

LOCAL ACTION PLAN – LES MUREAUX – France

CASH PROJECT – DOCUMENT « ZERO »

In the framework of its involvement in sustainable development projects, the city of LES MUREAUX joined the European network CASH to be active in the fight against fuel poverty especially in social housing representing nearly 50% of its current housing stock.

The CASH project is a project that through exchanges between European cities, intends to propose new solutions and promote new policies in the European Union for the sustainable refurbishment of social housing and improving their energy efficiency.

The issue of housing as a whole is a key issue for LES MUREAUX as the city is already engaged in an urban renewal plan. With 7 districts and with 15,000 people, this project is one of the largest in France. Such scope and so many citizens involved cannot be ignored when the issue of energy efficiency is addressed.

Increasing energy efficiency reduces energy consumption, regardless to the service rendered; which leads to lower environmental, economic and social costs, related to the production and consumption of energy. To improve the energy situation, a key objective is to improve energy efficiency. For this, 3 main categories of actors seem to be important to identify: **the services of the city and its related entities, citizens and economic actors in the area particularly those in the construction industry.**

Our local support group (ULSG) brings together all these players:

- ODD (Office of Sustainable Development).
- CAUE (urbanism, environment and architecture) / capeb / cstb.
- EDF / GrDF.
- SIVS (Municipal Union).
- Council energy information.
- Municipal Services: Sustainable Development, urban housing, economic development.
- Inter-social owners / Condominium.
- AMO energy: explicit (Project Management).
- Funders: Departemental Council, Regional Council, ADEME, SGAR.

The construction of our **LAP** (Local Action Plan) is being built in cooperation with these actors according 3 axes:

- A technical platform for training and research on energy efficiency.
- Renovation demonstration.
- An observatory (a monitoring center) of energy use.



The technical training platform

In the action plan on energy efficiency industry presented and adopted by the Municipal Office in December 2009, is foreseen the realization of a real estate dedicated to the industry and a common technical platform for TP / training.

There is in LES MUREAUX indeed a shared interest by several training / research organizations in the sector for a common technical platform (for practical work and applied research).

In the framework of the Energy Efficiency Club Seine Aval, a technical working group on the technical platform has met three times in the second half of 2010. It consists of training institutions / research and institutional customers.

- Training Organizations / Research: ENSIATE, University of Versailles and IUT Mantes en Yvelines, IFABTP, engineers EPMI School in Cergy.
- Institutional: EPAMSA, Regional Council, ADEME.
- Home Employment and the General Council are recipients of the reports.

Two themes are of a shared interest of all stakeholders around the table for a common technical platform:

- Theme of "intelligent buildings" (home automation, centralized technical management, control of consumption in real time ...)
- Theme of "intelligent networks" (smart grids).

The benefits of these thematic

1 / these are topics regularly highlighted by elected officials, including energy efficiency at the conference of May 18.

2 / they represent a large share of future energy efficiency and innovation in this area.

3 / they are likely to be subject of partnerships (including financial) with large industrial groups.

4 / equipment are relatively expensive and bulky if they are applied on the the scale of (a part of) a building, so it will be relevant to share.

The project partners believe that a partnership project would be very interesting to realise a new building, allowing both companies, the technical platform and associated classrooms, and that the technical solutions of the building or equipment of classrooms are designed to be able to be used for educational purposes also. Other technical solutions that could be developed in this framework: geothermal, central air / heat exchange and humidity...

ENSIATE wishes that smaller equipment for TP (Hands) can also be shared. Anyway, it is advisable to make renewable energy equipment on the roof of the building, which can be used for courses or research.

Proposed scenario: Cluster: "Energy efficiency and intelligent building"

With a strategic position on the subject of intelligent networks and intelligent buildings (Part Energy Efficiency).

- Houses of the order of 1000 m², at a cost (excluding outdoor spaces, external works and land) but including the common technical platform of about 2 500 000 € HT.
- Including: commercial premises of businesses, training rooms, technical platform on intelligent buildings and energy efficiency, renewable energy technology platform on the roof. Marketing targets: specialized training institutions, architects, consultants energy efficiency (specialized or not on smart buildings), developers, registered installers..
- Allowing also the support of the creation of innovative businesses in the area of energy efficiency.
- Located near the station is essential (otherwise not possible for training organizations).
- Preliminary schedule: 3 to 4 years between the political approval for the project launch and delivery of equipment -> possible delivery in 2d half of 2014.
- Cofunding potential: ERDF under the economic component on energy efficiency, the Regional Council and General Council under provisions commercial property, EPAMSA as an investor, ADEME, industrial.
- Estimated remaining part for the city : about 1 million € (excluding outdoor areas and land) only if public co-financing mentioned above, less when public-private partnership.

