

Project-Newsletter No. 4 – December 2007

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Editorial

Dear Stakeholders, Technical, legal and economic knowledge is essential for appropriate planning and implementation of building retrofitting. This process involves mostly engineers, architects and building administrators. However, actually, the retrofitting measures are to bring benefits for tenants of modernized buildings: they are to contribute to the reduction of heating costs and the improvement of living standards and comfort of tenants. The tenants will also have to cover the costs of renovation and therefore it is crucial for the decisions concerning retrofitting to be taken with their absolute understanding and acceptance. A lot of attention is paid to tenants in the ROSH project: meetings are organized having them in mind, materials and presentations are developed to train them in possible methods of energy saving and building retrofitting measures. You are welcome to make use of these materials.

Katarzyna Grecka
Vice President
Baltic Energy Conservation Agency



Successful Informative Meetings for Tenants in one of the Lower Saxony Demonstration Projects

Just before refurbishment measures had started, all tenants of the ROSH demonstration project in Hannover (Beuthener Street) were invited to take part in an informative meeting. The aim was not only to inform tenants about planned refurbishment measures (i.e. new balcony doors, new windows, improved thermal insulation, etc.) but also to talk about individual means to save energy and improve indoor comfort. The idea was to enable all tenants to thoroughly use the benefits of improved air tightness, better windows and improved thermal insulation of the building.

Two, well attended, informative meetings have taken place so far and a third one is yet to come after refurbishment measures have been completed. For the owner of the multi-family building, it is the first time that refurbishment measures are being accompanied by such extensive informative meetings for tenants. Next to general tips and advice on how to save energy, translation was offered at all times for tenants with a non-German language background (mainly Russian and Turkish).



The first meeting in September 2007 mainly focussed on introducing planned measures and changes in the demonstration project Beuthener Strasse 2-10. A lively discussion on refurbishment measures and the topic of energy efficiency among tenants, representative of the housing association (owner), responsible architect and ROSH coordinator target lead to the agreement to meet again. The second meeting in November 2007 mainly focussed on tips and advice on proper ventilation and heating behaviour. An illustrative PowerPoint presentation on these topics was given by Ms Nadja Dorokhova from the non-profit organization "Migrants for the Agenda 21". Ms Dorokhova proved to be very skilled in bringing simple but important tips and advice on ventilation and heating across. Although some tenants were convinced at the start to already know what is best to be done, everyone went home with new insights and helpful information. The next meeting will take place when the first heating season in the refurbished house is over, in order to discuss and evaluate changes due to improved airtightness, better windows and improved thermal insulation of the building.

The demonstration projects are at different stages of implementation, for example, some are in the planning stage where planners/architects can be influenced by activities of the ROSH project and lead them to a sustainable approach for the retrofitting measures. Others are under construction or are occupied and therefore are suitable for the monitoring phase.

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New Guidebook “Sustainable Retrofitting of Social Housing”

Millions and millions of social housings in Europe have been built in the sixties. To meet the demands of today and tomorrow the retrofitting of these neglected building resorts should intend the application of energy efficiency and sustainability. ROSH aims at influencing the decision making process for retrofitting of social housing in the direction of having better and more efficient solutions in renovation projects and to stimulate the increase of social housing being retrofitted.

Therefore it has set out to deliver concepts on how to improve and apply energy efficiency and sustainability – for architects, engineering consultants and planners as well as for decision-makers in housing associations and also for those that actually do the work.

To support the concerned actors the guidebook “Sustainable retrofitting of social housing” has been developed. Part I relates to advanced integrated retrofitting solutions while part II deals with advanced tailored financial schemes. It includes showcases, good practice examples and the tools developed within ROSH. The guidebook is an instrument to communicate transferable solutions in the retrofit process to the mentioned target group. Furthermore it is a support for new projects to make the retrofit process and the decision finding process much easier.

Part I of the guide book includes following topics:

- Overview of Social Housing in Europe – Country and region surveys.
- High Quality thermal Retrofit Solutions of the building shell.
- Modernization of the energy supply and distribution
- Ventilation system
- Retrofitting tools & handbooks/guidelines
- Quality assurance
- Best practice examples

Moreover a broad effect for high-quality energy efficiency retrofitting should be established.

The guidebook will be available on the project website www.rosh-project.eu in the partner languages (English, German, Italian and Polish) in January 2008.

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Demonstration project Euler Street in Hanover

Case Study: Demonstration Project Euler Street in Hanover, Germany

The German demonstration project in the Euler Street in Hanover is composed by three multi family houses with a total of 24 dwellings. For these buildings (construction year 1959) an overall retrofitting is planned. The refurbishment concerns the roof, outer walls, cellar ceiling as well as the heating system and will be completed by June 2008.

In July 2007, an initial consultation has been carried out and the building energy certificate has been issued. Furthermore, many meetings with the building owner, the planner and quality controller have taken place.

