

EIB project factsheet

Energy efficiency in residential buildings¹

Private energy efficiency investment in France is currently held back by a lack of adequate financing at reasonable terms, as well as a lack of assistance to homeowners in handling technical and administrative aspects, such as energy audits and choice of construction companies. This pioneering financing programme is aimed at addressing the need to trigger energy efficiency investments in private homes in France on a large scale. The project supports an innovative approach by French regions to set up specialised companies (public and public-private entities known as Société de Tiers Financement (STF)) to provide a ‘packaged’ solution covering technical and financial assistance to homeowners for retrofitting. It will enable the STF to provide long-term funding to homeowners, currently not available in this form, and create an important leverage of public funds invested. This project tallies with the French government’s ambitious plans to reduce energy consumption. One of the first operations under this scheme is expected to be with SEM Energies POSIT’IF, which is an eligible counterpart for the Île de France region.

Promoter	Société de Tiers Financement (both public and public-private entities and new EIB clients)
Sector	Energy
Location	Different locations across France
Product type	EIB loan via local intermediaries
Financing amount	Up to EUR 400m
Total project cost	EUR 800m
EIB added value	Long-term loan at favourable conditions, with strong expected catalytic effect.
Expected outcome	The project is expected to support retrofitting of some 40 000 flats and houses.
Expected job-creation	The energy efficiency investments foreseen are expected to generate around 6 000 jobs during the construction phase.
Economic and social impact	Energy efficiency investments will benefit the economy by cutting energy bills, saving emissions and creating new construction jobs. Total energy savings are estimated to be of the order of 288 000MWh per year. This is roughly equivalent to the annual energy consumption of 9 600 French households.

¹ The financing agreement for this project has not yet been signed. Further details of this project are subject to negotiation and commercially sensitive information will not be disclosed, in line with the EIB’s transparency policy.

Technical assistance

Technical assistance will be offered to homeowners along with the financial offer by the STF. In addition, public authorities can apply for energy efficiency technical assistance grants from the new European Investment Advisory Hub, as part of the funding required to set up STF activities.