



Energy renovation of multi-apartment buildings

*A Policy Brief from the Policy Learning Platform
for a greener Europe*

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Summary

Multi-apartment buildings make up a significant portion of Europe's building stock, with 48% of the EU population living in apartments, reaching more than 60% in Estonia, Spain, Malta and Germany. At the same time, most of Europe's building stock was constructed before 1980, with limited consideration of energy efficiency. As a result, there is a considerable need to renovate multi-apartment/multi-occupancy buildings, meet our climate targets and achieve goals under the Energy Efficiency and Energy Performance of Buildings Directives.

However, the process of renovating multi-apartment buildings can be highly complex and technical, with challenging decision-making procedures. Renovating requires decisions to be made by the various co-owners, which may have different awareness of the benefits and different financial capacities. As such, reaching consensus is difficult, thus creating inertia in the renovation process.

Public authorities at all levels can have a role in encouraging renovation, helping to overcome informational, financial and organisations barriers, with numerous examples existing across Europe which can be taken as models. One-stop-shops, overseeing the whole renovation process, are advocated by the European Commission and are emerging in many regions as well-proven support structures, but public authorities can also encourage renovations by communicating on the benefits of energy renovation, simplifying decision-making and permitting procedures, acting as aggregators for joint projects and group procurement, and providing financial support and incentives.

Significant support is available at European level under the European Regional Development Fund and Cohesion Fund, amongst others, for regions looking to develop support instruments. This policy brief presents success cases and lessons from across Europe, gathered from Interreg Europe projects and capacity building activities of the Interreg Europe Policy Learning Platform.

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Multi-apartment buildings

A (multi-)apartment building, also called a multi-family building, multi-occupancy building, multi-unit building or condominium, is a residential building containing multiple independent housing units, each with its own kitchen, bathroom and living spaces, but shared structural elements and common areas, such as foundations, walls, roof, stairwells and corridors.

Beyond this basic definition, multi-apartment buildings can vary significantly. In some cases, heating and cooling equipment are shared, in some they are installed in each apartment. Some may be purpose-built apartment blocks, others may be converted town-houses or buildings initially constructed for non-residential purposes, or they may be dual-use buildings, including commercial properties (shops, etc.). Additionally, multi-apartment buildings can have different ownership and management structure, and may contain a mixture of owner-inhabited, social and rented properties. There is also widespread differentiation in building types across countries. Many central and eastern states have a high number of multi-apartment buildings in significant need of renovation, having been built during the soviet era in a highly industrial, pre-fabricated manner, built between the 1950s and 1980s, which face specific challenges for renovation.

As the International Union of Property Owners points out, apartment owners, “do not always realise that there are common areas, obligations, restrictions, and costs other than those linked to their property, and that they will have to deal with other people, as well as in some cases, share the building with shops and offices. They also may not fully realise that they are not only buying their own home, but that they are becoming members of a community.”¹ Lay people, as co-owners, are responsible for many different aspects of a large and technical building system, which they are ultimately ill-equipped for.

According to Eurostat, 48% of the EU population live in an apartment, varying from more than 60% in Spain, Malta and Germany, to 20% in the Netherlands and 10% in Ireland.² At the same time, around 85% of EU buildings were constructed before the year 2000, and 65% before 1980, with 75% of the total having poor energy performance.³ Tackling this will require widespread renovation of Europe’s building stock, including the significant percentage which is made up of multi-apartment buildings. However, at present, the annual renovation rate is only around 1%, which needs to increase significantly if we are to meet climate targets.⁴

Building types and ownership models

Precise definitions of multi-apartment buildings (or equivalent) are left to national authorities to define; there is no EU-wide legal definition of such a building. This reflects the wide range of building types and legal forms in use across the continent, with each country (or region) having their own rules and regulations. In many central and western countries, when apartments in a single building are owned by multiple people, owners have full property rights over their units and co-own parts of the common buildings, while in comparison, under the Nordic model, residents become shareholders of a co-operative company which itself owns the entire building (both common and private parts), but have exclusive right to use their units.⁵ Legal forms may or may not have a separate legal personality but can usually conclude contracts or take loans for repairs and renovations. In Italy and Spain, for example, multi-apartment buildings do not have a full legal personality, limiting the ability to sign contracts.⁶ As well as different ownership models, there are also a number of management approaches. The most widely used

¹ *International Union of Property Owners – Multi-Unit Buildings Ownership Guide*, p. 8

² [Eurostat: Housing in Europe – 2024](#)

³ [European Commission, DG Energy – Energy Performance of Buildings Directive](#)

⁴ [European Commission, DG Energy – Energy Performance of Buildings Directive](#)

⁵ *International Union of Property Owners – Multi-Unit Buildings Ownership Guide*, p. 14

⁶ *International Union of Property Owners – Multi-Unit Buildings Ownership Guide*, pp. 21-23

is that of the Homeowners' Association (HOA) comprised of all owners, but others may have dedicated management structures and professional support.

The table below presents a rough overview of some different ownership models. It is only illustrative and intended to indicate the complexity of building ownership models, but is by no means comprehensive.

Concept	Definition	Management Entity
Condominium	Each apartment is individual owned, but land and common areas and structures are jointly owned by all apartment owners; dominant model, common across most EU countries.	Homeowners Association, representing all owners, may be supported by volunteer or professional property manager. Collective decision-making on maintenance, renovations and common charges.
Housing co-operative	Building, common areas and structures (and sometimes land) is owned collectively by a co-operative legal entity; residents have exclusive usage rights to their apartments; common in Scandinavia.	Co-operative board elected by members, may be supported by professional property manager.
Social rental housing	Building is owned and managed by a public or non-profit housing company, and rented to eligible tenants; common across most EU countries.	Public or municipal housing agencies or social landlords; but often large portfolio or properties can be difficult for procurement and finance.
Private rental housing	Entire building is owned by a single individual or company, and all apartments are rented out; common across EU, especially countries with large rental markets	Building owner, or property manager. Maintenance and renovation decisions are centralised.
Mixed ownership	Some apartments privately owned and inhabited, others owned by private landlords or municipalities; most common in post-Soviet, privatised apartment blocks	Homeowners Association, sometimes with different ownership categories.

Challenges for improving energy performance

Renovation of multi-apartment buildings is particularly challenging, compared to single dwelling buildings, as a result of several factors. Matschoss et al. (2013) identify six main types of challenges for multi-apartment buildings: uncertainties regarding cost-effectiveness, financial barriers, organisational problems, lack of information and skills, and transaction (or hidden) costs.⁷

While energy-efficiency investments should be able to reduce energy costs, it is not always clear by how much, or how these benefits will be distributed between different co-owners. It can be a challenge to establish financial modelling, that is, an understanding of the distribution of energy savings benefits between individual units, which may be more substantial for some apartments than for others. For example, roof renovations may have higher benefits for those living on the top floor, but limited benefit for those below. There is also often conflicting information and marketing claims regarding different solutions, which can complicate issues, while cost savings from the overall project may count on issues such as energy prices and interest rates, which cannot be predicted. Residents may also worry that interventions will raise maintenance costs or otherwise affect their indoor comfort.

