



Ēkubirojs

Annual impact report 2023

Mission

Through reducing energy consumption and carbon emissions, Ēkubirojs seeks to improve the health, safety, and comfort of 1-residents, 2-their buildings, and 3-their cities. We provide evidence-based models of sustainable development that link the well-being of people and the planet.

We demonstrate what can be done today to mitigate climate change and revitalize our buildings and cities. All analyses indicate that the housing industry must reduce emissions and increase the quality of the indoor environment. Our research and experience reveal unequivocally that long-term, extensive renovations contribute to economic and social development by generating better paying specialised jobs and minimising their environmental impact.

We:

Research: our multidisciplinary team investigates the urban environment, its effects, requirements, and benefits.

Disseminate innovative and pertinent materials to the various audiences, including occupants, financial and business interests, and the political body.

Collaborate with partners and stakeholders across Europe, such as legislators, building experts, and community groups, to realise our aim of creating the city of tomorrow and now.

Advocate for immediate action on energy and climate, mitigation, and adaptation of human environments to climate change.

Inform and educate citizens across Europe about the value of safety, health, and comfort in their buildings and cities.

And thus Ēkubirojs:

Promotes the implementation of deep renovation projects: Ekubirojs raises awareness about the benefits of building renovation and encourages homeowners to take action to improve the condition of their homes.

Supports open policies and encourages sustainable business models in the building industry.

Aligns the specific interests of each stakeholder on the advantages for people.

Vision

A future in which every person in Europe has access to safe, healthy, and comfortable living environments, contributing to a sustainable and equitable society. A future where people have direct implications in the life and development of the city, where they have comprehensive and useful tools to make decisions by consensus in their communities. A future where the city grows the built environment and its climate-neutral pathway to green solutions. Urban environments must become exemplary centres of sustainability, of virtuous cycles.

Values

Build Homes: We work to transform buildings into comfortable homes to improve the social fabric of the building and its neighbourhood.

Be transparent: We prioritize transparency to build trust, enable collaboration, and ensure efficiency. We work to make the building renovation processes more transparent.

Keep it simple: Our solutions are designed to be easy to understand and implement, reducing costs for everyone.

Scale-up: All our initiatives are developed to be scalable, empowering stakeholders to grow..

Sustainable Development Goals

Our organisation is dedicated to serving and advocating for residents/owners of multi-family homes based on a moral commitment rather than external frameworks like the Sustainable Development Goals. Nonetheless, we find value in aligning our efforts with these global benchmarks to assess our progress against formal metrics.

Specifically, we focus on measuring our impact in line with SDGs 3, 7, 9, and 11 to ensure our work contributes meaningfully to broader sustainable development objectives.



Promoting well-being at all ages and maintaining healthy lives is essential for sustainable development. Since people spend 20 hours each day on average in homes and public spaces, buildings, in particular, have a substantial, if sometimes overlooked, influence on occupants' physical and mental health. Factors including poor indoor air quality, chemical pollution, noise from passing vehicles, inadequate ventilation, and temperature extremes# bring on anxiety and depression, asthma and cardiovascular diseases. Affordable, high-quality homes with good energy efficiency and ventilation have the potential to enhance people's health and well-being significantly.



Global development in the twenty-first century depends on having access to affordable, dependable, cutting-edge energy. Due to the war in Ukraine and sanctions, the EU has been experiencing a serious energy crisis this year, which has resulted in skyrocketing utility costs and caused the rise of energy poverty. As a result, people are being compelled to alter their daily lives drastically. Building refurbishment can significantly impact energy efficiency, thus helping residents maintain a comfortable lifestyle without compromising their budget.



The industry's well-developed and diverse infrastructure helps economies recover more quickly. Modern infrastructure and industry

need to be modernised to face future challenges. To do this, we must support cutting-edge, environmentally friendly technology and guarantee that everyone has equitable access to information and financial markets. This will lead to prosperity, the creation of employment, and the creation of a society that is both stable and successful.



