


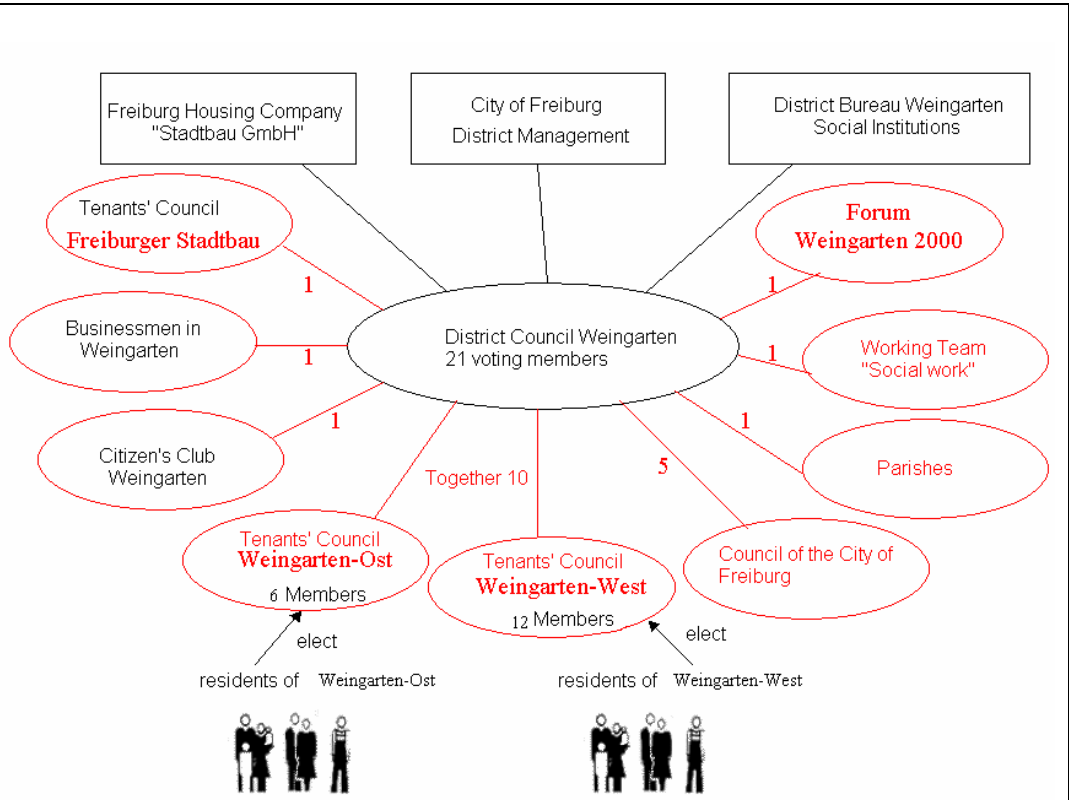


## 5. Weingarten (Freiburg - DE)

<p><b>Project description</b></p>	<p>The district of <b>Weingarten</b> was built at the end of the 1960s due to housing shortage in the City of Freiburg and 15.000 people of different origin are currently living in the neighbourhood. It was built according to former standards: condensed and with many high-rise buildings. About 80 % of the flats were built for social housing and are property of the Freiburger Stadtbau GmbH housing company.</p> <p>Weingarten-Ost contains about 840 flats with 2500 residents and was declared as refurbishment project in 1992 after intense efforts of the "Forum Weingarten 2000". In 2005 the refurbishment of Weingarten-Ost was completed.</p> <p>The refurbishment was carried out over 11 years and covered the following:</p> <ul style="list-style-type: none"> <li>• Reconstruction of the dwellings: new windows, heat insulation, refurbishment of the entrance area etc</li> <li>• Neighbourhood improvement</li> <li>• Construction of a footpath and bicycle lane, adventure playground for children, pedestrian-friendly deconstruction of the road</li> </ul>	
<p><b>Objectives</b></p>	<p>The <b>main aims</b> and objectives are:</p> <ul style="list-style-type: none"> <li>• Communication and development of social networks</li> <li>• Support of inhabitants in solving district conflicts</li> <li>• Establishing a feeling of environmental responsibility and identification with the district</li> <li>• Stabilisation and improvement of the social structure in the area (the flats were liberated from their societal restrictions)</li> <li>• Establishment of residents' rooms in the four multi-storey buildings</li> <li>• Presentation of a residents' participation model for the introduction of new tenants</li> <li>• Since 2003, availability of caretakers free of charge for small reparations and daily problems (garbage, broken basements...)</li> <li>• Local employment project for long term jobless people by the Club For Development Of Municipal Employment Measures</li> <li>• The Playground Push - an open pedagogic and leisure centre for children.</li> </ul>	
<p><b>Financing structure</b></p>	<p>The retrofitting of Weingarten represents one of the biggest projects of the City of Freiburg summing up to approximately € 30 million of expenditures. The labour costs (2,8 social worker and 50 % workload job for administration) as well as rental fees and material costs are paid by a municipal grant.</p>	
<p><b>Partners &amp; Roles</b></p>	<p>The Forum Weingarten 2000 is an active member club of local residents in charge of:</p> <ul style="list-style-type: none"> <li>• The "<b>District Bureau</b>"- is informing, planning and coordinating the district work to achieve a successful neighbourhood and stabilisation of the district.</li> <li>• The "Spieloffensive" (<b>Playground Push</b>) - is a leisure park for children containing adventure playground, wendy house for group proposals and mobile contractor's shed for open playgrounds at changing locations.</li> <li>• <b>Residents</b> - one of the important concerns for the district bureau was to secure the residents' involvement. Therefore the employees carried out questioning polls and organised residents' meetings. The residents elected a tenants' council for two years which established a democratic involvement.</li> <li>• The <b>Refurbishment Council</b> - was an essential committee which consisted of elected residents' agents, municipal agents, agents from district initiatives and business men (all with voting power).</li> <li>• <b>Experts</b> from the municipality and housing company "Freiburger Stadtbau GmbH"</li> </ul>	



