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OP-ACT Workshop Eberswalde
Workshop on WP 4 –Living conditions

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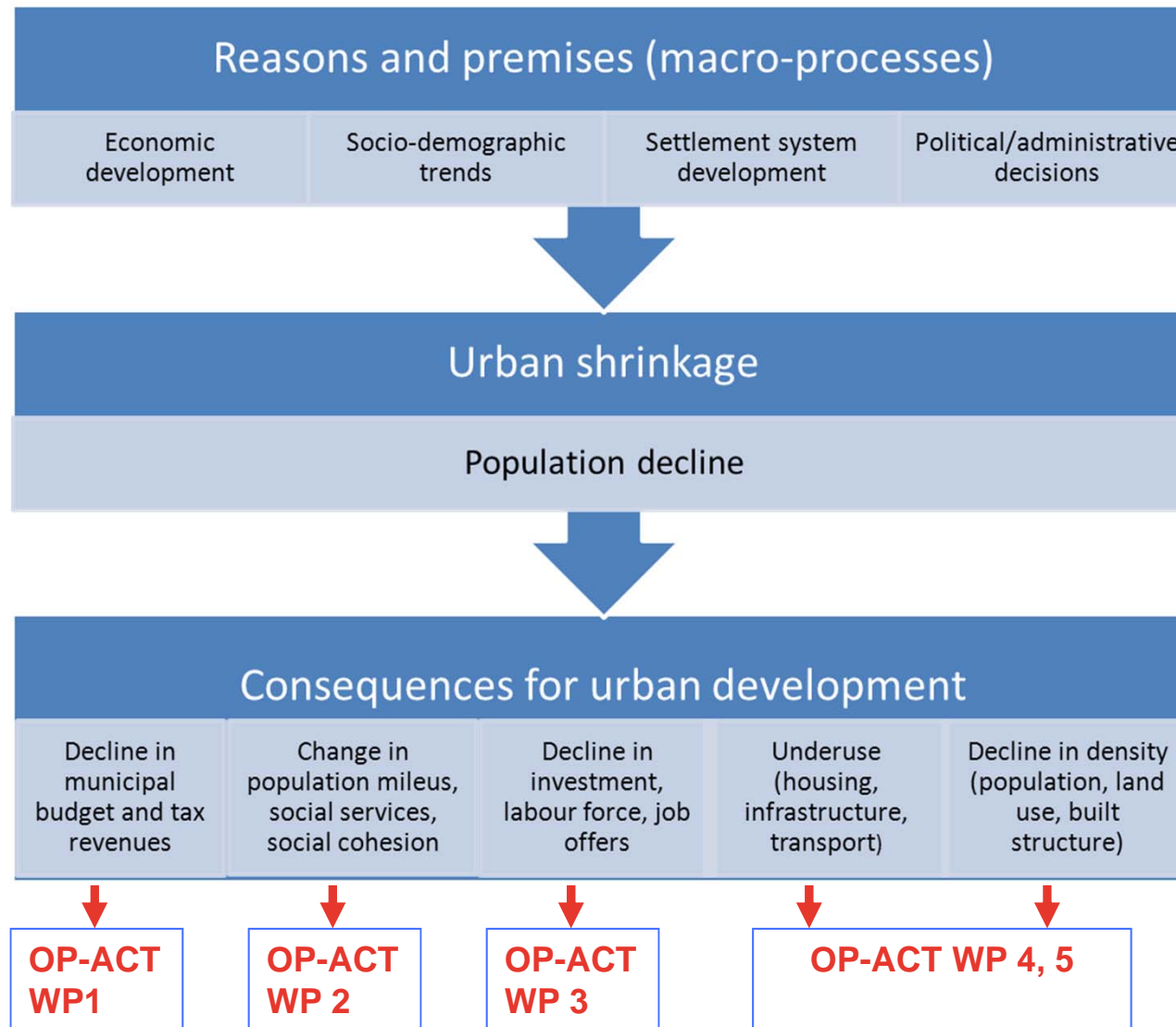


