

Guidelines for sustainable future of housing estates

Experiences and recommendations of the Hous-Es
URBACT network

Duisburg, 7 April 2008
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Housing perspective defined as:

Formulated after Duisburg and Milan:

Housing be addressed from a holistic perspective with an integrated approach to ensure the consideration of physical and environmental, social, economic, and cultural factors.

Network experiences

- The local context in which the housing problems occur, finally determines possible solutions
- Physical aspects still dominate the tackling of housing problems
- Despite a diversity of approaches available, many cities lack experience in response structures

Physical environment

Develop an integrated vision on the problems in the physical environment (also social and economical aspects)

Diversity of housing leads to a more attractive living environment

Public space must be relevant to inhabitants

Good accessibility within and between city districts

Develop housing areas as platforms for community living

Integration of valuable historic buildings

Develop housing area quality monitors

Institutional processes

Involve and institutionalise citizen participation from the start

Develop cooperation structures between all relevant stakeholders

Consider an autonomous body as implementing agency for the renewal process

Introduce a satellite office within the neighbourhood

Develop a market strategy for housing

Create a legal framework for associations of house owners

Financing and economic situation

Develop integrated funding mechanisms including the private sector

- *Coherent regulations for financing by private sector;*
- *Quality rules for housing and public space;*
- *Separate structures in municipalities to manage housing stock*

Develop credit possibilities for renewal and maintenance

Create small funds to subsidise community initiatives

Apply measures to revitalise the local economy

Seek to maximise ecologically responsible building

Social dimension

Strive to strengthen the social cohesion in a district through extensive schools, targeted care services, community and sports facilities, etc.

Pay attention to problems behind the front door

Provide in a demolition process individual support for households

Improvement of one district should not cause the transfer of problems to another district

Social dimension 2

Intensify (social) employment programmes

Start neighbourhood marketing already after the planning phase

What did Gelderland learn?

- We started a project with the CEB in Doetinchem as a new way of financing regeneration processes;
- In Brno we found an enriching experience on how to involve tenants in housing associations;
- In Italy we learned that it is not necessarily the government that has to realise the public realm;
- In Germany we learned how we could cope in a different way with the specific wishes of minority groups;
- The case study of Lyon confirmed the importance of including economic objectives in the programme;
- The study visits brought us also together across the borders and made us feel more European.

What next?

- The Hous-Es network functioned mainly as awareness raising with a number of lessons and some products;
- The lessons need to be adapted to specific local situations;
- Trained officials in urban development studies needed; master programmes are available
- Exchange of experience between members could be of great importance;
- The Duisburg proposal may function as further guide in setting-up concrete programmes.

Thank you for your attention