

Roundtable:

What skills will be needed for the construction and renovation of affordable homes in the next decade?



Pictures: Sulamith Sallmann, degewo

Construction of new buildings

First issue and biggest challenge:
construction or production costs

2.650 EUR per m² living space (rent will be > 10 EUR/m² without subsidies)

Actual average

including the building itself, technical building equipment, outdoor facilities, planning and 19 % VAT,
excluding about 500 EUR/m² property

How about skills?

- **Cost-reducing features**
(compact, no underground parking, KfW 70, ventilation via window or exhaust air,...)
- **Value engineering**
(i.e. organized approach to providing the necessities at the lowest cost)
- **Serial and modular construction**
(practical floor plants, high quality architecture etc.)



Gewoba Bremer Punkt
"Wohnungsbaukasten"

Competition for serial and modular construction i.e. Europe-wide call for tender High quality residential construction - no “panel building”



Modulhaus 15² SBV eG Flensburg



Gartenhof Kieffholzstraße Berlin



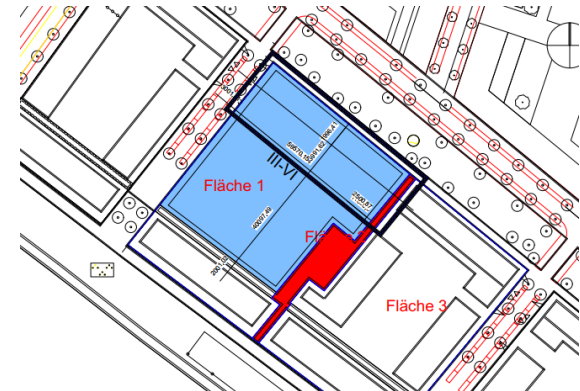
Vonovia, Bochum Hofstede



Expected benefits of the competition:

- Direct order for public housing companies (no extra call for tenders)
- Reduction of construction time
- Better quality assurance

Lower prices are questionable



Virtual property for the competition

Potsdam Drewitz – best practise for affordable renovation, energy saving and climate protection



Fotos:
Ulf Böttcher



New EPBD - recital 6

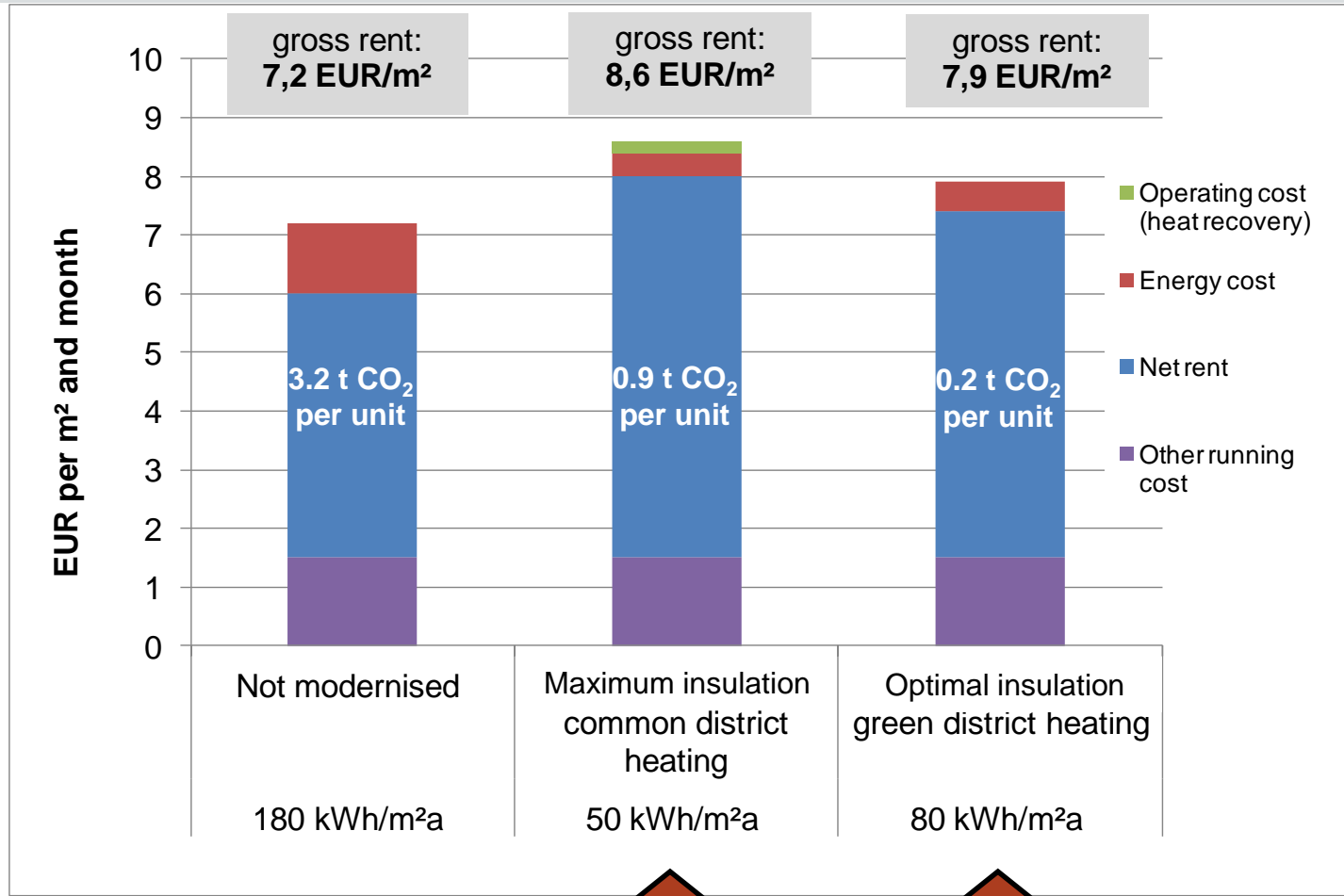
Member States should seek a cost-efficient equilibrium between decarbonising energy supplies and reducing final energy consumption.

New EPBD – Annex 1

To express the energy performance of a building, Member States may define additional numeric indicators of ... greenhouse gas emission produced.

Potsdam Drewitz

Results and Conclusion



What skills will be needed for the construction and renovation of affordable homes in the next decade?

- **Achieving the optimum:**
reducing CO₂ emissions by “average” insulation plus renewable energy sources supplied through the energy carrier and renewable energy sources that are generated and used on-site
- **Deep knowledge of cost drivers:**
in planning of new buildings
for running cost and maintenance
for energy cost, weighted with investment cost