Major energy renovations, such as to building façades, roofs and HVAC systems, have **high upfront costs, representing a major financial barrier.** Homeowners may simply not have the resources to invest as the

⁷ *Energy renovations of EU multifamily buildings: do current policies target the real problems*, pp. 1486-1487

financial capacity of co-owners can also vary widely. At the same time, banks may see HOAs, as risky borrowers. Other mechanisms, such as on-bill financing, may not be established in many countries. Homeowners may have doubts not only about the upfront costs, but also about overall impact on maintenance costs and well as uncertainty over the impacts on resale value.

On the organisational front, there are often major decision-making challenges related to fragmented ownership. Most renovation measures will require changes to commonly owned parts of the building, such as building envelop or roof, meaning that co-owners need to agree on works. Depending on the specific HOA, a majority or consensus decision may be needed. However, co-owners will have different priorities and levels of interest or knowledge, influenced also by social differences (e.g., elderly or vulnerable inhabitants may be less willing to deal with the disruption of renovation works). Indeed, many HOAs lack professional management or clear governance, may be largely inactive, or may be unsure where to begin with technical assessments and interventions. Residents also need to be made comfortable with the disruption caused by renovation works. Additionally, many apartments are rental properties, presenting split incentives – while the owner pays for the renovation, it is the tenant that benefits from reduced energy bills, meaning that the owner does not have a financial incentive themselves to perform renovations.

Building operation and renovation can be highly technical and complex matters, often below the knowledge of the lay person. This **lack of skills and energy competence** is a considerable barrier. Firstly, owners may not have energy performance on their minds and may not monitor or consider their energy usage. Others may simply not have an interest in learning about renovation options or may be satisfied with only limited information and consider only the most common interventions, missing out on deeper renovation options.

Finally, **transaction costs** are those related to contracting and identification of contractors and external experts. They can also include costs related to the disruption of renovation work, such as potentially needing temporary accommodation, or dealing with stress from noise and disruption. There can also be transaction costs related to complex permitting for façade or structural works, and a lack of skilled labour for renovation at scale. Matschoss also identifies a lack of one-stop-shop service providers, able to oversee full project implementation as a significant barrier, leaving apartment owners to co-ordinate amongst not only themselves, but also architects, engineers, energy auditors and contractors.

Policy framework

Europe's overarching energy framework is embedded in the **European Green Deal**, which commits Europe to achieve climate-neutrality by 2050. Under this umbrella are numerous initiatives such as the **European Climate Law** (setting the 2050 target into law, with intermediate targets in 2030 and 2040), the **Energy Performance of Buildings Directive (EPBD)**, the **Energy Efficiency Directive** and the **Renewable Energy Directive**.

The **Renovation Wave**, launched in 2020 under the European Green Deal, aims to renovate at least 35 million buildings by 2030, doubling the annual rate of building renovations in the EU.⁸ The Renovation Wave strategy set out several measures across the whole renovation value chain to increase rate and depth of renovations. These include strengthening information provision, legal certainty and incentives for public and private owners, ensuring targeted funding, increasing technical assistance, using renovation to address energy poverty and promoting decarbonisation of the heating and cooling sector. Several of these actions were implemented through the Fit for 55 review of the EPBD.

⁸ [*European Commission, DG Energy – Renovation Wave*](#)

Under the European Climate Law, the **Governance Regulation** of the Energy Union was also updated, to bring strategies in line with the new targets. In particular, this relates to the need for integrated **National Energy & Climate Plans** (NECPs) as well as **National Long-Term Strategies** with a 30-year perspective, to be updated every ten years. The former cover energy efficiency, renewables, greenhouse gas emissions, interconnections and research and innovation, while the latter are required under the Paris Agreement, and aligned with the NECPs.

Under Article 3 of the Energy Performance of Buildings Directive, Member States have until the end of 2025 to submit draft **National Building Renovation Plans** (NBRPs), with the aim of transforming existing buildings into zero-emission buildings by 2050.⁹ These strategies are part of the integrated NECPs, and once submitted will be reviewed by the Commission, with final plans adopted by the end of 2026. The plans will include an overview of the national building stock, a roadmap with targets for 2030, 2040 and 2050, an overview of policies and measures to implement, and an outline of investment needs and financial sources.

Few of the legislative documents specifically mention multi-apartment buildings, but they are fully covered under the EPBD and NBRPs, so renovation of shared residential buildings must be part of national strategies. Therefore, Member States are required to ensure that they well considered, supported by policy instruments, and contribute towards carbon emissions reductions – but States must devise their own approaches to best meet their needs and building characteristics.

Under the Energy Efficiency Directive (EED), Article 30 requires Member States to establish energy efficiency funds and provide both financial and technical support for renovation efforts.¹⁰ States are encouraged to establish lending products such as green mortgages and loans by working with financial institutions, as well as adopting measures to facilitate on-bill and on-tax finance. The European Commission published separate guidance on transposing Article 30, setting out various suitable policy measures such as blended EU and national financing, establishing expertise in national banks and public institutions, and setting up one-stop-shops.¹¹ The EPBD also requires States to establish financial instruments to support renovation (Article 17), as well as one-stop-shops to provide project development assistance at national and local levels (Article 18).

Funding and support

While early support for building energy renovation in many EU territories has largely been targeted at single-family houses, the EU targets today clearly require a much more ambitious approach both in speed and scope of renovations that makes it necessary to re-direct the support to multi-family houses and serial renovations.

To assist Member States to meet their legislative requirements, the European Union provides several funding streams and support programmes. The main funding sources are the European Regional Development Fund (ERDF) and the Cohesion Fund. Under the former, projects and financial instruments can be established to direct funding towards multi-apartment building renovation. Finance can be offered through grants, low-interest loans and incentives, or by otherwise funding technical and project development assistance. Instruments could cover almost all aspects of renovation, from project planning to building renovation, replacement of heating and cooling systems, and integration of renewable energy. The Cohesion Fund, focused on the less developed regions, can also be used for larger scale projects such as renovation of multiple buildings or entire neighbourhoods and districts.

⁹ [European Commission, DG Energy – National Building Renovation Plans](#)

¹⁰ [Directive \(EU\) 2023/1791 on energy efficiency](#)

¹¹ [Commission Recommendation on transposing Article 30 of the Directive \(EU\) 2023/1791 on energy efficiency](#)

The **Just Transition Fund**, established under the European Green Deal as part of the Just Transition Mechanism supports transition regions to shift away from fossil fuels, and can be used for energy-efficient renovation works, particularly for households at risk of energy poverty and those in social housing. The **Recovery and Resilience Facility** introduced to enable economic recovery after COVID-19 can also be used to establish instruments, though funds under the RRF must be distributed by August 2026. 106.5 billion EUR of the facility was focused on energy efficiency improvements, including in residential buildings.¹² Beyond these funds, the EU also aims to support investment through **InvestEU**. With a budget of 26 billion EUR, it aims to leverage 370 billion EUR of public and private finance by providing loans, guarantees and equity. Energy efficiency can be tackled under priorities for sustainable infrastructure and social investment.

