

Oosterheem

Housing association Vidomes operates in Zoetermeer, next to De Goede Woning and Vestia. Vidomes is not a national housing association; our area of business are the communities around The Hague: Zoetermeer, Delft, Rijswijk and Leidschendam-Voorburg. Sustainable building and energysaving solutions fit our social and societal responsibility as a housing association.

We will introduce 3 projects to you, all 3 are contributing to the lowering of energy use in buildings, built for social housing. 2 of those 3 we will visit by bus later on.

System 1: heating pumps

First, 52 social houses in 'De Wadi'Oosterheem.

These are all familyhomes with individual installations for heating and climate control.

Our First aim was to connect all homes in Oosterheem toe a cityheating system, and having cityheating units in the houses.

For several reasons Vidomes decided to individual heating devices for each of the housing units. This way, tenants were free to choose the energy company of their own choice. This because of the liberation of the energy market in The Netherlands.

We chose for heatpumps as a heating device in each individual home. One of the advantages of this pump was the EPC-value becoming an easy target to meet.

The heating warmth each home needs is directly captured from the ground. It enters the rooms of the house with floor heating systems. It is a closed source circuit, of which the maintenance is near to nothing. Due to this closed source circuit the return is a little lower.

The energy use in the housing units is measured at distance. The ranges are kept in statistics.

The installation company responsible for the maintenance of the installations has an easy job: a regular examination of the waterpressure and a check of the unit will do.

Bij dit systeem heeft elke bewoners direct het voordeel van de energiebesparende maatregel.

Every tenant has the direct advantage of this energysaving system. With these heatpumps is also possible to cool the house in summertime. The heat from the summer will be kept in de ground for the winterperiod.

System 2: Individual solar boiler system (visit)

We have built 2 housing blocs for seniors in Oosterheem. During buildingof the homes, we chose to achieve an EPC lower than required. To achieve this, we used individual solar boilers; one per apartment.

The limited space in the apartments did not allow for the placement of a boiler/containment. Therefore we chose for an integral unit. This unit is situated on the roof of each apartmentbuilding. In this unit all components are present, such as the boiler containment, circulation pump and regulation.

Tenants have the advantage of solar energy directly deducted from their energybills. The investments have been undertaken by Vidomes, and calculated in the rental fee.

System 3: collective solar boiler system

In one of our existing apartmentbuildings, at the Anthony van Leeuwenhoeklaan in Zoetermeer, we installed solar boiler systems. We invested in these systems in cooperation with an energycompany. It is a lease contract. The collectors are situated on the roof of the building.

The area of the utmost level is home to the buffer storage containers. These are warmed by the sun. If necessary, this preheated water will be additionally heated by the heat exchange unit in the technical area. After that it is transmitted through the building.

The leasing costs are calculated in the tenants'service fees.

Leasing provides for a zero maintenance for the housing association.

Tenants pay a higher service fee but lower energybills.