Connecting cities
Building successes



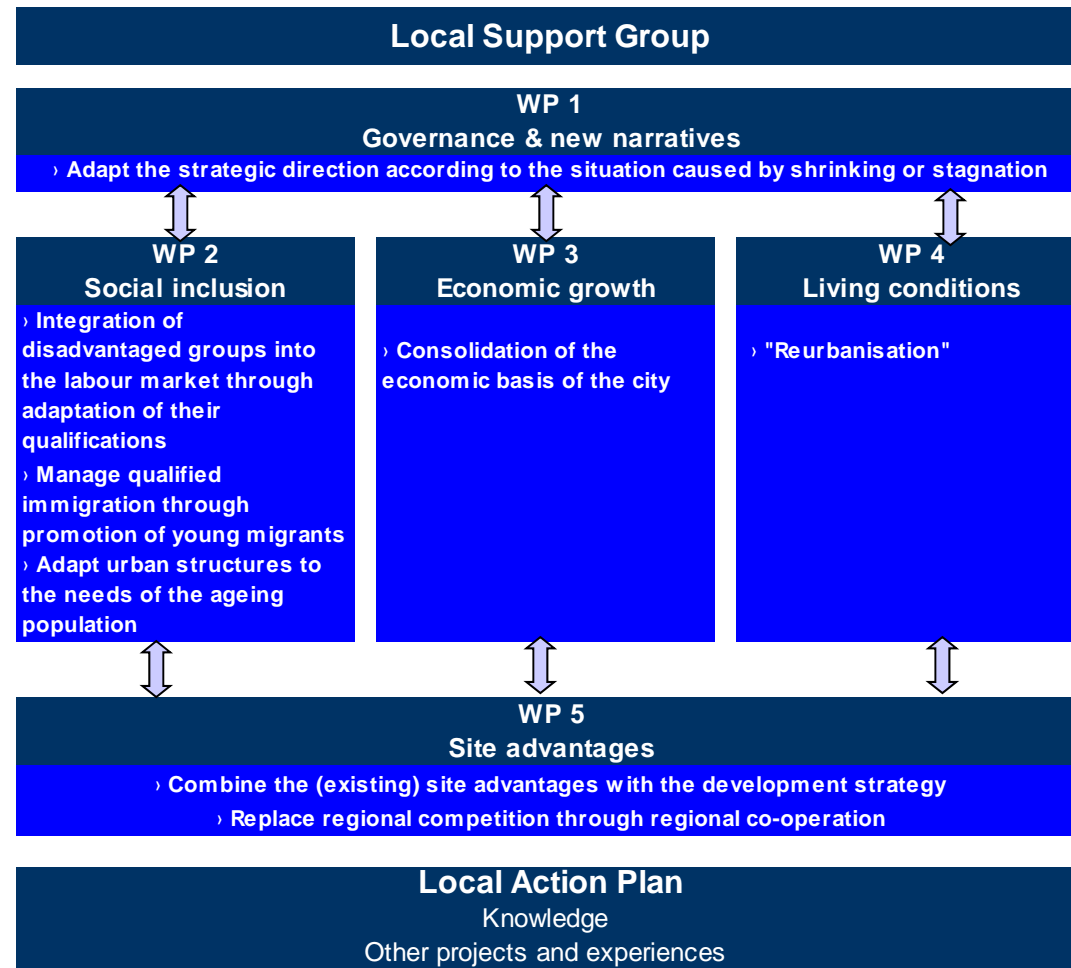
OP-ACT Theme

Source: Großmann, Haase, Rink, Bernt (2009)



OP-ACT Structure

OP-ACT WORK STRUCTURE



Initially defined key objectives

WP 4:

■ KEY OBJECTIVE: “REURBANISATION”

Priority Measures:

1. Improve the housing market
 - Renewal/restoration
 - compatible densification
 - controlled perforation (de-densification)
 - specialised offers for individual customers

2. Adapt the infrastructure to the challenges of shrinking or stagnation
 - green infrastructure (e.g. parks, rivers, ...)
 - social infrastructure (health care, elderly, ...)
 - educational infrastructure
 - technical infrastructure (also transport road and rail)
 - supply of goods and services

