

Vitoria-Gasteiz: Retrofitting Package

Overview

The building renovation intervention consists mainly of envelope retrofitting, which involves the intervention in the façade and cover, improving insulation and air tightness and installing new low-energy windows and doors. The Coronación neighbourhood was chosen for Vitoria for this intervention as it was identified as the city's most vulnerable neighbourhood in terms of social issues, stability, habitability, accessibility and energy efficiency. This district reflects the major challenges in terms of retrofitting and implementation of smart city concepts: very high density, low-medium income and relevant social dimension. The refurbishment of up to 750 homes is co-financed by the SmartEnCity project, and the Basque Country Government has agreed to co-finance in the same way for any other houses in the demo area, if this number is exceeded.

Business Models

The estimated costs for the retrofitting interventions are 21,000 EUR on average per dwelling, including the connection to the district heating network. There are some buildings where the costs are higher because of its initial characteristics (more complex interventions due to existing walls). The final price for the house owners, after discounting the H2020, Basque Government and Vitoria Gasteiz Municipality grants, is 9,600 EUR on average. In addition, the Basque Government and Vitoria Gasteiz Municipality created a guarantee fund for those who cannot afford this investment. VISESA housing public company has an innovative role as “delegate promoter” of the retrofitting actions, on behalf of the Communities of home owners. Through agreements signed between both parties, VISESA manages, contracts, supervises and finances the correct design and execution of the rehabilitation works, delivering the final product “turnkey” to its owners and charging them the cost difference less subsidies.

Citizen Engagement

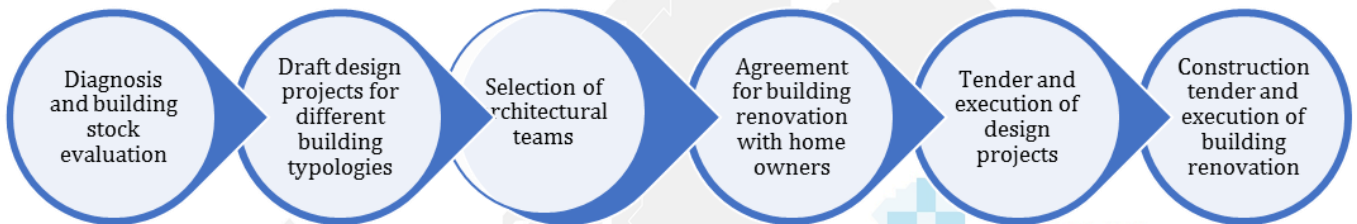
Community involvement and citizen engagement is particularly relevant because the interventions are carried out in private homes and the residents' opinion is decisive. In Spain, if the majority of a building's residents do not agree with the intervention, this might be an insurmountable barrier for the action. Therefore, various agents representing all levels of population, were involved in the discussions. A communication plan was developed, including awareness actions such as workshops, which are carried out throughout the whole project. An information office was opened in 2017 in the heart of the demo district functioning as a communication hub informing about building refurbishment in the district. Also, a municipal website was set up in order to make the main information accessible to all inhabitants from the very beginning of the project.

Benefits

- Increased property values
- Increased health and quality of life
- Increased energy efficiency
- Reduction of energy bills
- Reduction of carbon emissions
- Increased comfort
- Social integration
- Job creation
- Behavioral change

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Process



Stakeholders

Owner(s)	VIRESA
Service/Technology Provider	Architectural teams, construction companies
Users	Home owners
Investors	Home owners, public funding

Investment/Finance

ca. 15 million €

Replication Potential

With many cities in Europe having serious problems with thermal performance in a significant part of their building stock, opportunities for replicating energy efficiency related renovation solutions are plentiful. The management of these renovation processes, including involvement of public and private sectors, citizen engagement practices and regulatory and contracting practices that have been implemented within the SmartEnCity project in Vitoria-Gasteiz can serve as a good basis for replication in many other cities.

Contact

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More information:

<https://smartencity.eu/about/solutions/vitoria-gasteiz-retrofitting-package/>
https://smartencity.eu/media/vg_summary_of_activities_in_demo_district.pdf

