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8TH RENAISSANCE MEETING – 10/1/2009 – 10/2/2009



RENAISSANCE ZARAGOZA

WP 3.3 : Demonstration

Focus on refurbishment approach to get co-owners involved

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Sociedad Municipal Zaragoza Vivienda (SMZV)



INVOLVEMENT OF RESIDENTS IN THE PROCESS OF URBAN REHABILITATION IN PICARRAL



RENAISSANCE
- ZARAGOZA -
SPAIN

MANAGEMENT PROCESS IN THE PILOT PROJECT, REHABILITATION

- IN THE AREAS WE WANT TO WORK
- CLOSE TO THE INHABITANTS (CO-OWNERS)
- CLOSE TO LOCAL ORGANIZATIONS



PHASE I.
TRAINING OF THE
TEAM THAT WILL
PARTICIPATE (SOCIAL
WORKERS,
TECHNICIANS)



PHASE IV.
SPECIAL HELPS AND
SELECTION FOR THE
PILOT PROJECTS OF THE
BUILDINGS: 15 BLOCKS
BETWEEN 25 AND 176
FLATS BETWEEN 510
PRESENTED

PHASE II.
DISTRIBUTION AND
DISSEMINATION OF
MATERIALS THAT EXPLAIN
THE PROCESS



PHASE III.
INFORMATION TO PEOPLE,
FAMILIES, COMMUNITIES OF
INHABITANTS (co-owners),
BLOCKS OF BUILDINGS



PHASE V.
PROJECT PILOT ELABORATION



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1- ECONOMICAL:

The total refurbishment is a very expensive process, we searched financing from the national Government, the Region and the City Hall (Ayto.).

This is an example, that shows the public helps obtained depending on the refurbishment that is done:

TYPE OF REFRUBHMENT	MEDIUM COST FOR FLAT	CONTRIBUTIO N ESTIMATED BY THE OWNER		ESTIMATED HELPS					
				ZARAGOZA TOWN HALL		GOVERNMENT OF ARAGON (REGION)		MINISTRY OF THE BUILDING (CENTRAL GOVERNMENT)	
		%	EUROS	%	EUROS	%	EUROS	%	EUROS
MINIMUM	22.936	25	5.734	25	5.734	25	5.734	25	5.734
BASIC	36.184	25	9.046	25	9.046	25	9.046	25	9.046
OPTIMAL	50.211	25	12.553	25	12.553	25	12.553	25	12.553

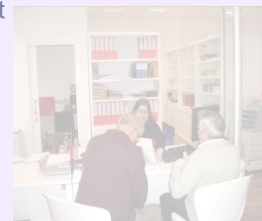


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2- SOCIAL.

It is a very complicated process which requires social support from the beginning and through whole process:

- Office of refurbishment in the district.
- Meetings explaining the process with social workers, architects
- Support and dealing with financial institutions to obtain loans.
- Collection of documentation needed to start the process (private documentation, licence)
- Support and advice in the selection of the company that will do the refurbishment.



REFURBISHMENT AND
TECHNICAL OFFICE IN SPECIAL
AREAS AND HISTORICAL
CENTER OF ZARAGOZA
MINISTERIO DE VIVIENDA
COMUNIDAD AUTONOMA DE
ARAGON
AYUNTAMIENTO DE ZARAGOZA



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BARRIERS -SOLUTIONS



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3.LEGAL

This type of projects are not considered by the municipal laws (Municipal Ordinance).
Solution: Have some meetings with the Planning areas and try to adapt the legal instruments to facilitate the installation of lifts.

- MODIFICATION OF THE MUNICIPAL LAW OF URBAN REHABILITATION, with this objectives:

Promote works in certain areas:

More helps for: Accesibility, Energetic Savings, Renewable Energy

Improve and assist the inhabitants (co-owners) in the management : One office (to obtain all the helps), Simplification of the formalities

- MODIFICATION OF THE GENERAL PLAN (municipal urban plan) AND MAKING SPECIAL PLANS to allow :

Little extensions

Colocation of lifts



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