



# Action Programme – Vintage House no. 1

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Innovatively investing  
in Europe's Northern  
Periphery for a sustainable  
and prosperous future



European Union  
European Regional Development Fund



# PREFACE

It is often important to the quality of life of older people to remain living where they have been living, even when their health deteriorates. Surveys show that almost all older tenants want to remain in their apartments or in their residential area. An increase in the number of residents remaining at home also means that the elderly people will be proportionately healthier.

For the municipalities, who are responsible for taking care of the elderly, an increase in the number of residents remaining at home is also valuable and means that expensive investments in special, new residencies may be reduced.

For the public housing companies, the elderly are an important and growing customer group and it is therefore essential for them to be able to offer the very residences that these tenants desire. In order to make this possible, the companies need to make proportional investments in the properties.

Extract from “Räkna med kvarboende – en handledning” [Counting on independent living - guidelines] (brochure 13514/2005-12)

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# 1. Introduction and background

During 2005, Lulebo has cooperated with the Social Services Department in a development project by the name of “Åldras i området” [Getting older in the area]. The project included doing a market survey, the aim of which was to:

- find out about interest of senior residents in being tenants
- find out about the community service requirements of the interested parties in the residence
- find out about the requirements regarding physical factors that the interested parties have
- find out about which residential area or areas there is demand for
- obtain knowledge on the desires and requirements of the citizens over the age of 45 as regards their residence when they become older.

“Åldras i området” was part of the Social Services Department’s EU project, Our Life As Elderly, in which one of the sub-projects was housing. The project is cooperating with Norway, Finland, Scotland and the Faeroe Islands in six sub-projects.

This project has now been transferred to Our Life as Elderly II, which focuses primarily on implementation and a presentation of the products that were the result of the projects.

In the questionnaire, a proposed name for the type of housing was also supposed to be given and the name determined by a jury was “Årgångshus” [Vintage Housing]<sup>1</sup>.

The result of the survey shows that senior residents are interested in being tenants, irrespective of their age group. The majority will probably move to senior housing. Interested parties have high community service requirements and physical factors surrounding the area.

The “Åldras i området” project shows the desires concerning what a home should contain to make it possible for residents to remain. The Vintage Housing must contain various forms of service and be a place where different parties play an important role to make it possible for residents to remain. Several municipal operations need to cooperate in order to create the possibility to supply the residents’ requirements and desires.

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<sup>1</sup> Translator’s note: for ease of reading, this name is referred to as “vintage housing” or “vintage house” in this text.

## 1.1 Conditions, an example from Luleå



### 1.1.1 The neighbourhood and the building

**Distance to Luleå centre:** 3 km

The district offers most things within service and leisure for all ages. Hockey rinks and football pitches are used diligently all year round. The temperature-controlled outdoor swimming pool Aronsbadet is busy in the summer. Cityhuset is in the middle of Örnäset's centre. Nearby are several different properties that were built in the 1950s and 60s. In the Örnäset shopping centre you will find provisions stores, banks, hairdressers, a baker's and restaurants. A care centre, a chemist's, a library, a church and a petrol station are all nearby.

**Address:** Vinkelgränd 3

**The buildings):** Seven-storey building with lift. Balcony onto two-room and three-room apartments. Cable TV is included in the rent. Broadband. Food basement and basement storage. Laundries at Vinkelgränd 3 and 5. There is also a sauna on the fifth floor.

**Year of construction:** 1961. Bathroom renovated in 1999.

**Choice of material/construction technology:** Concrete frame with brick front. Mechanical ventilation without kitchen fans. District heating. Linoleum and parquet flooring.

### **1.1.2 Entrances**

Large entrances without major level differences (there is a lower ramp by the entrance to the south. The northern entrance has no level difference).

### **1.1.3 Staircase and lift**

The property contains newer lifts (from the 2000s). Spiral staircase as escape route.

### **1.1.4 Refuse handling**

Refuse building with the possibility of source sorting is next to the building.

### **1.1.5 The common areas**

Laundry and bicycle shed.

### **1.1.5 Apartments**

Number of apartments in the building at Vinkelgränd 3: 35 apartments

Apartments per staircase floor: 5 apartments per floor (1 x 1 room + kitchen, 2 x 2 rooms + kitchen, 2 x 3 rooms + kitchen)

Distribution of apartments: 7 x 1 room + kitchen, 14 x 2 rooms + kitchen and 14 x 3 rooms + kitchen

### **1.1.6 Important parks and the green areas close to Vinkelgränd**

Next to the Vinkelgränd property is "Dansbaneparken", a recently-restored pocket park with plants, seats and an accessibility-adapted play area.

Roughly 300 m from Vinkelgränd lies Örnäsparken, a large neighbourhood park with good walking opportunities and a chance to experience green areas.

Nature – right in the middle of the town – can be found at Skurholmsberget. Here, you will find purpose-built paths, pine forest and definitely a lingon or two. It is 800 m to Skurholmsberget.

One kilometre from Vinkelgränd is Örnäset's churchyard, which offers tranquillity and beautiful floral surroundings. It isn't that easy to get to though unless you find your way around the area well. The churchyard is not managed by the Public Works Department, however.

## 2. Summary

### 2.1 Prioritised measures

Below follows a comparison of the measures that have been prioritised on the basis of analyses and inventories carried out. This is the group's agreed proposal for measures that are required to create a "Vintage Housing". We recommend that, when planning, a group of potential customers be included in the detailed execution (e.g. some of those currently living in the building).

#### General information

##### When moving in

When moving in, the group proposes a minimum age of 65 (at least one person in the household must be 65).

On the basis of experience feedback from other senior residencies, an upper age limit is also proposed when moving in. Without limitation, there is a great risk of the Vintage Housing becoming an old people's home containing tenants that have too great a need for assistance (two proposals are shown).

- An upper age limit of 75 when moving in (at least one member of the household must be 75 or younger).
- Or an upper limit for the number of home help service hours granted in an ordinary residence when moving in.

No support can be found in the research for an absolute upper age limit for moving in. According to SCB's survey on the living conditions (ULF), the health of pensioners improved between 1988/89 and 2002/03. The share of pensioners who say they are in good health has risen while the share with disabilities has fallen. Nor is this contradicted by the Health reports issued on equal terms by the Swedish National Institute of Public Health in 2004-2006.

The Social Services Department believes that, rather than using an upper age limit, it should be possible to use need for care inputs as a criterion. Since the need is judged in an equivalent way by social services, things such as the number of granted home help service hours in ordinary residents should be able to constitute a criterion. The limitations should be discussed further.

#### Community service measures within the residential area specific to the relevant example in Luleå

The requirements regarding community service within the residential area are well provided for, although the library that lies in Rödkallen's old people's home is anonymous, inaccessible (difficult to find, poorly signposted). There is a need to market the library or move it to a more central location.

It has been investigated and it should be reinvestigated as to whether it is possible to find better, clearer and more accessible premises for the library closer to the centre.

Luleå Municipality Culture and Recreation Management can, in existing premises and installations in the immediate vicinity of the Vintage Housing offer the residents the options of leisure activities.

With the currently determined right of disposition between the BUN (the Children and Education Committee) and FRI (the Recreation Committee), the premises and installations are available as of 16:00 on schooldays and Saturdays and Sundays as well as at weekends and on public holidays.

If the utilisation of premises and installations can be changed between BUN and FRI, residents in the Vintage Housing as well as other Luleå residents with the same needs can be offered the option of using premises and installations also during the daytime on schooldays.

For this to take place, each school needs to book the desired premises or installation through FRI's association service per hour-long lesson.

On condition that such a system is approved by BUN and the Recreation Committee, it cannot be implemented until as of the 2007 autumn semester and this means only marginal additional expenses for the Recreation Committee that should be accommodated by ordinary municipal contributions.

The objective of a Healthcare Centre is to use physical activities, social activities and information about diet and health to promote a physically and socially active and healthier life for the elderly in the municipalities.

The Culture and Recreation Management's perception is that such a service can and should be offered to the elderly in Luleå Municipality.

