L'Etang Residence

Renovation

Primary energy need :

156 kWhep/m².an

(Calculation method : RT existant)

Energy Consumption

Economical building

Building

< 50

A

51 à 90

B

91 à 150

C

151 à 250

D

251 à 350

E

351 à 450

F

> 450

G

Energy-intensive building

Building Type : Collective housing < 50m
Construction Year : 1966
Delivery year : 2022
Address 1 - street : 27 rue Schnapper 78100 SAINT-GERMAIN-EN-LAYE , France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 2 052 m² SHON
Construction/refurbishment cost : 497 013 €
Cost/m² : 242.21 €/m²

General information

This is a condominium that has benefited from the new energy renovation aid scheme "Ma Prime Rénov' Copropriété".

In 2020, the condominium voted to carry out a simple facelift with the insulation of only the two gables.

The appearance of "Ma Prime Rénov' Copropriété" was a trigger and prompted the condominium to expand its work program in order to benefit from public subsidies available to all co-owners.

In this context, in-depth awareness-raising work and several communication actions with the union council and the trustee were carried out at the co-ownership level.

A more ambitious and eligible additional work was redefined and voted on at the general meeting of 15/12/2021.

This program consists of carrying out a facelift with ITE (external thermal insulation) as well as the installation of controlled mechanical ventilation.

It makes it possible to achieve an energy gain after work of 36%.

The work began on 03/01/2022 and was completed in early summer 2022.

Photo credit
**Stakeholders**

**Contractor**
Name: Résidence de L'Etang

**Construction Manager**
Name: EMG Architectes

**Function**: Assistance to the Contracting Authority

CITEMETRIE
copro78[a]citemetrie.fr
www.citemetrie.fr
AMO Financial Engineering.

**Function**: Company
EUROP THERM
Installation of a VMC

**Function**: Company
BOS SAS
Installation of a ventilation grille

**Function**: Company
Nuance 3
Refacing with external thermal insulation

**Energy**

**Energy consumption**

Primary energy need: 156,00 kWhpe/m².an
Primary energy need for standard building: 156,00 kWhpe/m².an
Calculation method: RT existant
Initial consumption: 243,00 kWhpe/m².an

**Renewables & systems**

**Systems**

**Heating system**:
- Condensing gas boiler

**Hot water system**:
- Individual electric boiler

**Cooling system**:
- No cooling system

**Ventilation system**:
- Natural ventilation
Renewable systems:
- No renewable energy systems

Environment

Urban environment

The condominium is located at 27 rue Schnapper in the Debussy-Schnapper district in Saint-Germain-en-Laye.

Costs

Construction and exploitation costs

**Cost of studies**: 24 000 €
**Total cost of the building**: 521 013 €
**Subsidies**: 150 320 €

Additional information on costs:
Breakdown of costs by item:
- Refacing with ITE: 331,754 excluding tax.
- Installation of a VMC system: 67,760.6 excluding tax.
- Installation of ventilation grilles: 5,152 excluding VAT.
- Architect works phase: 36,419.99 excluding tax.
- Architect study phase: 2,200 excluding tax.
- Control office: 5,600 excluding VAT.
- SPS coordinator: 4,046.67 excluding tax.
- Other work + non-subsidizable fees: 46,279.67 excluding tax.

Aid details:
- Co-ownership filed under the MaprimeRénov Copro aid scheme:
  - Anah Collective grants: 116,688.32
  - Individual Anah bonuses: 10,500
  - CD78 grants: 19,632
  - Aid from CA SGBS: 3,500

Contest

Reasons for participating in the competition(s)

After awareness-raising and information work, the condominium was able to build a coherent energy-saving work programme, adapted to its configuration and its financial capacity.

The condominium finally voted for its energy renovation at the end of 2021 despite the concern of some co-owners about the financing of the project.

The condominium completed its work at the beginning of summer 2022 and is therefore one of the first condominiums in the “Ma Prime Rénov’ Copro” system to complete its rehabilitation.

The energy renovation has enabled the co-owners to benefit from “Ma Prime Rénov’ Copro” public subsidies, to upgrade their assets and improve their thermal comfort while saving energy.

The Etang residence therefore bears witness to the success of a coherent and well-financed energy renovation project within the framework of “Ma Prime Rénov’ Copropriétés”.

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