Accelerated urbanisation has led to several issues, including increased slum dwellers, increased air pollution, a lack of vital infrastructure and services, and unchecked urban sprawl that renders cities more vulnerable to disasters. Investing in structures may produce a just, inclusive, and resilient society. Climate change adaptation and mitigation efforts should be centred on people and communities. Buildings provide a huge investment opportunity to enhance social resilience, health, and quality of life for all communities, emphasising the most vulnerable populations.



2020 saw record-breaking global greenhouse gas concentrations, and recent data suggests this trend may continue. When these concentrations rise, so does the Earth's temperature. By 2021, the average global temperature (from 1850 to 1900) will be about 1.1 °C higher than pre-industrial levels. From 2015 to 2021, we had the seven warmest years ever recorded. For the sake of the environment's health as well as our own, greener construction techniques are crucial. To prevent global warming to 1.5°C, it is expected that the global decarbonisation objective of a 7.6% annual CO₂ emissions reduction will be achieved.¹ The world's annual CO₂ emissions might be decreased by 6.78% with renovations to the existing building stock.²

¹ "2021 One of the Seven Warmest Years on Record, WMO Consolidated Data Shows" (World Meteorological Organization, January 17, 2022)

<<https://public.wmo.int/en/media/press-release/2021-one-of-seven-warmest-years-record-wmo-consolidated-data-shows>>

² Asdrubali, F., Desideri, U. (2019) Handbook of Energy Efficiency in Buildings, Butterworth-Heinemann, ISBN 9780128128176, <https://doi.org/10.1016/B978-0-12-812817-6.00042-5>.

Issues we are targeting

Slow renovation rate in Europe, Latvia as a microcosm

Only 10% of all Soviet-era homes needing refurbishment have been renovated and insulated in Latvia³. Not enough people believe the approach will provide significant results, and the general public is still sceptical. In Latvia, there is a dearth of quick and effective decision-making systems; it is solely the apartment owners' obligation to take care of the house. Of course, it goes without saying that individuals need to exercise responsibility and care for their real estate. However, it can be challenging for apartment owners to comprehend the value of collective decision-making since they sometimes do not view the home as the tenants' common property. When it comes to making choices and committing to large amounts of money spent on illogical, technically challenging things, they are left to their own devices, drastically slowing down or even completely stopping the renovation process.

Energy poverty

About 8% of Europeans had trouble keeping their houses warm enough in 2020.⁴ Energy poverty is a complex phenomenon thought to be brought on by a combination of low income, high energy costs, and inadequate building energy efficiency. In 2022, due to the Russian gas supply decrease, energy wholesale costs have soared by as much as 15 times since the beginning of 2021⁵, significantly impacting families and businesses. Investments in building renovations increase energy efficiency and can lower energy consumption, making them an efficient solution to lessen the impact of the energy crisis.

³ "Soviet Buildings: Serious Renovation Needed, Scarce Funds Allocated" (Soviet buildings: serious renovation needed, scarce funds allocated / Article, February 5, 2021)
<<https://eng.ism.lv/article/economy/economy/soviet-buildings-serious-renovation-needed-scarce-funds-allocated.a391710/>>.

⁴ "8% of EU Population Unable to Keep Home Adequately Warm" (8% of EU population unable to keep home adequately warm - Products Eurostat News - Eurostat)
<<https://ec.europa.eu/eurostat/web/products-eurostat-news/-/ddn-20211105-1>>

⁵ "Beating the European Energy Crisis" (IMF, December 1, 2022)
<<https://www.imf.org/en/Publications/fandd/issues/2022/12/beating-the-european-energy-crisis-Zettelmeyer>>.

