

Context and promotion of refurbishment of private housing stock in Zaragoza, Spain

Zaragoza Vivienda

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European Context

Since **2015 Paris Agreement** on climate change the Union's puts strong efforts to decarbonise its building stock. Taking into account that almost **50 % of Union's final energy consumption is used for heating and cooling, of which 80 % is used in buildings.**



Therefore, the achievement of the Union's energy and climate goals is linked to the Union's efforts **to renovate its building stock by giving priority to energy efficiency, making use of the 'energy efficiency first' principle as well as considering deployment of renewals.**

European Context

This is reflected in the **Green Deal** presented by the Commission, in which the “**Renovation Wave**” plays a leading role and supported by the **European budget and Recovery Plan**

The Renovation Wave identifies 3 focus areas:

- Tackling energy poverty and worst-performing buildings
- Public buildings and social infrastructure
- Decarbonising heating and cooling

Renovation Wave Priorities



Tackling **energy poverty** and **worst-performing buildings**



Renovation of **public buildings**

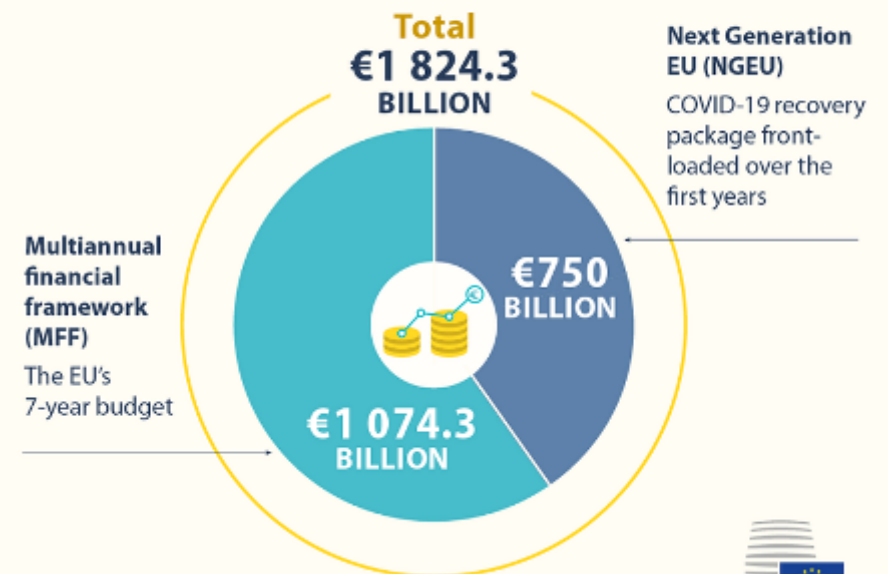


Decarbonisation of **heating and cooling**

The Renovation wave [strategy](#) and [action plan](#) were published in 2020, accompanied by a document, which presents available EU funding budget solutions that could support the renovation wave in different ways

- through direct investments
- by leveraging private investments
- for research and innovation
- to address market barriers and available technical assistance

EU budget 2021-2027 and recovery plan



Spanish Recovery Plan (June 2021)

