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ESAM project



Improving the energy performance of the social housing stock is becoming a major need in Europe. This will only be achieved by implementing energy-efficient refurbishments of the existing buildings, which are the most energy consuming. Doing this on a large scale requires to focus on the Social Housing Operators, which are the organizations in charge of managing a housing stock of several thousand rental dwellings (except in the case of Estonia where "social housing" is composed of co-operatives of owner-occupiers).

The ESAM project is led by a consortium composed of 14 organizations from 6 countries: France, Germany, Italy, Czech Republic, Austria and Estonia. It involves:

- social housing operators (SHO's)
- professional federations of SHO's
- research institutes and energy agencies

The improvement of the global energy performance of the housing stock will only be possible if energy is taken into account at all steps of the management of a SHO's housing stock. ESAM has chosen to focus on strategic asset management, which deals with investment decisions for the whole housing stock, and to develop methods and tools to integrate energy as a dimension in these processes: that is what Energy Strategic Asset Management refers to. The enforcement of energy performance certificates across Europe creates an obligation to gather information on the energy performance of the buildings. The ESAM project wants to make this an opportunity for SHO's to develop an ambitious policy for energy efficiency.

Energy Strategic Asset Management requires:

- to make an energy diagnosis of the housing stock
- to identify the most energy-efficient investments
- to define a global strategy for upgrading the energy performance of the housing stock

The project also considers that energy performance can be improved through a better co-operation with stakeholders.

ESAM is developing methodologies and information systems supporting:

- the implementation of the energy certificates
- the use of the data from the energy certificates to make an energy strategic diagnosis of the housing stock

- the definition of energy-retrofitting strategies for each estate and for the housing stock in general
- the improvement of co-operation with other stakeholders on energy matters: tenants, local authorities, maintenance companies, energy providers.

ESAM has started on January 1st, 2006 and will end in December 2008. The project is funded by the Intelligent Energy Europe Programme. The sole responsibility for the content of this webpage, publication lies with the authors. It does not represent the opinion of the European Communities.

Read more: www.esamproject.org

Introduction of the partners



ESAM is a transnational project: it is carried out by a consortium gathering different partners from several countries, working together to achieve common objectives.

The ESAM consortium is composed of 14 organizations from 6 countries:

- *France*
- *Germany*
- *Italy*
- *Czech Republic*
- *Austria*
- *Estonia*

Organizations:

France:

1. DELPHIS

DELPHIS is a professional non profit association grouping 15 non-profit companies working in the field of social housing. These independent companies, active in some 11 regions, are the owner-managers of more than 130,000 high-rise or individual housing units, as well as building an average 2,000 new units per year.

DELPHIS members are all small or medium-sized companies, employing between 40 and, for the largest, 400 staff. Their desire to progress within their profession has led them to create, through DELPHIS, a Joint Research and Development Unit aimed at promoting innovation and know-how within every area of their particular specialisations (housing management, housing development, social engineering, optimization of the human resource use, quality policy and so on...).

2. LE TOIT ANGEVIN

LE TOIT ANGEVIN is a Social Housing Company which has built or purchased 7 000 flats and manages directly 6 500 housing flats.

LE TOIT ANGEVIN was created in 1949 and is affiliated to the CIL of ANGERS, itself created in 1949 by the Christian employers which wanted to contribute to the effort for rebuilding after the war. So, before the law exists, the CIL imagined to contribute up to 2% of the wage bill to help for rebuilding.

The company has always been participating in every area of the social housing construction, favourating the social aspect. At the present time, the stakes for LE TOIT ANGEVIN are:

- to achieve the rehabilitation of the Housing stock
- to optimize the Human resources with a better organisation of the work and in using all the technical means
- to propose flats to the tenants to allow them to have a residential career and also to the most underprivileged population in creating, if necessary, partnerships with Social associations.
- to be ready to help the local authorities in their activities.