As well as greater feeling of wellness and added value for each individual, this service should in the long term also lead to a fall in total expenses for the Municipality as well as the county council.

Culture and Recreation Management think it is possible, in cooperation with a private player with access to the necessary equipment, to offer this service at an expense that is acceptable to the individual person.

There are good communication options by bus. In order to make it easier for the residents, the local route ought if necessary to be able to pass the Vintage Housing. Bus timetables should be displayed in the stairwell.

### **Community service measures within the actual property**

Housekeeper in the building is one desire expressed by the customer group. The project group cannot see that there would be a need for a full-time post for just one Vintage House building. It should be possible to provide the service by means of a combined post including care work in the local area, voluntary organisation or a "handy person" among the residents.

The project group sees no need for a restaurant in the building since there are restaurants in the immediate Rödkallen old people's home area and also in the area's centre. On the other hand, an area next to the entrance would create the possibility of being in the company of other people - a meeting place.

### **Measures regarding physical factors concerning street and parkland areas/the neighbourhood**

A number of measures are required to create a safer way of moving to and from places such as bus stops and the care centre.

#### **Hertsövägen**

The two bus stops on Hertsövägen currently lie close to the junction with Ringgatan. Unprotected road users who cross Hertsövägen by one of the two crossings have not only the breadth of the road but also the breadth of the bus lay-by (3 m) to cross before reaching the pavement. For people with reduced mobility, the likelihood of the traffic signals turning red before Hertsövägen passes by entirely.

If the stops are moved 15 m from the crossing, this will release space to widen the pavements next to the crossings which will shorten the distance that the unprotected road-users use to pass Hertsövägen. The crossings will be disability-adapted with tactile tiles and part of the kerb lowered.

The stops will also be disability-adapted with tactile tiles and a 15 cm kerb height to reduce the level difference between bus and pavement.

A less favourably located light column on the pavement at the south-eastern corner of the Hertsövägen-Ringgatan junction makes accessibility difficult for the wheelchair-bound. The light column should be moved closer to Örnässkolan.

#### **Vinkelgränd**

The distance southwards along Vinkelgränd joining Gråsjälsgränd should be the natural pathway to the Örnäset Centre. Today, the pavements along Vinkelgränd are uneven and should be renovated.

The entrance to the old Konsum car park should be narrowed. The pavement on Vinkelgränd's eastern side can then be extended to provide room for lighting columns to light up the currently dark entrance.

Raise the Vinkelgränd/Gråsjälsgränd junction to make it easier for unprotected road users to pass. Also reinforce the junction lighting with lighting columns of the same type as those along Gråsjälsgränd.

### **Ringgatan**

At the northernmost end of Vinkelgränd, before it joins Ringgatan, the kerb should be brought to road surface level to facilitate thoroughfare for the disabled. The kerb should also be lowered by the junction with the entrance to the parking area by Dansbaneparken.

### **Dansbaneparken**

Plant extra plants to tempt people to spend more time outside and to improve the view from the apartments.

### **Örnäsparken**

Measures for greater accessibility and security (improved pathways and reinforced lighting).

### **Park benches**

11 park benches with treated surface and waste bin to be positioned next to parkland and pathways.

### **Within the District**

Reduce the parking area in the Yxan district to create more green spaces.

### **Measures regarding physical factors within the property**

In the building, the lighting needs to be replaced or possibly supplemented. The lighting within the property must be supplemented along pathways and by entrances and carports.

Doors to the common areas will be equipped with elbow contact to facilitate thoroughfare in and out. The surface area of the current laundry in the building will be reduced to allow for a meeting place and will be glazed. The laundry is designated exclusively to the residents in the Vintage Housing, which means that a new laundry is being erected in another building. One apartment (1 room + kitchen) is designated as an overnight stay apartment.

Security alarm – People who need a security alarm are given one in accordance with the Municipality's rules, either as a decision in accordance with the Social Services Act or because the person is over the age of 75. A security alarm that manages alarms outside your own apartment can be offered. The alarm will then go to the Municipality's alarm centre for action.

Create smaller south-facing outdoor meeting places next to the entrance. Pleasant environments will be created through cosmetic embellishments inside and outside. In the building, create a small meeting place next to the entrance. There is access to an assembly hall at Vinkelgränd 7 but some renovation is needed. Part of the bicycle shed on the ground floor can be adapted as a hobbies room. The residents themselves can create the content and emphasis of the premises. Room for a sauna will also be created on the ground floor.

Glaze the balconies in the building. A new entrance with large glass areas can be created to make space for a beautiful winter garden.

The carports closest to the building require some renovation.

### **Measures regarding physical factors within the actual apartment**

Doors in the apartments need to be widened and the thresholds need to be removed. In the bathroom, the bath needs to be removed and the china restructured, plus a space needs to be made available for a separate washing machine.

## 2.2 Comparison of prioritised measures and calculated expenses per party

### Lulebo AB

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#### Measures on the basis of requirements at a Vintage House

- Reduction of the parking area (Yxan District). Create green spaces.
- Supplementary measures in lift
- Lighting in and outside the building
- Replace locking system
- Door openers
- Conversion of laundry
- New laundry in another building
- Meeting places outdoors, incl. aesthetic embellishment
- Meeting place indoors, incl. aesthetic embellishment
- Renovation of common premises at Vinkelgränd 7
- Renovation of Carports
- Hobbies room
- Glazing of balconies
- Improve the condition of the overnight stay apartment
- Construction of sauna
- Construction of garden
- Construction of Winter garden/new entrance
- Widen doors/doorways and remove thresholds
- Restructuring in bathroom, incl. preparation for washing machine
- Reconditioning of asphalt surfaces, incl. disabled parking space<sup>2</sup>
- Various lots of ground work.

**Calculated imputed expense: 11.5 million**

#### Ordinary plant maintenance

- Replace kitchen fittings
- Conversion of ventilation, incl. kitchen fan
- New views out of the apartments
- Repainting of wardrobes
- Repainting of staircase
- Partially replace white goods
- Treatment of balcony slab

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<sup>2</sup> Translator's note: since it's written in the singular in Swedish, it's not clear whether just one or more were intended.

## **Luleå Municipality The Public Works Department (Street & Traffic)**

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### **Hertsövägen**

- Move bus stops
- Widening of pavement next to the crossings
- Disability adaptation with tactile tiles and lowering part of kerb
- Disability adaptation of the bus stops with tactile tiles and a 15 cm kerb height
- Move lighting columns

### **Vinkelgränd**

- Renovation of the pavements
- Narrowing of the entrance to the old Konsum parking area
- Extension of pavement
- Room make for lighting columns
- Raising of the Vinkelgränd/Gråsjälsgränd junction
- Lighting columns at the crossing points.

### **Ringgatan**

- Kerb on a level with the road
- Lowering of kerb by the junction

**Calculated imputed expense: 1.8 million, although no funds have currently been set aside for these measures.**

## **Luleå Municipality Public Works Department (Park & Nature)**

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### **Dansbaneparken**

- Fortification of plants

### **Örnäsparken**

- Measures for greater accessibility and security (improved pathways and reinforced lighting)

### **Park benches**

- 11 park benches with treated surface and waste bin

**Calculated imputed expense: 1.7 million**

## **Luleå Municipality Social Services Department**

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Rent expense for the meeting place.

**Calculated imputed expense: SEK 40 000 per year.**

## **Luleå Municipality Culture Management**

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- Aesthetic embellishment outdoors
- Aesthetic embellishment indoors

**Calculated imputed expense: SEK 125 000.**

## **Luleå Municipality Culture and Recreation Management**

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Create an opportunity to also use premises and installations during the daytime on schooldays on condition that a booking system is introduced. This will lead to only marginal additional expenses for the Recreation Committee and should be accommodated within ordinary municipality contributions.

A healthcare centre that is run in cooperation with a private player with access to necessary equipment.

### **LLT**

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LLT is responsible for maintaining the good communication and for the further development of communication options

Bus timetables to be displayed in the stairwell at the Vintage Housing

New local route from Smedjegatan via Malmudden, Skurholmen and Örnäset with a similar bus to that which is driven today.

