



Light House Projects Ghent



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Retrofitting of existing housing stock

Ledeberg Alive!

City renewal project in one of the most difficult districts in Ghent on economic, social and ecological level.

The city wants to improve the quality of life on six domains:

- more and more beautiful green
- higher living quality (incl. quality houses and energy)
- safer and smoother traffic
- new accesses
- more and more active service
- more space for social contact



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Retrofitting of existing housing stock

Ledeberg Alive!

Challenge:

- People from many origins
- Fuel poverty
- Low living quality
- Poor energy performance of the dwellings
- Much individual ownership and tenants
- Many elderly people
- Very dense
- Few spaces for green and social contact

Copywrite photos: City of Ghent, AG SOB









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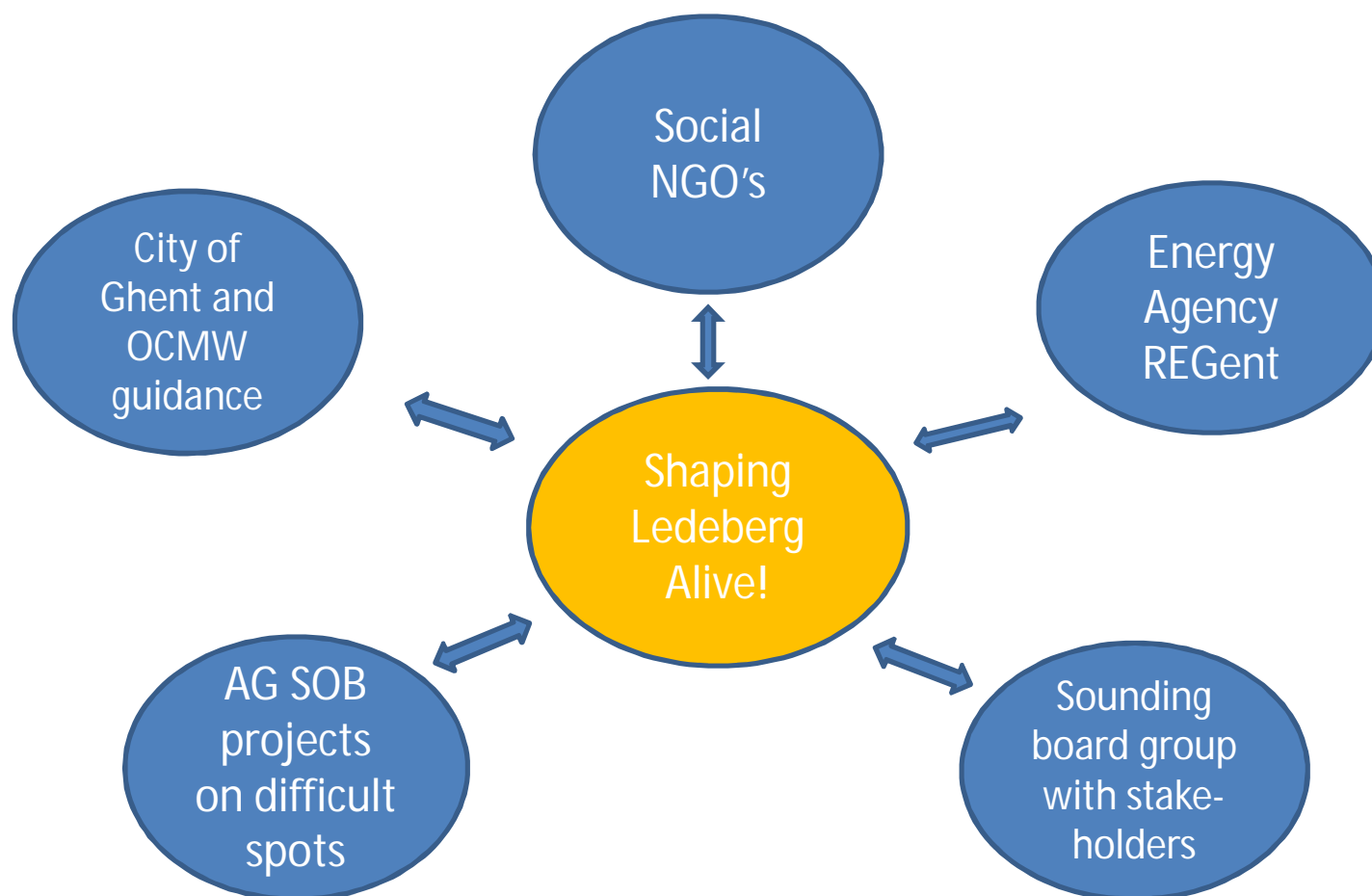
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Actors