3. VAL DE LOIRE

Limited company created in 1930, thanks to a close and permanent cooperation with the communities, the VAL DE LOIRE contributes to maintain the populations in the communes and helps the inhabitants to live near their work. The VAL DE LOIRE addresses to all the applicants residences.

The social housing stock is distributed on 106 communes of the “Maine et Loire “department and is officially agreed to 99%. It includes

- 9 069 managed rental residences including 65% individual and nearly 60% in the agglomeration of Angers
- 694 residences (old people - hard-working young people)
- 17 trade and various buildings rented

The VAL DE LOIRE engaged for two years in the quality management and has been just certified by the AFAQ for the QUALIBAIL norm of service commitment

4. CSTB

The Centre Scientifique et Technique du Bâtiment (CSTB) is a public establishment operating under the supervision of the Minister responsible for housing and construction. CSTB operates closely with its partners in the industry such as construction professionals and manufacturers. Its status allows it to be independent of any specific sector of the industry and to lead a multi-disciplinary approach to innovation and to solving the construction industry’s most complex problems. CSTB assists manufacturers, building contractors, engineering firms, architects and contracting local, regional or national authorities, and advises Public Authorities on technical regulations and construction quality.

Energy conservation and indoor air quality have been a key element since the 1960s. In the field of energy, CSTB’ scientific research and support actions cover the following areas:

- Energy savings and retrofit in buildings,
- Building energy auditing and monitoring,
- Renewable energy sources (solar thermal and photovoltaic),
- Energy and environmental labelling of buildings,
- Building Energy Management Systems,
- Technology Transfer,
- Testing of solar components by accredited laboratory.

CSTB plays a major role in dissemination information and improving communication between building professionals in France and abroad, as member of ENBRI (European Network of Building Research Institutes) and CIB. Based on its research and development to improve products and processes in co-operation with manufacturers and contractors, CSTB publishes number of technical documents. It organises briefings on technical topics and provides training courses.

5. ARMINES

ARMINES is a non-profit making organisation, constituted in accordance with the French Act of 1901, which was set up in 1967 by the Ecole Nationale Supérieure des Mines de Paris (ENSM) to explore the concept of industry-oriented research. ARMINES currently acts as the industrial interface serving the six Ecoles des Mines placed under the control of the Ministry of Industry, in Paris, Douai, Alès, Saint-Etienne, Nantes and Albi, and some other teaching establishments. The joint research centres of ARMINES and its partners engineering schools have been carrying out this type of partnership research for 35 years. Armines is the French’s first contract-based research institution and belong to EARTO (composed by TNO, VTT, Fraunhofer,...) and ASRC network .

In 2003, Armines had an average salaried workforce of 514. Sixty-seven percent of contracts are for an indefinite period. Engineers make up 48% of the staff, while 26% are technicians and 19% are administrators. With over 70 laboratories distributed over 14 sites throughout France, Armines is instrumental in strengthening tie between research-based training programmes and Industry through its multiple partnerships at both the regional and national levels.

Austria:

6. Austrian Energy Agency

The Austrian Energy Agency was established in 1977 as a non-profit organisation. The Austrian Energy Agency is the Austrian energy research and policy institution in which the federal and the provincial administration ("Bund" and "Länder" respectively) and some forty important institutions and corporations from a variety of economic sectors cooperate. The board of directors ("Präsidium") comprises the federal minister charged with environmental affairs, the federal minister charged with energy affairs and the chairman of the provincial governors. The Austrian Energy Agency is the Austrian Member of the European Energy Network EnR.

The overall mandate of the Austrian Energy Agency is to make "energy savings" an energy source which can successfully compete with conventional sources of energy, and to advocate boundary conditions under which market forces can act in favour of renewables and improved energy efficiency.

The Austrian Energy Agency is based on five business areas:

- Buildings, Life Style & Transport
- Energy Technology, Systems, Market Implementation
- Energy Economics and Energy Policy
- International Cooperations
- Program Management of klima:aktiv (temporary)

7. GSWB

Legal status: Non-profit social housing association with limited liability.

