



NATIONAL CONTEXT - BULGARIA

Requirements of the European directive on energy performance of buildings have been transposed into national legislation through the Energy Efficiency Act, passed by National Assembly on February 19, 2004 and published in the Official Gazette on March 5, 2004. This Act shall regulate social relations connected with state policy for improving energy efficiency and energy efficiency services. Implementation of the Energy Efficiency Act is supported by the following acts:

Regulations concerning:

- Energy performance of buildings - in force since January 1, 2005;
- Energy efficient auditing - effective January 1, 2005;
- Energy efficient certification of buildings - in force since January 1, 2005;
- Energy consumption of buildings - in force since March 1, 2005;
- Design of technical systems and installations in buildings - in force since March 1, 2005, Regulation on the technical passport of the buildings - in force since December 28, 2006.
- Model certificate for energy performance of building



ciency in the construction, operation, maintenance and renovation of housing. The National Platform POWER HOUSE for Bulgaria has hosted 18 meetings and seminars attended by about three hundred participants.

The impact of global financial and economic crisis efforts to improve energy efficiency in housing is delivered in two mutually opposite directions:

- The growing importance of energy efficiency measures in the light of reducing real incomes of residents and hence their ability to meet ongoing costs associated with energy consumption of dwelling;
- On the other hand, due to decreased demand for new construction services as a result of tightened market services for energy efficient renovation of buildings have become more accessible;
- Both factors have a positive impact on entry and spread of activities in energy efficiency in the existing housing stock.
- Reduction of funding opportunities for energy efficient renovation of buildings as a result of restrictions imposed on subsidies through public budgets and the reluctance of banks to lend to these activities.



NETWORKING in Bulgaria

The construction and successful operation of the National Platform for Power House Bulgaria led to the establishment and

strengthening of organizational structure and interactions:

- Horizontal linkages comparable in character and actions partner organizations such as energy agencies (Energy Agency of Plovdiv, Black Sea Regional Energy Centre, SOFENA En) and NGOs in the field of social integration as Habitat for Humanity;

Bulgarian Housing Association Work on Energy

POWER HOUSE National Platform for Bulgaria aims to make energy efficiency in housing a political priority at national, regional and local level to achieve the adaptation of relevant legislation and the mobilization of private and public finances. It sets itself the task of stimulation of policy innovation, as well as financial, technical and social mechanisms to improve energy efficiency in the residential sector. The national platform is a source of information and expertise in energy effi-



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- Vertical linkages with institutions, policy makers in the sector such as local and central authorities - the Ministry of Regional Development and Public Works, Energy Efficiency Agency, Energy Efficiency Fund, Sofia Municipality, Municipality Pernik Municipality Belene;
- Mediation relationships between end users and specialist suppliers of building services and energy efficient equipment.

New Union of Association of Owners:

The project has set up a support panel Union of Associations of owners (CAC). It was called to assist, train and support all existing and future homeowners' associations in Bulgaria on issues of energy-efficient maintenance and management of their homes. Another area of activity is consulting help desk support space for various activities related to the renovation and management of residential buildings in the condominium property. The basic principle is the combination of transversal consultancy, professional support and learning, the CAC provides support in the following business areas:

- Consulting services and expert support to homeowners and their associations;
- Training for energy efficient renovation and subsequent maintenance of existing and future homeowners' associations;
- Consultancy for implementation of projects for energy efficient renovation, management and maintenance of residential buildings by current and potential institutional and individual members of the CAC.

What we need to learn from European Counterparts

Bulgarian organizations - participants in the project would like expert assistance from its European partners to carry out renovation of residential buildings in respect of:

- Existing national and regional programs for residential renovation - legal, financial and organizational aspects;

- Making the necessary relationships with public and private sectors that are relevant to this process;
- Preparation of the preliminary program of requirements as a basis for housing renovation projects;
- Implementation and monitoring activities in residential sanitation;
- Expert assistance for the management of contractual relationships;
- Needs assessment and preparation of tenders;
- Calls for tenders, contract management, implementation and monitoring of contracts;
- Expertise for providing training on a voluntary or professional property managers in residential buildings in the condominium property.

Results of EU projects of interest in Bulgaria

We chose models of best practices for energy efficient renovation of buildings that are as applicable in Bulgarian conditions. These practices are the following projects:

Demohouse Catalogue of existing technologies for energy efficient and sustainable retrofitting of housing.

