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D5.1

Energy Strategies for Housing Associations



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Project Coordinator	Torben Esbensen, Coordinator Contact ProjectZero te@dem.dk
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0 Publishable Summary

As part of work package 5 in the HAPPI Project (Housing Association's Energy Efficiency Process Planning and Investments), each of the 6 participating housing associations has worked on the development of their own energy and sustainability strategy.

Danish Energy Management has facilitated the process including contribution of information and advice, what a good strategy should contain, who to be consulted and involved in the work, how to map out its level of ambition and set ambitious albeit realistic targets.

Work on the strategies was launched on basis of the previously prepared energy management profiles (work package 5, processed 5.2)

The 6 strategies include strategy for reduction of the energy consumption as well as strategy for the development of other sustainable topics in the housing associations.

The associations will assist Sonderborg Municipality to be a CO₂ neutral area in 2029 by secure a reduction of the energy consumption in the buildings between 30 and 35 % from now.

United Nations Sustainable Development Goals (SDG) are also an important part of the strategies.

The strategies describe how to involve the residents in the daily work reducing the energy consumption and secure a sustainable development of their housing areas. Among other measures this can be done by introducing "Green Ambassadors" in each housing department.



Table of Contents

0 Publishable Summary	3
1 Method Approach	5
1.1 What is a strategy	5
1.2 Mission (What is our task).....	5
1.3 Vision (What will we achieve).....	5
1.4 Energy strategy or energy & sustainability strategy.....	6
2. Progress of the Boards of Housing Associations	6
3. Lessons learned	7
4. Energy Strategies	8
4.1 Content of the energy & sustainability strategies.....	8
4.2 Links to and copies of Final Strategies.....	8



1 Method Approach

Each of the 6 housing associations has worked independently to develop and formulate its own energy strategy. To guide each of the housing association boards, Danish Energy Management has developed guidelines for the boards.

Drawing up a common definition ensures, that housing associations have the same understanding of energy strategies. This makes collaboration in the subsequently process easier, and it also helps to provide a better opportunity for cooperation afterwards.

1.1 What is a strategy?

A strategy is popularly a long-term plan, in which the housing association is oriented towards a common future goal. It is the goal for the future, that forms the framework of the efforts of the employees, management, board and residents. The strategy is therefore a benchmark for all, who are part of the future development of the housing association.

Questions to guide the housing association in developing the strategy is:

- How does the housing association works with the strategy?
- What is a good strategy?
- What challenges can they expect?

1.2 Mission (What is our task?)

The mission can be formulated by asking:

Why are we doing this? What are we going to solve? What should we or what should we not?

The mission describes the type of tasks, that the housing association must solve and the desired effect by doing so. It is beneficial to involve employees in the process, and that they themselves help define their workplace.

The mission should be concise and easily understandable, that it is easy to remember.

1.3 Vision (What will we achieve?)

The vision describes a future imagined by the housing association. It is the common direction, that the entire housing association must work to achieve. If the housing association has a clear vision, the employees/residents knows the goals to be realized, and in which



direction the organization board wants to move the house association.

The vision is broadly formulated and describes the overall objectives of the housing association. It gives a picture, how the housing association wants to appear and be perceived in the future.

1.4 Energy strategy or energy & sustainability strategy?

(How do we achieve it?)

The strategy is the way to the goal. An energy strategy is an action plan to address issues related to energy, while issues such as social, environmental and economic sustainability can also be included in an energy & sustainability strategy. It is important that the housing association has clarified the level of ambition before starting the definition of a new strategy.

The strategy will help to ensure the structure of energy and energy/sustainability efforts in the future, to guide the organization how to work, based on a clear set of objectives and frameworks.

There are no limits, how detailed the strategy, vision and objectives should be, but from strategy to vision/mission and down to objectives, the level of detail should increase, so that the objectives will be quite precise.

2. The progress of the Boards

Each of the 6 boards has completed the process in various ways. Common to all the boards have discussed the energy strategies on basis of a proposal prepared by the administrations in the housing associations.

During the course, PZ and DEM held a joint workshop for all the organizational boards, where it was possible to get sparring as well as to discuss challenges and barriers across the housing associations.

5 boards attended the workshop, where there also was a possibility of individual sparring for the boards.



