

Challenges and Opportunities in Renovation and Renewables in Malta

Western Regional Council

Environmental Manager | Neil Muscat





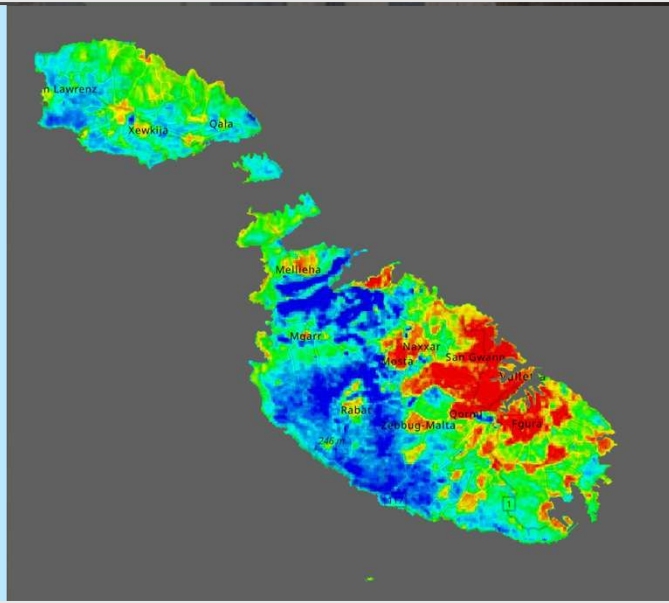
Jurisdiction	10 Local Councils
Population	63,233 (NSO, 2021)
Area	83.2 km2
Population Density	Comparatively low
Natural Features	High Elevation; Cliffside Perimeter; Rural and Farming Areas
Cityscape Features	Low-lying Skylines; Limited Commercialisation; High Retainment of Terraced Houses

Regional Demographics

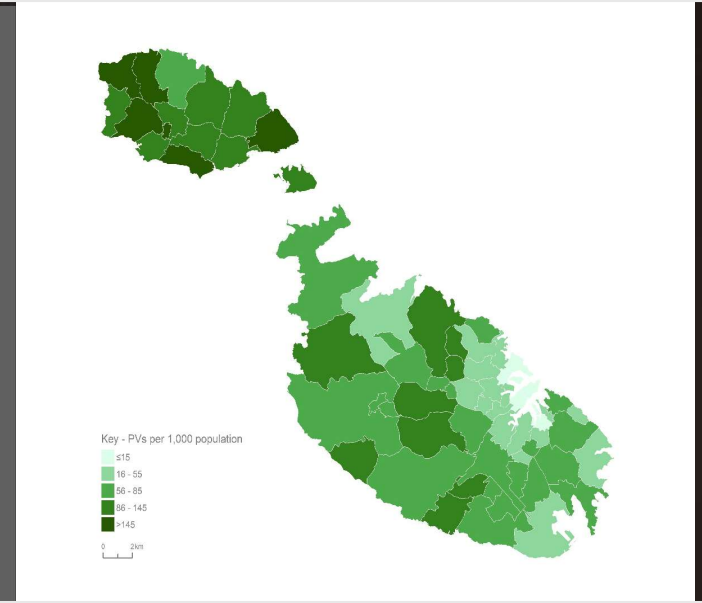




Grassland and Cropland Area
(RIU, 2020)



Urban Heat Island Malta
(RIU, 2025)



Domestic Sector PVs per 1,000 population
(NSO, 2025)

Topography, Heat, and Energy Dynamics




Opportunities

Bands	Cumulative Consumption (kWh)	Consumption Tariff incl. VAT (€)
Service Charge – SP	–	€65.00
Band 1	0 – 2000	0.1047
Band 2	2001 – 6000	0.1298
Band 3	6001 – 10000	0.1607
Band 4	10001 – 20000	0.3420
Band 5	>20000	0.6076

Residential Electricity Tariffs from 2014 till Present (REWS, 2025)

Social Housing
Services | Social Housing



Aim of the Service

The role of Social Housing is to ensure that low-income individuals and families have access to safe and affordable housing. It helps address the housing needs of vulnerable populations, including low-wage workers, seniors, people with a disability, and others.

Eligibility for this assistance is determined by income and asset thresholds. Individuals earning less than €10,000 annually with assets worth less than €28,000 can apply for this assistance. For couples or single parents, the income limit is €12,000, with an additional €700 per child.

At least one of the applicants must be an EU citizen (including Maltese nationals) or have refugee status and have lived in Malta for at least 12 consecutive months in the last 18 months.

<€28k
Assets of applicants

>18Y
Age of applicant

€10k-€12k
Single / Couple maximum income

€700
Additional income per child

Tenants Benefit for Low-Income Households

In order to **benefit** from an eco-reduction subsidy, the correct number of people living at a premises must be **registered**



Did you know?

arms.com.mt

**GOVERNMENT OF MALTA**
MINISTRY FOR ENERGY, ENTERPRISE
AND SUSTAINABLE DEVELOPMENT

**Automatic Revenue Management System**

Eco-Reduction Subsidy on Bills



Opportunities

Sustainable Social Housing Projects



Sustainable Property Purchase Scheme

SKEMA IXTRI PROPRJETÀ SOSTENIBBLI

INTI tista' tibbenefika minn ghotja ta'

