

COMMISSION OF THE EUROPEAN COMMUNITIES

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INFORMATION ON PILOT HOUSING ACTIONS TO PROMOTE THE SOCIAL INTEGRATION OF HANDICAPED PERSONS AND MIGRANT WORKERS

(Communication from the Commission to the Council)

COM (80) 491 final

FOREWORD

The pilot actions described in this communication originate in two specific action programmes adopted by the Council (cf. Introduction, page 1). In part, these actions are still continuing, the state of progress being noted at the end of the description of each scheme. A first comprehensive assessment appears at the end of each of the two parts of this communication.

An evaluation of the results obtained remains to be done. It is anticipated that both the local councils involved and those benefiting directly from the actions undertaken will participate in this evaluation.

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INTRODUCTION

In its Resolution of 21 January 1974 on a social action programme,^{*} the Council refers to the need for special measures on behalf of migrant workers and members of their families and for the vocational and social reintegration of handicapped persons.

Subsequently, the Council, in its Resolution of 27 June 1974^{**} establishing the initial Community action programme for the vocational rehabilitation of handicapped persons, stresses the general aim of Community efforts on behalf of handicapped persons, which must be to help these people to become capable of leading a normal life fully integrated into society. The elimination of architectural barriers to their mobility appears to be an essential pre-requisite for the successful achievement of this aim.

The Council Resolution of 9 February 1976^{***} on an action programme for migrant workers and members of their families attaches particular importance to housing measures as a means of furthering the social advancement of this group.

The object of this Communication is to provide information on the action taken at European level, in the sphere of housing, pursuant to the Resolutions in question.

* J.O. C 13 of 12.2.1974, no. C 13/1

** J.O. C 80/30 of 9.7.1974

*** J.O. C 34/2 of 14.2.1976

PART I: PILOT HOUSING ACTIONS PERTAINING TO THE HANDICAPPED

A. Historical Remarks

When the Council in 1974 expressed the political will to move forward on measures for the handicapped, the Commission for its part decided to convene a group of experts from all the Member States to examine the minimum requirements for wheelchair mobility and ways in which these requirements could be introduced in the form of uniform standards.

Although the experts were able to agree on the scope of these standards, they also saw difficulties in implementing such norms by way of a Community directive when the legal, administrative and geographical situations diverged so widely in all of the member states.

As a follow through to the work of this experts group, the Commission informed the Council of its intention to participate in national pilot schemes and studies promoting the mobility of handicapped persons through special housing. The Council has regularly approved a budgetary appropriation for this purpose with effect from 1976 (Article 3030).

The Commission moved from involvement in pilot projects of experimental and instructive value (1976), to significant financial engagements in two major projects (1977) that not only met a real housing need, but in part provided necessary social services. In line with the Commission's broader concern for the physically and mentally handicapped, the 1978 projects include schemes for the mentally disabled.

The details of the individual projects are given in the subsequent chapter B.

B. The projects in detail

FIRST YEAR - 1976

1. FRANCE

Responsible body: L'établissement Public d'Aménagement de la Ville Nouvelle d'Evry.

Objectives: To adapt the environment and some dwellings of the town centre of Evry (a new urban development in the Paris region) in order to make it fully accessible to handicapped people.

Description of project:

In the context of planning the new urban community of Evry, provision has been made for housing handicapped persons in the town centre.

This entails the commitment both to construct 15 new dwellings fitted out with special kitchen and bathroom equipment, wide entrances and ramps and to renovate an additional 57 dwellings to the same specifications.

Aside from providing much needed accommodation, the project also afforded a unique opportunity to study:

- the technical difficulties of an "ex-post" solution compared with an "ex-ante" solution and its economic implications;
- the interrelation between the adaptation of housing and surrounding environment.

The Community's contribution helped to defray the costs of the construction while the French government agreed to occupy itself with the environmental questions: i.e. access to public transport, facilities and services.

According to the contract, project completion is expected by end 1980.

