



ALT/BAU
ALTERNATIVE BUILDING
ACTIVATION UNITS

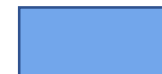
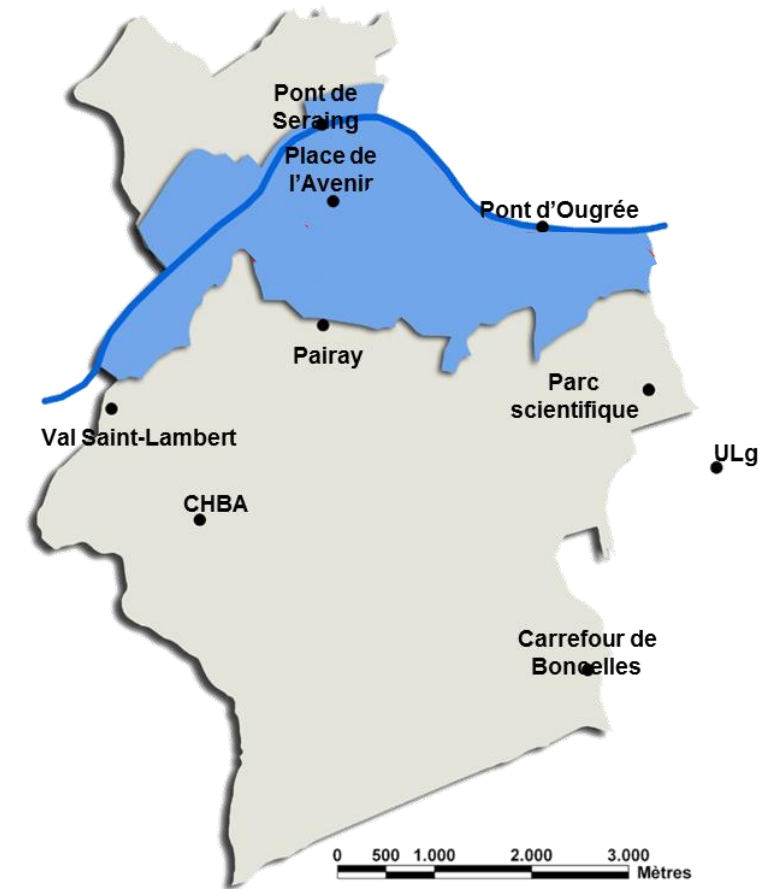
Inventory of vacant buildings
ERIGES - City of Seraing
Bénédicte Borckmans



ERIGES – City of Seraing



- / Eriges is the municipal agency of the city of Seraing, in charge of the implementation of the urban planning strategy for the renovation, reconstruction, rehabilitation of old industrial neighborhoods.
- / 800 hectares of priority intervention area / 320 projects (Master Plan) / By 2023 half of it will be completed
- / Renovation of housing and rehabilitation of vacant buildings is part of the projects of the Master Plan of requalification of the Seraing Valley



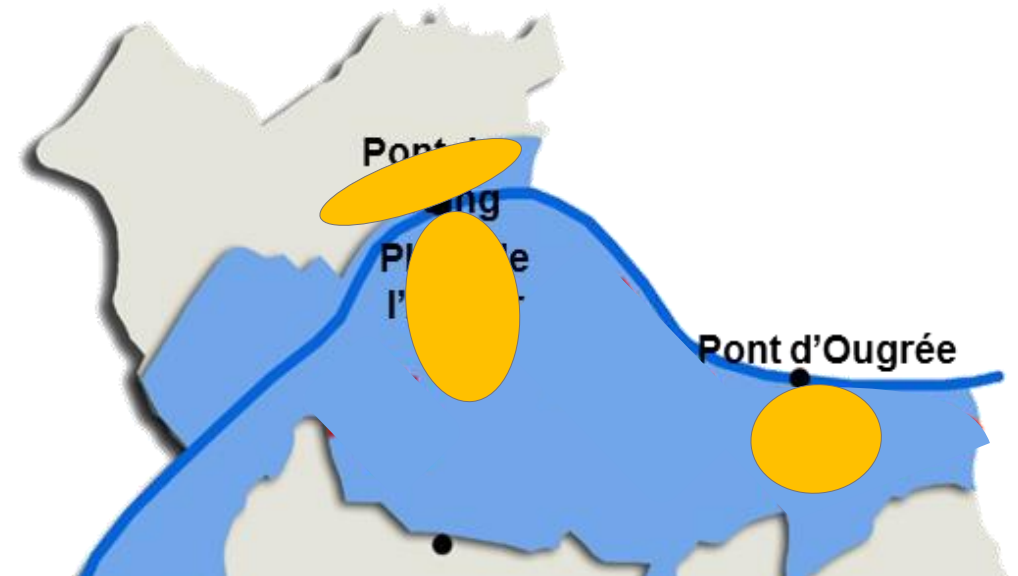
1. Identification of intervention area



➔ Delimit the area / neighborhoods / streets, where you will carry out your inventory

Where?

