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ACADEMY FOR
TERRITORIAL DEVELOPMENT
IN THE LEIBNIZ ASSOCIATION

Bavarian Ministry of Economic Affairs,
Regional Development and Energy



SHELTER – comparative study on promotions for inner development

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Financial support programme

Interreg
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Smart Heritage along the Tourism Routes





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Challenges addressed / problem statement

- Different regional and/or national systems to support inner development
- No overview and comparison so far about the different funding systems
- Little exchange and therefore lack of learning from each other in the field of funding for inner development (trapped in the national/regional insight view)



What is the (planning) approach about?

<p>What matter does the (planning) approach address?</p>	<p><i>In the field of inner development Plattform Land carried out a comparative study on different funding programmes within the frame of INTERREG Italy-Austria including also neighbouring regions in Germany.</i></p>
<p>Who is involved in planning and implementation? Is there (additional) funding?</p>	<p><i>The interactive online study was carried out by Plattform Land itself with the help of diverse experts on inner development in Austria and Italy as well as Germany, mainly architects, planners and mayors. In every region of INTERREG I-A funding is available for inner development for private persons, enterprises and municipalities, however the degree and art of support varies widely.</i></p>
<p>How does it contribute to reduce land take and / or safeguard open spaces?</p>	<p><i>The tools of the INTERREG project SHELTER together with the sensitisation events created awareness among decision makers for land use and consumption. The next step is offering consultancy by experts on renovating of empty houses for private persons and municipalities, thus reducing step by step the demand for more land consumption.</i></p>



Example for implementation SHELTER funding matrix

<i>Fördermatrix – Sanierung</i>		Natürliche Personen	Unternehmen	Öffentliche Verwaltung
<i>Sanierung - Energetische Sanierung</i>	Außerordentliche Instandhaltungs- und Wiedergewinnungsarbeiten			
	Wiedergewinnung Außenfassade			
	Sanierungsarbeiten zur Reduzierung des seismischen Risikos			
	Energetische Sanierung des Gebäudes			
	Fenster und Fenstertüren			
	Beschattungssysteme			
	Ankauf bereits sanierter Wohnungen			
<i>Heizungs- technik</i>	Biomasseanlagen			
	Wärmepumpe			
	Brennwertheizung			
<i>Solare Nutzung</i>	Solaranlagen			
	Photovoltaikanlagen			
Beratung Planung				

source: Plattform Land



Highlight project: *SHELTER*

Target:

- Create an overview of funding opportunities for inner city development including redevelopments
- Comparison between INTERREG regions in the central Alpine region

Target group:

- Citizens
- Policy makers at regional and local level

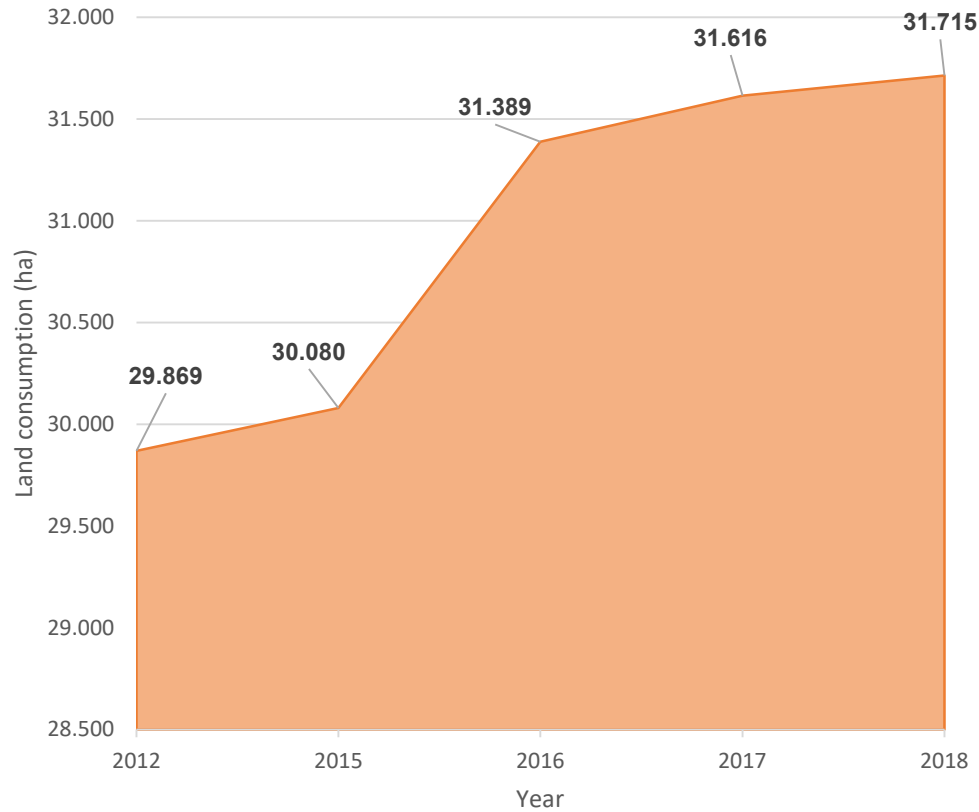
The end product is an interactive document linked to the specific funding programmes.