2. FEDERAL REPUBLIC OF GERMANY

Responsible body: Verein Haus der Behinderten e.v.
53 BONN-LENGSDORF
Hauptstraße 8B

Objective: To provide 20 flats for physically handicapped students attending the university of Bonn and additional accommodation for 35 school leavers, to be associated with a centre for the handicapped.

Description of project:

20 flats specially equipped for handicapped students are integrated with normal student accommodation. Thus, full participation in the university community is assured while the proximity to the Haus der Behinderten (1) centre means that easy access to medical and welfare services is not be sacrificed.

As well, the centre proposes to provide accommodation for 35 handicapped schoolleavers enabling them to benefit from vocational training courses offered at the centre.

The project was completed by 1979.

3. LUXEMBOURG

Responsible body: "L'Association pour la défense des intérêts des personnes physiquement handicapées (Luxembourg) (ADIPH)"

Objectives:

To provide a secure self-contained and self-administered "community", associated with social and medical facilities for a number of handicapped persons.

The idea is to break down the psychological and physiological isolation of the handicapped by providing an intimate social environment and by increasing the opportunities for gainful employment through the removal of architectural barriers in housing.

(1) recently named the "Gustav-Heinemann-Haus"

Description of project:

Possibility of housing 20 disabled persons in a community-like environment, which would largely be administered by the handicapped themselves. So as to avoid creating an artificial ghetto, the project is integrated with the surrounding population.

The project was completed by 1978.

4. BELGIUM

Responsible body: Centre de Rehabilitation Angèle VERBURGHT

Poeldendries, 14

9840 LANDEGEM

Objective:

To provide a "half-way-home" for 20 severely disabled individuals suffering from cerebral palsy enabling them to make the difficult transition from institutionalized care to independent accommodation in cities and municipalities.

Description of the project:

The "Centre" proposed to construct these dwelling units and incorporate them into a whole complex of services for the physically disabled, i.e. Medico-pedagogical Institute, sheltered workshop, encounter centre, recreation facilities, etc.

There, the disabled will be given the opportunity of learning to manage the details of daily life without exposing them to the sudden shock of moving from the sheltered existence of the institute to an independent unsheltered life among the able-bodied.

Fully developed electronic equipment has been installed to make the transition that much easier, and finally opportunity for employment is provided by attaching a sheltered workshop to the half-way home.

Besides the actual construction and renovation of dwellings in the form of pilot schemes, the Action Programme has also another, more theoretical dimension - that is, the setting up of certain technical studies which are likely to provide precise data on the problems at hand and thereby positively influence the development and effectiveness of policies in this sphere. Five such studies were undertaken with this in view in 1976.

The project was completed by 1976.

Technical Pilot Studies - 1976

1. Study on the creation of appropriate living conditions in the context of overall urban development
(Stad en Landschap - Rotterdam, Netherlands)

Like the Evry project mentioned earlier, this study concerned the inclusion of facilities for handicapped persons in the context of general urban renewal. The project involves the development of an urban plan creating a district of about 20,000 inhabitants which would take into account the needs of specific groups of the population - i.e. the severely disabled and the elderly.

The study was completed by the end of 1977.

2. Pilot study on adjustable equipment:
Central council for the disabled (U.K.)

There has been discussion for some time the question of providing in housing kitchen and bathroom fittings which are adjusted to suit persons with varying disabilities.

The "feed-back" of information on the advantages or disadvantages of specific adjustable equipment is scarce, and often the owners or the users are not in a position to relate the "capital input cost" to the eventual success or failure of such equipment. It is an important area of research because the conclusions will clarify whether it is necessary to provide a higher cost element in housing for such sophisticated equipment.

The study was completed by the end of 1978.

3. Study on the problems posed by access to public buildings and facilities transport and on the solutions to be applied (Associazione Italiana per la Riabilitazione dei Minorati).

The object of the study was to put the accent on the problem of access to public buildings or facilities (transport, etc.) for physically handicapped persons generally, and on the solutions applied.