For knowledge sharing and skills development, the **BUILD-UP** portal for energy efficiency and renewable energy in buildings was established in 2009 to help Member States to implement the EPBD. It provides access to best practices, publications and tools from across Europe, including from EU-funded projects. The platform also hosts BUILD-UP Skills, part of the EU Pact for Skills to develop the building and renovation skills needed to enable the Renovation Wave.¹³ Finally, the **European Local Energy Assistance** (ELENA) facility, from the European Commission and European Investment Bank (EIB), helps public and private stakeholders by providing grants to cover project development costs, including for projects related to renovation projects.¹⁴

Interreg Europe projects

Interreg Europe supports the **development and sharing of regional policy solutions across Europe**, including in sustainable and efficient energy use by funding co-operation projects that help local and regional authorities design better policies. Through knowledge exchange, peer learning, and pilot actions, regions can explore how to engage their stakeholders and partners to develop action plans, and pilot activities that strengthen regional capacity to design and implement effective energy-efficiency measures. That includes integrating apartment buildings into regional strategies, improving support schemes for homeowners, monitoring energy performance, promoting one-stop-shops for building renovation, and devising strategies to tackle energy poverty. The lessons and good practices of many of these projects can be found in this brief.



¹² [European Commission, DG Energy – Current Funding](#)

¹³ [European Commission – BUILD-UP Skills](#)

¹⁴ [European Local Energy Assistance](#)

Policy Learning Platform activities on multi-apartment buildings

The Interreg Europe Policy Learning Platform has implemented several actions related to energy efficiency in buildings (see sources and further resources at the end of this document), but the following activities, in particular, have informed this policy brief.

Workshop: Enabling the renovation wave



In June 2024, the Policy Learning Platform arranged a workshop in Vienna, Austria, to explore how to speed up the Renovation Wave, examining One-Stop-Shops and replicable approaches for large-scale renovation, such as aggregated works. This included the Good Practices CoachCopro (GP1), Amelio (GP2) and EnerSIG (GP8). As well as presentations of successful cases, the workshop included discussion sessions and collaborative work to consider key barriers and success factors for speeding up renovation. Aggregation was noted as being particularly beneficial, packaging buildings of similar characteristics together, and district approaches – renovating buildings and surrounding areas, while also considering mobility and renewables – were also encouraged.

[Discover the presentations and event report here.](#)

Peer review: Incentivising energy renovation of condominiums

In February 2024, the Policy Learning Platform arranged a peer review for the Métropole Européenne de Lille, France, on the topic of incentivising renovation of multi-apartment buildings. The City faced a challenge, with one in four dwellings being in a condominium, with a high percentage as rental properties, but with a large proportion having poor energy performance. The City already ran the AMELIO Copro practice to encourage energy renovation but found that uptake was low. While funds were available for supporting renovations, co-owners struggle to find the necessary pre-financing or are unaware of the benefits of renovation. The expert peers recommended Lille to aggregate demand in a project pipeline which is more attractive for investors, gave advice on pre-financing options, and how to improve communication and awareness raising with citizens.

[Discover the recommendations here.](#)

Capacity building: Speeding up the energy transition in Moldovan buildings

At the request of the Ministry of Energy of Moldova, the Policy Learning Platform arranged a capacity building event in June 2025 in Chisinau to explore how to speed-up renovation of residential buildings. Moldova has a very high number of Soviet-era multi-apartment buildings of poor energy performance which need to be renovated. The workshops focused on technical solutions and skills for improved energy performance, as well as approaches for scaling and speeding up renovations, closing with group work to envision the policy solutions needed in the Moldovan context. It included a presentation of the Vilnius OSS (GP3) and approaches for renovation of Soviet-era buildings (see pp. 19-20)



[Discover the presentations and event report here.](#)

Policy practices

Interreg Europe projects and activities of the Policy Learning Platform have identified several areas where public authorities can intervene to improve the energy performance of multi-apartment buildings, overcoming the informational, financial and organisational barriers identified above. Because multi-apartment buildings involve multiple owners, collective decision-making rules, and complex technical needs, local authorities need to be actively involved in creating the enabling conditions for renovation. Experience has shown that the market alone cannot be left to overcome these barriers – at least not at the speed required to meet climate targets.

Authorities have a toolbox of possible interventions, as presented in this section, but need to ensure that actions are well aligned and integrated into existing strategies, with clear expected contribution to local targets, which can be used for communications efforts.¹⁵ Interventions may include the creation of One-Stop-Shops to provide technical assistance, aggregation of procurement and project management, introduction of regulatory measures to improve decision-making in home-owners associations, and creation of financial instruments for funding project development and capital investment. Other interventions should focus on informational and behaviour barriers, building awareness and capacity amongst owners and building managers. Measures such as simplifying decision-making thresholds within homeowners' associations or establishing model contracts, help reduce organisational friction.

One-Stop-Shops

One-Stop-Shops (OSS) are now well proven instruments for increasing the renovation rate of buildings, by providing advice and access to funding and expertise for homeowners to renovate their buildings from a single source. OSS have been widely discussed in Interreg Europe projects and Policy Learning Platform activities, with case studies presented in the Enabling the Renovation Wave workshop (see p.9), and a dedicated policy brief.¹⁶

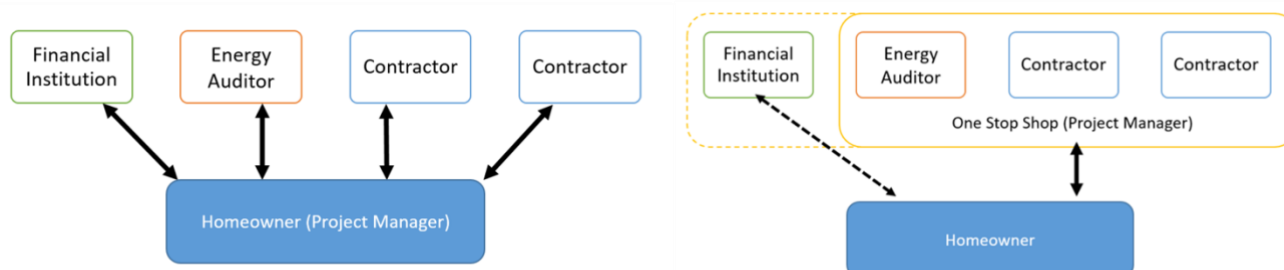


Image source: Hunkin & Krell, 2019

OSS reduce the complexity of renovating multi-apartment buildings by offering a single point of contact that can guide building owners (or homeowners' associations) through all stages of a renovation project, from initial interest and technical audit to planning, financing, contractor identification and project implementation. This means that the homeowner(s) need only act with a single actor, while the OSS handles all other relationships (above right) rather than dealing with every actor themselves (above left).

The exact activities and services provided by an OSS vary depending on local context, but an outline of possible actions at each step of the renovation value chain is included in the table below. OSS will typically assess local

¹⁵ For more, see the Policy Learning Platform [Policy Brief on Integrated Low-carbon Strategies](#)

¹⁶ For more, see the Policy Learning Platform [Policy Brief on Supporting energy renovation of private households through One-Stop-Shops](#)

building stock to identify areas that need information (see GP8), communicate and market their services to owners, and provide technical assistance to set up projects and identify finance options. In some cases, OSS may have their own resources which can be used for renovation projects, in others they may work with other regional or national funds, or with third-party finance providers and guide homeowners in how to access this finance. They may also assist in identifying qualified contractors or oversee group procurement and project aggregation, as well as verifying actual energy savings from the renovations.

