



## **CASH 'Cities Action for Sustainable Housing'**

Energy Efficiency for Social Housing

**City of Tatabánya**

### **LOCAL ACTION PLAN – FIRST VERSION DECEMBER 2010**

#### **1. PREFACE**

##### **1.1 BASELINE STUDY**

Our baseline study has been prepared in March of 2010. This document collects the main information about the modernisation of social housing in Tatabánya and also about the local energy policy and financial supports for energy efficiency in housing.

There are many questions about how the building stocks of social housing can be modernised, how energy efficiency renovations can be financed, how energy costs can be reduced. There are also some communication related questions: how these modernisation activities can be well promoted and propagated, and how can local people well informed about the achievable energy efficiency solutions.

##### **1.2 LOCAL SUPPORT GROUP and LOCAL PARTNERS**

Our Urbact Local Support Group (ULSG) held its first, preliminary meeting in 1<sup>st</sup> and 2<sup>nd</sup> of April 2010 at the time of the Baseline Review visit.



The next meeting of the ULSG is planned for January 2011.

Main participants of our ULSG:

- Chief architect (City of Tatabánya)
- Energeticist (City of Tatabánya)
- Head of Department for Building Control Administration (City of Tatabánya)
  
- National Development Agency (Managing Authority)
  
- Economic Development Organisation Nonprofit Ltd. (Tatabánya)
- District Heating Joint Stock Company of Komárom-Esztergom County
- Chamber of Engineers of Komárom-Esztergom County
- District Heating Developing Ltd. (Tatabánya)
- Gyula Teleki Housing Association Authorized Joint Representatives (Tatabánya)
- Kékes Ltd. Authorized Joint Representatives (Tatabánya)
- House Service Ltd. (Tatabánya)
- Federation of Technical and Scientific Societies – Komárom-Esztergom County (MTESZ)

The meetings of our ULSG during the implementation phase of CASH project will be held before / after the six Thematic Seminars. The ULSG of Tatabánya will take part in exchange activities. It will contribute to develop the three versions of our LAP and help to disseminate the results of CASH project.

### 1.3 COMMUNICATION STRATEGY

The basic information about our participation in CASH project will be available in the project homepage in URBACT website. The Hungarian version of this information also available in the official webpage of the City:

<http://www.tatabanya.hu/index.php?fpid=192>

Press releases related to our activities will be disseminated by the regular PR processes of the City. (Local, regional and national media – newspapers, radios, web pages, TV etc.)



Main target groups of the communication are housings companies, chamber of engineers, architects, politicians on local, regional and national level, local people, climate related civil organisations.

Information will be also disseminated by our Local Climate Group.

We can use also these information cannels for disseminate the PR materials of CASH project.

## **2. LOCAL ACTION PLAN**

Our local action will be focused on the following issues:

### **2.1 TOWN REHABILITATION PROJECT FOR SOCIAL PURPOSE IN THE DISTRICT KERTVÁROS OF TATABÁNYA (SHORT NAME: 'KERTVÁROS PROJECT')**

Energy efficiency is high on the political agenda in Tatabánya. There are 29,700 houses and apartments in the town. The number of dwellings in blocks of flats is 22,600. About 67% of the population of the town lives in flats. The Municipality of Tatabánya possesses 2,145 flats. The number of social housing is 2,049. 75,5% of buildings are heated by district heating provided by the local central heating company. About 20 to 25% of all the social housings have undergone some energy related renovation, but the complex, total renovations are rare.

Focus on a district with many of social houses the town developed an energy efficiency renovation project named 'Town rehabilitation project for social purpose in the district Kertváros of Tatabánya'. The aim of intervention is to renovate buildings, and stop and turn back deprivation progress by using integrated and different instruments. Kertváros has about 4,600 inhabitants which amount is 6% of the population of Tatabánya. The number of dwellings in the target area is 1,633. The rate of dwellings owned by the municipality is high (26%, 425). The number of dwellings involved in the project proposal is 399, many of them are owned by the municipality (141).

The project proposal will be submitted for the call for proposal in urban rehabilitation topic for County Level Cities in 2011: (Regional call for proposal based on ERDF and national funds.)

Planned activities of the project:



- Enhancing activities of residential function: modernisation of heating, renovation and insulation of frame elements (roof, front, slabs), renovation and changing of facade windows and front doors, renovation of staircases and entrance doors;
- Development of public places;
- Development of infrastructure;
- Strengthening the functions of public sector;
- Strengthening community functions;
- Soft activities.

Total amount of the project:               about 4 000 000 Euro  
 Length of project:                            4 years (2011-2014)

## 2.2 OTHER RELATED PROGRAMS MANAGING BY THE CITY:

### Panel program

Tatabánya joined this national level program in 2004.

