

Newsletter 3

EPBD Buildings Platform

Information resources on the Energy Performance of Buildings Directive
www.buildingsplatform.org

ManagEnergy

Commission initiative for local and regional actors working towards energy efficiency and renewables
www.managenergy.net

Cecodhas

The European liaison committee for social housing. CECODHAS is the European network for the promotion of the right to decent housing for all.
www.cecodhas.org

IEEA

The Intelligent Energy - Europe programme is the EU's tool for funding action to improve these conditions and move us towards a more energy intelligent Europe.
ec.europa.eu/energy/intelligent/index_en.html

SAVE projects

IEE-supported energy efficiency projects exploit the immense potential for energy savings.
ec.europa.eu/energy/intelligent/projects/save_en.htm

ICLEI

ICLEI—Local Governments for Sustainability is an international association of local governments and national and regional local government organizations that have made a commitment to sustainable development.
www.iclei.org

CONCERTO

A Commission initiative for sustainable energy in local communities
www.concertoplus.eu

4th EPI-SoHo meeting in Copenhagen

Frans Lemmens, WonenBrebreg, The Netherlands

The 4th meeting of the EPI-SoHo project took place on September 12-14, 2007 in Copenhagen, organised by Niels Borgsoe from SBI, the Danish partner.

Twelve organisations are involved in the project from five EU Member States. The organisations and their representatives are mentioned in the list below.



This meeting was Workshops have been a good method to work: everybody was very committed and progress has been booked during the last couple of days.

During the workshops, it was easier for some countries to comprehend each others plans: now it is more clear what the countries will do in their pilots and what their added value of EPI-SoHo is.

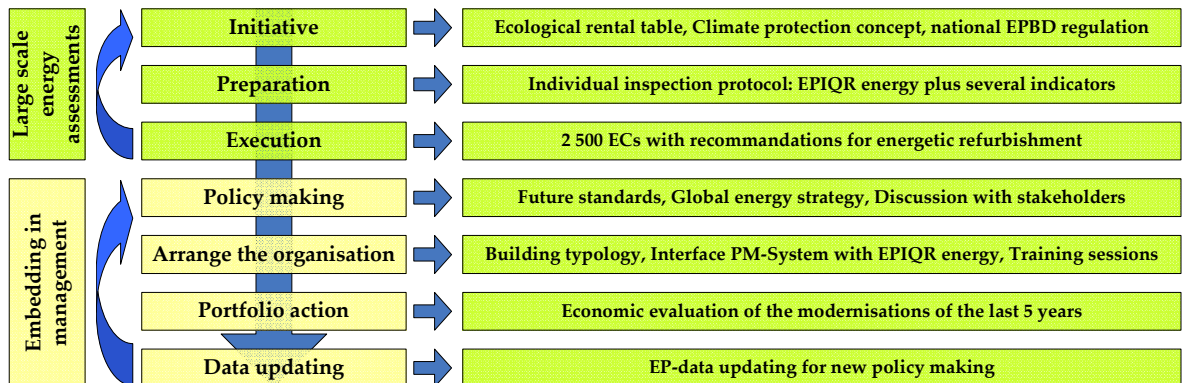
Description of national pilot projects

Andreas Enseling, Institut Wohnen und Umwelt, Germany

Brief description of the pilot project

The German pilot project is testing some modules of the EPI-SoHo approach and implementation technique described in WP4 to evaluate the method and to provide output for public-private sector co-operation (WP6) and specific dissemination activities (WP8).

The pilot project focuses mainly on the assessment phase and on the step policy making within the embedding phase. The pilot project is still in discussion with Bauverein. Bauvereins final method to go through this approach could be different in some details.



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Initiative - Must, needs and framework

The initiative for EPA is based on the German regulation for energy certificates (must), the needs of the SHO Bauverein and the special framework conditions of Darmstadt:

- Bauvereins musts: The German regulation for Energy certificates
- Bauvereins needs: cost effective EPA on a large scale
- Special framework Darmstadt: "Ecological rental table" and "Climate protection concept"

The challenge of the National pilot project of EPI-SoHo is to integrate the items mentioned above with a minimum of extra work.

Preparation - Development of an individual inspection protocol

The requirements for energetic refurbishment have been discussed in the context of the needs of Bauverein and the special framework in Darmstadt. For the German pilot project the following indicators were selected (and are still in discussion):

1. Main driver: Low living costs for the tenants
 - o Indicator: total rent neutrality
2. Main driver: Functional requirements
 - o Indicator: Low-Energy-House in the building stock
3. Main driver: Economic survive
 - o Indicator: Costs of the saved kWh end energy
 - o Indicator: profitability (net present value) under consideration of the ecological rental table of Darmstadt
4. Main driver: Communication with stakeholders
 - o Indicator: CO₂ eq.-emissions

In the next step Bauverein and IWU will develop an individual inspection protocol for ECs based on asset rating (according to the German regulations, based on a software called EPIQR energy).

Execution - Energy Performance Assessments

In the first step of execution Bauverein will collect data through an inventory of basic data from drawings and other sources and inspection of the buildings 'in the field'. In the second step the data will be processed in an EP-tool. This tool we will the instrument to calculate the current situation and possible packages of energy saving measures, to deliver minimum 2.500 ECs based on asset rating, to give EPA reports and to create input data for a data-management system / database. Hereby the focus lies on the social housing stock of Bauverein.

Policy Making

Including the additional information of a building typology (see below) in a conventional strategic asset management tool Bauverein gets the basis for the following activities in the context of policy making

- Segmentation of the housing stock and development of future product strategies with the help of energetic criteria,
- The integration of the additional costs for energetic refurbishment into the long-term financial plans of the Bauverein
- Development of middle and long term agreements on climate protection targets

Arrange the organisation

The instrument to connect the challenge of large scale and cost effective assessments on the level of several buildings with the step of embedding in Bauvereins management on the level of the building stock is the so called building typology. The building typology is a description of the energetic quality of the whole building stock of Bauverein, based on typical buildings from typical construction epochs.

