

# Boosting Energy Retrofits in Condominiums

Approach and experiences of the European  
ACER project

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01/12/2020

# Agenda

1. The challenges with condos
2. The ACER project
3. Project results
4. Project findings

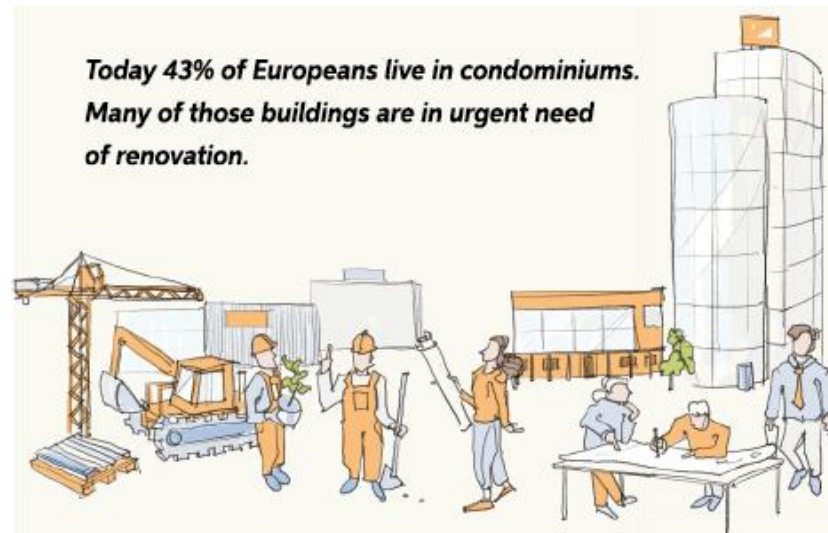
# 1) The challenges with condos



# 1) The challenges with condos

## The Challenges:

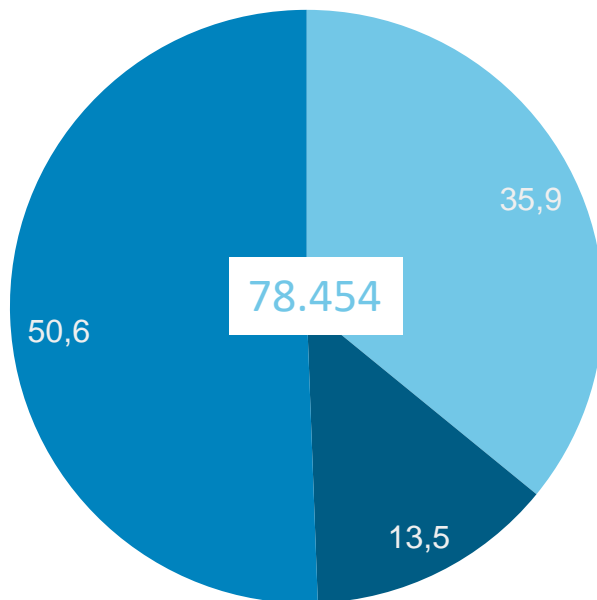
- 43 % of Europeans live in condominiums
- > 80 % of these buildings are privately owned
- 70 % of these are built before 1980
- Challenging legal requirements for retrofitting works
- Technical assessment of condo buildings not established
- Many elderly residents



# 1) The challenges with condos

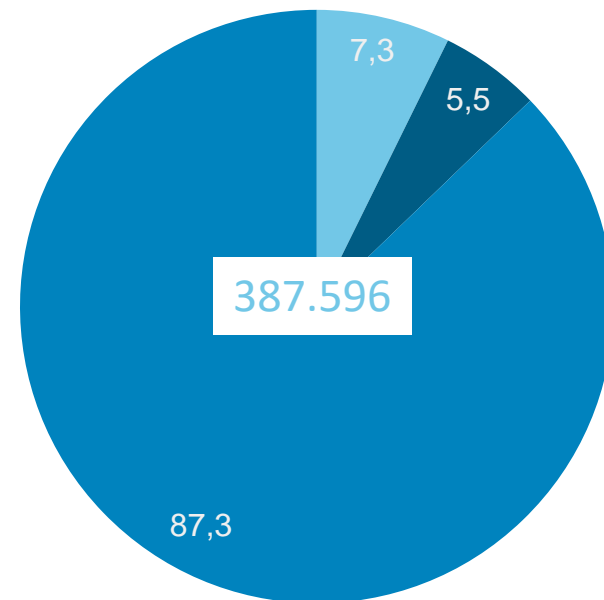
## Residential buildings and units in Frankfurt

