

Project-Newsletter No. 2 – January 2007

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Editorial

Dear Reader,

The second ROSH newsletter presents three main topics: the market analysis on social housing, contracting and the market campaign. In special the market campaign in Styria (Austria) – called Thermography and Consulting Campaign – is presented. This campaign addresses property managers and aims at increasing the awareness of building owners for comprehensive refurbishment. In Styria a first campaign has been launched in autumn 2005 with great success. The consulting package – one of the main elements of the campaign – has been applied at 45 buildings sites. Many similar campaigns Europe-wide may follow! The ROSH project will try to support the implementation of such kind of campaigns.

Boris Papousek
Managing Director
Graz Energy Agency



What's happening – ROSH next expected results

The ROSH consortium is working on different fronts to finalise and disseminate some important products.

The *cross country analysis* on the current situation in the social housing sector, advanced tailored financial schemes and the *quality assurance tool* will shortly be ready online.

Moreover an *audit and advice tool kit* was uploaded on the web-site section *tools & products*; this kit focuses on the needs of architects and planners and provides planning tools like guidelines and a compilation of software programmes for quality assurance measures and energy audits.

A further task is the evaluation of a *questionnaire* aiming at analysing the situation of the tenants needs in social housing in the partner regions. The collected information will lead to an efficient communication with the tenants, in order to make the implementation of energy savings measures on existing buildings easier and more effective.

Last but not least the identification of the *demonstration projects* to showcase advanced sustainable retrofitting concepts is almost finished. These projects will be supported by the ROSH consortium and experts, monitoring and evaluation with the aim to provide valuable information for future refurbishment throughout Europe.

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Forum of Administrators and Investors in Gdansk

On 22nd of November 2006 Gdansk Forum of Administrators and Investors was held with the participation of a BAPE representative. Katarzyna Grecka presented a paper entitled "Energy savings in residential and public buildings with the use of thermomodernization credit, operational costs and energy efficiency certificate". 30 representatives of building administrators responsible for the technical condition of buildings, energy management and the environment attended the seminar. There is tremendous interest in the thermomodernization issue in Poland at present. The budgetary funds for thermomodernization credits planned for the whole year 2006 were depleted last year already in May.

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ROSH online

The ROSH web-site is the online platform on which all the project results, interesting news for the social housing sector and important events are presented. The information is constantly updated. The latest tool available is the *audit and advice tool kit* addressed to the needs of architects and planners and offers a collection of guidelines and software programmes.

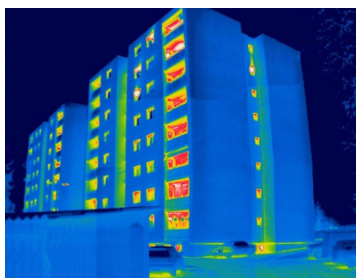
Please stay informed by checking regularly the ROSH web-site
www.rosh-project.eu

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Thermography and Consulting Programme in Styria (Austria)



Thermography before and after retrofitting: the more blue colour, the better the insulation of the building



Example of a good insulated building, weak points are the balconies

The decision on a comprehensive refurbishment is generally made by owners of buildings or flats. This group has to decide if a refurbishment will be realised and – if yes – which quality will be achieved. Normally these persons have no knowledge on civil engineering and are not familiar with new standards and technologies.

Owners of buildings and flats are depending of experts like property managers and housing co-operatives. These persons have a crucial role in the decision process; their dedication is relevant for a successful outcome of the preparation of a refurbishment.

Thermography and Consulting Programme in Styria

In response to this the regional government of Styria and the Ministry for the Environment have launched the Thermography and Consulting Programme.

The aim of the programme is to raise the awareness of owners of buildings and flats for comprehensive refurbishment by making energy losses visible and focussing on building parts, which are in need of rehabilitation. On the other hand the campaign addresses property managers and housing co-operatives giving them concrete advice and support during the decision process as well as general information on sustainable modernisation of buildings.

Elements of the consulting package

In addition to awareness-raising activities for building owners and information transfer to property managers the main element of the programmes is the consulting package. This package supports property managers and housing co-operatives in convenience with owners of buildings and flats of comprehensive refurbishment. The package includes:

- On-site visit;
- Thermography of the building, analysis and survey;
- Short report including energy check, recommendations, technical and financial advice;
- Consultation for property managers and housing co-operatives;
- Support of property managers and housing co-operatives in owners' meetings.

The outcome of the consultation package is a decision of the owners of buildings or flats on the next steps: either to stop the process (no refurbishment) or to continue the process in specifying the refurbishment activities.

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Market analysis on social housing in the partner regions

The analysis of the market situation in the social housing sector throughout the ROSH partner countries has been completed. It revealed some interesting aspects which underline the many differences and the few similarities in the examined regions; the emerged considerations are presented according to the different regions.

Social housing in **Lower Saxony** (Germany) is characterised by a structure historically grown after the World War II. This fact leads to an accordingly high demand for modernisation and retrofitting measures. Moreover special problems from a social and energetic point of view exist in great housing structures built between 1965 and 1975 at the outskirts of towns.

