



# „VILLAGE BLOCK” RENOVATION PROJECT

## **Background**

In Hungary, like in most New Member States that have joined the EU since 2004, there are numerous residential buildings which had been built by industrialised construction technology (so called “Soviet-type blocks of flats” or panel blocks). These buildings operate with outdated energy systems, with minimal or no isolation, and outdated windows. Low energy efficiency causes higher CO<sub>2</sub> emission, and due to the higher energy demand leads to higher operational costs. Increasing energy prices make long-term sustainability of these buildings a serious problem for owners and residents, most of whom have low income.

## **Help comes from the EU, the Hungarian Government...**

The European Commission supports the development and implementation of technologies aiming at higher energy efficiency and energy saving in residential buildings within its Research and Development Framework Programme. The Hungarian Government also provides financial support for such projects through its Panel Plus Programme with the goal of redeveloping outdated buildings constructed by industrialised building technology, coupled with application of renewable energy sources.

## **...and the municipality**

In the 1960s and 70s, one of the most concentrated building estate zone of the capital was constructed in the district of Óbuda-Békásmegyer, which has a history of 2,000 years and currently the second most populated district of Budapest (126,000 inhabitants). Two thirds of the population still lives in panel blocks, therefore the City Council considers the renovation of such buildings a priority in its development programme. The Municipality of Óbuda-Békásmegyer joined the STACCATO project (contract number: TREN/07/FP6EN/S07.70296/038441) in 2005 together with Amsterdam Noord and Sofia Oborishte, as the third municipality to undertake a pilot programme of renovating selected block houses with implementation costs of 1.2 bn HUF (appr. 4.18 m EUR) with appr. 287 m HUF (1 m EUR) contribution from the EU. The building in Óbuda was selected in June 2009: the renovation was planned in the so-called “Village Block” with its 884 flats (the building named after its 3,000 inhabitants, which easily makes up the population of a village), 43,500 square metres, 15 staircases.



faluház mintaprojekt



Óbuda-Békásmegyer





### Budget

The project is unique on a national level, as it received matching funds from the EU, the Hungarian Government and the local municipality. Finance comes from:

Contributors	Support proportion
Municipality of Óbuda-Békásmegyer (including EU funds)	40%
Hungarian Government (Panel Plus Programme)	33%
Owners' own resources	27%

### Schedule

The preparation of the project took three years from 2006 to June 2009, during which time technical plans, financial plans and construction blueprints were prepared, and the public procurement procedure for the selection of the construction company took place. The renovation of the house took merely 6 months between July and December 2009.



faluház mintaprojekt



Faluház before the renovation





faluház mintaprojekt



Faluház after the renovation



### Project results

- Complete insulation of the house, with insulation capacity exceeding the standards of newly constructed buildings.
- 1,800 outdated windows were replaced with new ones (5 chamber plastic windows).
- A solar collector system for the production of hot water was implemented on the roof of the building with 1,500 square metre and 1,128 MWh capacity.
- Increase in the value and living quality of the flats.
- Reduction of CO2 emission as a result of better energy efficiency and the application of renewable energy sources.



Complete insulation of the house



5 chamber plastic windows



Solar collector system

### Further objectives of the project

- Sociological survey of the dwellers of the building, measuring project impact.
- Energy efficiency monitoring after completion of renovation.
- Organisation of seminars, conferences and trainings and awareness campaigns in the local and national media, to generate similar projects nationwide and serve as a pilot project for potential future project owners.



## faluház mintaprojekt

**Project leader:**

Puskás Péter,  
Vice mayor of Óbuda-Békásmegyer

**Technical expert:**

Kelemen Gábor

**Project co-ordinator:**

Rózsás Árpád

**Legal and Public Advisory:**

Dr. Laczkó Katalin  
Biczi and Tuzson Attorneys at Law

**Construction company:**

Szeivolt István, CEO, Épkar Zrt.





faluház mintaprojekt

## PROJECT CONTRIBUTORS:



## CONSTRUCTION COMPANY:



## PROJECT PARTNERS:



AND THE ASSOCIATION OF OWNERS OF FALUHÁZ