

MINISTERIO DE HACIENDA BENDUESTOS Y GASTOS DIRECCIÓN GENERAL DE FONDOS EUROPEOS



**BUENAS PRÁCTICAS** 

**Actuaciones** Cofinanciadas



# Una manera de lacer Europa

Line of aid aimed at improving energy efficiency in existing buildings in Logroño

Directorate General of Territorial Policy, Urban Planningand Housing La Rioja

Programa Operativo de La Rioja

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Fondo Europeo de Desarrollo Regional

Good practice of the Directorate General of Territorial Policy, Urban Planningand Housing, consisting of the line of aid aimed at improving energy efficiency in existing buildings in the city of Logroño, embodied in the Casa Hilaria building and in the building at Juan Lobo street n° 7 both in Logroño's old town



The objective of this aid line is to achieve a reduction in  $CO_2$  and the final energy consumption of buildings by improving energy efficiency, thermal envelopes, heating, cooling and lighting installations, as well as by replacing conventional energy with solar energy, biomass or geothermal energy.

The investment made was EUR 662.729.56, which resulted in ERDF support of EUR 331 364,78. As a result, a total of 267 households have obtained better energy consumption.

Among the aid granted, **two projects in the old town of Logroño** have highlighted in particular for their commitment to reduce energy consumption and increase their efficiency through the use of innovative systems within the energy rehabilitation of buildings, applying a type of construction of bioclimatic architecture (the so-called "passive house" or passive houses) in Casa Hilaria and the use of materials with great

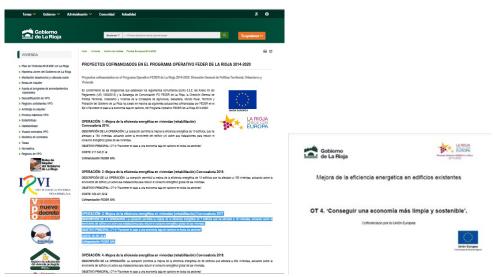
thermal insulation capacity by the outside in the building at Juan Lobo street nº 7

The improvement of the energy efficiency of the two projects selected in the old town of Logroño is considered a good practice because it meets the evaluation criteria designed for this purpose:

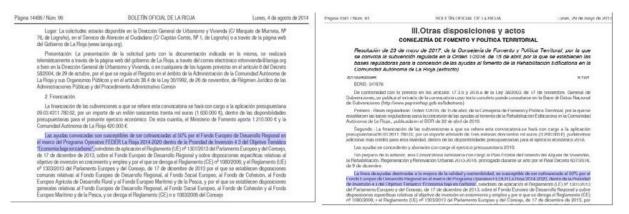
### 1.- The role of ERDF in the action has been conveniently disseminated to potential beneficiaries and the general public

This action has been widely disseminated through the different information and advertising measures developed.

The Directorate-General for Territorial Policy, Urban Planning and Housing has advertised the action in its web section



The aid line, published in the Official Gazette of La Rioja, contains the reference to ERDF co-financing



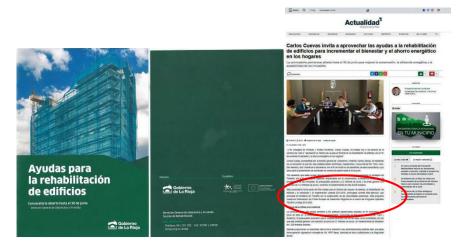
The calls for aid for rehabilitation were presented by the Counselor for La Rioja Government in the media with an important impact on them.



Information days were held in order to motivate different groups, architects, technical architects, property managers and individuals to guide the actions of rehabilitation of buildings in the line of achieving an improvement of sustainability.



As well as meetings with municipalities from different areas of the region:



In addition, an advertising campaign was carried out in the media such as print press, radio programmes, regional news programmes and on social networks announcing the launch of the aid line, mentioning the co-financing by the ERDF of the aid and including the emblems and logos of the EU.



This visibility has been reinforced by the presentation of the results of the calls by the Counselor and the visit of one of the buildings in the old town of Logroño, located at number 7 in Juan Lobo street, benefited which has from these aids in order to improve its maintenance and energy efficiency.



#### 2.- The action incorporates innovative elements

The two projects stand out, especially for their commitment to reduce energy consumption and increase efficiency through the use of innovative systems within the energy rehabilitation of buildings. This has been achivied a type of construction of bioclimatic architecture combined with the efficiency offered throughout the year, a comfortable ambient temperature, without the application of conventional heating (the so-called "passive house" or passive houses).

In the renovated building at Juan Lobo n° 7 street, the system used combines the use of a material with great thermal insulation capacity, with finishing and decoration coating. The construction system of thermal insulation from the outside contributes to energy saving and efficient use of energy since it helps to maintain a stable temperature inside the building, reducing energy demand and with it consumption.

In "Casa Hilaria" building, a comprehensive rehabilitation is carried out applying the criteria of this type of construction standards as buildings of high comfort and very low energy consumption, designed and built according to the criteria established in the certification of passive houses. In this way, Casa Hilaria has managed to be the first rehabilitation of historic housing with this certification that is carried out in Spain.