€4,500 jew €9,000

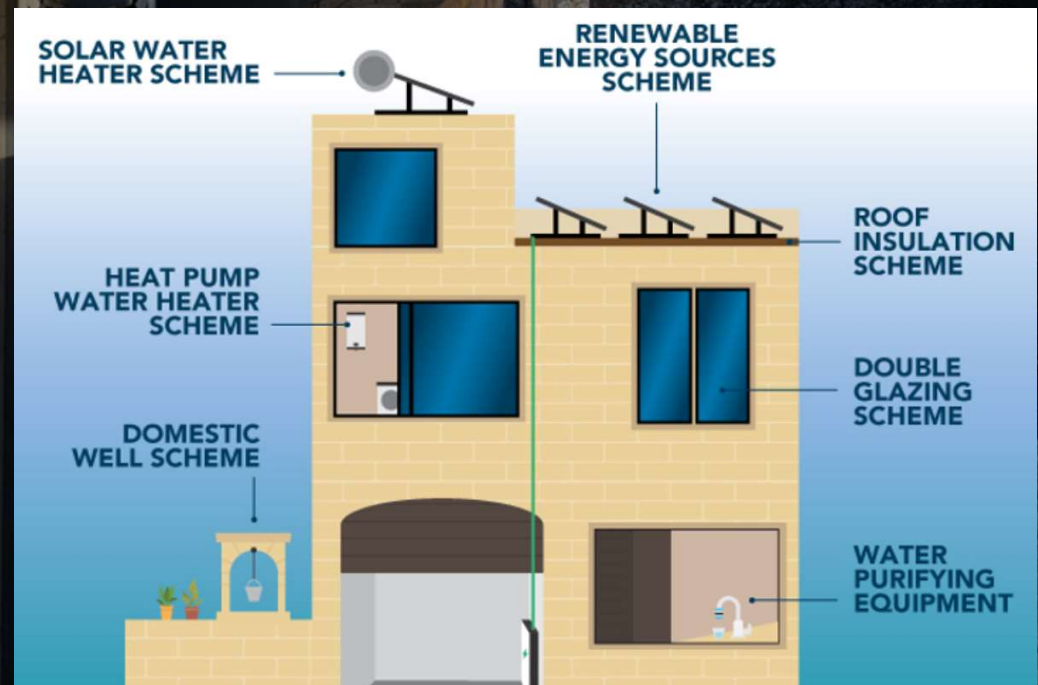
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IXTRI
PROPRJETÀ
SOSTENIBBLI



List of National Grants and Schemes

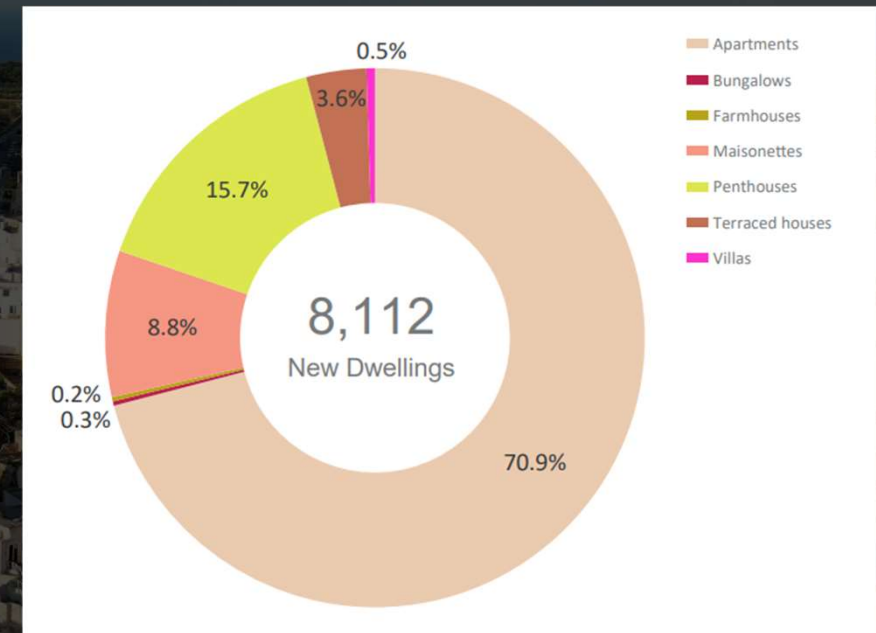


Challenges

- Positive Feedback loop between air conditioning energy consumption and power cuts.
- Low uptake of energy efficiency measures and residential products due to high capital costs.



Gratuity Payments for power cuts in 2024 (ARMS, 2024)



Distribution of new dwellings in Malta (NSO, 2023)

- Developers purchasing and converting Terraced Houses to poor quality Apartments due to higher ROI and limited regulations.
- Excluding academic pilot projects, nature-based solutions in buildings e.g. green walls and green have had limited maintenance success.



Recommendations

- Establishing mandatory roof and façade insulation and double glazing at minimum in new dwellings.
- Identification of Potential Spaces for the Introduction of Renewable Energy Communities.
- Setup Administrative structures for Renewable Energy Communities.
- Revise the Local Development Plans to shift from 4+1 development into 4+Shared Roof Space development.
- Establish a legally-binding solar rights plan to protect residential PV investments from neighbouring developments.
- Phase out long-term dependency on subsidised tariffs and investment grants after the above are introduced conjointly to improve financial sustainability.



4 Floors and 1 Receded Floor (4+1) Development next to a Terraced House with PV Investment

Thank You

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