



*Participants and partner of the campaign "Prima Klima-Anlage".  
Photographer: Andreas Schmidt*

## Refurbishment and energy saving on the Elbe Island

### Hamburg, Germany

In January 2009 IBA Hamburg launched its campaign "Prima Klima-Anlage – Refurbishment and energy saving on the Elbe Island: an IBA CLIMATE HOUSE". The main objective of the campaign is to improve the awareness of Hamburg-Wilhelmsburg property owners about both energy demand and the savings potentials in real estate, to stimulate investments in far reaching renewal and then to generate demonstration projects furthering ongoing support for the IBA theme of "energy efficient refurbishment".

The campaign was set in motion with a press conference and a subsequent event with 80 participants, in addition to seven events offering advice in the residential areas.

A total of 61 property owners applied for a "Hamburg Energy Performance Certificate" which attests to the special "IBA Excellence Refurbishment Standard" including passive house elements, and which is separately promoted by IBA.

After admission to the campaign's "starter offer" selected energy certificate consultants began a survey of the site, offered advice and issued energy performance certificates. Free thermal images of the buildings were also produced.

From the summer of 2009 people could apply for the campaign's "premium offer" that allocates subsidies for renewal projects through IBA. This target aims to generate exemplary building refurbishments which can be presented as pilot or showcase projects and inspire imitation. Six applications for inclusion in the "premium offer" have been received so far; another nine projects wishing to apply are currently being processed. Among the first refurbishment projects are a semi-detached house and a multiple family dwelling in the

Wilhelminian style, as well as a detached single family house with an extension that will meet passive house standards. Construction of the first project is due to commence in April.

The number of energy consultations and refurbishment projects has remained below the target figure and indicates the difficulties in motivating private property owners to participate in early and comprehensive energy refurbishment measures. Hindering factors are: a certain ageing of property owners, resulting in measures only being implemented when the property is passed onto the next generation or sold, limitations in citizens' financial capacities, so that energy saving measures in owner-occupied properties and investments in let properties are difficult to finance.

The tendency to adopt a short-term approach and implement only partial or suboptimal refurbishments which consequently hinder or delay improvements in the next cycle of renewals makes the ambitious targets to reduce CO<sub>2</sub> emission at both national and the local level seem difficult to achieve. But with its climate protection concept "Renewable Wilhelmsburg" IBA Hamburg develops innovative concepts and instruments to improve the energy performance in developments and refurbishments as one strategic pillar to transform the supply of Wilhelmsburg with CO<sub>2</sub>-neutral and mainly renewable energy.

The campaign is promoted by several partners: Build with CaRe, the housing loans organisation Hamburgische Wohnungsbaukreditanstalt, the Ministry for Urban Development and Environment, the savings bank HASPA, IMMOsolar and the Hamburg Mitte District.

# EU reaches agreement on building directive

What do you think of the agreement between the Council and the Parliament on the recast of the European Performance of Buildings Directive?

In the end of 2009 EU lawmakers forged a long-awaited compromise on the recast buildings directive. The public sector are required to take the lead by owning and renting buildings with "nearly zero" energy standards by the end of 2018, two years in advance of the private sector. Read all about the recast at [www.buildwithcare.eu](http://www.buildwithcare.eu)

**Winfried Dittmann,**  
**Innovationsstiftung Schleswig-Holstein:**

The agreement is very important because the national politicians, industry and people see that not only the own state pushes energy efficiency in the building sector. The targets "near zero energy" standard and "large extent of renewable energy" can boost the public attention and therefore the market for energy efficient buildings. Our project must be one of the booster in this discussion. Now we have to wait for the national regulations.



**Amy Smith, Aberdeen City Council:**

I think the outcome of the recast is a step in the right direction however there has been a significant opportunity missed in respect to improving existing buildings. Since existing buildings represent the majority of the building stock and potential energy savings for the sector, it is disappointing that no specific target was set for existing stock.



**Åsa Lindell, Region Västra Götaland:**

It is a step in the right direction, especially the requirement for "nearly zero" energy standards for new buildings where the public sector is set to take the lead. Now the member states need to develop and implement ambitious national action plans in order to realize the goals in the recast.



**Sebastiaan van der Haar, Provincie Groningen:**

The recast seems better than the directive from 2002, but there are still a lot of subjects left to the Member States to fill in themselves. I guess it will be a bumpy road, but in my opinion the recast should be a lot stricter, targeting the mayor challenge we're looking at in Europe.



