



TRANSNATIONAL HOUSING ATLAS

Lead Beneficiary
Region of Twente

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Colofon

Published by

DC Noise 2011

Text and Layout

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protze + theiling GbR, Bremen

TerZake, reclame communicatie internet

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Hamburg - Max B: Iris Neitmann, Karin Vogel, Ingrid Lempp



Prologue

Since 2008 9 European regions, in 5 countries, in the North Sea Region are working together to cope with the consequences of demographic change. A declining population, an ageing society, migration of young people: these trends have effects on the labour market, on services and on housing.

To give an impression of the different ways regions react on demographic change in relation to housing and building DC NOISE has developed a website (www.housing-atlas.eu) to show and share projects and experiments which are innovative, future-oriented and present sometimes unusual solutions for the new challenges.

All 9 DC NOISE partners selected a best practice from their region and these have been put together into this colourful booklet. This “transnational housing atlas” provides a compilation of innovative approaches in housing reflecting the changed demographic situation, presenting the North Sea Region as an attractive place to live in. The ideas and approaches in the atlas can be used as a source of inspiration, also for other regions in Europe.

The DC NOISE partners hope you will find the atlas inspiring, useful and informative and that you feel encouraged to visit the website www.housing-atlas.eu as well. The website is continuously updated with new projects. You are invited to send your own contribution!

On behalf of all project DC NOISE partners I wish you lots of pleasure reading the transnational housing atlas!

A handwritten signature in black ink, which appears to read 'F.A.M. Kerckhaert'.

F.A.M. Kerckhaert

Leading Executive DC Noise

Member Executive Committee Regio Twente





The challenge

Besides climate change and globalisation demographic change is now recognised as one of the most significant challenges facing Europe and its regions. The implications of this are already becoming apparent. Demographic change consists of different trends like total population decline, diminishing number of young people, shrinking labour force, an ageing society, changing ethnic composition of the population and a changing household composition (mainly growth of single households).

To cope with the consequences of the demographic changes 9 partners in the North Sea Region cooperate in the Interreg IVB project DC NOISE. Lead Beneficiary is the Region of Twente from the Netherlands. The other partners are the Province of Zeeland and the Province of Groningen in The Netherlands, the Province of West, and East-Flanders in Belgium, Knutepunkt Sørlandet in Norway, the City of Hamburg and Kommunalverbund Niedersachsen/Bremen in Germany and the University of Abertay Dundee in Scotland. Each partner implements its DC NOISE activities together with a broad network of local, regional and national governmental organisations, universities, healthcare and labour market organisations, private companies, etc.

DC NOISE raises awareness and brings the subject on the agenda of national and regional authorities. It gives financial support, creating the necessary conditions for experiments with the focus on quality instead of quantity.



The central aim

The central aim of the project is to make the North Sea Region ready to cope with its demographic future. That means both dealing with the negative effects of demographic change and at the same time taking advantage of the opportunities offered by this process.

Objectives - the 9 partners in DC NOISE

- Raise awareness amongst both private and public actors and involve these actors in the process;
- Develop a better understanding of and find solutions for the consequences of demographic change especially with regard to the labour market, services and housing;
- Implement strategies, transnational and demonstration pilots and concrete actions to deal with the consequences of demographic change;
- Communicate the outcomes and best practices of the DC NOISE project in such a way that also other regions in the NSR will be aware of the urgency and the consequences of demographic change in their policies and actions.

DC NOISE is a project in the Interreg IVB North Sea Region Programme and runs from June 2008 until December 2011. The total budget is more than 6 million and 50% financed through ERDF.

DC NOISE It's your future!





Let us build the future

Demographic Change is a big challenge - and it is also a great chance to find new opportunities to build the future. But it is not only demography that changes; also the ideas of how to grow old have changed massively. The ageing society is very divers. Many seniors want to live self-defined and in their own home as long as possible. And many seniors can. They organise individual services and support themselves or expect them to be organised for them. Young families look for quality in educational and caring institutions for their children as well as for their parents. Municipalities are aware of social infrastructure being crucial for the acceptance of residential areas. These changes demand new solutions and new strategies in the field of building and housing.

