

## These co-owners did it, when will you?



Target group:  
**Co-owners**

## Under one Roof

**Gelnhausen, Hesse, GERMANY**

Year of construction: <b>1935</b>	Number of units: <b>5</b>	Size: <b>360 m²</b>	Current status: <b>completed</b>
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## Project Summary

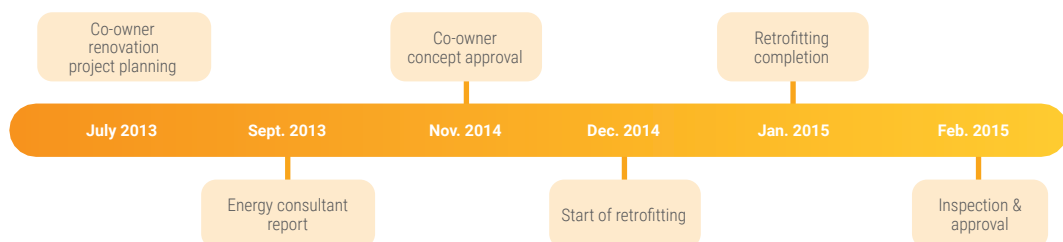
The first step taken by the co-owners as part of the renovation project initiated by the property management was to commission an energy consultant. His findings were that there was significant heat loss between the original building and the extension built in 1972. In order to fix this it was recommended to insulate the roof and the cellar. The property management lobbied strongly for this approach and the project was successfully completed 12 months later.

## Facts and Figures

- + Total cost for insulation in cellar and between rafters w/ vapour barrier: approx. 20.000 Euros
- + 15% energy consumption reduction
- + Stable temperatures in all units
- + Improved quality of life
- + Low construction noise and little contamination Building value
- + increased



## Milestones



## Retrofitting Focus

- + The focus of the retrofit was to improve the energy efficiency of the building by prevention of heat loss at the intersection with the extension. In order to keep costs manageable but also because the roof was in good shape, the co-owners opted for insulation between the rafters with a vapour barrier. Alternatively, the insulation could have been fitted to the outside under the roof tiles but costs especially for scaffolding were too high.

## Financing

- + The co-owners financed the project by taking out a loan. Unfortunately no information was available on KfW or Federal Office for Economic Support and Export Control (BAFA) support.

## Main Successes

- + A very involved property management lobbied strongly for the retrofit, lessening the chance for a renovation backlog
- + Reduction of utility costs
- + Improved building value

## Advice to Others

- + Property management evaluated if modernization of the building was necessary and financially viable on a regular basis. After active talks with the co-owners energy retrofitting was also discussed: everybody could eventually agree on the necessity of new roof and cellar insulation, in part due to the potential cost reductions. The project was underway after just a few months.
- + Property management can also give input and promote expedient measures



## Any questions?



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## Information



**Department of Energy website:**  
<https://frankfurt.de/themen/klima-und-energie/klimaschutz/angebot-energiereferat>

**Department of Energy project page:** [www.sanierungsWEGweiser.info](http://www.sanierungsWEGweiser.info)

**Building service provider index (WEG-Bereiter-Liste):**  
<https://www.sanierungswegweiser.info/weg-bereiter-liste-0>

### **You too are facing the challenge of the energy retrofitting of privately-owned condominiums in your city?**

The ACE-Retrofitting project aims to develop a governance model facilitated by cities linking owners and building professionals to accelerate condominium energy retrofitting. The French CoachCopro tool will be upgraded and adapted to other countries.

The consortium is composed of Agence Parisienne du Climat (France), Maastricht University (the Netherlands), Energy House Antwerp (Belgium), the City of Liège (Belgium), Aberdeen City Council (UK), Frankfurt Energy Agency (Germany), the City of Maastricht (the Netherlands), Changeworks (UK) and Energy Cities (coordinator). Study visits are organised in the partner cities of the consortium.

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



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