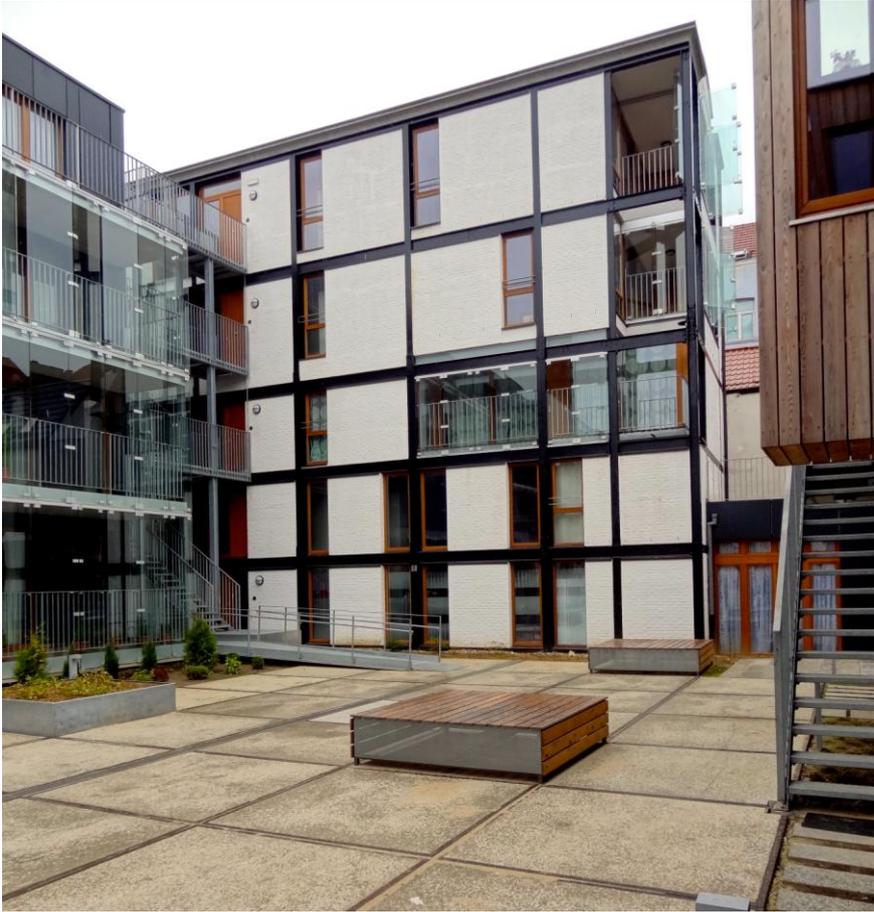


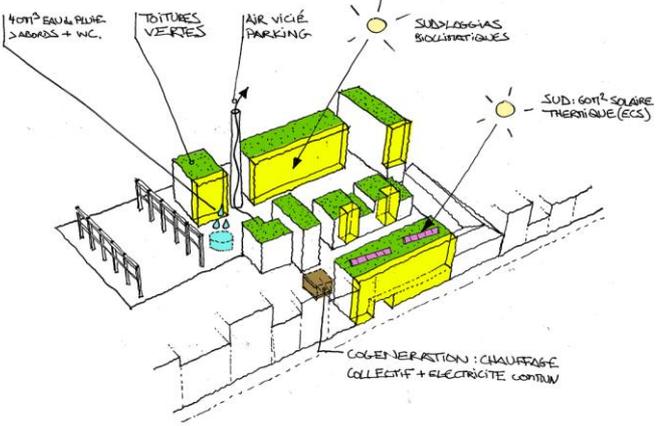
BUILDING GOOD PRACTICE

Savonnerie Heymans – Bruxelles, Belgium

GENERAL INFORMATION		
Name of the public building renovation:	Savonnerie Heymans	
Building Good Practice number (example BGP n°1 – Cork)	BGP n°1 Centre Urbain - Brussels	
Sub-group	Social housing	
Description	Photo	
	Address	Rue d'Anderlecht 131-147, 1000 Brussels - Belgium
	Public sector contractor	CPAS Bruxelles (Social welfare)
	Architect	MDW Architecture
	Engineering consulting	MK Engineering

	Date of construction	
	Legal aspects (e.g.: protected property)	CPAS property
	Date of renovation	2008-2011
	Nature of the work (short description)	Renovation and transformation of an industrial area (Soap factory) into 4 lofts low or very low energy consumption.
	Budget and source of financement	

AVAILABLE RESULTS	
What were the big problems (in terms of energy efficiency) to tackle?	<p>The soap factory stopped all production during 90's. The first big problem to face it was the soil pollution.</p> <p>It's a deep renovation, nothing was</p>
Has this building been already analysed and certified?	NO
What are the key innovative energy efficiency measures undertaken through the renovation?	<p>High EE building envelope</p> <p>36m² of solar and thermal panels</p> <p>Cogeneration heating (37kW thermal and 17kW electric)</p> <p>Condensed gas boiler (120kW)</p> <p>Heat recovery ventilation (88%)</p> <p>Green roofs</p> <p>Bioclimatic loggias</p> <p>Rain water recuperation (For the common area, the lavatory and the toilets of 4 lofts).</p>