A website to communicate new ideas

Many communities, municipalities, housing corporations and other organisations in the field of housing and building are active. Ideas and projects are developed to give answers to the questions that originate from the change of society. To promote these activities is an important aspect to contribute to the success. Also important is to communicate about such ideas and projects. The transnational housing atlas is a website that introduces projects that give an impression of the different ways how regions react to demographic change in relation to housing and building. The projects demonstrated are innovative, future-oriented and present sometimes unusual solutions for the new challenges. The intention of the transnational housing atlas is not only to spread information and document projects, but also to open and support an exchange of experiences between different regions in Europe.



Have a look into: www.housing-atlas.eu

In the transnational housing atlas you find good examples for:

- The modernization of old buildings in relation to the demands of the changing society;
- New functions with contemporary offers for vacant buildings;
- New architecture for future demands;
- New housing designs for old and young people;
- Strategies for the development of declining districts;
- Technical solutions for a self-determined way of life, especially for seniors.

If you are interested in particular aspects concerning demographic change in building and housing you find information

- about the activities of a certain region;
- about different strategies in building and housing in the DC NOISE partner regions;
- on projects with specific key aspects;
- and of course about the projects presented here...





9 partners, 9 projects

Out of the great number of projects documented in the transnational housing atlas website 9 projects from the 9 DC NOISE partner regions are presented here. These are good examples to show the wide range of activities in the different regions of Europe.

New functions

- 1 Multigeneration-House “Schaumlöffel” Kommunalverbund Niedersachsen/Bremen
- 2 Tramremise Winschoten Province of Groningen

New building

- 3 DuViTo Knutepunkt Sørlandet

New housing

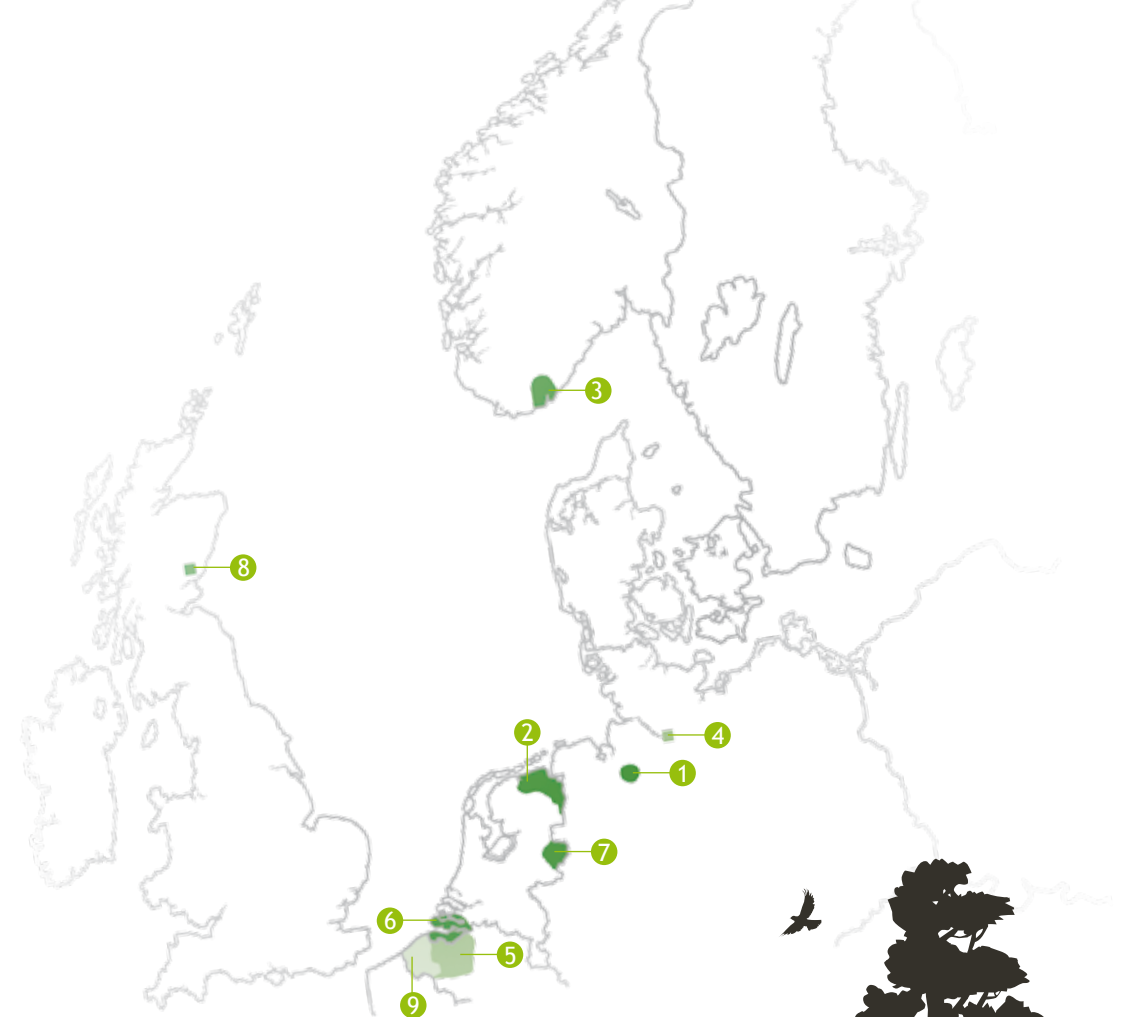
- 4 Max B City of Hamburg
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Development of districts