Assessment of energy performance	Guidance on potential improvements	Access to finance	Implementation & Quality Assurance	Monitoring and follow-up
<p>One or two stage assessment:</p> <ul style="list-style-type: none"> ▪ Initial online assessment, based on basic parameters ▪ Meeting at OSS offices/on-site visit ▪ Analysis not only of energy performance, but also homeowner needs and desires 	<ul style="list-style-type: none"> ▪ Renovation scenarios ▪ Project design ▪ Calculation of current performance and potential savings ▪ Outline targets and guaranteed saving 	<p>Development of financial plan</p> <ul style="list-style-type: none"> ▪ EPC ▪ (Preferential) loans ▪ Own resources ▪ Combination of above (with rebates and grants) <p>Project aggregation</p>	<p>Identification of contractors and oversight of contractors</p> <ul style="list-style-type: none"> ▪ Contract agreement ▪ Support in identifying contractors and procurement ▪ Inspection of construction process 	<p>Monitor performance and provide maintenance</p> <ul style="list-style-type: none"> ▪ Reports on performance and savings ▪ Essential for EPC models ▪ Maintenance if required (ensure customer satisfaction)
<p>Transversal Activities Identification of projects and project aggregation Project management & single contact point Awareness-raising, communication, training</p>				

Image source: Hunkin & Krell, 2019

OSS need to develop additional activities for multi-apartment buildings. This may include mapping out the energy performance of apartment buildings in their territories (see GP8), and elaborating methodologies to engage and activate homeowners' associations and manage relationships with multiple building occupants (such as establishing collaborative for a for homeowners, as in Finland, GP7). In engaging homeowners, it is necessary to also use several communications channels, including web platforms, events and meetings (see GPs 1, 2 and 3).

They may also take on additional tasks, when empowered by the local authority, of renovating and modernising public spaces and common areas around multi-apartment buildings (as in Vilnius, GP3) or tackling groups of buildings in a single aggregated project or procurement (see GP7). This approach of also improving public areas is an additional incentive for all homeowners to engage and for multiple buildings to be tackled at once in a district approach.

GOOD PRACTICE 1: CoachCopro: One-Stop-Shop for Thermal Renovation

The [CoachCopro One-Stop-Shop](#), established by the Paris Climate Agency, the City of Paris and the French Environment and Energy Management Agency (ADEME) provides a web platform to simplify and expand energy renovation projects for condominiums. In 2018, the Paris Climate Agency reported that residential housing made up 44% of all energy consumption and calculated that more than 43,000 condominium buildings (1.2 million apartments) would need to be renovated by 2050.

CoachCopro supports property owners to develop their renovation plans and provides guidance on how to engage co-owners as well as navigating legal requirements for taking decisions on renovations. It then guides users through energy auditing, defining works and accessing finance, such as grants. Finally, the platform links owners with energy advisors to enable energy renovations and ensure effective and optimised retrofit projects.

The platform also aims to raise awareness of energy renovation options, providing information on regulatory developments and [sharing information on successful project implementation](#) to inspire apartment owners to take action. It also has a role in advising local authorities, offering them insights on regional renovation activities through data on project numbers, their locations, and associated services and grants, which may inform further policy development.

While initially only focused on Paris, the platform has become a national service. It demonstrates how to tackle major barriers of lack of awareness and uncertainty in how to initiate projects. In Paris, CoachCopro is supported by the EnerSIG monitoring platform (see GP8) to identify buildings most in need of intervention.

[Click here to find out more about this practice.](#)

GOOD PRACTICE 2: AMELIO One-Stop-Shop

The AMELIO programme addresses the need for large-scale renovation in the Metropole of Lille (MEL), with a particular focus on multi-apartment buildings. It builds on a collaborative network of public authorities, with housing, social, and energy-transition organisations, who contribute through co-funding arrangements and operational agreements. It operates a toolbox of services such as energy-saving recommendations, distribution of small efficiency devices, technical and social guidance, legal and administrative support and finance for renovation works.

AMELIO works to build awareness of the service with a unified brand and communications, enhance co-ordination among partners, and strengthen links between the public renovation service and private-sector offerings. It also offers a number of ways for citizens to interact with the OSS, through phone and website, with an online application interface. On-the-ground support is provided through a network of local helpdesks, demonstration spaces, and municipal facilities.

Between 2018 and 2022, the programme supported over 10,000 households and condominium associations and more than 6,000 dwellings were sustainably renovated, resulting in an average of 40% energy savings per dwelling. While AMELIO's achievements are impressive, MEL also sought a peer review to improve their performance further, exploring how to overcome pre-financing gaps and improve their homeowner outreach even further (see p.9).

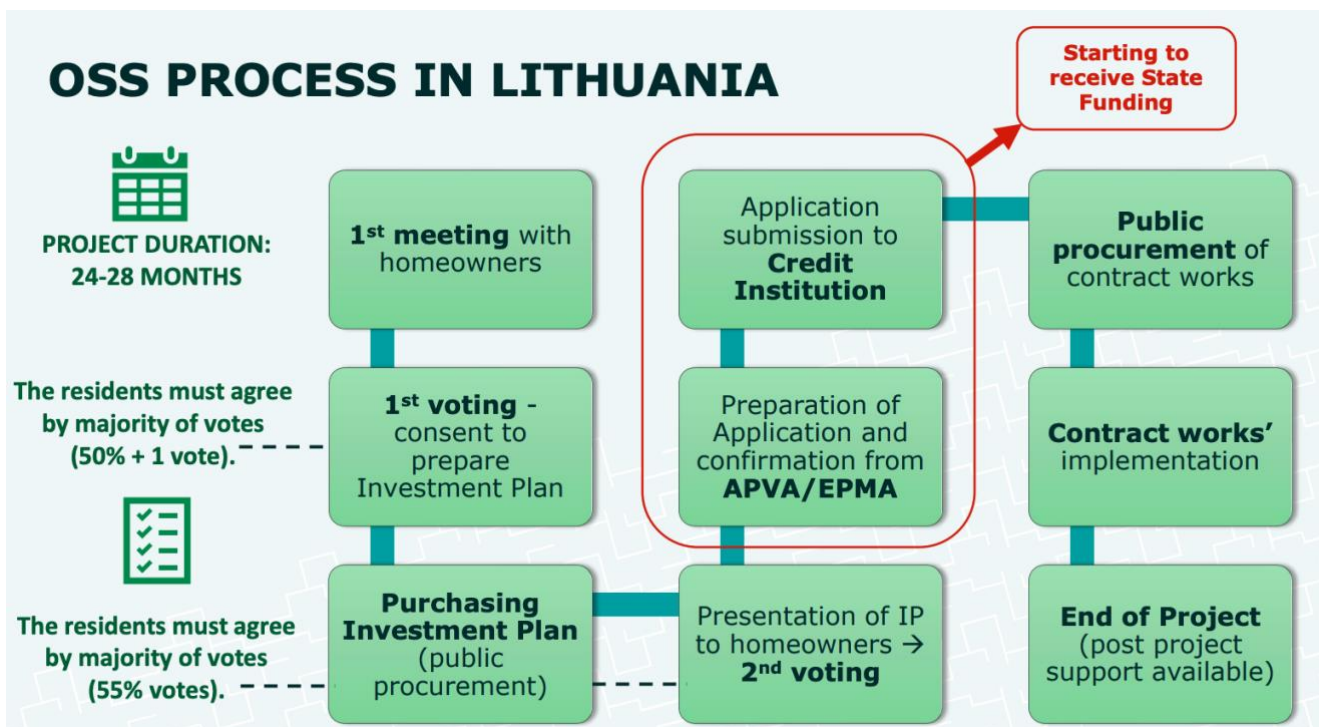
[Click here to see the slides from our workshop on enabling the renovation wave.](#)

GOOD PRACTICE 3: Atnaujinkime Miestą: The Vilnius One-Stop-Shop

Vilnius, the capital of Lithuania, is home to around 5,300 apartment buildings built during the Soviet occupation, with around 4,600 apartment buildings still needing renovation. Around 70% of the population lives in these old apartment buildings, requiring urgent intervention to not only tackle poor energy performance but also improve social conditions.

