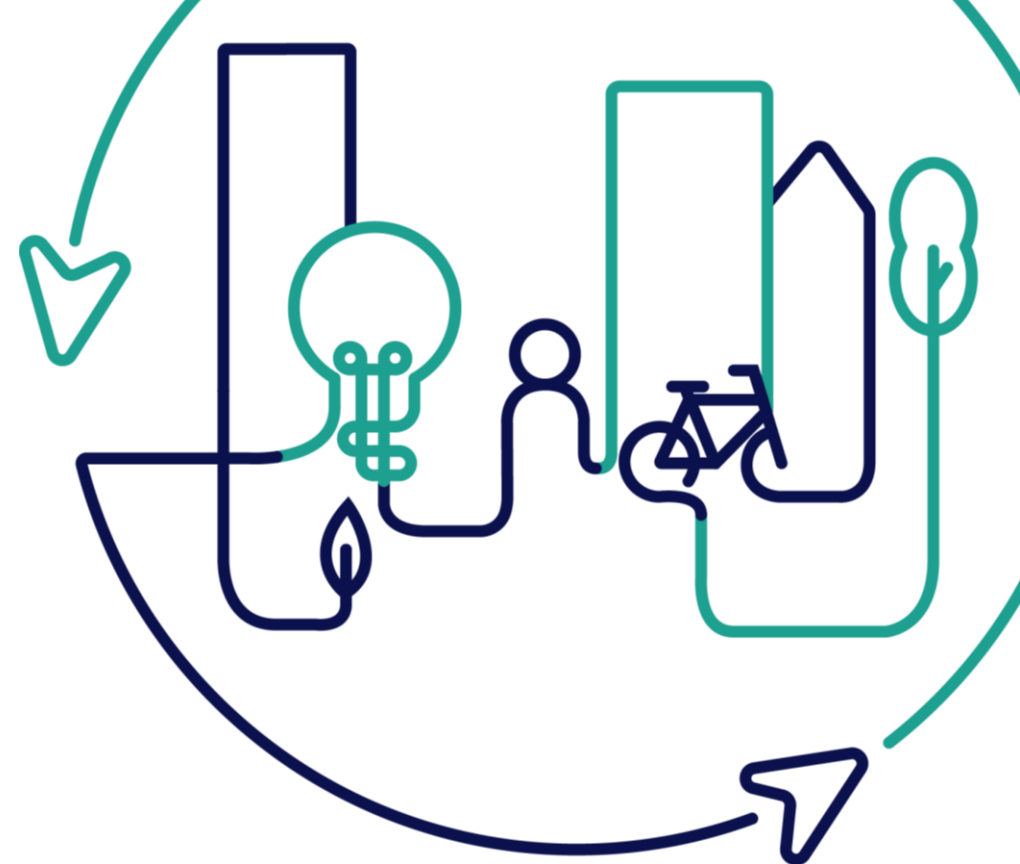


EUROPEAN U R B A N INITIATIVE



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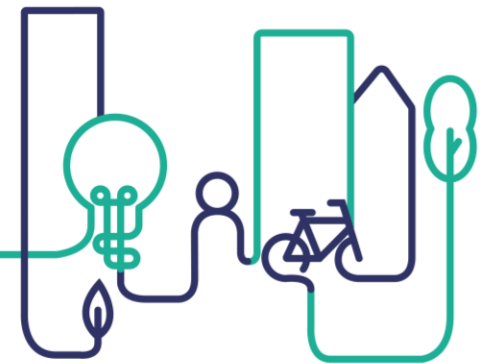
WORKSHOP C, 19.11: AGENDA

AFFORDABLE HOUSING FROM AN ENVIRONMENTAL PERSPECTIVE

11.50-11.55	Introduction and overview: Dr Anita Blessing, EUI (moderator)
11.55-12.10	SOFTacademy, Tallinn, Estonia Kadri Auväärt, Project manager, Tallinn Strategic Management Office
12.10-12.25	Q&A
12.25 -12.45	Round One small group discussion: -At each 'station' around the room is a discussion topic related to the SOFTacademy project -Join a table in line with your interests or to make an even group -Quick introductory warmer -Share your experiences, inspirations, recommendations, questions related to the topic
12.45-13.05	Round Two small group discussion: -Join a second station with a different topic -Quick introductory warmer -Share your experiences, inspirations, recommendations, questions related to the topic
13.05- 13.15	Whole group: inspirations, recommendations, challenges

SOFTacademy: Multi-apartment building renovation project piloting neighborhood-based approach for renovation acceleration

Kadri Auväärt
Tallinn Strategic Management Office
Project manager



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State of play (buildings, yards)

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Key highlight



TALLINN RENOVATION CHALLENGE

➤ Urban Context

- Tallinn has ~500,000 residents and ~5,000 apartment buildings needing deep renovation by 2050.

➤ Current Pace vs. Need

- To meet targets: ~175 buildings/year.
- Current rate: ~1% annually — far below required.
- 125 buildings renovated comprehensively with national support so far.