The renovation demonstration

The City of LES MUREAUX is particularly attentive to the quality of the renovation of rental properties regarding the social component of the energy performance of buildings. To promote the inclusion of works by the building companies for owners of social houses that objective, it operates on three components:

1 / The City of LES MUREAUX is committed to providing a contribution to the financing of the renovation of up to 5% of the HT operations.

2 / The City of LES MUREAUX sponsored a mission to assist with project "Energy" with several components, including one on a mission analysis and consulting operations of social landlords in order to optimize the quality of thermal renovation and in the choice of the provision system of heating and hot water.

3 / Finally, the mobilization of public housing companies in the project CASH.

A - Building(block) Sofilogis, 124 homes in " Les hauts de Grand-Ouest" (District of LES MUREAUX)

This operation has been identified as likely to integrate in the CASH Project. Building(block) is thermally very inefficient (label F) and heated with electric heaters. The amount of costs has become unattractif and these homes lose much of their attractiveness. The inclusion of the renovation of six apartment buildings in Greater Urban Renewal Project was reached through negotiations conducted under the amendment approved by structuring the National Committee of Commitment ANRU in October 2010.

The operating cost per unit selected by Sofilogis has been maximized to achieve the HPE Renovation. Considering the proximity of the boiler room of the Great West, and the possibility of connection of this building(block) to the heat network as part of the DSP being renewed, Sofilogis was asked, to develop with the support of AMO energy, a renovation scenario including connection to the heatnetwork with an estimate of the cost effects, , for comparison with the scenario of renovation with producing heat to electricity. This study is currently underway with the results being expected by end of first quarter 2011.

B - Building(block) Opievoy, 200 homes in the area “Bècheville”

Another operation may also include the CASH project. The Opievoy has indicated recently that one is exploring the possibility of renovating 200 apartmentst in the Urban Renewal Agreement, to a level of BBC. This could include a doubling of the facades of buildings and thickening the gable (outside walls). This would be a reference operation for renovation with BBC by demonstration. The decision to initiate the transaction at this level of requirement is not yet supported due to the necessary on-investment involved in this operation, and hence the significant time lag from the initial budgeting in the convention Renewal .

The monitoring of energy use

The monitoring (centre) of energy use wants to be a tool for the monitoring of energy costs in our area: water, heating, electricity. The purpose is to be able to set up an action plan to raise of awareness.

The area covered by this tool throughout our territory. This territory is part of the heterogeneous distribution of its housing (50% social housing), cultural background, their social profiles. We therefore cannot establish one single global action plan but a plan of local action. This research work, the state of the premises must be considered in partnership with key players in the area: donors, managers of condominiums, city departments and elected officials, resource entities (ODD, KIE, etc. .) and of course the citizens.

Specifications framed and developed together with all stakeholders and an external expert firm will be established.

The results, in parallel with the existing national framework should allow to target the most sensitive areas and propose appropriate solutions in terms of awareness, (re) education, support of citizens with a suitable argument, will be the mission of our entities support / resources. It remains to define the ways of feeding back the results.

The idea is not to punish nor to point fingers, but to involve citizens as driving forces, actors in the amendments to be considered for their future, especially regarding the issue of energy efficiency of their dwellings.

 **In summary:**

Here are the highlights of our LAP.

○ **KEY ISSUES**

- Awareness of our population.
- Creation of a technical platform for training and research on energy efficiency.
- Creation of a demonstration renovation.

○ **STRATEGIC AXES**

- Mobilization of all actors of the area: social landlords, energy professionals.
- Financial contribution from the city to encourage projects of actors.
- Establishment of entity "means" serving as a support for exchange with the population, energy professionals and all economic.

○ **MAIN STRENGTHS**

- Real motivation of the city to see a change take place in terms of housing.
- Creation of a real exchange network (mini CASH network) across our area.
- A Backup plan already exists but we want to strengthen this.

○ **MAIN WEAKNESS**

- Constructors are not always our interlocutors so there is complex project management.
- Lack of motivation of some social landlords.
- Lack / fundraising.

This document is a "Zero ", we try to make it evolve through our actions, our resources and exchange experiences with you all.

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