Owner structure: The city and the country of Salzburg, each partner holding 50 %.

Core business: The construction, redevelopment and maintenance of social housing. Furthermore the administration of the stock during the whole life cycle. Stock of administration: The GSWB is the biggest non-profit social housing operator in the federal country of Salzburg with a stock of 22.000 social dwellings in about 1500-1600 buildings.

Annual volume of construction: In 2004 the GSWB spent about 31,5 Mio. € in the construction of social housing. For the redevelopment and maintenance of the existing houses the GSWB spent another 14 Mio. €.

The GSWB's relation to energy: It is one of our aims to contribute to the reduction of energy consumption and to force the use of renewable forms of energy as far as possible. Therefore the GSWB is the biggest runner of solar installations in Austria with a total surface of more than 5000 m².

Since 1995 the GSWB has fitted every new project with a thermic solar energy installation. Whenever it is possible we try to use biomass for the heat supply or the municipal heat distribution. Another engagement lies in the use of waste heat. About 1500 housings are heated with waste heat form factories in the surrounding.

8. GBV

The Austrian Federation of Limited Profit Housing Associations has two functions: statutory Audit Association for its members (cooperatives and capital societies under the regime of the limited-profit housing act); and representation of interest of their members

There is only one umbrella organisation of housing associations in Austria thus representing the total of non-profit housing. The organisation has been founded in the year 1946.

The Austrian Federation has 198 members - 104 cooperatives and 94 capital societies; owning and managing 450.000 rental dwellings, 240.000 owner occupied dwellings and managing 35.000 rental dwellings for municipalities. These dwellings represent about 20 percent of the total Austrian housing stock. These dwellings are spread all over Austria. The Austrian Federation is a member of CECODHAS, the European Committee for Social Housing and the ICA, the International Co-operative Alliance.

There are 60 employees of which 40 are in charge of the audition of the housing associations; the others are responsible for the interest representation and service activities (information, dissemination, publishing, analysis, advising).

Czech Republic

9. MRA Havirov

MRA, Ltd. is Municipal Real Estate Agency that was founded on 1st January 1996 for management and maintenance of the municipal housing stock and is 100% owned by the Municipality of the city of Havirov. Former it was a state owned company. MRA is located in the city of Havirov in Northern Moravia, in the eastern part of the Czech Republic, not far (20 km) from the Polish border.

MRA has established three agencies in individual quarters of the city to get near its services to clients. Since year 2000 the local management has been implemented gradually. Local caretakers are situated in stations where the tenants can deal with all their matters. One local caretaker cares for about 200 up to 300 flats and his task is rounds, controls, petty maintenance, arrangement and control of bigger repairs, cleaning of communal spaces, surroundings of houses and others.

As for the composition of the MRA building stock from the type of construction point of view, the first block of flats built during the sixties and the seventies of the twentieth century have brick construction or brick-panel construction. The housing built during the eighties and the nineties of the twentieth century have block-panel construction or slab-panel construction.

Estonia

10. BUCHA

The Baltic Union of Co-operative Housing Associations was founded on Oct. 5 1999.

The Union represents co-operative housing movement in three Baltic countries – Estonia, Latvia and Lithuania.

BUCHA is concentrating on finding solutions to the common housing problems in Baltic region:

- housing stock in Baltic states has very low building quality and needs large scale renovation,
- the percentage of people living in apartment buildings in very big,
- Baltic states passed the process of privatisation at the beginning of 90-s and need to overcome the results of the housing reform.

The aims of BUCHA are:

- representing Baltic co-operative housing movement in EU,
- developing collaboration and research projects in Baltic regions,
- representing co-operative housing movement in governments of Estonia, Latvia and Lithuania,
- promoting the development of co-operation in housing sector in the Baltic states.