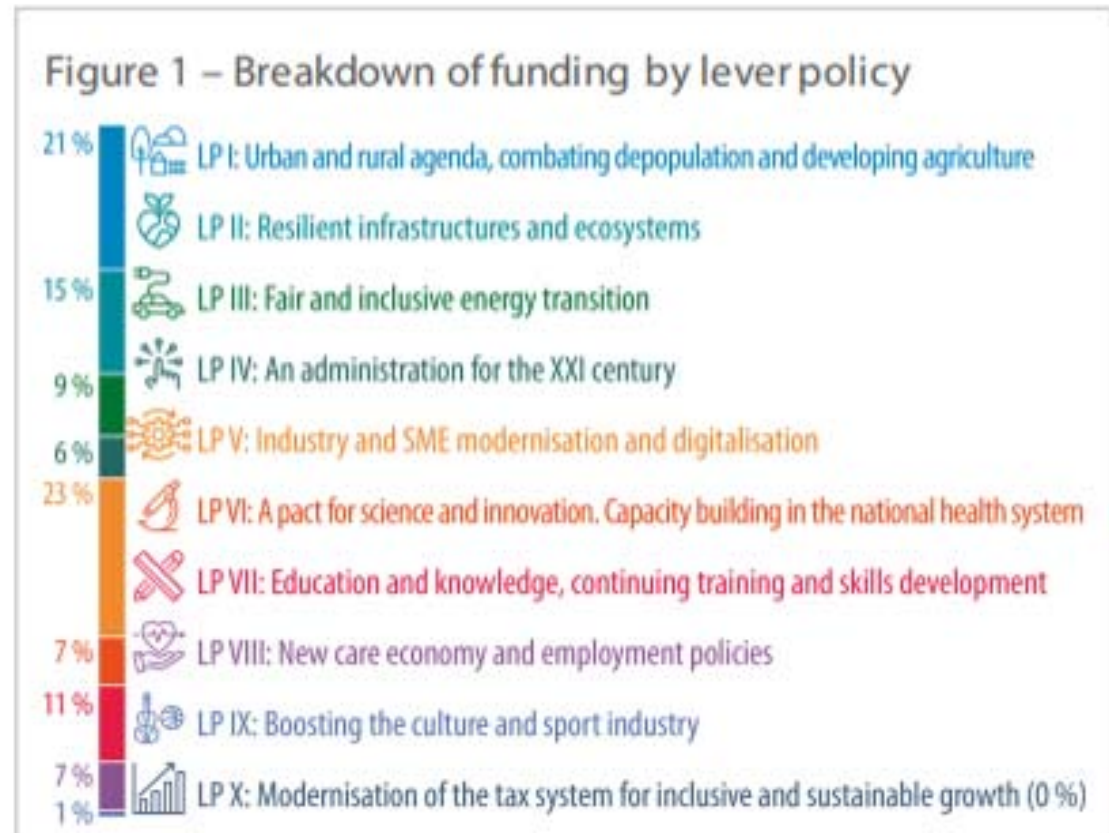


Table 1 – Components of Spain's NRRP

Lever policy	Component (C)	RRF resources (€ billion)	Share
I. Urban and rural agenda, agricultural development and the fight against depopulation	C1. Action plan for safe, sustainable, and connected mobility in urban and metropolitan areas	6.5	9.4%
	C2. Housing rehabilitation and urban renewal plan	6.8	9.8%
	C3. Green and digital transformation of agri-food and fisheries industries	1.1	1.5%
II. Resilient infrastructures and ecosystems	C4. Ecosystems and biodiversity conservation and restoration	1.6	2.4%
	C5. Coastal area and water resources preservation	2.1	3.0%

Spanish context

25,7 Million dwellings in 2020.

Mostly in condominium buildings distributed with require agreements between them to act in the common elements of the buildings.

The tenure status:

77% of Spanish main dwellings is in ownership

17.8% in rental

and 5.5% under other forms of tenure

Almost 60% of Spanish homes pre-date the first Spanish legislation requiring minimum levels of energy efficiency (1979)