In response, the [Atnaujinkime Miestą](#) ('Let's Renew the City') One-Stop-Shop was established as a public, non-profit institution under the Vilnius City Municipality to support multi-apartment building renovation efforts and administer the city's energy efficiency programme.

The OSS engages citizens, oversees project development, facilitates access to finance, and renovates the territories of the surrounding neighbourhoods, giving an added incentive for HOAs to act. The process involves intensive work with homeowners, establishing and presenting investment plans to meetings of the homeowners' association, and guiding them through the whole renovation project including applications to financial institutions and state funding, public procurement of contractors and post-project evaluation.



Source: *Atnaujinkime miestą*

The OSS has implemented substantial communication campaigns to raise awareness of their offers through websites, social media, outdoor advertising and promotional materials, as well as engaging community leaders and preparing events, workshops and study tours.

Works implemented so far have brought the energy performance of renovated buildings from Class F to Class B.

[Click here to see the slides from our Chisinau Capacity Building workshop.](#)

Financial instruments and incentives

Financial instruments and incentives for the renovation of multi-apartment buildings can be created to overcome the significant financial and organisational barriers that affect shared residential properties. They can include a combination of public and private financing tools, with public funds used optimally to de-risk and leverage private investment. Such instruments can include soft loans, revolving funds, grants, and third-party finance schemes. The Energy Performance of Buildings Directive has introduced detailed requirements for Member States related to financial support for renovation, aiming to streamline finance and improve market conditions. Article 17 outlines numerous financing tools that can be used, from green loans and mortgages to on-bill schemes, loans, fiscal incentives (such as reduced tax rates on renovation works), and guarantee funds.

Many of these instruments may only be possible at the national level, but regional authorities may also implement incentives such as tax reductions or subsidies to encourage owners and associations to act. Regional and Cohesion funds can be used as the basis of financial instruments, but blended finance should be encouraged as far as possible, with direct grants reserved for vulnerable households and worst performing household stock. Finance can be used to support capital investment, but instruments may also fund project development, derisking investment by homeowners. As discussed in the Lille Peer Review, project development assistance and pre-financing can be as important as capital investment, ensuring that projects start on a sound basis.



GOOD PRACTICE 4: KredEx Revolving Fund

Estonia faces a challenge common with many other European countries; around 70% of the country's housing stock was built between 1960 and 1990 when energy efficiency concerns were low. To tackle this KredEx, a revolving fund for energy efficiency, was established in 2009, under the KredEx Foundation, a government-owned, not-for-profit provider of financial services. The funds for KredEx were provided from the European Regional Development Fund, the national government, and the Council of Europe Development Bank.

The revolving fund is used to provide project finance under the apartment building renovation loan programme, targeting multi-family apartment building owners and housing associations who wish to improve the energy efficiency and indoor quality of their buildings. The KredEx fund offers a 15%, 25% or 40% reconstruction grant, coupled with a preferential loan offered by national banking partners. By the end of 2014, KredEx had provided funding for renovation of 615 apartment buildings, achieving an average energy saving of 40% compared to an expected 20% saving.

[Click here to find out more about this practice.](#)

Many different types of financial instrument can be used, but one of the most common and promising for multi-apartment buildings is that of Energy Performance Contracting.¹⁷ In this set-up, an Energy Service Company (ESCO) designs, implements, and finances building or infrastructure upgrades, and is repaid through the energy cost savings those upgrades generate. This puts the responsibility for energy savings onto the experts at the ESCO, increasing confidence amongst inhabitants that works will be of high quality and impact. Regions may also establish revolving funds for energy-efficiency renovation, which provide upfront capital through loans for projects and are replenished through the energy-cost savings or repayments they generate (see GP4). Because the money continually recycles, the fund can finance multiple rounds of renovations without requiring new external funding each time.

¹⁷ For more, see the Policy Learning Platform [Policy Brief on Funding Energy Efficiency through Financial Instruments](#)

Other financial measures such as Green Bonds could also be used to finance renovations, with bonds enabling local authorities to raise funds that can be invested into building renovation programmes. Other measures are emerging, such as on-bill financing, which is a mechanism that shows much promise but is little used in Europe, whereby energy renovation costs can be added to utility bills, making the utility a repayment channel for a low-interest loan. This model makes renovation possible for renters and lower-income customers, with obligations passing on to the new tenant, while reducing up-front financial needs for owners. As noted earlier, EU States are required to facilitate on-bill finance as legislative and regulatory changes are needed to enable utilities to grant loans.



GOOD PRACTICE 5: Hauts-de-France Rénovation

Picardie Pass Rénovation (now Hauts-de-France Rénovation, following the French regional reforms of 2016) was established by the Energy Efficiency service of Picardy as a financing and support scheme to tackle energy inefficiency in private housing across the region. The practice involves third-party financing for renovation, through a dedicated public fund. Under the programme, funds are advanced to homeowners for renovation work and then repaid by the homeowners based on energy savings achieved, paid back over 15-25 years depending on intervention type. Various financing solutions are available, from standalone loan to zero-interest 'eco-loans', while the OSS also enables access to loans from third-party financial institutions. Pre-financing is provided, with repayment starting only at the end of the project, taking account of forecasted energy savings.

Renovation works cover thermal insulation of the building envelope, upgraded heating, ventilation or distribution systems, and renewable-energy solutions, with the ambition of cutting final energy consumption by 50-75%. Beyond simply offering loans, Hauts-de-France Rénovation operates as a one-stop shop and provides technical assistance, manages the project from audit through renovation to post-work monitoring, and mobilises local building companies to carry out the works.

The programme has shown substantial uptake, and in its initial phase (2013-2018) it secured over 1,000 renovation contracts, conducted more than 1,500 thermal diagnostics, and engaged with thousands of households. Renovations under the scheme have delivered average energy savings of about 53%, with linked reductions in greenhouse-gas emissions, while also stimulating local employment. Nearly 700 local firms registered under the scheme, helping to support local job creation.

[Click here to find out more about this practice.](#)

Regulatory and administrative simplification

Public authorities can speed up or simplify permitting processes to enable renovation of multi-apartment buildings. Renovation of such buildings can require several types of permitting because the works affect shared structures and external appearance. The most common permitting category is planning or building-permit approval for modifications to the building envelope – such as façade insulation, window replacement, roof insulation, and balcony upgrades. Permitting may be more complex in historic districts where interventions may only be possible if they maintain the character of the neighbourhood. Renovations may also require technical or environmental permits for installation of new boilers or generators.

