

District approach for home renovation: Opengela (BIRTUOSS)



LIFE22-CET-BIRTUOSS

*Basque Integrated Renovation model (Opengela): enabling a fair,
clean energy Transition through a Unique network of One-Stop-Shops*



Basque integrated renovation model

Cyprus, 24 October 2025



**EUSKO JAURLARITZA
GOBIERNO VASCO**

ETXEBIZITZA ETA
HIRI AGENDA SAILA

DEPARTAMENTO DE VIVIENDA Y
AGENDA URBANA



1.- DIAGNOSIS





LIFE22-CET-BIRTUOSS

Basque Integrated Renovation model (Opengela): enabling a fair, clean energy Transition through a Unique network of One-Stop-Shops



Energy

- 93% dependence

Small, densely populated

- 7.234 km² - 2,2 M people - 300 inhabitants /Km²

Dynamic industrial economy

- 35.832 GPD (23,5% Industrial), above EU average

Great degree of self-government

- Full fiscal autonomy, own Parliament, own education, health, police systems...

Building stock

- Old, Private-owned
- 88% buildings in urban areas - 93% privately-owned
- Average age: 39.2 yrs (built in 40's – 70's) - 77% lack accessibility

Demographic challenge

- High life expectancy (85.4 & 78.9 years)
- 23% >65 years old - 26% by 2025 – 33% by 2050



Successful urban regeneration?

LIFE22-CET-BIRTUOSS

Basque Integrated Renovation model (Opengela): enabling a fair, clean energy Transition through a Unique network of One-Stop-Shops



INVENTORY OF VULNERABLE URBAN AREAS: from the building to the neighborhood

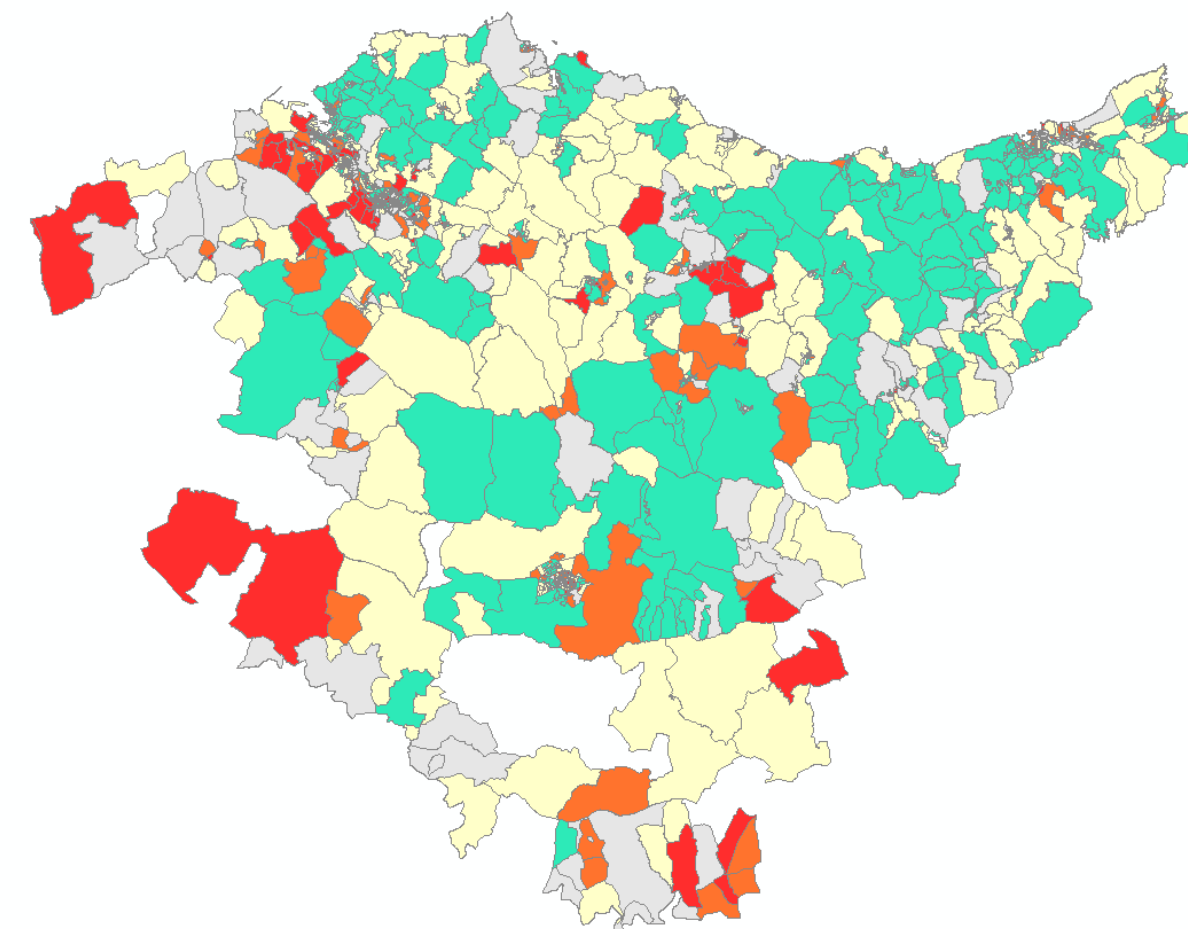
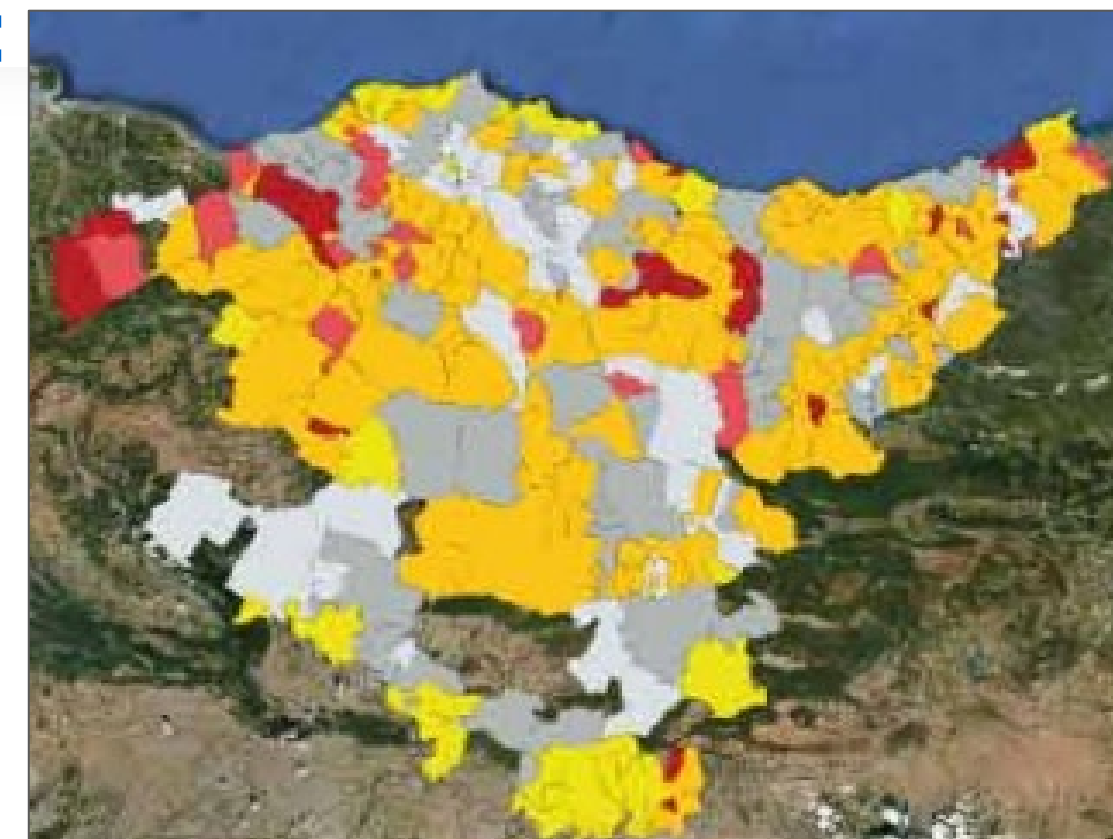


