerships, cooperation with authorities, the Russian experience and success examples." - Nikolay Pitirimov (chairman of the nonprofit partnership "City</p>

homeowners association", Russia).

5. Presentation: "Quality Control, the most common mistakes in refurbishment of building" - Irina Aleksejeva (BEF Latvia)

6. Presentation: "Proprietary rights of house for control over the conduct of construction / refurbishment of the house and the necessary actions in case of defects in accordance with applicable legislation." - Natalia Zhilnikova (CTC SPb, Russia)

Discussion:

According to participants to raise awareness of homeowners about their rights need to use the mass media.

One of the problems with the acceptance of new housing is that apartment owners cannot detect latent defects, because do not know where to find them. Participants believed that homeowners must to have recommendations / instructions for acceptance of a new apartment / refurbishment.

Main target groups

Homeowner Associations

Speakers from the ARCEE

Moderator – *Maria Zhevlakova (Center for Transboundary Cooperation - St Petersburg (CTC SPb)*
Natalia Zhilnikova (CTC SPb, Russia)
Daina Indriksone (BEF Latvia)
Irina Aleksejeva (BEF Latvia)

External speakers

Nikolay Pitirimov (chairman of the nonprofit partnership "City homeowners association", Russia)

Reporter

Natalia Zhilnikova, Project Coordinator in Russia, Center for Transboundary Cooperation - St Petersburg (CTC SPb), Maria Lazareva, Project Assistant, Center for Transboundary Cooperation - St Petersburg (CTC SPb) – translation.

Outcome

Despite the fact that representatives of homeowners' associations in St. Petersburg showed small interest to such training, head of homeowners associations participated at the seminar are interested in methods of inhabitants motivation, challenges concerning non-payers, funding sources and ways to refurbishment funding, liability building construction / refurbishment and consumer rights. Main topics presented by Latvian and Russian experts called active discussion of participants. They made special mention of a high level of preparation and organization of the event, as well as a friendly atmosphere.

Feedback from the participants

1. The main impression of the training, knowledge and experience:

- discloses an integrated approach to refurbishment of dwelling;
- practical experiences with colleagues from Latvia and Russia;
- Russia and Latvia have different priorities in the implementation of measures to refurbishment, however, problems are similar in apartment buildings.

2. Questions without answers:

- Which rights do have owners to receive financial support to improve the energy efficiency of the building?
- Effective methods of dealing with defaulters in Russia, specific examples, statistics judicial cases;
- Prospects for further development of housing in Europe;
- Methods for motivation of residents to convince the owners to come to the general meeting, how to



motivate major overhaul and improve energy efficiency.

3. Suggestions for improvement of the training program:

- Attracting the Latvian expert practitioners in the field of housing and communal services;
- More practical examples of motivation homeowners;
- More practical examples of the refurbishment;
- To develop a compendium of best practices on the implementation of energy efficiency measures in buildings.

Main conclusions

- 1. Participants noted the low level of awareness of homeowners on energy-efficient measures in refurbishment and the need to motivate residents.**
- 2. Experience of preparation and organization of the training revealed a low level of interest in proposed topic of the target group (HOA, HBC) in St. Petersburg.**

Lessons learned

Participants got an understanding on complex approach to refurbishment, exchanged experiences with Latvian colleagues on motivation tenants and deal with defaulters

Remarks

Low level of interest in such training among HOAs most likely related to recent change in legislation regarding refurbishment (see the latest edition of country dossier).