

# Low energy houses in Backa Röd



*Version 2.0  
Building P2-P6*



*Version 1.0  
Katjas Gata 119 (P1)*



# The pilot project Katjas Gata 119

From a building of the Swedish million program era to a low energy house,  
version 1.0



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# A pilot project in energy renovation



## Katjas gata 119 in Backa Röd

- 4 storey residential building
- 16 rental apartments
- 3 RoK (room and kitchen) á 80 m<sup>2</sup> + 1 RoK á 44 m<sup>2</sup>
- Built in 1971, rebuild in 2009
- Rentable area 1244 m<sup>2</sup>, A<sub>temp</sub>\*1357 m<sup>2</sup>
- Supplied by district heating
- Energy use before renovation 178 kWh/m<sup>2</sup> (A<sub>temp</sub>)\*
- Energy use after renovation 60 kWh/m<sup>2</sup> (A<sub>temp</sub>)\*



BOSTADS AB  
POSEIDON

\* A<sub>temp</sub> = Area heated over +10 °C. Energy use includes heating, warm water and electricity (excl. household electricity).



# The next step

## Renewal & new topfloors

From pilot project to low energy house, version 2.0



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# The red pearls of Backa Röd



# Extent P2-P6

- 5 existing tower blocks renews and get two extra floors
- New construction standard in all apartments
- Elevator is installed
- Low energy renovation, from 180 kWh/m<sup>2</sup> to 60 kWh/m<sup>2</sup>
- 80 existing + 60 new apartments in total





# How we get it profitable

- The extra top floors result in more apartments that share joint cost like central installations, technical spaces, insulation of the ground floor etc.
- More rentable area gives more incomes.
- New construction standard gives higher rental and incomes.

