

New life for old houses!



ALT/BAU
ALTERNATIVE BUILDING
ACTIVATION UNITS

How to reactivate vacant residential buildings in need of refurbishment

Capacity Building webinar
19th April 2021



URBACT
Driving change for
better cities



CHEMNITZ
STADT DER
MODERNE



AGENTUR
StadtWohnen
CHEMNITZ

Programme



The ALT/BAU network +
Chemnitz's Good Practice –
the 'Housing agency'

Each session:

1. Introduction
2. City examples
3. Meet the cities

External input and
reflection



Welcome



Introduction

The ALT/BAU network

Chemnitz's Good practice – the housing agency

- / Börries Butenop, Head of the City Planning Department Chemnitz
- / Martin Neubert + Frank Feuerbach, ALT/BAU Lead Partner



Inventory and monitoring of vacant buildings



Order of session

1. Goals and tasks
2. City examples
3. Meet the cities!

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Goals + Tasks



Inventory and monitoring of vacant buildings



Goal

- / Pro-actively collect relevant information about vacant residential buildings in need of refurbishment

Tasks

1. Find out where the vacant buildings are
2. Define focus areas / buildings to act on
3. Define and collect relevant data about buildings / area



Inventory and monitoring of vacant buildings



Task

/ Find out where the vacant buildings are

Steps

1. Define what you understand of a vacant building
2. Decide on method(s) to find out about your vacant buildings
3. Do a first inventory

METHODS

- Do
- Sit
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- Ok



Inventory and monitoring of vacant buildings



Task

/ Define focus areas/buildings to act on

CRITERIA TO DEFINE FOCUS AREAS

- Areas with a high amount or rate of vacant buildings and flats
- Areas of public interest

CRITERIA

- Structural need
- Urban
- Age a
- Typolo
- Locati
- Duration of vacancy
- Interest of private investor / owner
- Development opportunities



Inventory and monitoring of vacant buildings



Task

- / Define and collect relevant data about buildings / area

Questions

1. What do I need to know about vacant buildings to support their reactivation?
2. How or from which sources can I get the information / data?

POTENTIAL RELEVANT DATA

Building information

- Plot: number, size,
- Building: size, name
- Building typology
- Technical condition
- Monument status
- Floor plans and drawings
- Administrative information

Owner information

- Contact details
- Owner perspective
- Reasons for vacancy

Real estate and neighbourhood information

- Potential rents, sales and construction prices
- Context/location



Inventory and monitoring of vacant buildings



City examples

- / **Constanta:** Using geographic information system (GIS)
Diana Lepădatu, City of Constanta
- / **Riga:** Participative online mapping 'GRAUSTI.RIGA.LV'
Villiams Vroblevskis, City of Riga
- / **Seraing:** Field visits – Categorisation – Collaboration
Bénédicte Borckmans, ERIGES, Seraing



Inventory and monitoring of vacant buildings



Meet the cities!

_Table 'Constanta'

_Table 'Riga'

_Table 'Seraing'



