



# Sustainable Refurbishment Europe

## SUREURO Project

The E.U. research project Sustainable Refurbishment Europe (SUREURO) reviews and evaluates current practice and know-how in the field of urban renewal. For the project, seven housing associations, nine research facilities and five consulting firms from all over Europe were allocated a budget of €4.9 million by the European Commission (Fifth Framework Program), making it one of the E.U.'s largest research projects at the present time. The goal is to offer new prospects to the more than 80,000 residential areas in Europe with a total of 56 million residential buildings constructed after 1950. More than 70 million people now live in these post-World War II buildings in areas of high building density. Sustainable renewal strategies for these areas have been rare to date in the countries of the European Union, and approaches toward involving the inhabitants or tenants differ considerably. Many modernization strategies center on technical problems and the financial aspects involved. The project is aimed at promoting the issue of sustainable refurbishment on the basis of know-how transfer among E.U. countries. German partners involved in this network project are the research facilities IWU (*Institut Wohnen und Umwelt*) in Darmstadt and IRS (*Institut für Regionalentwicklung und Strukturplanung*) in Erkner and LUWOGÉ, BASF's housing company in Ludwigshafen.

### Learning from best-practice projects

Best practice is worked out and put to use in the modernization of 13,000 housing units. An information system generated from the seven best-practice projects will be used to advise and train urban developers. The information will also be made available to countries outside the E.U.

SUREURO is intended to produce innovative yet cost-effective solutions to lower energy and resource consumption, reduce toxic emissions in the atmosphere, and cut drinking water consumption by 40 percent. Another aim is to reduce household waste production by 50 percent.

### Overview of the projects

**Denmark**

<b>Housing Association</b>	AKE Housing Association, Copenhagen
<b>Project Scope</b>	Taastrupgaard, Taastrup, 975 apartments, 31 Mio. €

The aim is to counteract architectonic monotony. The developers envisage a small-town community feel with narrower streets and more greenery between the houses. The area will be converted into four visually separate smaller zones. Tenants associations in these districts represent the interests of local tenants as regards the construction of playgrounds, seating, green areas and parking areas. An aim is to make people feel safer, especially the elderly inhabitants

**Germany**

<b>Housing Association</b>	LUWOGÉ Wohnungsunternehmen der BASF GmbH, Ludwigshafen
<b>Project Scope</b>	Brunck District, 850 apartments, 50 Mio. €

Including tenants in decision-making and refurbishing processes is proving successful in the German pilot project, "Brunck District Refurbishment." BASF's housing company LUWOGÉ has been involved in major urban preservation and renewal projects since 1996. A key project is refurbishment of the Brunck district, formerly comprising more than 850 housing units and built adjacent to BASF in the 1930s. LUWOGÉ is investing €50 million in this project. The novel urban development concept underlying the project is based on a synthesis of preservation and rebuilding. Its goal is to develop this part of Ludwigshafen, and make it attractive and sustainable. In conjunction with the rebuilding plans, the plan is to cut energy consumption and CO<sub>2</sub> emissions for the entire residential area by 70 to 80 percent. The highlight of the project is the three-liter house, which consumes the equivalent of only three liters of heating oil per square meter per year.





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**Finland**  
**Housing Association** Finnish Real Estate Fed. (Helsinki)  
**Project Scope** Three different projects, total of 537 apartments, 11 Mio. €

A survey (400 households responded) showed that few inhabitants are willing to become involved in the projects. 47% of the inhabitants are over 50. Astonishingly, the more senior tenants were much more responsive to the idea of getting involved in shaping their residential environment.

**France**  
**Housing Association** Logirep-Suresnes Cedex  
**Project Scope** Soran City, 417 apartments, 10 Mio. €

Tenant involvement was implemented; Logirep trains tenants' representatives for this task. This measure is expected to have a major impact on housing association strategy. Main goals: raise tenants' quality of life (lower energy and water consumption, reorganize waste separation, recycling and disposal, reduce noise pollution) and increase tenants' environmental awareness. Local amenities are planned in association with the city council.

**Great Britain**  
**Housing Association** Sandwell MBC, Oldham, West Midlands  
**Project Scope** Boxwater and Baybrook House, 67 apartments, 8 Mio. €

Photovoltaic power and solar energy for generating electricity and heating water. Aims include better noise and fire protection, greater safety, low-energy light bulbs and low-flow toilets, mechanical ventilation systems with heat exchangers to minimize energy consumption. Main goals: affordable council housing meeting contemporary standards. That of course embraces much more than living space alone. A cooperative network with numerous tenants' associations is intended to get Sandwell into shape for a sustainable future.

**The Netherlands**  
**Housing Association** WonenCentraal, Alphen aan den Rijn  
**Project Scope** Planetenbuurt, 600 apartments, 15 Mio. €

Sustainability in harmony with ecology, economy and social/cultural life. Main goals: integrated project management processes, facility management, effective computer program to record and assess measures and simulate different options for action.

**Sweden**  
**Housing Association** Kalmarmen Ltd, Kalmar  
**Project Scope** Inspektoren, 160 apartments, 6,5 Mio. €

The organization has abandoned its earlier policy of sharing costs as evenly as possible among all tenants regardless of their individual lifestyle and consumer habits. In Kalmar, Sweden, tenants have a say in all issues affecting their residential area. Energy-saving is rewarded. Whereas the former cost distribution system made it impossible for tenants to lower their individual electricity and warm water bills, this is now possible today. Tenants of the "Inspektoren" residential area pay only for what they actually use.

