



SHARE

Social Housing Action to
Reduce Energy Consumption



Case Study 4



Guidelines for adequate heating and ventilation for tenants of non-profit and social apartments

During the last few years a significant part of the existing non-profit and social housing stock in Slovenia has undergone at least some minor changes, such as improving thermal characteristics, upgrading heating systems, and replacing old windows with more energy efficient ones.

Construction of new non-profit and social housing stock follows national technical requirements regarding energy efficiency and issues of sustainability. Some municipalities even opt for a slightly better thermal standard in order to reduce operational and maintenance costs and to ensure better thermal comfort.

However, such changed boundary conditions also require some changes in the tenants' behaviour, especially regarding ventilation and heating.

Contemporary apartments are noticeably more air-tight, so the level of ventilation should be increased in comparison with former conditions.

This is of vital importance particularly for households who spend most of the time in their apartments, such as families with infants, unemployed, or retired. They need information and guidance to help avoid problems such as inadequate heating, surface condensation and mould growth.

SHARE is an Intelligent Energy Europe Project working in eight European areas to develop energy efficiency and low carbon technologies in social housing. For more information about the SHARE project and for other case studies see the project website:

www.socialhousingaction.com

On the SHARE forum a suggestion was made to the BCEI ZRMK project team to prepare a simple brochure with a set of advice and explanations about ventilation and heating of the apartments, aimed directly at tenants.

These guidelines are designed to accompany individual information leaflets prepared within the SHARE project, and support regular communication between housing organisations and their tenants.



It was agreed that the text should be written using only basic necessary technical terms to be clear and understandable to everyone. The content should encourage tenants to monitor and control microclimate in their apartments, and bring forward the consequent benefits of a better thermal comfort and reduced operational and maintenance costs.

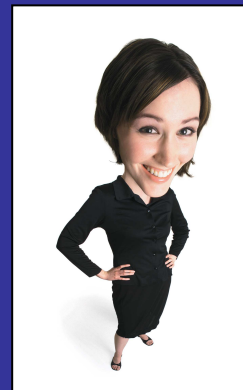
It is hoped that by understanding the problems the tenants will be more willing to actively contribute to their solution.



Need for information and education of tenants

Mr. Tomaz Rihtarsic, Director of the Municipal Housing Fund of Slovenske Konjice, stated that "It is often more convenient to provide advice for tenants from a "third party", like an independent institute. The tenants sometimes tend to see suggestions by their landlords as too partial or biased."

Ms. Tonka Grgic from the Municipal Housing Fund of Ljubljana remarked "It is our duty to take care of regular maintenance and repair works in our apartments stock. We are also strongly committed to efficient use of energy and reduction of environmental impacts. All these tasks cannot be realised without a co-operation of well-informed and conscious tenants. SHARE project has several common points with what we are trying to achieve."



Are you sweating even when your mother-in-law is not visiting?
Try opening the windows from time to time!

Have penguins moved in?
Check your room temperature!

Contact Details

Name: Miha Tomsic
Organisation: BCEI ZRMK, Slovenia
Telephone: +386 1 2808 521
E-mail: miha.tomsic@gi-zrmk.si

Intelligent Energy  **Europe**

The sole responsibility for the content of this document lies with the authors. It does not represent the opinion of the European Communities. The European Commission is not responsible for any use that may be made of the information contained therein