**Decision-making
based on quality
information**

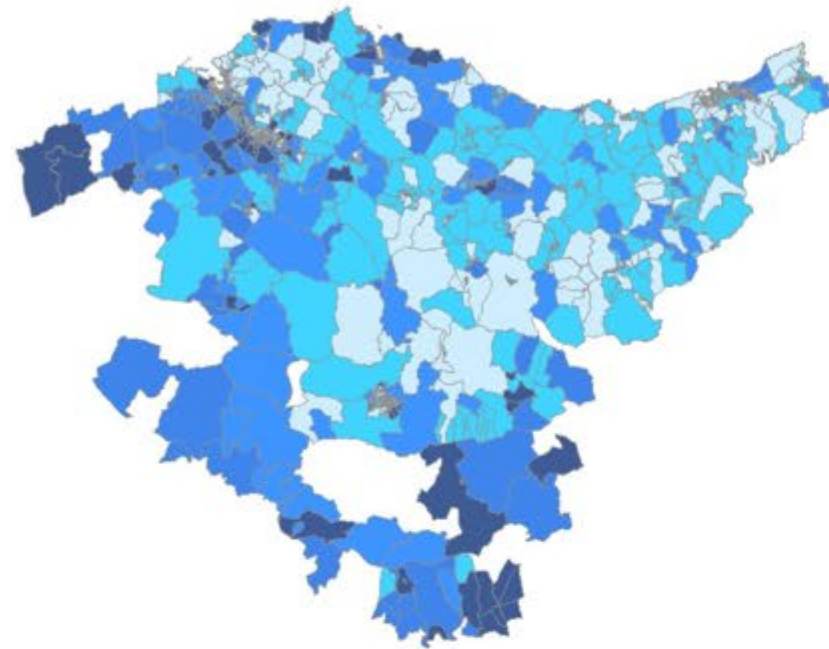
- **2011** Identification, severity assessment, and characterization or description of the Vulnerable Urban Areas of the Basque Autonomous Community (CAE)
- **Continuously updated** with data characterizing the housing stock
- Allows the identification and assessment of different levels of vulnerability or need for Urban Regeneration and Rehabilitation; highlighting those with a **Very High, High, and Medium-High Global Vulnerability Index (GVI)**.

