

Tenant power solutions

Promoting climate protection, reducing tenants' service charges and upgrading buildings with innovative technology

Case Study on the Bau- und Wohnungsgenossenschaft von 1892 eG in Berlin

More and more, apartment buildings are equipped with solar tenant power systems. It is well known that solar tenant power benefits the climate. But what are the concrete advantages? And what chances do tenants and landlords have? This is shown by the tenant electricity project of the Berlin building and housing cooperative of 1892 eG (1892): The cooperative is already implementing two projects for a total of 76 residential units and reports on the concrete benefits they provide.

Relevant contribution to climate protection

With the climate-neutral generation of 70 MWh of solar power per year, the solar plants of 1892 in Berlin save 35 tons of CO₂ per year. This is comparable to the CO₂ content stored by 3,000 trees - the equivalent of about 3 hectares of forest. Over the lifetime of the system of at least 20 years, the CO₂ savings add up to 700 tons - in return, each of the 76 residents could fly from Berlin to New York 10 times CO₂-neutral.

Dirk Lönnecker, board member of 1892, is pleased about the active CO₂ reduction achieved by the project: „By building our tenant power plants, we can make a direct contribution to sustainability together with our members. In this way we want to support the energy turn-around and ensure more climate protection in the housing sector“.



On the pulse of time: Dirk Lönnecker, member of the board of the Berliner Bau- und Wohnungsgenossenschaft von 1892 eG, which has already successfully implemented two tenant electricity projects. Further projects are to follow. (photo)

Offer more living quality for tenants through low additional costs and a permanent brake on electricity prices

With solar power from their own roof, the residents save money. The law stipulates a price that is at least 10 percent below that of the local basic supplier. Residents on Adolfstraße in Berlin even save 22 percent compared to the tariff of Vattenfall, the local supplier.

Specifically, the electricity price per kilowatt hour is 24.30 Ct, but the basic supplier price is 31.14 Ct. This means that many of the tenants who were previously with Vattenfall save over 170 euros, with an average consumption of 2,500 kWh per year.

Even in the long term, tenant electricity is good for the tenants' wallets: This results in a kind of „electricity price brake“. As the solar power from the roof remains equally cheap for 20 years, the increase in the overall electricity price slows down and is much lower than with other electricity suppliers. The savings for the tenants of the 1892 thus add up to 5492 Euros over the life of the solar system of 20 years.

For board member Dirk Lönnecker the concept of tenant power pays into the cooperative thought: *„With it we can lower additionally the second rent of our members and therefore improve their living quality.“*



The PV system at Adolfstraße 4, with an output of more than 30 kWp, comprises over 100 modules. (photo)

Innovative upgrading of the residential building

With its modern solar solution on two buildings at once, the cooperative is sustainably upgrading its residential buildings and thus positioning itself as a pioneer in the region and the housing sector.



Facts and figures on the projects

The company started its first solar tenant power project in 1892 as part of a renovation of one of its existing buildings with 36 residential units. Directly afterwards, the neighbouring new building was also equipped with a solar system. As a result, the residents of the 76 apartments have been able to obtain clean and inexpensive solar power from their own roof since summer 2019.

The 1892 sends a clear signal: by paying attention to innovative technology, the solar system makes its buildings modern. *„We are moving forward in terms of a climate-neutral energy future and at the same time securing advantages for our residents so that they too can benefit,“* explains Dirk Lönnecker. In addition, the self-sufficient electricity production on the roof of the building strengthens the cooperative community feeling and the identification of the residents with the building.

The housing cooperative's project was also positively perceived by politicians and the press, and even caused an international sensation: it received the European Responsible Housing Award 2019 for the sustainable renovation and energy concept on the residential buildings. The project was also presented in the magazine „Die Wohnungswirtschaft“. They were supported by the tenant electricity provider SOLARIMO with press work as well as photo and video material.

Implementation without any effort

No expenses were incurred by the cooperative in implementing the two tenant electricity projects. SOLARIMO was responsible for the entire planning and installation as well as the sale of power and communication with the residents. This means that nothing will change for the cooperative in terms of taxation.

„With SOLARIMO we have found a competent partner who takes over all the work for us. There-

fore, we have already planned further projects for this year“, Lönnecker looks positively into the future. The 1892 is convinced that the tenant power project makes a contribution both to climate protection and to the quality of life of its members, while at the same time acting as an innovative driver in the region and the industry. Already this year, at least one more building is to be equipped with solar systems.



Despite comprehensive ventilation technology on the roof, the system on Adolfstraße 3 generates over 50 kWp. (photo)



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About SOLARIMO

SOLARIMO is a leading provider of solar power projects throughout Germany and supports housing cooperatives, project developer as well as industrials and municipalities in realising their roof potential. SOLARIMO has already successfully implemented projects with over 60 cooperatives. The young company was founded in 2017 as a subsidiary of ENGIE with headquarters in Berlin and employs more than 40 employees fully committed to solar energy.

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