

Title and format of the event	Training Seminar “Energy efficiency for managers of homeowners’ associations and housing cooperatives”
Purpose of the event	To introduce training participants with opportunities of improvement of flat owner's motivation to implement energy efficient activities, best practice examples of refurbishment in Latvia, decision-making procedure and possible financing schemes.
Organizer of the event	MAMA-86-Odessa
Place	Odessa, Genezka Str. 24/a
Date	2014, June 27
No of participants	House management companies, house owner associations Full participants list is in attachment document.
Agenda	<u>Session I - Evaluation of the energy efficiency of the building to determine the need of modernization and stages of complex refurbishment to improve the energy efficiency of buildings and energy efficiency measures</u>

- 1. Presentation: „Description of existing energy losses in the housing stock; typical problems associated with poor insulation; assessment methods (simple assessment and energy audit)“ – Daina Indriksone, BEF Latvia**

Discussion:

The participants admitted that refurbishment of buildings is a hot issue in Ukraine during the current political situation and energy dependency in country. The quality of already refurbished buildings is low, because the essence of complex refurbishment is not wide spread among house managers and construction companies. Every tenant is taking care only of his own property – apartment and trying to improve energy efficiency implementing measures such as window changing and insulating apartment inside. These activities prove that the whole building has poor insulation. For the better results in achieving higher energy efficiency of the building, tenants should make a common agreement for a good building insulation. Not only existing buildings have a great heat lose via building envelope and other construction elements, but newly constructed houses also have a bad quality, and it means that in near future the thermal insulation will be needed as well. It is important to be able to make simple assessment of building energy efficiency without attracting professionals; it is a first step to find out the state of the technical condition of a building. The energy audit in Ukraine is not an obligatory measure before the overhaul to get a co-financing and implement complex renovation activities.

- 2. Presentation: „Planning the implementation of measures, time management , quality control, the most common refurbishment mistakes“ – Irina Aleksejeva, BEF Latvia**

Discussion:

It is hard to plan the implementation measures without energy audit and energy auditor's list of measures for improving energy efficiency of a building. But the costs of energy audit are quite high and people choose not to do energy audit, this leads the chaotic implementation of energy efficient measures and as the result the energy savings are low. To avoid refurbishment mistakes and be sure that the quality control is with a high level and energy savings will be significant, in Latvia tenants of dwelling houses have started to use services of ESCO companies. This model of managing and implementing the refurbishment measures was very interesting for the seminar participants.

Session II - Interaction with the owners of the apartments on the possible options and measures (insulation, window replacement , etc.) to improve energy efficiency of the building

- 3. Presentation: „Methods of motivating people to conduct activities on the complex building refurbishment (efficient methods of communication, main ideas)” - *Daina Indriksone, BEF Latvia***

Discussion:

The people are interested in complex refurbishment only if they can save money; the main driver is economical aspects and the amount of investments. House managers have to have clear idea how to inform people about benefits of refurbishment and the process should be transparent, it helps to increase the level of trust to house managers and it helps to come to joint decision. At the moment the trust of level is low and it prevents from common decision making among inhabitants and house management companies.

- 4. Presentation: „Convincing arguments for improving the energy efficiency of the building and good practice examples of complex refurbishment” - *Irina Aleksejeva, BEF Latvia***

Discussion:

The owners of flats believe that only their apartment is a property and don't have common feeling that the whole house is all inhabitants property and they all together should take care of its technical condition. A lot of them are ready to do some measures to improve energy efficiency only inside their flat but not in a whole building, this should be explained by house managers that the individual measures are not efficient as implementation of complex renovation measures. And individual activities can not improve the technical condition of the building. The refurbished house has the higher value on real estate market and increase the lifetime of the building. Participants of the seminar were very interested in best practice examples in Latvia, the main questions were about financing funds and the energy savings.

Main target groups	Homeowner Associations
Speakers from the ARCEE	<i>Daina Indriksone and Irina Aleksejeva (BEF Latvia)</i>
Reporter	Irina Aleksejeva, Junior environmental expert, Baltic Environmental Forum, Latvia
Outcome	Seminar participants were introduced with best practice examples of complex refurbishment in Latvia, speakers gave advices how to improve the energy efficiency of buildings, how to come to common agreement among flat owners to implement measures to increase energy efficiency of the building, how to plan refurbishment of building and how much the quality control is important.
Feedback from the participants	The seminar participants during seminar got the understanding about complex refurbishment approach, exchanged experience with Latvian colleagues on how to motivate inhabitants and the information about financial schemes, which allows the implementation of complex refurbishment of the building, was very useful.



After the training seminar participants wrote down what they think was the most useful at the seminar and what topics are still interesting to them.

Useful information from seminar presentations: ETAC 004 standard of certified construction systems; insurance of overhaul works; building energy audit; new technology how to embed the window frame (tape); ability to obtain financial support from EU funds; support from independent expert during all refurbishment process; the whole refurbishment process – from planning till construction works; ESCO – energy service company; complex refurbishment and individual heat cost allocators.

Topics what are still interesting: specific conditions in contract related to insurance of building and construction work; ventilation systems; how to improve technical condition of building walls before thermal insulation works.

Main conclusions

The refurbishment of buildings is a hot issue and in Ukraine it is at the starting point, it is very important to plan measures accurately to reach the maximum effect. Participants noted the low level of awareness of homeowners about energy-efficient measures in refurbishment and the need to motivate residents.

Participants got an understanding about the complex approach to refurbishment, exchanged experiences with Latvian colleagues on motivation of tenants and financing schemes.

Lessons learned

Participants requested to carry out similar workshops in the Zaporozhye region particularly in Melitopol city.

Remarks