Working scale: census tract

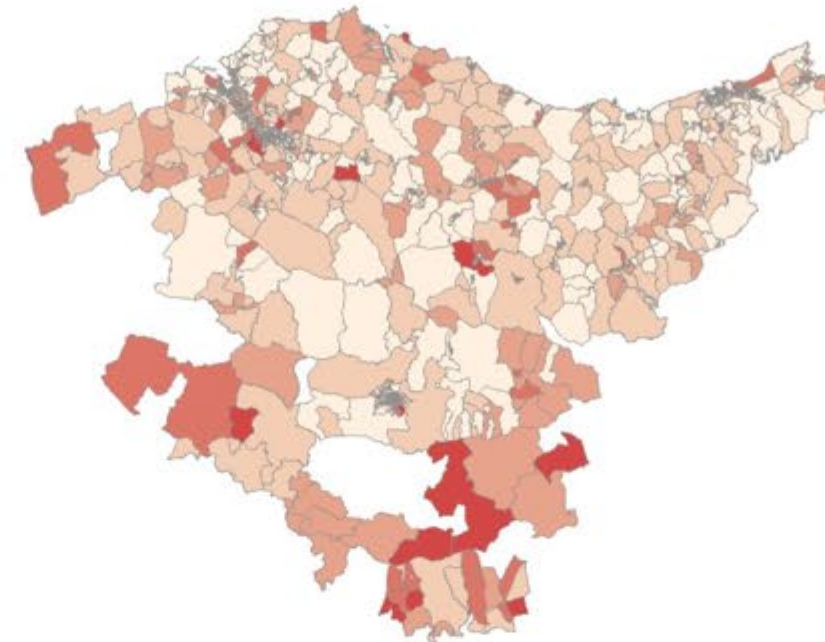
Variables and indicators created:
DEMOGRAPHIC, SOCIOLOGICAL,
SOCIOECONOMIC, BUILDING-RELATED,
URBAN, ENERGY-RELATED



