

WP 3 Urban Development



Baltic Sea Region
Programme 2007-2013

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JELGAVA

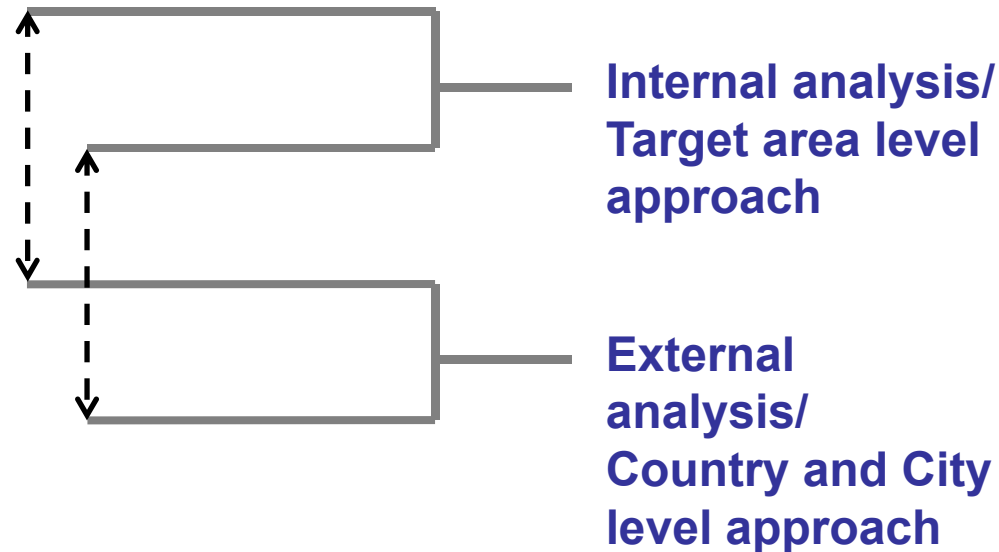
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17.09.2009.- WP3 Workshop in Siauliai

SWOT a summary of your TA's analysis

- **S**trengths
- **W**eaknesses
- **O**pportunities
- **T**hreats

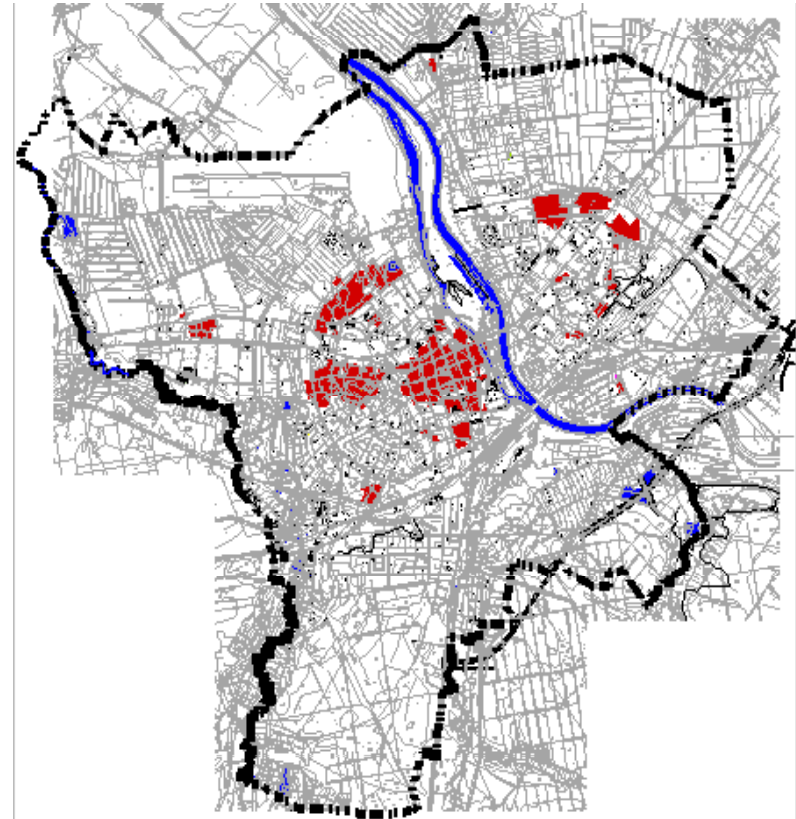


Flashlight on Jelgava

*In Jelgava are 220 dwelling houses.
Target area - 147 ha (up to 2,9 %)*

*The development of multi-storey
dwelling houses is marked by several
periods and areas of construction.*

*Technical condition of these building
stocks and areas is very different,
but all houses need energy efficient
rehabilitation.*



Strengths

	Tangible strengths	Intangible strengths
Point 1	Geographical location	Spatial plan (urban) structure (possibilities for development)
Point 2	Accessible infrastructure (utilities)	Elaborated Development Strategy of Heating Supply system of Jelgava City
Point 3	The greatest part of building stocks are connected with district heating system	Started a complex of measures to improve energy efficiency of building stocks
Point 4	Economy and labor market	Public areas

Weaknesses

	Tangible weaknesses	Intangible weaknesses
Point 1	<p>Bad technical condition of access roads and squares</p> <p>Lack of parking lots</p>	<p>Very high heat consumption</p>
Point 2	<p>Deficiency of recreational complexes and play grounds, deterioration of this infrastructure</p>	<p>Distributed ownership</p>
Point 3	<p>Deterioration of engineer technical infrastructure</p>	<p>Districts of buildings stocks make unexpressive environment</p>
Point 4	<p>Attitude of inhabitants</p>	<p>Most of buildings are not energy efficient.</p>

Opportunities

	Tangible opportunities	Intangible opportunities
Point 1	Reconstruction of buildings raising energy efficiency	Attraction of EU structural funds for raising of energy efficiency
Point 2	Improvement of yards (including play grounds and recreation areas)	Promotion of PPP in development of energy efficiency measures
Point 3	Reconstruction of access roads and parking lots	Place for new development projects
Point 4	Development of engineering technical infrastructure	Attraction of inhabitants to Jelgava from surrounding areas

Threats

	Tangible threats	Intangible threats
Point 1	Unexpressive environment of building stock district	Tendency - decreasing number of inhabitants Movement of specialists from Jelgava to Riga and the EU countries because of the low salaries or bad living conditions and unsatisfactory environment
Point 2	Faults in engineer communications due to	Distributed ownership that makes management and development of buildings and surrounding areas difficult and complicated
Point 3	Lack of parking lots and unconformity of geometrical indicators for current situations	Bad conditions of lightening systems in yards causing threads to inhabitants' safety
Point 4	Rise of costs for used energy	Declining of central heating, and development of local boiling houses and cogeneration stations

Synopsis

- **Development of living environment attraction**
- **Renovation and rising of energy efficiency in building stocks**
- **Reconstruction and development of engineer communications**
- **Reconstruction and development of access roads and parking lots**
- **Education activities for inhabitants**