WP 5:

■ KEY OBJECTIVES:

- Combine the (existing) site advantages with the development strategy
- Replace regional competition through regional co-operation

Priority Measures:

1. Profit by local / regional synergy effects
2. Find and promote advantage having a higher education facility on site

Initially defined key objectives

Reurbanisation follows 2 trends:

1. Demographic change:

- Where will the future senior citizens live?
- Weakening of family friendly housing estates
- Disadvantages of decentralised housing (esp. at service supply)
- Advantages of housing in urban areas at medical and cultural service supply
- The proximity of living and working will not play a mayor role anymore

2. Climate change / protection of the environment

- Suburbanisation needs more resources (traffic, transport, technical infrastructure)
- How much habitable surface is really needed?
- Rehabilitation of the housing stock

**„Reurbanisation“ does not mean „living in the biggest city“ but in an urban ambience.
This could be the advantage of medium sized European cities.**

Work package 4 – Living conditions

IMPACT AND CONSEQUENCES ON URBAN DEVELOPMENT

Housing market: high vacancy rates, falling housing prices, physical decay, substandard housing, devaluation of vacant housing sites, etc.

Urban structure: demolition of redundant buildings, expansion of brownfields, densification or perforation, etc.

Technical Infrastructure: falling demand for water and discharge of waste water, less consumption in gas and electricity, worsening in access to public transport because of abandoned bus lines, etc.

Social infrastructure: less children -> downsizing or closing of schools / Nurseries / kindergartens, more elderly people -> growing demand for medical and personal care services

Work package 4 – Housing

PROBLEMS ENCOUNTERED AT HOUSING

- Housing is most visibly affected by population losses
- Falling rents
- Dwelling prices
- Cuts in real estate investments
- Existing oversupply lead to vacancies
- Decline of expenditure on maintenance,
- Devaluation and dilapidation of existing sites and
- In some cases even an intensified perforation of the urban fabric

Work package 4 – Housing

STRATEGIES FOR HOUSING

- Installing of incentives to maintain vacant housing stock and reuse it for other purposes
- Interim use agreements between the municipality, owners and users to bring vacant lots back into use and counteracted further dilapidation and degradation
- Demolition of permanently vacant flats to reduce the oversupply and to stabilize the housing market
- **BUT:** steering demolition activities into strategic areas and preventing spontaneous fragmentation
- Measures to reevaluate urban districts by rehabilitating or repairing the existing housing stock
- Maintenance of existing building ensembles with cultural importance
- Adaptation of urban structure to changed conditions
- Re-use of cleared spaces



Work package 4 – Housing

FEDERAL PROGRAMME – STADTUMBAU OST (GERMANY)

Integrated approach on basis of integrated urban development concepts to link urbanistic and housing industrial aspects

Main priorities of the programme:

- Urban development concept: Strategies for the overall urban development and involvement of all different stakeholders, definition of objectives and actions for urban restructuring and definition of the districts concerned. This concept is the precondition to receive funds from this programme.
- Demolition and partly revitalisation of buildings or flats linked with revaluation/ upgrading measures
- New and reuse of buildings to reach a space-saving settlement development
- Subsequent or interim use of cleared spaces (e. g. for parks, sport activities, recreation areas, etc.)
- New construction of buildings tailored to the needs of the housing market, especially to foster the development of in inner city areas (e. g. to close the vacant space between two buildings)

Work package 4 – Housing

FEDERAL PROGRAMME – STADTUMBAU OST (GERMANY)

Conclusions:

- Deconstruction and revaluation should be complementary measures to an overall urban development concept
- Demolition of vacant flats mostly at city peripheries (mostly in former DDR (prefabricated) slab-constructions)
- Revaluation mostly in inner city districts
- Demolition is only accepted by citizens if it goes hand in hand with actions to revalue
- Revaluation and rehabilitation is therefore the real criteria for the success of the programme
- The main aim of these measures should always be to adapt the urban structure to the new demands and to reach a better quality of living.

