

# Guidelines for sustainable future of housing estates

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Experiences and recommendations of the Hous-Es  
URBACT network

Duisburg, 7 April 2008  
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# Housing perspective defined as:

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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

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- 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

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*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

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*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

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*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

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*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

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*Intensify (social) employment programmes*

*Start neighbourhood marketing already after the planning phase*



# What did Gelderland learn?

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- 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?

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- 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.

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Thank you for your attention