Activating and supporting owners



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Goals + Tasks

/ Nils Scheffler, ALT/BAU Lead Expert



Activating and supporting owners

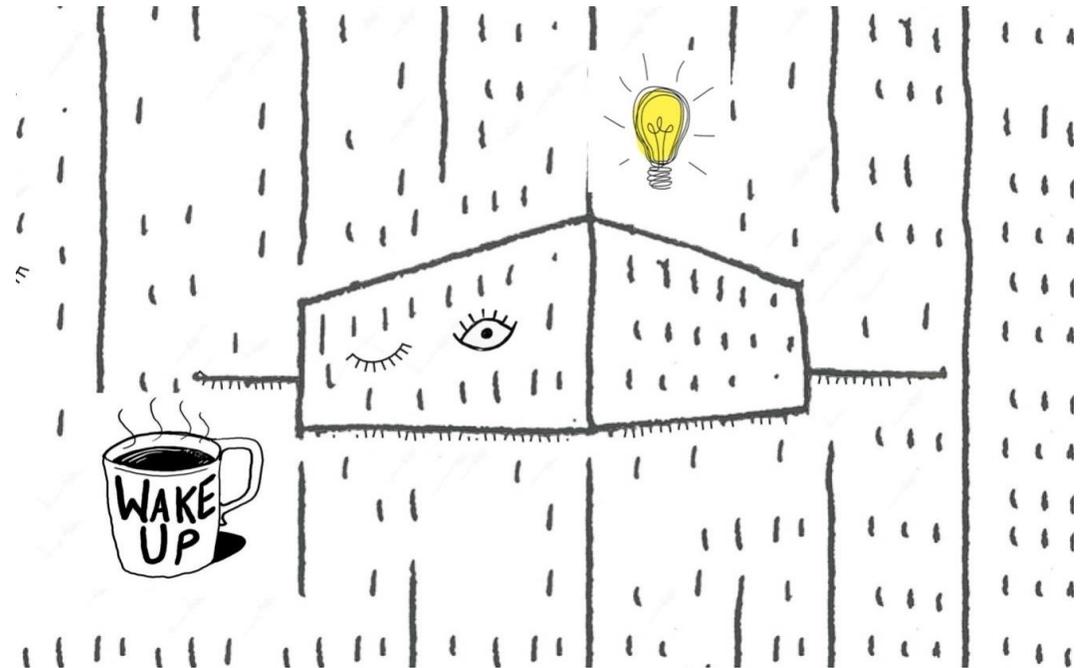


Goal

- / Reactivate the owner's interest in its property
- / Support him/her in the reactivation process

Tasks

1. Identify owner
2. Contact and activate owners to act
3. Support owner in reactivation attempts



Activating and supporting owners



Task

/ Identify owner

Steps

1. Acquire ownership information
2. Add this information to your digital database

SOURCES OF OWNERSHIP INFORMATION

City administration

- Land registry / real estate cadastre
- Property, tax / finance, urban development / planning, housing department
- Public utility companies

Digital world

- Internet
- Social media

Third parties

- Owners/residents of neighbouring buildings
- Former tenants
- Putting posters on buildings rewarding people for providing ownership information
- Company register to check for present or former companies at the address

Activating and supporting owners



Task

/ Contact and activate owners to act

Steps

1. Contact owner on your own initiative
2. Add this information to your digital database



Activating and supporting owners



Task

/ Support owner in reactivation attempts

POSSIBLE SUPPORTING SERVICES

Advice on building options

- Discussing options for property
- Informing about real estate market and housing needs
- Informing about the rehabilitation or selling process
- Advice for building permits
- Advice on rental regulations/contracts
- Developing building sheets/diagnosis

POSSIBLE SUP

Indications on

- Informing ab
- Feedback or
- Guidance on

Connecting wi

- City adminis
- Potential inv
- Financing programmes and institutions
- Owners who have renovated building
- Trusted entities



Activating and supporting owners



City examples

- / **Chemnitz's** experience of the good practice
“Agentur StadtWohnen”
Martin Neubert, Agentur StadtWohnen
Chemnitz
- / **Seraing:** Methods, experiences, lessons learnt
Bénédicte Borckmans, ERIGES, Seraing



Activating and supporting owners



Meet the cities!

_Table 'Chemnitz'

_Table 'Seraing'



URBACT



It is time to share!

URBACT Transfer Network concept,
key outcomes and programme news

/ Céline Ethuin, URBACT secretariat



Personal lunch



To be continued...

13:30

**Capacity Building webinar
19th April 2021**

Activating and supporting potential buyers and investors



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Goals + Tasks

/ Nils Scheffler, ALT/BAU Lead Expert



Activating and supporting potential buyers and investors



Goal

- / Draw attention of potential investors and users to vacant buildings
- / Support them in buying / rehabilitation process

Tasks

1. Clarify what kind of “investors” you look for
2. Prepare information for investors
3. Identify and contact investors
4. Support investors



Activating and supporting potential buyers and investors



Task

/ Clarify what kind of “investors” you look for

Steps

Determine

1. Your vacant building portofolio
2. Development priorities based on your urban development objectives
3. Demand in your local real estate and housing market

INVESTOR TYPES

Owner-occupiers

- Private single investors
- Co-housing groups
- Young families seeking ownership

Renters and landlords

- Financial companies: banks, real estate funds
- Housing companies: (non-)for-profit oriented
- Housing cooperatives
- Social organizations and foundations providing housing or supplementary facilities

Seller after rehabilitation

- Profit-driven project developers
- Financial companies: banks, real estate funds

Activating and supporting potential buyers and investors



Task

/ Prepare information for investors

POTENTIAL RELEVANT INFORMATION

- **Local real estate market:** demand, rent and sales prices
- **Vacant buildings on sale:** building sheet with price, size, condition, etc. or building diagnosis
- **Potentials of the vacant building** based on the interest of the investor.
- **Information about neighbourhood:** location, accessibility, facilities, qualities, planned public investments
- **Financial incentives:** tax incentives, grants, funding programmes

Activating and supporting potential buyers and investors



Task

/ Identify and contact investors

Steps

1. Ask in your circle for recommendations
2. Conduct research
3. Draw attention to vacant buildings through PR, multipliers, events



Activating and supporting potential buyers and investors



Task

/ Support investors

SERVICES FOR INVESTORS

- Information and suggestions about vacant buildings for sale
- Site visits to vacant buildings for sale
- Information about funding opportunities
- Connecting with owners, city administration, experts, grant and financial institutions
- Guidance through purchase procedure
- Information on legal and administrative procedures

Owner-occupier / Co-housing groups

- Support to get organized and funding
- Advice on financial and legal possibilities
- Guiding through administrative procedure
- Informing / connecting with good examples

Activating and supporting potential buyers and investors



City examples

- / **Chemnitz's** methods, experiences and lessons learnt
Martin Neubert, StadtAgentur, Chemnitz
- / **Vilafranca:** Collaborating with a social housing foundation
Xavier Mauri, Habitat 3 foundation
- / **Riga:** Social temporary use as co-development tool for large scale illiquid properties
Marcis Rubenis, Free Riga



Activating and supporting potential buyers and investors



Meet the cities!

