



RENOINVEST
sustainable renovation of buildings

Policy Brief for Slovenia

Summarised Recommendations from Action Plan



Climate Neutral Buildings - Ambition or Real Future?

Slovenia has set ambitious targets for the renovation of building stock, like reducing greenhouse gas emissions in buildings by at least 70% by 2030 (compared to 2005) and renovating 3% of the total floor area of buildings owned and used by the central government per year. However, the current renovation rate remains far below what is needed to reach these goals.

The main barriers are fragmented governance, insufficient private financing and complex decision-making processes in multi-apartment buildings. At the same time, Slovenia already has strong foundations for accelerating renovation, particularly through the Eco Fund financing schemes and a well-developed professional sector.

What is **RENOINVEST** about?

Closing the financing gap of renovations measures by attracting private investments is the ambition of RENOINVEST. By involving stakeholders and external experts from different sectors financial challenges and promising actions and solutions were discussed in an integral way.

The RENOINVEST project identifies **three priority policy actions** that could significantly accelerate sustainable renovation investments in Slovenia.

Three Most Important Policy Measures to Get in Action:

The RENOINVEST Action Plan for Slovenia identifies three priority policy measures to accelerate investments in building renovation. These measures are derived from a broader set of 13 actions structured around three key policy areas: legislation, financing and awareness & knowledge transfer.

The **legislative area** focuses on strengthening governance and improving coordination of renovation policies across ministries and public institutions. Clear regulatory frameworks and better alignment of responsibilities are essential to enable more efficient implementation of renovation programs.

The **financing area** addresses the central challenge of mobilising sufficient investment for building renovation. It focuses on improving the effectiveness of existing financial instruments and creating conditions that attract greater participation of private capital.

The **awareness and knowledge transfer area** targets information gaps and capacity constraints within the renovation ecosystem. Strengthening advisory services, improving public awareness and supporting knowledge exchange among stakeholders are key to increasing renovation activity.

Together, these measures aim to create the policy, financial and institutional conditions necessary to scale up sustainable building renovation in both the private and public sectors.

Measure 1: Establish a Dedicated Body for Sustainable Building Construction and Renovation

Slovenia currently lacks a clear coordination mechanism for policies and financing instruments related to sustainable building renovation. Responsibilities are distributed across several ministries and public institutions, which often leads to fragmented decision-making, slow procedures and inconsistent policy implementation.

To accelerate renovation investments and ensure alignment with national climate objectives, Slovenia should establish a **formal inter-ministerial coordination body for sustainable renovation policy**. This body should operate at the strategic government level and bring together the key ministries and institutions responsible for energy, housing, finance and climate policy. Such a coordination mechanism would enable better alignment of financial instruments, regulatory frameworks and strategic planning. It would also improve cooperation between public institutions and reduce duplication of responsibilities, allowing renovation policies to be implemented more efficiently and predictably.

Create a dedicated national coordination body for sustainable construction and renovation of buildings.

Measure 2: Financially Support Commercial Banks' Services for Sustainable Renovations

Despite the existence of public incentives, the private financing market for building renovation in Slovenia remains underdeveloped. Commercial banks rarely play a strong role in financing renovation projects, primarily because existing public schemes offer significantly more favourable conditions.

To mobilise additional investment capacity, Slovenia should introduce targeted financial instruments that encourage banks to actively participate in renovation financing. These may include **interest-rate subsidies, state guarantees or blended financing schemes combining public and private resources**. Strengthening the role of commercial banks would significantly expand the available financing capacity for renovation projects. At the same time, it would reduce the long-term dependence on public grants and help establish a more sustainable financing ecosystem for large-scale building renovation.

Systematically mobilize commercial banks to enhance private renovation measures.

Measure 3: Support a Public Campaign to Raise Awareness about Sustainable Renovation Benefits

Public awareness of the benefits of energy-efficient renovation in Slovenia remains limited. Renovation decisions are still largely driven by short-term cost considerations rather than by broader economic, social and environmental benefits.

A **coordinated national awareness campaign** should be developed to communicate the advantages of sustainable renovation to homeowners, housing associations and municipalities. Such a campaign should provide clear and reliable information on available financial support, renovation options and long-term benefits for energy costs, comfort and property value. Improving public understanding of renovation opportunities is essential for increasing demand for renovation investments. A well-designed communication strategy would complement financial incentives and help accelerate renovation activity across the building sector.

Launch a national renovation awareness campaign and raise general recognition of sustainable renovation.

Here to Start: Policy Pathway to Sustainable Buildings

Achieving a climate-neutral building stock in Slovenia requires a phased, governance-driven approach, addressing legal, financial and institutional barriers that currently prevent large-scale renovation, particularly in multi-apartment and public buildings. The RENOINVEST Action Plan provides a realistic implementation pathway aligned with national conditions and capacities.

2026 -2027 PHASE 1: ENABLING GOVERNANCE & LEGAL FRAMEWORK



Priority must be given to strengthening governance and coordination. Key actions should include the establishment of a formal inter-ministerial coordinating body for sustainable renovation, targeted legal adjustments related to condominium decision-making and renovation financing, and simplification of administrative and funding procedures. Strengthening advisory and coordination capacity is essential to restore trust among owners, municipalities and financial actors.

2026 -2030 PHASE 2: ACTIVATING FINANCING & MARKET INSTRUMENTS



Once the enabling conditions are in place, the focus must shift to mobilizing private financing alongside public support. Measures should include state-backed financial instruments for commercial banks, development of blended financing models, and support for step-by-step renovation approaches aligned with renovation passports. Capacity building for financial institutions and building managers is critical.

2026 -2040 PHASE 3: SCALING DEEP RENOVATION & SYSTEMIC SOLUTIONS



This phase focuses on scaling deep renovation through stable long-term financing, integration of renewable energy solutions and energy communities, expansion of digital building data systems, and professionalisation of the renovation value chain. Emphasis is placed on affordability, predictability and social balance.

2040 -2050 PHASE 4: CONSOLIDATION TOWARDS A CLIMATE-NEUTRAL BUILDING STOCK



The final phase centres on consolidation through continuous monitoring, data-driven policy adjustment and integration of renovation objectives into broader housing and development strategies. Sustainable renovation becomes a mainstream and self-reinforcing process aligned with EU climate goals.

Policymakers are now called upon to develop and formally adopt a time-bound implementation roadmap on sustainable renovation of building fond based on the **RENOINVEST Action Plan**. The roadmap must include the prioritisation of comprehensive renovation over isolated measures and institutionalisation of cross-level coordination mechanisms. Investing in deep, integrated renovation today is more cost-effective than allocating billions to carbon certificate purchases and compensatory payments tomorrow. By aligning regulation, finance and stakeholder coordination, Slovenia can turn its climate-neutral ambition into a realistic and economically sound pathway toward sustainable buildings.

This document was prepared as part of the RENOINVEST (101120673) project. Co-funded by the European Union. Views and opinions expressed are, however, those of the author(s) only and do not necessarily reflect those of the European Union or CINEA. Neither the European Union nor the granting authority can be held responsible for them.