

# Small, Beautiful, yet difficult: Energy Plus renovation in small social housing companies

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# Background



# Aim

- 1) What obstacles are commonly addressed by the smaller social housing companies whilst executing a renovation program?
- 2) What kind of actions and steps is feasible to pursue in the renovation process?

And as sub questions to the second main question:

- a) How to manage, create and distribute knowledge in order to enhance the owners/clients role through out the renovation process and the procurement process?
- b) What kind of strategy can be considered by a small housing company when handling owners demand, legal and bureaucratic processes in order to create a driving force and willingness for collaboration between all stakeholders?

# ADDRESSING THE CHALLENGES

- The dialog with tenants
- Collaboration and working together as partners
- Legal and financial issues may reduce energy saving

# HOW TO HANDLE CHALLENGES – ELEMENTS OF A STRATEGY

- Knowledge in Organization to strengthen the role in the procurement and as a developer
- Handling owner's politics, legal and bureaucratic processes to create a driving force and enhance collaboration
- The Road Map Development

# Roadmap phases

*Phase 1 orientation*

*Phase 2: Ideas, survey and development of projects:* This phase involves working to produce data needed to make a renovation plan. In this phase it is important to find out what purposes the renovation will have.

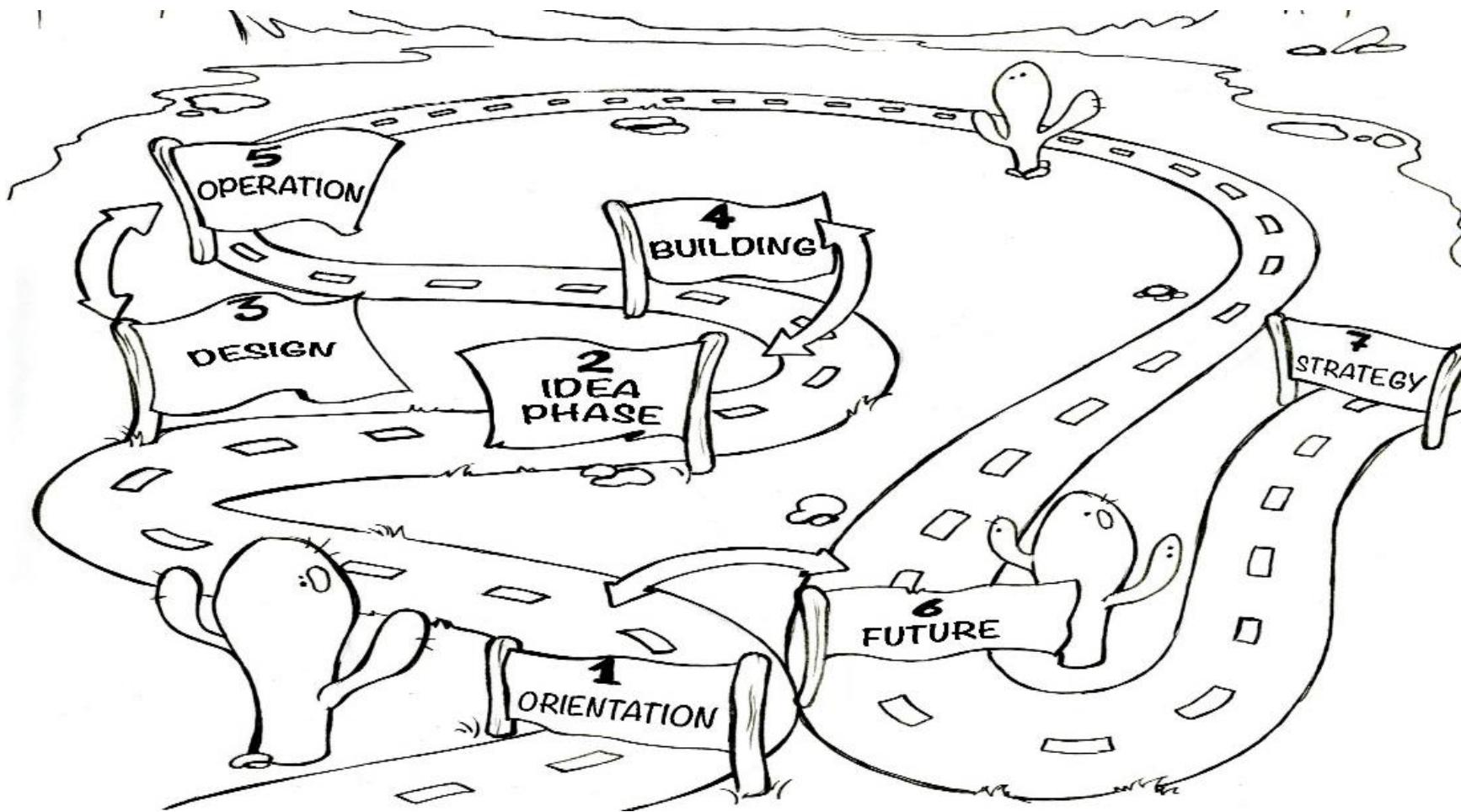
*Phase 3: Design, planning and tendering phase:* In this phase one should evaluate techniques and requirements in detail.

*Phase 4: Building and implementation phase:* In this phase the renovation is carried out and implementation of energy-producing technologies.

*Phase 5: Operation and maintenance:* here the reality meets the theory and knowledge and input from early phases should be impl.

*Phase 6 and 7: Future strategy placing the single renovation process into the future work of the public housing company.*

# The Road Map



# Summary/Conclusions

This paper set out to answer two main questions related to small social housing companies doing energy renovation.

1. what obstacles would the companies meet whilst executing a renovation program?
2. what kind of actions and steps is feasible to pursue in the renovation process?
3. The challenges we identify is the dialogue with tenants, collaboration with partners and legal issues related to energy use.

# Summary/Conclusions

- systematically organise knowledge to strengthen the clients and to form a strategy here presented as a roadmap in four main steps and three additional.
- the collaboration with the tenants should be a constructive fruitful process
- We emphasize the need to enhance skills of the clients in relation to negotiations with contractors and consultants.

# Future

- Much effort focus on large players, yet most of the building stock is owned by smaller clients that even collaborate with smaller suppliers. Paper have contributed to a further focus of small players.
- Energy renovation of the existing building stock is of paramount importance for societies to tackle the climate challenge.

# **Thank you for your attention!**

## **Questions and comments**

