

IMAGINE A BUILT ENVIRONMENT THAT
ENABLES A HIGH QUALITY OF LIFE FOR ALL



PUBLIC BUILDINGS RENOVATION - BARRIERS AND INITIATIVES

PROJECT BUILD UPON
2nd Czech National Workshop
Dolní Břežany, 7 June 2016
ELI Beamlines



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Funded by the Horizon
2020 Programme of the
European Union

EUROPE REGIONAL
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Public buildings sector renovation – approach of the Government

Workshop on building renovation of the public sector is the second in a series of national workshops dedicated to the promotion of national renovation strategy. In this case, barriers and removing them by initiatives have been discussed in relation to public buildings. It is clear that in this segment, the state, municipalities and organizations established by them have the most significant role (as they all utilize resources from the state budget). It is for the public sector a clear commitment that resources being used by the public sector have to be spent with care of responsible managers.

The main objective of this workshop was therefore to promote a national strategy for the renovation of public buildings. This objective is in this specific area buildings of three main parts:

- Discuss the government's approach and identify barriers to building renovation and seek ways of eliminating them
- Seek new funding opportunities for quality renovations from other sources outside the state budget and grant titles
- Involve media to communicate the government's approach to its buildings and thus set good examples to the general public

PURPOSE OF THE WORKSHOP

- Continuing discussion about the quality of buildings and renovations in the CR and search for the possibility of further acceleration
- Further development of cooperation between CZGBC with the government and providing assistance and direct cooperation in the preparation of national renovation strategy
- Interaction of government representatives as the creators of the legislative environment in renovating the buildings and on the other hand architects, designers, contractors and building managers as users of this legislation and candidates for public contracts
- Promotion of Access fourth state institutions for renovation of public buildings

The main topic of the day were barriers to high-quality renovation of public buildings and current and planned initiatives which can encourage renovation of buildings. Well renovated public buildings can serve as a good example for the wider public and thus help accelerate the construction market. Key barriers in the sector are specifically financing, public procurement and knowledge capacity of representatives of the public sphere for knowledgeable decision.

Specific topics in this area are the state's approach and its future plans as a part of the national strategy, including the obligatory renovation of the central government building stock under the EED, financing of quality renovation using subsidy programs, as well as the use of private funds and other alternative finance instruments. The topic was mostly presented and discussed with Vladimír Sochor, director of the Department of Energy Efficiency and Savings of the Ministry of Industry and Trade, which is responsible for these topics. In April 2017 the Czech Republic should introduce an updated version of the national renovation strategy, which was also one of the topics discussed.

Further activities of the Ministry were introduced by the Coordination Committee for Energy Efficiency, which is the Czech Green Building Council is represented by the Alliance Chance for Buildings. Currently Coordinating Committee finalized deals with a single methodology of reporting energy savings that will be applied to the expenditure of public funds. The aim of the cooperation is now to streamline the use of funds, among others for the renovation of buildings. Insufficient personnel capacity of the Ministry for wide spectrum of activities in the field of energy efficiency have also been discussed including a possibility of other organizations to be directly helping with the strategy.

After discussing government representatives were presented practical experience with the preparation and completion of careful and quality renovation of school in Buštěhrad in relation to public procurement. The project was prepared in cooperation of Buštěhrad city and the University Centre for Energy Efficient Buildings – UCEEB.

MAIN OUTCOMES OF THE WORKSHOP AND CONCLUSIONS

1. There should be focus on the use of private funds and other alternative methods of funding beyond the subsidy programs, for example in the form of bank loans or through the Energy Performance Contracting method and other motivating financial instruments.
2. Public procurement and motivation to prepare contracting orders to ensure quality and effective solutions in long-term are crucial. Active participation of the Ministry of Industry and Trade on a series of workshops on public procurement, organized by the CZGBC has been agreed.
3. Well renovated public buildings have to serve as a good example for the wider public and thus help accelerate the construction market.
4. Crucial barrier in the sector (besides above) is knowledge capacity of representatives of the public sector for making knowledgeable decision.
5. It is a necessity to have a conceptual medium and long term plans for renovations (and generally any investments) for any public body.

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This project has received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement No 649727.