Good practice examples - Housing

Selbstnutzerprogramm Leipzig (www.selbstnutzer.de)

Initial situation: Radical change in housing market since reunification, high population losses, high vacancy rate of flats, increasing supply of one-family houses or freehold flats in the suburbs

Project:

- Public-private partnership programme “owner-occupiers.de” launched in the year 2001

Main aims: consolidation of consolidation of the housing market, preservation and addition of urban development structures, the strengthening of owner-occupied home ownership in the inner city. The city functions as an agent to offer vacant houses to interested investors.

Methodology: No traditional funding project – more important is networking. It bundles a lot of activities and offers broad and free advisory functions for interested buyers. Interested buyers form a so called home owners’ association (a company constituted under civil law) to reduce costs.

Good practice examples - Housing

Selbstnutzerprogramm Leipzig (www.selbstnutzer.de)

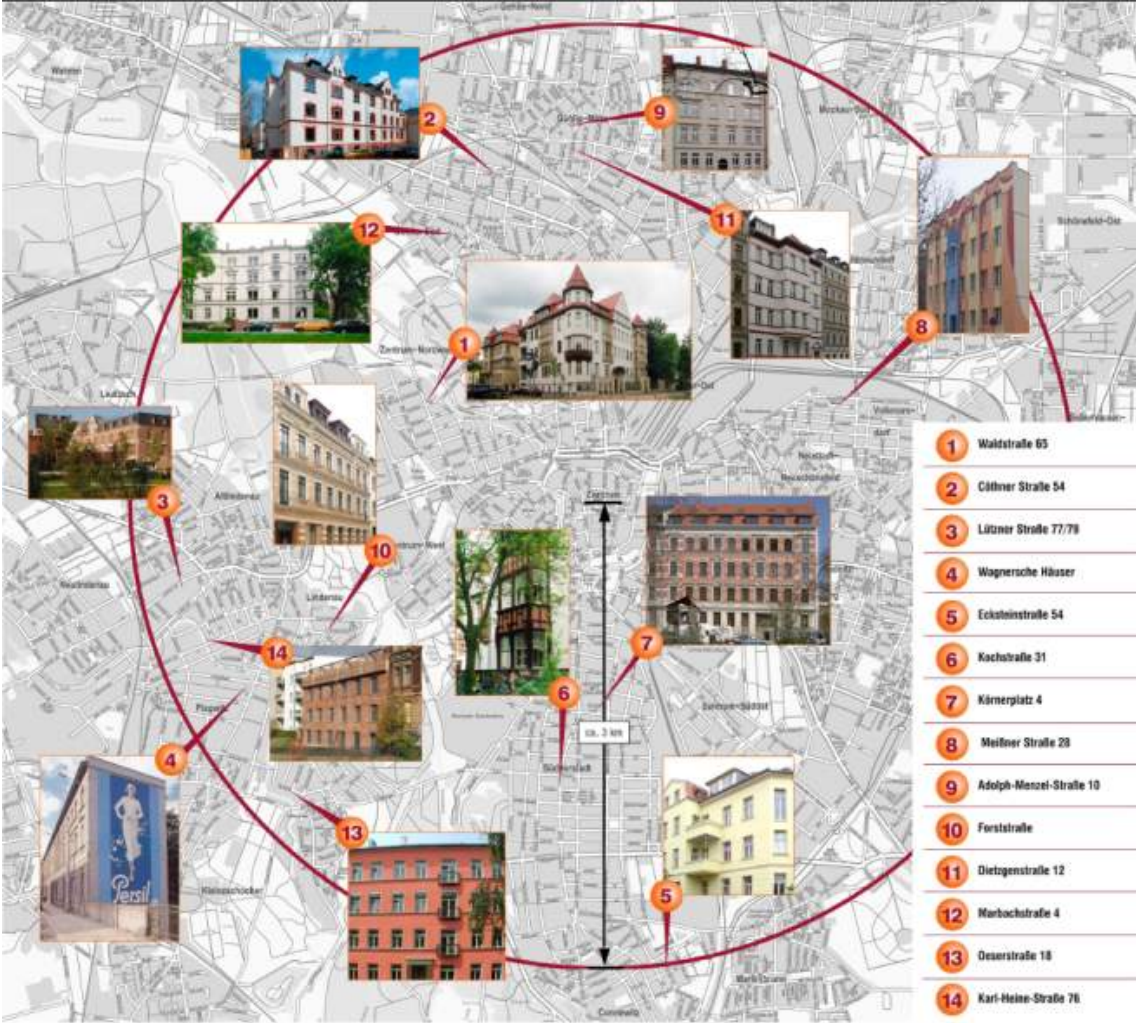
Financing: private investment by the building owners; public sources of funds from the program of Stadtumbau Ost to 1/3 own funds of the city, 2/3 of federal and state

