

**The Poptahof,  
Woonbrons'  
Work in  
Progress,  
September 9,  
2009  
Zeno Winkels**



# A short story about Woonbron

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- Introduction of the Woonbron housing association
- Introduction of the Poptahof area in Delft
- Details about the energy measures and quality checks undertaken
- A short preview of the further steps considered

# The 5th housing association in the Netherlands



se, Dordrecht

# Seven strategic themes

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1. Co-producing with local partners
2. Creating successful environments to life
3. Creating healthy, well functioning areas
4. Being a customer driven organisation
5. Empowerment of the citizen
6. Sustainability
7. Social investments

# Introduction of the Poptahof area in Delft

- **Surface area:** 21.75 ha. (1 %)
- **Population:** 2,791 (128 inh./ha.)
- **Av. househ. income** € 17,130 (Delft: € 22,508)
- **Nationalities:**
  - Dutch 37.8 % (Delft: 78.4%)
  - Turkish 13.8 % (2.2 %)
  - Somali 8.3 % (0.7 %)
  - Iraqi 7.6 % (1.2 %)
  - Moroccan 4.8 % (1.0 %)
  - Antillean 4.1 % (1.0 %)
  - Surinamese 3.9 % (2.0 %)

# Google maps



# And closer



# Challenges

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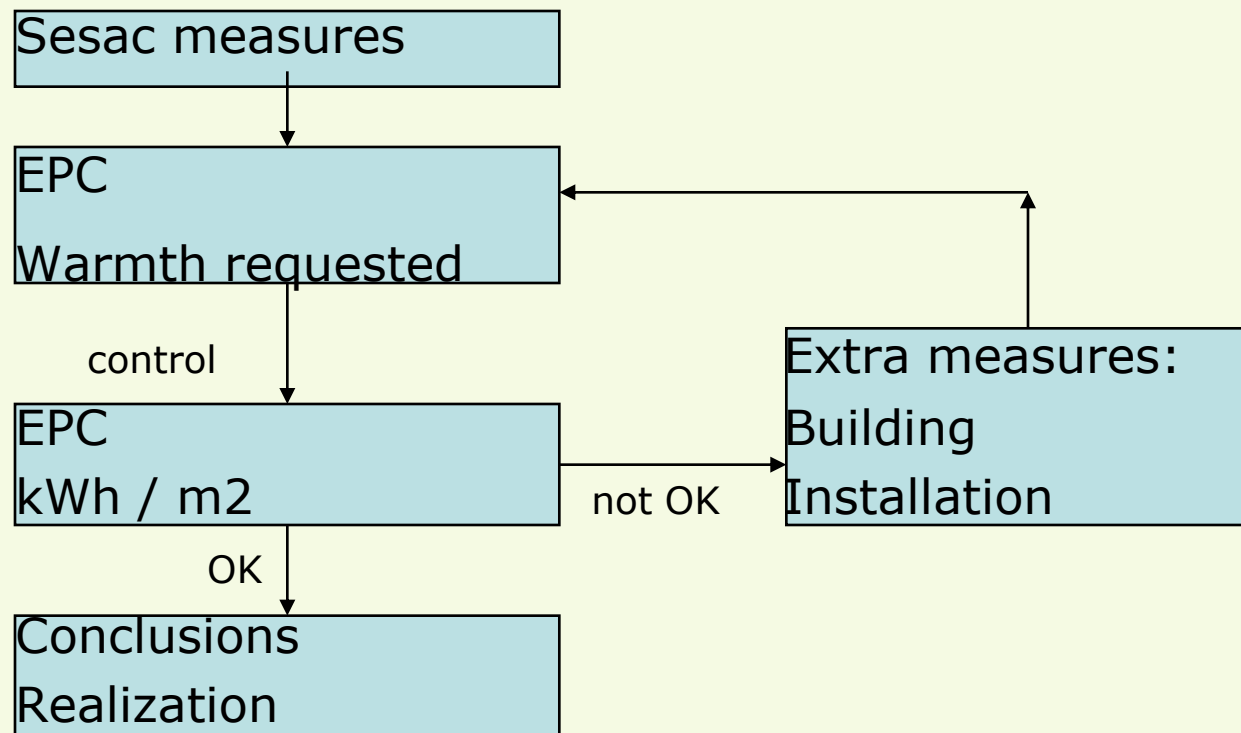
- **Sustainable redevelopment of entire neighbourhood**
- **Emphasis on social liveability (!)**
- **Also attention for:**
  - **water**
  - **energy and sustainable building**
  - **traffic**
  - **waste**

