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

HELPS International Conference 25.10.2012 Wüstenrot Haus- und Städtebau Anna Tvardovskaya







#### Factsheet

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

**Main cooperating partner:** outpatient nursing serivce "Southwest Old and Young" registered asociation (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.





mberaische

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

## **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 infrustructure and transport links.











### **Project Vennhofallee (Sennestadt)**

- -10-flat renovation on the outskirts of Bielefeld.
- Particulary 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

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 recieve 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 assistence" (§ 45 SGB XI, Social Care Insurance). This can be used for example for upervising volunteers who assist dimentia 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 :

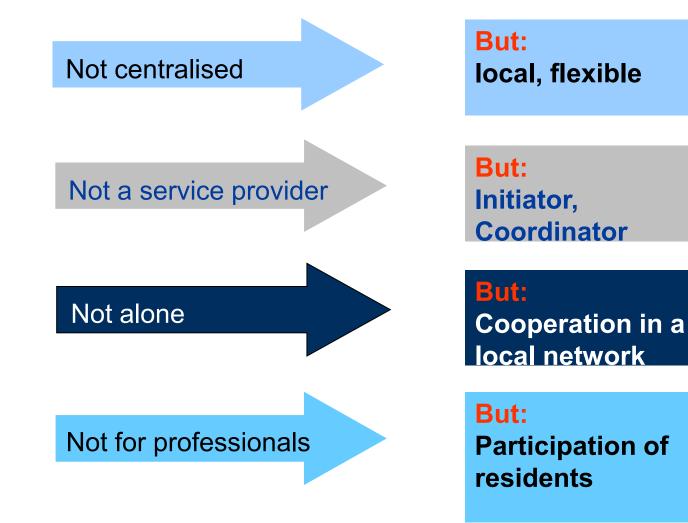
| Living  | Welfare   | Care   |
|---|---|--|
| Construction work in<br>ordinary dwellings<br>Housing and<br>surroundings<br>independent way of<br>living | <ul> <li>Consulting and<br/>auxiliaries for elderly<br/>people</li> <li>Social integration<br/>and mutual assistance</li> </ul> | <ul> <li>district-oriented care<br/>assistance at home</li> <li>housing for people in<br/>need of care</li> <li>Integration of full and<br/>part-time care services</li> </ul> |







#### Changing roles of integrated residential area concepts











#### Many thanks for your attention!