	
<p>What are the measurable improvements in terms of energy efficiency in electricity and heating (kWh saved)?</p> <ul style="list-style-type: none"> • kWh saved, kWh before/after, kWh given in the studies/real kWh) • carbonated energy kWh substituted by REN • kg CO2 saved 	<p>The official passive house software: 46 kWh/year m2</p> <p>50% less of water consumption</p> <p>No more information about this.</p>

ENERGY EFFICIENT MEASURES	
<p>Energy efficient measures of the building envelope</p>	<p>Renovation and insulation of all façades (14cm of hemp insulation) and insulation and weather-proofing of the roof + green roof (half intensive: 13cm of substrat).</p> <p>Efficient windows</p> <p>Bio climatic Loggia: this loggias are south oriented and create a buffer zone which is not heated; an temperate living space.</p>
<p>Energy efficient measures of the heating system</p>	<p>Cogeneration heating (37kW thermal and 17kW electric)</p> <p>Positioning of an energy meter in each apartment (people have the feeling that they control their energy bill, so they are more thrifty in their day to day life)</p>
<p>Energy efficient measures of monitoring energy</p>	<p>Centralized technical management in the CPAS</p>
<p>Energy efficient measures regarding behaviour</p>	<p>Involvement of the concierge: for the surveillance of the heating system. He is also the transmitter of the rational use of energy.</p>

Stakeholders' involvement in the energy efficient measures	
Others?	Water management: <ul style="list-style-type: none"> - Water supply equipment optimal uses - Centralized production of hot water

SUSTAINABILITY OF THE RENOVATION	
Design and choice of sustainable materials?	
Sustainable building site management? (sorting waste, water...)	Sorting waste, water consumption (50% less rain water recuperation & optimal equipment uses)
Application of a valuation method (BREEM? HQE? Others?)	
Carrying out consultation process with dwellers? Concerted choice on the work program? Which external partners?	

BUILDING MAINTENANCE: life of the building after the renovation	
Is the building object of an energy monitoring? Is there a responsible manager?	Yes there is an energy monitoring, but we have to wait because people leaves there since less than one year
Who is in charge of the maintenance of the heating system of the building?	The CPAS's technical service.
Who is in charge of the day to day energy management?	The concierge.
Are there some specific measures to raise energy awareness and to implicate users in energy efficiency?	

FUNDING	
What financing plan?	This building has been elected "exemplary building" throughout the Brussels Region. In that perspective serious technical analysis by external experts have been conducted.
Innovative or specific aspects in the method of financing (European funds or	The support of the renovation was done by tree means:

<p>loan, energy performance contract,...)</p>	<ul style="list-style-type: none"> - Financial grant for the design and execution of the building - Technical assistance - Public visibility for the building and its architect.
<p>What is the balanced budget for each stakeholder</p> <ul style="list-style-type: none"> • Energy costs for tenant before /after • Increase in the rent 	
<p>Is there any specific economical indicators (payback time on investment, global cost, ...)</p>	

TRANSFERABILITY	
<p>Transferable aspects according to the partner in charge of this example of good practice</p>	<p>Transferability of planning (forming a partnership, choosing priorities, setting up a renovation building teams, etc.)?</p>
	<p>Transferability of the process of renovation (management structure, monitoring system, implication of end users, participation, etc.)?</p> <p>Management of the structure by the involvement of the concierge. He has the responsibility to look at centralised heating system on site and to inform the technical team if something is wrong. (he had been training on all technologies established on the project). The concierge has a key role on the quality of life in the “Small village”, and in inhabitants’ awareness about rational use of energy & how the EE technology should be used.</p> <p>Social housings are rented to families from the neighbourhood. (the selection is done by the CPAS thanks to socials criterions) The awarding of apartments is made according to CPAS’s criterions and the price of the rent (incomes decide upon to which apartment are they eligible.)</p>
	<p>Transferability of results (good solutions, adaptability, change of behaviour, etc.)?</p> <p>Transferability of the concept of “Small village”</p>
<p>Transferable aspects according to all the partners of Serpente project</p>	<p>The other partners will analyse and validate these good practices. During the process of validation the partners will take on the role of auditors because they will assess and improve the</p>

	effectiveness and portability of good practices in their context.
	The validation process will promote a systemic approach in local competent public administrations. Moreover, this process of selection and validation is a peer review and entails the mutual role of experts and auditors depending on typology of buildings and partner's expertise.

SOURCES	
Publications	
Videos	http://www.youtube.com/watch?v=luN1kmLQu8g
Website	
Interviews	Piotr Kowalski (MK Engineering) Gilles Debrun (MDW Architecture)