- 6 Sas van Gent Province of Zeeland
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Technical solutions

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New functions

Germany

Kommunalverbund Niedersachsen/Bremen

Stuhr: Multigeneration-House "Schaumlöffel"

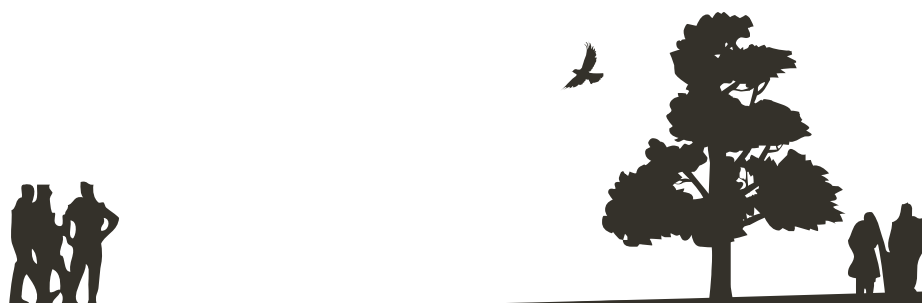
Economical changes in the Municipality Stuhr lead to vacancies in some of the district centres. A further development is the growing number of seniors and of seniors with dementia in the region. PRO DEM e.V., a PROject for DEMential diseases was founded as an initiative of local doctors to support the affected families with information and services.

To improve their services PRO DEM e.V. opened the Multigeneration-House "Schaumlöffel" in a former bakery in the Centre of Brinkum. It created a meeting point, where all generations find space and can meet naturally, an equal cooperation of healthy and sick people is possible, new offers of care are developed and new social relations can be established.

The Multigeneration-House cooperates with several institutes and organisations in Stuhr (churches, schools, day-care, art school, adult education centre, history-group and a marketing group). The lunch for seniors is supported with fresh products from the local organic food store.

For five years the project receives subsidies from a national program for Multigeneration-Houses. In 2009 a Civil Foundation was founded to lead the More-Generation-House "Schaumlöffel" beyond that period. Furthermore it is financed by events, activities, rents and donations.

More information: housing-atlas.eu/new-functions





New functions

The Netherlands
Province of Groningen

Tramremise Winschoten

The municipality of Oldambt in the east of Groningen deals with population decline and more and more vacant buildings as a result of that. At the same time, cultural services are under pressure with fewer inhabitants.