_Table 'Chemnitz'

_Table 'Vilafranca'

_Table 'Riga'



Connecting and coordinating public and private stakeholders



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Goals + Tasks

/ Nils Scheffler, ALT/BAU Lead Expert



Connecting and coordinating public and private stakeholders

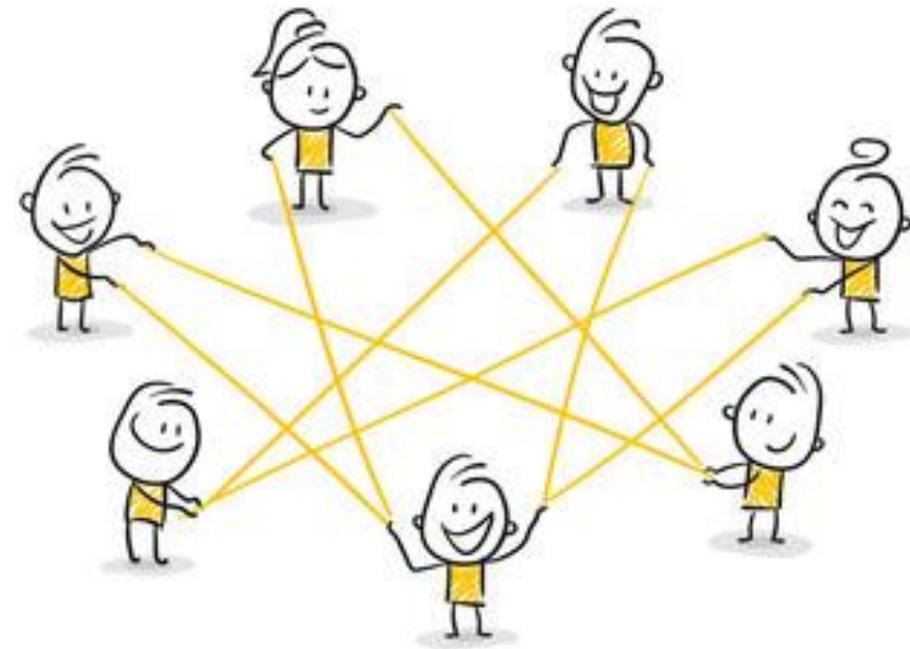


Goal

/ Inform, engage and coordinate stakeholders relevant for reactivation process

Tasks

1. Define what needs to be coordinated and exchanged with which stakeholder(s)
2. Define and implement structures and procedures to ensure cooperation and exchange



Connecting and coordinating public and private stakeholders



Task

- / Define what needs to be coordinated and exchanged with which stakeholder(s)

Steps

1. Brainstorming necessary steps to reactivate a vacant building and coordination needs
2. Sketch current responsibilities and coordination/exchange procedures

POTENTIAL COORDINATION TOPICS

- General policy issues
- Ownership (change)
- Information about vacant buildings
- Situation and need for action regarding priority buildings
- Rehabilitation / building permits
- Construction works on technical infrastructure and public space
- Entry of relevant data / information into property database (GIS)
- Problems and resident ideas for vacant buildings

Connecting and coordinating public and private stakeholders



Task

/ Define and implement structures/ procedures to ensure cooperation and exchange

Steps

1. Brainstorm structures and procedures to ease reactivation of vacant buildings
2. Implement and apply structures and procedures!



Connecting and coordinating public and private stakeholders



City examples

- / **Chemnitz's** methods, experiences and lessons learnt
Frank Feuerbach, Chemnitz
- / **Vilafranca's** public housing council
Eugenia Martinez, Vilafranca
- / **Turin's** digital platform
Giulietta Fassino, Turino Urban Lab



Connecting and coordinating public and private stakeholders



Meet the cities!

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_Table 'Vilafranca'

_Table 'Turin'



The ALT/BAU approach – its importance with regard to post-COVID recovery of urban areas

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External reflection

EU renovation wave

Affordable housing



/ Ivan Tosics, URBACT Programme expert

Closing remarks

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Wrap-up and final information

/ Frank Feuerbach,
City of Chemnitz

