



Challenges and potentials of modernizing neighbourhoods – Reflected in the IUDCs

Some results of the visitation to Target Areas

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Case study visits as formative evaluation

- **Entering a debate on the target areas**
 - Understanding the projects in their complexity
 - Producing a draft paper to become the project profiles
 - Feedback from the TAs
 - Finalising the project profiles
 - Providing knowledge to Policy Paper
- **Deducing joint conclusions and proposals for future action**
 - On local level
 - National level
 - EU-level
- **Possibility for feed-back seminars in TAs**
 - In autumn 2011

Energy efficiency and integrated urban development (concepts)



**Kvaliteet
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The challenge – quantitative and qualitative

- **Quantitative**

- Appr. 11 mio 'industrial production' flats in CEE countries
- Older urban housing stock
- Single family homes
- Euro 20:20:20

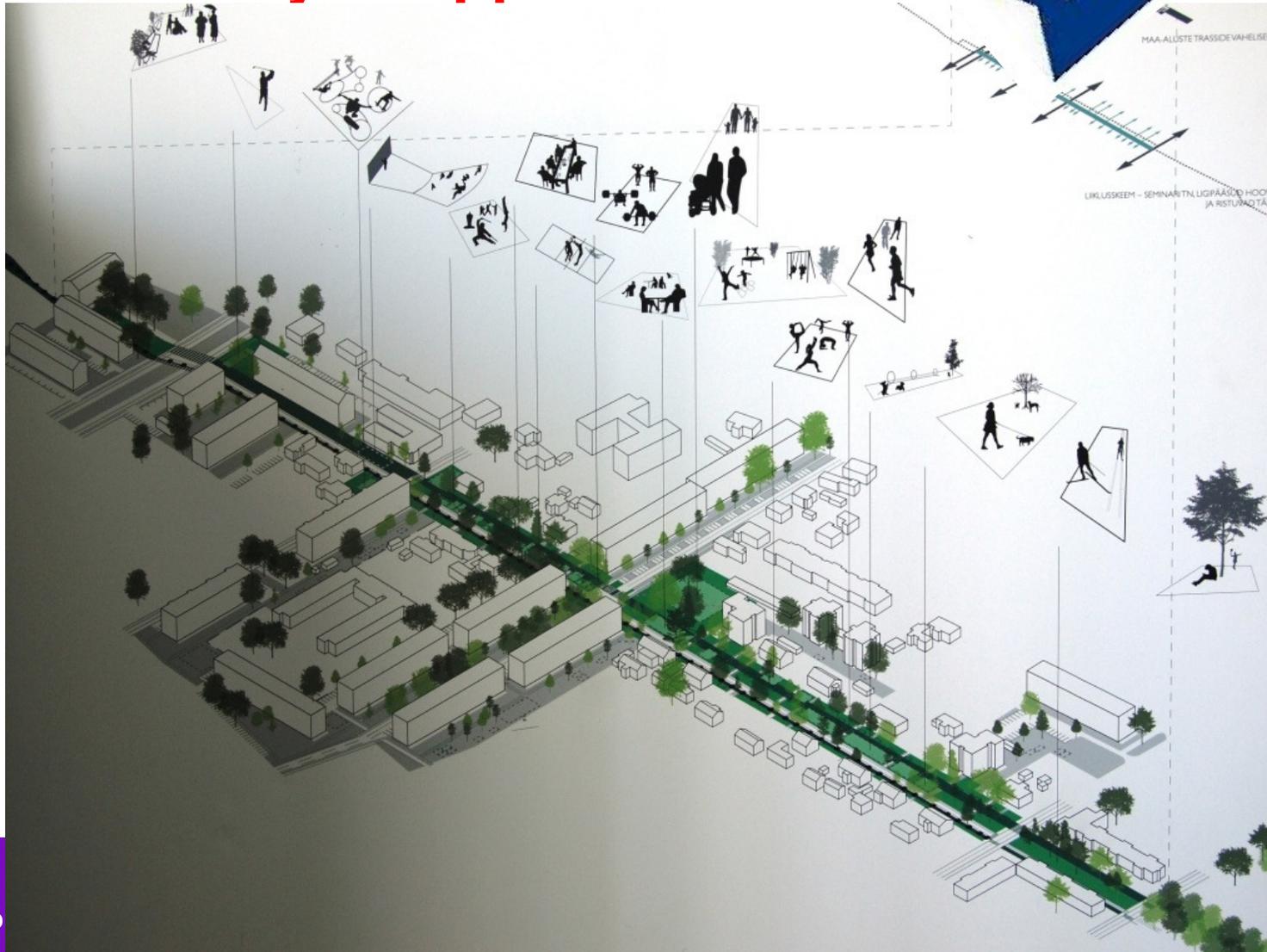
- **Qualitative**

- Wealth and welfare creation
- 'Liveable environment'

