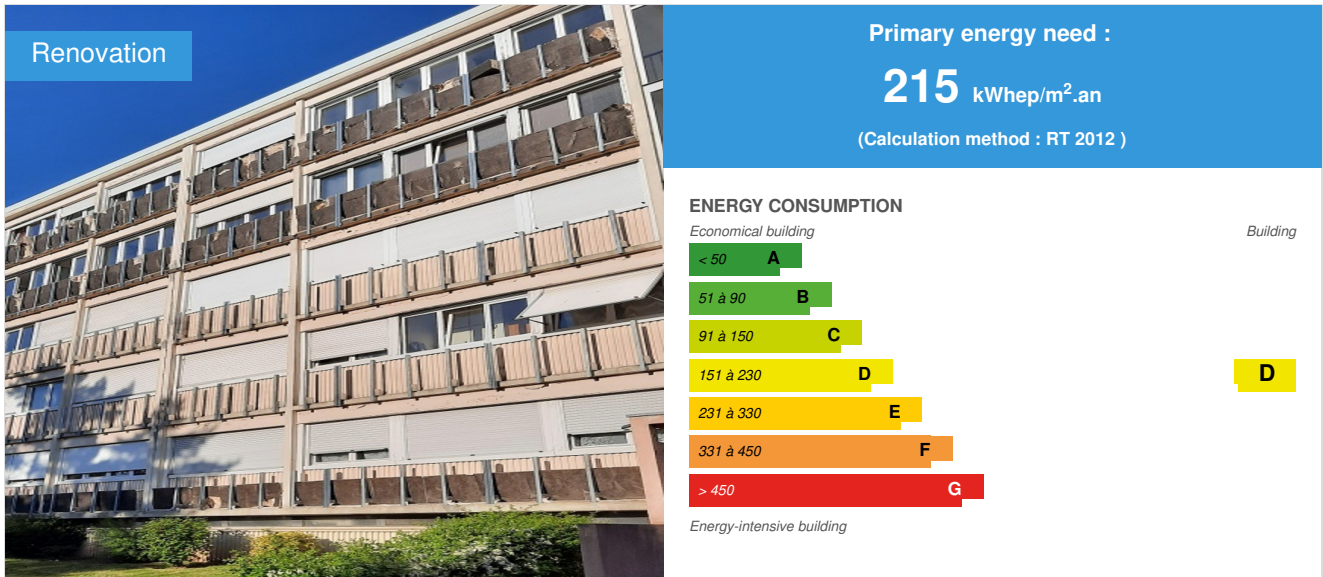


Hoche Residence - Bois d'Arcy

by Laurent Demas / 2022-07-18 00:00:00 / France / 826 / FR



Building Type : Collective housing > 50m
Construction Year : 1966
Delivery year : 2022
Address 1 - street : 15-21 rue Toulouse Lautrec 78390 BOIS D'ARCY, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 7 200 m² SHON
Construction/refurbishment cost : 1 700 000 €
Cost/m2 : 236.11 €/m²

General information

This 1966 condominium, comprising 6 buildings for a total of 120 R+4 apartments at most, first undertook a thermal audit. Noting an aging of its heritage, it then decides to engage in project management studies.

The condominium is the subject of a facelift with rock wool and polystyrene insulation. The undersides of the buildings on the piling parts are insulated.

A mechanical ventilation VMC has been installed on the roof with new extraction vents in the apartments.

The balcony railings have been changed. The stairwells are lit by windows which have been renewed. The entrance halls are also renovated and the doors changed.

Funding

The renovation of the condominium including the exterior insulation of the buildings, it was possible to finance this work with a loan at zero interest. Work excluding energy savings could be financed by a conventional collective loan

50 co-owners have chosen to subscribe to it. About 36% of the total budget was borrowed by the collective loans offered by the condominium.

During the study, the financial engineering will lead to modifying the work plan to trigger the Anah subsidies for the most modest while removing high and non-priority work items.

Project timeline

Stage title	Start date	End date
Thermal Audit	Fall 2015	Spring 2016
Project management studies	Fall 2016	Summer 2017
Project management studies Heating ventilation	Summer 2017	Winter 2018
Financial engineering	April 2017	March 2018
Voting of works		March 2018
Works	March 2018	2022

Photo credit

VertDurable

Stakeholders

Contractor

Name : Foncia les 2 ruisseaux

Construction Manager

Name : Pierre Lefranc Architecte (Lefranc Anjuere)

Stakeholders

Function : Environmental consultancy

VertDurable

Financial engineering

Function : Company

Giffard ETC

Heating ventilation

Function : Company

Socateb

facelift

Function : Company

MPP Norba (Tryba)

joinery

Function : Company

EMC Airtec

VMC

Energy

Energy consumption

Primary energy need : 215,00 kWh_{ep}/m².an

Calculation method : RT 2012

Initial consumption : 288,00 kWh_{ep}/m².an

Renewables & systems

Systems

Heating system :

- Gas boiler

Hot water system :

- Gas boiler

Cooling system :

- No cooling system

Ventilation system :

- Humidity sensitive Air Handling Unit (Hygro B)

Renewable systems :

- No renewable energy systems

Environment

Urban environment

This residence built in the 1968s is part of Bois d'Arcy, a pleasantly wooded commune not far from Versailles and close to the main traffic axes created in the great period of post-war urban development. A commercial area nearby provides all the necessary services.

Costs

Construction and exploitation costs

Total cost of the building : 1 700 000 €

Subsidies : 340 000 €

Additional information on costs :

Average cost per accommodation: 13,600 euros

Medium budget :

- T2: 12,000 euros

- T3: €15,000

- T4: 17,000 euros

The project has benefited from EEC aid for an amount of approximately 650 euros per household.

The project is eligible for the tax credit: estimate around 2,000 euros per household.

The project is eligible for aid from Anah: around 30 beneficiaries (aid between 6,000 and 11,000 euros per household)

Breakdown of costs by item:

- Renovation with insulation of facades: 990,000 euros

- VMC Hygro B: 116,000 euros

- Railing: 19,000 euros

- Hall entrance doors: 40,000 euros

- Canopies of the stairwells: 23,000 euros

- Boiler room improvement: 57,000 euros

Contest





Date Export : 20230312042014