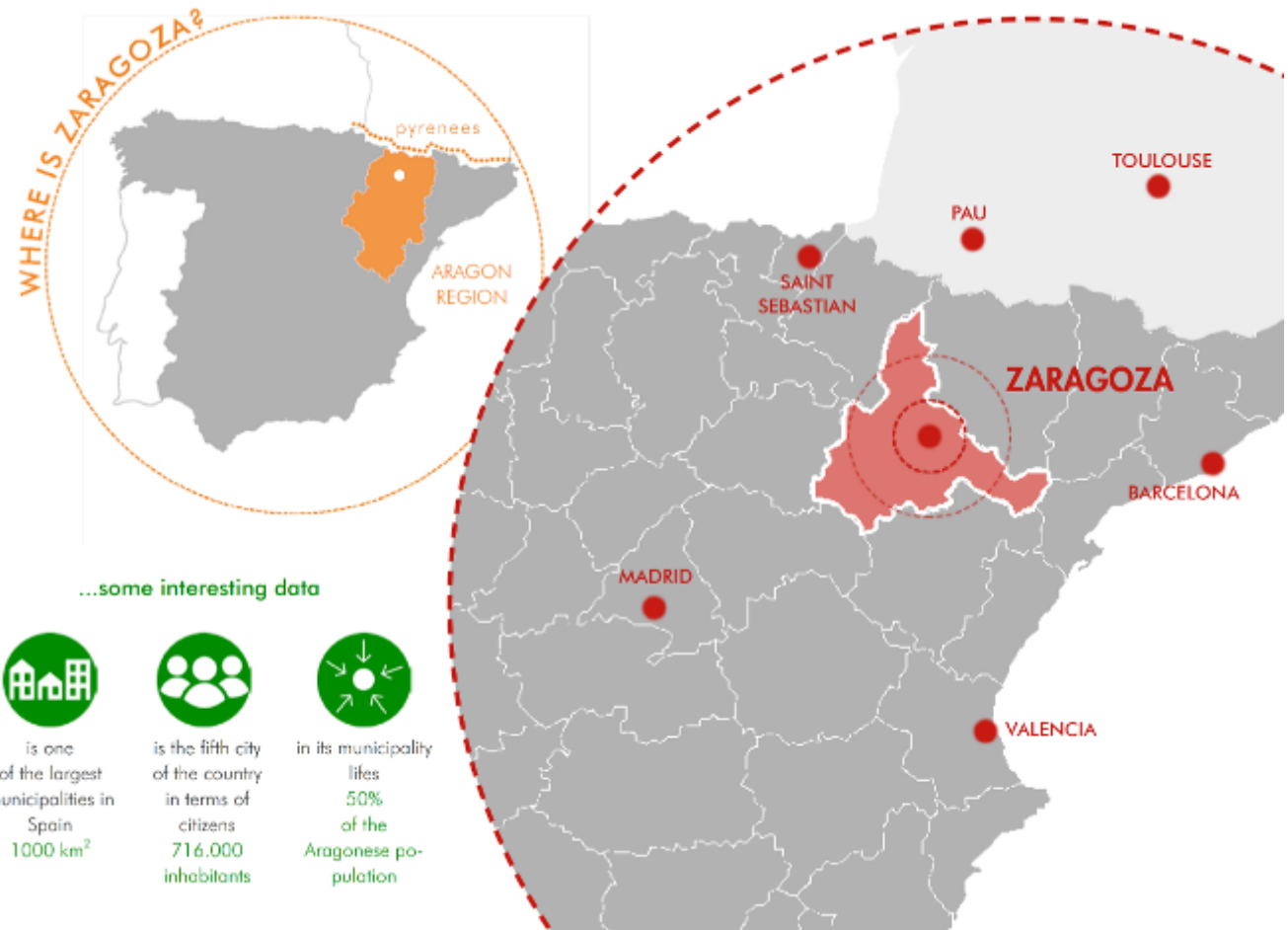


Spanish city case... Zaragoza

Zaragoza is a typical Mediterranean compact City, its the 5th of biggest city of Spain.

The population is around 716.000.

It's an important logistic point due to a perfect location between Valencia, Barcelona, Madrid, y San Sebastián.