**Estimated production expense: SEK 930 000 per year.**

### **Comparison of calculated expenses**

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**Table 1**

<b>Party</b>	<b>Imputed expense</b>
<b>Luleå Municipality Public Works Department (Street)</b>	<b>1.8 million</b>
<b>Luleå Municipality Public Works Department (Park)</b>	<b>1.7 million</b>
<b>Luleå Municipality Social Services Department</b>	<b>SEK 40 000 per year</b>
<b>Luleå Municipality Culture Management</b>	<b>SEK 125 000</b>
<b>Luleå Municipality Culture and Recreation Management</b>	Marginal additional expenses should be accommodated within ordinary municipality contributions.
<b>Lulebo AB</b>	<b>11.5 million</b>
<b>LLT</b>	<b>SEK 930 000 per year</b>

# 3 Action Programme

## 3.1 General information

Even and (sic) the property and its surroundings largely fulfil the requirements shown on questionnaires and surveys so a number of measures are required<sup>3</sup>.

## 3.2 Action Programme

### 3.2.1 Community service requirements within the residential area (in order of priority)

Table 2

Requirement	Current position	Action	Responsible
<b>Good communications</b>	Bus routes 1, 5, 6, 7, 9 and 11	LLT is responsible for maintaining the good communication and for the further development of communication options.	LLT
		Display bus timetables in the stairwell in the Vintage Housing.	LLT
	The Local route currently does not pass the Vintage Housing.	The local route should pass the Vintage Housing to make communication even easier for the residents.	LLT
<b>Close to shops</b>	Approx. 175 m		
<b>Close to care centre/chemist's</b>	Approx. 150 m		
<b>Close to motion</b>	Is available in the nearby area (see Appendix 3 Location Inventory)	Build new sports hall by Örnässkolan.  Option of using premises and installations also during the daytime on schooldays on condition that a booking system is introduced.	Culture and Recreation Management
<b>Close to library</b>	Rödkallen's old people's home has a library. Anonymous, inaccessible (difficult to find, poorly signposted)	It has been investigated and it should be reinvestigated as to whether it is possible to find better, clearer and more accessible premises for the library. Better marketing.	The Culture Management

<sup>3</sup> Translator's note: the Swedish is not completely clear here - something may have been omitted.

<b>Close to culture</b>	Örnäskyrkan arranges concerts, among other things. Theatrical and cultural events in Örnässkolan's auditorium.		The Culture Management
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### 3.2.2 Community service requirements within the actual property (in order of priority)

Table 3

<b>Requirement</b>	<b>Current position</b>	<b>Action</b>	<b>Responsible</b>
<b>Security alarm (in the apartment)</b>	Lacking	Since the building is not a separate residence, the alarm does not need to be prepared with cabling. Security telephones supplemented by various functions can still be installed, e.g. door/bed alarm.	Social Services Department
		The apartments can be prepared for the option of showing on a screen or the TV who is at the door.	
<b>Housekeeper</b>	Lacking	Here, the Social Services Department sees a possibility of extending the voluntary activities for the Vintage Housing.	Social Services Department/Lulebo
<b>Restaurant/café</b>	Lacking in the building today.	Restaurant in the building not relevant. A space can be created next to the entrance to give the possibility of being in the company of other people, a <i>Meeting place</i> . There is a restaurant/café in Rödkallen's old people's home that serves one meal per day.	Lulebo

### 3.2.3 Requirements regarding physical factors within street and parkland areas/the neighbourhood (in order of priority)

Table 4

Requirement	Current position	Action	Responsible
<b>Good paths and cycle paths</b>		Pathways - See 1.0.2 Street areas below	Luleå Municipality Public Works Department
<b>Close to nature</b>	Nature – right in the middle of the town – can be found at Skurholmsberget. Here, you will find purpose-built paths, pine forest and definitely a lingon or two. It is 800 m to Skurholmsberget.	See 1.0.3 Parkland below	Luleå Municipality Public Works Department
<b>Beautiful nature</b>	Next to the Vinkelgränd property is “Dansbaneparken”, a recently-restored pocket park with plants, seats and an accessibility-adapted play area.  Roughly 300 m from Vinkelgränd lies Örnäsparken, a large neighbourhood park with good walking opportunities and a chance to experience green areas.	See 1.0.3 Parkland below	Luleå Municipality Public Works Department is responsible for maintaining parks and the public green areas.
	Older trees within the area create a nice cosy environment.	Look after and conserve, particularly in connection with planning.	Lulebo AB
	The parking area by Yxan is owned by Lulebo AB.	Reduce the number of visiting spaces and thereby create more green spaces.	Lulebo AB is responsible for the green spaces within its own properties.
	The former Konsum store is in very poor condition and has recently been sold. They also own the parking area that lies between Konsum and the park with the stage.		
<b>Knowing their neighbours</b>	-	The common meeting place and the “Housekeeper” create conditions to get to know your neighbours.	-

		Many who live in the building today can remain there if they fulfil the criteria.	
<b>Living in a familiar environment</b>	The catchment area is large – Örnäset, Lövskatan, Svartöstaden, Knöppelåsen, Skurholmen, parts of Lerbäcken and Hertsön	-	-
<b>Mixed residents in the area</b>	Yes	-	-
<b>Proximity to children and young people</b>	Compulsory school in the proximity. Play area in the park on the other side of Vinkelgränd and COOP forum.	-	-

### 3.2.4 Requirements regarding physical factors within the property (in order of priority)

Table 5

Requirement	Current position	Action	Responsible
<b>Lift</b>	Lift available	See Appendix 1 Inventory Protocol 3.0 Staircase, corridors and homes supplement.	Lulebo
<b>a) Good lighting (Within the property)</b>	Dissatisfactory	In the building - Supplement the lighting or possibly replace it.	Lulebo
		Within the property/yard Supplement the lighting or possibly replace it.	Lulebo
<b>b) Good lighting (outside the property)</b>	Dissatisfactory		Luleå Municipality Public Works Department
<b>Good lock</b>	Dissatisfactory	Replace with a completely new locking system.	Lulebo
		Residents will have the option of obtaining an additional “away lock”.	Lulebo
		Doors to the common areas will be supplied with elbow contact to facilitate thoroughfare in and out.	Lulebo
<b>Good common laundry (light and easy to access)</b>	Dissatisfactory. Laundry lies on the bottom floor.	Reduce size of current laundry in the building and designate it for the exclusive use of the residents in the Vintage Housing. Large glass areas for the staircase to obtain more light.	Lulebo
	Laundry also available on the bottom floor at Vinkelgränd 5.	This will not be enough if the laundry at Vinkelgränd 3 is to serve only the Vintage Housing. This means that a new laundry must be constructed in the building at Vinkelgränd 1 or Krongårdsringen 2.	
<b>Security alarm (in the general areas)</b>	Lacking	Each person who needs a security alarm will receive one. The alarm will function outside his/her own apartment and the alarm will go to the Municipality’s alarm centre.	Social Services Department

<b>Smaller apartments, 2-3 rooms + kitchen and 1 room + kitchen</b>	The following apartment sizes are available: 1 room & kitchen, 2 rooms & kitchen and 3 rooms + kitchen. There are 7 x 36.5 m <sup>2</sup> single-roomers, 14 x 57 m <sup>2</sup> and two-roomers 14 75.5 m <sup>2</sup> three-roomers. <i>See Appendix 2, Types of Apartment</i>	-	-
<b>Meeting places outdoors (tables and seats)</b>	Dissatisfactory but there is good potential.	Smaller meeting places can be created right by the entrance and around the building (see also the garden requirement below).	Lulebo
<b>Tasteful fittings in the general spaces</b>	Dissatisfactory.	Selected in connection with the planning. Furnish the “Meeting places” by the entrance and make them comfortable.	Lulebo
		Aesthetic embellishment, inside and out.	Lulebo in cooperation with the Culture Management
<b>Common - /assembly hall/dining hall</b>	Lacking in the building.	Take space from current laundry by the entrance to prepare a place for a natural “meeting place”.	Lulebo
	There is a common premises in the building at Vinkelgränd 7. See also Appendix 3, Location Inventory.	Minor renovation required.	Lulebo
<b>Proximity to garage</b>	Garage and carports are available but doubt if they will be sufficient.	The garage spaces (6) that are available in the building have been set aside for the residents.  Renovate the carports (7) closest to the building.	Lulebo is responsible for ensuring that the dimensioning tallies.
<b>Hobbies room (data, carpentry, weaving, etc.)</b>	Lacking	Part of the bicycle shed on the ground floor can be adapted to a hobbies room.  The residents themselves can create the content and emphasis of the premises.	Lulebo is responsible for designating hobby areas.