What was achieved?

- Between the years 2001 and 2007 the population in the revaluated quarters of old buildings increased about 47.000 persons.
- The renaturation of more than 11.500 housings has contributed to the decrease of the vacancy rate to about 38.000 housings in the year 2008 (this conforms ca. 12% of the total stock).
- In the course of the occupiers-owner-programme, 390 households were assisted by the origination of owner-occupied houses.
- Since 2003 about 192 town houses were built and about 50 projects are in planning.

Good practice examples – Selbstnutzer.de

AN URBACT II PROJECT



Good practice examples – Selbstnutzer.de

AN URBACT II PROJECT



Lindenau/Lützner Straße:
12 own-occupier realised
their dreams of housing



Good practice examples – Selbstnutzer.de

AN URBACT II PROJECT



Lindenau/Karl-Heine-Straße: 4 families restored an old building and preserved the historic fronts



Good practice examples - Wächterhäuser

Wächterhäuser (Leipzig/Germany)

Main aims:

- Saving the old building by using it
- Prevent the building from damage through vandalism and ongoing decline
- Giving private building owners the chance to reduce the ongoing running costs
- Finding and implementing simple uses as small steps for the building to develop a sustainable and long-term oriented economic recovery

Methodology:

- Guardian houses” creates a framework where homeowners and potential renters sign a flexible contract to settle the conditions of the use of these vacant houses.
- This contract establishes that the renter needs to join the “Haushalten e.V” association to have the permission for a temporary use of the house, with no rent to be paid (except heat, water and electricity) but they have to renovate the rooms or the flat by themselves.

Good practice examples - Wächterhäuser

Wächterhäuser (Leipzig/Germany)

What was achieved?

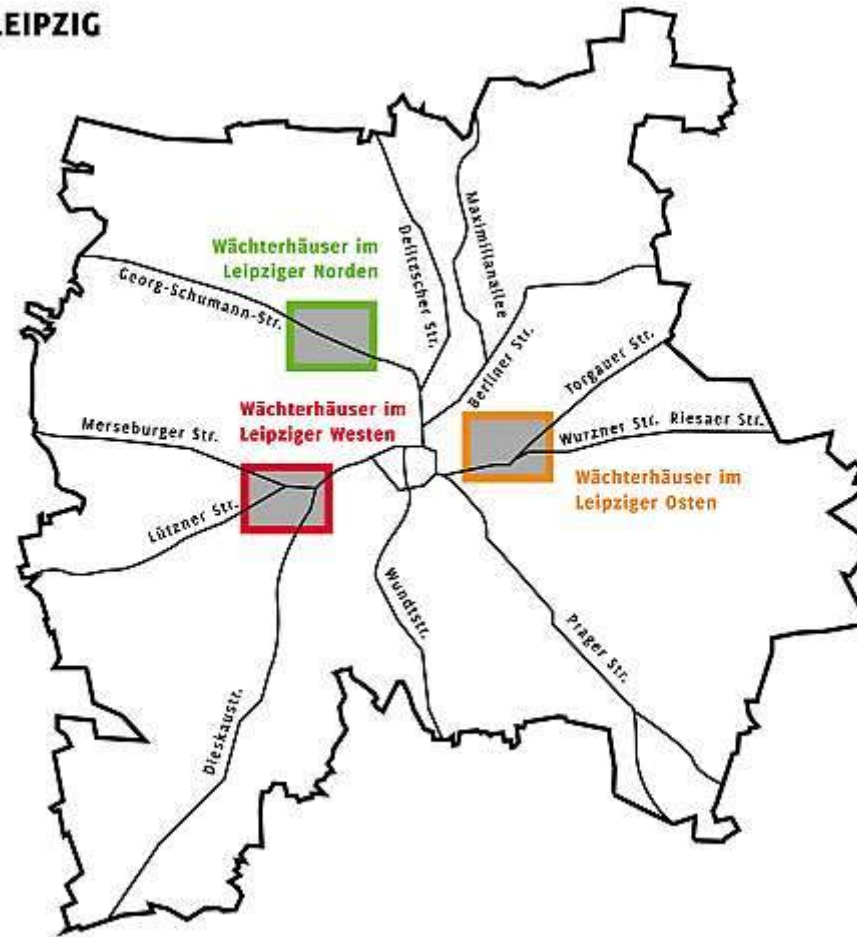
- since the year 2004 an average of 13 “Guardian Houses” could be initiated
- actually three of them are not “Guardian Houses” any more
- for one of them a direct contract between building users and owner was concluded
- for the second one the contracts were changed into standard rental agreements between users and owner
- the third “Guardian House” was bought from the owner by the temporary users
- a further positive impact was created through the new implemented users and their contributions or offers (i.e. cultural, creative, artificial) which generated a positive vibe around the city quarter

