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ESAM pilot sites

The pilot sites in the ESAM project have the objective to test the methodologies produced in the project regarding:

- the energy diagnosis of the housing stock and its link to the housing stock strategy,
- the definition of energy retrofitting strategies for a housing stock.
- the improvement of co-operation with the other stakeholders on energy management.

There are two types of pilot sites:

- vertical pilot sites consist in specific buildings which will be taken as case studies because they are representative of a large number of buildings on the housing stock; on these buildings energy performance will be evaluated and several scenarios for energy-retrofitting will be tested in order to give the SHO several possible retrofitting strategies.
- horizontal pilot sites: a significant number of buildings on the SHO will assess the energy performance, link it to strategic aspects such as commercial and financial value of the buildings, and define a long-term strategy to improve the energy performance.



ESAM pilot site in France – Val de Loire

Chavagnes Les eaux

- Semi-collectives apartment buildings
- 6 dwellings
- Architect: Martial Vié
- Year of construction: 1981
- Living space: 465 m²



Technical information

- Windows with double glazing wood
- Walls: concrete block (20cm)
- Heat insulation (8cm)
- Plaster panel (1cm)
- Slate roof insulation (20 cm)
- Cellar ceiling with insulation (7 cm)
- Electrical heating with programming

Project of restoration

- Replacement of the windows by windows with PVC double glazing
- Insulation of the walls
- Optimisation of the VMC
- Installation of solar panels for the pre-heating of hot water

Les ponts de cé

- Le Petit pouillé
- 197 dwellings
- Architect: Rolland
- Year of construction: 1970
- Living space: 13 632 m²



Technical information

- Walls: concrete
- Insulation (8cm)
- Plaster panel (1cm)
- Windows: PVC double glazing
- Roof terrace with sealing in bituminous complex and insulation (5cm)
- Mechanical ventilation
- Natural gas boiler reconstructed in 2005
- Thermal power: 1500 kw
- Energy consumption for heating: 2020000 kwh / 2135 DJU
- Energy consumption for hot water: 130kwh / m³

Project of restoration

- Optimisation of the VMC
- Reinforcement of the insulation of underground
- Installation of solar panels for the pre-heating of hot water

Angers

- Zac de Vie
- 75 dwellings
- Architect: Rolland
- Year of construction: 1978
- Living space: 6586 m²



Technical information

- Walls: concrete
- Insulation (8cm)
- Plaster panel (1cm)
- Windows with simple glazing
- Wood wall cladding panel
- Roof terrace with ceiling in bituminous complex and insulation (5cm)
- Mechanical ventilation
- Natural gas boiler reconstructed in 2002
- Boilers including one with condensation
- Thermal power: 800 kw
- Energy consumption for heating: 710000 kwh / 2135 DJU
- Energy consumption for hot water: 130kwh / m³

Project of restoration

- Replacement of the windows with PVC double glazing
- Insulation of the façade using the outside isolation
- Insulation of the panels out of wooden in frontage
- Optimisation of the VMC
- Reinforcement of the insulation of underground
- Installation of solar panels for the pre-heating of hot water

Overview of the progress of the project

ESAM project is coming to its end and the outcomes of the project will be there to be presented to the public at the second half of 2008. Hereby we give a short overview about the most important progresses of the last period of the project.

During last months the project team has actively worked with the following topics of the project work packages:

1. A guide and a manual attached with the information system supporting co-operation management.
2. Information System supporting the Energy Strategic Asset Management & Project Diagnosis and Brief Management

These topics are handled on national basis, providing the best solution for each country.

Hereby we introduce the development of the above mentioned topics. A thorough overview of the final results will be presented in the last issue of ESAM newsletter in October 2008.

1. A guide and a manual attached with the information system supporting co-operation management

Co-operation management within energy management is a set of all activities dealing with integration of third parties into energy management on base of legal/statutory enforcement, political will and/or own choice of social housing operator

In many respects co-operation management within energetic asset (retrofitting) management is rather a part of co-operation processes embedded in other fields of management – like service management dealing with customers/occupiers requests, complaints and suggestions in general or integration/information of tenants during the process of refurbishing an estate or negotiating the legal framework with public authorities – than a specific type of co-operation. That means that co-operation within energetic asset management does not require the development of new procedures in general but has to deal with the integration of “energetic” questions.

ESAM project aims to create methodological tools and references which will help social housing operators to deal with the stakeholders in the strategic management of energy and in the management of concrete energy retrofitting projects.

The most important steps of cooperation management on strategic level worked out during the project are presented on the table below.

