



ELENA Project Factsheet MASTER PLAN LOG

Location of planned investments	The Investment Programme will be carried out in Belgium.
Final Beneficiary	The applicant is OCASC (Office Central d'Action Sociale et Culturelle du Ministère de la Défense). The OCASC is a public body set up by the Belgian Law of 10 April 1973 to meet the social and cultural needs of the Ministry of Defence (social assistance, nurseries, housing, holidays, insurance).
Final Beneficiary's address	Rue Bruyn 1 1120 Brussels - Belgium
Sector(s) of investment	Energy efficiency and renewable energy generation measures in residential buildings owned by OCASC.
Total Project Development Services (PDS) cost	EUR 2,300,000.00
ELENA co- financing	EUR 2,070,000.00
Project Development Services (PDS) financed by ELENA	<p>The Project Development Services (PDS) financed by ELENA will support the implementation of an Investment Programme in about 350 housing units located in Belgium, targeting both multi-apartment buildings and single-family buildings.</p> <p>OCASC will be responsible for the creation of the Project Implementation Unit (PIU). It will consist of existing internal staff and external consultants, contributing to reinforce the existent workforce and creating the conditions to achieve the ambitious overall Investment Programme of about 31.5 million, targeting energy savings of about 60%.</p> <p>The ELENA PIU will be managed by the existing OCASC team (Project Manager, with the support of 2 engineers) that will be also responsible to manage the external experts to be involved for providing the necessary technical support, namely by developing energy assessments, providing financial and legal/procurement support.</p>
PDS Timeframe	January 2025 to December 2027
Investment programme description	<p>The Investment Programme targets the renovation of 350 housing units located in Belgium aiming to reduce the heating related energy consumption by 60%. Investments will target both multi-apartment buildings and single-family buildings owned by OCASC.</p> <p>The project aims to mobilise an eligible investment of EUR 31.5 million (energy efficiency, renewable energy sources and charging points for electric vehicles).</p> <p>The renovations will include the modernisation of the existing multi-apartment and single-family residential buildings, including the following energy related measures:</p>

	<ul style="list-style-type: none"> • envelope insulation and improvements (walls, roofs and floors); • window replacements and improved glazing; heating, cooling & ventilation upgrades; • domestic hot water; • indoor lighting; • renewable energy solutions (solar panels, PV, etc), and; • charging points for electric vehicles. <p>The energy efficiency measures will be adapted on a case-by-case basis to optimise the energy savings achieved.</p>
Investment amount to be mobilized	EUR 31,500,000.00
Description of the approach to implement the Investment Programme	<p>The Investment Programme will be implemented aiming to reach an overall reduction of the energy consumption of about 64% and to increase renewable energy use in the residential buildings.</p> <p>"Office Central d'Action Sociale et Culturelle (OCASC)" will play a key role in the implementation of the Investment Programme. Although it will be a multi-stakeholder project, OCASC will be the main actor in the energy renovation of its housing stock.</p> <p>The overall strategy and plan for the comprehensive energy renovations, taking into account the needs of tenants, regulatory requirements, and available resources have been already developed.</p> <p>Based on the strategy, OCASC staff, together with an external consultant, will oversee all aspects of the Investment Programme, including project planning, execution, and monitoring. They will coordinate with contractors, energy experts, and regulatory authorities to ensure that renovations are carried out efficiently, safely, and in compliance with relevant standards and regulations.</p> <p>OCASC will be in charge of securing funding for the Investment Programme and managing its financial aspects. This includes identifying funding sources, such as grants, loans and internal funds, and developing financing strategies to cover the costs of the renovations. OCASC also manages the budget for the Investment Programme, ensuring that funds are allocated appropriately and utilised effectively throughout the project duration and thus ensuring a sound financial management.</p> <p>Moreover, OCASC will engage with various stakeholders throughout the investment program, including tenants, and government agencies. OCASC staff will communicate project goals, progress, and impacts to stakeholders, gather feedback and input, and address concerns or issues as they arise.</p> <p>OCASC will ensure compliance with all relevant regulations, standards, and guidelines governing energy efficiency, renewable energy, and building renovations. It will be responsible for obtaining necessary permits and approvals, conducting inspections and audits, and submitting required reports to regulatory authorities and funding agencies. OCASC will also monitor and evaluate the performance of the Investment Programme, tracking key metrics such as energy savings and cost-effectiveness.</p>

Expected results of investments planned	<ul style="list-style-type: none">• Energy efficiency — Annual total energy saved 12.25 GWh representing a reduction of 64% compared to the baseline.• Renewable Energy — Annual total 1.33 GWh of renewable electricity generated.• CO₂ emission reduction — Annual total reduction of 2 805 tCO₂ eq representing a reduction of 68% compared to the baseline• Jobs retained or created — 102.59 equivalent FTE
Leverage factor (Minimum 10)	15.22
Status	Contract signed on 20/12/2024
Contact person at ELENA beneficiary	Aline Deworme - aline.deworme@ocasc.be