### Residential buildings



- Single family houses
- Two-family houses
- Multi-family houses

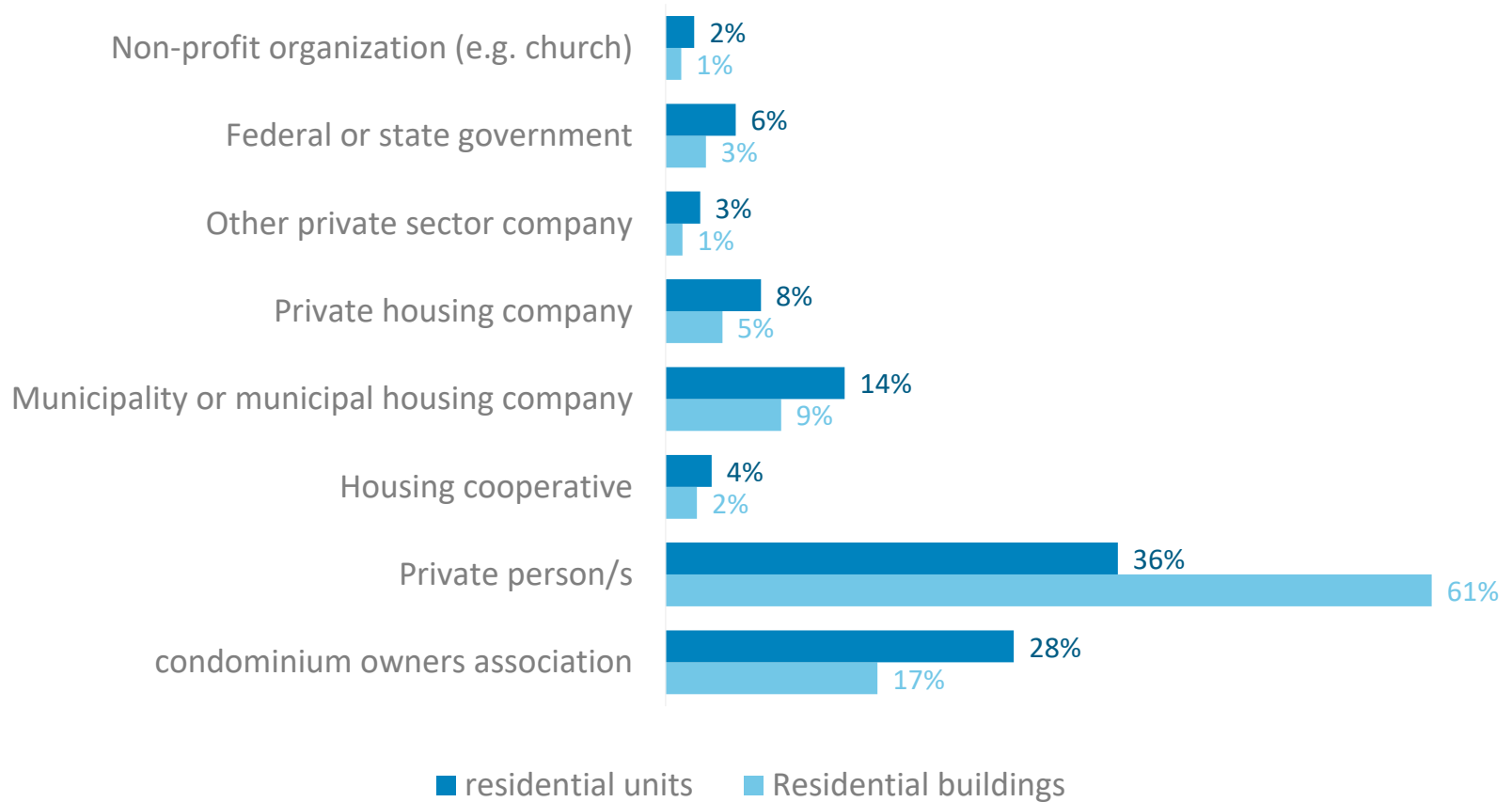
