



**Deutscher Verband für Wohnungswesen,
Städtebau und Raumordnung e. V.**

HELPS
Research on Housing and Care Solutions for Elderly (WP3)
Innovative practices in Germany

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Project:

Together instead of alone. Generation living in Arnstadt-Ost

- **Programme:** “Innovations for Appropriate Urban Neighbourhoods for Families and Elderly” (BMVBS, 2007-2010): model projects + case studies
- **Initiators:** municipal housing community + urban planning strategists
- **Situation:** negative migration; ageing citizenship; unattractive housing standards
- **Approach:** development of more generation concept under active involvement of local citizenship
- **Success:**
 - Reduction of dwelling units in multi-storey buildings from 72 to 51
 - 48 barrier-free and 3 dwellings for strongly disabled people
 - community rooms
 - common housing project
 - neighbourhood café offering services
 - contact point that coordinates all activities



Project:

Living Age (*Alter Leben*)

- **Programme:** Age-adapted assistance systems for a healthy and independent live (BMBF, 2009-2012)
- **Initiator:** Housing Association of Saxony
- **Aim:**
 - Adapt selected dwellings to dynamically changing demands
 - Ensure autonomous at-home-living of elderly people
 - Support and further develop technical solutions and break into new market
- **Approach:**
 - Develop, test and evaluate modular offers and concepts (AAL, reduction of barriers, diverse services etc.) that
 - are realisable in a medium-term perspective
 - simply operability and subsequent install-ability
 - Implement regional networking of partners
 - Develop reliable business models
 - Launching accompanying research



Concept:

Model of Bielefeld (*Bielefelder Modell*)

- **Initiators:** local charitable housing association, association for old person assistance and city of Bielefeld
- **Aim:**
 - Effective and low-cost alternative to assisted living concepts
 - Make flats in senior residential complexes attractive for a broad spectrum of elderly and vulnerable people
 - Offering and secure diverse services, consultation and common activities without public funded care allowance
- **Idea and approach:**
 - Bundling of services within the condominium and close, continuous cooperation with care service providers to reduce costs
 - No fixed lump-sum allowance but flexible application of the care service
 - Support professional service provision with organised help of friends and neighbours
 - Use social housing programme to fund rents



Concept:

SOPHIA – care and service solutions for living in the housing stock

- **Initiators:** Bavarian *Josefstiftung Bamberg* with support of the Federal Health Ministry and the Bavarian Social Ministry in 2002; today: private service provider SOPHIA GmbH
- **Aim:** ensure elderly and vulnerable people an independent live and prevent vacancies in the housing stock
- **Approach:**
 - Providing assistance and support with an integrated approach involving the *SOPHIA GmbH* and local partners of the housing sector + local care facilities
 - Housing companies can act as franchise partner of the SOPHIA GmbH and provide standardised care services
 - Technical equipment and personal contact are central elements
 - Several components can be booked (information or education services, regular telephone-calls, shopping services or home delivered meals, mobile care services, technical assistance systems etc.)
 - Costs vary between 20 and 40 € per month



Consultancy approach:

Hamm: establishment of an education and advice system

- **Programme:** „Altersgerecht umbauen“ (BMVBS, until 2011)
- **Situation:** housing stock from 30's to 70's, currently in reconstruction phase, low level of age-appropriate reconstruction
- **Aim:** Enhance recognition of private house owners for potentials of age appropriate reconstruction, minimising existing information deficits
- **Approach:**
 - Establishing new information system providing information on possibilities, challenges and suitable funding solutions
 - Transfer of knowledge and experience through education of urban planners, craftsperson, social- and health experts
 - Establishment of networks of existing consulting and moderations offers
 - Intensive dissemination
- **Outputs:** monthly “reconstruction roundtables”, concept of modular qualification, information seminars etc.



Thank you very much for your attention!

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