The old theatre in Winschoten was outdated and did not meet the current requirements any more. The municipality Oldambt decided to demolish the old theatre and to build a new one on the same site. In order to ensure the continuity in the cultural programming the communities and the theatre looked for a suitable location for a temporary alternative. Following a feasibility study the former tram workshop of the “Tramweg Maatschappij Oostelijk Groningen” appeared to be the ideal building at the ideal location.

The change of function has been the first specific development in the revitalization of the Rensekade district in Winschoten, a district which is affected by the economic and demographic changes of the last decades. The temporary theatre forms a new cultural centre in the district and supports a lively ambience. The interest by amateur use of the theatre is so big that a second, virtually identical shed of the tram workshop, will also be designated for a change of function.

The total costs of € 500,000.00 were mostly funded by a European Leader-Project. A smaller amount was financed by the municipality.

More information: housing-atlas.eu/new-functions





New building
Norway
Knutepunkt Sørlandet

DuViTo

In the region of Kristiansand the number of seniors is steadily increasing. More and more older people ask for specific services. Initiated from the municipality an internal project group came up with an idea of a service centre where universal design should be in focus. A challenge in forming the centre was that universal design should not be visible.

The Service centre is organized and lead by the Health, Care and Social Sector within the municipality. The technical facilities were designed in cooperation with different user groups. DuViTo stands for the interaction between the individual and the personal staff at the service centre. The staff speaks many languages so that they are able to offer direct service to different ethnic groups. Every member of the staff can handle most of the 75 different services offered. The users are approached by modern technology like a talking interactive adjustable website.

The centre was honoured with a prize as “The universal Design centre of the year” for 2008 based on the fact that the centre has made it possible to serve any customer regardless of their handicap. Other services in the municipality started to copy the design. The project was financed by the municipality with public funds.

More information: housing-atlas.eu/new-building





New housing
Germany
City of Hamburg

Max B

The City of Hamburg is rather expensive to live in. Especially in sought after districts apartments can hardly be afforded by families or older people with lower income. Still the city administration wants to keep those groups within the city borders.

To help these groups the city of Hamburg supports housing projects, where different households live together in separate apartments. The buildings and open spaces are financed by the group. In the case of Max B an “initiative group” started the project with the support and facilitation of an architect. The group acquired a site in the inner city. All floor plans, elevations, underground parking and open spaces were planned by the future users in cooperation with the architect. An energy-efficient combined block-heat and power-plant was established.

Max B offers apartments and condominiums at a central area with good infrastructure at very favourable terms. It allows a living in the city for a community of elderly together with families with middle-income. The large courtyard is a playing ground for children and is often used as meeting space for the elderly. At many festivals it is used for plays, lectures and outdoor cinema.

The housing project was financed by private capital (as investment in the housing association) and loans from the city owned Housing Loan Corporation (Wohnungsbau-Kreditanstalt WK).