### Residential units



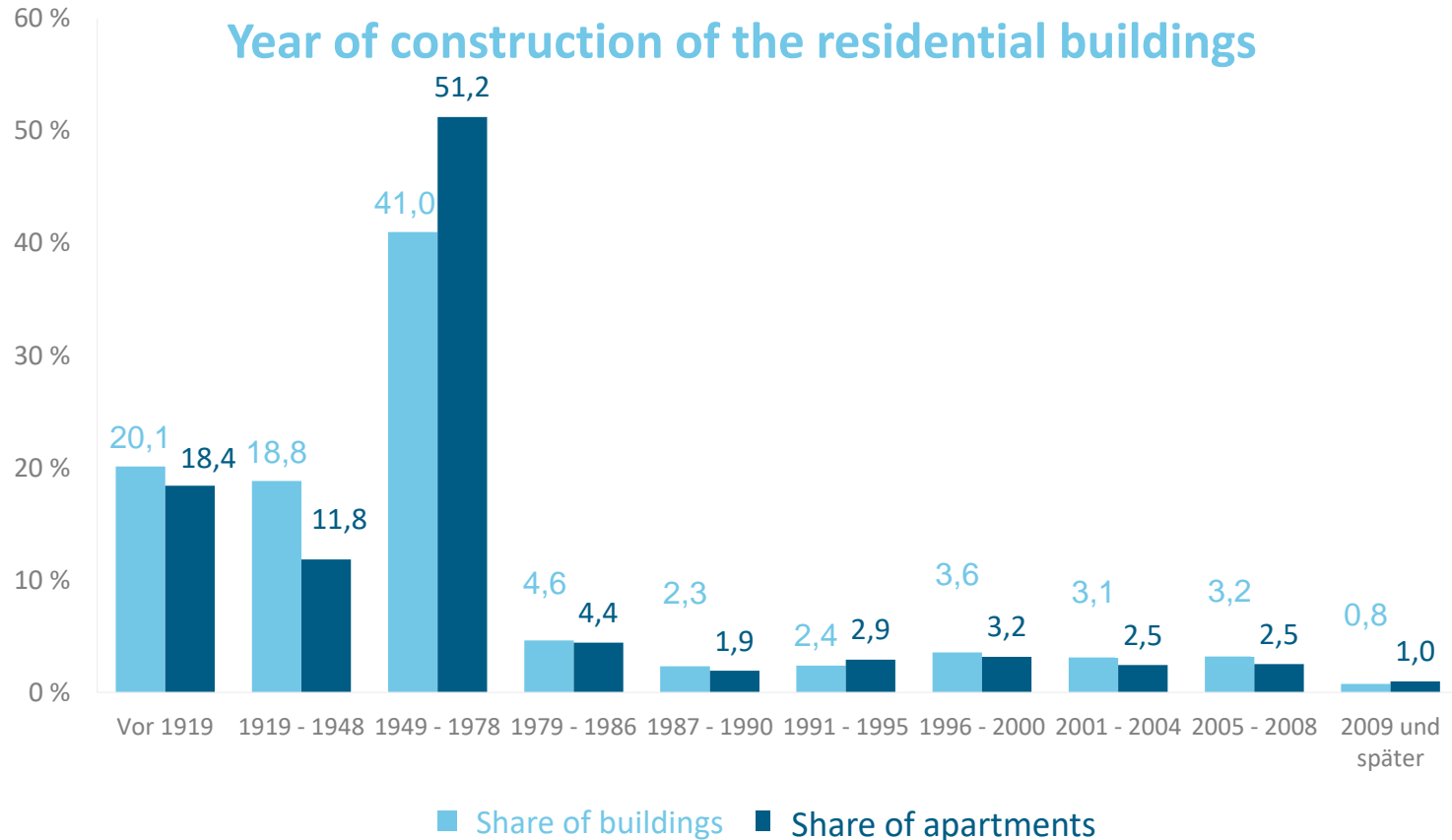
- Single family houses
- Two-family houses
- Multi-family houses

