

Tampere: Renovation of owner-occupied flats - successful experiences with housing co-operatives

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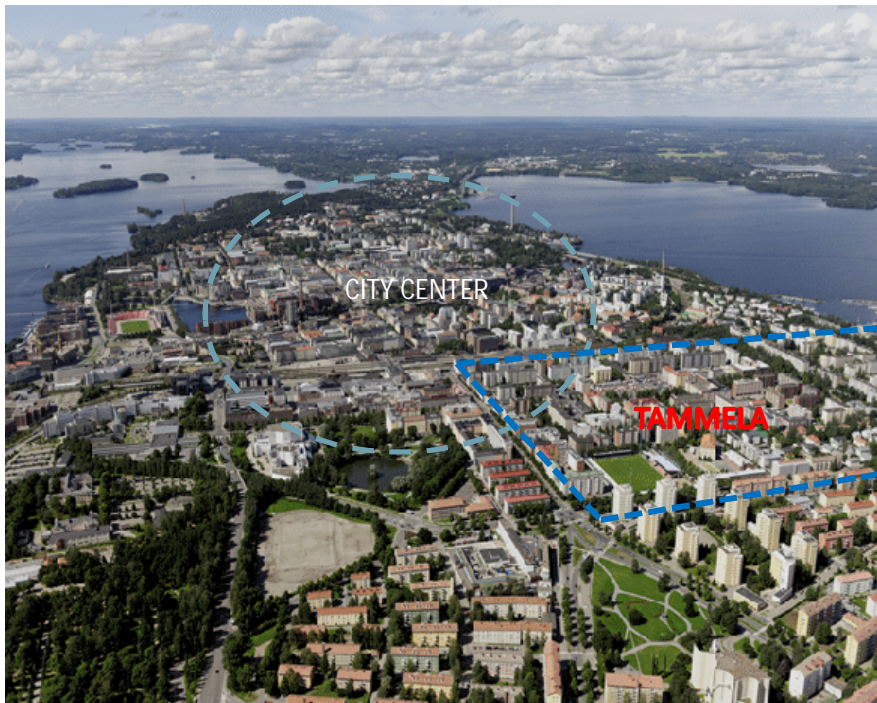


Tampere: Renovation of owner-occupied flats - successful experiences with housing co-operatives - content

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Tampere's smart district Tammela



- Sparsely built area next to the city centre
 - 50 ha area 6337 (126/ha) inhabitants, the old housing stock 422 453 m²
 - Large potential for infill development
 - Mostly block of flats from the 60's, 70's and 80's. Elderly people, students, young couples, not many families
 - High need for refurbishments
 - Sites and housing companies, owned by the households! -> **privately owned housing co-operatives**
- EU-GUGLE Demonstration area, 8 pilot housing co-operatives



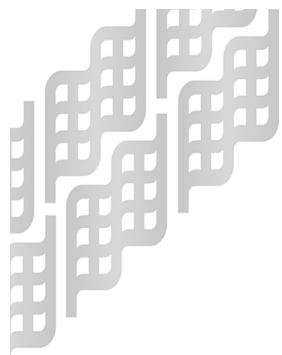
What is a privately owned housing co-operative/limited liability housing company in Finland



- A limited liability housing company is a limited liability company whose purpose, provided in its Articles of Association, is to own and control at least one building or part thereof in which at least half of the combined floor area of the apartment or apartments is reserved in the Articles of Association for use as residential apartments possessed by the shareholders.
- In order to fulfil its purpose, the limited liability housing company must assume responsibility for the upkeep of the real estates and buildings in its possession, in accordance with this Act and its Articles of Association.
- The Board of Directors and the Manager of the housing company shall act with due care and promote the interests of the housing company.