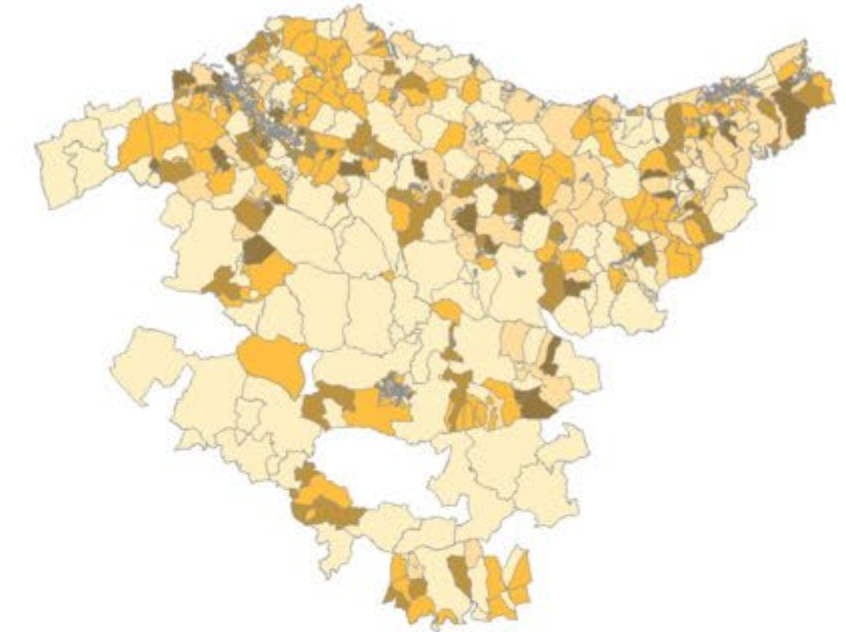
THE DIMENSIONS OF THE VULNERABILITY INVENTORY



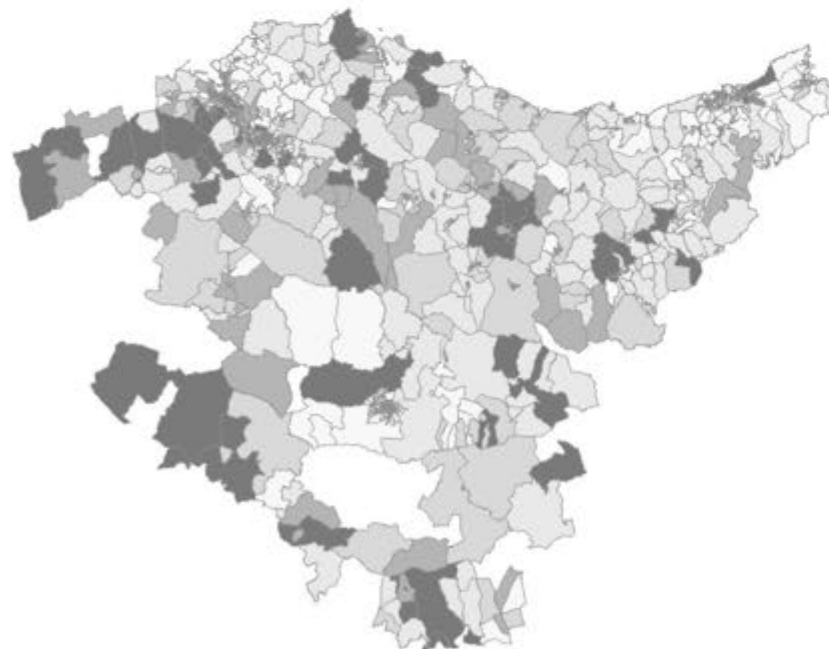
Socio-Economic



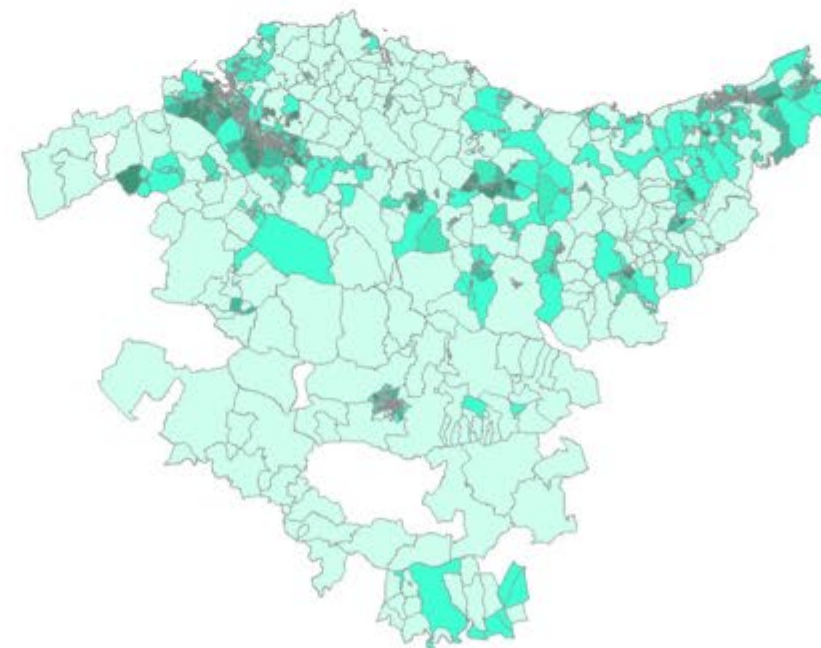
Socio-Demographic



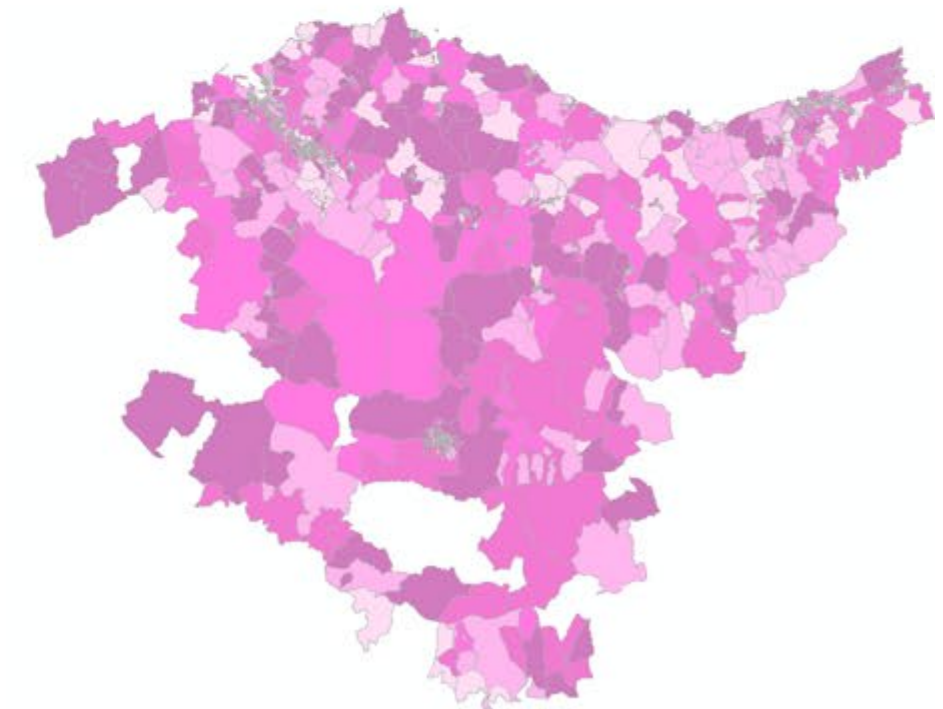
Accessibility



Building density



Habitability



Energy Efficiency



Sección / Sekzioa	4802002013
Territorio / Lurraldea	Bizkaia
Comarca / Komarka	
Municipio / Udalerria	Bilbao
Superficie / Azalera	0,04 km²
Población / Biztanle	1.362
Nº Edificios / Eraikin kopurua	100
Nº Edificios residenciales / Bizitegi-eraikinen kopurua	96
Nº Viviendas / Etxebizitza kopurua	702
Nº Viviendas Principales / Etxebizitza nagusien kopurua	613
Vulnerabilidad / Kalteberatasuna	MUY ALTA

LEYENDA VALORES / BALOIEN LEGENDA	
X.XX	Más de un 20% peor que la media / Batez bestekoa baino %20 okerrago
X.XX	Entre el 10% y el 20% peor que la media / Batez bestekoa baino %10 eta %20 artean okerrago
X.XX	En torno a la media / Batez bestekoaren inguruan
X.XX	Entre el 10% y el 20% mejor que la media / Batez bestekoa baino %10 eta %20 artean hobea
X.XX	Más de un 20% mejor que la media / Batez bestekoa baino %20 hobea

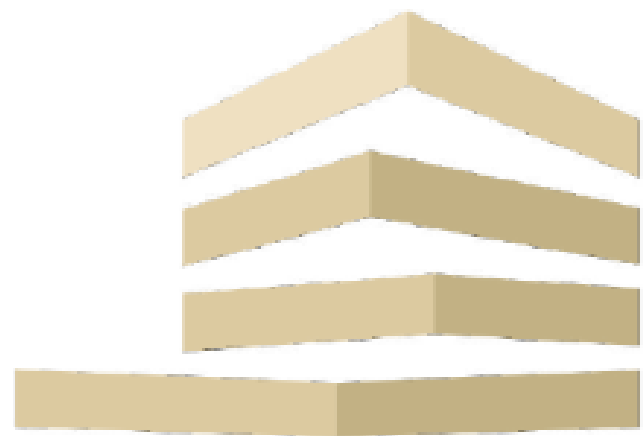


INDICADORES DE VULNERABILIDAD / KALTEBERATASUNAREN ADIERAZLEAK		VALOR / BALIO	MEDIA / BATEZBEZTEKOA
1	Índices Necesidad Rehabilitación / Errehabilitazio-beharraren indizeak	Índice de Directo de Rehabilitación (IDR) / Birgaitzearen Zuzeneko Indizea (BZI)	91,72
		Nivel de Vulnerabilidad según IDR / Kalteberatasun-maila BZiren arabera	68,02