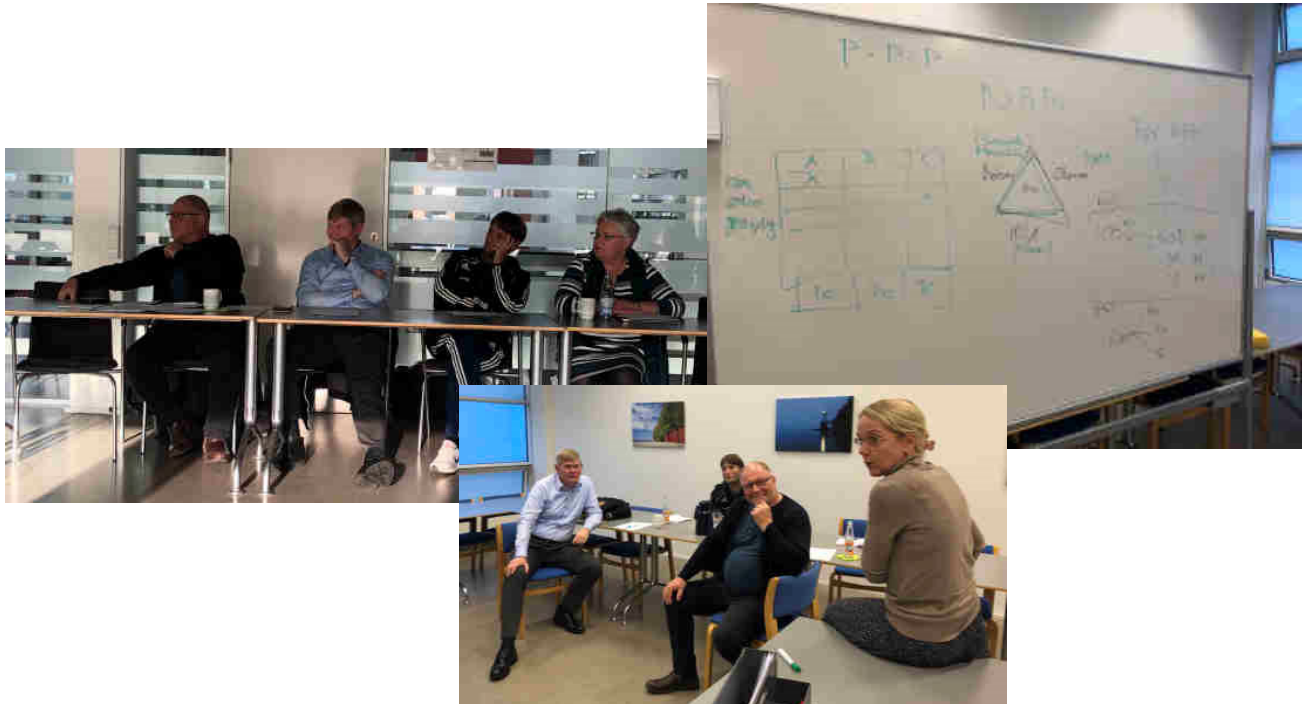


Figure 1: Pictures from workshop with all Housing Associations

Subsequently, all boards have discussed their energy strategy at individual board meetings and afterwards disseminated the strategies to residents and employees, that they can be implemented in the daily work.

3 Lessons Learned

The work developing energy strategies has been a challenge for most of the board members.

A significant barrier has been knowledge about the potential for energy efficiency in the housing stock. Here it is important, that there are competent advisers, who can guide through the process.

This ensures, that the sets of goals for housing associations are realistic and thus achievable.

It has been a positive situation to have the housing associations develop the energy strategies at the same time. They have been able to support each other in the work, and at the same time it also opens for more cooperation in the implementation phase of the strategies, such as introduction of energy ambassadors.



4 Energy strategies

4.1 Content of the Strategies

The 6 strategies include strategy for reduction of the energy consumption as well as strategy for the development of other sustainable topics in the housing associations.

The associations will assist Sonderborg Municipality to be a CO₂ neutral area in 2029 by secure a reduction of the energy consumption in the buildings between 30 and 35 % from now.

United Nations Sustainable Development Goals (SDG) are an important part of the strategies.

There are demands for energy efficient measures to be included in all future projects for new building constructions and for retrofitting of existing buildings. Demands for use and recycling of building materials. The aim for new building projects is to obtain a formal certificate according to DGNB Certification Process.

Furthermore the strategies describe how to involve the residents in the daily work reducing the energy consumption and secure a sustainable development of their housing areas. Among other measures this can be done by introducing “Green Ambassadors” in each housing department.

4.2 The 6 energy strategies are available at the project webpage:

<https://go-happi.dk/energistrategier/> (scroll to the bottom of the page)

The frontpages of the 6 strategies are attached as hard-copies on the following pages in the pdf-version.



Energi- og bæredygtigheds- strategi 2020

Sønderborg Andelsboligforening





Energi- og bæredygtigheds- strategi 2020

Boligforeningen SØBO



Energi- og bæredygtigheds- strategi 2020

Boligselskabet DANBO

BOLIGSELSKABET
DANBO



Energi- og bæredygtigheds- strategi 2020

Nordborg Andelsboligforening



Energi- og bæredygtigheds- strategi 2020

Gråsten Andelsboligforening

