



**VALENCIA**  
Calle Fontaneres nº 65  
Avda. Pío XII nº 49



Energy  
Efficiency  
in Low  
Income Housing  
In the Mediterranean

## THE PILOT PROJECT

### Regional context

Valencia is a city located in the Comunitat Valenciana (Spain). It has an urban area of 134,65 km<sup>2</sup> and a density of 5,926.72 hab./km<sup>2</sup>. Valencia is Spain's third largest metropolitan area, with a population ranging from 1.7 to 2.3 million, with around 809,000 inhabitants in the administrative centre.

Valencia has a typical Mediterranean climate, characterized by very mild winters and hot summers. The average annual temperature in the city is around 22.3 °C during the day and 13.4 °C at night, and the average temperature in January is 11.5 °C and in August 25.5 °C.

### Pilot description

#### Building A : FONTANARES

The building is located in an urban area within the neighbourhood of Patraix. Over 65% of buildings in the neighbourhood were built between 1940 and 1980. The average size of homes located in the area is 98m<sup>2</sup> and the selected apartment building has a total of 28 dwellings. The majority of residents are retirees (86%) who receive a state pension which generally is less than the minimal level of income. 95% of the residents are homeowners, the remaining 5%, rent.



## Building B : PIO XII

The building is located in a urban area within the neighbourhood of Campanar. Over 65% of buildings in the neighbourhood were built between 1970 and 1990. The average size of homes located in the area is 106m<sup>2</sup> and the selected apartment building has a total of 28 dwellings. The majority of residents are retirees (76%) who receive a state pension which generally is less than the minimal level of income. 85% of residents are homeowners, the remaining, 15%, rent.

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## Objectives of the pilot project

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- Improve the energy classification of the buildings by two grades (from Grade F to Grade D).
- Achieve this improvement with an investment lower than 30 000 € per dwelling.

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## Energy efficiency solutions

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- 1.- External thermal insulation of the walls
- 2.- External insulation of the roof
- 3.- Actions focused on improving the windows will be studied
- 4.- Focus on improving the inhabitants behavior related to energy consumption

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## Innovative financial mechanisms

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The project works on providing possibilities on using core instruments such as: preferential loans, subsidies, grants, third party financing or financing through rental/sale of common elements of the building. Complementary to these mechanisms, a reduced level of VAT is applicable for all retrofit works in homes (10% instead of 21% which is the general type).

Besides these measures, consumers lack sufficient knowledge to enable them to make informed decisions in relation to their investment in energy efficiency. The objective is offer information in an easily accessible and understandable way.



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