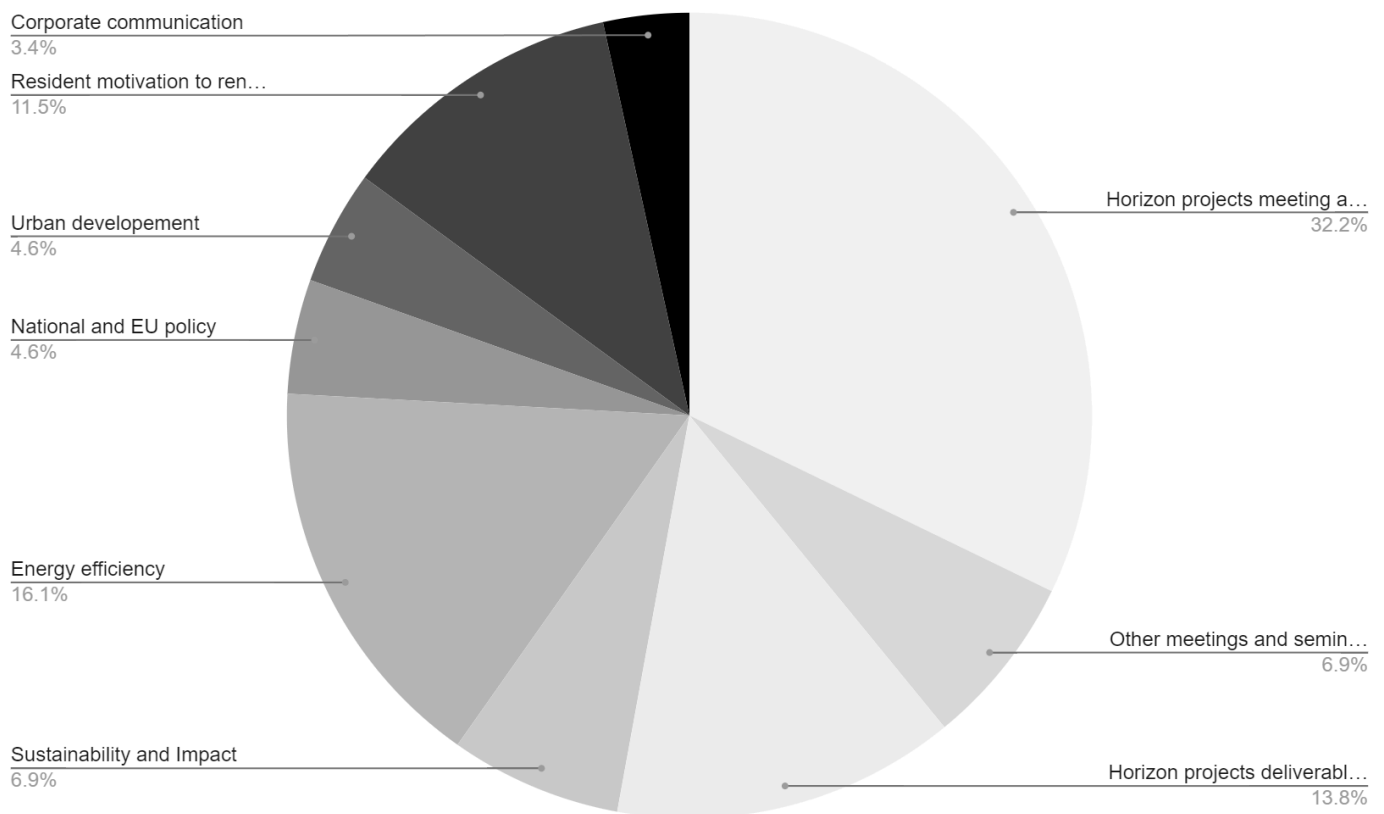
Low willingness to participate in renovation projects

Many individuals are unaware that their home belongs to them and that it is them, not the government or the property management, who maintain it. People frequently are unaware of how their payments will alter or how much they will have to pay. Most of the time, lack of knowledge is why people choose not to participate in renovation projects.

Our Impact in numbers

Digital engagement

In 2023, Ēkubirojs digital content reached 47975 individuals; compared to the previous year, our reach grew by 38.9%. From the total number of reach, 65.0% came from Facebook, 21.0% from Twitter, 13.7% from LinkedIn, and 0.3% from Instagram. The topics of engagement are described in the following figure. 46.0% of the communication activities were related to Horizon 2020 projects, whereas 54.0% were related to non-project activities. In July 2022, Ēkubirojs launched a LinkedIn newsletter to communicate the results of the research activities. Since then, 1694 individuals have read the Energy Efficiency and Climate Change newsletter. In 2023, Ēkubirojs newsletter was read by 1371 individuals, which is an increase of 324.5%.

