



Historic townhouse, home for young and old



Turning heritage into open, socially mixed, intergenerational co-housing



Participatory Governance



Adaptive Reuse

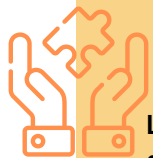


685,000



Challenge

The city of Lodz owns a large number of town houses. Many are in need of renovation and a new use. Many are part of the city's rich cultural heritage. On the other hand, Lodz seeks to create supportive and inclusive neighbourhoods and communities. How can this be combined?

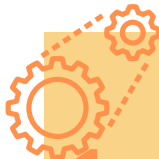


Solution

Lodz used the energy-saving refurbishment of one of its heritage buildings to convert it into a multi-generational home.

The principles of lifelong design were applied and spaces and different levels of privacy created: private spaces for the individual residents, common space for all residents and an integration space also accessible to people from the neighbourhood. The common and integration spaces allow for spontaneous interactions between residents and with people from the neighbourhood, facilitating the establishment of contacts and social ties.

How ?



- 1 A group of seniors inspired the city council with co-housing.
- 2 City provided a heritage property in need of renovation for the multi-generational house project.
- 3 Planning the rehabilitation and developing the multi-generational model: 1) Hiring experts to draft a model based on good-practices from other countries and on focus group interviews with people who are entitled to live in communal flats. 2) Discussing the draft model in a working group with the city administration.
- 4 Refurbishment of the buildings.
- 5 Selection of the residents (interviews with 50 potential tenants).
- 6 Designing the rules of co-living with the future tenants.
- 7 Hiring an operator to organise the activities in the common space and to help to build up a housing community and links to the neighbourhood.
- 8 Moving in and testing how the multi-generational house works. The project was completed in 2018.

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Budget/Financing

- For refurbishment: €1,924 million financed 100% by the municipality.
- For developing the model for the functioning of the multi-generational house: €37,000, 85% European Regional Development Funds (ERDF), 15% national co-financing.
- For NGO organising activities in common space for nine months €18,000; 85% ERDF, 15% national co-financing.

Management

- Local administration in charge of planning, organising and managing the project. Architecture Laboratory Foundation 60+ coming up with the model of the multi-generational house.
- Working group of eight representatives of the City of Łódź discussing the model of functioning.
- NGO 'Socially Involved' organising facilitation, integration and cultural activities in the common space for the residents and to engage with the neighbourhood.
- Residents in danger of social exclusion with interests in an intergenerational housing and community project.
- Municipal monument conservator accompanying the refurbishment of the heritage building.



Transferability

- Before starting the rehabilitation works, have the function of the building clear.
- Develop with focus groups / future tenants the functioning and principles of co-living.
- Involve future tenants in the planning of the apartments and common space.
- Turn heritage buildings into places for the people and their social needs.
- Select residents that favour interaction with other residents and the surrounding community.
- Have a person/organisation in charge of integration and facilitation to bring residents and community members together to build up a community spirit and mutual support schemes.



Impact

- Restoration of a heritage property while creating a housing space for social mixture and interaction with the neighbourhood.
- Implementation of several activities in the common space, such as laughter yoga, cooking classes, craft, art and literature classes, photography workshops, lectures and performances are improving quality of life increasing community cohesion.



Links

Website: <https://bit.ly/329ZkOx>

Facebook: <https://bit.ly/2Egffmi>

In EN: <https://bit.ly/329J14n>



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