Summary: The Lithuanian programme for the energy-efficient modernisation of of Multi-Family Residential Buildings (MFRB). Key lessons for Kazakhstan

based on a presentation by L. Schreckenbach (Conference in Almaty, 11 September 2026)

In Lithuania, the programme for the modernisation of MFRB has been in place since 2004. It aims to improve the energy efficiency of buildings and involves a combination of preferential loans and government subsidies. The programme applies to MFRB constructed before 1993; the decision to modernise is taken by the flat owners.

Comprehensive modernisation includes: insulating walls and roofs, replacing windows and entrance doors, modernising heating and ventilation systems, using renewable energy sources, and, where necessary, upgrading lifts, electrical systems and water supply networks. This comprehensive approach makes it possible to simultaneously improve the energy efficiency, comfort and technical condition of buildings.

A key milestone in the programme's development was the introduction, in 2013, of a model whereby **local authorities initiate and organise modernisation projects**. The programme administrator prepares investment projects, secures loan financing and organises procurement, thereby reducing organisational and financial risks for property owners. Over 75% of projects are implemented through local authority programmes.

The financial model provides for a preferential loan with a fixed interest rate of 3%, with no down payment or collateral required, as well as government subsidies. A 30% subsidy is available for modernisation provided that energy savings of at least 40% are achieved and the energy efficiency class is no lower than 'C'; there is also an additional subsidy for the modernisation of heating systems and a 100% subsidy for low-income owners.

Results: according to the presentation, **1,597 projects** have been implemented since 2013, covering more than 45,000 flats and 2.33 million m². Comprehensive energy-efficiency measures were implemented in 99% of the modernised buildings. Actual energy savings amounted to **50–70%**, while the average energy consumption of the modernised buildings was around **70 kWh/m² per year**. Overall, between 2004 and 2023, according to the presentation, **more than 4,000 MFRB** were modernised, over **€1 billion in investment** was attracted, and state funding amounted **to** around **€300 million**. Heat consumption fell by approximately **1,100 GWh per year**, while CO_2 emissions fell by approximately **260,000 tonnes per year**.

Key lessons for Kazakhstan

The presentation highlights the Lithuanian experience as an example of how **large-scale energy-efficient modernisation of MFH requires a systematic approach and government support**. The following key areas have been identified for Kazakhstan:

- **creating government support programmes** to provide funding for the comprehensive modernisation of MFH;
- **establishing a system for monitoring the quality and results of modernisation**, including the assessment of energy savings achieved;

- **setting up bodies to support homeowners’ associations (OSI) and housing co-operatives (KSK)** in the preparation and implementation of modernisation projects;
- **analysing the condition of the housing stock and carrying out pilot projects** that will enable the development of practical models for further scaling up;
- **assessing the needs and financial capabilities of property owners**, as well as raising their awareness of the benefits of modernisation;
- developing five interlinked areas: **the legal and administrative framework, financial mechanisms, project implementation, training of specialists and an information campaign**.

The presentation also highlights the role **of civil society**: informing and motivating residents, training them in self-organisation, assisting homeowners’ associations and housing co-operatives in preparing projects and applications, and ensuring public oversight of the quality of construction work.

Thus, the key lesson for Kazakhstan from the Lithuanian experience lies in the transition from isolated renovation measures to a comprehensive modernisation programme, in which technical solutions are combined with a sustainable financing system, organisational support for property owners, monitoring of results and the active involvement of residents.