

# BUSINESS CASE

## Pilot study



## Multigenerational House in Lodz

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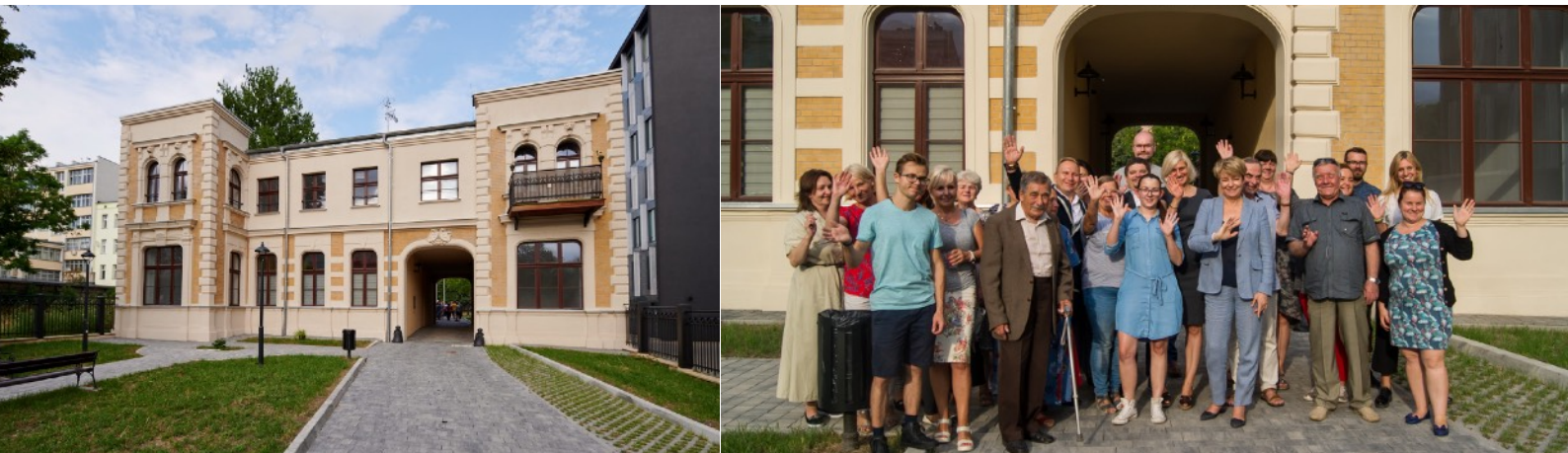


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### Pilot identification

Organisation: **City of Lodz**

City: **Lodz**

Country: **Poland**

Current phase: **In use**

Surface: **1 556 sqm (Plot)**  
**1 064sqm (Built)**

### Pilot overview

#### General presentation

The Multigenerational House (MGH) is located in a real estate at 168 Wólczajska Street, that consists of 3 buildings: a front town house, a villa (listed in the Łódź municipal register of monuments) and an outbuilding. The facilities were built in 1896 on commission by the owner, manufacturer Adolf Schoepke.

This regeneration project included internal demolition and reconstruction of the front building and general overhaul of the villa and the outbuilding together with the courtyard. As the result of investment 16 residential units, (11 adapted to the needs of disabled people), 1 common room and 1 commercial unit were created. It was completed in 2018. At the beginning of 2019 the residents of the MGH were chosen and settled according to the criteria developed in the pilot project.

#### Project team

A NGO, the City Hall of Lodz, a designer, an architect, City Historic Preservation Officer, a construction company

**Homes4Life**

EUROPEAN CERTIFICATION FOR AGEING IN PLACE



Homes4Life is a project which received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement N° 826295.



## Key highlights

### Age-friendliness approach

The project's innovation lies primarily in the selection of residents for the Multigenerational House. Key element was to provide social mix, i.e. balanced representation of young people (leaving foster care), families with children, older people and people with disabilities.

All individuals deciding to live in the Multigenerational House declared their willingness to help each other, spend time together, and even proposed specific activities that they could do together. Apart from social aspect, the technical aspect was also very important. Architectural design of the property was consulted with seniors and disabled people to ensure full accessibility of all spaces.



#### PHYSICAL

We adapted the space to the needs of people of different ages, from children to the older people (eg. accessible bathrooms and toilets). We used modern technologies to improve the energy parameters. The property is fenced and access to it is only for authorised persons (there are intercoms and door locks). All flats have internet and TV connections. All buildings have elevators.



#### ECONOMIC

At the stage of settlement, we verified whether the floor area and maintenance costs of individual flats were adequate to the level of tenants' income. Thanks to this, residents do not have rent arrears and the city monitors their situation on a current basis. People with lower incomes can take part in the rent reduction scheme.



#### PERSONAL

The spaces in the building were arranged according to their degree of public accessibility, i.e. private zones of individual residents, common zone of all residents, integration zone, also accessible for the outsiders; several common spaces were arranged in the immediate/close vicinity on the ground level of the building (such a solution increases the chances for spontaneous interactions between residents, allowing to establish contacts and deepen social ties).



#### SOCIAL

Support for the MGH tenants is provided by the Operator (NGO) of the Neighbourhood Club, which organises various integration activities and stimulates the creation of a local community to promote grassroots initiatives proposed by the residents, volunteering, contributing to neighbourly help.



#### OUTDOOR ACCESS

The Multigenerational House is located in the city centre. There is an easy access to convenience store, health facilities, physical activity spaces, cultural institutions, social services and other basic services located nearby.



**It's a place where everyone feels important, both young people and seniors. I am making contact with neighbours for the first time, and I am slowly starting to treat some of them like family."**

| A young resident of the Multigenerational House, who had lived in foster care.