- **Technology challenge**

- Overcoming 'single path dependency'
'clean and big' vs 'flexible and adapted'
- Dealing with undesired consequences
(e.g. damp after insulation)

1. Integrated concepts – a variety of approaches



- **In Latvia**

- **Riga Jugla** – preventing future dangers to socio-economic sustainability – and ecological improvement
- Strengthening the presently high local identity
- Highly sophisticated integrated urban development concept
- Acquiring residents approval and action
- Good municipal governance
- **The city as an active enabler**

- **Jelgava** – urbanising the town centre
- Inviting residents for a ‘win-win’ situation



- **In Lithuania**

- **Siauliai** – neighbourhood building, attitude change
- Integrated concept within strongly fragmented regulatory framework of norms
- Organising a common interest through intensive consultation



2. What inhibits integration

- **Departmentalisation and fragmentation**
 - Architecture – culture ministry
 - Building, construction, energy – ministry of economy and infrastructure and regions
 - Urban planning – interior ministry
 - Environment – ministry for nature conservation
 - Funding - public and private banks
- **Deficits in the legal systems**
 - Owners associations condominium law
 - Plot generation
- **Still insufficient funds available** **What happens, if all owners apply for scarce funds?**
 - Direct support
 - Indirect support – taxes, low interest credits

Missing ‘culture of responsibility’

- **Problems**

- In public space
- Understanding ‘ownership’
- General misunderstanding of state as ‘provider’

- **Demand**

- Plot generation
- Public and private responsibilities communicated
- Encouraging condominium structure
- ‘Robust’ programmes with a clear cost-savings balance
- Good public governance and clear consultations

Question of long term sustainability

• Market

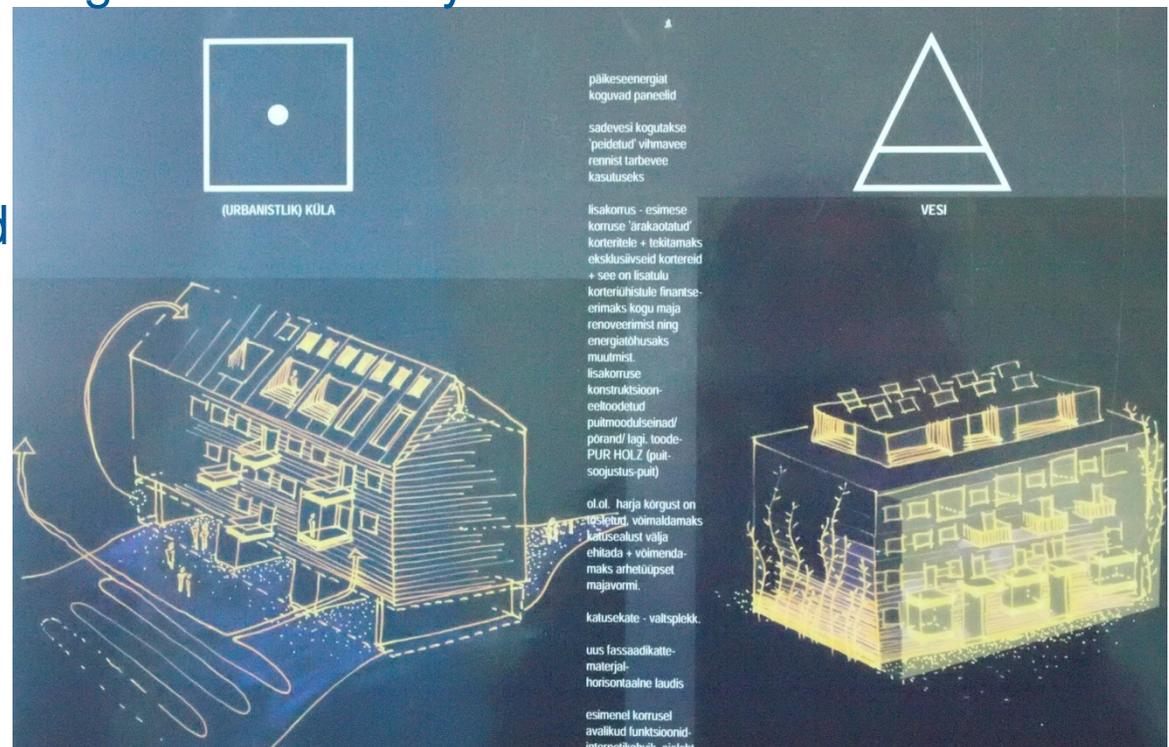
- Acknowledging the demographic factor and mobility
- Understanding housing as a long term market asset
- Short term interest and long term feasibility