# 1) The challenges with condos

## Type of ownership



# 1) The challenges with condos



# 1) The challenges with condos

## Condominiums in Germany and Frankfurt

		Residential buildings	Residential units	Residents
Germany	Total	18,8 Mio.	40,3 Mio.	82,5 Mio.
	Share of condos	7,5 – 9,3 %	20,1 %	20,1 %*
	Number of condos	1,5 Mio.*	8 Mio. *	16,5 Mio.*
Frankfurt	Total	83.000*	400.000*	750.000
	Share of condos	17,1 %	28,1 %	
	Number of condos	14.000*	112.000*	200.000

\* = upon own calculations/ estimations



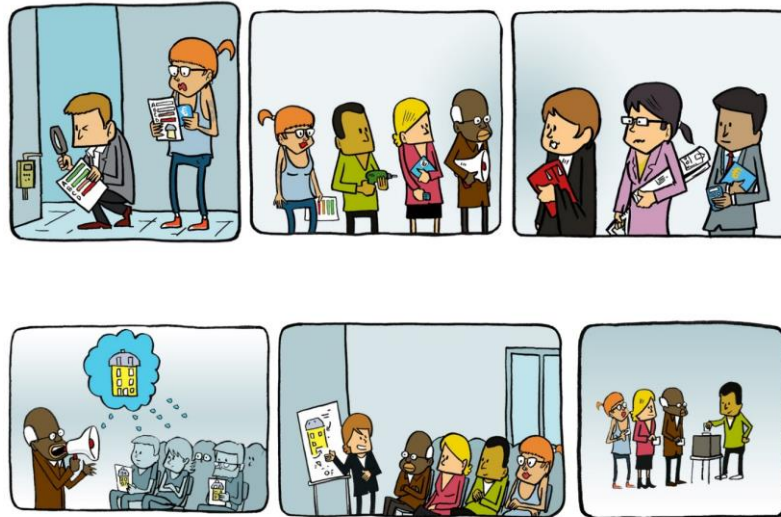
# 1) The challenges with condos

## Energy situation of condos (in Frankfurt)

- 87 % of residential units in Frankfurt in buildings with 2+ residential units
  - 67 % of residential buildings in Frankfurt built before 1970
  - Condos are group of owners with lowest renovation rate (IWU 2018)
  - Main income recipients of dwellings in MFH built before 1990: 1/3 over 65 and 2/3 over 50 years old
- Large proportion of residential units in cities in rather unrefurbished condos owned by the generation 50+
- Climate targets are hardly achievable without a breakthrough in condo refurbishment



## 2) The ACER project



[www.nweurope.eu/ace-retrofitting](http://www.nweurope.eu/ace-retrofitting)

## 2) The ACER Project

### Project Partners



### 9 Partners (6 of them Municipalities):

1. Energy Cities (Lead)
2. Agence Parisienne du Climat
3. Frankfurt Energy Agency
4. Aberdeen City Council
5. Energy House Antwerp
6. City of Maastricht
7. University of Maastricht
8. City of Liège
9. Changeworks

[www.nweurope.eu/ace-retrofitting](http://www.nweurope.eu/ace-retrofitting)