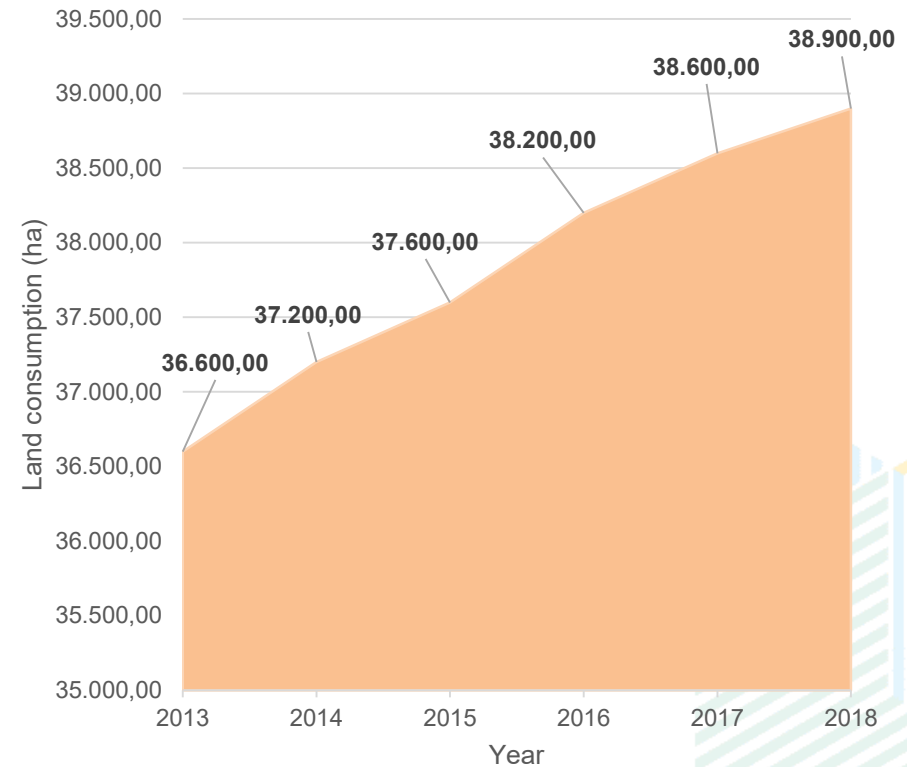
Highlight project: SHELTER

Source: ISPRA, Umweltbundesamt

Land consumption South Tyrol 2012-2018



Land consumption Tyrol 2013-2018





Comparison of funding

In all regions of the **Interreg area Italy-Austria** and the three bordering regions Vorarlberg, Bavaria and Baden-Württemberg, the renovation of existing (vacant) buildings is promoted. The following subsidy models exist:

- **Reduced-interest subsidized** loan in combination with redemption subsidies or annuity subsidies.
- **Investment subsidy** (in the form of a percentage of the eligible costs, a fixed amount for the eligible measure or in a staggered subsidy system with bonuses)
- **Tax deductions**

Italy relies mainly on tax deductions for the promotion of renovation work, which can be claimed by private individuals, companies and municipalities. The **tax deductions range from 36% to 110%** of the eligible costs, depending on the type of eligible measures.



Comparison of funding

In **Austria**, private individuals, businesses and municipalities receive **state subsidies** for the renovation of buildings. Companies and municipalities receive the subsidies in the form of an **investment grant of 8-30 %**. Natural persons receive a **renovation cheque of up to 9,000 €** (max. 30 % of the recognized costs).

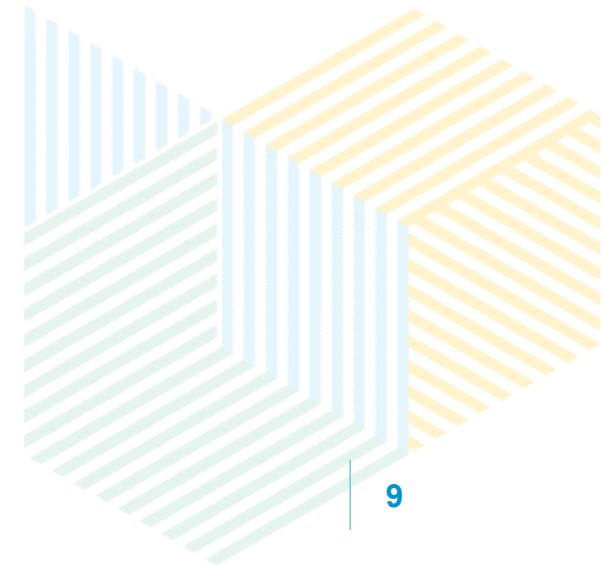
In addition, they receive regional subsidies for the renovation of residential buildings or flats in the form of investment grants (15-50 % of the eligible costs), low-interest subsidized loans or annuity subsidies.

