

## **LEG-UP: A NEW LIFE PROGRAMME PROMOTING SOCIAL COHESION - AFFORDABLE HOUSING AND ENERGY-EFFICIENT RENOVATION**

A consortium of leading European organisations has joined forces for the ambitious LEG-UP project, which has recently been selected as a LIFE Programme by CINEA. The project is currently in the negotiation phase with the European Commission to finalise the contract. LEG-UP (**L**inking **E**nergy-efficient **G**reen **U**pgrades with **P**ivate Investments) promises to bring about a true revolution for low-income first-time buyers. It offers a groundbreaking approach to deeply renovating energy-intensive homes and accelerating the transition to a climate-neutral Europe in line with the EU Taxonomy and the 2050 target. At the same time, it helps alleviate energy poverty through accessible and affordable green financing solutions.

### **Who are the consortium partners?**

LEG-UP is supported by a strong coalition of European partners:

- **Onesto (Belgium):** The coordinating organisation of the project, Onesto has a long-standing history in social mortgage provision and specialises in making home ownership accessible for low-income first-time buyers. Onesto's experience in financial inclusion and sustainable lending plays a crucial role in the project's success.
- **Union de Créditos Inmobiliarios (UCI, Spain):** A Spanish mortgage lender with extensive expertise in green financing. UCI is at the forefront of developing and implementing energy-efficient mortgage and loan solutions, leveraging its knowledge to expand sustainable housing options across Europe.
- **Enersave Capital SARL (ESC, Luxembourg):** A Luxembourg-based investment firm dedicated to energy efficiency and impact-driven financial models. Enersave provides critical expertise in mobilising private capital for energy-efficient renovation projects and structuring green finance instruments.
- **ICCS - National Technical University of Athens (NTUA, Greece):** A leading research institution that contributes state-of-the-art decision support methodologies in energy efficiency, sustainability, and financial modelling. NTUA plays a key role in integrating technical innovations into LEG-UP's financial and operational strategies.
- **Fundació Europace (Spain):** A Spanish organisation pioneering innovative financing models for energy renovations. Fundació Europace has a strong track record in implementing One-Stop Shop (OSS) renovation support structures that facilitate home energy retrofits for low-income homeowners.

## **A revolution in affordable housing and sustainable renovation**

LEG-UP addresses a **critical market gap**: low-income first-time buyers who are excluded from traditional financing and forced to purchase outdated, energy-intensive homes without the necessary means to renovate them. This perpetuates energy poverty, leaving families burdened with high energy bills and poor living conditions. LEG-UP tackles this challenge by offering an integrated financing solution that supports both the purchase and energy-efficient renovation of homes.

The project combines **financing with energy renovations**, with buyers receiving support through **One-Stop Shops (OSS)**. These OSS models play a crucial role in providing guidance and advice on energy-efficient renovations, ensuring buyers make informed decisions and maximise the impact of their upgrades. This approach reduces risk for both lenders and homeowners, making private financing more accessible for low-income families.

Pilot projects will be launched in **Flanders and Spain** to refine the financing model. After evaluation, the approach will be prepared for broader implementation across Europe. Thanks to strong collaboration with One-Stop Shops in Belgium and Spain, rapid scaling is possible, with the ambition to roll out this model throughout Europe.

LEG-UP aims to **mobilise over €2 billion in private investments over six years**, with opportunities for securitisation within an ESG framework. This will attract private investors and contribute to sustainable and energy-efficient housing solutions. Moreover, the project fully aligns with the EU Taxonomy and actively supports the goal of making European housing climate-neutral by 2050.

### **Call for collaboration**

The impact of LEG-UP extends beyond the direct project partners. Only through a deeply rooted partnership with all stakeholders, such as governments, financial institutions, energy experts, social organisations, can we achieve affordable and energy-efficient housing for all Europeans. By cooperating, we can drive systemic change, paving the way towards a sustainable and socially fair housing policy in line with European climate objectives.

### **For more information:**

Onesto - Joris Piette - [joris.piette@onesto.vlaanderen](mailto:joris.piette@onesto.vlaanderen)

UCI – Pilar Campuzano - [pilar.campuzano@uci.com](mailto:pilar.campuzano@uci.com)

Enersave Capital – Alexandra Hedesiu - [ah@enersavecap.com](mailto:ah@enersavecap.com)

NTUA – Katerina Papapostolou - [kpapap@epu.ntua.gr](mailto:kpapap@epu.ntua.gr)

Fundacio Europace - Maria Font - [m.font@fundacioeuropace.com](mailto:m.font@fundacioeuropace.com)