Limited Liability Housing Companies Act (1599/2009; amendments up to 547/2010 included; asunto - osakeyhtiölaki)





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

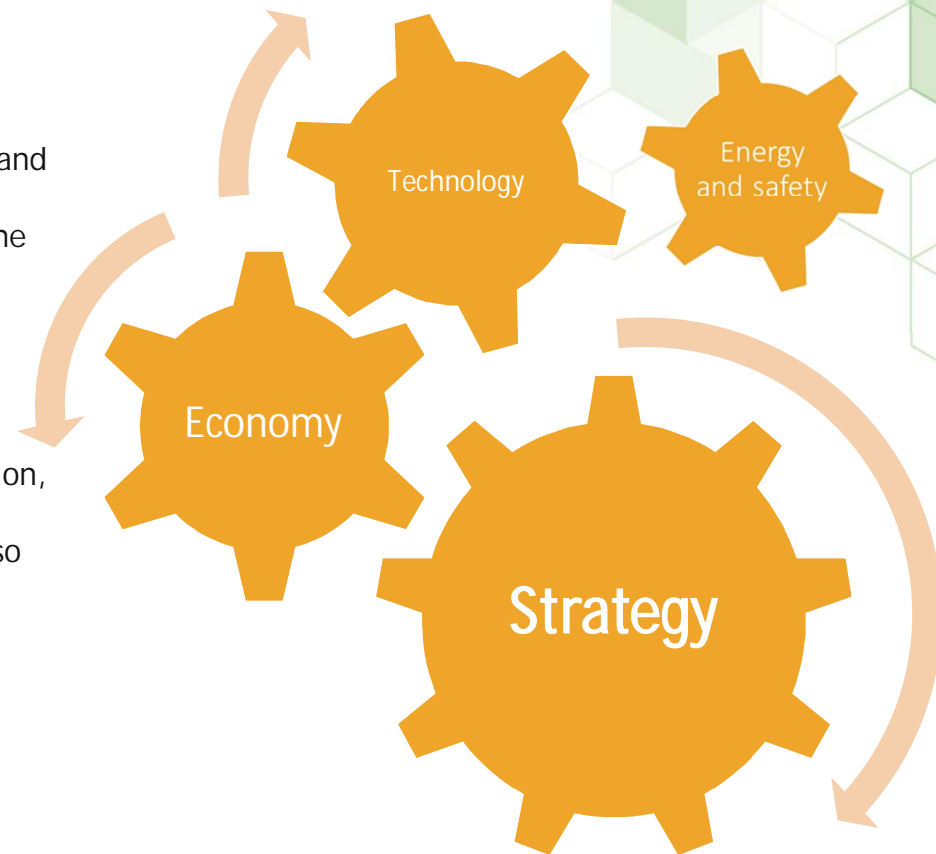
Heat, water, building electricity, renovation and maintenance > All is paid for and decided on **TOGETHER**



Life cycle and decision making process - systematic building management



- In an ideal case, the buildings are managed and renovated systematically throughout their whole life-cycle. Bases is the execution of the 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.
- Addecuate and understandable communication, also decided on in the strategy, to and between the board, the stockholders and also other stakeholders is the bases for the succesful decision making in the housing co-operative .



Tampere pilot consists of housing co-operatives

- 8 buildings from Tammela residential area, built from 60's to 80's
- 32 291 m², 441 flats, around 1000 residents = most of them owners
- Expected 50 % energy saving



Collection of measures

- improvements of external surface (facade, windows, doors)
- exhaust air heat pump or heat recovery improvement
- adjustment of the heating system
- RES installations
- smart metering, building automation and remote controlling
- energy efficient light sources



Key players and key messages, providing the right support



- Key players
 - board of the housing co-operative, building manager as well as the share holders
- Key messages
 - adequate communication!
 - safer, better and more healthy quality of living, lower maintenance costs and better value for the apartments through energy efficient renovations
- providing support to project planning with energy efficiency aspect -> economy combined with energy efficiency
- support with choosing the contractors
- Events on different topics
 - project planning
 - certain technology, i.e. heat-pumps, automation and control, renewable energy etc.
 - experience from other housing co-operatives
 - attending stock holders meetings
 - Involving the pilot houses to on-going activities and networks provided to the privately owned housing co-operatives in Tampere

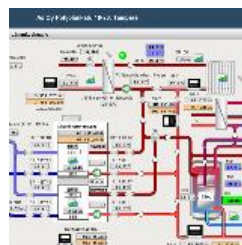


Results so far

- 6 pilots completed
 - goals have been reached and partly exceeded

"We are enjoying the achieved improvements, increased quality of living and more affordable living in a house well taken care of."

"Renovation project went well and the contractors were clearly experienced and knew what they were doing."





Thank you!
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