Germany

11. IWU

Institut Wohnen und Umwelt (living and environment) is a non-profit organisation. The shareholders are the State of Hesse and the City of Darmstadt. About 70% of the financial contribution is made by the shareholders. The remaining stake comes from public orders. IWU staff consists of an interdisciplinary team. The following professions are represented: Town- and transport planning and architecture, economics, sociology, law, regional development, energy planning, geography, psychology, social and community work, biology, physics, mathematics and technical engineering. Clients and addressees of the work done at IWU are the federal, regional and local governments as well as the respective administrations, political parties, NGOs, political and other public foundations such as trade unions. A strong network exists to these addressees providing a permanent process of formal and informal counselling in policy making in the fields of housing, physical planning and energy conservation.

The company contract sets up the following goal: "the existing forms of housing and living shall be critically investigated, this shall be done by means of interdisciplinary research. The outcome shall lead to proposals for the improvement of the living conditions particularly of the lower income groups. Moreover the means and ways towards an efficient, environmentally acceptable and socially feasible energy consumption should be looked into. The work to be done shall highlight the political and ideological, social, economical and financial, technical as well as legal and administrative interdependencies and obstacles that hinder the realisation of those goals. The results of the research work shall be made broadly available to the politicians, governments and other organisations and individuals."

12. Nassauische Heimstätte

Nassauische Heimstätte is the largest supplier of rented housing accommodation in Hesse, with approximately 44,000 housing units and 500 employees. A subsidiary company of NH (Wohnstadt in Kassel) is managing another 22,000 housing units with approximately 250 employees.

NH business aims have shifted in recent years from the traditional emphasis on real-estate and buildings to focus directly on the needs of people living in their accommodation. By creating a high quality of social living environment as well as a high technical quality of their housing stock, the company is radically improving the overall quality of their service to tenant customers.

As a project developer, the company builds residential buildings, property measures and infrastructure facilities such as town halls, schools and day-care centers. Within the last 50 years the company has carried out the planning and building of more than 150,000 flats and the renovation - including energy saving measures - of approx. 100,000 flats. NH is contractor for the conversion and building development of all kinds of estates, e.g. military and industrial as well as abandoned areas. Furthermore they are contractor of more than 35 cities and towns for urban development projects.

As housing stock owner NH staff provides the full range of commercial and technical services in housing management. NH is likewise partner in planning management in EU-funded research and development projects.

Italy

13. ATC Turin

History and Assets:

A.T.C. Turin, established in 1907, is a public authority having the following mission:

- to build and manage social houses for underprivileged sections of the population;
- to manage public and private real estate;

● to refurbish and re-qualificate of real estate. A.T.C.'s headquarters are located in Turin. The company operates in over one hundred municipalities in the County of Turin

Property Administered:

A list of properties administered by A.T.C. during the year 2004:

- A.T.C.: 19,446
- City of Turin: 9,360
- Consortium of Inter-Commune Services : 2,031
- Other communes in the province of Turin: 409
- The State: 2,099
- Total property administered: 33,345 units

14. Turin Energy Agency

The “Agenzia per l’Energia Città di Torino” was established in July 1998, following a deliberation of the Torino City Council which underlined its participation in the SAVE Programme, organised by the European Commission. The Agency is one of 30 agencies established in Italy and one of the almost 300 spread across Europe with the aim of diffusing a culture highlighting energy efficiency and energy saving as well as promoting the use of renewable energy through information and support programmes offered at local level. At present it is staffed by a director and five employees as well as 3 consultants and 2 interns. The Agency is housed in offices within Environment Park (a technological business park for the environment where all the companies present work in the field of environment.

The Agency is a no-profit organisation, its objectives are to rationalise the management of local energy resources, through an improvement in energy efficiency and the promotion of renewable energy.

In May 2003 the Agency modified its statute and name becoming the Agenzia Energia e Ambiente di Torino, this variation will offer the Agency a wider scope of operation.

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In the next edition



In October 2007:

- Description of the pilot sites of the project
- Overview of the progress of the project
- Calendar of the important events

Important links



There are many untapped opportunities to save energy and encourage the use of renewable energy sources in Europe, but market conditions do not always help. 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

http://ec.europa.eu/energy/intelligent/index_en.html