At the moment the planning for the refurbishment of roof, outer walls, windows and heating system is ongoing. The call for tenders for windows and outer walls has already started. Moreover, the first tenants' meeting has been organised and carried out in order to explain planned refurbishment measures.

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Involving the Tenants in the Refurbishment Process

One key topic of the ROSH project deals with the tenants' involvement in the modernisation process of the building. Often it happens that the lack of information about the refurbishment measures on the building leads to a very low acceptance of the action. To avoid the mess this situation can produce, the communication between all the involved parts is very useful, and can guarantee the success of the action.

At the early stage the ROSH consortium tried to take a picture of the tenants' need, distributing a questionnaire among the tenants living in the sites we chose as demonstration projects. The survey carried out by ROSH thus interviewed tenants residing in the buildings taking part in the project, in order to understand the structural characteristics of the buildings, as well as tenants' level of awareness on issues such as energy efficiency, energy consumption and production. Findings

serve as background information to develop a training and communication programme for tenants on sustainable energy use and retrofitting measures. As for the expected retrofitting measures to be carried out within the ROSH project, tenants have the right to be involved in issues concerning them. The idea is that awareness-raising and education can help to stimulate active and informed involvement. This, in turn, strengthens co-operation between the various stakeholders involved in refurbishment and leads to better results.



Energy efficient buildings retrofitting

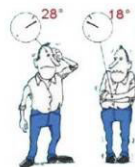


Temperature control & heat metering

starting point

a traditional heat distribution system uses water always at the same temperature. But rooms are not at the same temperature and have different needs:

- each room is influenced by sun exposure, windows dimensions, utilization by people, utilization of electric devices...
- each apartment is influenced by many factors, such as the presence of non heated environments nearby



improvements

the solution is to control the temperature autonomously in each room and apartment, in order to guarantee the comfort without wasting energy

The awareness of the tenants towards the possibility of being informed is not very high, but not rejected at all. Often people find it hard to commit themselves towards initiatives which address the community and not the private sphere, as everybody seems to be always running out of time to manage even their private life – let alone their social life and leisure time. These points need to be taken into account when planning future training courses for tenants on energy efficiency and retrofitting measures.

In the second part of the project we developed a training set of presentation slides concerning energy saving measures and the relation between behaviour and possible savings. These materials are now translated in all local languages, and can be used in the meetings with the tenants. The effectiveness of these meetings has to be evaluated at the end of the measures.

Available on the web site of the ROSH-project the materials for the qualification measures: more info at www.rosh-project.eu in the section "Tools".

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ROSH Partner Consortium

ROSH is an 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

Photographs, Graphs:
target, IFB, AI, BAPE

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Calendar of Events

ROSH – next events

December 2007–March 2008, Hanover

Informative meetings for tenants of ROSH demonstration projects

After the successful first two tenants' meetings, carried out in the framework of the demonstration project Beuthener Street, a third one will take place in March 2008 when the first heating season in the refurbished house is over. Also for the demonstration project in Euler Street information events are planned in the period December 2007–March 2008. Aim of these events is to inform tenants about planned refurbishment measures, correct ventilation and heating as well as evaluation of changes due to improved air tightness, better windows and improved thermal insulation of the building.

February–May 2008, Lower Saxony

ROSH stand presentations at regional fairs

In the period from February till May 2008 the ROSH project will be presented at three different regional fairs in the region of Lower Saxony. The stands are organised by the German project partners and aim at reaching planners, building owners and interested people at the following events: *Ausbau* in Langenhagen (9–13 February), *NordHaus* in Oldenburg (4–6 April) and *Energytech* in Langenhagen (23–25 May).

ROSH – last events

5th-6th October 2007, Warsaw

7th Congress of Polish Federation of Property Managers Associations

This year the congress focused on energy management. The event was attended by over 223 people -property managers and property owners, experts, property developers and real estate consultants. Katarzyna Grecka from BAPE presented the ROSH project and the tools facilitating the decision making process developed under it, as well as the technologies increasing efficiency of energy production which make use of RES.

24th October 2007, Gdansk

Rosh Roundtable

The roundtable was attended by over 10 representatives of regional offices, local authorities and housing cooperatives. The topic of the roundtable was the presentation of the achievements of the ROSH Project and the tools developed within the Project which are already in hands. Moreover, the assumptions of a new energy policy document, i.e. National Energy Efficiency Action Plan and the progress of the implementation of the Building Energy Performance Certification system were presented. The second part of the meeting focused on the barriers hampering the implementation of thermal retrofitting measures for residential buildings.

8th November 2007, Cuxhaven

Presentation of ROSH at Sparkasse Cuxhaven (Saving Bank Cuxhaven)

Gabi Schlichtmann from the target GmbH held a speech in Cuxhaven for about 150 interested owners of multi family houses. She introduced the innovation of the German Energy Saving Ordinance (Energieeinsparverordnung) and the energy certification for buildings. Further she informed about last developments and tools of ROSH (e.g. the new hotline, supported by IFB, which aims at giving a first consultation on retrofitting measures to owners of social multi family houses).