



**EUCF**  
European City Facility



# EUROPEAN CITY FACILITY

## 1<sup>st</sup> Call Success Story

Multiplying the Refurbishment Rate of  
Residential Buildings in Towns and Counties of  
Girona, Spain



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# 1<sup>st</sup> Call Success Story Towns and Counties of Girona, Spain

## Investment Concept Title

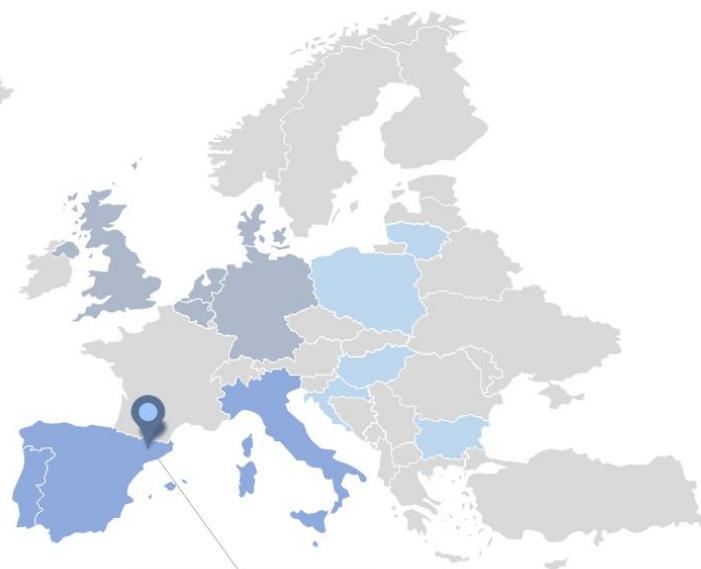
### GiDomus

Multiplying the rate of refurbishment of residential buildings by developing a municipal led one stop shop approach, applied by the towns and cities in Girona, Spain.

## Background

With GiDomus, the grouping of Banyoles, la Bisbal d'Empordà, Ripoll, Salt, Santa Coloma de Farners, led by **Ajuntament d'Olot**, (Girona, Spain) successfully applied for the EUCF's first call.

This story follows their journey of applying to the EUCF, developing and implementing the investment concept with EUCF support. We spoke with **Jordi Ayats**, Fundació EuroPACE Director, working for the grouping of the cities of Olot, Banyoles, la Bisbal d'Empordà, Ripoll, Salt, Santa Coloma de Farners (Spain)



SPAIN  
**Olot** (121,219) 



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## What is the GiDomus project about?

“Together with the other municipalities, we want to **implement a One-Stop-Shop model-based program to boost energy efficiency in the residential building sector.** We will provide holistic assistance to the homeowners during the entire retrofit process offering technical, administrative and financial assistance.

To do so, the investment concept builds on an already existing successful project, which helped the municipality of Olot to increase their energy refurbishment rate in the private sector by the factor 5. The aim is to capitalize this experience and build on the lessons learned to expand the project to 5 other municipalities in the Province of Girona. The goal is to prove its widespread applicability and establish a clear model that can be widely adopted elsewhere

With the support of the EUCF, our concept will facilitate the interaction between all the actors involved within a retrofit process. This aspect is crucial in a very fragmented building sector. With our strong replication approach, we aim at encouraging neighboring regions to replicate the approach. Through GiDomus, we expect to **produce around 2,4 GWh/year of renewable energy and reduce GHG emissions by 8.900tn/ year.**”

## Which are the missing components and activities for the development of your investment concept and how will you use the EUCF support?

The challenge lies in the adaptability of the project so that it can be easily applied to all different administrative levels (ranging from neighborhood to county). Our idea is to **complete feasibility studies to determine impact, HR requirements and costs in order to check the local cost-benefit in each of in 5 municipalities.** This will make the model more robust, cost effective and also to generate confidence and trust, which is needed to accelerate upscaling throughout Girona and beyond.

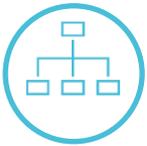


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## Success Factors of the Application



The **expected investment size and energy savings** are highly ambitious in relation to the other submitted applications in the regional call and the local context.



The application outlines a **clearly defined governance structure** and details decision-making processes and responsible actors. Periodic meetings and the preparation of progress reports, as well as the planning of conflict resolution mechanisms, risk assessments and contingency plans are foreseen. The applicant mentions the sufficiency of internal capacities and the need to involve external experts in the project.



Of particular interest is the **replication and upscaling potential of the investment project and additional impacts that are presented**, such as job creation. A holistic approach that takes into account several impacts is considered in the evaluation.



It becomes clear that a **bold and ambitious** grouping is working not only to reduce emissions within their borders but beyond. The idea to spread the project through the entire region of Catalonia is considered as highly ambitious.



The applicant clearly explains the relations and responsibilities of the different bodies of the grouping. The establishment of a project management board, a democratic decision-making process, monthly coordination meetings for progress control and an advisory board that consists of representatives of all key stakeholders to identify and nurture synergies with private and public interests are clearly outlined.

## What are your recommendations for applicants to the EUCF?

### Jordi Ayats

Fundació EuroPACE Director  
Cities of Olot, Banyoles, la Bisbal  
d'Empordà, Ripoll, Salt, Santa  
Coloma de Farners (Spain)

“

At the beginning, we had some doubts because we applied as a grouping together with 5 other municipalities of the region. But it turned out that this grouping offered great chances of replication and scaling, which allowed us to receive the grant of €60k.

“

**Apply as a grouping to reach higher goals.**



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## Project Factsheet

### Investment Sectors Targeted

Residential Buildings



Building integrated renewables



### Investment Components

(actions and measures planned that will result in energy savings)

#### Refurbishment Projects:

Refurbishment and improvement, individually tailored to users' requirements, expectations and financial capability

#### PV Installations:

AV 3kWp expected in at least 10% of refurbished projects



#### Expected Size of Total Investment:

**106,230,000 (EUR)**



#### Expected energy savings generated from the investment project:

**30 GWh/year**



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## Implementation of the investment project

### Expected Impacts

- > 1 000 contractors trained and certified
- > 1 000 jobs created
- > 8 000 Tons of CO<sub>2</sub>/year avoided
- > 500 new photovoltaic (PV) installations
- > 1 500 kWp increased PV capacity
- > 5GWh/year additional energy savings (5% per household) due to improved energy management and changing habits in households (both those who refurbish and those who become interested but do not actually refurbish).

### Intended Measures

The ambitious boost of the energy refurbishment rate can only be achieved when putting the users at the centre. The investment concept will be implemented based on a user centric approach that builds on the factors of health and wellbeing: air quality, thermal comfort, humidity, dust, infections and infestations, security, water quality; noise, daylighting and ventilation. Proposed refurbishment projects must meet the 3 acceptability criteria: (1) the resulting energy efficiency certification must be at least a “D” (in case the initial certification was already “D” or better, the result must be an increase of at least one letter). (2) All materials, installations and building solutions must meet current building regulations. (3) > 50% of the budget must be EE or RES related.

Follow the exciting journey of Banyoles, la Bisbal d’Empordà, Ripoll, Salt, Santa Coloma de Farners, led by Ajuntament d’Olot, (Girona, Spain) and learn more about their ambitious investment concept, which, one day, might spread all over Catalonia (7.7 million population, 3.8 million homes, over 400 GWh/yr energy saving, and 100 000tnCO<sub>2</sub>/yr emissions reduction potential).