For the step of embedding EPIQR energy has to be adapted and connected with a tool for the economic assessment of energy saving measures (the so called calculation model). The input data sheets of this enlarged tool are part of the individual inspection protocol of Bauverein.

As further step of 'Arrange the organisation' Bauverein has to define an interface between the running portfolio-management system and EPIQR energy. This will be done together with the selection of indicators in the context of the EPI-SoHo trainings sessions.

Portfolio action

The only planned portfolio action will be an economic evaluation of the modernisations of the last 5 years.

Data-updating

The refurbishment measures coming out from the portfolio action will change the data base (EPIQR energy, building typology). The EP-data has to be regularly updated in the context of a traditional PM-system including energy.

Andreas Enseling

Testing the EPI-SoHo approach

Niels C. Bergsoe, Danish Building Research Institute, Denmark

By now the EPI-SoHo partners have reached a crucial point in the project plan and one of the most challenging tasks in the process towards development of the EPI-SoHo approach. It is now time for testing the approach developed so far for real.

The EPI-SoHo approach – being a generic implementation technique for cost effective large-scale energy assessments and an effective approach for embedding energy assessment data in policy processes such as portfolio management – has essentially been developed in WP4 with Institut Wohnen und Umwelt, IWU, Germany as work package leader. Now, in WP5, the approach will be tested and evaluated.

At the 4th project meeting in Copenhagen yet again numerous aspects of the approach were discussed vividly both at plenary sessions and in the form of smaller workshops. In view of fundamental differences from country to country, not only with respect to legislation including implementation of EPBD, EPA's, EC's etc., but also with respect to organizational characteristics, strategies and practice within Social Housing Organisations (SHO's) dedicated discussions took place. Both the assessment phase and the embedding phase of the EPI-SoHo approach were discussed.

Major challenges are to define and describe the approach so that it stands to reason, is versatile and is as immediately applicable as possible for any SHO. From the nature of the case the discussions were still at the theoretical level but now the time has come to test the approach developed so far in practice.

In each of the participating countries a number of Pilot Projects will be carried out. In total almost 9.000 dwellings will be assessed essentially equally distributed between the partners. Together with preparing and executing the assessments the assessment phase of the EPI-SoHo approach will be brought into play and subsequently the assessments will be employed in the embedding phase of the approach. Based on the experience gained from the pilots national reports directly aimed at the SHO's will be elaborated together with an overall evaluation report which will serve as input for specific dissemination activities aiming at putting the EPI-SoHo approach into the market.

Niels C. Bergsoe

Example of one Social Housing Company : ICF

Jérôme Bouillon, ICF, France

The WP5 involves developing pilot projects to test and evaluate the EPI-SoHo approach and implementation technique. The results of the pilot projects will serve as demonstration and input for the following.

The building sample selected was equal to 1510 dwellings and 78 buildings.

These buildings are located in 4 subsidiaries and distributed throughout France.

ICF have collected data through an inventory of basic data from drawings, inspection of the buildings “in the field” and other source.

Data have been processed in an EP-tool to calculate EP-certificates; a national EP-tool has been used.

The concept of EPI-SoHo is useful to consider EPBD (Energy Performance Building Directive) not as a constraint but as an opportunity.



(read more on page 4)

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The EPI-SoHo integral approach permit to embed energy performance data in the management process and gives good insights about the relationship between thematic modules to implement.

In this context, ICF approach is the following one: the initiative for EPA is based on the regulation but at the same time, ICF defined an Energy Policy:

- Protect the environment and the natural resources,
- Assure the comfort in housing,
- Lower running cost,
- Make the holdings durable.

In this way, ICF identifies added values:

- New technical data : thermal refurbishment, outbuildings,
- Improving housing typology : building form, construction date, heating system and energy, building material, climatic zone, thermal refurbishment,

- Centralised data,
- Connecting energy data with typology,
- Data for policy making and evaluation,
- Help to have subsidies,
- Contribution to CO₂ reduction,
- Communication with external stakeholder.

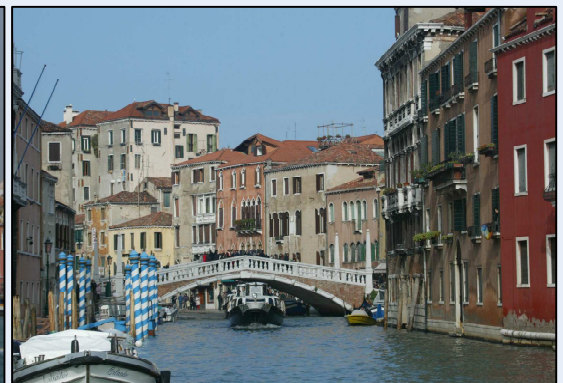
ICF will use the EC plan to develop an energetic segmentation of the building stock to develop large energetic strategies:

- to implement refurbishment strategies according to the building typology,
- to integrate additional costs for energetic refurbishment into middle and long-term financial plans,
- to measure and develop a middle and long-term requirements on climate protection.

Jérôme Bouillon

5th Meeting in Venice

5th international expert meeting of the EPI-SoHo team will take place at **Venise in Italy from 16th to 18th April 2008**



The main objectives of this meeting are to:

- Share experiences about national pilots projects,
- Define the adjustments to do to adapt the EPI-SoHo method to each country,
- Define strategy to disseminate results and materials of the project.

The results of this meeting will be discussed in the upcoming 4th Newsletter.