## 2) The ACER Project

### Basic data of the project

- ACER: **AC**celerating **E**nergy **R**etrofitting in condominiums (flats, tenements, multistorey blocks)
- EU-Funding by Interreg North-West Europe of € 2.55m
- From Autumn 2016 to June 2020
- General idea:
  - Transnational approach to collectively develop effective solutions to refurbish ageing condos
  - Holistic approach to tackle and link both demand & supply side
  - Territorial cooperation and best-practice learning to operate alongside national policies
  - Adapting and improving CoachCopro Tool to other MS
  - Create 6 pilot territories in 5 different countries (BE, FR, DE, NL, UK)

## 2) The ACER Project

Objectives of the project (September 2016 to June 2020)



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Accompanying co-owners and co-owner associations ('demand')



Making demand and supply meet:  
Cities acting as facilitators ('linking')



Federating and increasing the competencies of building professionals ('supply')

## 2) The ACER Project



### Main targets and tasks

- Output targets:
  - 6.000 households with improved energy class
  - 400 retrofitting plans for condominium buildings voted
  - 8500t CO2equivalent annual decrease of GHG
  - 1000 building professionals coached
  - 25 other local authorities implementing the governance arrangement
- Main tasks:
  - A “CoachCopro-like” platform established at every municipal partner
  - Building professional directories created
  - Create condo energy consulting approaches
  - Implement long-term renovation strategy for condos et every municipal partner, which involves key-stakeholders

## 2) The ACER Project

### Partner tasks and deliverables - Frankfurt:



#### WP Demand Side

- **Advising 100 Condominiums**
- Develop quickscans und Tools
- Information Videos
- Good-Practice examples



#### WP Supply Side

- **Directory of professionals**
- Masterplan
- Annual supply side Workshops
- Brochures for suppliers



#### WP Linking

- **Online-platform on basis Coach-Copro**
- **Organise 2 Matchmaking events (Frankfurter Sanierungstag)**
- Develop financing guideline



#### WP Longterm

- Long term strategy
- Training curriculum for local authorities (LA)
- Convincing LA to action
- Organise a (trans)national meeting for LA



#### WP Communication

- Promoting the project
- Create publications for LA
- Presentations on workshops and conferences
- Etc.



# 3) Project results



## 3) Project results



### Main results

- Project evaluation by Interreg not yet fully completed
- The project partners believe all essential project goals were achieved

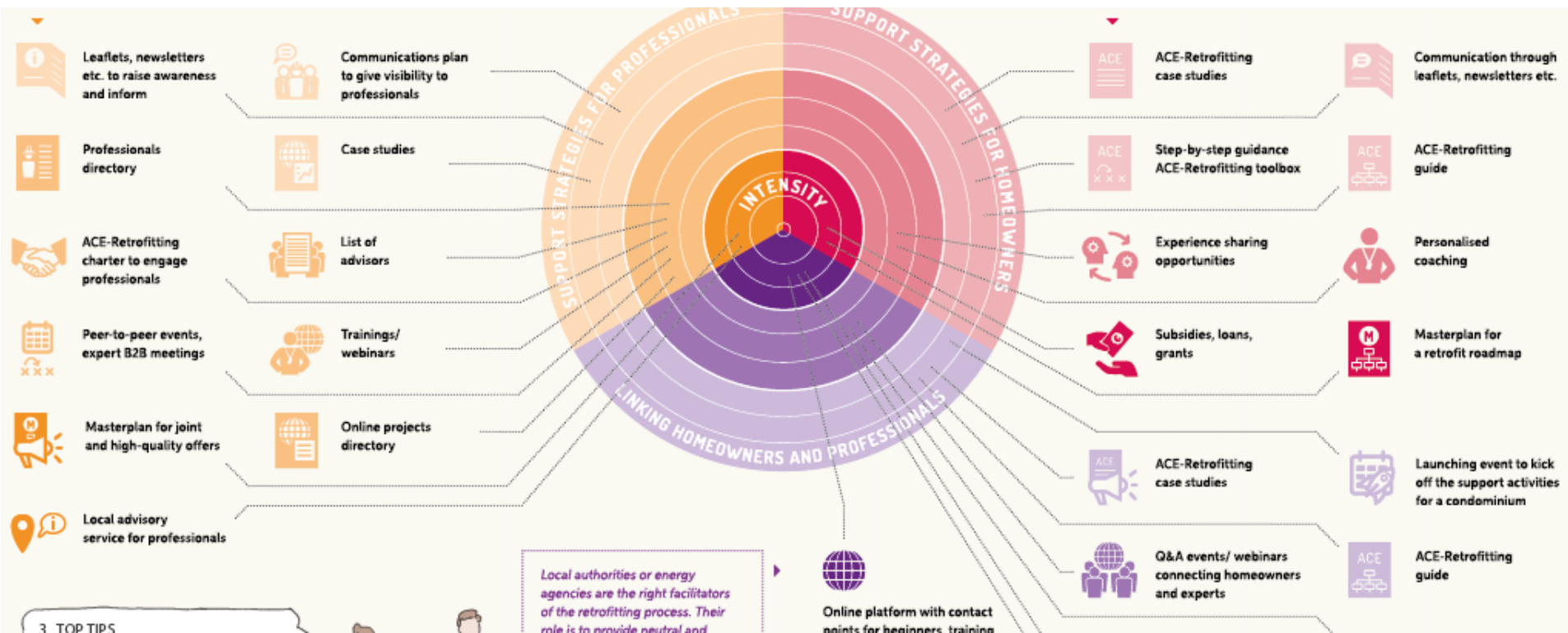
### Key target results:

- 5897 of 6.000 households with improved energy class
- 9564t of 8500t CO<sub>2</sub>-equivalent annual decrease of GHG
- > 4.000 of 1.000 professionals coached
- > 80.000 co-owners coached
- 235 different deliverables finalized
- Most output indicators such as target groups, etc. achieved

# 3) Project results

## Main results

- Toolbox with a huge set of measures created :



# 3) Project results



## Main results

- Demand side activities :
  - Develop assessment tools for condo buildings
  - Coaching of many different condominiums
  - Before-After retrofitting audits
  - Many demand-side-oriented events
  - More than 80 case studies published
  - Develop step-by-step guidance tool to refurbish condominiums
  
- Supply side activities:
  - 6 need assessments
  - Jointly developed training module
  - 6 independent condominium retrofitting professionals directories
  - Identification of condominium ambassadors
  - 24 local training workshops
  - 40 case studies for building professionals

# 3) Project results



## Main results

- Long-Term activities:
  - Local ACE 2020 to 2030 strategies developed
  - All partners developed coaching coursework for local authorities
  - Development of policy analysis and recommendation paper
  - Development of an engagement charter and 19 signatures
  - Each partner hosted a transnational meeting for LAs
  
- Linking activities:
  - Implementation of local “CoachCopro” platforms
  - Analysis how EPC and other innovative financing schemes can be used for condominiums
  - Testing of EPC in buildings across partner territories
  - Organize 2 matchmaking forums per partner
  - Implementation of online monitoring tools for the progress of the governance arrangement

## 4) Project findings



## 4) Project findings

### Relevance of condos:

- Significant and further growing sector:
    - >40% resp. 28% of housing units in EU resp. Frankfurt are in condos,
    - This percentage is growing
  - Huge Potential:
    - >80% of FRA housing units built before 1980
    - Condominium sector has lowest retrofitting rate
- Despite huge potential, there is too little awareness and focus of political actors and programmes on the target group