WP 4 Cooperation Management - Classification of ESAM Cooperation Management

NO	ESAM step	(Strategic) Goal	Type of Cooperation	Stakeholders involved	Description of ESAM Cooperation
STRATEGIC LEVEL					
1	Strategic framework	Definition of mission and strategic objectives, analysis of legal, institutional, market and economic framework and available strategic actions	Information, consultation, participation	Local authorities, political authorities, SHOs, professional associations, shareholders	<ul style="list-style-type: none"> Secure cooperation in the mission statement Facilitate interaction with stakeholders (meetings, round tables, contact persons) to define energy saving /efficiency targets Assessment of the markets general wishes and demands regarding energetic refurbishment (now and in future) Political communication regarding the legal/institutional framework e.g. about financing possibilities for energetic refurbishment and energy price development Political communication regarding the legal framework for realisation of energetic retrofitting measures (in respect to tenants' or owner occupiers' rights and duties) Political Communication concerning Greenhouse Gas Emission Targets (National and European) and their realisation
2	Strategic diagnosis	Assessment of the current energy performance of the housing stock TECHNICAL – OBJECTIVE ASPECT	Consultation	Tenants, energy Suppliers, metering organisations, energy consultants	<ul style="list-style-type: none"> Consultations (via professional unions) of integration of Energy Certificate into energetic assessment of housing stock <i>Level A: Consultations concerning the legal form of Energy Certificate</i> <i>Level B: Application of Energy Certificate</i> In case of assessment by consumption: Getting data about the energy consumption of representative buildings from energy suppliers, metering organisations and tenants in case of non-central heated buildings ore central heated buildings with individual Cooperation with energy consultants about a cost effective method to check the energy consumption/ demand/performance of representative buildings of the housing stock
2A	Strategic diagnosis	Assessment of the current energy performance of the housing stock SUBJECTIVE ASPECT	Consultation	Tenants, Owner Occupiers	<ul style="list-style-type: none"> Detailed inventory and analysis of wishes, problems and desires of the tenants regarding the (energetic) refurbishment e.g. by systematic capture of occupants complaints / request / suggestions
3	Segmenting the housing stock	Integration of energy as additional segmentation argument, development of a portfolio matrix with energy as additional dimension	Consultation	Consultants, software developers	<ul style="list-style-type: none"> Facilitate interaction with consultants and software developers
4	Defining strategies	Defining standard measures of (energetic) refurbishment connected with standard costs (library of actions)	Information, Consultation	Shareholders, tenant organisations	<ul style="list-style-type: none"> Information and consultation with the tenants and other major stakeholders about the planned strategic actions regarding energy

5	Global financial impact	Definition of a global budget for the housing stock strategy including energy strategies, assessment of the impact of the global strategy on the energy performance of the housing stock	Information, Consultation	Shareholders, local authorities credit institutions	<ul style="list-style-type: none"> • Negotiation with local authorities about subsidisation to achieve different energy saving targets • Negotiations with commercial credit institutions in order to develop adequate financial instruments • Negotiations with commercial (credit) institutions in order to invent new models of financing like Contracting-Models
6	Adjusting the action plan	Discussion of the financial consequences of the selected strategies and possible alternatives on estate level, selection of a housing stock strategy	Information, consultation, participation	Tenants, shareholders, local authorities	<ul style="list-style-type: none"> • Information should be provided to the tenants and to other stakeholders to involve them into the chosen strategic action plan regarding energy

The outcomes of the work package that deals with cooperation management are:

- Book of Specification: „General Framework and Description of Co-operation Management within ESAM”
- Manual: “Toolbox of Good Practice”

2. Information System supporting the Energy Strategic Asset Management & Project Diagnosis and Brief Management

The Information System integrates the reflections of strategic asset management in a social housing organisation, methodology for the energy diagnosis of a housing stock and tools for managing a project of energy savings. The system will enable to rate each estate, to define objectives and strategies for the housing stock and to decide what type of solutions can be implemented on a specific building or estate, taking into account its social, market and financial situation plus the potential cooperation with the major stakeholders.