More information: housing-atlas.eu/new-housing





New housing
Belgium
Province of East-Flanders

Sint Bernardus

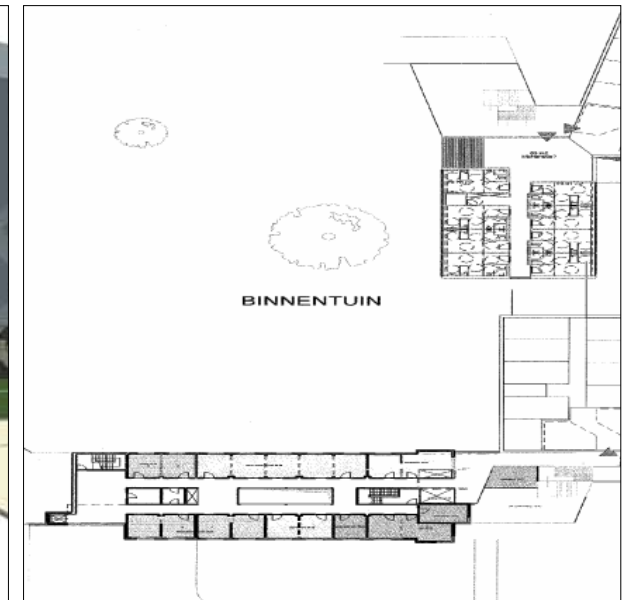
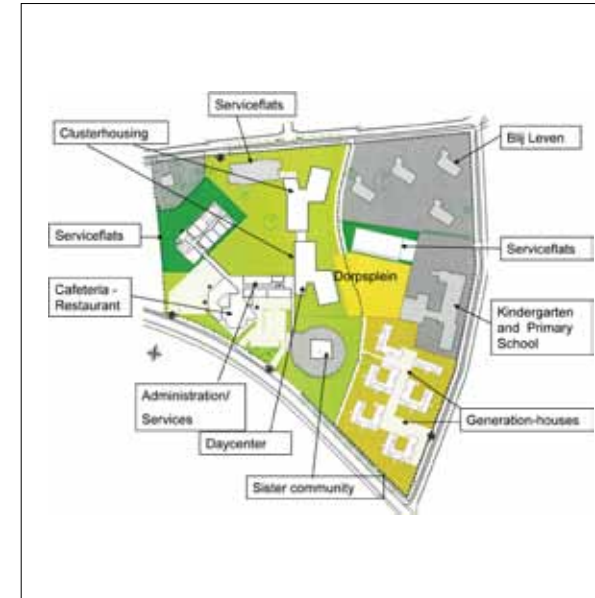
The region of East Flanders shows an increasing number of older people asking for new kinds of health services and housing. In Bassevelde the well known Care organisation Sint Bernardus vzw builds a new care centre following new principles.

The aim of the retirement home Sint Bernardus is to deliver care that efficiently matches to the needs of the elderly. One important principal is the organisation of small groups and entities. By this way care can be individually adapted and a familiar atmosphere is created. Small scale living units with spacious single rooms meet with the need for privacy and autonomy of the elderly. To provide a wide range of services Sint Bernardus cooperates with a Social Housing Company, the local service center of the town and several volunteers.

In the centre there is a central care unit where care can be provided all day and night. A number of small housing units for physically dependent elderly or older people with dementia are planned. To support intergenerational contact next to the living units of the elderly, young families, a nursery and primary school are located within the area.

The project with total costs of € 11 Mio. is financed by the Care organisation with 60% subsidies from the Flemish government.

More information: housing-atlas.eu/new-housing





Development of districts

The Netherlands
Province of Zeeland

The revitalization of Sas van Gent

Sas van Gent, a district in the municipality Terneuzen, is confronted with a declining and ageing population due to economical changes. Most young people leave the region for educational and labour market reasons. Additionally the quality and quantity of the present offer of living quarters does not correspond to the demand of today's housing market.

The revitalization of Sas van Gent comprises several projects to enhance the quality of the districts and revive the town by exposing parts of the history. By means of demolition, rebuilding, building new houses and renovation of houses the number of houses will be reduced and their quality improved. At the same time the public space will be rearranged, infrastructure will be taken care of and the water sewage system will be renewed.

Preparing for the changing and decreasing population the projects are directed at different target groups and meet their specific needs and wishes. The plans are not only prepared for the inhabitants but with their cooperation whenever it is possible.

The revitalization of Sas van Gent is a cooperation of the Municipality of Terneuzen with Woongod Zeeuws-Vlaanderen. For the different projects several architects are included.