Beneficiaries:

- owners of empty multi-storey dwellings
- creative associations or private persons as users
- young entrepreneurs
- the city of Leipzig
- people or families who live in the surrounding neighbourhood

Good practice examples - Wächterhäuser

LEIPZIG



Map with a detailed overview where the “Guardian Houses” are situated

Good practice examples - Wächterhäuser



A former “Guardian House – Lützner Straße Nr. 30”



Picture showing the reuse of a former salesroom in a “Guardian House”

Work package 4 – Urban structure / Land-use

PROBLEMS ENCOUNTERED AT URBAN STRUCTURE / LAND USE

- Deindustrialization led to the expansion of brownfields
- More brownfields than land needed
- Abandoned blackfields, which are strongly polluted areas of former chemical, mining, and metallurgical industries
- Visual appearance of decay – poor image in the public perception
- Suburbanisation - out-migration of middle classes to neighbouring municipalities
- Expansion of deprived and socially difficult neighbourhoods within city borders
- Concentration of elderly and the underuse of housing in the historical inner-city

Work package 4 – Urban structure / Land use

STRATEGIES FOR URBAN STRUCTURE / LAND USE

- **Active land-use and location management of the local/regional authorities**
- **Communal purchase and cooperative management of brownfields**
- **Interim use for brownfield that are located in inner city**
- **Concentration of settlement development in inner city – densification in inner city / perforation at the periphery**
- **Legal stop of building land - remove some land from residential use in order to create parkland**
- **Re-development and greening strategies to enhance the quality of the renaturation of abandoned brownfields**
- **Qualification of green/recreation areas in between residential areas**
- **Support of neighbourhood initiatives, mobilisation of citizens' initiatives, enhancing the offers for families and elderly residents**



Good practice example – Brownfields

INTERIM USE OF INNER CITY BROWNFIELDS

Nachbarschaftsgärten (Neighbourhood gardens – Leipzig/Germany)

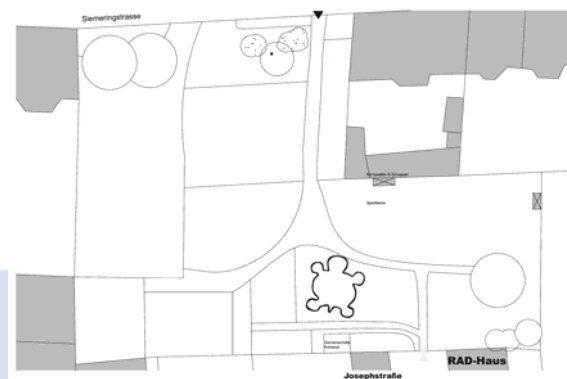


Initial situation:

In 2004, the creation of a garden was planned on a brownfield in the district Lindenau by the district association, the district management and some volunteers.