<b>Glazed balconies</b>	Lacking	Glazing (openable) of the balconies is possible.	Lulebo
<b>Overnight stay room/apartment</b>	Lacking	One apartment (1 room + kitchen) designated as an overnight stay apartment.	Lulebo  The housekeeper deals with bookings.
<b>Sauna</b>	Dissatisfactory	Erect in the building (positioned in principle like the sauna at Vinkelgränd 5).	Lulebo
<b>Gym</b>	Lacking	Not relevant. See also Appendix 3 The Location Inventory.	
<b>Garden (summer, winter, allotments, etc.)</b>	Lacking	Convert the sandy area (formerly the play area) outside the building to a pleasant garden with a summer house, among other things. If interest is shown in cultivation, land can be set aside.	Lulebo is responsible for construction garden and summer house as well as for tending and maintenance.
		A new entrance with large glass areas could be created to provide room for a beautiful winter garden.	Lulebo
<b>Large glass areas</b>	Lacking	Possibly a new glass entrance. Replace/supplement with larger windows on the ground floor.	Lulebo is responsible for achieving the desires in connection with the planning.
<b>Jacuzzi</b>	Lacking. The desire is low priority.	No action	

### 3.2.5 Requirements regarding physical factors within the actual apartment (in order of priority)

Table 6

Requirement	Current position	Action	Responsible
<b>Disability-adapted (to a certain extent with broader doors, no thresholds and large bathroom, for example)</b>	Lacking	Widen doors and remove thresholds. Remove the bath and restructure the china. See Appendix 1, Inventory Protocol 4.0, The Apartments.	Lulebo
<b>The possibility of own laundry equipment</b>	Lacking	Remove bath and prepare to be able to install own laundry equipment (Smaller machine fits).	Lulebo
<b>Broadband and cable TV</b>	Is available		Lulebo
<b>Option of having pets</b>	Is available		

### 3.2.6 Other requirements

Table 7

Requirement	Current position	Action	Responsible
<b>Information</b>	Notice board in the entrance	Targeted information between people such as the property owner and the residents in the building via TV. The housekeeper can add other information about activities, meetings, etc.	Lulebo
		Bus timetable	LLT

# APPENDIX 1 Inventory protocol

<b>Name of the neighbourhood and the area:</b>	Yxan District within the residential area Örnäset
<b>Inventory 1 executed (date):</b>	12/09/2006
<b>By:</b>	Anna Gabrielsson, Lulebo AB Katrina Wikström, Lulebo AB Ingegerd Bucht, Social Management Ronald Gustafsson, Culture and Recreation Management Maria Andersson Nordgren, The Public Works Department (Park & Nature) Marianne Bröms, The Culture Management
<b>Inventory 2 executed (date):</b>	11/10/2006
<b>By:</b>	Anna Gabrielsson, Lulebo AB Katrina Wikström, Lulebo AB
<b>Inventory 3 executed (date):</b>	23/10/2006
<b>By:</b>	Mikael Sundvall, The Public Works Department (Street & Traffic) Maria Andersson Nordgren, The Public Works Department (Park & Nature)

The inventory was taken on 3 occasions. On the first occasion, the whole of the project group was present and on this occasion the inventory was taken on the basis of the requirements set for the type of residency and point 1.0 Outdoor environment outside building sites. The second and more in-depth inventory was taken by Lulebo of the parts that include the property, the building and the apartments 2.0 Outdoor environment on the building sites, 3.0 Staircases, corridors and home supplements and 4.0 the Apartments. On the third occasion, the street and park areas were inventoried.

## 1.0 OUTDOOR ENVIRONMENT OUTSIDE THE BUILDING SITES

### 1.0.1 LOCAL SERVICE

Distance to	Comments
Public transport	There are bus stops around 100 m from the property for routes <b>1, 5 and 11</b> and by Coop Extra, around 300 m from the property, you can choose to travel on routes <b>6, 7 and 9</b> .
Provisions store	<b>Coop Extra</b> . There is a well-stocked provisions store in the Örnäset centre around 300 m from the property.
Park	There is a <b>small park</b> on the other side of Vinkelgränd. <b>Örnäsparken</b> is slightly further away.
Sheltered housing that serves food	<b>Rödkallen's old people's home</b> serves food.
Care centre	<b>Örnäset's care centre</b> is on the other side of Hertsövägen around 150 m from the property.
Accessibility of the pathways	<b>To be viewed. The Public Works Department is responsible. See 1.0.2 Streets below.</b>
Orientation in the area	<b>To be viewed. The Public Works Department is responsible. Orienteering map of the area</b>

Benches placed by the side of pathways/guide paths

**To be viewed.** The Public Works Department is responsible.

## 1.0.2 STREETS

### **Hertsövägen**

Actions 1, 2 and 3 on the map

The two bus stops on Hertsövägen currently lie close to the junction with Ringgatan. Unprotected road users crossing Hertsövägen on one of the two crossings have not only the breadth of the road but also the breadth of the bus lay-by (3 m) to cross before reaching the pavement. For people with reduced mobility, the likelihood of the traffic signals turning red before Hertsövägen passes by entirely.

If the stops are moved 15 m from the crossing, this will release space to widen the pavements next to the crossings which will shorten the distance that the unprotected road-users use to pass Hertsövägen. The crossings will be disability-adapted with tactile tiles and part of the kerb lowered.

The stops will also be disability-adapted with tactile tiles and a 15 cm kerb height to reduce the level difference between bus and pavement.

A less favourably located light column on the pavement at the south-eastern corner of the Hertsövägen-Ringgatan junction makes accessibility difficult for the wheelchair-bound. The light column should be moved closer to Örnässkolan.

### **Vinkelgränd**

Actions 4 and 5 and 6 on the map

The distance southwards along Vinkelgränd joining Gråsjälsgränd should be the natural pathway to the Örnäset Centre. Today, the pavements along Vinkelgränd are uneven and should be renovated.