Zaragoza's housing stock

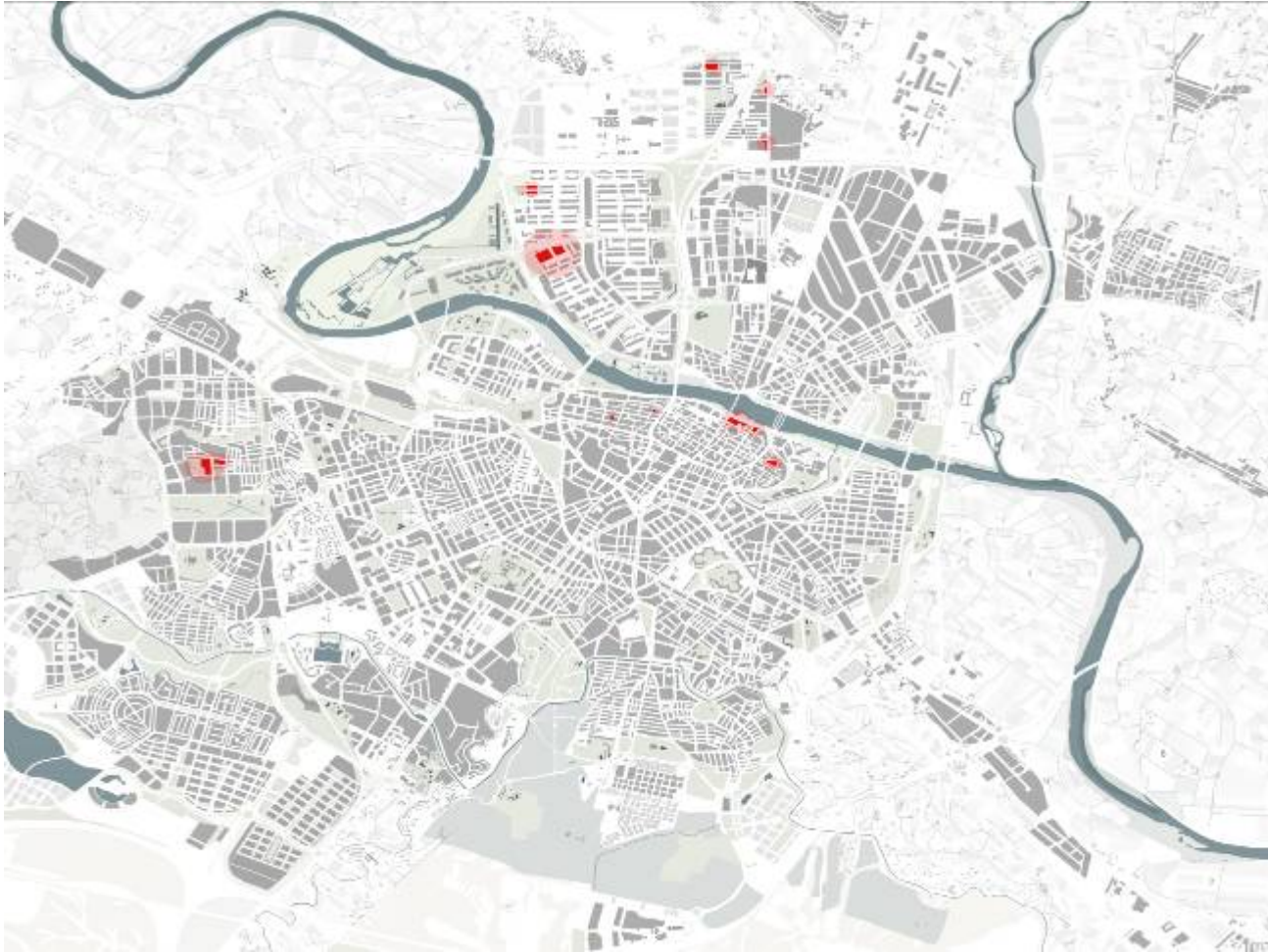


Zaragoza has 327.000 dwellings in multi ownership buildings, condominium

A specific % of agreement of a part of the owner is needed to refurbish the building.

