

RentalCal - Case stories

FRANCE

Private social housing company:

Habitat Hauts de France , Calais

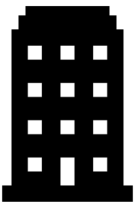
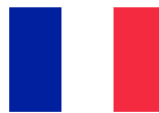
Résidence Risban

Rue Maréchal Delattre de Tassigny,
Calais

Lettable area: 5.145m² (84 flats)

Energy efficiency investment
implemented in 2015 and 2016.





INVESTOR and PROPERTY DATA:

- Private social housing company (total rental housing stock: 21.000 flats).
 - Multi family house, electric individual DHW and heating, built in 1983.
- Total lettable area: 5145 m²



RETROFITTING DATA:

New double glazed windows (Argon 4-16-4), optimization of the ventilation system (hygro), external thermal insulation of the shell (12 cm PSE insulation), new individual gas condensing boilers replacing the former electric DHW and heating system, extension of the facade (+ 4 lettable m²/ flat)

Energy related investment costs:
2.429.780 € (472 € /m² living surface)

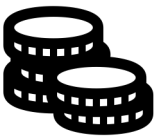


ENERGY DATA:

Energy consumption before renovation:
2.140.320kWh/year

Energy consumption after renovation:
445.410 kWh/year

Savings in energy expenses: 234.612 €/year (energy expenses for the tenant: -91%)



FINANCING DATA:

Equity volume: 48.595 €

Market loan volume: 410.413 €

Subsidised loan volume: 1.970.772 €

Grant volume: 459.000 €



MARKET DATA:

Rent increase: 0,76 €/(m²/month)

Change in long-term vacancy rate: 0 %



RESULTS:

Return on equity incl. green value:
11.04 % p.a.

Payback period incl. green value:
9.06 years