



Individual measuring of electricity and hot and cold water in AB Bostaden's apartments

Project Manager Harry Jonsson



Individual measuring is part of the Life+ project Green Citizen of Europe, "Sustainable living and housing".





Introduction

Property management and the provision of good living conditions is a long-term project that requires a sustainable business plan.

We put words into action with a social, ecological and economic perspective that permeates everything we do in our efforts to find sustainable and smart solutions for reducing energy consumption.





Vision

"We work long-term with smart, sustainable solutions!"

AB Bostaden's vision is to provide the best possible housing in the Umeå region from a social, economical and ecological perspective. Our buildings are long-term sustainable and our property management is of the highest quality.

Our residential developments are designed with people's need of security and community in mind. The properties and their management are based on smart solutions that provide good economy and ecologically sustainable and attractive milieus. AB Bostaden is seen as a role model throughout the country and people are proud of living in our apartments.





AB Bostaden today

- Owns and manages 15,152 rented apartments
- Builds 300 new apartments every year



Sustainable construction – a vital strategy

- We strive to improve environmental awareness among our staff and customers
- Environmental requirements are met in all our procurements
- Maintenance and refurbishment of the 1960s and 70s Million Programme housing developments
 - significantly reduced energy consumption
 - building services upgrade with retained weather protection
 - extensive improvements to building services, supplementary insulation and upgrading of weather protection
- Provision of a variety of IT services
 - facilitates our own management of the properties
 - enables tenants to save energy

Ecological goals 2010–2012

- Reduced energy consumption (heating and electricity). The sub-goal for 2013 is 135 kWh/m²/year.
- Reduced energy consumption (electricity). The sub-goal for 2013 is 27.3 kWh/m²/year.
- Energy consumption for new construction: maximum 65 kWh A Subscript Temp per m² floor area/year.
- Changing 2,800 lamppost lights to mercury vapour lamps.
- Recycling of household waste will be made available to 90 per cent of AB Bostaden's apartments.
- No PCB pollutants in the properties.
- Awareness of AB Bostaden's environmental programme among staff and tenants to improve year by year.
- A five per cent reduction in the number of driven miles and a yearly reduction of 15 per cent in carbon emissions.
- Achieve the intermediate objectives (in accordance with the programme) of the Sustainable Ålidhem project and the EU-Life+ project Green Citizens of Europe.
- Improve the possibility for tenants to be able to influence their own environmental impact.





Facts, AB Bostaden in Umeå 2010

Number of apartments	15,152
Total employees	167
Number of premises	191
Occupancy ratio	99 per cent
Net turnover	SEK 961 million
Book value, properties	SEK 4,655 million
Investments	SEK 167 million





AB Bostaden's market

- 15,000 homes (15,000 apartments) in Umeå municipality
- Youth, students and senior citizens
- 99 per cent occupancy ratio
- 5,500 student flats, of which 3,200 are bedsitters
- Average rent SEK 898/m²
- Turnover 2010 – SEK 885 million

Umeå – Sustainable Urban Development



- Interaction without borders
- 200,000 inhabitants 2050
- Develop and manage attractive environmental, social and economically sustainable buildings and housing developments
- Civic engagement
- Urban rather than greenbelt development
- Cultural tradition as a progressive driving force

Ålidhem Green Partnership



The Green Partnership comprises:



