



This map shows the heart of the city of Havířov, that was built in the style of socialist realism in 1950's. It is area between the forest park Stromovka on one side and meanders of Lučina river on the opposite one. In ENPIRE as the local project we involved buildings owned by the city of Havířov managed by its housing company MRA in red colour in red circle. Green buildings are owned by the private company RPG (managing dwelling stock of mining company).

The statutory city of Havířov is located in the region of northern Moravia at the southern edge of industrial area Ostrava-Karvina close to the Polish border. Havířov has 89 000 inhabitants, the city area including suburban is 3 200 ha. The climatic conditions are relatively mild. Average annual temperature is around 8°C, the annual precipitation is around 800 mm.



Havířov is the youngest city in the Czech Republic, 90,4% houses in Havířov area were built after the year 1945. The town of Havířov was officially founded in the year 1955 as a residential area for people working in the neighbouring coal mines and the heavy industry of Ostrava region. With few small exceptions the town was built on a greenfield land.

The interior city urban concept was very much influenced by Russian Stalinist architectural styles and movements (so called SORELA). The general urban development plan was prepared and discussed in co-operation with Russian experts. In 1956 there were only 16 640 inhabitants in Havířov living mainly in SORELA buildings. The SORELA architecture stopped in the late 50's however the urban development continued by massive constructions of multifamily dwellings mainly those using large panel technology.



The local project will be managed and co-ordinated by Municipal Real Estate Agency (MRA) in co-operation with the Municipality of Havířov. MRA is charged with facility management of 7665 dwellings in Havířov. Most of the buildings have low energy efficiency, especially those that were built in the 50s and 60s. The blocks of dwellings from the late 70s and especially from the 80s have higher energy performance and thus lower potential for improvement.

From the economical point of view 85% apartments of MRA portfolio are regulated rentals (fixed low rent). All apartments are occupied, no vacant regulated rental apartments are available (the allocation is based on the waiting list).

At the present time there are non-sufficient financial sources for technical renewal of these buildings because the low rents cannot pay for it. The deregulation of rentals – to a more realistic higher level regarding market prices – is possible but it has to be done gradually with respect to the legislation and also because of the social issues. The main factors that are influencing the deregulation are high unemployment rate (12%) compared to the whole country rate (5,3%) and average age above 40 years.

However the deregulation process is progressing. It is expected that during the years 2007-2010 the rentals will be deregulated from 19 CZK to 41,6 CZK/m² (eq. 1,60 €). Future increase of rentals will make possible to generate financial sources needed to meet the targets of long-term renewal of housing portfolio.



Through MRA activities and participation in other EIE projects the City of Havířov is heading for energy strategic asset management. The money collected from tenants is not going to be used back at its source of origin but it will be invested according to the strategic needs of the municipal asset management.

Financial sources for SORELA refurbishment will be allocated in 2010 – 2014.

Possible constraints: conditions imposed by Monuments protection office concerning restrictions on use of materials and products as well as technological processes leading to the improvement of thermal behaviour of the facade/building envelope (frescoes, mosaics). SORELA urban area has been declared a historical and architectural monuments zone.

First results of energy vision study

First results of energy vision study are leading to energy saving ambition 20-25%.

The input data are following:

- Average energy consumption for heating is 0,64 GJ/ m²/ year
- District heating – local energy policy
- 45000 m² heated floor area
- 480 dwellings
- total annual energy consumption for heating: 28800 GJ = 7 977,6 MWh

Building data sheet will be available for each building.

The data sheet will be describing in sufficient detail the building situation from the technical, energy performance+CO₂ and social environment point of view. This data sheet will be linked with a list of possible strategic actions that can be customized according to the project needs,

By using energy strategic asset management tool that was developed in ESAM EIE project the outputs will be analysed and evaluated with the aim to optimize the technical solutions and comply with the energy visions.

Most common strategic actions in the field of energy performance would be :

New windows, additional thermal insulation, improvement of microclimate and interior comfort, improvement of services in delivering HDW and heating, heating control systems and hydraulic balance.

Technical information system

During the past years the MRA specialists have been using their own software tool supporting the execution of daily tasks in the field of facility management. There has not been any software tool available for the strategic asset management so far.

New Information System will be developed independently from the existing Facility Management software however there will be some overlapping of data between those two software tools.

The most efforts will be invested in the areas where it is the most needed. It is the "ESAM in SAM" approach leading to development of Energy Strategic Asset Management tool giving a possibility to the user to analyse the existing situation of his portfolio from different points of view and to set forward several scenarios to be evaluated and rated.

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