**Results/Achievements**



**Environmental:** refurbishment of the existing dwellings with new windows, heat insulation, refurbishment of the entrance area. Construction of a footpath and bicycle lane, building an adventure playground for children, pedestrian-friendly deconstruction of the road


**Social:** The district bureau was opened in 1989 and offers infrastructure for different working circles of the forum, the publication of a district journal, local cultural activities. To measure the satisfaction of the residents with the refurbishment, the district bureau carried out surveys on each construction stage in which approximately 60% of the residents participated.

Different working teams and initiatives from residents meet under the umbrella of the „Forum Weingarten 2000“ , such as the Working team „Living with each other“ (intercultural activities) , the Working team „Garbage“, the Working team “Active for Weingarten, which is working actively on the improvement of living and housing qualities in Weingarten-West or the Working team “Social welfare”, where the institutions of social welfare join forces to coordinate the district work in monthly meetings and work together on district relevant subjects.

The Forum Weingarten 2000 is also member of the Freiburg Initiative “Constructive Conflict Solving in Districts and Neighbourhoods”. People from different districts, states and generations are educated to being “Mediators” and are working voluntarily on the mediation of neighbourhood conflicts. It is the goal to use the method of mediation to help solving conflicts constructively and develop a new culture of constructive controversy.

**Difficulties faced and solutions found**

In April 1994 the Thomas-Armbuster-Residents’ Companionship was founded to buy the multi-storey building Krozinger Str. 4 and to refurbish it self-dependently. With the principles of self-determination, one’s own responsibility and self-administration the continuing dilapidation of the building should have come to an end. The project failed, but the companionship finally managed to introduce a completely new refurbishment concept.

<p><b>Next Steps</b></p>	<p><b>"Weingarten-West"</b>          Before the refurbishment of „Weingarten-Ost“ was finished, the residents, with the support of the district bureau, founded a working team and lobbied for a refurbishment of the „Weingarten-West“ district with about 1500 dwellings. The district bureau will also organise residential involvement here. The first elections for a tenants' council are already done and a refurbishment committee will be implemented.  <b>Tenants' Council „Weingarten“</b>          The tenants' council (elected board of residents) will be expanded to another residential district "Weingarten-West". In January 2006, a district-wide tenants' council was founded in order to cope with important subjects concerning the neighbourhood.</p>	
<p><b>Online information</b></p>	<p><a href="http://www.forum-weingarten-2000.de">www.forum-weingarten-2000.de</a></p>	
<p><b>Further information</b></p>	<p><b>Contact:</b>          Organisation: Forum Weingarten 2000 e. V.          Tel: +4976146611          E-mail: <a href="mailto:info@forum-weingarten-2000.de">info@forum-weingarten-2000.de</a>          Website: <a href="http://www.forum-weingarten-2000.de/ueber_uns.html">http://www.forum-weingarten-2000.de/ueber_uns.html</a></p>	