

MARIE TRAINING PROGRAM FOR IMPROVEMENT IN ENERGY EFFICIENCY (EE) OF EXISTING BUILDINGS

F1 | BEST PRACTICES COLLECTION

Best Practice Name:	Comprehensive retrofit of social housing on occupied site.
Code:	FR-RE-CO-33

Best Practice Description:

Type:	<input checked="" type="checkbox"/> Action for improvement in the EE	<input type="checkbox"/> Training experience (*)
-------	--	--

Description:	<p>Social lessor decides to thermally rehabilitate 102 units built in 1977.</p> <p><u>Outcome 1:</u> technical design and project monitoring by a specialized engineering office</p> <ul style="list-style-type: none"> • Feasibility study from programming stage • Assistance to project management (DCE: consultation file for Enterprises, procurement market) <p><u>Outcome 2:</u> energy retrofit work</p> <ul style="list-style-type: none"> • Exterior insulation • Flat roof insulation + water-tightness • Changing joinery • Changing electric heating system with economical condensing boilers (individual gas) with room thermostat • Installation adjustable VMC (mechanically controlled Ventilation) B hygro (low consumption) • Installation of system of occultation type external venetian blinds • Installation of efficient fittings (double notch taps with economical aerators-limiters) <p><u>Outcome 3:</u> supporting tenants</p> <ul style="list-style-type: none"> • Advising from ECOPOLENERGIE, association 1901 that aims to promote energy efficiency and renewable energy.
--------------	--

Location:	Marseille	Country:	FRANCE
-----------	-----------	----------	--------

Contact (team):	LOGIREM: social lessor GROSSON Laurent fondation@logirem.fr 111 Bd National – BP 204 13302 Marseille Cedex 3
-----------------	---

Type of building:	<input type="checkbox"/> Tertiary	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Mixed
-------------------	-----------------------------------	---	--------------------------------

Property:	<input type="checkbox"/> Public	<input type="checkbox"/> Private	<input checked="" type="checkbox"/> Mixed
-----------	---------------------------------	----------------------------------	---

Management:	<input type="checkbox"/> Public	<input type="checkbox"/> Private	<input checked="" type="checkbox"/> Mixed
-------------	---------------------------------	----------------------------------	---

Fields of action:	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Use
-------------------	--	--------------------------------------	------------------------------

	<input type="checkbox"/> Energy generation and distribution	<input type="checkbox"/> Other
--	---	--------------------------------

	<input type="checkbox"/> Replacement or implementation of renewable energies	<i>Which ones?</i>
--	--	--------------------

Please, evaluate if the following processes take place in the Best Practice that you are describing in this form:

The data collection has been complete and rigorous	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

Communication and awareness processes have been developed to disseminate this practice	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Training actions have been provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Product and services have been improved	<input type="checkbox"/>	<input type="checkbox"/>
Jobs have been created	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sustainable financial models have been applied	<input type="checkbox"/>	<input type="checkbox"/>
Agreements or collaboration models have been defined between parties	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Positive impact tested in the following fields (add quantitative data if you have):