• Quality as incentive

- Pride in house
- Pride in neighbourhood

• Strategies of persuasion

- Finished projects are incentives



Cross-cutting problems – not addressed opportunities

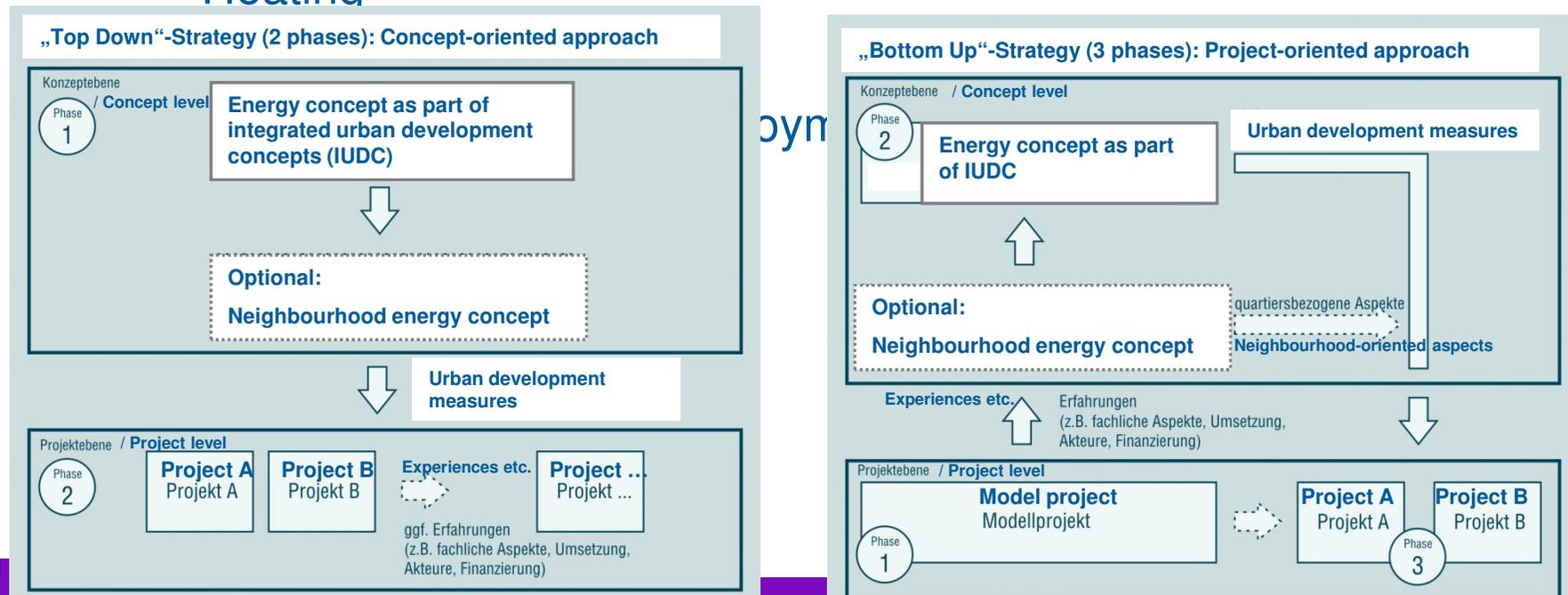
- Hardly any understanding of relations between housing market, labour market and the national and regional economy
- Difficult relations between the level of house, energy generation and distribution – large co-generation units and their influence on energy saving
- Little consideration about generation and distribution alternatives
- Little consideration about building alternatives – roof-top additions, infill buildings

Step by step and addressing the balance between expenditure and gain

- Taking the resources of state, municipalities and the residents into consideration:
 - Step by step solutions are advisable
 - Based on audits and comprehensive models (using the positive effects of mass-production types)
 - Clarifying relations between expenditure and saving
 - Including a long term vision for the buildings

Are standardised tools a solution?

