

Proposals to Accelerate the Deployment of Financial Instruments for Building Renovation in Spain



90% of buildings in Spain were constructed before 2006, without energy efficiency standards.

The renovation rate is below **0.3% per year**—far from the **3.4% needed** to meet European climate targets.

What is limiting the adoption of building renovation in Spain?

1. High costs and unattractive business models that fail to reflect the social benefits of renovation.
2. Financial risks and complex guarantees, especially for small homeowner communities.
3. Limited access to subsidies, which tend to benefit higher-income households.
4. Lack of institutional coordination and clear leadership among public administrations.
5. Limited use of Energy Savings Certificates (ESCs) due to lack of awareness or low perceived value.
6. Unattractive financial instruments that fail to sufficiently stimulate demand.
7. Difficulty attracting sovereign funds due to the small scale of renovation projects.
8. Lack of information and training, which limits the adoption of energy efficiency measures.
9. Few solutions tailored to vulnerable households, where upfront investment remains a major barrier.
10. Lack of balanced incentives and obligations to encourage renovation.
11. Weak public communication about the real benefits of energy efficiency.
12. Limited monitoring and accountability in existing programs.

How can these barriers be overcome?

Idea 1

Institutionalize coordination among public administration

to streamline processes and avoid duplication.

Idea 2

Create a centralized agency (one-stop shop)

to simplify procedures and provide guidance to stakeholders across the sector.

Idea 3

Establish specialized regional offices

offering technical, financial, and administrative support for local projects.

Idea 4

Review subsidy criteria

to improve access for vulnerable groups and low-income households.

Idea 5

Develop new green financial products

tailored to the Spanish context and delivering a positive social return.

Idea 6

Actively involve the energy sector

as a strategic partner in the renovation process.

Idea 7

Promote continuous training and awareness programs

targeted at technicians, property managers, and homeowners.

Idea 8

Plan renovation strategically

prioritizing areas and buildings with the greatest needs and potential impact.

These are the conclusions of the working group **“Analysis of Available Financial Instruments for Building Renovation,”** led by **alinnea** and dedicated to identifying key bottlenecks and proposing solutions to enhance the climate resilience of the real estate sector.

The full report is available here:

bit.ly/48LOnqN

You can also download this visual summary here:

bit.ly/4p74sVp