# First building area

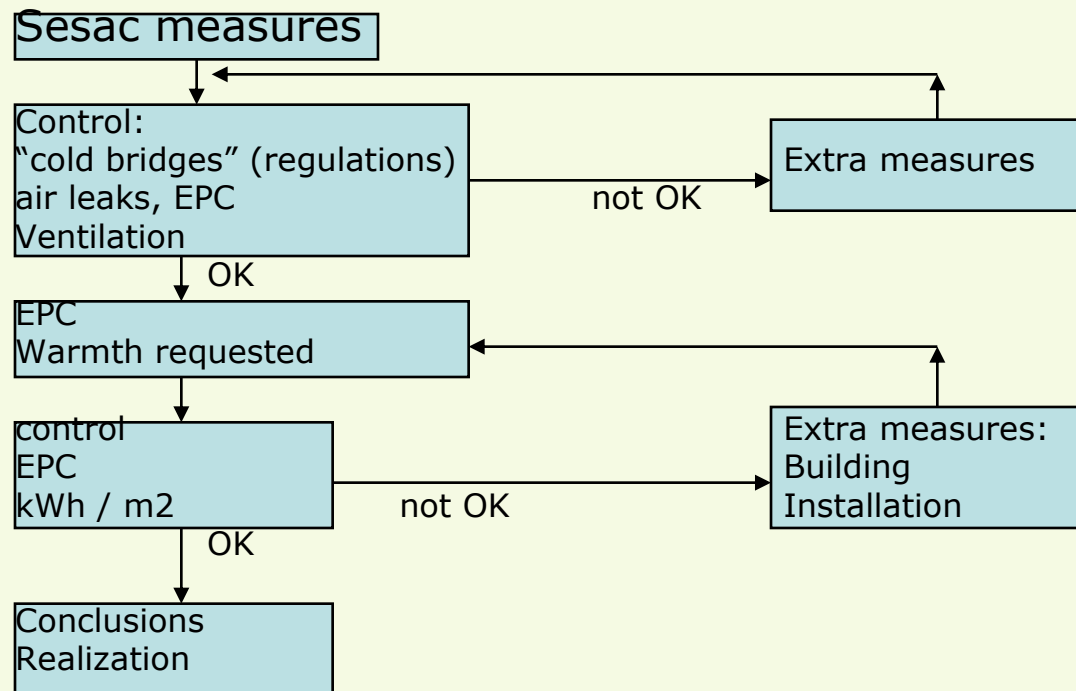




# Details about the energy measures and quality checks undertaken, new buildings



# Details about the energy measures and quality checks undertaken, refurbishment



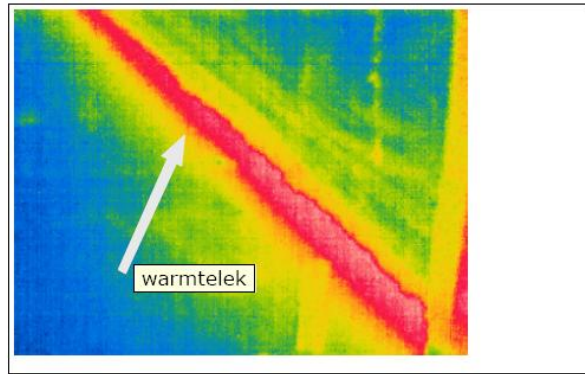
# Quality control

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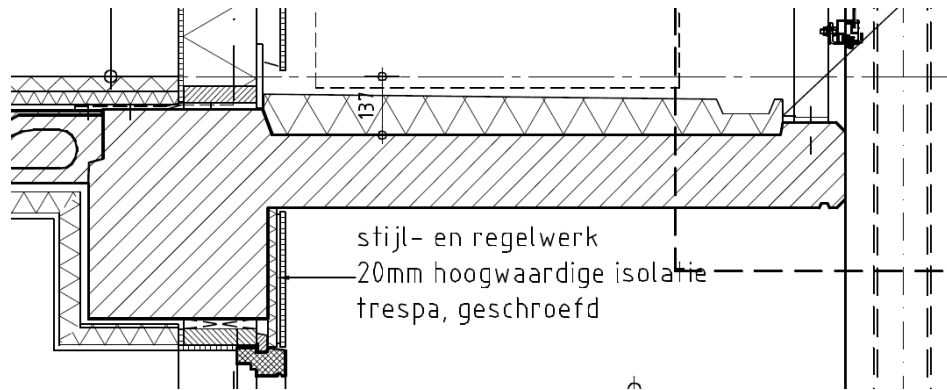
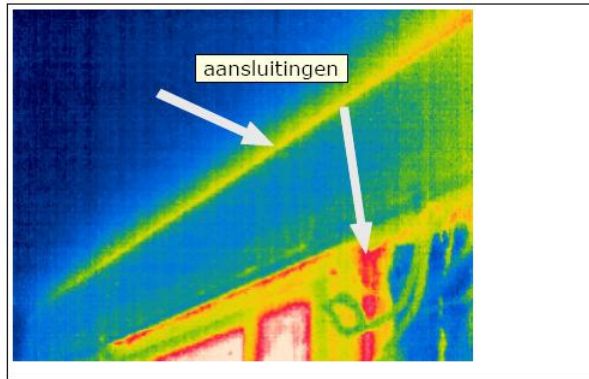
- Positioned at the builders and developers level
- Tests on the site for insulation (and air tightness) as early as possible
- Visual control by an objective expert
- Training for the people on site

# Poptahof Delft quality system

## Quality control during the construction



SESAC is a project of the CONCERTO initiative co-funded by the European Commission under the Sixth Framework Programme



### Tricky details

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# Tips from the workflow

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- Supervise and control
  - Discuss construction in early stage
  - Changes in design if necessary
  - In refurbishments there are no straight walls
- (note: the EU-Concerto program of which SESAC is a part, originates in the Treaty of Lisbon, 2000, and the strategic goal of making the EU the most competitive economy in the world)

# Woonbron had put PV on a façade before (2003)



# In the Poptahof a 1.000 WP system is installed.



# Man on bike



# Woonbron has bought priority shares in local District Heating Company

Priority share-holders decide (extra) upon:

- new or substitutive production units
- tariffs
- increase of serviced area
- service levels
- climate change goals
- "super" return on investments

# Further thoughts

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- Existing heating systems may be outsourced to the heat company
- The on site quality checks must remain and include the ventilation units
- The final steps are to help the tenants improve their behaviour regarding energy
- Information thru feedback system, brochures and so on
- Interest in discussion what level of energy use is the goal, considering there are 6 more strategic themes!