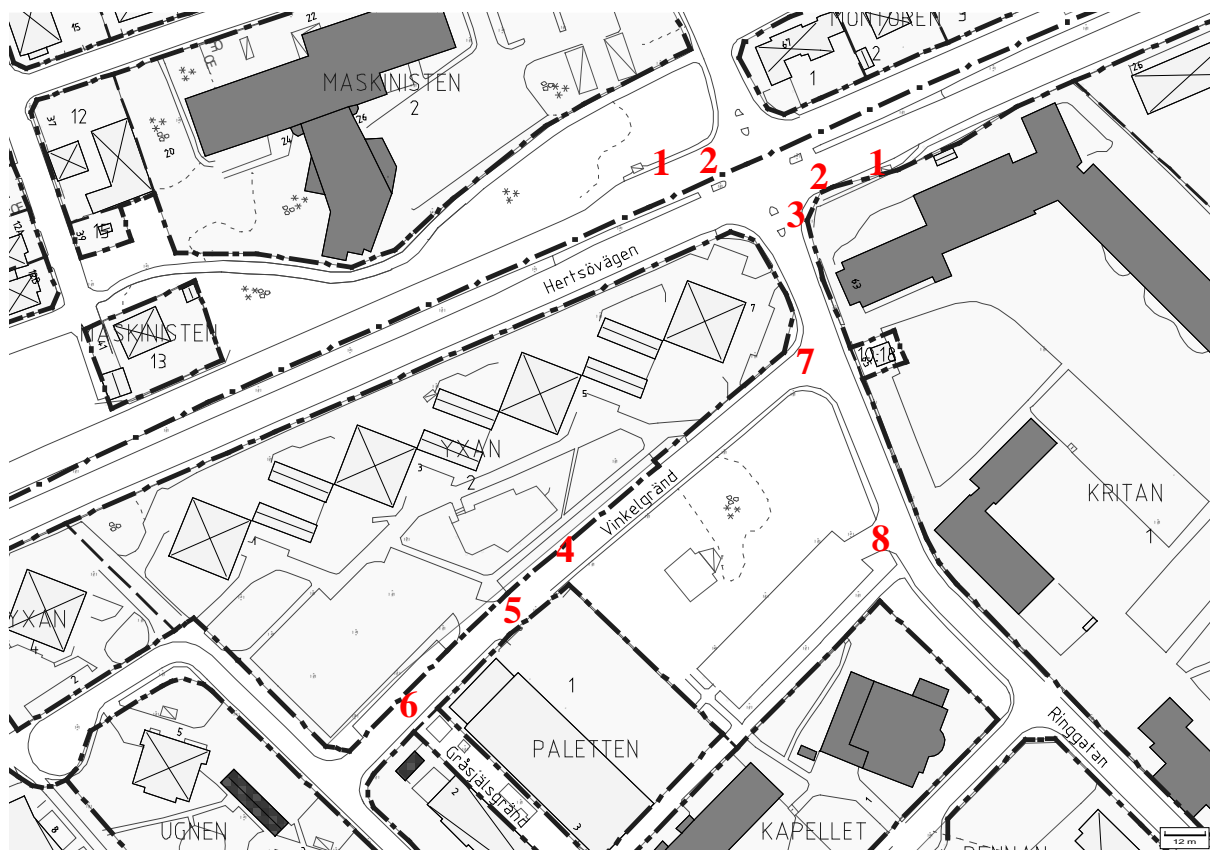
The entrance to the old Konsum car park should be narrowed. The pavement on Vinkelgränd's eastern side can then be extended to provide room for lighting columns to light up the currently dark entrance.

Raise the Vinkelgränd/Gråsjälsgränd junction to make it easier for unprotected road users to pass. Also reinforce the junction lighting with lighting columns of the same type as those along Gråsjälsgränd.

### **Ringgatan**

Actions 7 and 8 on the map

At the northernmost end of Vinkelgränd, before it joins Ringgatan, the kerb should be brought to road surface level to facilitate thoroughfare for the disabled. The kerb should also be lowered by the junction with the entrance to the parking area by Dansbaneparken.



### 1.0.3 PARKLAND

#### **Dansbaneparken**

Plant extra plants to tempt people to spend more time outside and to improve the view from the apartments.

#### **Örnäsparken**

Measures for greater accessibility and security (improved pathways and reinforced lighting)

#### **Park benches**

11 park benches with treated surface and waste bin to be positioned next to parkland and pathways.

## 2.0 OUTDOOR ENVIRONMENT ON THE BUILDING SITES

### 2.0.1 ANGÖRING AND PARKING FOR THE DISABLED

<b>Distance to</b>	<b>Comments</b>
Berthing spaces for all building entrances, distance (10–25 m)	Are available today, although the asphalt surfaces are in very poor condition.
Parking for the disabled, distance (10–25 m)	Not available
Options to construct parking spaces for the disabled.	Can be arranged, included in the planning.

### 2.0.2 PATHWAYS

<b>Accessibility of the pathways</b>	<b>Comments</b>
Wide, acc. to type of pathway (at least 150 cm)	OK,
Lean in the direction of travel (counted as a ramp if the lean is greater than 1:20)	OK, no greater lean will occur.
Leans sideways (must be no more than 1:50)	OK
Steps or other level differences along the way	No
Type of ground surface, hardness and evenness	Asphalt, in quite poor condition. High kerbs in some places.

<b>Orientation level of the pathways</b>	<b>Comments</b>
Can be clearly distinguished from the surroundings by a different surface and kerb.	Lacking
Limit to the plantation, the front or the fence, etc.	Can be arranged, included in the planning.
Obstacles (such as placards, flowerpots, tables and benches)	Currently exist. Can be arranged so as to minimise obstacles, included in the planning.
Adequate lighting	No, included in the planning.
Lighting on the same side for all along the way	No, included in the planning.
Guide paths along broad pathways and over larger open spaces	No, included in the planning.
Type of guide paths	----
The entrances are distinguishable	Currently doubtful, flat surfaces before entrances.

### 2.0.3 RAMPS

**Comments:**

Ramps lacking within the property

<b>Inspection</b>	<b>Comments</b>
Ramp lean: <ul style="list-style-type: none"> <li>- In the direction of travel (maximum 1:12, preferably 1:20)</li> <li>- Sideways (maximum 1:50)</li> </ul>	-
Level difference that is taken up by the ramp (maximum 50 cm per ramp)	-
Landing length before and after ramp and between two ramps (200 cm)	-
Ramp width (cf. 130 cm)	-
The surface's anti-slip properties	-
Contrast where the ramps start and end by the landing, contrast and structure (light contrast 40 %)	-
Run-off protection (edge, rail or wall at least 5 cm high)	-
Handrails on both sides, height above ground (90 cm)	-
Where the ramp joins the ground, level differences	-

### 2.0.4 OUTDOOR STAIRS

**Comments:**

Within the property there is currently only one staircase. A stone staircase that leads down to the old play area (the new garden) is in very poor condition and must therefore be renewed. Included in the planning.

<b>Inspection</b>	<b>Comments</b>
The staircases: <ul style="list-style-type: none"> <li>- Length</li> <li>- Height</li> </ul>	-
Distinguish the bottom and the step from the ground floor and the top step from the adjoining floor (darker or paler stone, tiles, etc. Light contrast 40 %)	-
Banister on both sides	-
The banisters begin and end at least 30 cm before and after the bottom and top nosing	-

### 2.0.5 YARD AND OUTDOOR SPACES

<b>Inspection</b>	<b>Comments</b>
Distance to entrances (maximum 50 m)	Can be arranged. The new garden lies less than 50 m from the entrance.
Easy to find	Yes
Visible from the building entrance	Yes
Benches and tables placed by the side of pathways/guide paths	Possible
Seats positioned in a sunny place	Possible
Protective deciduous shade, pergola, parasol, awning, etc.	Lacking but should certainly be possible to position in the new garden. Deciduous shade is available.
Wind protection (bushes, fence)	In connection with the planning.
Space for people in wheelchairs at tables outdoors (free height under tables of at least 70 cm, width 80 cm and depth 60 cm)	In connection with the planning.

### 2.0.6 ENTRANCE CONDITIONS

<b>Clarity</b>	<b>Comments</b>
Entrance door easy to distinguish from surrounding wall (colour/lightness, lighting, porch, recess area/extension, etc.)	There are two entrances. Neither of these is easy to distinguish, both lack a porch and the lighting is poor. The rear entrance is flush with the exterior wall and the front entrance is slightly recessed.
The entrances can be distinguished from one another	No
Large glass doors or glass panels marked with contrast colours at eye level	Not currently available.
The handle is easy to distinguish from the door	Very difficult.