## 4) Project findings

### Interest of stakeholders:

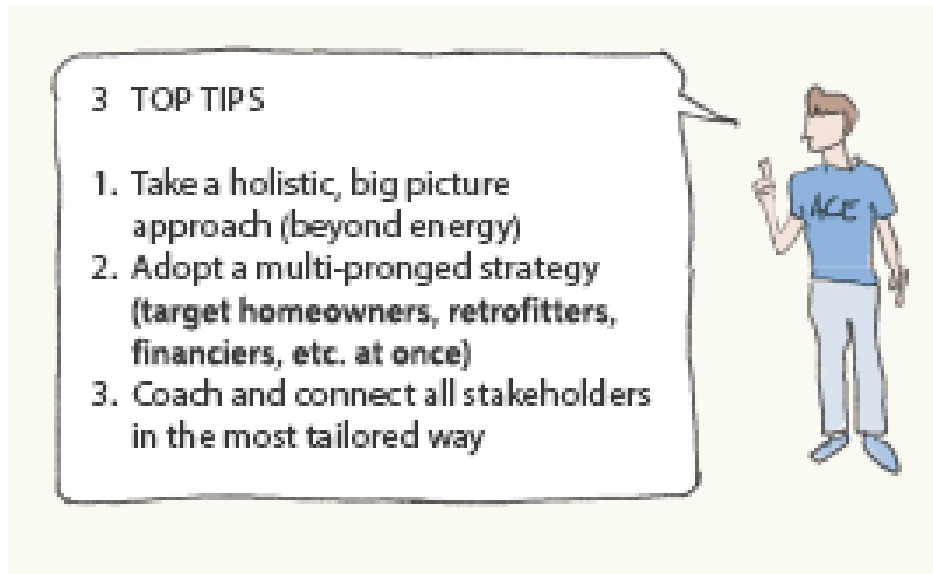
- Difficult identification and addressing of target group
- Challenging process to motivate stakeholders
- Housing owners are very grateful for support
- Trustee / building managers are rather no retrofitting drivers
- Strong dependency on political framework conditions
- Political framework conditions often require improvements



## 4) Project findings

- Condos play a crucial role to achieve municipal savings targets in many cities
- project identified very promising steps towards retrofitting of condos
- Further actions and better framework conditions required

“3 Top Tips” for local authorities addressing condominiums:



## 4) Project findings

### Further collection of project experiences:

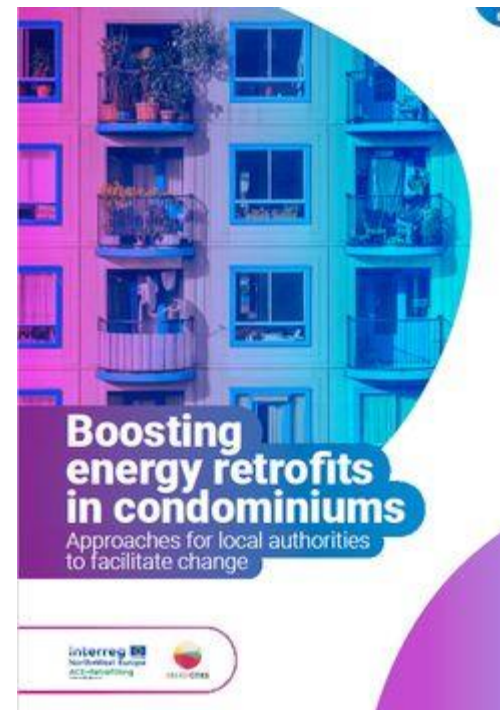
Our guide to boost condominium retrofit

[!\[\]\(99f58673407353e96a019fbca558fd72\_img.jpg\) Read the guide in English](#)

[!\[\]\(0f848bbd71cef6b345273b16f905912a\_img.jpg\) Lisez le guide in français](#)

[!\[\]\(339a16584d5da0f0a3ca4e9ec17bf6a1\_img.jpg\) Lees de gids in het nederlands](#)

[!\[\]\(a870788d6ed9b8fd294b7654a8c8526b\_img.jpg\) Lesen Sie den Ratgeber auf Deutsch](#)