- / Within our master plan intervention area
- / Identification of priority intervention neighborhoods
 - / 3 neighborhoods,
 - / where most of vacant buildings are situated ,
 - / 15 to 20 streets visited in each of the 3 neighborhoods
 - / 352 vacant buildings inventoried as potentially vacant



2. Method



➔ Designate a person responsible and define tools

Who?

/ Hiring of one person 4 days a week / 4 months (3 months student trainee + 1 month summer job)

How?

/ Development of an **evaluation form** to identify potentially unoccupied properties

/ Definition of **4 criteria** for the classification of buildings, according to their degree of degradation.

Fiche d'évaluation

I. Situation / Localisation

Adresse : Place Communale
Numéros : 7 Code postal : 4100 Seraing

II. Type de bien

Type de bien : Maison unifamiliale
Mètre courant de façade : 7 mètres
Nombre de façade : 1
Nombre de niveau : 1
Entrée indépendante : OUI / NON

III. Occupation du bien


Abandonné Squatté
Nombre de sonnette Nombre de boîte aux lettres
Nom du propriétaire : Eriges

IV. Informations voisinage

.....
.....

V. En cours...

Travaux / rénovation Affiche de mise en vente Affiche mise en location
Rien



VI. Catégorie

A. B. C. D.

VII. Etat du bâtiment

Façade avant :	Bon <input type="checkbox"/>	Moyen <input checked="" type="checkbox"/>	Mauvais <input type="checkbox"/>
Façade arrière :	Bon <input type="checkbox"/>	Moyen <input type="checkbox"/>	Mauvais <input type="checkbox"/>
Toiture :	Bon <input type="checkbox"/>	Moyen <input type="checkbox"/>	Mauvais <input checked="" type="checkbox"/>
Jardin :	Bon <input type="checkbox"/>	Moyen <input type="checkbox"/>	Mauvais <input type="checkbox"/>
Menuiserie extérieure :	Bon <input type="checkbox"/>	Moyen <input type="checkbox"/>	Mauvais <input checked="" type="checkbox"/>

Impact moyen :

Autres/Remarques :

- o Les vitres à l'étage sont dans un état normal
- o Plaques en bois au niveau de la porte et de la vitre au RDC
- o La corniche s'effrite
- o Jardin

Informations de l'administration communale :

- o Bien inoccupé, pas de domiciliation
- o Permis octroyé le 13/07/2007 par le SPW pour agrandir et transformer les deux maisons en bureaux
- o Pas d'infraction

/ Evaluation form

- / Pictures of the building and surroundings
- / Location, address
- / Type of building: house, apartment, shop, number of levels and facades, ...
- / Occupation: abandoned, squatted, partly occupied, number of bells and letter boxes, ...
- / The current situation: renovation works, panel for sale or for rent, etc.
- / The condition of specific parts: facades, roof, carpentries, garden, etc.
- / The potential impact on neighbors: water infiltration, stability, potential danger, ...
- / Additional remarks: broken windows, vegetation on the roof, wooden panels on windows and doors, full letter boxes, etc.
- / Neighbors information: any additional information provided by people



/ Classification criteria



A:
State of ruin
Safety danger



B:
Heavy renovation
needed



C:
Maintenance and
refreshing needed



D:
Good condition,
even renovated, but
still vacant

3. Collaboration



 Collaborate with other services to complete the field inventory

- / Field information is completed with additional information collected from housing and urbanism city services
 - / Owner's name and adress
 - / Cadastre number
 - / Surface
 - / Previous uses (housing, commercial, business ..)
 - / Permit request for renovation
 - / Irregularities
 - / Etc.

- / Additional information from tax service
 - / Application of the taxe on vacant buildings



3. Crossed data



➔ Get information from different sources

- / Addresses without domiciliation listed in the population register
- / Addresses with a maximum consumption of 5m³ of water transmitted by the local water supplier
- / Addresses with an annual electricity consumption of less than 100Kw transmitted by the local electricity supplier
- / Addresses without garbage collection transmitted by the local waste collection company



4. Digitalization

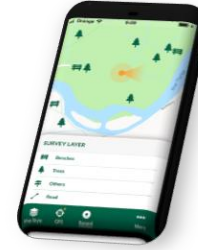


➔ Digitalization and geolocation of inventory



- / Software to create, edit, view, analyze and publish geospatial data
 - / Build interactive maps
 - / Collaborate across your organization to build and to use the maps
 - / Work easily with your data using selection criteria
 - / Share privately with groups or publicly with everyone
 - / Easier update of inventory
- / One person in charge at urbanism city service + student