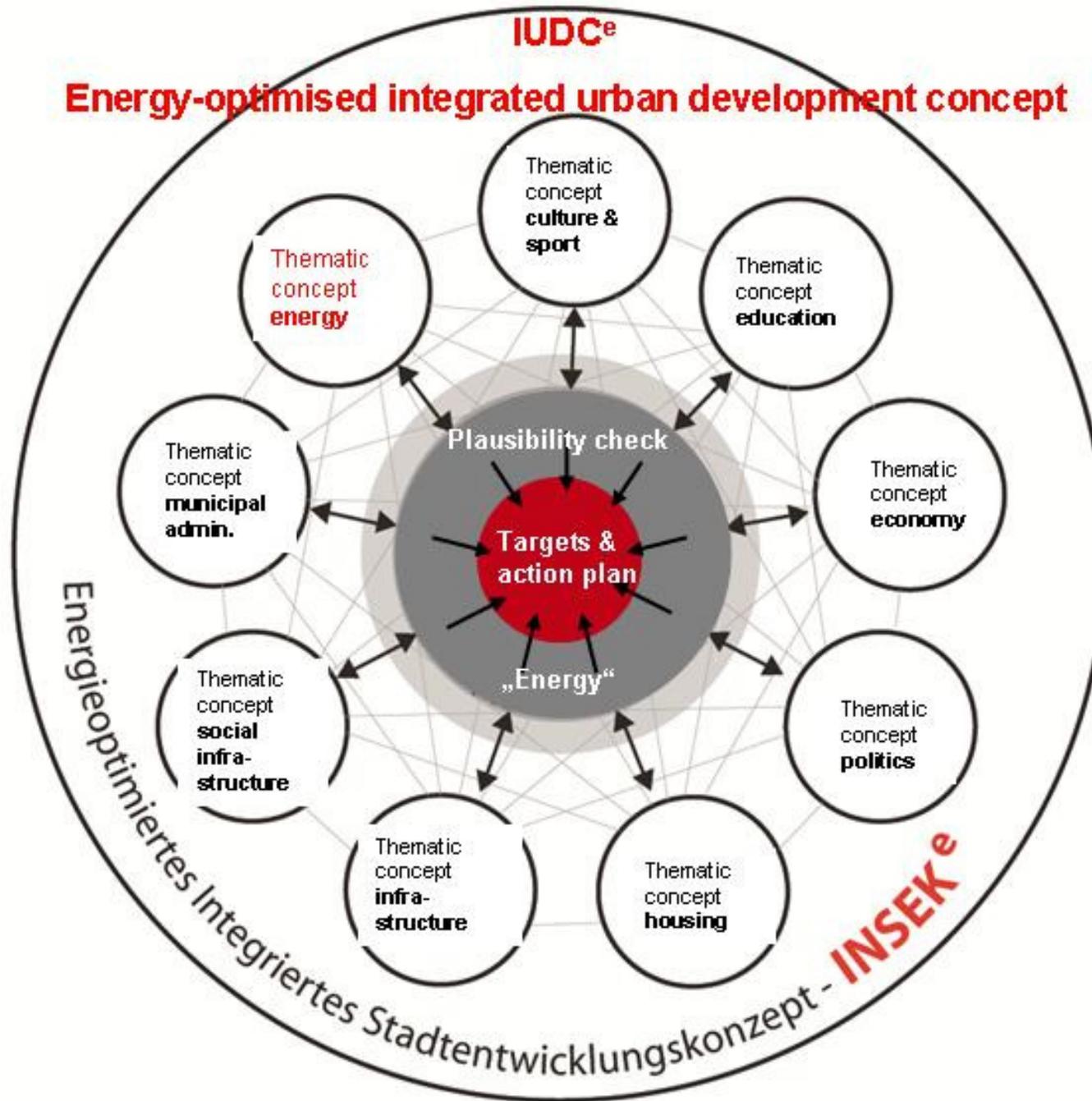
- Energy audit – knowledge for prioritisation
- Standardised IUDC structure
- Decision about feasibility of technical solutions
 - Insulation
 - Heating



Integration through a ‘vision process’

- **Hierarchy of deliberations**
 - Town
 - Neighbourhood
 - Building
- **What are the consequences of non action?**
 - Short term: overstressing residents and CO2 target failure
 - Long term economic loss
 - Socio-spatial degradation
- **The example of Riga’s development plan**

IUDC^e Energy-optimised integrated urban development concept



4. Suggestions for the future Urb.Energy and beyond

- **Better knowledge exchange**
- **A system of cross-national visitations and hospitations**
- **Information packages on solutions ‘tools’**
 - Technical
 - Procedural
(not as tools delivered, but as information packages on internet)
- **Calculations of the demand on a step-by-step basis on EU level – what can be achieved**