➤ Funding & Access Issues

- Renovation is owners' responsibility; national grants cover usually 30%.
- City support is limited (~€2.2M/year); grants not available for buildings with >20% commercial space.
- High demand exceeds available funding; grants often claimed in seconds.
- Irregular funding cycles cause cost fluctuations.

Lead Partner: Tallinn
City

Implementation period:
01.03.2024 – 28.02.2027
(01.08.2027)
Closer until: 28.02.2028



Partners: TalTech,
MTÜ Elav Tänav, Mab
Verte, EKÜL, YOKO
Oma, Think Softer
Planning AB,
Akadeemia tee 4, 6, 14
ja 22 korteriühistud.

Transfer Partners:
Lahti, Varssavi,
Krško



PROJECT INNOATION

1

Pillar 1. Community inclusion model and its integration into city system.

2

Pillar 2. Renovation with factory-made modules. Higher quality, faster, less disturbing, energy efficient, circular, low CO2 emission.

3

Pillar 3. Use of SOFTcity approach for yard renovation.

4

Pillar 4. Renovation One-Stop-Shop – service design, tools, guidelines, procedures and at least one half-time employee.

5

Pillar 5. Digital tools: Renovation strategical planning software (ReST); a catalog of renovation solutions.

Project contribute into following environmental objective and more

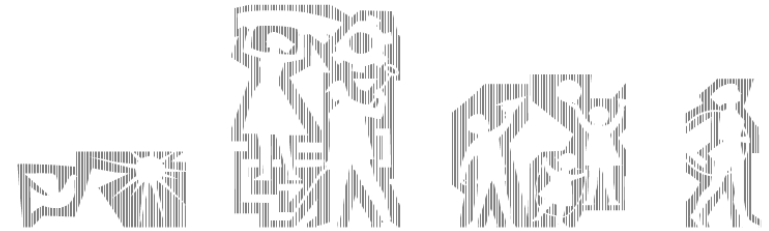
- **energy efficiency**
- **CO2 neutrality**
- **circular material use**
- climate adaptation
- city mobility
- biodiversity
- waste management



Current state of play: buildings

- Design and construction contract signed.
 - **A-energy class** – all buildings
 - **Modular renovation**
 - 2 buildings will be renovated with full floor **elevators (first time in Estonia)**
 - **Bigger balconies and windows**
- **Preliminary design completed, construction statement submitted**





Current state of play: yard

- Co-design completed
- Sketch for court-yard created and design requirements issued
- Procurement document prepared for roads, parking areas, pipes of water, sewage, heating and electricity for City lightening and electrical cars
- Currently in design process.





1. Ukseesine

Sinu kodu visiidkaart – mugav, kutsuv ja praktiline koht igapäevasteks kohtumiseks.

Ukseesine peab olema kõigile mugavalt ligipääsetav, hästi valgustatud ning turvaline koht. Ligipääsetavuse tagamiseks on vaja vältida treppe, kasutada siledaid katendeid ning rattahoidjad lisavad praktilise väärtuse ratta või lapsekäru kiireks lukustamiseks. Pink loob puhkekoha ja toetab suhtlust naabritega.



Elemendid:

Pink või istumiskoht
Rattahoidja
Valgustus
Lillekastid
Varikatus
Postkastid
Prügikast

Omadused:

Mugavalt ligipääsetav
Turvaline
Praktiline
Kohtumispaiik
Puhkekoht
Visuaalselt meeldiv



Project plan



SUCCESS ACHIEVED

1

Co-design for building renovation alternatives

2

Election for renovation decisions (A-energy class, solar panels, bigger balconies, elevators)