2	Índices de Vulnerabilidad por Dimensiones / Dimentsioen arabeko kalteberatasun-indizeak	Índice de Vulnerabilidad por Dimensiones (IVD) / Dimentsioen arabeko kalteberatasun-indizea (DKI)	94,15
		Nivel de Vulnerabilidad según IVD / Kalteberatasun-maila, DKIren arabera	72,65
		Índice de Vulnerabilidad Socio-demográfica / Kalteberatasun soziodemografikoaren indizea	82,37
		Nivel de Vulnerabilidad Socio-demográfica / Kalteberatasun soziodemografikoaren maila	67,66
		Índice de Vulnerabilidad Socioeconómica / Kalteberatasun sozioekonomikoaren indizea	69,24
		Nivel de Vulnerabilidad Socioeconómica / Kalteberatasun sozioekonomikoaren maila	50,37
		Índice de Vulnerabilidad por Habitabilidad / Biztangarritasun-kalteberatasunaren indizea	84,90
		Nivel de Vulnerabilidad por Habitabilidad / Biztangarritasun-kalteberatasunaren maila	63,56
		Índice de Vulnerabilidad por Accesibilidad / Irigarritasun-kalteberatasunaren indizea	84,66
		Nivel de Vulnerabilidad por Accesibilidad / Irigarritasun-kalteberatasunaren maila	25,00
		Índice de Vulnerabilidad por Estabilidad Estructural / Egiturazko egonkortasun-kalteberatasunaren indizea	73,21
		Nivel de Vulnerabilidad por Estabilidad Estructural / Egiturazko egonkortasun-kalteberatasunaren maila	45,94
		Índice de Vulnerabilidad por Eficiencia Energética / Energia Eraginkortasun-kalteberatasunaren indizea	70,53
		Nivel de Vulnerabilidad por Eficiencia Energética / Energia Eraginkortasun-kalteberatasunaren maila	55,65
		Índice de Vulnerabilidad por Densidad / Dentsitate-kalteberatasunaren indizea	30,76
			38,97