- Several City services
- City Development Company (AG SOB)
- REGent (Ghent Energy Agency)
- OCMW (Social Care)
- Samenlevingsopbouw (Social organization)
- Public Transport Company De Lijn
- Inhabitants

Integrated approach





Budget

How much costs Ledeborg Leeft?

- Retrofit subsidies: 2,5M €
- New green park (Keizerspark): 1.109.204,34 €
- Green spots and building on difficult spots (AG SOB):
example Moriaanstraat – Hagepreekstraat: 23.292,50 €

How was it financed?

- City of Ghent
- OCMW
- EFRO
- Flemish government



Results

- New slow road connecting the district with the city
- 8 corner houses developed
- 20 flats for older people
- 750 houses are screened on quality of life and energy
- 1.400 applications for subsidies of which 250 for roofs, 250 for windows, 170 for heating, 100 for all kinds of insulation
- A 'living care zone' has started up to facilitate elderly people to live as long as possible in their own house



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Results





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Results





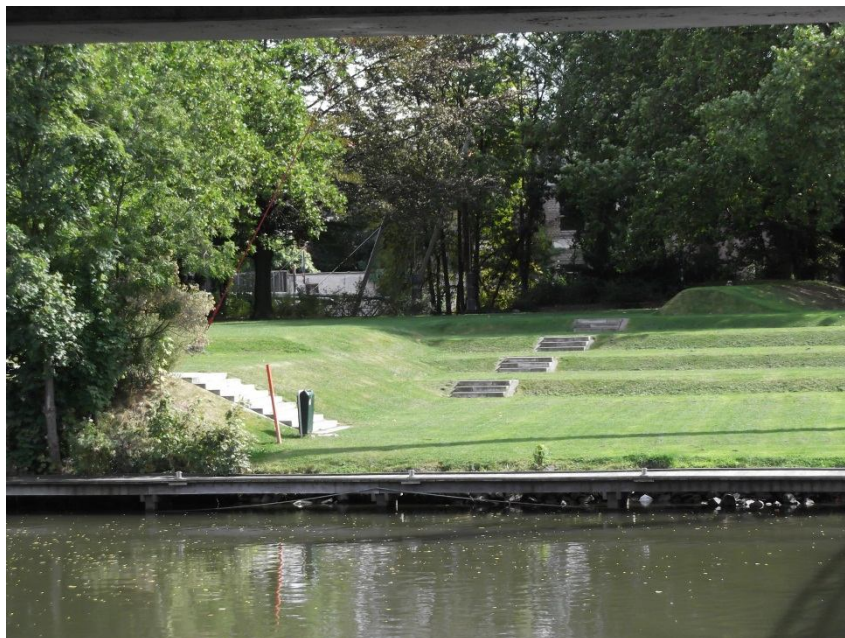
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Results





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Results





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Key elements of success

- Sounding board group: broad support of stakeholders
- Link between housing quality and sustainable living
- Cross sector cooperation
- Exemplary buildings on difficult spots
- Better connection of the area with the city centre
- Valorisation of the district by light with the Light Plan



Problems along the way

- Many social target groups:
 - Cooperation with local NGO's for inhabitants from foreign origin
 - Energy scans from REGent with extra building advice and guidance (towards loans, subsidies, constructors, ...) for social target group
 - Extra subsidies for social target group from Eandis and REGent
- Incapacity of inhabitant to organize retrofit:
 - Guidance by Domus Mundi for administration retrofit
- Individual ownership and many tenants:
 - Approach of the landlord to retrofit rental dwelling by REGent energy agency
 - Tailor made individual approach



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For further information

Anne Baudewijn

City of Ghent, Housing Department

E-mail: anne.baudewijn@gent.be

Tel: 00 32 9 266 7684

<http://www.agsob.be/projecten/woonprojecten/ledeberg-leeft>