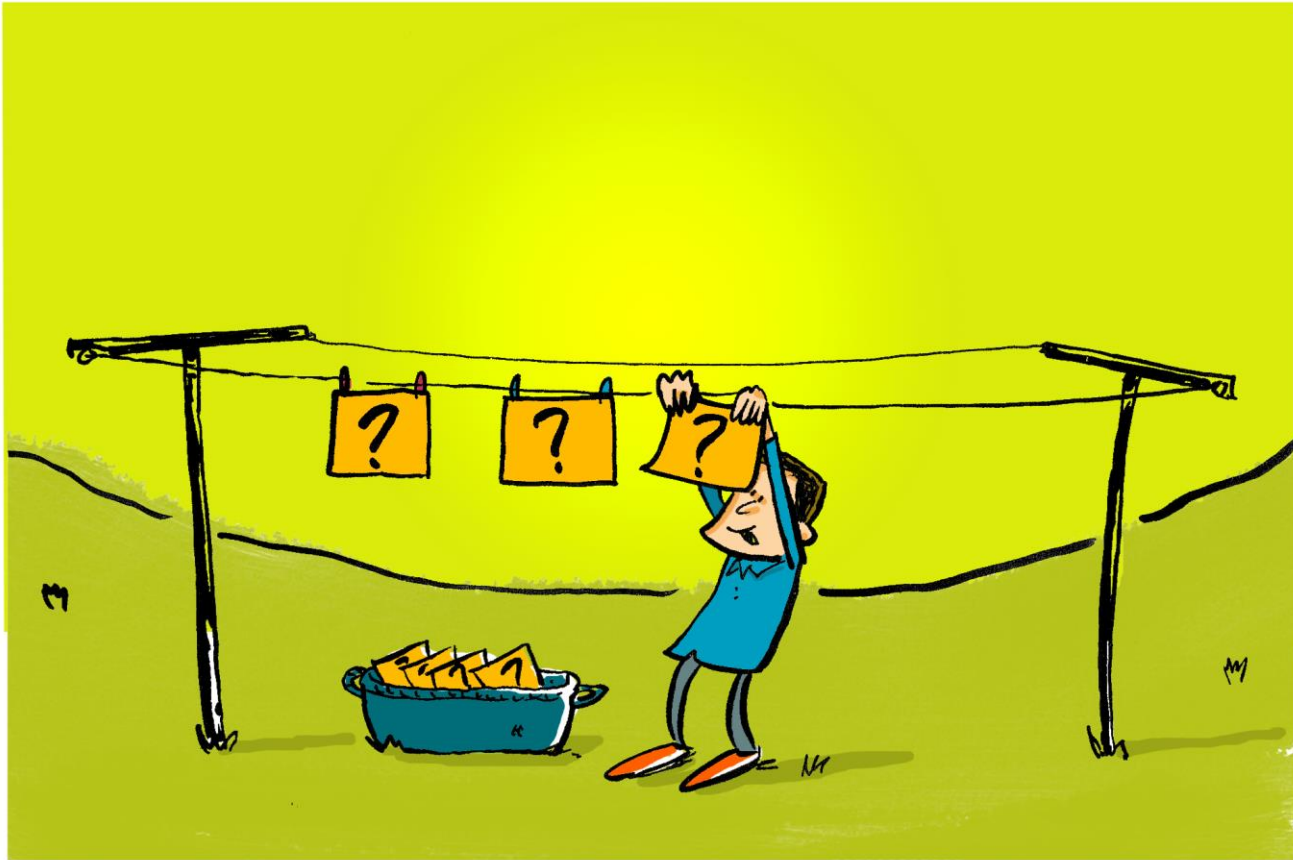


## 4) Project findings

### Useful Links:

- Interreg-Website:
  - <https://www.nweurope.eu/projects/project-search/accelerating-condominium-energy-retrofitting-ace-retrofitting/>
- Link to Frankfurt's web platform:
  - [www.sanierungsWEGweiser.info](http://www.sanierungsWEGweiser.info)
- Link to all web platforms:
  - <https://www.nweurope.eu/projects/project-search/accelerating-condominium-energy-retrofitting-ace-retrofitting/#tab-4>
- Guide of experiences (in English):
  - [https://www.nweurope.eu/media/8349/guide\\_ace\\_en\\_bd\\_v2.pdf](https://www.nweurope.eu/media/8349/guide_ace_en_bd_v2.pdf)

# Any questions?



**Thank you for your attention**



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**KLIMASCHUTZ 2050**



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