More information: housing-atlas.eu/development-of-districts





Development of districts

The Netherlands
Region of Twente

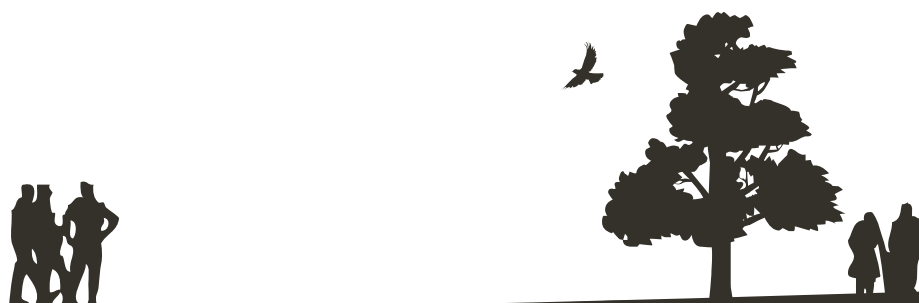
Almeloseweg Oost (Vrienzerveen)

The village Vrienzerveen is facing a decline in the number of inhabitants and a mismatch between the needs of the inhabitants and the quality of the available houses: there are too many family homes for an aging population. The challenge is to redevelop existing residential areas to anticipate future needs before uncontrolled population decline puts pressure on the living environment and causes a further fall in the population. The redevelopment includes the reduction of the number of houses, establishment of new adaptable housing for older residents, expansion of home ownership to vary the population composition and improvement of the quality of public space.

An interactive change process involving the municipality and local residents is led by the housing association Mijande Wonen. In order to support this partnership, an independent consultant manages the process and advises on urban planning.

Mijande Wonen bears the total costs of € 5,20 Mio. for the housing-program (including disinvestment of 2,20 Mio.) and the process management in phase 1 with € 50,000.00 subsidies from the province plus € 200,000.00 for reconstruction in public space. For phase 2, further measure in public space with costs of € 1,10 Mio. a cofinancing of municipality and housing investor is planned. There will also be searched for addition subsidies.

More information: housing-atlas.eu/development-of-districts





Development of districts

Scotland
City of Dundee

Ardler regeneration project

The Ardler Village, a 58 hectare site of bungalows and multi-storey blocks North West of Dundee's City centre built in the 1960s, suffered from a falling population of 50 % during the 1980s. Causes were the rising unemployment in the region and the poor and outdated standard of the apartments. Accordingly to this development the estate was in a state of decline, suffered of anti-social behaviour and had become difficult to let.

The rebuilding of Ardler started in 1998 when a partnership of Sanctuary Scotland Housing Association (SSHA), Wimpey Homes and HTA architects was selected by residents and Dundee City Council.

All the six multi-storey blocks containing about 1,700 flats were demolished. Until 2010 about 734 homes for rent, 69 refurbished homes and 150 to 230 homes for private sale were newly built. Ardler's green space, the implemented ponds, the plants and wildlife they support, provide a positive effect on mental health especially amongst young and old members of the community.

The project was financed by Housing Partnership Funding and cross subsidy from private development combined with other mainstream funding in a partnership between developers, residents and Dundee City Council.

More information: housing-atlas.eu/development-of-districts





Technical aids
Belgium
Province of West-Flanders

In-HAM vzw

In-HAM vzw is a non-profit association that works between technology business and the requirements of disabled or older people to improve the synergy between those two parties. It has the aim to inform, to demonstrate and to support innovation. Older or disabled people are informed about the technological possibilities that exist to support them. Advice is not only given to individuals, but also to intermediates.

In-HAM vzw has 4 living-labs where older and disabled people can stay for a short period. There they can use the assistive technology and give their feedback. Afterwards they are assisted to integrate the concept into their own house.

In-HAM vzw researches existing and new living technology, in consultation with the industry and knowledge centres while they take the needs of the end user into account. In-HAM vzw also helps to turn new ideas into reliable products. In this field it works within an extended network and cooperates with more than 150 companies.

Financial allocations mainly come from innovative projects that profit from the cooperation with In-HAM vzw and from fees costumers have to pay for advice. Subsidies are given by a.o. IWT (Agentschap voor Innovatie door Wetenschap en Technologie) and EFRO (Europees Fonds voor Regionale Ontwikkeling).

More information: housing-atlas.eu/technical-aids

