



Work package 3b

Products and new services

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Housing and Services

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Work package 3b

The subproject Housing and Services will work with three different areas, vintage housing, IT-based property bank and “self generated activities.

Vintage housing

Content of intended implementation

- Produce a comprehensive portfolio containing all specifications of a solution for “vintage housing”.

Organizational frame

- The solution on how to build “Vintage housing” can be used by interested housing companies, private builders as well as municipalities.

Area of responsibilities

- The name årgångshus/vintage house was a result from a competition arranged by OLE and Lulebo. The winning entrance suggested the name årgångshus. Since then LuleBo has registered the name as a trademark. So LuleBo now owns the name.

Draft product specification in general as a first step for product packaging

- The solution “Vintage housing” will be distributed as a brochure with adequate blueprints on a USB memory stick. On the final conference we will present the solution as a “pop-up book”, just to create attention to the product. We have also discussed to build a model of a vintage house and apartments, perhaps as a “dolls house”.

Benefits – Costs

- Due to the Swedish Social Services Act citizens who feel insecure and worried often are granted a place at a nursing home. If the society can provide different levels of housings for elderly these citizens don't need nursing homes. In Luleå the average cost for an apartment at a nursing home is approximately 1500skr/day.
- Vintagehousings makes it easier to establish contacts with other elderly and establish social contacts and research findings show that it decreases the need of geriatric care, assistance and help.
- Home help services can be used more cost effectively when travelling times are reduced.

IT-based property bank

Content of intended implementation

- Create an IT-based solution that can administrate a municipality-based property bank, concerning adapted housing for senior citizens.

Organizational frame

- Both LuleBo and the private landlord's have their own queue/reservation's system.

Area of responsibilities

- We have found a project called TIBB, which is producing a IT based system for adapted housing for senior citizens.

Function in relation to current procedures

- The IT based system TIBB can be used by all housing companies connected to SABO, an organization for housing companies owned by the municipalities. The product is new for Sweden and in the NPP area and therefore there is no comparison to current procedures.

Draft product specification in general as a first step for product packaging

- We have established a contact with the company responsible for TIBB and they have already packaged the product as a pamphlet and a soft ware program. We have their permission to use the material and translate it to English, distribute it in the NPP area and other EU countries.
- Our idea for presenting the property bank is to use a pamphlet and somehow attach an magnifying glass at the first page to put focus on availability of existing housing stock.

Benefits – Costs

- Citizens can be more responsible for finding adapted housings.
- It will be easier for housing companies to administrate their housing queue systems and their service to the citizens will be better.
- Moving into and out from a flat will be easier and quicker.
- The clientele using adapted housings often are “well behaved”, pay their rent in time and don’t disturb other tenants.

“Self generated” activities

Content of intended implementation

- Create an idea bank with reference material and reference groups to promote ”self generated” activities in line with the task at hand.

Organizational frame

- The organizations will be led by a coordinator and pensioner organizations as well as other organizations shall be encouraged to participate.

Area of responsibilities

- The municipality will provide the facilities. The municipality will in some way provide a coordinator.

Function in relation to current procedures

- Corporation between concerned organizations I needed. The product “Seniorveckan/Senior week” is already tested on three occasions and implemented in Luleå. The Faroese Islands has joined us and conducted their first “Senior week” in October 2009.

Draft product specification in general as a first step for product packaging

- The solution will be packaged as an instruction in a brochure and perhaps with an USB memory stick as a complement.
- On the final conference we will present the product “Seniorveckan” as an “invitationcard” addressed to Seniors in The envelope will include a

brochure which describes why, for whom, how, when and where a “Seniorvecka” can be arranged.

Costs and benefits

- We have been using already existing meeting places and therefore we haven't got any costs for rent. This cost depends on where you decide to arrange the activities.
- Costs depends on which activities you choose to arrange and how much effort the concerned organizations choose to put in to the arrangement.
- “Seniorveckan” gives an opportunity for elderly to establish social contacts with other elderly. Research findings show that it decreases the need of geriatric care, assistance and help.
- “Self generated” activities reduces social isolations. Research findings shows that reduced social isolations improves the health and well being for all involved.

Summary of expected output for WP 3b

Vintage housing

Our first objective is to produce a portfolio containing all specifications of a solution for “vintage housing”, or “årgångshus” as we call it in Luleå. The name “årgångshus” is a trademark owned by LuleBo (housing agency in Luleå). To reach our goals it's necessary to cooperate with Lulebo. Adapted housing for elderly is a matter that concerns the whole municipality, not only the housing agency's, and should be planned together. The surroundings, landscape, pavements and so on should also be adjusted for the inhabitants living at the vintage house. LuleBo has already built three vintage housings in Luleå, and they plan to build vintage housings in several residential areas in the municipality.

The material will be distributed as

- brochure
- “pop-up book”
- memory stick
- “dolls house”

IT-based property bank

The second objective is to create the necessary tools, systems and support in IT to operate a property bank for adapted housing in concerned partner areas. We have found an existing IT based system, TIBB that is being developed by housing companies connected to SABO. (Sveriges Allmänna Bostadsföretag/Sweden's public housing companies

A technology for the elderly (teknikforaldre.se) is a government commission, which has the mandate to support the development of technologies for the elderly in order to facilitate everyday life. SABO, Swedish public housing companies, have received project funding to develop a tool that property owners can use for inventory and documentation of the accessibility of their buildings. The project is called TIBB – tillgänglighet i befintligt bostadsbestånd or in English availability to existing buildings.

TIBB is a tool that keeps track of availability and accessibility, a tool that can be used by elderly tenants and condominium owners. TIBB and can be used in conjunction with existing administrative systems.

Using TIBB, you can print reports and search the buildings an entrances that are available or feasible under certain standards. TIBB offers an educational material that introduces you to the program and how to use the tool.

The material will be distributed as

- brochure
- software program that can be subscribed

“Self generated” activities

The third objective I to create an idea bank with reference material and reference groups to promote “self generated” activities for elderly. We have found that rich ranges of activities are offered by pensioner organisations for there members. Adult educational associations, churches, different sport associations and associations for other fields of interest also provide activities for elderly.

The expected output is engagement and participation from all established pensioner organizations, educational associations, churches, and so on in creating activities at our meeting places in the municipality.

Together with the subproject Network lead by Faeroese Islands we are conducting a “Senior week” for our elderly. The “Senior week” in an example of self-generated activities, the week takes place in October every year.

The material will be distributed as

- Invitation card including a brochure and a USB memory stick with a description on how to arrange a “Senior week”