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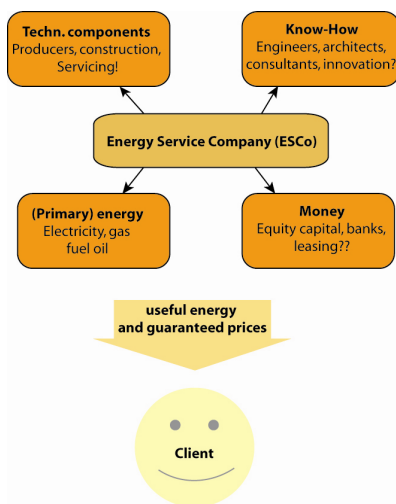
Thus, modernisation measures have to be seen not only as sustainable energy policy but also as opportunity to avoid the further social and economical drift. The provision of social housing in **Ireland** has traditionally been within the remit of the local authorities which manage more than 80 % of the social rented housing sector. Complementary to this however, a voluntary housing sector has emerged which provides housing for low-income families and for vulnerable people with special needs. Refurbishment measures are needed for those buildings designed and build prior to the 1973 oil crisis (about 85 %) not paying attention to the energy issues and consumption.

The main obstacle to the realisation of energetic refurbishment measures in **Italy** is set in the difficulty to have a pay back of the investment: the social housing agencies are not allowed to increase the rent when they accomplish a refurbishment, even if it causes a substantial reduction of energy consumption/demand. The peculiarity of the Italian situation is the lack of an overall financial programme for modernisation and refurbishment, so that only the strictly necessary maintenance measures are carried out.

The situation in **Poland** presents a large backlog in the retrofitting of social housing. It is estimated that 7.5 million of total 12 million apartments have to be modernized due to a low technical and energy standards. Nevertheless there is no long term state programme of modernisation and financing for the social buildings and most of these duties are devolved to the local authorities. There is a real need for developing new tailored financial schemes due to a lack in practicing other tools than thermomodernisation credit for retrofitting of building. About 20 % of the total housing stock in **Austria** is represented by social homes with an average heat demand of approximately 250 kWh/m²a. Therefore these buildings have a great retrofitting potential and larger retrofitting work is in most instances still necessary. Reduction of the share of fossil fuels on the one hand and an increase in comfort for the occupants of social homes on the other hand must be one of the main target of the retrofitting process.

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Contracting



Energy Services or Contracting consists of a comprehensive service package aiming at the guaranteed improvement of energy performance and cost efficiency of buildings. Therefore an external Energy Service Company (ESCO) carries out an individually selectable cluster of services (like planning, building, operation & maintenance, (pre)financing, user motivation) and takes over technical and economical performance risks. The services are predominantly paid out of saved energy costs, with most cases including financing services. Contracting offers the opportunity to integrate private financing (Third Party Financing – TPF) for energy efficiency measures in buildings (real estate).

Why energy services?

Buildings can be made more energy efficient and more economical at the same time, without (or only little) own investment capital, with guaranteed total costs or guaranteed savings, with innovative technologies and with individually compiled services!

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ROSH Partner Consortium

ROSH is a EU-project implemented by the following consortium:

- Agenzia Territoriale per la Casa della Provincia di Novara – **Italy**
- Agenzia Territoriale per la Casa della Provincia di Asti – **Italy**
- Ambiente Italia – **Italy**
- AEE – Institut für Nachhaltige Technologien – **Austria**
- Architektenkammer Niedersachsen – **Germany**
- Baltycka Agencja Poszanowania Energii SA – **Poland**
- Black Sea Regional Energy Centre – **Bulgaria**
- City of Dublin Energy Management Agency – **Ireland**
- Federcasa – Federazione Italiana per la casa – **Italy**
- Grazer Energieagentur – **Austria**
- Institut für Bauforschung e. V. – **Germany**
- target GmbH – **Germany** (*project co-ordination*)

You will find contacts in detail at:

www.rosh-project.eu

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GEA

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Calendar of Events

ROSH – next events

 **1 March 2007**

Workshop on energy and building for architects

The workshop about energy and building organised by the Architect Chamber of Lower Saxony has different topics on the agenda: the new German standard for non residential buildings, news about the German legislation on energy saving in building (EnEV) and in conclusion a presentation about ROSH with a discussion on the actual instruments of the project.

 **25 to 26 April 2007**

The Energy Show in Dublin

The Energy Show brings together over 100 exhibitors who present a vast array of innovative products and services to all those interested in, and responsibility for, energy usage across the domestic, public, commercial and industrial sectors.

 **Autumn 2007**

Training for investors

The ROSH consortium is developing 6 training courses for investors of the social housing sector to be carried out in Spring 2007 in the partner regions. More information will be soon available on the ROSH website.

ROSH – last events

 **November 2006**

Second ROSH technical meeting

The second ROSH technical meeting took place in Brussels. The partners discussed the project contents and products. On this occasion the ROSH team met also the technical officer Paula Cadima and discussed with her new strategies for a closer co-operation with the other VKA-2 projects.

Social Housing in Europe

 **29 January to 2 February 2007**

European Sustainable Energy Week

Upon the initiative of the European Commission, in the framework of the Sustainable Energy Europe Campaign, the European Institutions and major stakeholders concerned with sustainable energy have joined efforts to organise the first **EU Sustainable Energy Week** (EUSEW). The EUSEW will feature major EU and international events covering most of the key topics related to sustainable energy development. <http://www.eusew.eu/index.cfm>

 **7 to 8 November 2006**

Proceedings of the Conference “Retrofitting of Social Housing: Financing and Policy Options” – Thessaloniki, Greece

The proceedings of the conference organized by CRES with the co-operation of ZREU and SEC and the support of CECODHAS and co-funded by the European Commission are now available, with contributions from social housing companies, financing institutions, public authorities and other stakeholders across Europe.

http://www.cres.gr/conference/Conference_proceed.htm