S	VULNERABILIDAD SOCIO-DEMOGRÁFICA / KALTEBERATASUN SOZIO-DEMOGRAFIKOA	VALOR / BALIO	MEDIA / BATEZBEZTEKOA
S1	Edad / Adina	Tasa de Envejecimiento (+60 años) / Biztanleren zahartze-tasa	28,71 %
		Ratio Vejez/Juventud (>65 años/<16 años) / Zahartzaroa/Gazteria ratioa (>65 urte/<16 urte)	27,76 %
		Tasa 1ª vejez (% +65 años) / Adinekoen 1. tasa (% +65 urte)	1,82
		Tasa 2ª vejez (% +75 años) / Adinekoen 2. tasa (% +75 urte)	1,70
		Tasa 3ª vejez (% +85 años) / Adinekoen 3. tasa (% +85 urte)	24,38 %
		Índice de dependencia / Mendekotasun indizea	21,49 %
		Tasa 1ª juventud (% -16 años) / Gazteen 1. tasa (% -16 urte)	17,77 %
		Tasa 2ª juventud (% -30 años) / Gazteen 2. tasa (% -30 urte)	10,68 %
S2	Población Inmigrante / Biztanle immigrantea	Tasa Inmigración (Población No Española) / Immigrazio-tasa (Espainiakoa ez den biztanle)	6,39 %
		Tasa Inmigración UE15 / Immigrazio-tasa EB15	0,62
		Tasa Inmigración UE NO15 / Immigrazio-tasa EB EZ15	13,36 %
		Tasa Inmigración NO UE / Immigrazio-tasa EBtik kanpo	14,41 %
		Tasa Inmigración NO UE15 / Immigrazio-tasa EBtik kanpo 15	26,58 %
			26,49 %
S3	Tipo de Hogar y Densidad de Ocupación / Etxe mota eta Okupazioaren dentsitatea	Densidad (Personas/Hogar) / Dentsitatea (Personak/Etxeak)	10,94 %
		Tasa de Hogares Unipersonales / Pertsona bakarreko etxeen tasa	7,40 %
		Tasa de Hogares Monoparentales / Guraso bakarreko etxeen tasa	0,29 %
		Tasa de Hogares Monoparentales (PADRE) / Guraso bakarreko etxeen tasa (AITA)	0,74 %
		Tasa de Hogares con 1 o 2 personas +65 años / Tasa: 1-2 biztanle bakoitzeko +65 urte	1,54 %
			0,96 %
S4	Formación / Heziketa	Porcentaje de personas con estudios primarios o inferiores / Behe-ikasketen populazio-tasa	9,10 %
			5,70 %
			10,65 %
S5	Género / Genero	Ratio Femenidad (Total mujeres/Total hombres) / Emakumeen tasa (Emuke guztira/Gizon guztira)	2,22
		Tasa de Hogares Unipersonales con mujer +65 años / Tasa Pertsona bakarreko etxeak Emakumea +65 urte	32,95 %
		Tasa de Hogares Monoparentales (MADRE) / Guraso bakarreko etxeen tasa (AMA)	4,57 %



2.- OPENGELA MODEL



opengela
OFICINAS REGENERACIÓN URBANA





• WHAT IS OPENGELA?

- Promoted by the **Basque Government**
- active **collaboration of local councils and residents**
- **Goal:** to improve the quality of life in cities through the **urban regeneration of neighborhoods.**
- Neighborhood **offices** (“Gela” means “Office” in Basque) that **provide advice and support** to the community through
 - the **whole process of renovation** of their buildings
 - and **the improvement of public areas.**





European Projects

HIROSS4all

BIRTUOSS

LIFE22-CET-BIRTUOSS

Basque Integrated Renovation model (Opengela): enabling a fair, clean energy Transition through a Unique network of One-Stop-Shops



The Opengela project has been **backed by the European Commission since its beginnings.**

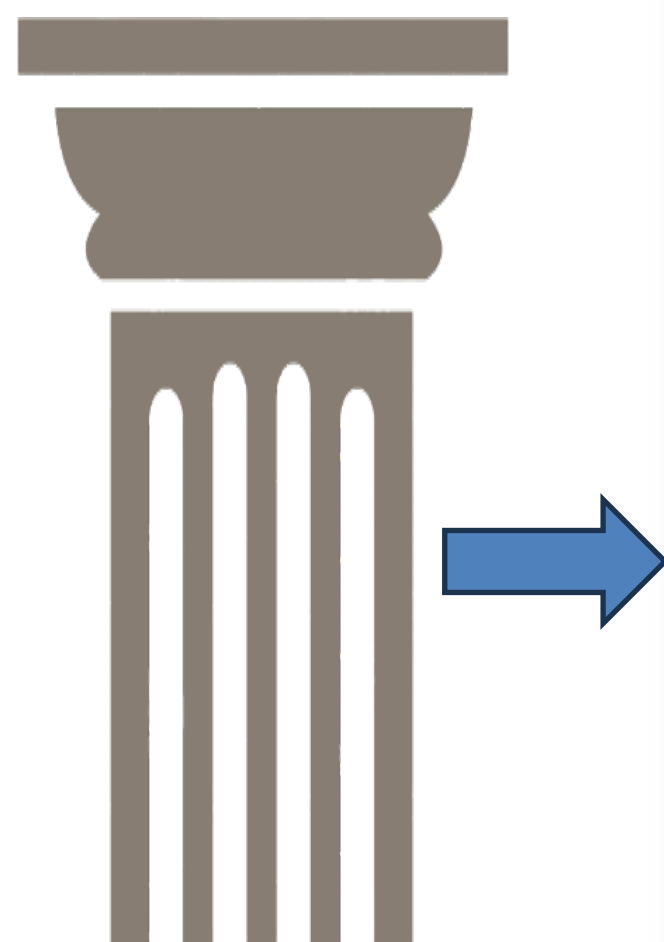
- First, through the **Horizon 2020 program**, which financed the **HIROS4all (2019 - 2023)**

