

THERMAL MODERNIZATION OF RESIDENTIAL BUILDINGS: EXPERIENCE WITH A UKRAINIAN ACCENT

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The experience of Ukraine in energy efficient modernization of residential buildings was discussed by specialists from Germany, Kazakhstan, Uzbekistan and Ukraine for three days. A webinar on this topic was held as part of the Promhouse project "Professionalization of Housing Management in Kazakhstan and Uzbekistan". The project is being implemented by the Housing in Eastern Europe Initiative (IMO, Germany) with financial support from the European Union. On the German side, the project is coordinated by the European Educational Center for Housing and Real Estate (EBZ). From the Uzbek - the Association of Organizations of Professional Managers and Maintenance of the Housing Fund of Uzbekistan.

This is not the first international meeting on the Promhouse online platform of professionals engaged in the field of energy efficient modernization of apartment buildings (MKD). Today it is one of the urgent problems of housing and communal services for the countries of the post-Soviet space, where most of the apartment buildings were built before 1995 and are represented by typical panel high-rise buildings of the period of industrial housing construction. Their wear rate is quite high, they were designed according to old building codes and regulations and do not meet modern requirements for thermal protection of buildings. The population does not have funds for the comprehensive modernization of such houses. Therefore, today they need today not just major repairs, but energy efficient modernization, which can significantly extend their service life. In this regard, the experience of Eastern Europe is interesting, which is carefully studied in the framework of Promhouse. In particular, in Germany, such housing stock is treated very carefully: it is modernized, reconstructed, overbuilt, rebuilt, reducing energy consumption and increasing the thermal protection of buildings.

Programs, projects, incentives

How does Ukraine cope with such challenges? A retrospective of the solution of issues related to energy-efficient modernization of residential buildings, during the webinar, was presented by Anatoly Necheporchuk, Academician of the Academy of Construction of Ukraine, and Alexander Trufanov, director of the energy service company "Garant" (Kiev). Ukraine is moving towards the rational consumption of

energy resources. This was reflected at the legislative level, influenced the improvement of regulatory norms and mechanisms, and brought tangible results. Today the experience of thermal modernization of residential buildings has been accumulated here, which can be adopted and used with great benefit by other countries.

Comprehensive thermal modernization of residential buildings is a rather costly event for residents. Therefore, in Ukraine, the state creates incentives for the initiation of energy efficiency projects by associations of co-owners of apartment buildings (condominiums). The Energy Efficiency Fund of Ukraine has been established in the country. This is a state structure, the purpose of which is to provide financial and technical assistance for the energy modernization of the housing stock. The Fund's activities are financed from the state budget and other sources. The implementation of various programs through this Fund helps Ukrainians to reduce energy losses in their homes, improve their energy efficiency, save on utilities, and reduce harmful emissions into the atmosphere.

Initially, state aid to the housing stock was carried out through the "warm loans" program. These were grants for the implementation of certain measures to replace doors, windows in entrances, and insulate facades. Since 2019, the Energodom comprehensive energy modernization program has become available. It provides for compensation to residents of up to 70% of the costs of energy efficiency measures through the Fund. Financial support has become a good motivation for residents to participate in programs that improve living comfort, reduce heat loss in the house and reduce utility bills. Energodom provides for a number of mandatory stages that guarantee the quality of work. This is an energy audit, the development of project documentation, after which you can proceed to the implementation of activities. During the execution of works, designer and technical supervision is carried out, the final stage is verification.

During the webinar, attention was also paid to the role of customers for projects on thermal modernization of residential buildings - condominiums, representing the interests of residents. Specific examples of the use of various measures, stages of their implementation, problems arising in this case, and ways of solving were considered. You can learn more about the experience of Ukraine in energy efficient modernization of buildings on the website of the Association of Organizations of Professional Managers and Maintenance of the Housing Stock of Uzbekistan.

There is a problem - solutions are needed

This problem is also relevant for the secondary housing stock of Uzbekistan, which is now being put in order. We do not have separate programs for thermo-modernization of apartment buildings, but a solution is possible within the framework of professional management. Managing organizations or HOAs can act as customers for similar projects. To do this, they must orient residents to the importance of such initiatives, have sufficient qualifications, a high professional level, and see priorities. That is why educational seminars and trainings to improve professionalization within the Promhouse are so valuable for the managers of the management company.

Residents cannot provide a comprehensive thermal modernization of apartment buildings at their own expense. Separate measures in this direction were carried out in our country within the framework of the overhaul of common property at the expense of loans from private banks. This made it possible to renovate some of the high-rise buildings built before 1995. Basically, these were works on the repair of the roof, painting the facades, replacing part of the utilities in the basements, installing double-glazed windows, doors in the entrances. At the same time, it was not about increasing energy efficiency and reducing energy losses, but about improving the technical condition of houses that were in an unsatisfactory condition. When repaying loans, residents had to return the amount much more than they had taken at the expense of the interest rate. A number of homeowners' associations are still unable to pay off their loans.

The recently adopted resolution of the President "On the further improvement of the management system for apartment buildings" (No. PP-5152 dated June 19, 2021) provides for a 3-year extension of the repayment period for loans raised for the overhaul of apartment buildings from July 1, 2021. But on condition that the management of the house is transferred from the HOA to the management organization. The same document introduces instruments of state support for owners in capital and current repairs of apartment buildings through their partial financing. 70% of the cost of repairs will be covered by the state budget and additional sources of local budgets in equal shares, 30% - at the expense



of the owners. Funds from all sources will be accumulated in a special account in the Housing and Utilities Development Fund under the Ministry of Housing and Communal Services. In 2021, the state will allocate 100 billion soums to the special account of the Fund for capital and current repairs. Under this program, owners can initiate energy efficient home improvement projects through partnerships or management companies.

A similar scheme for financing capital repairs (70/30) was used in Uzbekistan at the dawn of the privatization of apartment buildings. Then the owners' funds were accumulated in the savings accounts of the partnerships. But this practice has not fully justified itself due to the lack of proper control over the targeted spending of owners' funds and the quality of repair work. I would like to hope that the mistakes of the past years will be taken into account, the mechanism for financing the overhaul will be justified, transparent, and convenient for the owners. Then this may become an incentive to think not just about whitewashing the facade or replacing risers, but about energy-efficient modernization of the house. Of course, if you rely on a well-grounded, well-thought-out policy, a well-developed legal base, comprehending the experience and practice of other countries.

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