ENERGY EFFICIENCY IMPROVEMENT (EE)	Energy consumption decreased by 78% (including water) to achieve a consumption of 59.3 kWhEP/m2.year after work completion which is equivalent to the BBC label renovation (Low consumption building), against an original annual consumption of 268,74kWhEP/m2.year.
FINANCIAL COVERAGE	Winner of the 2010 call for proposals "Thermal rehabilitation of social housing in Provence-Alpes-Côte d'Azur" jointly launched by ADEME (Agency for Environment and Energy Management), the Regional Council of Provence-Alpes-Côte d'Azur and the European Union, Logirem benefited from public funding which boosted the project: Region 11%, ADEME 7% and ERDF 18%
EMPLOYABILITY POTENTIAL	<ul style="list-style-type: none"> • The Logirem staff working on this project gained new skills • The design office was able to keep these jobs • Some companies mention a stimulation of their overall activity during the period in which this project took place, which resulted in the creation or consolidation of a job in their structure; creation of a position with professional integration status (5%) ; <p>CCL: The evolution of these employment effects depends on energy rehabilitation market and on the ability of firms to adapt their skills to this market. In turn, this market depends on the changes in regulations. Moreover, this rehabilitation work will result in the development of trades specific to its maintenance, eg trades specialized in the maintenance of gas boilers.</p>
OTHER	<p>The project includes accompanying tenants during construction and towards economical usage, as well as monitoring the energy consumption for a period of 2 years following the completion of the work. A decrease of 56% (on average 460 €/year of savings per tenant) The condition of a successful rehabilitation, particularly on occupied grounds, is the commitment of the tenants. In the case of a energy efficiency retrofit, besides the technical choices and the definition of their implementation, the active participation of tenants includes:</p> <ul style="list-style-type: none"> • The handling and ownership of technical equipment by tenants, • The application of virtuous behavior to control expenditure on water and energy. <p>The association ECOPOLENERGIE, working closely with Logirem and with the tenants' association and implemented some tools to mobilize tenants and create a dynamic:</p> <ul style="list-style-type: none"> - An interactive exhibition in the form of "control housing" to present to tenants - Seasonal newsletters - Thematic workshops based on the stages of the work, the seasons and

	<p>the daily needs of tenants (choosing your gas supplier when switching from electricity to gas, understanding how the boiler works etc ...)</p> <ul style="list-style-type: none"> - Monitoring of water and energy consumption for a sample of families, general evaluation of consumption - Creation of a guide specifically adapted to the site: direction, new equipment, tenant needs, eco gestures. <p>Ecopolenergie was also responsible for the education and training of eight field players of the Logirem society (operational managers of suburban estates / guardians, the head of the agency and his deputy, technical manager, debt recovery manager, project manager for Sustainable Development). They have been educated and trained to better support tenants in regard to water and energy consumption.</p>
DIFFICULTIES	<ul style="list-style-type: none"> • The contractual initiative in favor of job creation (5% professional integration) did not have the expected effects. The jobs that are created are often low skilled and insecure. Hours worked in the workshop are not included. The “employment effect” of this initiative requires integrating the job’s sustainability, for example by ensuring their development on different sites. • Some companies are reluctant to adapt their practices, which may have a negative effect on their future activity.

Agents involved in this experience:

x	Legislation agencies
	Public promoters
	Private promoters
	Technical public institutions
x	Technicians of the private sphere (professional associations ...)
	Builders
	Industrial
x	Facility Managers (property managers, cleaning companies ...)
	Energy supply companies
x	Users/owners (homeowners association, schools ...)
	Other:

GAPS	<i>Needs of training without known offer, related or not with this experience</i>
-------------	---

(*) RR_BB_FF_NN

RR Country: **CY** (Cyprus), **FR** (France), **GR** (Greece), **IT** (Italy), **MT** (Malta), **PO** (Portugal), **SL** (Slovenia), **SP** (Spain)

BB Type of building: **RE** (residential), **TE** (tertiary), **MX** (mixed)

FF Field of action: **CO** (construction), **MA** (maintenance), **US** (use), **EN** (energy generation and distribution), **OT** (other)
(in case of affecting more than one field of action choose the most relevant)

NN Number of the practice: **01, 02, 03...**

(*)IN CASE OF A TRAINING EXPERIENCE:

Course name:	
Duration:	<i>Training hours/ECTS</i>
Web:	
Director/a:	
Who is it aimed:	<i>Profile of trainees</i>
Objectives:	<i>What enables this training?</i>
Program:	
Methodology:	<i>Format (face-to-face, on-line), structure of sessions, visits, case studies, evaluation systems, dynamic sessions, other aspects ...</i>

I agree to bring this experience to the database of the MARIE project, which will create a comprehensive training program for improving the energy efficiency of buildings in the area of the Mediterranean.