

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

F1 | BEST PRACTICES COLLECTION

Best Practice Name:	Setting up a Temporary Company Consortium (Groupement Momentané d'Entreprises - GME) with craftsmen for the energy efficiency renovation of an individual house.
Code:	FR-RE-CO-11

Best Practice Description:

Type:	<input checked="" type="checkbox"/> Action for improvement in the EE	<input checked="" type="checkbox"/> Training experience (*)
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Description:	<p>The house was built in 1995 and the owner wishes to refurbish it and change its heating system. He called in AIM enterprise, an enterprise specialized in renewable energies. AIM offered to set up a GME (temporary company consortium) in order to propose a comprehensive renovation offer: insulation, joinery, heating system and domestic hot water.</p> <p>The GME consortium is a private agreement between enterprises allowing them to organize themselves to be able to respond to a renovation project together and on a comprehensive level. The enterprises become "co-contractors" instead of "sub-contractors" having to work for a main contractor. One of the co-contractors, here AIM, becomes the agent or authorized representative, and the sole contact of the project-owner or contracting authority, thus facilitating work coordination and efficient communication.</p>
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Location:	PEYPIN (13)	Country:	FRANCE
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Type of building:	<input type="checkbox"/> Tertiary	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Mixed
Property:	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Mixed
Management:	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private	<input 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 checked="" type="checkbox"/> Replacement or implementation of renewable energies		Heat pump Air/Air

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

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

Jobs have been created

<input type="checkbox"/>	<input type="checkbox"/>
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Sustainable financial models have been applied

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Agreements or **collaboration models** have been defined between parties

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Positive impact tested in the following fields (add quantitative data if you have):

<p>ENERGY EFFICIENCY IMPROVEMENT (EE)</p>	<p>AIM being labeled “eco artisan”, he realized an energy balance (Baticube) accounting for before and after the renovation, in order to make a comprehensive proposal to the owner according to his needs in terms of energy efficiency renovation.</p> <p>Comprehensive renovation which permitted an energy saving of x% :</p> <ul style="list-style-type: none"> - Loft insulation with 40 cm of cellulose wadding - Addition of aerated concrete in 210 and 120 mm on the walls - Air/Air heat pump with low consumption emission in suspended ceiling - Domestic hot water with thermodynamic tank - Double glazing 4/16/4 argon <p>All the craftsmen being part of the temporary company consortium with a sole representative, the strategic points of the renovation work could be dealt with appropriately, enabling a comprehensive delivery.</p>
<p>FINANCIAL COVERAGE</p>	<p>Budget analysis of total cost:</p> <ul style="list-style-type: none"> - The maître d’ouvrage (project-owner or client) wanted to invest in its building asset on a long-term perspective, which made more financial sense than simply getting a 3% return on his invested money, since the cost of energy increases by 5%. - AIM is “Eco artisan and “Bleu Ciel Partner” of the French electricity board EFD (contribution fee of 900 €/year), which allows his clients to benefit from zero interest loans up to 3000 € via Domofinance (EDF branch), as well as “solution Bien-être” of EDF (eco subsidy of 1000 € in case of loft insulation and heat pump installation)... - Common law aids: tax credit on joinery and insulation
<p>EMPLOYABILITY POTENTIAL</p>	<p>The GME system does not create employment strictly speaking but allows companies like AIM not to file for bankruptcy in a crisis market.</p>
<p>OTHER</p>	<p>The GME system allows craftsmen to remain independent while being able to respond to comprehensive offers as “co-contractors” without having to work for a main contractor as sub-contractors and reduce their quote by 30% in favour of the main contractor. More, there is no intermediate party between the project owner and the craftsmen working on his project. The craftsmen are thus more meticulous in their work since their client is the project owner and not a contractor.</p>
<p>DIFFICULTIES</p>	<p>The GME process is not well known amongst project owners and project managers who tend to call in for a general enterprise instead.</p>

Agents involved in this experience:

	Legislation agencies
	Public promoters

	Private promoters
	Technical public institutions
	Technicians of the private sphere (professional associations ...)
	Builders
	Industrial
	Facility Managers (property managers, cleaning companies ...)
	Energy supply companies
	Users/owners (homeowners association, schools ...)
	Other:
GAPS	Need for craftsmen to communicate on the GME system and spread the practice.

(*) **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:	GME or Temporary Company Consortium
Duration:	1 day – 7h
Web:	http://www.capeb.fr/groupement-momentane-d-entreprises-gme/
Director/a:	CAPEB (Confederation of Craftsmanship and small building enterprises)
Who is it aimed:	Craftsmen with CAPEB membership
Objectives:	Setting up a GME
Program:	<ul style="list-style-type: none">- What is a GME?- The different types of GME- The written convention- The principle of solidarity- The role of the common agent or representative- Obligations and responsibilities of the co-contractors- In case an enterprise doesn't perform accordingly- GME and insurances- Advantages of the GME- Obstacles, constraints of the GME
Methodology:	Within the CAPEB of the department where the subscriber signed up, during 1 day, with an employee of the enterprise.

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.