## 2.0.7 LANDING AND SPACE OUTSIDE ENTRANCE DOOR

Inspection	Comments
<p>The entrances:</p> <ul style="list-style-type: none"> <li>- At ground level</li> <li>- No level difference outside (maximum 25 mm bevelled, threshold ramp lean maximum 1:12)</li> <li>- If level difference: ramp or lift/lifting platform</li> </ul>	<p>Yes</p> <p>The entrance at the back has no level difference.</p> <p>The entrance at the front has a ramp made of checker plate.</p>
<p>The landing:</p> <ul style="list-style-type: none"> <li>- Type of covering</li> <li>- Hardness</li> <li>- Evenness</li> <li>- Deep and wide on the side that the door opens (at least 150 or 70 cm so that people in wheelchairs can reach the door handle)</li> </ul>	<p>There are no landings outside the entrance door.</p>
<p>The ground floor:</p> <ul style="list-style-type: none"> <li>- Horizontal lean (maximum 1:50 in both directions)</li> <li>- Space before the entrance door (at least 150 cm elbow room)</li> </ul>	<p>OK</p> <p>OK</p>
<p>Entrance doors:</p> <ul style="list-style-type: none"> <li>- Free passage (at least 80 cm, preferably 84 cm, at least 100 cm door type)</li> <li>- Level difference internally (maximum 25 mm bevelled, threshold ramp lean maximum 1:12)</li> <li>- Grip-friendly handle</li> <li>- Heavy or slow</li> </ul>	<p>OK</p> <p>This will be considered in conjunction with the planning.</p> <p>No (Included in the planning). Yes (Included in the planning).</p>
<p>Any automatic door openings:</p> <ul style="list-style-type: none"> <li>- Functioning</li> <li>- Location of elbow contacts (maximum 80 cm high, at least 70 cm from door sweep and inner corner)</li> <li>- Distinguishable elbow contacts, easy to find</li> </ul>	<p>No automatic door openers available. Included in the planning.</p>
<p>Any code lock, card lock and door telephones:</p> <ul style="list-style-type: none"> <li>- Location (lower edge keypad maximum 90 cm high, microphone maximum 120 cm high, at least 70 cm from inner corner)</li> <li>- Clear digits</li> <li>- Angled from wall</li> </ul>	<p>Code lock lacking. Included in the planning.</p>

## 3.0 STAIRCASE, CORRIDORS AND HOME SUPPLEMENTS<sup>4</sup>

### 3.0.1 ENTRANCE HALLS AND CORRIDORS

Inspection	Comments
Adequate lighting	No, the lighting is dissatisfactory.
Location of circuit breakers (lower edge 90–100 cm above floor level at least 70 cm from inner corner)	
Any automatic openings and code locks: <ul style="list-style-type: none"> <li>- Location of elbow contacts, lock openers and key switches (lower edge 80 or 90 cm above floor level, at least 70 cm from inner corner)</li> </ul>	
Any letter box height (the bottom draw runner maximum 90 cm above floor level)	No, there is currently no letter box in the door.

### 3.0.2 THE STAIRCASE'S STAIRS AND INDIVIDUAL STEPS

Inspection	Comments
Distinguish the bottom steps from underlying floor and top steps from the adjoining floor (darker or paler stone, linoleum, terrazzo, clinker or other marking, light contrast 40 %)	Today there is only (old) yellow/black marking at the start/end of the staircase. Included in the planning.
Handrails on both sides	There is currently a banister (black - different colour) only on the staircase's wall side (evacuation trap).
The banisters begin and end at least 30 cm before and after the bottom and top nosing	No
Alternative route with ramp or lift	Lift available.

### 3.0.3 RAMPS

#### Comments:

Only checker plate ramp is outside the front entrance.

Inspection	Comments
The lean of the ramps in the direction of travel (maximum 1:12, preferably 1:20)	Included in the planning
The breadth of the ramps (130 cm)	No, current ramp is too narrow.
Contrast on of the start and stop of the ramps by the adjoining landing in lightness and structure (light contrast 40 %)	No, lacking. Included in the planning.
Run-off protection (edge at least 5 cm high, rail or wall)	Not available. Included in the planning.
Length of the landing before and after a ramp and between two ramps (200 cm)	The ramp begins on the ground floor – OK. The distance to the entrance door after the ramp has ended is too small at the moment. Included in the planning.

<sup>4</sup> Laundries, assembly premises, refuse room, wheelchair storage, apartment storage

Handrails on both sides	Not available. (Included if necessary)
The height of the banisters (90 cm)	-
The ramps connect directly with a flat floor. No level differences/edges	Yes

### 3.0.4 LIFTS

Inspection	Comments
Lift to each floor	Yes. There is a lift to all of the floors, even the basement.
Routes between entrance and lift wheelchair-accessible (thoroughfare width at least 130 cm, lean maximum 1:12)	Yes
Lifts easy to find: well-signed lift doors contrast with the surrounding wall Space in the lifts:	No, included in the planning.
- Adequate turning space in front of lift door (at least 150 cm)	Yes
- Lift cage measurements (at least 110 x 140 cm x 210 cm)	Well... (Lift cage around 100 x 200 x 210 cm)
- Free passage through lift doors (at least 80 cm)	Yes
- Side-hung doors or sliding doors	The lift has a side-hung door.
Lift control buttons:	
- Any door opener for a side-hung door and its location (lower edge maximum 80 cm high, at least 70 cm from door sweep and inner corner)	Door openers lacking. Included in the planning. OK
- Call buttons and any door openers clearly distinguishable	OK
- Location of the call buttons (lower edge maximum 90 cm high, at least 70 cm from inner corner)	OK
- Location of interior destination buttons, including emergency call and door openers for side-hung door (lower edge maximum 90 cm high, at least 70 cm from inner corner)	OK
- Clear floor digits (large, in contrast, with relief or Braille)	No, included in the planning.
- Sound signal when the lift arrives	No, included in the planning.
- Spoken information on whether travelling upwards or downwards	
Fittings in the lifts:	
- Collapsible seats	Lacking, included in the planning.
- The height of the banisters above floor level (90 cm)	OK, different colour.
- Any mirrors and their height above floor level (lower edge maximum 90 cm high)	OK

### 3.0.5 DOORS IN THE STAIRWELL FOR HOME SUPPLEMENTS AND CORRIDORS

Inspection	Comments
Clarity of the doors: <ul style="list-style-type: none"> <li>- The doors are clearly distinguishable from surrounding wall (light contrast 40 %)</li> <li>- The handle is clearly distinguishable from the door leaf</li> <li>- Any glass doors/glass panels marked with contrast colours at eye level</li> </ul>	Door dressing in different colour. Included in the planning. OK  Doubtful  No glass panels are currently there. Will be taken into account in planning. New glass partition to the new laundry.
Space around doors, level differences: <ul style="list-style-type: none"> <li>- Free passage through door openings (at least 100-cm door<sup>5</sup>)</li> <li>- Height of thresholds and other level differences (maximum 25 mm bevelled)</li> <li>- Free space by the handle side of the doors (at least 20 cm if door opens outwards, 45 cm if door opens inwards, 65 cm to downward staircase)</li> </ul>	OK  OK  OK
To open the doors: <ul style="list-style-type: none"> <li>- Difficult and heavy</li> <li>- Grip-friendly handle</li> <li>- Location of any code lock/card lock (lower edge keypad maximum 90 cm high, microphone maximum 120 cm high, at least 70 cm from inner corner)</li> <li>- Clear digits on the keypad</li> <li>- Keypads angled from the wall</li> </ul>	OK OK Lacking  - -

### 3.0.6 LAUNDRIES

Inspection	Comments
Available indoors	Yes there is currently a large laundry in the building on the bottom floor. This should be possible to reconstruct (reduce) and be assigned exclusively to the residents in the building.
Distance from apartments	Is available in the same building.
Height to booking boards, the bottom drawer or another booking function (lower edge maximum 90 cm high)	Included in the planning.
Height to the detergent box and control switches	Included in the planning.
Operation space in front of machines (130 cm)	Included in the planning.

### 3.0.7 COMMON PREMISES

Inspection	Comments
Distance from apartments	There is a common premises in the building at Vinkelgränd 7 around 100 m from the building (reconditioning would be needed). See location inventory Appendix 3 for other locations within the surrounding

<sup>5</sup> Translator's note: the Swedish is not clearly expressed. It is assumed that 100 cm in width means there is plenty of room for someone to pass through rather than just squeeze through a narrower space. This applies in all instances.

	area.
Stairs along the route	No
Wheelchair-adapted toilets	No, included in the planning.

