



Together we change Romania
and its buildings!



BUILD UPON WORKSHOP

#3 Bucharest, Romania

18 APRIL 2016

**CO-CREATING OUR NATIONAL RENOVATION STRATEGY
THROUGH “AN AMBITION STATEMENT IN 10 POINTS”
CREATED FROM THE RECOMANDATIONS OF THE
STAKEHOLDERS ENGAGED IN AN EXTENSIVE
CONSULTATION PROCESS.**



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SUMMARY OF THE BUILD UPON 3RD WORKSHOP IN ROMANIA – Bucharest, 18 April 2016

The third workshop of the “Change Romania with BUILD UPON” project was titled “Changing Finance, Financing Change” and held in Bucharest on 18 April 2016, organized by Romanian Green Building Council (RoGBC) and hosted by the European Commission Representation headquarters. 32 participants attended the event joined by 12 persons participating via live webcast. The topics discussed focused on increasing awareness of green finance including green mortgages or other types of green loans for housing and building owners/investors and on the financial barriers and tools for the implementation of a sustainable strategy for the building stock renovation. Participants represented diverse sectors including construction businesses and professionals (34, 6%), financial institutions (15, 4%), NGOs, the energy sector, academic/research, building users and media representatives.

The event was opened by Ms. Cosmina Menghes, Deputy Political Reporter at European Commission Representation in Bucharest. She explained that European Commission wants to create a green future and they concentrated their effort by developing a dedicated program to identify the challenges of financing energy efficiency in Europe. She declared that “the European Commission fully supports the efforts to address the challenges in financing energy efficiency by funding and promoting interdisciplinary dialogue with all stakeholders”. Dr. Monica Ardeleanu, Executive Director of RoGBC followed with a presentation on the BUILD UPON project. She reiterated that we need an ambitious strategy to renovate Romania, a strategy that represents us and allows us to increase the quality of life, accompanied by an effective implementation plan. The new strategy will be a consequence of a process of co-creating policy through transparent and inclusive, dialogue between all parties.

Mr. Luca Bertalot, Secretary General of the European Mortgage Federation expressed his support for developing a green mortgage and green finance program in Romania. He stated his organization will try to launch a new initiative on mortgage for energy efficiency, which will stimulate borrowers through a preferential interest rate or larger loans for the purpose of supporting energy efficiency improvements in their properties. Other topics included Mr. Peter Seizov representing the Investor Confidence Project and International Ready Energy Efficiency (IREE) and Mr. Ioannis Orfanos, Director of Green Value Associates presenting “Financing sustainable renovation”. Ms. Elena Răștei of the Ministry of Environment, Water and Forests, presented news about new financial tools “Casa Verde” and “Casa Verde Plus”; Both tools that will be financed from the Ministry’s Environmental Fund.

The organizers used the “World Café” (www.theWorldCafe.com) facilitation methodology to engage the participants and hear their recommendations to important questions such as:

- What are the barriers for the development of a market for the financial instruments such as Green Mortgages and Green Loans in Romania?
- What type of incentive programs can local/central administrations offer to support deep and sustainable renovations?
- What financial instruments would be relevant for helping the effective renovations from energy point of view and sustainability?
- What will motivate the investors beyond financial profitability to substantially raise their interest in green renovations?
- How can the interest of public investors be for green financing instruments?
- What will motivate banks to finance efficient renovation and sustainable energy as well as new green projects?

CONCLUSIONS FROM PARTICIPANTS: can be summarized that financial instruments are essential for supporting sustainable renovation of the building stock, both residential and commercial and private and public investment. Other feedback was that to support sustainable renovations, public authorities should develop incentives programs, such as rebates or tax exemptions, better access to Romania’s Environmental Fund and European Funds for the 2014-2020 program, extra points for energy efficiency in funded project evaluation and a better involvement from the Ministry of Public Finance. In addition, the most relevant financial instruments are considered bank loans, public funding mechanisms, reducing property taxes, and expedited building permits. The participants noticed the bank’s reluctance in financing sustainable energy and recommended to stimulate them to make them see the real benefits of those investments consisting of low risks of loan default and a good rate of return.

An additional opinion: from the last 5 years of experience that the country’s private banks are really reacting if they are involved in dedicated financial programs from International Financial Institutions such as the World Bank, European Bank for Reconstruction and Development (EBRD), and the European Investment Bank (EIB). This assures the private banks will have additional support and benefits within those programs such as: technical assistance from experts and subsidies (on interest or grants for the clients). The grant’s for the clients through the banks can be considered not only a benefit for the banks but a benefit for their clients.

View these recommendations integrated into the “[Declaration in 10 Points](#)” in sections 2, 4, 5, 6 and 9.

You can find reports on each of the BUILD UPON workshops [here!](#)



www.buildupon.eu/dialogue/countries/romania/



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