

AN IMPORTANT TOOLKIT FOR ENVIRONMENT AND SUSTAINABILITY

Project objective is to improve the capacity of building managers to unlock the investments, lower the risks and increase the implementation of energy efficiency measures. This includes measures on different scale in everything from light refurbishment to planning and managing of new housing areas and sustainable public investments.

Focus is on the participating regions: Sweden, Finland, Norway, Latvia, Denmark, Poland and Estonia, but the findings is intended - and available - for everyone interested.

The aim is to provide calculation tools that make it easier to invest in the energy efficiency by showing the economic and environmental benefits of the energy efficiency measures.

This leaflet is a first introduction of the project and the eight tools that the project is working on.

SEE THE WHOLE PICTURE

One by one an energy saving measure can be quite costly to apply, but by looking at these issues in a broader perspective and taking life-time costs into consideration it is much easier to justify initial investments. There is a large number of people involved from initial planning to long-term use of a building and everybody need to understand their respective role and how they could contribute to a long-term energy efficiency.

EFFECT4buildings is part of the implementation of the EU Strategy for the Baltic Sea Region. It is a flagship project that demonstrates the progress especially well and serves as a pilot example for desired change – and a more sustainable future.



1

TOOL NO

FINANCIAL CALCULATIONS

FOR BETTER UNDERSTANDING OF ENERGY INVESTMENT PROFITABILITY

Building managers need more varieties and better ways of calculating the profitability of investments. This new tool provides several calculation methods for comparing alternative energy efficiency solutions.

Outcome: White paper with a financial calculation tool for energy efficiency investments.



2

TOOL NO

BUNDLING

TOTAL CONCEPT CALCULATIONS INCREASE FEASIBILITY OF ENERGY EFFICIENCY INVESTMENTS

Bundling is a way to merge many smaller investments in to a bigger investment package.

Bundling multiple measures can make it profitable to invest on a larger scale or make a deep renovation instead of a single energy efficiency solution.

Outcome: White paper with tools for bundling of investments to help more profitable measures finance the less profitable ones and to make investments bankable.



3

TOOL NO

ENERGY INVESTMENT FUNDING

HOW TO FIND THE APPLICABLE FUNDING SCHEMES

Increased and shared knowledge on various ways to finance can accelerate energy investments. Different funding solutions, available in European countries, are explored as well as adaptation and promotion of them.

Outcome: Guidelines on how to use EU funding tools and other national funding opportunities.



4

TOOL NO

CONVINCING DECISION MAKERS

FOR BETTER UNDERSTANDING OF ENERGY EFFICIENT INVESTMENTS PROFITABILITY

What is best practise when convincing decision makers to invest in energy efficiency? This tool will help building managers by sharing experience regarding the process, the tools and instruments that can be used.

Outcome: Training material and a guide with arguments, recommendations and good examples for the target group for convincing decision makers in implementing energy efficiency investments.

TAKE PART – GET IN TOUCH!

The overall aim for this project is to gather all knowledge and good examples to be found within the energy efficiency field and convey them to building managers and others.

According to this we welcome everybody who:

- Want to contribute with their own experience
- Can guide to interesting case studies or scientific findings
- Can point out good examples (carried out projects, energy saving methods and measures, etc)
- Want to ask questions
- Want to take part of the toolkit (white papers, guidelines, policies, etc)

Main website: www.effect4buildings.se

Twitter account: @EFFECT4building



5

TOOL NO

ENERGY PERFORMANCE CONTRACT

COVERS COST OF INVESTMENTS BY OUTSOURCING TO EPC PROVIDER

EPC projects can be used to cover costs of energy efficiency investments by guaranteed savings. We need to promote, improve and implement EPC in future building projects.

Outcome: White paper with tools to facilitate the use of EPC models and the support of ESCO providers implement more energy efficiency measures.



6

TOOL NO

MULTI-SERVICE-CONTRACTING

A HOLISTIC APPROACH TO ENERGY EFFICIENT RENOVATIONS TAKING INTO ACCOUNT OTHER BENEFITS THAN ENERGY EFFICIENCY

Multi-service-contracting seeks to add value to a contract by taking benefits such as improved indoor climate, facility management and maintenance into account, which will result in a better use of the building and improved experience for the users.

Outcome: White paper with tools on how to use Multi Service Contracts as a way to increase the effectiveness of energy efficiency investments including.



7

TOOL NO

GREEN LEASING CONTRACT

SPLIT RESPONSIBILITY AND INCENTIVES BETWEEN OWNER AND TENANT

By establishing of an owner/user environmental contract improvements can be achieved and positive economic outcome can be split between the parties.

Outcome: White paper with tools on how to use Green Leasing contracts to create for energy savings split incentives between building owners and tenants.



8

TOOL NO

PROSUMERISM

CONSUMER PRODUCTION OF ELECTRICITY, FOR SELF-CONSUMPTION AND GRID

Prosumerism means to both produce and consume energy. This tool focuses on solar energy production in buildings. Helping municipalities to enable energy production with roof-top solar panels for own use and for the energy market in order to improve energy independence and environmental impact.

Outcome: White paper with tools describing the most cost-effective way to become prosumers of energy.

A TOOLKIT FOR IMPROVED ENERGY EFFICIENCY IN PUBLIC AND PRIVATE BUILDINGS