### 3.0.8 TOILETS, RWC

<b>Inspection</b>	<b>Comments</b>
Wide and deep (220 x 220 cm for electric wheelchair, 190 x 170 cm for manual wheelchair)	Included in the planning.
Location and height of the toilets (around <sup>6</sup> 110/110 resp. 48 cm)	Included in the planning.
Arm supports on both sides	Included in the planning.
Location and height of the hand basin (around 45/175 or 80 cm, protruding 20 cm from wall, only in rooms around 220 x 220 or similar)	Included in the planning.
Lower edge of mirrors, soap containers and hand towel rails (lower edge maximum 90 cm high)	Included in the planning.
Location of possible alarm (on wall next to toilet, with a cord to the arm support and down to by the handle side of the door)	Included in the planning.
Location of clothes hooks (lower edge 120 cm, at least 70 cm from inner corner)	Included in the planning.
No door closers	Included in the planning.
Location of combined door handle/lock (lower edge 90/100 cm)	Included in the planning.
Drag handle on the inside of the door leaf	Included in the planning.
The drag handle's distance to the floor (lower edge 80 cm high)	Included in the planning.
Location of circuit breakers (lower edge 90–100 cm high, 70 cm from inner corner)	Included in the planning.

### 3.0.9 WHEELCHAIR STORAGE

<b>Inspection</b>	<b>Comments</b>
Wheelchair storage	On the entrance floor by the rear entrance lies a bicycle shed. This could also be used as storage for wheelchairs/rollators if necessary.
Distance (wheelchair-accessible indoor link maximum 25 meter)	OK
Space in pushchair storage, bicycle shed, etc. (size 200 x 300 cm; half can go into locked communication area)	In current bicycle shed.

### 3.0.10 REFUSE HANDLING

<b>Inspection</b>	<b>Comments</b>
Refuse chute at floor level	No
Height of handle and slot (lower edge 80 or 90 cm)	-
Refuse room on ground floor and distance (maximum 50 m)	There is a refuse building right next to the building's northern entrance (around 15 m).

<sup>6</sup> Translator's note: it is assumed that "ca" was intended rather than "cc".

## 4.0 THE APARTMENTS

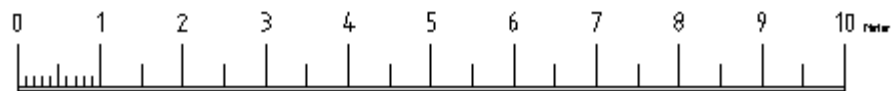
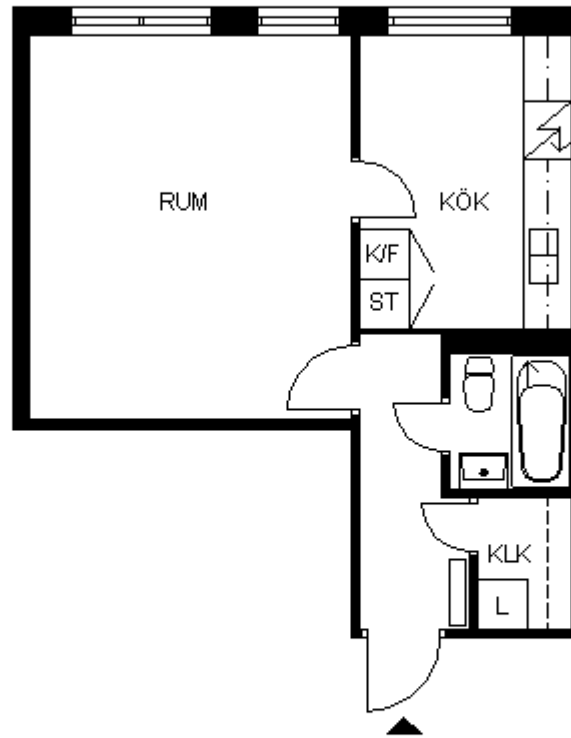
### 4.0.1 APARTMENT TYPE

Inspection	Comments
<p>Entrance:</p> <ul style="list-style-type: none"> <li>- Free passage through apartment doors (at least 80 cm, i.e. 100-cm door)</li> <li>- Thresholds/level differences (maximum 25 mm bevelled)</li> <li>- Free space by the handle side of the doors (at least 65 cm to downward staircase, at least 45 cm in the inner corner opening outwards, at least 20 cm opening inwards)</li> </ul>	<p>OK</p> <p>OK</p> <p>OK</p>
<p>Floor solution:</p> <ul style="list-style-type: none"> <li>- Easy and clear apartment plan</li> <li>- Bi-directional spy hole</li> <li>- Distance between bedroom and bathroom</li> <li>- Kitchen/kitchenette separated by wall and door from entrances and from the living room</li> <li>- If not, is there a possibility of erecting such a wall?</li> </ul>	<p>OK</p> <p>The 1 room + kitchen apartments do not have bi-directional spy hole</p> <p>OK, in direct proximity for all the apartment types.</p> <p>OK, for all the apartment types.</p> <p>-</p>
<p>Entrance hall, corridors, other doors:</p> <ul style="list-style-type: none"> <li>- Room for secretaire and chair or wheelchair in entrance halls (space 120 cm along wall, width at least 150 cm)</li> <li>- Corridor width (at least 120 cm)</li> <li>- Free passage through door openings (at least 90-cm door), free passage 76 cm)</li> </ul>	<p>Doubtful in 1 room + kitchen. Can be done in 2 rooms + kitchen. OK in 3 rooms + kitchen.</p> <p>Not in 1 room + kitchen-type apartments. Doors must be widened. Included in the planning.</p>
<p>Bathroom:</p> <ul style="list-style-type: none"> <li>- Size (Swedish standard normal level)</li> <li>- Location of bath/shower, toilet and hand basin (Swedish standard normal level)</li> </ul>	<p>In the bathrooms, toilet and hand basin must be moved and the bath removed (where one is in place) and replaced with shower corners. Included in the planning.</p>
<p>Kitchen:</p> <ul style="list-style-type: none"> <li>- Room for food table (280 x 240 cm in angled kitchen, 240 x 240 cm in parallel kitchen)</li> <li>- Total length of the kitchen fittings (Swedish standard normal level)</li> <li>- Operation measurements in front of kitchen surfaces/fittings</li> <li>- Distance between surfaces in parallel kitchens (at least 120 cm)</li> </ul>	<p>The way the kitchen can be furnished and supplied with cooking equipment is OK in 1 room + kitchen apartment types while the way the kitchen can be furnished and supplied with cooking equipment in 2 rooms + kitchen and 3 rooms + kitchen apartments is not satisfied. If possible, this will be included in the planning.</p>
<p>Bedrooms:</p> <ul style="list-style-type: none"> <li>- Room for wheelchair-accessible double bed in one bedroom (room measurements at least 300 x 370 cm)</li> </ul>	<p>OK</p>

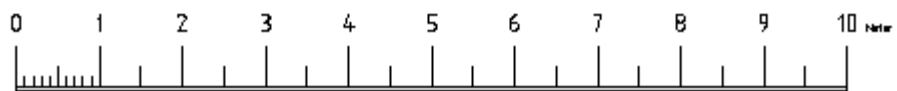
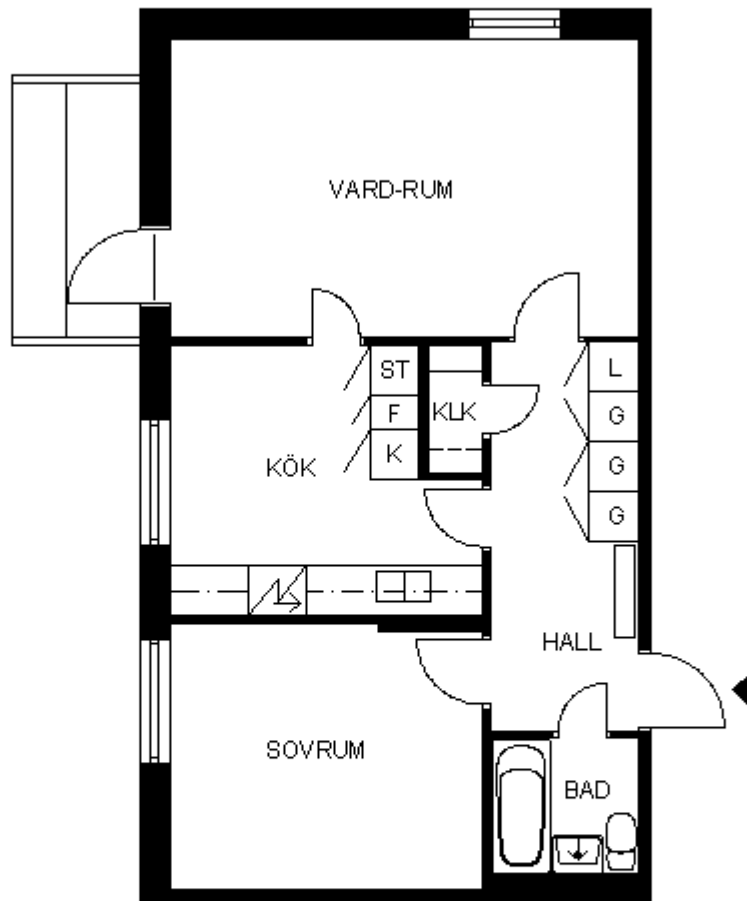
<ul style="list-style-type: none"> <li>- Single bed out from wall in one bedroom (room measurements at least 270 cm x 270 cm)</li> </ul>	
<p>Possible balcony or outdoor space:</p> <ul style="list-style-type: none"> <li>- Size of balconies/outdoor spaces (at least 140 cm deep, wide at least 210 cm)</li> <li>- Free passage through balcony doors (at least 76 cm, 100- cm door for free passage)</li> <li>- Threshold height/level differences (maximum 25 mm bevelled, outward threshold ramp lean maximum 1:12)</li> </ul>	<p>Can be done (the depth is currently around 130 cm)</p> <p>Included in the planning.</p> <p>Included in the planning.</p>