Objective: creating the model of neighbourhood offices

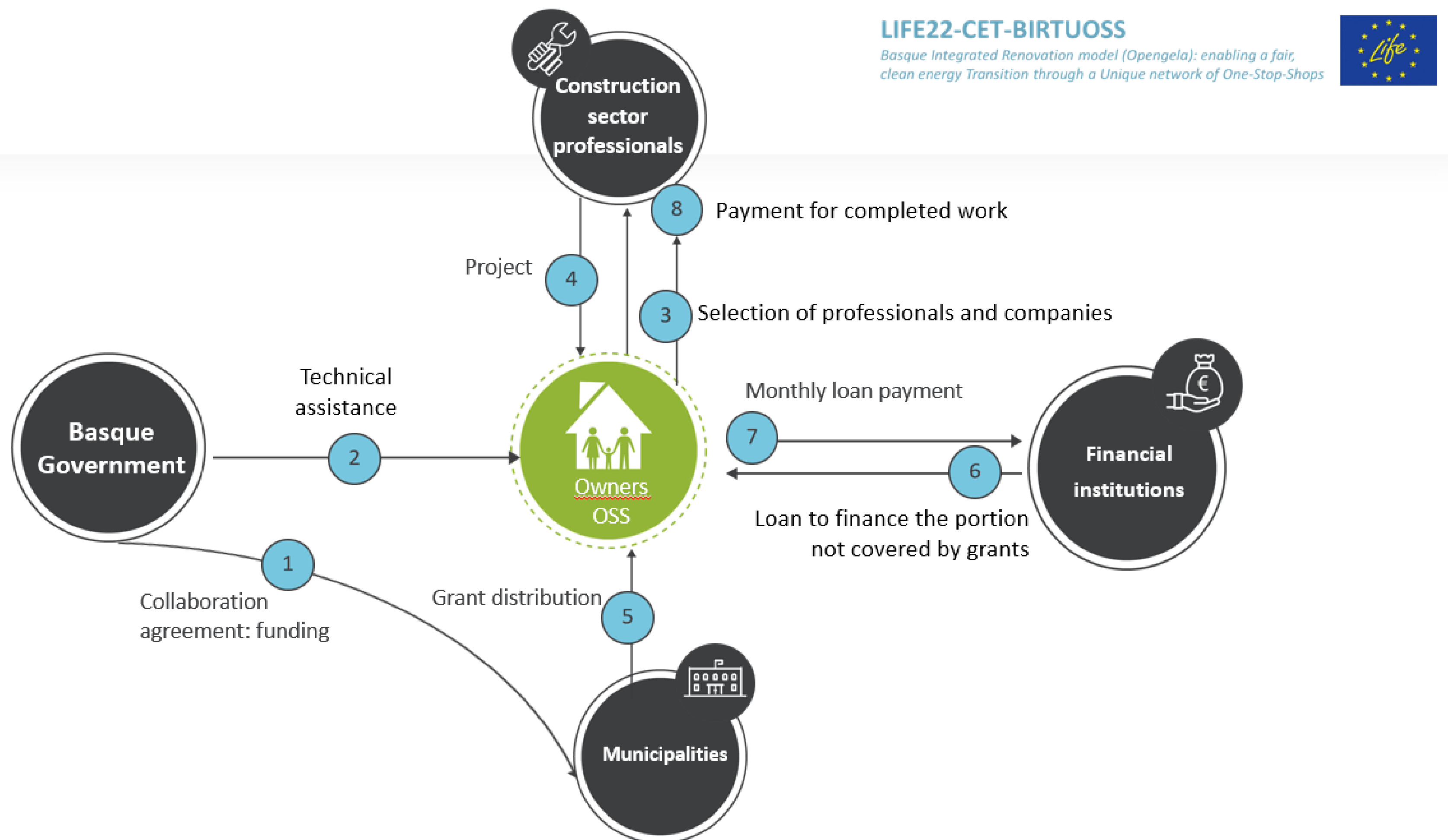
- Nowadays, through the **LIFE program**, which is promoting the **BIRTUOSS (2023 – 2026)**