#### 3.- Adequacy of the results obtained to the established objectives

The fundamental result obtained with this action is the improvement of energy efficiency in the building, helping to achieve the objectives set by the European Union, that is, the improvement of energy efficiency by 30 % and favor the regeneration of the old town of Logroño with the improvement of the quality of homes which contributes to fill it with life and boost economic activity.

In both projects, the planned objectives of improving energy efficiency have been achieved. In the case of Juan Lobo n° 7, a reduction of the overall annual energy demand for heating and cooling is achieved by 37.86 % and in Casa Hilaria by 96.75 %. In this way, on the one hand, it has contributed to the reduction of the energy bill for existing housing users, usually elderly people with limited economic resources, who had reduced their comfort by not being able to pay the increase in their bill for energy services.

Similarly, it has contributed to the aesthetic improvement of the buildings in the historic center of the city of Logroño, which has significantly improved this area, also affecting the improvement of user comfort, both individually in homes and in all buildings.

### 4.- Contribution to the resolution of a problem or weakness detected in the territorial scope of execution

The problem or weakness that has been detected in the area of the old town of Logroño is deterioration of the housing and living conditions, with an occupation dominated by marginal social groups, as well as a low social and economic activity.

Most of the houses in the old town of Logroño are simple constructions in aged and very deteriorated buildings, with enclosures without air chambers or insulation, with large thermal losses. So these are houses with little thermal comfort. The action has allowed a significant improvement, both in the thermal comfort and in the savings in energy consumption of these homes.

These actions have contributed to improving the quality of the building stock by reducing its energy demand for heating or cooling and  $CO_2$  the building, and also improving the aesthetic aspect of the buildings.

In the rehabilitation of the building at Juan Lobo n<sup>o</sup> 7 street, the various pathologies detected in its facade and medianial enclosures led to propose a more ambitious action with the aim of improving the quality and sustainability, acting in the repair of these deficiencies and improving the envelope of the building. Similarly, the action required the consolidation of the foundation and structural reinforcements to achieve the stability of the building avoiding new settlements.



General condition of the property before the proceedings



General condition of the property after the proceedings

The performance in the Hilaria House, has been a challenge since it is an integral rehabilitation of a historic building with a special protection, which means that no alterations of its exterior volume, its structure, nor the size and position of the facade carpentry are allowed. Similarly, the age of its structure based on loading walls of sandstone chairs on the ground floor, solid brick on the upper floors and forged from wooden beams and ceramic beams, has been a challenge to the execution of a layer of continuous

hermeticity to achieve the certification of passive house in rehabilitation (buildings of high comfort and very low energy consumption).



General State of Casa Hilaria before and after the performances

### 5.- High level of coverage on the population to which it is addressed

The coverage of the population covers all the citizens of Logroño who benefits from the aid for the improvement of energy efficiency in existing buildings, although the action has a special impact on the improvement of the quality of the real estate stock of an area of the city with a significant number of homes with little thermal comfort.

In particular, the two outstanding performances in the old town of Logroño, have helped to energise a degraded area, avoid the abandonment of buildings and bring life back to the historic center of Logroño. Specifically, encourage the population to become aware of the need to rehabilitate the historic center of the city and encourage future actions in buildings with similar characteristics to improve energy efficiency.

### 6.- Consideration of horizontal criteria of equal opportunities and non-discrimination, as well as social responsibility and environmental sustainability

The action has been carried out in an area of the city of Logroño with a high percentage of aging population. The inhabitants of the old town of Logroño are, usually elderly and have limited economic resources. They have reduced their comfort by not being able to pay the increase in their bill for energy services.

In particular, the actions at Juan Lobo n<sup>o</sup> 7 and "Casa Hilaria", have achieved a reduction in the overall annual energy demand for heating and cooling of buildings, referring to energy certification, of at least 30 % on the situation prior to these actions and involving a change of at least one letter in the scale of the energy rating.

Similarly, in both actions, principles of environmental sustainability have been applied, in the preferential use of materials with little environmental impact.

#### 7.- Synergies with other policies or instruments of public intervention

A Synergy directly related to this action is in the **State Housing Plan** for the promotion of housing rental, building rehabilitation and urban renewal regeneration that promotes, among others, the figure of building rehabilitation as an engine of economic activity of the construction sector in an innovative way and consistent with current economic situation.

The outstanding actions of the old town of Logroño are part of the objectives set within the 2013-2017 La Rioja Housing Plan to reduce energy consumption and increase the efficiency of existing buildings.

This action is complemented, also with **aid for rehabilitation actions in buildings of the historical center and of historical architectural interest of the city**, aimed at the conservation of the cultural heritage of Logroño in the buildings of the historical center and in those classified as of historical-

architectonic interest, including structural adaptation works and those of partial adaptation of buildings contributing to improve environment and life quality of its inhabitants.



SECRETARÍA DE ESTADO DE PRESUPUESTOS Y GASTOS DIRECCIÓN GENERAL DE FONDOS EUROPEOS

MINISTERIO DE HACIEND





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