Objection: sustainable and energy efficiency of housings built by industrialized technology.

Form: tender. Implementation is financialized by both state and local government. The rate of subsidy depends on the quality of intervention (energy certificate).

Source of state subsidy: CO2 emission quota.

Applicants: local communities and municipalities.

Supported activities:

- Renovation and changing of windows and doors
- Insulation of front and stabs
- Modernization and renovation of building engineering systems
- Increasing utilization of renewable energy
- Improving of shielding technology
- Glassing in loggias

### ECO Program

Objective: supporting supplience of devices to measure and control heat consumption per flat in buildings which are heated by the district heating company.

Form: tender. Implementation is financialized by both state and local government. The rate of subsidy is:



state subsidy: 50% (maximum 785 Euro / flat)  
subsidy of municipality: 15%.  
Applicants: local communities and municipalities.  
Supported activities: modernization of heating system of housings.

#### Central heating modernization program

Start: End of 2010.

Objective: This is a modernization program related to block of flats of Tatabánya. The objective is the realization of mensurability and regulability in all the flats of Tatabánya in 5–8 years. The financing based on a new financial instrument named Heating Modernization Fund. This fund will be filled by profits of companies owned by Tatabánya.

Applicants: This financial instrument is available by homeowners and condominiums by applications. (The rate of contribution by applicants is about 25–33%).

Related organisations (3 programs):

Municipality of Tatabánya

Economic Development Organisation Nonprofit Ltd., Tatabánya

District Heating Developing Ltd., Tatabánya.

### 2.3 PLANNED ISSUES FOR OUR LOCAL ACTION PLAN OF CASH PROJECT:

The planned issues related to 'Kertváros Project'.

- Diagnosis of degrading housing stocks with various style  
Responsible body: Economic Development Organisation Nonprofit Ltd. and Municipality of Tatabánya.  
Resources: local and external expertise.  
Output: documentation about the result of diagnosis.  
Time schedule: start: quarter I of 2011. End: end of 2011.
- To observe the legal aspects: to deal with the different categories of ownership  
Responsible body: Economic Development Organisation Nonprofit Ltd. and Municipality of Tatabánya.  
Resources: local and external expertise.  
Output: documentation about the ownership.  
Time schedule: start: quarter I of 2011. End: end of 2011.
- To observe the social aspects: to manage different minorities



Responsible body: Economic Development Organisation Nonprofit Ltd. and Municipality of Tatabánya. Consultant partner: Municipality of Romany Minority, Tatabánya

Resources: local and external expertise.

Output: conclusion paper connected to 'soft activities'.

Time schedule: start: quarter III of 2011. End: quarter III of 2012.

- To observe the financial aspects: to manage funds and contributions

Responsible body: Economic Development Organisation Nonprofit Ltd. and Municipality of Tatabánya.

Resources: local employees.

Output: planned budget table of Kertváros project.

Time schedule: start: quarter II of 2011. End: quarter III of 2012.

- To collect the energy efficiency renovating experiences and best practices related to CASH project (as an exchange project) and Kertváros project (as a pilot project). To prepare a Hungarian language guide booklet with the collaboration of our ULSG team for the local social housing target group and for the owners of block of flats.

Responsible body: District Heating Developing Ltd. and Municipality of Tatabánya.

Resources: local employees, local and external expertise.

Output: Hungarian language guide booklet (about 20,000 pcs).

Time schedule: start: quarter II of 2011. End: quarter I of 2012.

## 2.4 SUMMARY OF OUR LAP

### KEY ISSUES

- Diagnosis of degrading housing stocks with various style
- To observe the legal aspects: to deal with the different categories of ownership
- To observe the social aspects: to manage different minorities
- To observe the financial aspects: to manage funds and contributions
- To prepare a Hungarian language guide booklet with the international experiences, for the local people

### STRATEGIC AXIS

- Mobilisation of all stakeholders of the target area (tenants, municipality, experts, elected people etc.)
- To make and submit the project proposal related to 'Kertváros project'.
- To start and to realize 'Kertváros project' as a pilot / demonstration project.



MAIN STRENGTHS

- A Local Support Group, represented by all main parts of stakeholders.
- A set purpose declared by the municipality related to 'Kertváros project'.
- An available fund for the realisation of the project proposal.
- The relatively high rate of the municipality owned dwellings in the target area.
- Municipal experiences – similar projects, relevant energy efficiency projects and memberships.

MAIN WEAKNESSES

- The languidity of tenants.
- Rejection or revision of the 'Kertváros' project proposal initiated by the Fund.
- Changing of the conditions, the subject or the rules of the call of proposal initiated by the Fund.

23 December 2010.