Demohouse Handout decision making for sustainable and energy efficient renovation of housing. Inofin Examples of successful projects for energy efficient renovation of buildings in the Netherlands, the Czech Republic, Latvia, Poland and Bulgaria. Inofin Review of best practices and experience in financing the renovation of social housing in Denmark, Germany, Netherlands, Bulgaria, Czech Republic, Latvia, Poland and Slovakia as well as a description of their corresponding regulatory, institutional and financial framework for the implementation of energy efficient housing update.





Infin Guidelines for the financing of housing renewal in the new member states. It is addressed to decision makers at national, regional and local levels, as well as all other participants who can contribute to the creation and initiation of specific financing schemes applicable in the social housing sector.

The Rosh Handbook for sustainable retrofitting of social housing for architects, engineers and consultants. Rosh set of 10 demonstration projects for sustainable retrofitting of social housing in Europe. Tackobst book recommendations, identifying the main barriers to energy efficiency in social housing sector and proposed recommendations to address identified barriers.

FINANCE

In 2005 the Council of Ministers of the Republic of Bulgaria adopted a National Programme for Renovation of multi-storey buildings. The program aims to support large-scale renovation of existing buildings into condominiums, with priority given to large-panel residential buildings, such as those with the most acute problems. The program provided a subsidy of 20% for the renovation of these building.



The implementation of the National Program for renovation of multi-storey residential buildings in the period 2006 to 2010. was practically blocked due to failure to planned budget allocations and lack of organization by the Ministry of Regional Development. Operational Programme "Regional Development" 2007-2013. This program is approved by the European Commission in 2007. and managed in Bulgaria by the Ministry of Regional Development. However the organizational structures to absorb the available 40 million in program grants, of which 85% grant from the EU do not exist. Expected in 2011, The Ministry of Regional Development is to establish the necessary organizational structure to exploit the resources provided by the European Union.

The Potential

Poor performance of buildings in a condominium ownership regime and inadequate system of management and maintenance, force residents to consume more than double the energy required. The greatest heat loss occurs through exterior walls (25-35%) and windows (55-65%).

Buildings in the condominium property in need of urgent measures to improve energy efficiency through:

- High share of residential sector in total energy consumption in the country, with significant potential for saving energy and increasing the comfort;
- The constant increase of prices of energy and dynamic depletion of world reserves of fossil energy sources;
- The requirement to promote renewable energy sources.
- Actions of mass energy efficiency of dwellings in buildings - condominiums are expected to make 35-50% savings in heat;
- Huge positive environmental impact of reduction in emissions of CO₂;
- Expected increases in market value of the renovated homes (commensurate with investment in the renovation); tangible impetus for the construction sector and employment (SMR volumes commensurate with the current new construction);
- Significant collateral effects on all sectors of the economy and improving its competitiveness.



THE PROJECT

With the support of the European Commission's "Intelligent Energy - Europe" programme, POWER HOUSE EUROPE will serve to accelerate empowerment of residents and up-skilling of professionals working to reduce the carbon footprint of the social housing sector. This will be done by drawing on the existing European pool of know-how and resources and facilitating the exchange of success stories and lessons learned.

POWER HOUSE EUROPE is a gateway to:

- Resources for social and cooperative housing professionals to support the develop their energy efficiency strategies;
- An on-line forum for information and knowledge exchange between professionals in the social housing sector;
- Information on strategies, legal, institutional and financial measures which have proved successful around the EU and the CECODHAS-Housing Europe Energy Policy work;
- Examples of both retrofitting of older properties and low energy new construction, effective partnerships with residents, ICT applications for empowering residents and more;
- Updates on development and policy discussions on EU legislation related to energy efficiency and renewables in housing;
- Updates on EU project funding and structural funds;
- Partnerships between local social and cooperative housing providers;

POWER HOUSE National/Regional platforms which gather enablers of the energy transition from all sectors to work in partnership.

BHA – The Bulgarian Housing Association

BHA – The Bulgarian Housing Association, established in 1994 works to participate in the implementation of the National Housing Strategy and in governmental institutional, financial and legal reforms in the housing sector, to support the establishment and further development of a network of non-governmental housing organizations in Bulgaria where the national level of private ownership currently stands at 97%, to promote best practice in the maintenance, management and renovation of the housing stock in compliance with the contemporary requirements and European standards and to help the homeless and vulnerable social groups.



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