3

State subsidy (elevators not eligible) **and bank loan**

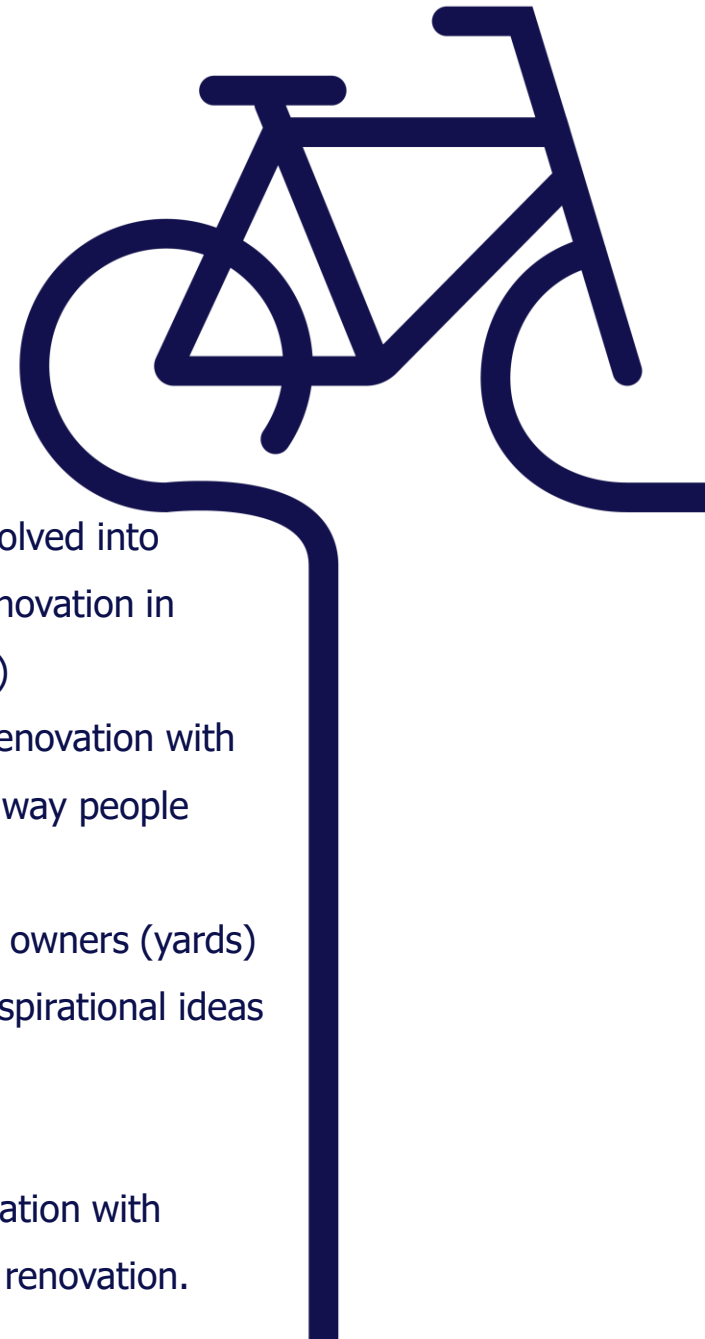
4

Design and construction procurement (high risk, victory in costs)

5

Changes in city legal act (subsidy for elevators, simplified transfer of land for the construction of an elevator)

- Number of people involved into apartment buildings renovation in Tallinn - from 0 to 5 (6)
- Technical solution for renovation with full floor elevators in a way people living in.
- Cooperation with pipes owners (yards)
- Hackathon – a lot of inspirational ideas for yard design
- Support by politicians
- Close and good cooperation with responsible ministry of renovation.



CHALLENGES RAISED

- 1 **Legal regulation on state and city level** (elevators; city land)
- 2 **Practical implementation of developments objectives and planning requirements** (parking, traffic)
- 3 **Contradicting desires** (residents of pilot area; broader neighborhood)
- 4 **Reaching to yard design condition and dispute by neighboring houses** (rejected by city)
- 5 **Cost of yard renovation.** Additional budgeting by city and communication owners.
- 6 **Neighborhood-based renovation business model – in process.** Challenging as courtyard renovation can not solve parking (traffic) problem.
- 7 Input from Ministry of Climate – very likely there won't be any state subsidies available for Tallinn apartment association for next EU funding period. **Find a model to renovate without subsidies.**



LESSONS LEARNED

1

Cheaper price for volume. Need to confirm that all houses are included in the contract. Very high risk of procurement failure

2

Likely, **3d visuals and** simple calculator are important to reach renovation decision, especially as an entire neighborhood.

3

Very likely, **court-yard renovation does not motivate to renovate as a neighborhood than parking problem won't get solved and rather deepens.**



KEY HIGHLIGHTS

1

The project aims to accelerate renovation, but without state level support to Tallinn, renovation speed will likely decrease, and the renovation One-Stop-Shop cannot compensate this loss.

2

There is **no single solution to accelerate renovation** — a combination of approaches is needed.

3

Additional volume-based renovation.

Promising approach for comprehensive renovation without state subsidies, but can not be done until 100% owners' agreement is valid.

4

Broader district-based renovation. Possible alternative to investigate more deeply and pilot



WORKSHOP C, 19.11: DISCUSSION TOPICS

AFFORDABLE HOUSING FROM AN ENVIRONMENTAL PERSPECTIVE

- | | |
|------------|--|
| STATION #1 | Renovation without relocation |
| STATION #2 | Making circular renovations financially sustainable (e.g. adding an extra floor, new retail tenancies) |
| STATION #3 | Circular renovation of housing estates and mobility: how to address parking needs and encourage other mobility options |
| STATION #4 | Spontaneous topic (?) |

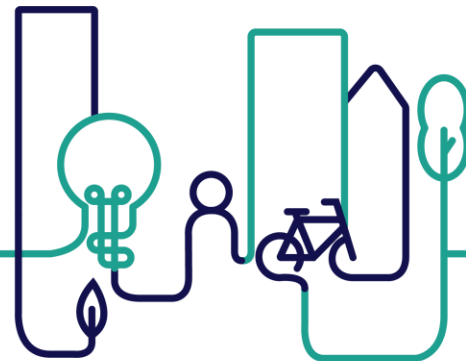
WARMER (introduce yourself and choose one sentence to complete)

A common misconception about circular renovation of affordable housing is...

A circular renovation practice that could be used around Europe is...

Thank you for your attention!

Kadri Auväart
kadri.auvaart@tallinnlv.ee



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