5. Mobile application



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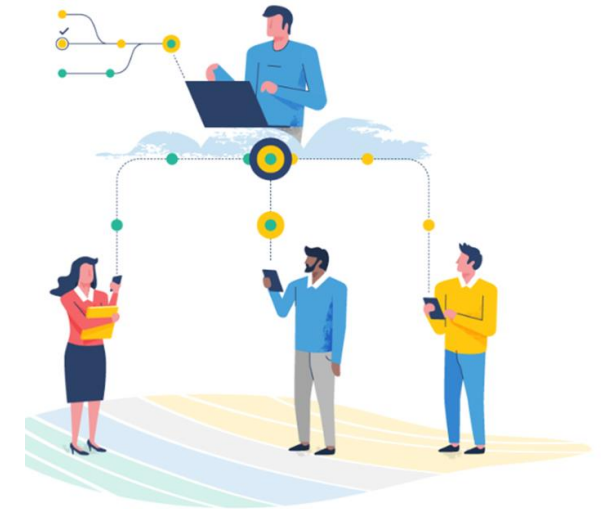
/ Collect information/ pictures directly through your mobile/tablet

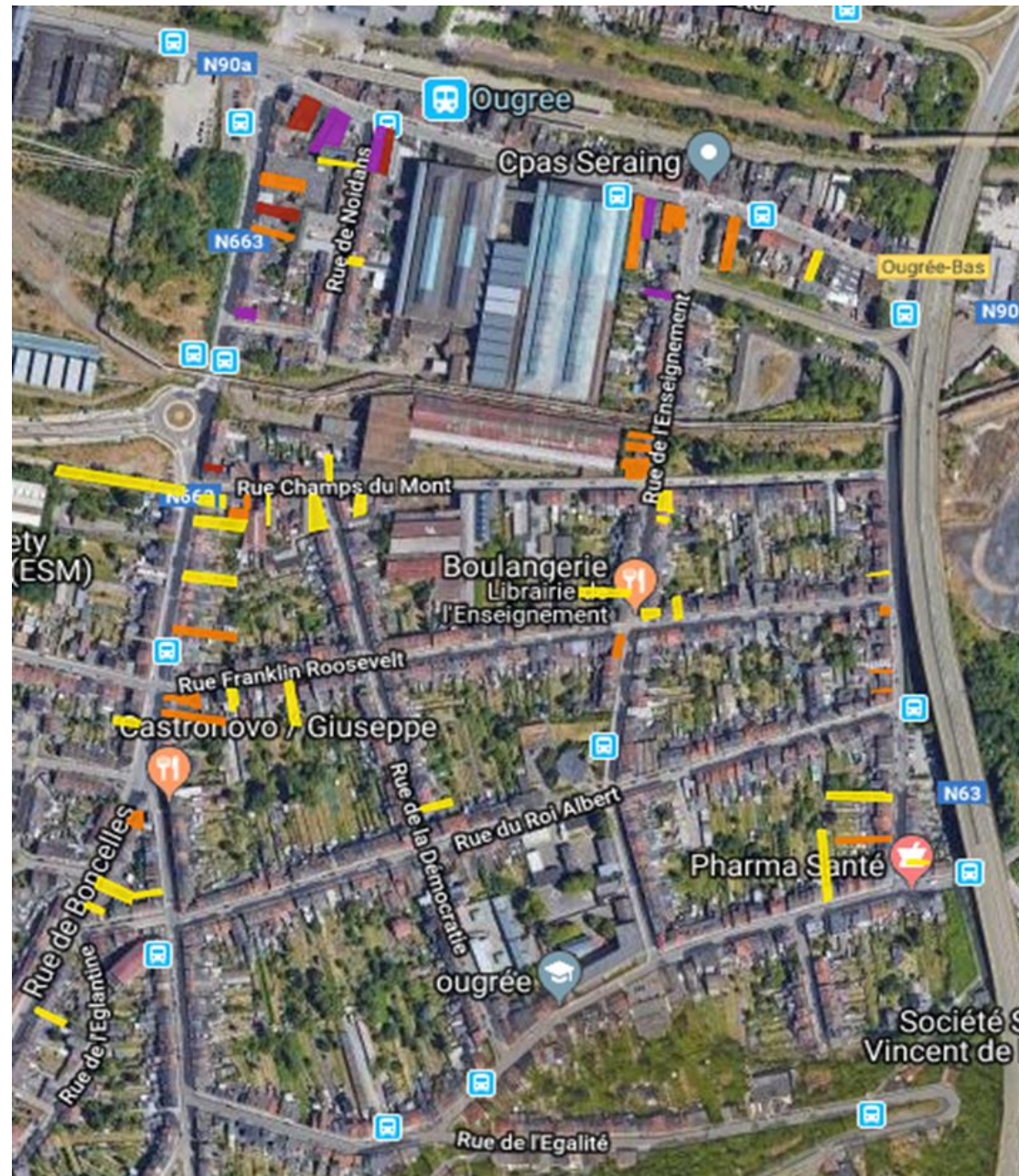
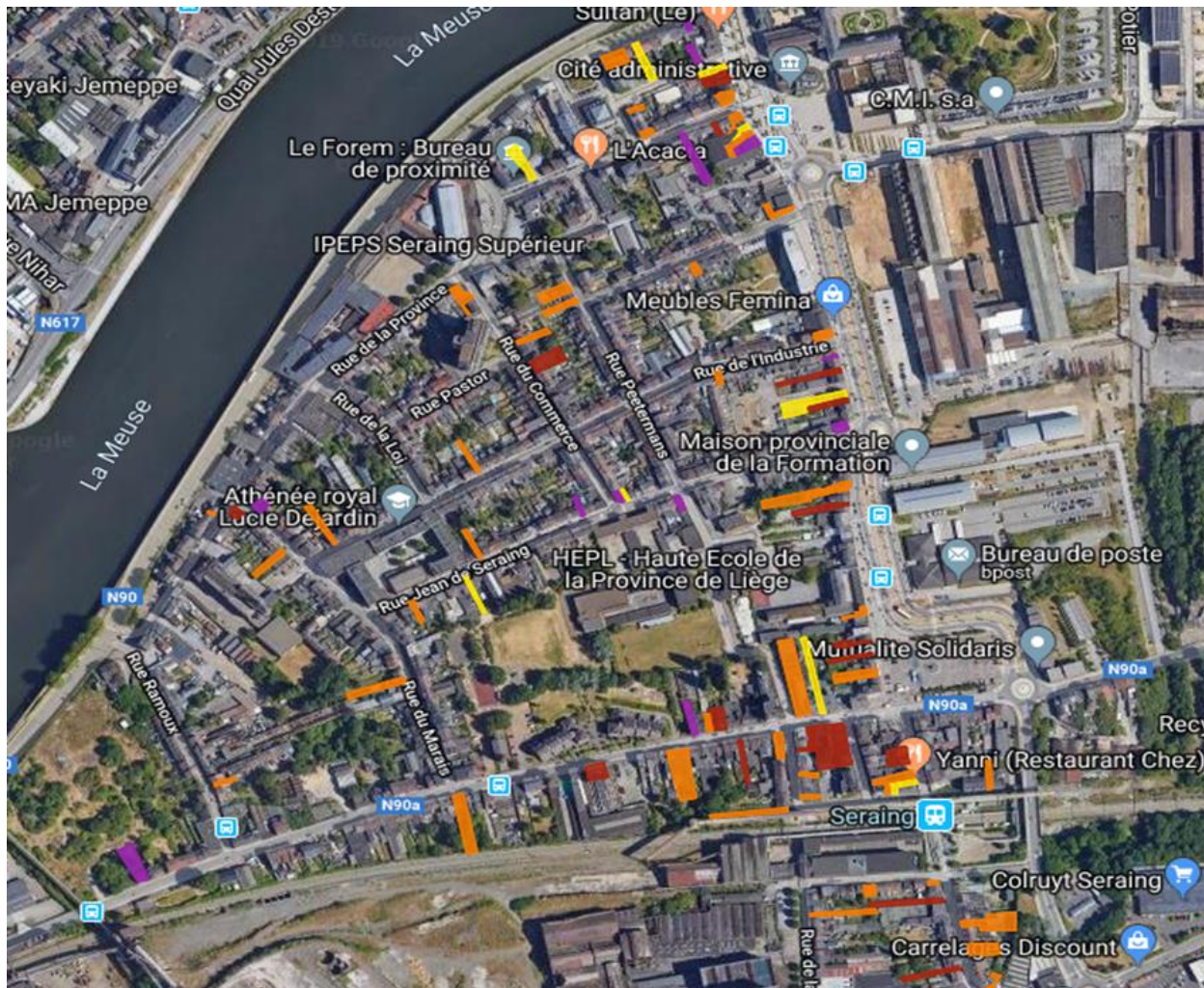


/ Give read or write access to various groups or users to view or edit data.

/ Ex: give access to update the inventory

/ Changes from different users are tracked and consolidated. Data administrators can retrieve previous versions of data and view historical changes





- / For sale or rent
- / Vacant shop
- / Vacant building
- / Unhealthy building



200 m



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Thank you for your attention
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