



# PROGRAMME REHA

Achieve performance levels  
of new buildings  
in the existing housing





# THE REHA PROGRAM

## EXPLORE A NEW APPROACH TO THE EXISTING HOUSING STOCK



PROGRAMME  
**REHA**

### How to ensure an environmental transition for the existing housing stock?

The REHA program to "Requalify residential properties to achieve high energy performance is a part of an overall policy put into place by french Ministry of Housing, Territorial equality and Rurality", and "Ministry of Ecology, Energy and Sustainable Development to forestall climate change and reduce energy usage. The REHA program is undertaken in partnership with major French public and private housing providers as Social union for habitat (USH), National agency for urban renovation (Anru), National Agency for habitat (Anah).

### Preferring an overall approach

With REHA, the aim is to contribute to achieving an ecological transition by proposing a new kind of approach for renewing existing collective usage buildings so that

they can achieve the performance levels of new build projects. With this approach, environmental and energy performance levels come with significant improvements in other quality components: urban development, architectural, financial and usage criteria. Its operational aim is developing and testing technical, social and economic innovations on housing projects.

Rehabilitating the existing housing stock, in both the public and the private sectors, constitutes a challenge of the highest order for France. We should restate that 70% of the french residential property base was built during the twentieth century, especially after WW2 and before the oil shocks of the 1970s. Public housing, including large scale developments represent a large part of these properties; despite their shortcomings in terms of comfort and insulation, they are particularly well suited to renewal. The REHA program has spotlighted the need, for at least a part of these properties, to look at far more extensive work projects than those undertaken up until now. Henceforth, the focus is not just on improving, but durably restructuring so as to **"build as new from what already exists"**.



## Program is deployed around a number of actions:

- ▶ **consulting with professionals** (multidisciplinary teams comprising architects, engineers, industrial companies, builders...) based on support operations identified by partner project owners, bringing out innovative architectural processes so as to form a range of solutions that can be replicated or adapted
- ▶ supporting in putting together **experimental projects**
- ▶ creating a technical, financial and social engineering "**toolbox**"
- ▶ developing **innovative financial packages** and social engineering studies
- ▶ feeding the thoughts and **developing a professional network**

## Supporting the development of experimental operations

Putting together experimental operations with public or private sector project owners serves to ground the proposals in real life and to validate them. Currently, REHA projects are ongoing throughout France. A mechanism for monitoring-assessing these operations has been implemented. It will allow capitalising on, and releasing feedback gained.



**PUCA** The Plan for Urbanism, Construction and Architecture, is a joint ministerial department attached to the Ministry of Housing, Territorial equality and Rurality, and to the Ministry of Ecology, Energy and Sustainable Development.

PUCA was created in 1998 in order to advance knowledge of territories and cities and to shed light on public action. PUCA is tasked with initiating research and experimentation programs and providing support for innovation, scientific and technical applications in the fields of territorial development, habitat, architectural and urban design and construction.

The PUCA mechanism relating to the construction field aims to address two goals:

1. developing a range of innovative and effective technical and architectural solutions;
2. encouraging best practice among project owners, local authorities and professionals, both for rehabilitation and new building work.





## Stepping up our ambitions!

This dynamic move towards requalification truly represents a culture change for project owners and furthermore presents new opportunities for project managers, industrial suppliers and contractors : 10,000 requalified homes represent 100 GWh per year in energy savings : a reduction equal to the annual greenhouse gas emissions of 3,000 people !

This new look at existing properties comes at a time when it is necessary to find less costly and more environmentally friendly projects, shows the importance of the challenges faced as well as the potential, as well as the desirability of changing how work is done so as to bring a building a new life cycle. Consequently, REHA solutions open up possible alternative scenarios for a part of the property base.

### MORE INFORMATION? PLEASE CONTACT:

► Virginie THOMAS, program manager:  
virginie-d.thomas@developpement-durable.gouv.fr  
[www.urbanisme-puca.gouv.fr](http://www.urbanisme-puca.gouv.fr)

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## Performance goals

**Technical qualities and performance levels as well as high environmental and energy performance**

► To new build "Low Energy Consumption Buildings" standards

**Architectural and usage qualities**

► Improving liveability by integrating standards and measures that bring existing buildings up the level of new build projects: enlarging existing homes through additions or prefabricated façade extensions so as to improve home comfort and encourage thermal insulation

► Improving the image of the building so as to play a part in neighbourhood urban requalification

**Urban qualities**

► Treating the surrounding urban area, a measured impact on the immediate surroundings

**Diversifying the habitat**

► As a way of adapting supply and demand: restructuring homes and creating new ones by adding extra floors to existing buildings

► As way to socially rebalance an area by diversifying the status of residents (home owners / tenants so as to contribute to a mixed population) and by function (residential, local services, shops)