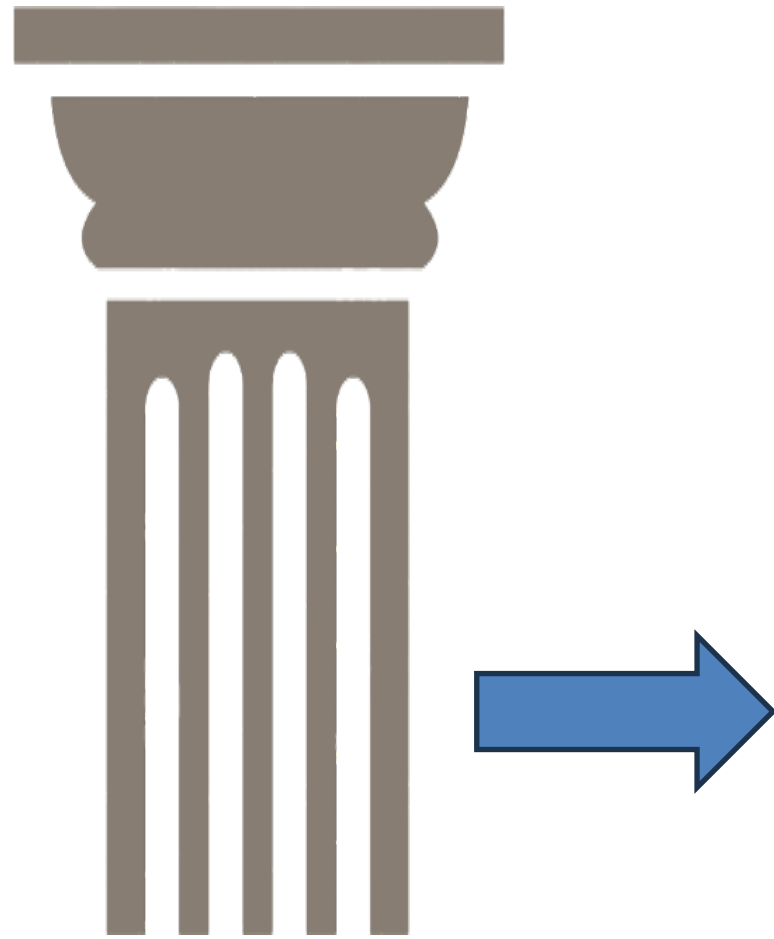
Objective: refine and expand the regeneration model already in place.





Multilevel Governance





**Support and
promotion of the
involvement of
property owners'
communities and
neighborhood
associations**



opengela
OFICINAS REGENERACIÓN URBANA





OPENGELA PROGRAM SERVICES

- ☐ **Trust is key:** personalized approach to the obstacles that (potentially) hinder project
- ☐ **Awareness of the multiple benefits of energy efficiency.** Project and Works Competition.
 - ☐ **Comprehensive diagnosis** covering social, economic, and cultural aspects.
 - ☐ Offering a "**non-institutional space**" to **stay connected** with the neighborhood
 - ☐ **Knowledge space:** training courses, seminars, conferences...
 - ☐ **Promoting employment opportunities** for neighbors
 - ☐ **Intersectoral table**



CHARACTERISTICS OF BUILDING REHABILITATION INVESTMENTS

- Type: non-energy measures (accessibility, safety, etc.) + energy measures (active and passive, boilers, insulation, windows, etc.)
- Investment range: between 35,000 and 70,000 EUR per home – depending on the level of rehabilitation, size, type of intervention, etc.





3.- RESULTS AND WHAT WE HAVE LEARNT SO FAR



OPENGELA PROGRAM IN NUMBERS

- Basque Government, has mobilized **more than €130 million of own funds** and **around €37 million of European funds** for the regeneration of up to

25 vulnerable neighborhoods
more than 2.700 homes
in 21 municipalities of Euskadi.

- Since 2019, 30 % of the apartments (around 900) **have been monitored.**

-initially only 20% were in healthy conditions,
-after, significant improvements applying only passive measures.

The ultimate goal: provide residents with adequate information so they can interact with the elements in a way that ensures suitable indoor quality conditions.

Monitoring begins 1 year before the start of the works and continues for up to 3years after the rehabilitation work is completed

Conclusions: WE ARE MAKING PROGRESS BUT... MANY BARRIERS TO INTEGRAL URBAN REGENERATION STILL EXIST

- Lack of knowledge and experience in adopting measures and processes that develop interventions beyond physical intervention (rehabilitation and redevelopment): **"we do what we know"**
- In building intervention:
 - Fragmented ownership structure
 - Limited economic capacity (especially in vulnerable areas): difficulty of short-term investment
 - Perception of need or waste?
 - Energy efficiency is not the lever that activates interventions
 - Diffuse market: lack of trust in sector agents (professionals and companies)
 - Lack of awareness about the advantages and disadvantages obtained
 - "What is common belongs to no one"
 - Difficulty managing subsidies and permits
 -



Milla Esker!
Thank you so much!



EUSKO JAURLARITZA
GOBIERNO VASCO

ETXEBIZITZA ETA
HIRI AGENDA SAILA

DEPARTAMENTO DE VIVIENDA Y
AGENDA URBANA