

## These co-owners did it, when will you?



Target group:  
**Co-owners**

## Having a Clear View

Frankfurt, Hesse, GERMANY

Year of construction: <b>1960ies</b>	Number of units: <b>11</b>	Size: <b>870m<sup>2</sup></b>	Current status: <b>Completed</b>
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## Project Summary

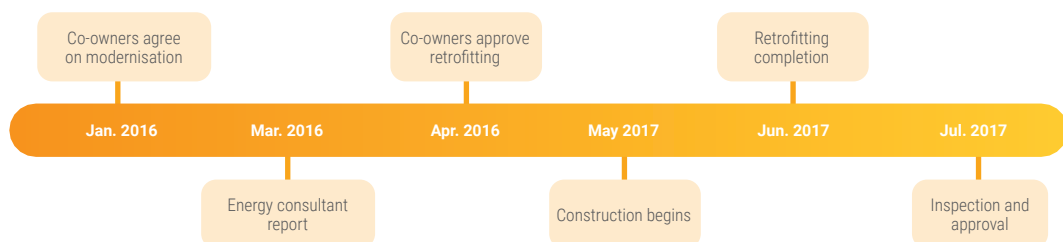
The 1960ies building did not hold up well when it came to energy efficiency. Once the co-owners decided on going forward with a modernization, property management employed an energy consultant. They calculated an energy consumption of 200 kWh per m<sup>2</sup> per year. The co-owners realized this was not viable and agreed on renovating step by step, starting with replacing the old insulating windows with double-glazed low-emissivity windows. Other renovations would have to be tackled at a later stage due to financing.

## Facts and Figures

- + Total cost for replacing the windows: approx. 61.000 Euros
- + Reduction of energy expenditure from approx. 174.000 kWh to 156.000 kWh per year
- + 10% covered by KFW investment grant 430
- + Quality of living improvement
- + Lower utility costs



## Milestones



## Retrofitting Focus

- + The building's low energy efficiency needed to be improved. The co-owners had to deal with many internal disputes concerning financing over the years, which had caused a renovation backlog. The building's poor energy performance opened many eyes: facade insulated, window replacement and a new heating system were the recommendations deemed necessary by the energy consultant. The co-owners decided to go forward with replacing the windows supported by the KfW initiative 430.

## Financing

- + The project was financed with a loan taken out by the owners and supplemented by a grant of the KfW's investment grant 430, which covered 10% of the retrofitting costs.

## Main Successes

- + The energy consultant report revealed significant weaknesses in the building's overall structure and motivated the co-owners to initiate renovations and energy retrofitting.
- + The appearance of the building was significantly improved

## Advice to Others

- + Evaluating the building's overall state in regular intervals, a continuous dialog among the co-owners and setting up a maintenance fund are all factors which can help prevent a renovation backlog, associated high costs and ultimately decreasing the value of the building.



## 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](http://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](http://www.nweurope.eu/ace-retrofitting)**



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