



N A B C O
Co-operative Living

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Overview

NABCO

Co-operative Housing in Ireland

Case Study Pinewood Green

Monitoring

Results



NABCO – About us

Since 1973

- the national federation representing, promoting, developing
- locally-owned and locally managed co-operative societies.

1970's & 1980's

Approx 3,000 Home Ownership Co-operatives

1980's - 2010

Approx 1,500 Co-operative Rental homes

100% Funding from Government

Approx 500 Home ownership

2011 – 2012

New funding environment

International Year of Co-operatives

2013

More than 1,800 homes

Forty years' service



Home ownership Co-operatives



Rental Co-operatives



Unfinished Developments



Energy Efficiency



Community Facilities



Refurbishment and Upgrade



Pinewood Green Court

20 Houses built in 1996

Back Boiler Heating, wooden doors and windows, exposed costal area.

Members reporting drafts and water coming in under doors

Inspections and on-going remedial works

Rising Cost of Fuel

Multi-Annual Refurbishment Plan



SEAI Pilot Scheme

Pilot Scheme of funding for low income houses

Targeted at fuel poverty – households in receipt of fuel allowance

Suite of energy improvement measures including:

- Windows and Doors
- Gas Boilers
- Insulation

Formal Approval given on the 27th August

Work to be finished 15th November



Partnership

SEAI

- Grant Approval and monitoring

Electric Ireland

- Appoint contractors & manage the works
- Payment for savings achieved

NABCO

- Administration, facilitation & Co-ordination

Members

- End users of measures
- Contribution towards costs
- Monitoring



Refurbishment Measures

Central Heating

- New Gas Boilers and Heating Controls
- Disable back boiler system

Windows and Doors

- Replace all with improved efficiency alternative
- Draft Proofing

Insulation

- Re-insulate attic space
- Pump Cavity Walls

Supply low energy light bulbs



Monitoring Savings

BER Calculations before and BER certificates after

Collect Energy Bills to monitor changes in consumption rates

Member carry out their own monitoring

Survey of all households after 12 months



Pinewood Green Court Results

House No	Before kwh/m2/yr	After kwh/m2/yr	Before Co2	After Co2	Before BER	After BER
1	284	165	60	35		C1
2	302	138	93	29		B3
3	317	146	98	31		B3
4	315	146	97	31		B3
5	241	138	51	29		B3
6	280	164	59	35		C1
7	360	165	112	35		C1
8	352	157	109	33		C1
9	359	157	111	33		C1
10	308	142	95	30		B3
11	245	142	52	30		B3
12	307	142	95	30	D2	B3
13	244	142	51	30		B3
14	244	142	51	30		B3
15	245	142	52	30		B3
16	360	158	112	33	E2	C1
17	285	159	60	34	D1	C1
18	250	143	52	30		B3
20	344	158	106	33		C1





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