

CASH 'Cities Action for Sustainable Housing'

Energy Efficiency for Social Housing



City of Frankfurt am Main

LOCAL ACTION PLAN 'ZERO DRAFT' DECEMBER 2010

1. PREFACE

1.1 BASELINE STUDY

The baseline study has been prepared in March 2010. The Study shows the background of the situation concerning the modernisation of social housing in Frankfurt. There is a large sector (> 50.000 dwellings) in the property of local housing companies, mostly owned by the City. The City of Frankfurt and its Energy Agency is active in the field of energy saving and CO₂-reduction since 1990.

There are still many problems and obstacles, how the building stock of social housing can be modernised. On the background of national regulations, which are not very satisfactory, the main activities on the local level will be concentrated on organizing information for house owners and tenants, to get more transparency how higher rent caused by modernisation is related with lower energy costs.

Frankfurt, the City, the local social housing companies, local craftsmen companies have many experiences in the technical field (insulation, heating boilers, cogeneration). Frankfurt is as well a center of finance – the national funding bank for modernisation (KfW-Bank) has one of its centers in Frankfurt.

1.2 LOCAL SUPPORT GROUP and LOCAL PARTNERS

The Local Support Group (LSG) held its inaugural meeting in March 2010 at the time of the Baseline Review visit.

The LSG will be interconnected with a working group, which was set up in Frankfurt for the implementation of a Cities Parliament decision – “how to modernize all residential buildings until 2015”.

The next meeting of the LSG is planned for January, to inform the LSG in detail about the CASH-project.

Main participants of the Frankfurt-CASH-LSG:

City of Frankfurt, administration:

- Energiereferat –Energy agency (Dr. Werner Neumann, Peter Tschakert (until 30.3.2011), Wiebke Fiebig)
- Planning department – office for modernisation of residential houses / office for residential houses
- Building department – Energy management (Mathias Linder)

- Housing Companies (ABG Frankfurt Holding, Nassauische Heimstätte, VBSV-housing association)
- Science (Institut Wohnen und Umwelt Darmstadt, Institute for residential buildings and environment)
- Stakeholders (Association of land lords, Association of tenants, Caritas Energy saving service)
- Architects/Engineers (depending on special questions)

1.3 MAIN TARGETS of the CASH project in Frankfurt

National background: There is a long tradition in Germany concerning energy efficiency in residential buildings, but this has been mainly concentrated on new constructed buildings. There are only a few national regulations to modernize the residential building stock. Additionally there are several funding programmes to support the construction and the modernization of social housing, to keep the rent below certain limits. There are support programmes on the national level (via national funding programme of the KfW-funding bank), by the regional government and the local government.

Actually the German government has adopted a new national Energy Plan. In the first draft, there has been the national target, that there will be plans that all buildings in Germany “have to become zero carbon until 2050”. But caused by complaints of land lords association, this plan will not be mandatory, but the modernization remains to the volunteer decision of the owners. Additionally the government has decided, that there will/should be a plan for the energetic modernisation of city districts, but actually there is not details plan of the government to fill this gap.

On the local level, the City of Frankfurt am Main has an Energy Action Plan, where the saving of energy (heat and electricity) and the growth of district heat and cogeneration are the main targets.

The City of Frankfurt am Main is therefore confronted with the situation:
There are big potentials for reducing energy demand and energy costs in social housing
The national framework is not very helpful, to meet this targets
But there are some funding programmes, which can be used

Therefore the main action on the local level is focussed to organize local cooperations and to present local shining examples.

1.4 COMMUNICATIONS STRATEGY

Informations about the CASH project will be connected with the press release concerning other local activities. CASH will act as an “umbrella” project or campaign.

Main target groups of the communication are housings companies, chambers of architects and engineers, associations of land lords and tenants, politicians on local and national level.