GOOD PRACTICE 6: Lithuania's Multi-Apartment Building Modernisation Programme

There are around 38,000 multi-apartment buildings in Lithuania, housing more than half of the country's population. Around 90% of these apartments were built before 1993 and are energy inefficient. To achieve the goals of the Energy Efficiency Directive, Lithuania approved the *Multi-Apartment Building Renovation (Modernisation) Programme* in 2004 to modernise 4,000 apartment buildings.¹⁸

When creating the programme, a key challenge was to simplify administrative processes and documentation, to enable easier implementation of the new financial instrument. As such, the Lithuania government implemented legal changes to require only an absolute majority of co-owners (50%+1) to agree to join the programme, speeding up implementation and reducing decision-making bottlenecks. At the same time, the Lithuanian Government began to implement both 'carrot' and 'stick' activities to encourage action. As well as financial benefits, such as interest rate subsidies and grants to final beneficiaries, the government also began to refuse to pay heating bill subsidies for those who voted against renovations.

Other financial institutions also introduced simplification measures such as the central public procurement organisation, which introduced simplified and shorter procedures for building modernisation procurement, while the housing energy efficiency agency created simplified application forms and reduced administration. Templates were also created for public procurement, including standardised construction agreements, and improved documents for energy efficiency certification. The simplifications led to an increase in the number of households with improved energy labelling, and increased engagement of households in the support programme.

Click here to find out more about the [Simplification practice](#) and the [Carrots and Sticks practice](#).

Additionally, the administration within the home owners' association may also be complex, and a major barrier to decision-making. Voting thresholds may be as high as two-thirds or three-quarters of owners, making it complex to approve upgrades. Some European counties have lowered voting thresholds for energy-efficiency works. In France, the *Loi de transition énergétique* of 2015 enabled decisions on energy efficiency upgrades to be taken by a majority decision of participants at the general assembly, rather than an absolute majority of flat owners' shares.¹⁹ Lithuania (see GP6), changed their legislative framework to simplify decision-making within home owners' associations, as well as limiting financial support for heating to those who refused renovation.

Communication an awareness raising

A major barrier to renovation is simply a lack of interest or motivation from co-owners to act to improve their buildings. This is compounded by the complexity of multi-apartment buildings where it can be difficult to establish and maintain contact with multiple owners

In several Policy Learning Platform events (see p.9), participants emphasised the importance of showcases and case studies, demonstrating to others in the same neighbourhood what improvements can be achieved (both GP2 and GP3 provide excellent examples of branding and communications campaigns). This can be very motivating, as people tend to want to keep up with the neighbours, and renovation benefits become much more tangible when seen in a local context. Participants also emphasised the importance of communicating on all benefits of renovation, not only energy and CO₂ reductions, but also improved health, security, comfort and quality of life.

¹⁸ National Audit Office of Lithuania: [Multi-apartment Building Renovation \(Modernisation\)](#)

¹⁹ Property law as a barrier to energy upgrades in multi-owned properties: insights from a study of England and Scotland, p.1651

In communicating, it is also essential to know as much about the target audiences as the buildings. It's vital to know the audience that is being targeted in developing key messages; not all will be moved by environmental causes – often more tangible benefits need to be explained. Local authorities should also look out for change agents – local leaders, charities or other organisations that can drive processes forwards. A single contact point or promoter (especially a One-Stop-Shop) with confident intermediaries, and a single management team that can provide technical, financial and economic guidance is essential. As in France and Lithuania (GPs 2 and 3), over time the brand becomes known and trusted. This actor then needs to implement numerous engagement activities – info-days, workshops and trainings, with activities taking place in locations where citizens are; authorities should not only wait for homeowners to come to them.

Discussions have also emphasised the need to take a non-confrontational approach, targeting homeowners as partners, not targets. Focus also on explaining the region's long-term strategy and the role of renovation and citizens in that strategy. Particular consideration also needs to be taken of vulnerable co-owners and inhabitants, especially elderly and low-income groups, recognising their concerns surrounding disruption to daily life, even on pets – an issue that was flagged by various homeowners in Lille. It was also emphasised that the benefits of preventative renovation be explained – improving building quality before it gets worse, when later interventions may be more costly and disruptive.

Aggregation

Aggregation, bundling multiple apartment-building renovation projects together is a proven approach to speeding up the Renovation Wave. By grouping buildings by type, geography or ownership, policymakers and implementers can apply harmonised and streamlined administrative procedures, standardised renovation packages, and collective procurement to simplify contracting and reduce costs (see GP7). Mapping and assessing multi-apartment buildings is a key first step to identifying potential groupings that can be tackled together, finding buildings in a particular neighbourhood or of similar characteristics that can be renovated together or targeted with dedicated support instruments (see GP8).

Aggregation was a key recommendation made for the Metropole of Lille (p.9), grouping similar buildings and neighbourhoods, so that they can benefit from common activities and standard methodologies. Common procurement can be used to reduce costs and simplify administrative processes. The region was also recommended to create a pipeline and package of renovation projects; this project aggregation increases bankability by creating larger, more predictable cash-flows attractive to investors.

GOOD PRACTICE 7: Collaborative forum and group procurement for energy efficiency



MonitorEE

The City of Lappeenranta, Finland has, since 2021, operated a collaboration forum to bring together decision makers in the same region or neighbourhood who have similar renovation needs. The Forum acts as a meeting point for housing associations and experts to promote energy efficiency measures and share good practices. The Forum was established by the City's energy advisors with support of Motiva and the Finnish Energy Authority.

Building on this experience, and in the framework of the Interreg Baltic Sea Region project [RenovWave](#), the One Stop Shop of South Karelia successfully piloted a group procurement process for thirteen apartment buildings in the Lappeenranta. Multi-apartment buildings in a territory often have similar characteristics, challenges and renovation needs, but energy efficiency measures are implemented individually, leading to inefficiencies and higher costs. Bringing them together into a single project not only reduces costs but also improves administrative efficiency.

After energy audits in the selected buildings, four common measures were selected; powered roof extractors, heat exchanger renewal; exhaust air heat pumps and solar panel installation. An external expert then prepared technical calculations and gathered tenders from service providers. The grouped procurement achieved a 9% reduction in the cost of solar panel installation and up to 4% for other measures but also reduced work for building managers and board members. As a result of

the experiences gained, the project published the '[Group Procurement Guide for One-Stop-Shops](#)', providing a step-by-step guide for other OSS and regions to implement the practice themselves.

Click here to find out more about the [Collaborative Forum practice](#) and the [Group Procurement practice](#).

GOOD PRACTICE 8: EnerSIG data platform on building performance



MonitorEE

EnerSIG is a tool of the Paris Climate Agency, designed to help in identifying condominiums to be retrofitted, monitor improved energy performance, centralise data for public decision makers and highlight areas of renewable energy potential. The platform is available for public service providers to enable them to make informed decisions on areas of intervention and supports the work of CoachCopro (GP1).

The platform brings several datasets together into an interactive map, including information on buildings and plots, including numbers of condominiums, networks and energy consumption such as district heating, electricity and gas use, and renewable energy potential (solar potential and district heating). The tool can be used to give information on individual buildings or plots of several buildings and can identify buildings of highest potential for renovation, with a map of all condominiums in the city. In this way, it helps local authorities to design interventions and make optimal use of resources by pooling works on urban plots, tackling multiple buildings at once.