## APPENDIX 2 Types of apartment

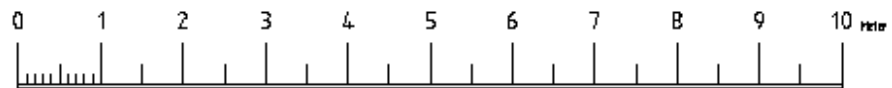
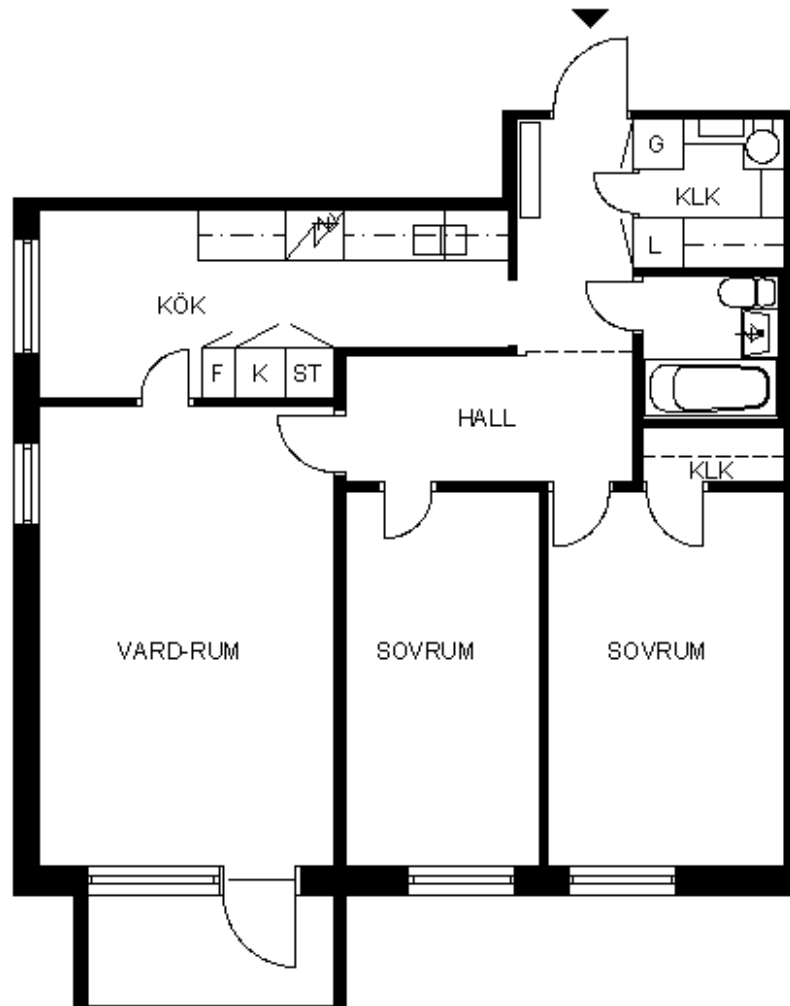
1 RoK



# 2 RoK



# 3 RoK



## APPENDIX 3 Location inventory

Type of premises	Owner	Comments/Utilisation
Örnäset church and Parish Home	The Church	The Parish Home is booked through the Örnäset church's housekeeper. The Parish Home is used free of charge by the society.
Norra Örnässkolan/Auditorium	Luleå Municipality	The premises is booked through the premises booking service at Luleå Municipality. Ordinary price SEK 175 per hour Society price SEK 100 per hour
Rödkallen old people's home	Luleå Municipality	The building has a restaurant that serves pensioners lunch every day. The dining hall at Rödkallen old people's home can be booked for various meetings. Common premises can be booked and used by societies, etc.
Storstigen old people's home	Luleå Municipality	There is a food warming kitchen that is closed. Next to the kitchen is an assembly hall/dining hall that can be booked.
The library	Luleå Municipality	There is a library on the bottom floor of Rödkallen old people's home.
Assembly hall	Lulebo AB	At Vinkelgränd 7 there is an assembly hall that is booked via the regional office.
The tenants building	Lulebo AB	On Edeforsgatan (in the yard area, Edeforsgatan 48-58) there is a Tenants' building (fully equipped with china) with room for 50 people that is booked through the regional office.
Aronsbadet		Radius 500m - 1000m Aronsbadet is a public bathing area that lies in the residential area of Örnäset just outside central Luleå. Given Aronsbadet's central location, many of Luleå's residents and temporary visitors go there in the summer to have a refreshing dip. As well as the large pool that is equipped with a water chute, there is smaller children's pool and a mini golf course next door. There is of course also a small kiosk and the pool area is very child friendly. It costs nothing to swim at Aronsbadet.

Furuparksskolan (Yrkesgatan 47 A)		Radius 300m - 500m Gymnasium, classroom, dining hall, textiles room
Sports Arena (Hertsön IP)		Radius > 1000m Artificial turf 1 full pitch, 2 x ½ pitches, Bandy pitch, 11-man court full pitch, ice rink
Hertsöskolan (Hertsötorget)		Radius > 1000m Baths, home economics, classroom, dining hall, sports hall, sports hall's hall of mirrors, woodwork room, textiles room
Shopping centre		Radius 500 – 1000 m Gravel pitch and ice rink
Örnässkolan (Rödkallensväg 17)		Radius < 300 m Auditorium, A+B hall, C hall, classroom, dining hall, home economics, artwork room, wood and metalwork room, textiles room. New sports hall planned within the school area.
Svartöstadens Folkets Hus (Blackis, Sandgatan 40)		Radius > 1000m A room and B room
Åkewallen Hertsö IP Backmyrvägen		Radius > 1000m
Ängskolan (Kråkörvägen 1)		Radius > 1000m Gymnasium, dining hall
Örnäsets IP		Radius 500 – 1000 m 11-man full gravel pitch, 7-man full gravel pitch and 2 x 7-man ½ gravel pitches.
Malmgården (Malmuddsvägen 27)		Radius 500 – 1000 m Assembly hall

# APPENDIX 4 Brand protection

Lulebo AB has brand protected "Årgångshus".



KONUNGARIKET SVERIGE

VARUMÄRKE NUMMER 385829

Årgångshus

Varumärkesansökan nummer 2006/08310 ingavs 2006-11-02 och registrerades 2006-12-22 under nummer 385829. Publiceringsdag 2006-12-22.

Patent- och registreringsverket intygar härmed att ovan avbildade varumärke är infört i varumärkesregistret med omstående uppgifter.

Patent- och registreringsverket 2006-12-22



Generaldirektör

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This report has been drawn up in cooperation with

