

These co-owners did it, when will you?



Target group:
Co-owners

Plugging the Holes

Hanau, Hesse, GERMANY

Year of construction: 1971	Number of units: 8	Size: 537m²	Current status: completed
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Project Summary

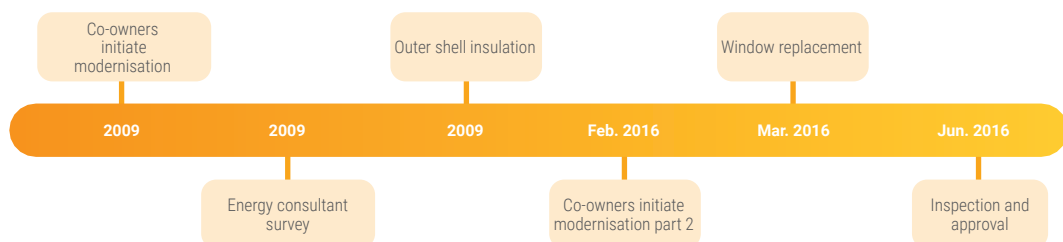
During the summer months, tenants were displeased with high temperatures in the apartments. During the winter months it was too cold. A draft was felt around the doors and windows. The general displeasure as well as increasing utility costs prompted the co-owners to re-evaluate the situation. An energy consultant was commissioned in 2009. Their recommendation: insulation of the building's outer shell, which was carried out in 2009, and to replace the 35-year-old windows.

Facts and Figures

- + Total cost for removal of old windows and installation of new ones: approx. 53.000 Euros
- + Reduction of energy expenditure from approx. 86.000 kWh to 64.000kWh per year
- + KfW 151 Loan
- + Happy tenants due to lower utility cost bills



Milestones



Retrofitting Focus

- + The focus of the reconstruction was to implement a complete energy efficiency concept. Once the outer shell of the building had been insulated in 2009, in 2016 the single-glazing windows were replaced with triple-glazed insulated composite frames. The entire facade was now state of the art and energy expenditure could be reduced by another 20%, down to approx 64.000 kWh per year.

Financing

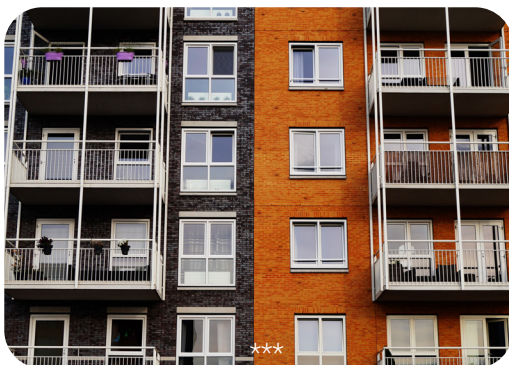
- + In order to finance the project the property management created a fund specifically for retrofitting of the windows from 2009 until 2016. The project was also supported by the KfW Loan 151.

Main Successes

- + Following through with the recommendations of the energy consultant improved relation between tenants and co-owners as well as overall quality of life within the building.
- + Instead of going for a quick fix to the problem, the co-owners decided to implement the complete concept recommended by the energy consultant for long-term benefits.

Advice to Others

- + The co-owners engaged with the building's problems just in time. The commissioned energy consultant promoted going for long-term improvements and the co-owners embraced the concept step by step. The results speak for themselves: significant reduction in energy expenditure, content tenants, building value increase and the reassurance of not having to deal with this issue for a couple of decades.



Any questions?



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Information



Department of Energy website:
<https://frankfurt.de/themen/klima-und-energie/klimaschutz/angebot-energiereferat>

Department of Energy project page: www.sanierungswegweiser.info

Building service provider index (WEG-Bereiter-Liste):
<https://www.sanierungswegweiser.info/weg-bereiter-liste-0>

You too are facing the challenge of the energy retrofitting of privately-owned condominiums in your city?

The ACE-Retrofitting project aims to develop a governance model facilitated by cities linking owners and building professionals to accelerate condominium energy retrofitting. The French CoachCopro tool will be upgraded and adapted to other countries.

The consortium is composed of Agence Parisienne du Climat (France), Maastricht University (the Netherlands), Energy House Antwerp (Belgium), the City of Liège (Belgium), Aberdeen City Council (UK), Frankfurt Energy Agency (Germany), the City of Maastricht (the Netherlands), Changeworks (UK) and Energy Cities (coordinator). Study visits are organised in the partner cities of the consortium.

www.nweurope.eu/ace-retrofitting



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