Germany relies on the granting of low-interest promotional loans in combination with a repayment subsidy, which are awarded by the state development bank KfW for the energy-efficient renovation. The **promotional loan is up to € 120,000** for private individuals (repayment subsidy up to € 48,000) and **up to € 25 million** for companies and municipalities (repayment subsidy up to 27.5 %). Private individuals can alternatively apply for an investment grant (up to 48,000 €).



Highlight project: SHELTER – funding matrix

Fördermatrix – Sanierung		Natürliche Personen	Unternehmen	Öffentliche Verwaltung
Sanierung - Energetische Sanierung	Außerordentliche Instandhaltungs- und Wiedergewinnungsarbeiten	■ ■ ■	■	
	Wiedergewinnung Außenfassade	■	■	■
	Sanierungsarbeiten zur Reduzierung des seismischen Risikos	■ ■	■	■
	Energetische Sanierung des Gebäudes	■ ■ ■	■ ■	■ ■ ■ ■
	Fenster und Fenstertüren	■ ■ ■	■ ■	■ ■ ■
	Beschattungssysteme	■ ■	■	■ ■
	Ankauf bereits sanierter Wohnungen	■		
Heizungs- technik	Biomasseanlagen	■ ■ ■	■ ■	■ ■ ■
	Wärmepumpe	■ ■ ■ ■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
	Brennwertheizung	■ ■ ■	■ ■	■ ■ ■
Solare Nutzung	Solaranlagen	■ ■ ■ ■	■ ■	■ ■ ■
	Photovoltaikanlagen	■ ■		■
Beratung Planung		■ ■ ■	■ ■	■ ■ ■





Highlight project: SHELTER – funding matrix

State subsidies (Italy)

Bonus for building renovation:

Promotion: Tax deductions (50%, 36%, 90%)

Deadline: Payments within 31.12.2020

Ecobonus - Energy-efficient refurbishment:

Promotion: Tax deductions (65%, 75%)

Deadline: Payments within 31.12.2020

Sismabonus:

Promotion: Tax deductions (50-85%)

Deadline: Payments within 31.12.2021

Conto termico:

Funding: 40 to 65 % of the eligible costs

Super-Ecobonus - Energy-efficient refurbishment:

Promotion: Tax deduction (110%)

Deadline: Payments from 01.07.2020 to 31.12.2021

Regional subsidies (South Tyrol)

State funding for energy-efficient renovation and use of renewable energy sources:

Subsidy: 50-70% of eligible costs for private individuals, 20% of eligible costs for public administrations, minimum investment € 3,500, building concession before 12.01.2005

Submission deadline: 1 January to 31 May of the year

Conventional housing recovery:

Funding: one-off contribution, max. 30% of the recognised expenditure and max. 20% of the statutory construction costs (from January 2020: 1,504.00 euros/m²)

Recovery of the primary residence:

Subsidy: income-dependent gift contribution between € 16,250 and € 74,880, regulation according to the Housing Promotion Act

Contributions for the energy refurbishment of dwellings or other individual building units for businesses:

Funding: Contribution in the amount of 30% to 50% of the allowable costs, minimum investment of € 3,500.

Additional funding: Contribution for the preservation of historical monuments



What has been achieved

- Raising awareness among decision makers for the importance of funding for inner development
- Interregional exchange on existing funding schemes for inner development between decision makers
- Inclusion of crucial players (chamber of architects and foundation of a bank) to set up a first consultancy project for private and public owners of empty buildings in South Tyrol with reduced prices for owners thanks to the funding by the foundation



Lessons learned / shortcomings

- Involve relevant stakeholders from different fields
- Include also public decision makers (especially mayors) and administration
- Develop user friendly (online) tools and promote them even after end of the project, share know-how on funding (by conferences, excursions, debates)

- Ongoing limited view and willingness to implement best practice funding schemes from other regions (“we know better”...”according to our rules here it is not possible/allowed”)
- Very difficult to proof a connection between funding programmes for inner development and reduced land consumption -> to reduce land consumption a bundle of measures is needed, funding is important but not enough to achieve this goal



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References

<https://www.plattformland.org/shelter/>

<https://www.facebook.com/interreg.shelter/>

<https://interreg-shelter.eu/>

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“Towards sustainable spatial development” – international conference 19th October 2021