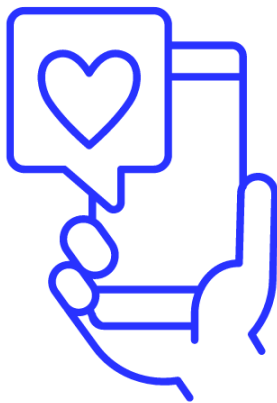


Physical engagement

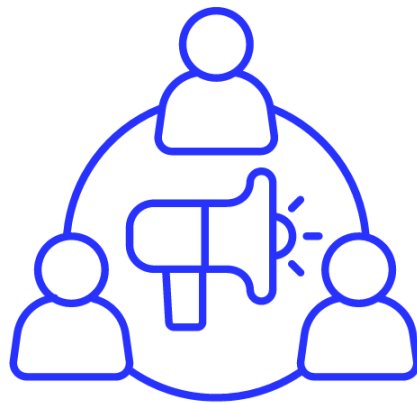
Ēkubirojs organised a total of 12 in-person events were organised in 2023. 11 of them aimed to reach the residents to promote the idea of renovating their building and inform them about the available support options. Within the project “*Energoefektivitātes telts*”, 257 residents were reached. Furthermore, to strengthen the cooperation between the different stakeholders in the energy efficiency field in Latvia, an event called “*Vienas pieturas aģentūras kā virzītājspēks daudzdzīvokļu ēku atjaunošanai. Ko mēs varam uzzināt un iegūt no citu valstu pieredzes?*” was organised with 17 stakeholders.

Facilitation of the dialogue

In 2023, Ēkubirojs participated in 10 events with more than 200 participants in total. The topics of events included energy efficiency, building renovation, housing affordability, One-Stop-Shop facilitation and operation. As one of the events, Ēkubirojs participated in the Renovate Europe Campaign Steering Group Meeting, where it was able to contribute to the discussions of the EPBD recast, future implementation, affordable renovation options, positioned in the broader spectrum of urban policy.



**Total online reach
47975 individuals**



**274 households
reached in person**



**Participation in
10 events**

Our action

Projects

We are participating in several projects to facilitate our actions as an organisation aligned with our mission and vision. We proceed at national and European levels to address the issues and co-create in both dimensions. This enables the complex operational framework that supports different stakeholders and further enriches the knowledge and skills the organisation can provide.

Small-scale projects

In 2023, Ēkubirojs was active in local actions, engaging in dialogue with the residents and municipalities to understand their needs and find the best strategy to help them. Within the project **“Energoefektivitātes telts”**, we spoke personally with the 257 residents. The idea of the projects was to raise awareness and educate people about the importance of housing renovation. The events happened in the open public space - streets and squares, where the tent with information booklets was placed. As a result, we established very good contact with municipalities and active residents in the community.

We also started **“DE-JĀ!”** which fosters sustainable development at the community level and brings about long-lasting good change by providing local stakeholders with information, resources, and expertise. We started the project with a survey to identify parts of the building renovation process where stakeholders need assistance. Among these stakeholders are active residents, municipal employees, and building managers. The region's general standard of building rehabilitation is anticipated to rise due to encouraging improvements and knowledge sharing within the community. For 2024, we plan a meeting to allow stakeholders to expand their awareness of many elements of building renovation projects.