The main orientation of the study was the road and transport systems. Examples of current solutions are analysed and studied, also new proposals in a number of Italian towns and proposals which may be carried into effect in other countries.

The plan of analysis makes clear the deficiencies in the infrastructure, so that a series of specific problems can be defined and solutions put forward to change the situation, possibly in terms of a hierarchy of priorities.

The programme is directed not only to the category of seriously handicapped persons, but also to the much larger category comprising children, the old and the sick, pregnant women, temporary invalids, in other words, virtually the whole population.

The study was completed by the end of 1978.

4. Research on apartment floor plans:

(Boligudvalget for bevaegelseshæmmede, Denmark)

A detailed analysis of what apartment layouts are best suited to handicapped persons is of obvious value. This analysis was combined with an adjustment of existing floor-plans to the needs of the disabled and be accompanied by an economic evaluation of the renovations.

The study was completed by the end of 1977.

5. Study on the remodelling of different house types

(Union of Voluntary Organisations for the Handicapped, Dublin)

This study completes the EVERY programme which relates to the readaptation of recently built dwellings. Since the housing stock in Europe generally is to a very large extent more than 25 years old, a study on the readaptation of older houses was highly desirable. The study will cover 4 different types of houses:

1. A housing block, representative of an inner-city quarter, with \pm 20 flats built in the late nineteenth century.
2. A house in a residential area dating from around 1910 with 5-7 rooms
3. A typical rented local authority house built in the inter-war period.
4. A typical flat representative of immediate post-war construction.

In all the cases, the study examined the best ways and means of making the dwelling generally suitable to disabled people. The study will also examine the cost as far as this is possible.

The study was completed by the end of 1978.

SECOND YEAR 1977

I. ITALY

Responsible body: COMUNE DI MILANO

Ripartizione edilizia popolare

Via Pirelli, 39

MILANO

Objectives:

To eliminate architectural barriers to the mobility of the handicapped in the construction and renovation of low-cost housing in the Garibaldi district of Milan.

Description of project:

In the context of a general urban renewal of the Garibaldi district, both new constructions and renovations to dwellings fallen into decay incorporate features catering for the special difficulties of disabled persons.

The first stage of the programme, which aims at preserving the traditional character of the district, covers approximately 285 dwellings, 20 % of which 57 are set aside for handicapped persons.

As well, the commune of Milan has agreed to gear the surrounding environment to the needs of the disabled (i.e. access to shops, public buildings).

According to the contract, project completion is expected by 1980.

2. UNITED KINGDOM

Responsible body: Department of the Environment

Becket House

Lambeth Palace Road

London SE A 7ER

in collaboration with the "Crossroad Care Attendant Scheme Trust"

Objectives: To assess the housing needs of severely handicapped persons needing supportive care services, and to evaluate by means of practical action projects in selected localities of the U.K. how these needs are best met.

Description of the programme

The programme is undertaken in association with selected local authorities in the U.K.

In each locality the projects are carried out, in close collaboration with the housing authority, the social services authority and the health authority.

In each area the project focuses on a number (12-20) of severely handicapped people needing special housing in association with support services and the assessment and meeting of these housing needs will be a primary objective of the programme. A general study of the housing needs of each of the areas is also being undertaken and special inquiries are being made, for example, concerning local authority housing stock; of the local wheelchair population, of the suitability of housing schemes for the elderly to cater for the disabled, and of the effectiveness of guidelines on the development of mobility housing.

According to the contract, project completion is expected by 1981.

THIRD YEAR - 1978

1. DENMARK

Responsible body: Boligudvalget for bevaegelseshæmmede

G1. Mønt 12

København

Objective:

To integrate the disabled in a city-town environment with easy access to all kind of activities. The project is seen as a part of the general renewal of the town centre and is supervised by architects in the Danish Academy of Fine Arts and the Faculty of Sociological-Medical Science.