The housing tenure regime is similar to national context 79% owned, 15.5% rented

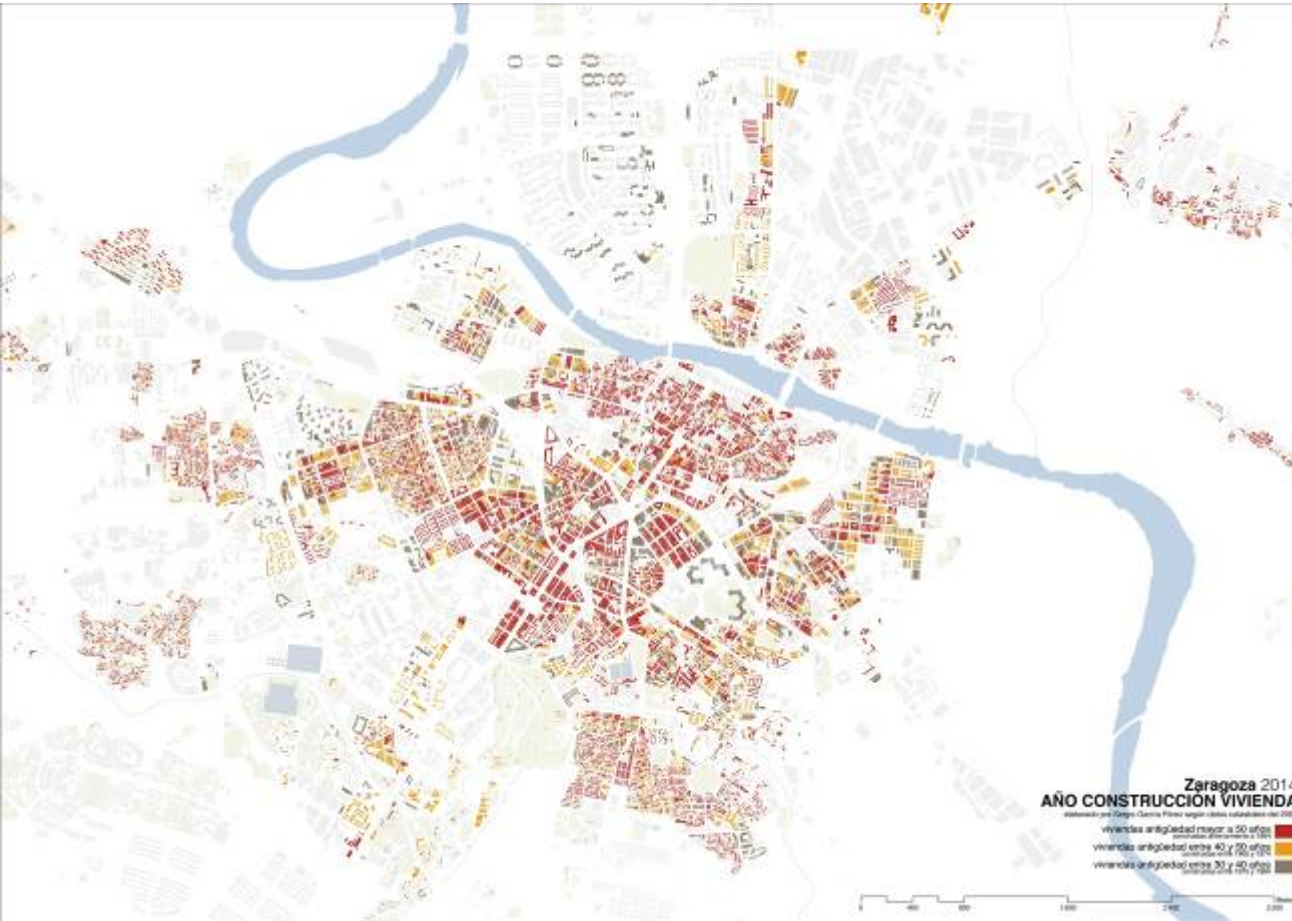
Zaragoza's housing stock



Only a 3% of the rent is protected:
public social rent (with limited
prices established by law) .

Zaragoza Vivienda (Housing
company), manages the social
housing offer with 2,500 social
rent dwellings in order to attend
vulnerable population

Zaragoza's housing stock



59% of our housing stock was built with no insulation

2.300 dwellings refurbished in energy efficiency since 2006

10% of the housing stock is empty (35,000 empty dwellings inside the existing city!)

In order to accomplish the goals of becoming a neutral emission city we have to increase the level of refurbishment following European goals (rate of 3%).

Currently our annual rate is under 1%

Zaragoza's city council tool to retrofit



Zaragoza Vivienda, municipal company has been developing urban refurbishment policies through the specific Municipal Grants and European funds to promote Private Refurbishment of the housing stock in the city.

Our goal is to promote the modernization of the oldest, least efficient or less accessible housing stock by means of public funds through public subsidies that generate private investment.



Promoting Refurbishment of private housings

Through Municipals subsidies



LINE 1

Integral Refurbishment in buildings Energy efficiency (12.000€/ dwelling)



LINE 2

Removal of barriers in buildings Accessibility (6.000€/ dwelling)



LINE 3

Complementary subsidies for low income population In line 1 and line 2 (+1.500€/person)



LINE 4.1

Refurbishment works inside dwellings (6.000€/dwelling)



LINE 4.2

Refurbishment works in private dwellings that have been included into the municipal rent program (ALZA)

Promoting Refurbishment of private housings



Foto: Zaragoza Vivienda

Promoting through our general office:

-Subsidies in all the lines conditioned to energy savings

-Information to obtain the required documents agreements and grants

-- Supervision of the works



Promoting Refurbishment of private housings



Promoting Refurbishment of private housings

Examples of our retrofit projects with municipal subsidies



Before



After



Before

After

Promoting Refurbishment of private housings



Promoting Refurbishment of private housings

National Recovery Plan **2020-2023**



DSITRICT PROGRAM 2021-2023
6,5M€ for the City

SELECTED AREAS OF THE CITY fulfilling
3 criteria:

- Technical suitability (actions to reduce in a 60% the non renewable primary energy)
- Vulnerable population
- High level of maturity in the areas: communities of neighbours interested in order to spent the grants in the incoming years.



Promoting Refurbishment of private housings

National Recovery Plan **2020-2023**



1st phase in 3 districts with

- Proximity offices in 4 neighbourhoods
- Promoting agreements
- Information of current subsidies

max 21.400€/ dwelling

Special tools promoted:

- Book of the building: road map
- Special extra helps to vulnerable population: 100%
- Tax reductions related with funds



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Thanks for your attention:

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