

The KIQ (Kooperation im Quartier) Project in Germany

Background

The KIQ project, where the German property owner association Haus & Grund Deutschland is involved, is part of a research programme of the Federal Ministry of Transport, Building and Urban Development and of the Federal Institute of Building, Urban Affairs and Spatial Development. This programme finances research, studies and initiatives which propose innovative planning and action on major urban and housing policy issues with the aim to provide guidance for urban and housing policy development. The project will run from summer 2011 until autumn 2014.

Most residential buildings in Germany belong to private owners, who play a central role in the creation of sustainable housing and sustainable inner-city neighbourhoods. The management of urban areas and the development of urban and housing policies cannot be done without fully involving private actors. KIQ is the recognition of the growing importance of private initiatives and the increasing role of private owners in urban development.

Objectives

The aim of the project is to identify best forms of cooperation between municipalities and local owners associations for mobilisation and advice to private owners. The owner associations act as facilitators between all actors of the process (local authorities, owners, but also professionals). This cooperation should help to improve inner-city neighborhoods, urban development, the renovation of the building stock, including energy efficiency renovation, and eventually increase the value of real estate by mobilizing private owners and generating closer cooperation between local authorities and property owners associations.

How Does It Works

On the basis of pilot projects, several forms of cooperation between private owners and municipalities that aim at improving inner-city neighborhoods and promote a sustainable housing stock will be tested in practice. The pilot projects should stimulate private initiatives supported jointly in cooperation with local governments and help to provide exemplary affordable and suitable solutions. The research is to show how can private investments be initiated and implemented successfully in the neighborhoods. All the projects will be monitored and evaluated: the bests of all projects will be identified and put together in a best practice model of cooperation. In December 2011 eleven pilot projects have started.

The first step of the project consists in drawing up action plans and activating counselling strategies regarding the economic situation and real estate development of a district, taking into consideration the views of private property owners regarding the strengths and weaknesses of their district. In parallel, working structures involving the core group, the community and local club owners, but also experts, are created. It is only in the second phase that the actual activation of the project and advice to private property owners begin. Each model projects have different strategies, which will be tested and further developed in the course of the project.

Expected Outcomes

This project is a unique opportunity to mobilise property owners, normally difficult to address and to bring them together to foster changes in the neighborhood and the buildings in a local area. It is innovative in the sense that it involved property owners' representatives as a direct facilitator between local authorities and property owners. It could create a real momentum at local level and eventually with the support of local funding, local professionals and local authorities facilitate changes, including energy efficiency improvements at local level.

TRAINREBUILD and KIQ

The KIQ project has inspired the second Forum event of TRAINREBUILD that tackled partnership between property owners and local authorities. By addressing communities of property owners locally, the project indeed explores how to bring together the two target groups of TRAINREBUILD, property owners and local authorities to eventually foster energy efficiency improvement without a delimited local area/district. KIQ pilot projects can constitute platforms to further put into practice the materials developed during the TRAINREBUILD project, especially to advise property owners on the energy efficiency refurbishment of their buildings. It could be tested to this end and generate best practice examples of partnership at local level to continue TRAINREBUILD legacy.