



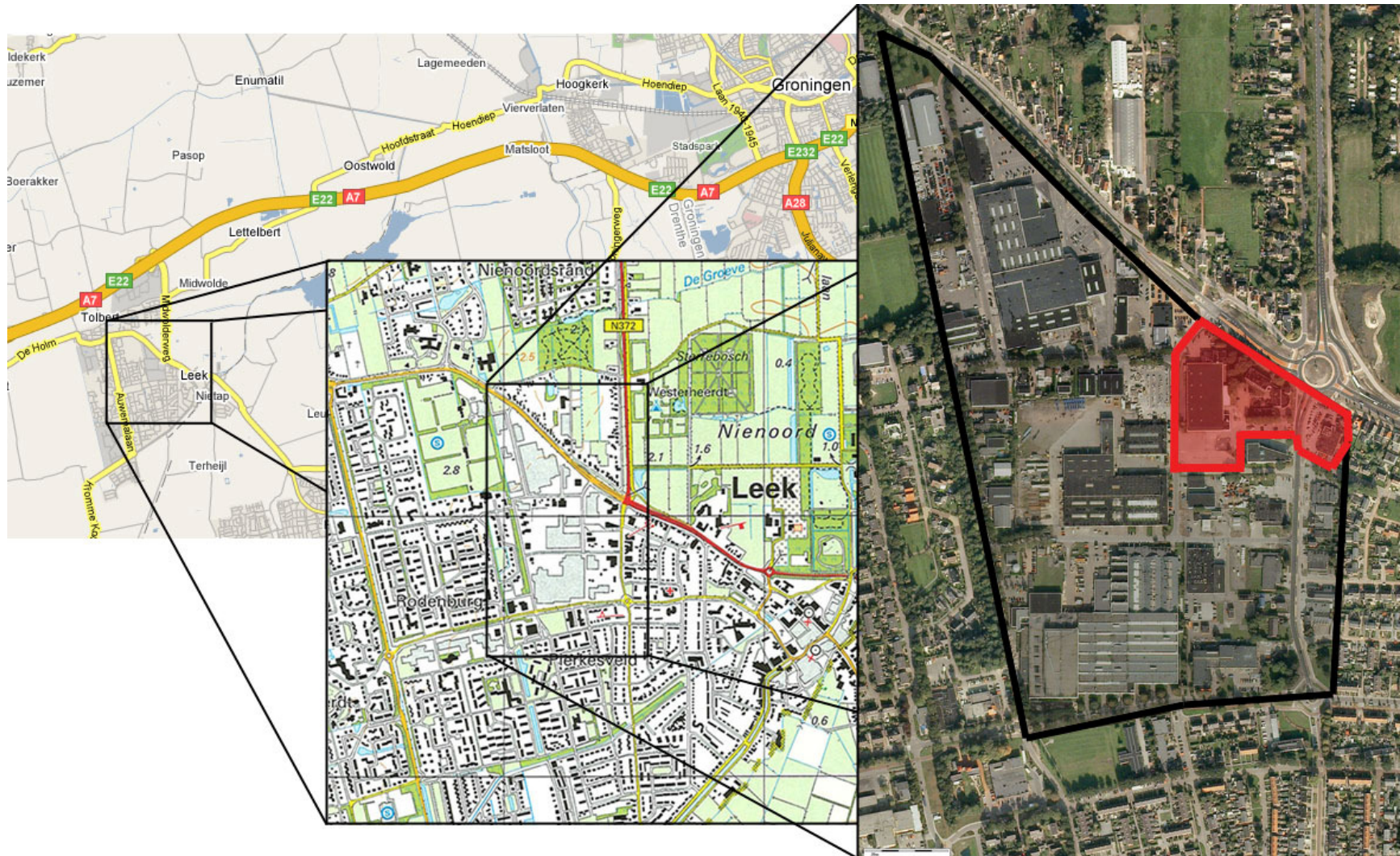
Hamburg Partner Meeting June 2013

Pilot Reporting



Pilot: The Entrance of Leek

The Location



The entrance of Leek – air view



Location Interauto



Location Interauto (2)



Location Hotel Leek



Hotel Leek - restaurant





Timeline: short history

2004: Hotel bankrupt, building in poor condition

2005-2006: discussions with market parties about (re)developing the location: no results

2007: Town council of Leek decided to change the strategy

2008: Leek became owner of the property and made a vision for the location: luxury apartments



The Vision: luxury apartments phase 1



Phase 2: more apartments





Timeline: short history

2009 till now: plans are delayed because of the economic crisis

2012: plan for the location Interauto is cancelled (no demand).

Town council and project developer decided to investigate new opportunities and work together



2013 New strategy

- public-private coöperation (town – project developer – housing foundation)
- mix of functions (bus station, healthcare services - apartments)
- We hope to start with developing in 2014
- great uncertainties

Temporary use

The buildings of the municipality of Leek are rented by 3 companies

The hotel is used for housing foreign workers (Poland)

Total rental yields > 100.000 euro's / year

The costs of interest are covered

Disadvantage: the entrance still looks poor

Stakeholders

- Region Groningen-Assen
- County of Groningen (planning permission)
- Neighbourhood (citizens and companies)
- Tenants (3 companies)
- Housing Foundation
- Project developers / owner location interauto
- Investor
- healthcare partners (whereupon hospital)



Barriers for temporary use:

The owner of the location Interauto doesn't want to invest in the temporary situation, and doesn't want to demolish the building because of fiscal disadvantages.

The municipality has also little financial resources for this



Actions in 2013

- * Find a new location for the workers from Poland
- * Develop a plan for the location in coöperation with the project developer and the housing foundation and other stake holders
- * To go on with the planning procedure
- * We plan to bring some tree's in boxes to decorate the location Interauto (trees are transferred from the center of Leek)

In 2014: demolish the hotel and depending on the market conditions start with development or continue temporary use

Site with tree boxes



Hotel May 2013





Involvement SEEDS partners

We shared our project within the region Groningen-Assen and also with Deltares.

Until now we didn't have direct contact with the foreign partners

Suggestions and ideas for our project are welcome