[Click here to find out more about this practice.](#)

IN FOCUS: Renovation of Soviet-era apartment blocks

The era of communist control in eastern and south-eastern Europe has left a significant architectural legacy in the form of apartment blocks which were built with prefabricated panel blocks to provide housing for rapidly growing urban populations. Around one-third of the Bulgarian, Czech and Polish populations live in apartment buildings constructed in the Communist era, reaching 50% in Latvia and 70% in Estonia.²⁰ These buildings were constructed quickly and before the introduction of energy efficiency standards, with intended lifespans of only around 50 years. Given the number of buildings and their poor quality, their renovation is a major challenge for the affected states.

Bratislava, Slovakia, has many Soviet-era multi-apartment buildings, and with the passing of the 2010 EPBD update, sought ways to tackle its inefficient building stock. To find solutions, [the city participated in the EU-GUGLE project](#) and implemented deep renovation pilots in which windows and exterior doors were replaced, external walls and roofs were insulated, and decentralised controlled ventilation systems with heat recovery were installed in each apartment. These measures resulted in a decrease of 60% in energy consumption for heating. Interventions were also made to make the buildings more attractive and improve surrounding areas.

Eastern Germany also has a significant number of Soviet-era building blocks, and the technical condition of many of these residential buildings is poor, with extremely high energy consumption, as well as structural defects and poor safety standards. As such, a [project implemented in Marzahn-Hellersdorf, Berlin](#), sought the long-term modernisation of this housing stock. Starting with a pilot project, discussions were held with the inhabitants to understand better their concerns and explain to them the process, followed by first measures deemed as the most urgent, to demonstrate quick impact. Renovations also aimed to improve the surrounding land. Renovations were able to reduce both energy consumption and CO₂ emissions to less than 50% of the Berlin average.

Both of the above practices were presented in an [Interreg Europe Capacity Building event for Moldova](#).

Interreg Europe projects have also identified many other examples of Soviet-era apartment building renovation, demonstrating several possible technical interventions, with key takeaways for other regions that have a similar building stock:

Zagreb Croatia – A building for vulnerable and low-income inhabitants was renovated with limited financial impact on said inhabitants. The rooftop of the building was rented out to TV and radio companies for the installation of broadcasting antenna, with the income directed towards renovation activities such as insulation of exterior walls and new windows, with energy savings of 34%. Additional finance was sourced from the national energy efficiency fund.

Takeaways: Innovative financial approaches can be taken to ensure vulnerable users are not priced out of their homes; rooftop rental may also be applicable for installation of photovoltaics and use by energy communities.

Tartu, Estonia – As part of the SmartEnCity project, 18 Soviet-era residential apartment buildings were equipped with smart technologies and renovated to improve energy performance. Surroundings of the buildings were also renovated, with smart street lighting, EV charging points, and a new district cooling system.



²⁰ BBC – [Communist-era apartment blocks dominate Eastern Europe – now they're being transformed](#)

Renovated buildings were painted with street art to turn the neighbourhood into an open-air gallery.

Takeaways: Build initial capacity with projects and pilot actions, include surrounding common areas in renovation activities as an additional incentive for inhabitants.

Iasi, Romania – Four apartment blocks of similar construction period with poor energy performance and aesthetics in the centre of the city were identified for renovation. The municipal-led project renovated façades with insulating materials, installed new windows, and upgraded district heating. The intervention resulted in utility cost reductions of 30% for inhabitants.



Takeaways: Target most pressing buildings first, provide additional support for low-income households, tackle multiple similar buildings at once in a single project.

Mizil, Romania – Mizil municipality provided support to vulnerable inhabitants for the renovation of their apartments, targeting the worst performing buildings. The municipality started with an inventory of the apartment buildings eligible for support, contracted a company to implement the works and issued energy performance certificates to verify improved performance. Forty apartments were renovated in the project, with a reduction in energy consumption of 30%.



Takeaways: Perform an analysis of the building stock to identify areas that need most intervention, oversee procurement and contracting of a group of apartments to reduce administrative barriers.

These experiences reveal that there can in fact be some benefits from the Communist-era building stock; namely that there are a limited number of standard building types constructed based on prefabricated components, which can be leveraged as an advantage for renovation. Prefabricated elements can be produced with consistent quality and save installation time on the construction site.

During the Capacity Building event in Moldova, presenters discussing the renovation of soviet-era apartment blocks noted that a vital first step is to understand the buildings in the territory, surveying the types of buildings and knowing their quality, technologies and parameters, following which pilot actions can be implemented for each type to test new solutions.

Pilots are then very important not only for testing solutions, but also as a demonstration and communication tool – once people see the pilots and real renovations, they want it for themselves. Technical solutions have already been trialled in similar building stocks in several countries (including Slovakia and Germany) which can provide lessons for others looking for fast replication.

The benefit of working at the district level, tackling multiple buildings of similar typology, should also be noted, enabling co-ordination across multiple buildings and construction companies to create scale. The similarity in building types is also ideal for the design of public space rehabilitation (as in GP3), with buildings tackled together in a single project and through group procurement..

Policy recommendations

Multi-apartment buildings constitute a substantial share of Europe's housing stock, with up to 48% of EU residents living in apartments, many of them highly energy-inefficient. Focusing renovation efforts on (large) multi-apartment buildings is necessary to scale up and speed up the building energy transition. Since these buildings involve fragmented ownership, varied decision-making rules, and complex technical needs, their renovation cannot be left to market forces alone. The following recommendations can be drawn from work within Interreg Europe projects.

Take account of the specificities of multi-apartment buildings in local strategies and support programmes

- Public authorities need to be in the driving seat to encourage multi-apartment building renovation – the market cannot be left alone to overcome the barriers, as this will not happen with enough speed to prevent the worst impacts of climate change. At the same time, the renovation of condominiums can contribute to other regional goals including social inclusion and improved quality of living.
- Set a regional or local target for energy-efficient renovation and integrate into existing strategies and frameworks, ensuring alignment with National Building Renovation Plans and EU directives. Such targets strengthen communication efforts, guide investment prioritisation, and provide coherence across departments and stakeholders.

Establish and strengthen One-Stop-Shops as core energy renovation support structures

- One-Stop-Shops (OSS) are essential instruments for reducing complexity, co-ordinating stakeholders, and accelerating renovation in multi-apartment buildings . By offering a single access point for technical, financial, legal, and organisational support, OSS significantly lower informational and transactional barriers for co-owners.
- Successful models including CoachCopro (Paris), AMELIO (Lille), and Atnaujinkime Miestą (Vilnius) demonstrate how OSS increase renovation uptake by guiding homeowners' associations through audits, investment planning, financing, procurement, and post-works evaluation.

Map, assess, and monitor multi-apartment building stock to enable targeted interventions

- Building-stock analysis is a foundation for effective renovation planning. Tools such as Paris' EnerSIG platform support authorities in identifying the worst-performing buildings, areas with high renovation potential, and opportunities for grouping buildings with similar characteristics.
- Mapping can enable creation of targeted support schemes, efficient allocation of public funds, and the design of aggregated procurement packages. It also supports data-driven communication campaigns and monitoring of renovation progress over time. Such assessment is particularly useful for regions with large numbers of Soviet-era buildings, where standardised approaches can be replicated at scale.

Deploy financial instruments to leverage private capital and support vulnerable households

- Public funds must be used cost-effectively, shifting away from simple grants toward blended and leveraged financing models . Instruments such as revolving funds (e.g., Estonia's KredEx), third-party financing, on-bill

schemes, green loans, tax incentives, and interest-rate subsidies can bridge affordability gaps while multiplying the impact of limited public budgets.

