

# The Model of Bielefeld – self-determined housing with guaranteed care service

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Wüstenrot Haus- und Städtebau

Anna Tvardovskaya



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HOUSING AND HOME CARE  
FOR THE ELDERLY AND VULNERABLE PEOPLE  
AND LOCAL PARTNERSHIP STRATEGIES IN CENTRAL EUROPEAN CITIES

# Factsheet

**Project provider:** Bielefeld non-for-profit housing association Ltd.  
(Bielefelder Gemeinnützige Wohnungsgesellschaft mbH=BGW)

**Main cooperating partner:** outpatient nursing service „Southwest Old and Young“ registered association (Alt und Jung Süd-West e.V.)

**First building project realisation:** 1996

**Average size of the neighbourhood:** ca. 1.000 - 2.000 inhabitants

## Characteristics of the Quarters:

-Project **Heinrichstraße:** city centre, new buildings, rent.

-Projekt **Vennhofallee:** suburban quarter, buildings of the 1950s, rent.

### - Summary:

-focus on neighbourhood- based care service 24/7

- financial affordable and sustainable living conditions

- no extra fees for assisted living are required.



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# Core Elements

- **Multigenerational house** for people of different age and with different care needs in self-sufficient apartments
- **Cooperation** between housing company and care service provider, **important role** of the housing company (the leading institution within the project)
- **Participation** of residents of the district
- A **‘service point’/ residential café** as a focus of the project and district

# Core Elements

- **Comprehensive provision of care:** different target groups, operating times, work areas, accounting.
- **A minimum of project tenants** with care needs ensures the financial sustainability of the 24-hour care service.
- The care concept **involves** not only one housing project but **the whole neighborhood**.

# Project Heinrichstraße (city centre)

- New-build from 2005 in the centre of Bielefeld with 42 flats.
- The project represents building design methods as well as internal organisation of Bielefeld-Model.
- The coverage of the project is an area with 350 flats (BWG).
- Good infrastructure and transport links.





# Project Vennhofallee (Sennestadt)

- 10-flat renovation on the outskirts of Bielefeld.
- Particularly interesting is the position in the wider context of local area regeneration. Today the area lacks infrastructure, quality housing stock a. good transport links.
- A higher proportion of old people with 31 % aged 65 years and older.



# Financing of Care Provision

- Inclusion for people with disabilities – „Eingliederungshilfe“ (e.g. § 53 SGB XII).  
E.g. costs are covered to encourage people with disabilities to lead as independent life as possible.
  - So called „Extras“ (§§ 61-65 SGB XII, „Financial Help with Care“).  
Those in need of care on a low income can receive this kind of help. Among other things: steps to improve social contact. This is financed by the social benefit authority or carried out by volunteers.
  - „Low-threshold assistance“ (§ 45 SGB XI, Social Care Insurance).  
This can be used for example for supervising volunteers who assist dementia sufferers.
- > Costs can be covered in great part by public financing stream
- > How much the tenants pay relies on how many social benefits they are eligible for.

# Key elements of the Residential Area Concepts

Three main elements could be defined :

## Living

**Construction work in ordinary dwellings**

**Housing and surroundings**

**independent way of living**

## Welfare

- **Consulting and auxiliaries for elderly people**
- **Social integration and mutual assistance**

## Care

- **district-oriented care assistance at home**
- **housing for people in need of care**
- **Integration of full and part-time care services**



# Changing roles of integrated residential area concepts

Not centralised

**But:**  
**local, flexible**

Not a service provider

**But:**  
**Initiator,  
Coordinator**

Not alone

**But:**  
**Cooperation in a  
local network**

Not for professionals

**But:**  
**Participation of  
residents**

**Many thanks for your attention!**



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