



Poland - Institutional Framework

When considering an energy efficiency retrofit within your national housing market, a wide plethora of consideration needs to be made. Below, we list key findings to facilitate your analysis of the retrofit investment. More details and backgrounds can be found on the website www.rentalcal.eu.

Parameters for decision taking in Poland:

- Neither a preferred profitability calculation method nor a preferred amortization method can be regarded as relevant decision making parameters
- Private landlords rarely have capital big enough to intensify investment in the rented property
- Institutional investors, whose professional profile encompasses lease of dwellings are also expected to be self-independent in their financial and investment needs and stimulation to enhance energy efficiency of their properties is rarely imprinted in national policies and national or regional support programs

Types of investors and stakeholders in Poland:

- Almost 50% of rental units is rented from Municipalities, 25% from private owner of the building. Rest of the dwellings are rented from: co-operative, State Treasures, enterprises, TBS
- Social rent: TBS is special form of rental housing construction and management, supported by the state since 1995. The right to rent the dwelling in TBS house have households, which income doesn't exceed 1,3 of statistical average monthly income

Constellations for decision making in Poland:

- The rental housing has one of the smallest shares in the housing sector
- Thermal refurbishment and renovation Fund established in 2008 provides 16% subsidy to the loan extended for owners of buildings for up to 100% of total cost of thermal refurbishment measures where the subsidy cannot be higher than 2-years heating cost savings

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