

# Public Housing subsidy – financing instruments

Experiences in Schleswig-Holstein

Dietmar Walberg



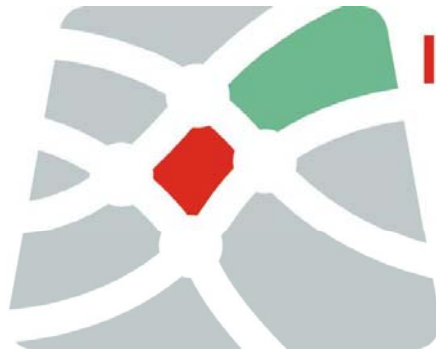
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- Founded 1946 as an Institute for clay-buildings and self-help constructions
- Since 1972 Institute for Rationalization of housebuilding in Schleswig-Holstein
- technical, constructive and economic part of the system of public housing subsidy
- Consulting and research:  
sustainable and innovative constructions and building materials  
education and training of engineers, architects and companys



# current projects



ISH

Innovative

Technologies of Insulation

**Network**



Bundesaamt  
für Bauwesen und  
Raumordnung

Research project:  
„Settlements of the  
50ties:  
Modernization  
or  
Demolition ?“

*Insulation  
Campaign*



# Housing subsidy in Schleswig-Holstein 2009/2010

- 250 million EURO
- 4.500 flats
- 1.280 flats modernisation
- 1.920 flats new
- also property







## Robert Koch street in Lübeck

- Demolition of settlements of the 50ties
- new buildings, garden side...



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## **Quality standards**

**for public housing subsidy of flat new building and for modernization and renovation**

- **Town planning housing subsidy conditions**
  - **Local Living space concept**
- **Social-oriented housing subsidy conditions**
- **Constructional and ecological housing subsidy conditions**



## Housing subsidy – energetic conditions / aims

	New Buildings	Modernisation
Rented flats  <i>EFFH 70 = 30 % better then actual Energy Saving Ordinance</i>	Efficiency House (EFFH 70)	Modernisation Efficiency House 115  Reconstruction: Efficiency House 85/100
condominiums  <i>Standard of insulation, saving of primary energy demand, REE</i>	Efficiency House 70	1 % interest: Efficiency House 70 2 % interest: Efficiency House 100 3 % interest: Efficiency House 140



„There was never any more inception than there is now.“  
Walt Whitman

# Thank you for your attention!

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