Project:

A private property that was dumped with litter was found and a user contract was signed by the district association. Using the property was cost-free but the users were obliged to use and cultivate the garden. Only € 45,00 for water consumption have to be paid.



Good practice example – Brownfields

INTERIM USE OF INNER CITY BROWNFIELDS

Nachbarschaftsgärten (Neighbourhood gardens – Leipzig/Germany)

What was achieved?

- 30 gardens in the western part of Leipzig
- Leipzig now offers a brownfield management and functions as agent for the interim use of these properties
- The same project in other German cities (e.g. Berlin)
- People from different ethnic origins come together in the garden
- Not just gardening, but creation of additional utilizations (Bicycle-house where you can repair your bike and get advise from other bike-fans, wood-workshop, etc.)

Problems:

- The user contract lasts just for 1 year.
- Too much demand for such gardens – long waiting list.

Good practice examples - Nachbarschaftsgärten

AN URBACT II PROJECT



Good practice example – Brownfields

RENATURATION

Waldstadt Silberhöhe – Halle/Germany

Project:

A big former residential area at the periphery, where the houses were demolished, has been transformed into a local recreation area by reforestation. This area is now linked with the bordering landscape.

The project was financed by funds from the Stadtumbau Ost, by sponsors and citizens.

Methodology: The renaturation is part of a re-development of the overall district development. The city supported the process with an active real estate management. Properties were exchanged with building societies, land-use categories were changed from building land to forest, etc. Residents were involved into the planning process right from the beginning.

Good practice example – Brownfields

RENATURATION

Waldstadt Silberhöhe – Halle/Germany

What was achieved?

- Demolition of 2200 flats, 1 school, 1 nursery
- Reduction of technical infrastructure
- Reforestation of the former residential area with 8000 trees
- Creation of a wharf, a picnic area, a barbecuing area, etc.
- Linking of the green space in the residential area with the natural landscape of Saale-Elster-Aue
- Improvement of the conditions for local recreation in the city
- Establishing of a district management office

Good practice examples – Waldstadt Silberhöhe

AN URBACT II PROJECT



Work package 4 – Technical infrastructure

PROBLEMS ENCOUNTERED with UNDERUSED TECHNICAL INFRASTRUCTURE

- Falling demand for water
- Falling generation of domestic sewage
- Underutilization leads to longer detention times of piped water, to microbial recontamination, increased corrosion of tube materials, to higher costs for single households, etc.
- Less efficiency and profitability of the public transport if less users
- Higher tariffs, longer cycle times, abandoned bus lines
- More individual traffic

Work package 4 – Technical infrastructure

STRATEGIES FOR THE DEVELOPMENT OF TECHNICAL INFRASTRUCTURE

- Reduced consumption can be the starting point for new awareness and acceptance for eco-friendly use
- Less pollution and CO2 emissions
- Concentrated settlement strategy
- Orientation to proximity (elderly and medical care services in the proximity of the residents, buying at retail in the neighbourhood, etc.)
- Construction of bicycle lanes and launching of awareness rising campaigns
- Flexible bus stops

Conclusions:

- › Avoid negative connotation: Not shrinking city but slim city – see it as chance for development
- › Paradigm shift – from growth management to organized conversion/ urban redevelopment, urban renewal
- › Elaborate a city development concept that refers to the entire city and consider most factors that influence city development
- › Selective and comprehensive deconstruction of buildings, temporary use of brownfields as green space, conversion of derelict land in general
- › Use the abandoned areas to make your city greener and enhance the quality of living

Conclusions:

- › Focus lies on the inner city, enhance the attractiveness
- › Promotion of urban living, less suburbanization
- › Living space for families at a favourable price within the city borders; provision of beneficial land for building; individual housing projects; family friendly neighbourhoods; sufficient playgrounds
- › Award prizes for family friendliness
- › Civic participation (children, adolescents, senior citizens), more transparency; „Establishing a culture of dialogue“