Active Horizon 2020 projects:

Project	EU Peers	FinEERGo-Dom	Europa	UP-Stairs
<p>Summary of the project</p>	<p>The project aims to create a network of Integrated Home Renovation Services throughout the European Union and enable information sharing between the community of practitioners.</p>	<p>The project refines and implements sustainable financing schemes for energy efficiency and renewable energy in guaranteed dEEp renovations of buildings in Poland, Austria, Slovakia, Bulgaria, and Romania.</p>	<p>The project aims to develop an Energy Efficiency Subscription (EES), ensuring guaranteed energy savings from the deep renovation of residential buildings, which will consider the standards for products and expertise. To promote the EES model, OSS is facilitated to support the local or regional stakeholders and widen the scope of possible energy efficiency interventions.</p>	<p>The project aims to support the facilitation of energy communities by providing a comprehensive framework through the work of OSS and the use of distributed ledger networks. This enables the creation of prosumer-market relations between the energy communities and service providers.</p>

<p>Role of Ēkubirojs</p>	<ul style="list-style-type: none"> • Creation of digital repository. • Assessment of financial instruments. • Participation in the community of practice. • Support the project consortium. 	<ul style="list-style-type: none"> • Support the implementation of financing schemes. • Coordinate the stakeholder assessment and engagement. • Support the development of a digital platform. 	<ul style="list-style-type: none"> • Coordinate communication and dissemination activities. • Establish a One-Stop-Shop (OSS) in Latvia. • Execute OSS activities in Latvia. • Organise mentoring programmes. • Support the development of a digital platform. 	<ul style="list-style-type: none"> • Support the dissemination and education of One-Stop-Shop and energy communities. • Research and prepare a white paper on using Blockchain to support building renovation.
<p>Actions in 2024</p>	<ul style="list-style-type: none"> • Setting up Latvian community of practice • Website development • Development of financial matrix and testing its application in different countries 	<p>The project was finished at the end of 2023.</p>	<p>The project was finished at the end of 2023.</p>	<p>The project was finished at the end of 2023.</p>

Project Applications for 2024:

Project	EmpowerCities.UA	Balt.EPBD	HOSST	Colser
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<p>Summary of the project</p>	<p>The project goal is to enable participatory approaches in climate neutrality planning and facilitate sustainable and resident-led reconstruction in 9 cities in Ukraine.</p>	<p>The project aims to provide policy support in the implementation of the recast of EPBD by creating a set of methodologies and tools and enabling larger stakeholder engagement.</p>	<p>The project's goal is to further enrich the concept of OSS by creating a single digital solution and facilitating several regional OSSs in different European countries.</p>	<p>The project aims to make renovation participatory and more affordable by bringing residents into the process. The project will develop the frameworks for the residents-led collective self-renovation</p>
<p>Role of Ēkubirojs</p>	<ul style="list-style-type: none"> ● Project coordination. ● Leading the digital development of a participatory platform. ● Leading the research on enabling participatory practices in climate-neutrality planning. 	<ul style="list-style-type: none"> ● Project coordination. ● Supporting the engagement with Baltic and Latvian policymakers. ● Participating in the development and testing of the proposed methodologies. 	<ul style="list-style-type: none"> ● Supporting the development of the Latvian regional OSS. ● Leading communication and dissemination activities of the project. 	<ul style="list-style-type: none"> ● Assess possible additional funding streams for such projects as energy efficiency and fuel poverty instruments. ● Explore alternative business models that could facilitate such as self-retrofit project deployment in collective housing

Financial statement

In 2023, we continued our work with the support of European-level projects and integrated additional grants to tackle local challenges. The financial support via specific activities is provided as a lump sum payment to cover from 3 to 18 months of work within a specific project and support general administrative activities.

Revenue in 2023

Project	Amount (EUR)
Energoefektivitātes telts	9,119.55
EU Peers	61,691.39
Total	71,998.48 EUR

Resource allocation for projects

Project	Amount (EUR)
Energoefektivitātes telts	9,119.55
EU Peers	10781.36
FinEERGo-Dom	5714.20
Up-Stairs	14700.59
Europa	53398.02
Total	93,713.72

Types of expenses:

Concept	EUR	%
Employee salary	61,948.57	49.19%
Accounting & Legal	14,324.38	11.37%
Office expenses	966.20	0.77%
Bank Commission and Taxes	34,393.61	27.61%
IT systems and media	7,217.80	5.73%
Business Trips	7,096.90	5.63%
Other	4,122.14	3.27%
Total	125,947.46	100%