



## ENERGY EFFICIENT CONSTRUCTION AND LIVING IN BERLIN

### RATIONAL ENERGY CONSUMPTION IN PANKOW

#### ► Three block heat and power plants were built on the Bremer Höhe with the support of the Energy Consultancy Prenzlauer Berg.

Bremer Höhe is the name of the housing estate situated between the Schönhauser Allee and the Pappelallee in the Gneist and Buchholzer Roads. The houses were built at the turn of the last century and are listed buildings.

The 500 apartments on the estate belong to the newly founded tenants association. A total renovation is necessary for the 49 buildings due to their structural status. Their coal fired boilers are being replaced by modern gas heating in the local heat supply network.

In June 2001, the buildings were analysed and preplanning took

place. The project was split into three construction stages. The renovation measures will

be completed in autumn 2003.

The apartments are supplied with heat and warm water by an energy service contractor organised by the association.

This contracting process has the advantage that the installation, the start-up and the maintenance

of the heating system is all undertaken by an expert. His specialist knowledge of optimal system technology and low prices allows access to low fuel costs.

The invitation for tenders for the heating supply was made according to the Berlin Energy Service Standard (B.E.ST.). It ensures that the tenants' interests in low rents and appropriate heating prices are acknowledged in the contracts between landlord and utilities company.

The Berlin Energy Agency GmbH won the tender and is installing three roof central heating installations as part of its energy supply concept. Warmth is produced by a condensing boiler in combination with a block heat and power plant fired on gas. The block heat and power plants operate in a parallel network and cover the basic elec-

trical and thermal load produced by the inhabitants of the separate buildings.

This measure makes a lot of sense in view of rational energy consumption. However, it can only be realised if the electricity produced by the BHKW can be directly sold to the tenants. The contractor guarantees a tariff along the lines of the standard tariff offered by Bewag (Bewag Klassik).

This measure allows an annual reduction of roughly 40% CO<sub>2</sub> in comparison with use of conventional heating in conjunction with Bewag electricity.

The consequences of this efficient energy supply were explained to

work of 130 European energy agencies receiving support from the European Commission within the SAVE II programme. The association was created in October 2000. The energy consultancy extends throughout the entire district of



The Team of the Energy Consultancy Prenzlauer Berg (Energieberatung Prenzlauer Berg)

the inhabitants by employees of the Energy Consultancy Prenzlauer Berg e.V. in individual interviews; individual questions were also able to be answered. The Energy Consultancy Prenzlauer Berg e.V. not only described the technical details, but also elaborated on the political background of the energy issue as well as providing information on the effects of climate change.

Consultations have been held with approximately 80 renting parties. All tenants involved accepted Berlin Energy Agency as operator. Thus the operator had a good basis for his investment decision.

On 15 September 2001, the first block heat and power plant with an output of 18 KW el was put into operation in the presence of Senator Strieder. This success was based on the consulting concept with its focal point on the detailed and independent single consultation.

The Energy Consultancy Prenzlauer Berg is an independent consulting agency and belongs to a net-

work of 130 European energy agencies receiving support from the European Commission within the SAVE II programme. The association was created in October 2000. The energy consultancy extends throughout the entire district of Pankow with emphasis on the quarter Prenzlauer Berg, although it is also active beyond the district borders. The local energy agency supports projects and participants involved in a sustainable use of energy. It addresses both house-owners and tenants, trades, authorities and institutions.

**energie  
beratung**

**Prenzlauer Berg e.V.**



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