Information will be spreaded directly to the organisations addressed, the local press and the City networks of Climate Alliance, Energie Cites, EUROCITIES

Tenants will be informed about a local press of housing company, which is disseminated among all tenants (“Schellekloppe”-“ring the bell”)

2.0 LOCAL ACTION PLAN

The local action in Frankfurt am Main (LAP) will be focussed on the following working steps and targets:

1. There is a lack of information about the transformation of modernisation costs to higher rents. Typically 11% of the investment for energetic modernisation (additional costs) can be transformed to higher rent. But the reduction of energy costs are usually lower. There is a lack of **transparency** how modernisation can be implemented in an economically and social feasible way. The City of Frankfurt therefore is planning to install a “clearing office”, based on a contractual agreement with the land lords organisation, where house owners and tenants can find an agreement about modernisation of the buildings, supported by the associations of land lords and tenants. (time schedule quarter III /2011)

2. The City has called for the creation of an **new energy advice center** in Frankfurt, where many different organisations, which all of the offer energy advice, will work together and will offer a common website **information** about energy saving. This association “house of the future / energy point Frankfurt / energy advice center Frankfurt” has been created in May 2010, which about 15 partners (energy companies, craftsmen guilds etc.) In April 2011 the new association will start with public information service for energy saving in residential buildings. This energy service center will also set up a **quality service** of “good work for energetic modernisation”. (time schedule quarter II/ 2011)
3. Additionally the City of Frankfurt is preparing a new funding scheme called the “**energy pilot**” (Energietotse). Because there are so many different funding programmes for the modernisation of residential houses and the funding depends strongly on the lower energy demand to be met, there is a need for some specialised engineers/architects, the help land lords through the “jungle of funding programmes” and meanwhile to maintain and to insure a high quality of planning and implementing measures on the building. This support programme will be set up by the City in quarter III/2011.
4. A main principal economical obstacle is, that in bigger cities there is a **survey of rents of residential dwellings** (“Mietspiegel”) , which act as a reference system. Certain dwellings with definite characteristics will be allowed to have a specific rent. Higher rents can be cut by tenants juristical complaints. But, the heat energy demand of residential houses is not included in this rent survey scheme. The City of Frankfurt is on the way to an actualised rent scheme, after certain delays this will be presented in first quarter of 2011, and if statistically proved, will include a factor how lower energy demand may establish higher rent (and vice versa!). (time schedule quarter I/2011)
5. To address the energy savings potentials by the behaviour of users (tenants), there is a long existing scheme of **heat billing** in germany. But until the heat bill comes, this will last for 6-12 months after the heating period. The heating bills are very difficult to understand and they are not comprehensive at all. Many of the heat bills have shown to be wrong calculated. The City of Frankfurt and consumers associations as well as tenants organisations offer a **service to check the heating bill**. To develop a general and common scheme for the information of tenants about the heat energy and heat costs in Europe may be an important target of the CASH project group. (we will report about this issue in the January 2011 meeting in Utrecht)
6. Additionally there will be an integration of the successful **electricity saving service** of the CARITAS Energy team in Frankfurt. This service is bases on the training of unemployed persons as “simple” energy checkers, which help households with low income to save electricity and water. Because in some cases the “warm rent” including rent and heating costs is higher after heating modernisation, it may be helpful, if the total costs for living rooms can be lowered by saving of electricity and water. (this service has started in 2005 and will be spreaded by another EU funded project in 2011. There are plans to enlarge this service to save heat energy and to check the heating bills)

As a common strategy to address the technical potential of energetic modernisation of residential houses, the City of Frankfurt has the targets of developing new tools for a **higher transparency of costs** concerning heat energy in residential houses. An important instrument is the creation or setting up of **new cooperation** of stakeholders with clearing offices, information service and other common agreements and commitments.

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In September 2011 (8.- 9. Sept.) the City of Frankfurt will host the project meeting of CASH, which will focus on this issue of “financing”

This Local Action Plan LAP of the CASH project in Frankfurt am Main has to be revised at the end of 2011.

23 December 2010

Dr. Werner Neumann –

Director of

Municipal Energy Agency Frankfurt am Main

