

Motivating flat owners to invest together - dealing with housing co-operatives

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Aachen

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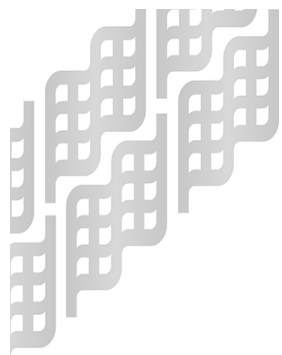
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Motivating flat owners to invest together - dealing with housing co-operatives

- The Finnish limited liability housing company/privately owned housing co-operative, short reminder
- Agreeing on needed measures - owners of all ages
- Include all the players in the process
- On-going work with the privately owned housing co-operatives in Tampere concerning energy efficiency, communication, communication!
- Means of motivating - best practises



The Finnish limited liability housing company/privately owned housing co-operative

Building (block of flats or row house) and building site

Residents = Mostly share holders

➤ form limited liability housing company

Board of the housing company



Major of the board

Building manager,
bought professional

Individual ownership/control of the inside of the
walls of the apartment

Common ownership of everything else

Heat, water, building electricity, renovation and maintenance > All is paid for and decided on **TOGETHER**



Agreeing on needed measures - owners of all ages



- Housing co-operatives own strategy, which ensures that there is always up-to-date condition surveys made by professionals and long term planning and budgetin based on them. Communication strategy is an important part of that. Well planned, adequate communication is the key to succesful maintenance and renovation!
- Building manager plays an important role in the operation of the housing co-operative.





Include all the players in the process

- The City
 - City planning department, Housing department, Building control department, Property management department, Strategic area development programs
- Power utility and other public utilities
- Privately owned housing co-operatives
 - The board, building manager, share holders = mostly residents, other residents
 - neighbours (concerning infill development)
- Building managers
- Companies providing products and services
- Financing institutes and insurance companies
- *Research and Educational institutions*
- *Federations*

CO-OPERATION!



On-going work with the privately owned housing co-operatives in Tampere concerning energy efficiency



- EU-GUGLE demonstrating energy efficient renovation
- Low carbon housing Tampere TARMO+ >> events, workshops, competitions, cases and tools
- Energy efficiency subsidies to renovations and RES provided by the state and the city, subsidies for infill development
- RANE energy counselling service
 - guidance and education
- Finnish property federation
 - support, guidance, events and education
- Residential area development programs, infill development, etc.





Means of motivating – best practises



Municipalities
in Pirkanmaa

rane.
energianeuvonta

=Energy counselling
service

EUGUGLE

Health inspection

City of
Tampere
asuntotoimi

Housing
services

Building Control
Department

eneuvonta.fi

eko
KUMPPANIT

Vuores

Tampereen
SÄHKÖLAITOS



rane.

rakentamisen + asunnon
energianeuvonta

www.neuvoo.fi

eneuvonta.fi

eko
KUMPPANIT



Energy experts



- Volunteer residents in owner-occupied apartment buildings trained to be active in energy issues
- 15h training course
- Maintenance, heating system and HPAC system companies strongly involved in the course implementation
- Peer-to-peer experience changing network
- Also many property managers have attended to the course



Good living events in Tampere residential areas



Infill development workshops



Source: Lisa Voigtländer, Tammela infill development, Thesis draft

Group renovation workshops



Pirkanmaa Real Estate Association is a major influence



- Founded in 1906
- Member of The Finnish Real Estate Federation (FREF)
- represents nearly 2 700 member housing companies privately owned housing co-operatives in Pirkanmaa (Tampere Region)
- Members' Services
- FREF together with local real estate associations provides advice on legal, technical, fiscal and economic matters. The most important activities are advising by phone about the problems of the members. Lectures are offered to the members of different matters in this field.
- Publications and Lobbying



Subsidies, tools and examples



Group renovation map

Energy efficiency subsidies to renovations and RES provided by the state and the city, announced yearly

Yearly energy savings competition - energy triathlon

"Energy ninja led his housing co-operative to victory!"



"We can actually see our energy consumption in real time! Energy costs reduced by 17 000 euros in the first year."



EU-GUGLE pilot AsOy Tampereen Pohjolankatu 18-20





Thank you!
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