Municipal housing companies



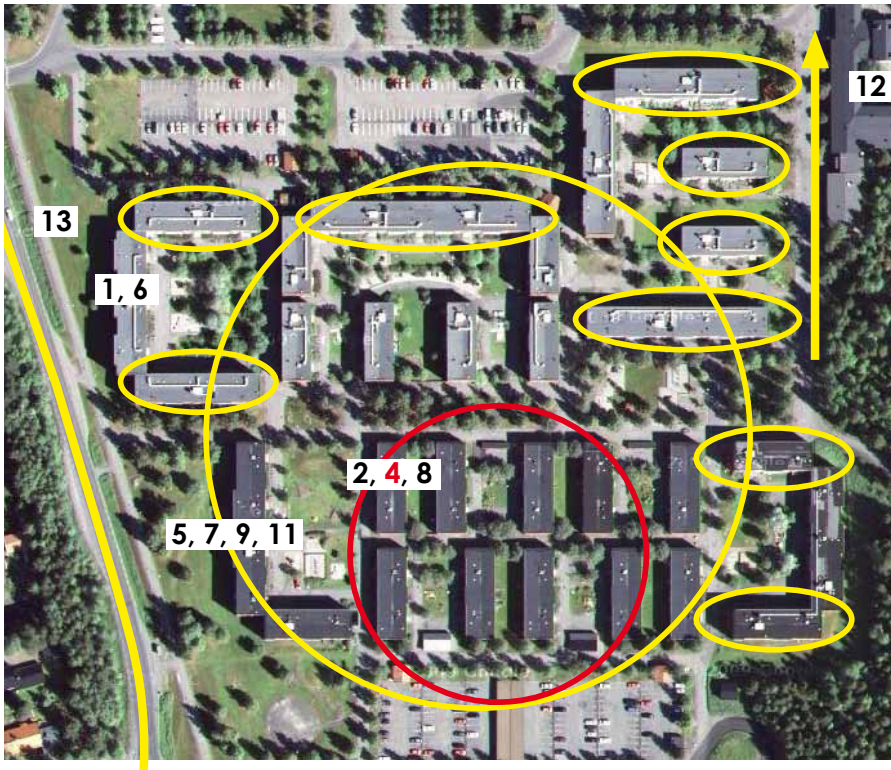
Municipal energy companies



Umeå kommun



Sustainable cultural heritage – The Ålidhem Project



SEK 33.67 million granted. AB Bostaden's share totals SEK 28 million.

- 1 New Geografigränd
- 2 Innovative sealant materials
- 3 Gable roofs with solar cells, local wind power
- 4 Individual electricity and water measuring**
- 5 Environmental houses
- 6 Winter conservatory
- 7 Energy efficient LED lighting
- 8 White goods run off district heating
- 9 Intelligent output control, district heating
- 10 Rechargeable hybrids in Umeå
- 11 Parks and public spaces
- 12 Green-white footpaths/cycle lanes
- 13 Restructuring, Studentvägen



A share in Sustainable Ålidhem



New construction (with individual measuring)

- 4 blocks of student apartments
- Winter conservatory
- Sauna

The whole area (including pilot buildings)

- Innovative sealant materials
- Gable roofs with solar cells, local wind power
- **Individual electricity and water measuring**
- White goods run off district heating
- Environmental houses



Apartment displays



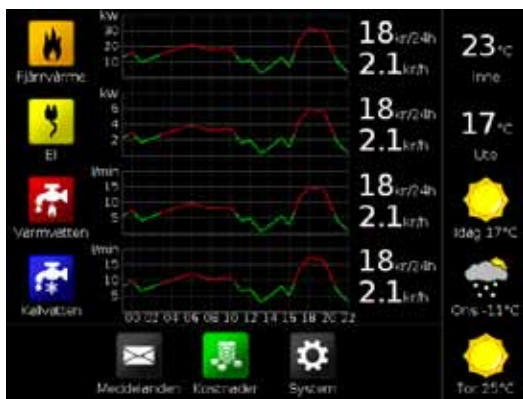
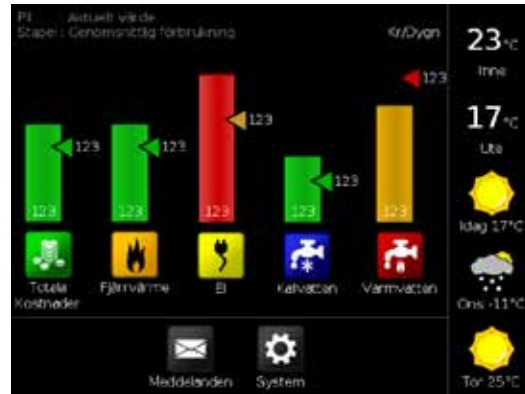
500 displays the same number of apartments



■ Thus far we have:

- ✓ Developed an apartment display to show electricity and water consumption
- ✓ Easy to use and understand
- ✓ Shows consumption in real time
- ✓ 400 displays already in place

Displays with different designs



Things we still have to do:

- Install a further 100 displays
- Four different designs
- Dialogue with tenants
- Consumption figures
- Comparisons
- In-depth interviews
- Evaluation

Collaboration

AB Bostaden in partnership with Umeå Institute of Design and Umeå University.



The importance of dialogue

A good dialogue with our tenants on the reasons behind our actions is essential in implementing the project.



Successful dialogues:



Ålidhem's youth recreation centre

- Paintball "shoot a vote"

Sustainable Ålidhem

- Sustainability walks
- Workshops
- Events
- Outdoor environment
- Winter conservatory
- Stairwell meetings
- Home visits



New Geografigränd



Ålidhem – the sustainable town district in Umeå

Eco and energy efficient technology

Individual measuring of electricity and water in apartments encourages tenants to cut their energy consumption. By placing meters in the apartments AB Bostaden can study how visual design and interactive communication can encourage tenants to participate in cutting their building's total energy cost.

Within the framework of the Life+ project Green Citizens of Europe – Sustainable Living and Housing, in “Lösningarna Torg” AB Bostaden are showing a meter that will be developed and tested in several varieties for optimum user-friendliness.



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