

From partial to comprehensive renovation: how to accelerate building renovation in Slovenia

Summary for decision-makers following the 2nd Forum on Comprehensive Building Renovation, JSI, 19 May 2026

Summary

Slovenia's building stock remains energy-inefficient, and renovation is too slow, too limited in scale and predominantly partial. The recast EPBD and the national building renovation plan to 2050 require a shift towards comprehensive – including staged – renovation that links energy efficiency with seismic safety. The key challenge is no longer technology but delivery: how to achieve sufficient scale, quality and speed of renovation, and how to enable it financially, operationally and institutionally.

“The question is no longer whether we will renovate our buildings, but whether we will do it fast enough, comprehensively enough, and by integrating energy and seismic renovation.”

Key findings of the forum

Too few renovations — and mostly partial

Only 15–20 comprehensive (nearly zero-energy) house renovations are carried out each year, while the targets require the renovation of around 1.5 million m² of houses annually. The renovation rate is only about 2% and has been declining since 2020, while the share of comprehensive renovations remains below 5%. The number of renovations must at least double or triple—and, above all, shift from partial to comprehensive renovations.

Partial subsidies are missing the target

A large share of investors would carry out individual measures even without a subsidy. Current schemes thus largely co-finance investments with no additional impact, while failing to trigger comprehensive renovation.

Energy and seismic renovation are inseparable

Attention is turning to the oldest, least energy-efficient and most seismically vulnerable buildings. Treating energy renovation and seismic resilience separately leads to a fragmented approach, with estimated seismic strengthening needs exceeding EUR 5 billion.

Multi-apartment buildings are the biggest gap

Fragmented ownership, high co-owner consent thresholds and the limited capacity of building managers are holding renovation back. Without trusted professional support, renovating these buildings will not be possible.

Capacity and awareness gaps

There is a shortage of qualified contractors, skills and know-how for comprehensive renovation; awareness is declining and disinformation is rising. Strengthening the profession and national communication are both needed.



Policy recommendations

A Establish single coordination of renovation

A single, independent one-stop shop (within an existing ministry) that links energy and seismic renovation with financial mechanisms and acts as a trusted partner to building owners.

C Redirect subsidies towards comprehensive renovation

Progressive incentives tied to achieved impacts and transitions between energy classes (in one-step or staged comprehensive renovation), targeting funds where investment would not otherwise happen.

E Remove legal and implementation barriers

Lower the co-owner consent threshold, align the Building Act (GZ-1), the Housing Act (SZ-1) and maintenance rules; invest in training contractors and building managers.

B Introduce building passports and a building registry

A digital building logbook and renovation passport building on the energy performance certificate, plus a central, publicly accessible database for prioritising renovation and tracking progress.

D Integrate energy and seismic renovation

Make support conditional on a basic structural assessment or strengthening, systematically include energy and seismic criteria in funding calls, and link national and European objectives.

F Awareness-raising and blended finance

A national campaign showcasing good practice, and a multi-annual mix of grants, soft loans (including partial principal write-off) and tax incentives.

Expected impacts

Synergy savings

Carrying out energy and seismic renovation together costs 15–25% less than doing them separately.



Social benefits

Less energy poverty, more resilient public buildings and green jobs.



Greater safety

A gradual reduction in the share of seismically vulnerable buildings by 2050.



Better use of funds

More effective use of cohesion, climate and other European funds.



Conclusion

Slovenia has the technologies and institutional foundations it needs; what is missing is a comprehensive, stable and trustworthy system that brings energy efficiency, seismic safety and social fairness together in a single building renovation framework to 2050.

More information

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