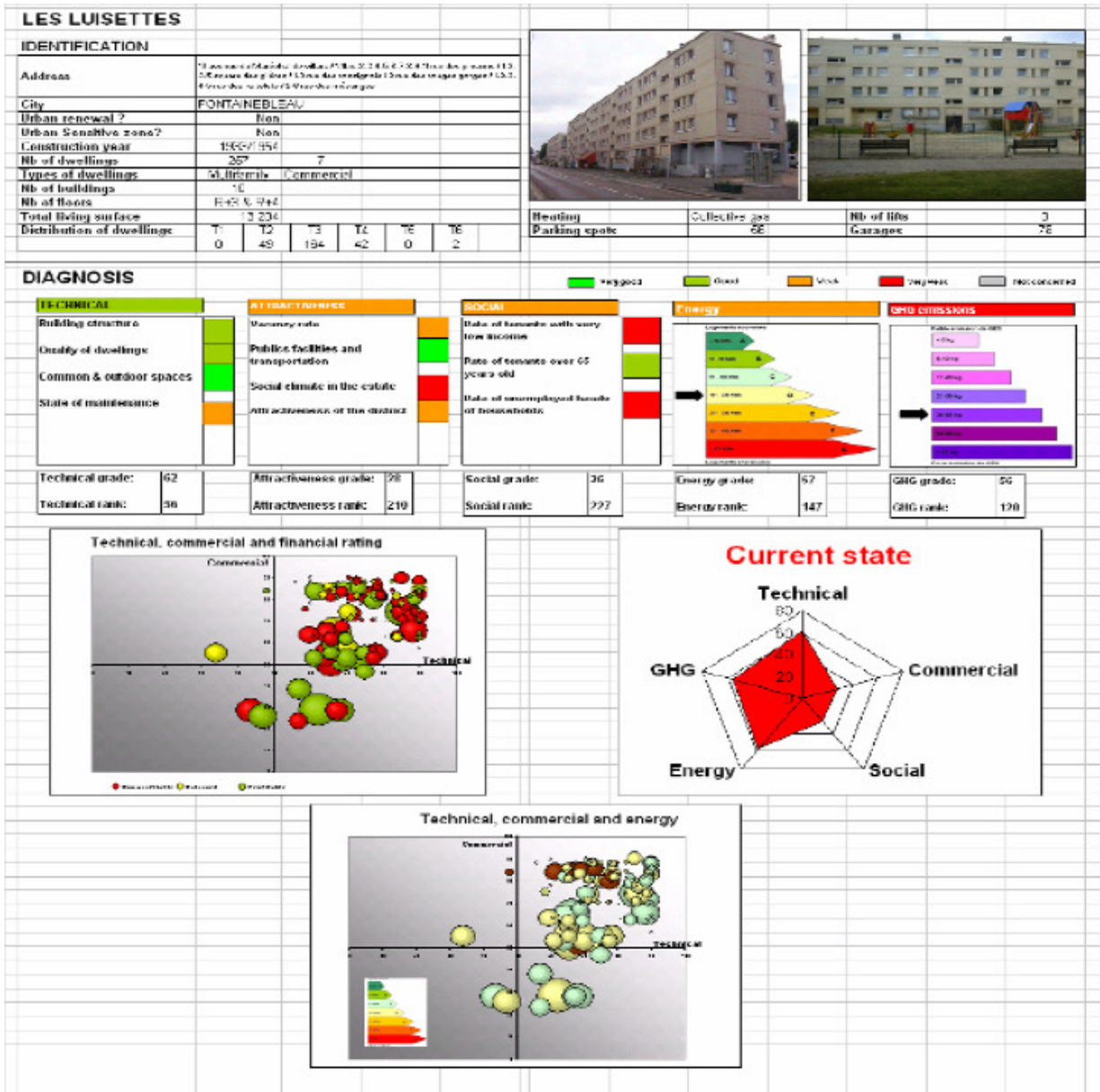
Objectives of the Information System:

- Energy strategic diagnosis of each estate
- Energy diagnosis: integration of the results of energy certificates
- Assessment of energy retrofitting potential
- Energy strategic diagnosis of the housing stock
- Strategic decision making
- Strategic decisions based on segmentation (clusters)
- Simulation of energy retrofitting strategies for the housing stock
- Decisions according to financial possibilities
- Energy strategy for the housing stock

The Information System enables a social housing organisation to:

- make an extensive diagnosis of the housing stock taking into account the social, market and financial aspects of the stock. The tool will help to define what strategies the housing operator can implement in order to achieve its objectives
- decide what solutions should be implemented in the refurbishment project of the estate

The used software enables to get an overview about all the different aspects of the project on one sheet as seen on the figure below.



The outcomes of the work packages that deals with Information system are :

- An Information System in each participating country
- A book of specifications for the development of the Information System for the non-participating countries

ESAM news

Project has been managed by consortium of partners. For the best and most cost effective management of the project Skype conferences are used.

The first Skype conference was held in last April. The next Skype conference will be held on June 2, when every partner will explain to the others the outputs they expect from the Information System and show a draft version of the outputs of the data process.

The last Skype conference will take place on September 4 when the partners will share their final architecture of their Information Systems and explain what problems have to be solved for the final version.

Calendar of the important events

- Next project meeting will be hold in Paris, in the head office of Delphis, October 9-10 2008.
- 20th Anniversary of CECODHAS (Part II) will take place in Paris, November 5-7. The outcomes of ESAM project will be presented at the conference

In the next issue

The last issue of ESAM newsletter will give an overview of the outcomes of the project. The newsletter will be published in October 2008.