## Can you break the Swedish record?

### Viskafors, Sweden

The construction company Olofssons Bygg & Entreprenad is proud owner of the Swedish record for airtightness. A blower door test performed at the newly constructed passive houses in Viskafors, Sweden, showed a result of 0,06 l/s m<sup>2</sup> @50 Pascal. We congratulate this excellent craftsmanship and challenge our partners around the North Sea. Can you break the Swedish record?



*The passive houses in Viskafors belong to the Build with CaRe demonstration park.  
Photographer: Stina Olsson*

## Measure, think... act!

### Groningen, The Netherlands

The municipality of Groningen is participating in the Build with Care with a project to measure the consumption of energy. Groningen invests in the installation of 10 so called "smartest meters" in both private and public buildings. After this pilot, the results will be evaluated and used for a more widespread implementation. The energy meters are produced by a firm that operates in Groningen

and Oldenburg. The smart meters don't need any installing; it just "reads" the existing electricity meter with an optical sensor.

The results are graphs shown on internet. They exactly tell you the electricity consumption in real time. This gives more insight in real consumption patterns of households, schools, firms or any other target group. The goal of the project is to find out what usage can be influenced by behaviour and how can we establish a lasting change in energy saving. The first results are available now. To learn more, please visit: [www.slimmermeten.nl](http://www.slimmermeten.nl)



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# German neighbour cities hosted annual conference

## Germany

The second Build with CaRe annual conference took place in Germany in November and assembled 70 people. On the first day the project team met in Bremen to discuss the progress of Build with CaRe.

A study visit was made to Bauram, an exhibition centre for energy efficient buildings. The second day was hosted by City of Oldenburg and opened by Mayor. Gerd Schwander. Key note speaker Christian Kornevall from the World Business Council for Sustainable Development showed how immediate and strong action to transform the building sector is necessary to cut energy use in buildings by 60 percent by 2050 and meet global climate targets. Professor Henk Kaan from the Energy Research Centre in the Netherlands argued that

it is necessary to change the way we look at energy. If energy use was looked upon in the same terms as safety, buildings that don't meet the demands would be closed until necessary measures are taken. Other prominent speakers were Tobias Loga from Institut Wohnen und Umwelt in Darmstadt and Ole Soerensen from the North Sea Commission. At the end of the day best practise examples of passive houses were visited on the study tour in Oldenburg.

The Build with CaRe team looks forward to inviting you to the next annual conference in autumn 2010



# Successful Passive House Days

## Europe

Five Build with CaRe partners took part in the sixth edition of the International Passive House Days, initiated by IG Passivhaus in Germany. Nearly 1 500 people visited over 50 houses in Hamburg, Oldenburg, Bremen, Västra Götaland and Schleswig-Holstein during the 6th to 8th of November.

During this weekend residents in passive houses all over Europe opened their doors to the public. The idea for the event is that people can come for a tour of the house and have their questions answered by people who can talk from their very own experience.

Sweden participated in the event for the very first time, after learning from the experiences in the Build with CaRe partnership. The weekend started with an opening ceremony at the location of newly built passive houses in Viskafors and two bus tours were organised on Saturday.

We would like to thank everyone who was involved in the Passive House Days in our regions. Welcome next year on the 12th to 14th of November.



*Passive House Days, Bremen.*

# Passive House Architecture Award

## Darmstadt, Germany

For the first time, within the framework of the annual Passive House Conference, the Passive House Institute in Darmstadt is announcing an Architecture Award for outstandingly creative building projects which have been realised in accordance with the Passive House standard. All architects with certified and high quality designed Passive Houses are invited to take part. More information is available at the Build with CaRe website.



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## EVENTS

15 – 17 Jan	hanseBAU	Bremen, DE
19 January	A Low Carbon Built Environment for the 21st Century	Oxford, GB
9 February	The Road to Zero Carbon	Bristol, GB
25 – 27 Feb	CEP Clean Energy & Passivehouse 2010	Stuttgart, DE
3 – 5 March	World Sustainable Energy Days 2010	Wels, A
22 – 26 Mar	EU Sustainable Energy week	Brussels, B
10 – 13 May	CIB World Congress 2010	Salford Quays, GB
28 – 29 May	14th International Passive House Conference 2010	Dresden, DE
7 – 9 Oct	2nd Nordic Passive House Conference	Aalborg, DK
20 – 22 Oct	Build with CaRe Annual Conference	Norwich, GB
12 – 14 Nov	Passive House Days	Europe
13 – 15 Dec	8th International Conference on System Simulation in Buildings	Liege, B



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