



Photos: Hans de Lijser

## SYNOPSIS

- energy use for heating only 34% of the national building codes
- 12 m<sup>2</sup> of solar boilers
- 126 kWh heat pump
- 3,5 kWp PV cells

## BACKGROUND

In 2007 Woonbron implemented a strategy in which each of its 5 offices made extra sustainability investments in specific projects to create a significant amount of 'shining examples' in its portfolio.

## OBJECTIVES

The new non clinical health centre in the Händellaan was planned to become one of Delft's shining examples of low-energy buildings. The building, composed of 21 apartments and 5 studios for medical experts, will give home to mentally disabled individuals and supply them with supervised homes.

## PROJECT DESCRIPTION

Woonbron used the Dutch GPR-score to take account of its measures on the total palette of the different aspects of sustainable building. The GPR-scores on the following themes have been calculated on a 1-10 scale, 10 being the best attainable, 6 being the legal threshold. Although only the energy measures are official as part of the SESAC project, the produced table is worth looking at:

| GPR-scores (1-10 scale) |     |       |     |
|-------------------------|-----|-------|-----|
| Energy                  | 8,3 | Waste | 8,9 |
| Materials               | 7,7 | Water | 8,6 |

The building itself attained an EPC of 1.03. The Dutch standard for similar buildings is 1.5. So the building is 33% better. Total energy-savings were a calculated 66% for heating, 52% for hot tap water and 8% for the lighting of the common areas compared to the standards.

## RESULTS

The main partner is owner Woonbron Delft, one of the largest social housing groups in the Netherlands (top 5). Its working area is the southern part of the Randstad which is the metropolitan region of the Netherlands. Woonbron serves about 50,000 households and has seven offices in Rotterdam, Spijkenisse, Delft and Dordrecht. Woonbron is an innovative organisation and this is reflected in the introduction of the 'For Living' concept (a variation on 'for rent' and 'for sale'). Every year since 2002 several thousand rented homes have been converted to 'For Living'. This option is available for both current tenants and those looking for housing. In three to four years' time Woonbron wants to convert 80% of its property into 'For Living'.

## NEXT STEPS

The sustainability group that is making sure no opportunities for sustainable effort are neglected within Woonbron uses buildings as these as shining examples.

## FURTHER INFORMATION

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