- These tools are particularly important in multi-apartment buildings, where co-owners have differing financial capacities, and where homeowners' associations may be viewed as risky borrowers. Well-designed schemes should prioritise vulnerable residents and the worst-performing stock, ensuring a socially just renovation wave.

Enable aggregation and joint procurement to reduce costs and accelerate renovation

- Aggregation, bundling multiple buildings into a single renovation pipeline, is a powerful tool for speeding up the renovation rates by reducing administrative costs, and making projects more attractive to investors and contractors. Good practices such as Lappeenranta's group procurement show how co-ordinated tendering reduces costs and simplifies decision-making for homeowners' associations. Aggregation is also particularly suited to Soviet-era building stock, where typologies are standardised and renovations can be replicated.

Simplify administrative and decision-making processes for renovation of multi-apartment buildings

- Administrative barriers such as complex permitting processes and high HOA voting thresholds are major bottlenecks. Lithuania's national reform, which lowered decision thresholds to a simple majority and created simplified procurement templates, demonstrates how legal adjustments significantly accelerate renovation uptake. A combination of carrots and sticks, also demonstrated in Lithuania's reform, has proven successful.

Implement comprehensive communication and behaviour-change strategies tailored to homeowners' associations

- Lack of awareness remains a persistent barrier in multi-owner settings with diverse priorities and limited technical expertise. Authorities should adopt multi-channel communication strategies, provide compelling showcases of completed renovations, and highlight co-benefits such as comfort, health, safety, and neighbourhood improvement – not just energy savings.
- Local ambassadors or community leaders can play a key role in changing social norms, and OSS must be visible onsite, trusted brands. Communication should also address concerns of vulnerable groups, from affordability fears to disruptions in daily life.

Include neighbourhood-level improvements as part of renovation packages

- As demonstrated in Vilnius and Tartu, renovation becomes more attractive to residents when accompanied by improvements to public or shared outdoor spaces, such as lighting, mobility infrastructure, or playground rehabilitation. District-level upgrades encourage participation across multiple buildings, strengthens community acceptance, and supports broader urban regeneration goals.

Tackle Soviet-era through scalable, typology-based renovation approaches

- Soviet-era apartment blocks are a challenge for many countries but also offer opportunities for rapid scaling due to their standardised construction. The examples from Slovakia, Germany, Estonia, Croatia, and Romania illustrate how tackling such buildings collectively enables harmonised procurement, replicable technical solutions, and simultaneous improvement of surrounding public spaces, generating significant energy savings and visible neighbourhood transformation.

Sources and further information

Our experts provide a tailored set of resources, contacts, or in-depth analyses to help you find the answers you are looking for. Explore our services that can help you solve your regional policy challenges.

Interreg Europe Policy Learning Platform information

Policy briefs

- [Supporting energy renovation of households through One-Stop-Shops](#)
- [Tackling energy poverty with low-carbon interventions](#)
- [Fostering skills for the energy transition](#)
- [Behaviour change for energy efficiency](#)
- [Funding energy efficiency through Financial Instruments](#)
- [Integrated low-carbon strategies](#)

Event reports

- [Capacity Building: Speeding up the energy transition in Moldovan buildings](#)
- [Workshop: Enabling the Renovation Wave](#)
- [Workshop: Financial instruments for the low-carbon economy](#)
- [Webinar: Smart Energy Management](#)
- [Webinar: District approaches to sustainable energy](#)
- [Webinar: Jobs and skills for the energy transition](#)
- [Webinar: Green transition under the European Recovery and Resilience Facility](#)
- [Webinar: Improving energy performance in social housing](#)
- [Webinar: One-stop-shops for energetic refurbishment of private buildings](#)

Peer review and matchmaking reports

- [Peer Review: Financing and incentivising energy renovation of condominiums](#) – Métropole Européenne de Lille, France
- [Peer Review: The absorption of structural funds for energy efficiency](#) – Hauts-de-France Region, France
- [Peer Review: Energy Efficiency: skills and programmes for SMEs](#) – Region of Western Macedonia, Greece
- [Matchmaking: Reducing the carbon footprint of buildings](#) – Partnership of Latvian Constructors
- [Matchmaking: Supporting reuse of boilers in private housing](#) – Province of East Flanders, Belgium
- [Matchmaking: How to support positive energy districts and district level deep renovations?](#) – Energy Cities

Other resources

- [Property law as a barrier to energy upgrades in multi-owned properties: insights from a study of England and Scotland](#) (2017) – D. Weatherall, F. McCarthy & S. Bright
- [Energy renovations of EU multifamily buildings: do current policies target the real problems?](#) (2013) – K. Matchoss, E. Heiskanen, B. Atanasiu & L. Kranzl
- [Towards additional policies to improve the environmental performance of buildings](#) (2009) – A. Uihlein & P. Eder
- [Improving the energy efficiency of apartment blocks](#) (2016) – Low Energy Apartment Futures (LEAF) Project
- [Multi-unit buildings ownership guide](#) (2024) – International Union of Property Owners
- [Delivering the EPBD: A guide towards better, affordable and more resilient buildings for all in Europe](#) (2025) – Buildings Performance Institute Europe
- [Energy renovation of multi-apartment buildings in Europe](#) (2024) – A. Threpsiadi
- [Group Procurement guide: A guide for One-stop-shops](#) (2025) – RenoWave Project

EU Policy Documents

- [Directive \(EU\) 2023/1791 on energy efficiency](#)
- [Commission Recommendation on transposing Article 30 of the Directive \(EU\) 2023/1791 on energy efficiency](#)
- [Eurostat: Housing in Europe – 2024](#)
- [European Commission, DG Energy – Energy Performance of Buildings Directive](#)
- [European Commission, DG Energy – Current Funding](#)
- [European Commission – BUILD-UP Skills](#)
- [European Commission, DG Energy – Renovation Wave](#)
- [European Commission, DG Energy – National Building Renovation Plans](#)

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Interreg Europe is an interregional cooperation programme co-financed by the European Union. With a budget of 379 million euros for 2021-2027, Interreg Europe helps local, regional and national governments across Europe to develop and deliver better policies through interregional cooperation projects and its Policy Learning Platform services. The programme promotes good practice sharing and policy learning among European regions in 36 countries – the 27 Member States, as well as Norway, Switzerland and the 7 EU candidate countries. Interreg Europe contributes to the EU cohesion policy together with the other European Territorial Cooperation programmes known as Interreg.

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The Policy Learning Platform is the second action of the Interreg Europe programme. It aims to boost EU-wide policy learning and builds on good practices related to regional development policies.

The Platform is a space where the European policy-making community can tap into the know-how of regional policy experts and peers. It offers information on a variety of topics via thematic publications, online and onsite events, and direct communication with a team of experts.

Interreg Europe Policy Learning Platform expert services

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Via the [policy helpdesk](#), policymakers may submit their questions to receive a set of resources ranging from inspiring good practices from across Europe, policy briefs, webinar recordings, information about upcoming events, available European support and contacts of relevant people, as well as matchmaking recommendations and peer review opportunities.



A [matchmaking session](#) is a thematic discussion hosted and moderated by the Policy Learning Platform, designed around the policy needs and questions put forward by the requesting public authority or agency. It brings together peers from other European regions to present their experience and successes, to provide inspiration for overcoming regional challenges.



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