Description of the project:

The association for handicapped wants, in cooperation with Aarhus municipality, to establish 34 flats for handicapped in the centre of the town with the purpose of integrating handicapped families in a

normal environment. The 34 apartments will be equipped with special equipment (kitchen-bath) to facilitate daily life. Access to the flats will be by special lifts. The buildings are from the end of 19th century and the modernisation will be in the context of preserving the environment.

According to the contract, project completion is expected by 1982.

2. UNITED KINGDOM

Responsible body: Royal Association for Disability and Rehabilitation (RADA)

125, Mortimer Street

LONDON

Objectives:

To draw up a manual of kitchen fitments suitable for the needs of handicapped people. A list of the manufacturers will be made available, the installations inspected and a final index prepared.

Description of the project

The manual is prepared from information provided by the main national voluntary organizations in the EEC countries representing the interests of disabled people, by design centres, and by the appropriate research, technical or manufacturing agency in each member country.

According to the contract, project completion is expected by 1981.

3. UNITED KINGDOM

Responsible body: John Groom's Association for the Disabled

10, Gloucester

LONDON

Objectives:

The objectives of the programme are to create a holiday centre for disabled people confined to wheelchairs.

Description of the project:

The building consists of the conversion of the existing hotel with a considerable extension being added to provide the following accommodation on three floors, reception area and bar, dining-room, lounge, TV lounge, and a total of 17 bedrooms - singles, twins, doubles and 2 family rooms. 14 of these rooms will have their own private toilet. There are 6 public toilets, 4 bathrooms and 2 showers, 1 clos-o-mat toilet. There will be central heating, hot and cold water in all bedrooms, built-in furniture at wheelchair height, hoists, lift, ramps from car parking to entrance, terrace, and every facility to enable wheelchair users to enjoy a holiday, off street car parking, balconies to enjoy the view but also to act as fire escapes. Extensive fire precautions and alarm systems and escape routes are provided. There are also 2 self-contained flats for staff and rooms for voluntary staff.

The hotel has been completed and accommodate 30 guests and 8 staff.

It caters for any physical disability, both individuals and groups. Certain weeks are reserved for the young active disabled and disabled children. Certain weeks are reserved for special subjects.

The project was completed by summer 1979.

4. GERMANY

Responsible body: Dorfgemeinschaft Lautenbach e.v.
7779 - GROSS SCHÖNACH

Objective:

To aid the mentally handicapped, realize the full potential of their capabilities by providing communal housing and an adjoining sheltered workshop.

Description of the project:

The project began with the construction of one communal dwelling to house 12 young handicapped persons plus personnel. This stage covers the year 1978/79.

Eventually (1982/83) the whole complex will include enough of these communal dwellings to house altogether 80 youths and an additional 120 adults. As well, the adjoining sheltered workshop will be enlarged to provide employment for 140 handicapped persons, 20 places being reserved for non-residents.

The first phase, covered by the contract with the Commission, was completed in 1979.

5. BELGIUM

Responsible body: Institut Médico-Pédagogique
Notre-Dame A.S.B.L.
8, rue de l'Institut
4632 CEREXHE-HEUSEUX

Objective:

This organization aims to assist the reintegration of mentally handicapped persons by preparing them for gainful employment by vocational training.

Description of project:

The Institute's original facilities in an old castle have proved to be inadequate and thus a modernization and renovation programme was proposed. This included the construction of 4 pavilions to permit a family-life living arrangement, a refurbished kitchen and enlarged refectory to accommodate day-patients, a new infirmary and classrooms all surrounded by appropriate landscaping. A new playing field was also provided for. The project was completed by the end of 1979.

6. IRELAND

Responsible body: New Ross Community Workshop Ltd.
New Ross - Ireland

Objective: to ensure the mobility of wheelchair bound and other disabled persons both inside and outside the factory complex of the New Ross workshops. This includes access to offices, toilets and canteen.

Description of the project:

Along with general improvements to the workshop, the renovation included the widening of doors, provision of ramps, non slip flooring and a new canteen facility to accommodate up to 40 disabled persons. As well, all machinery in the workshop was fitted with appropriate safety devices.

The project was completed by autumn 1979.

7. BELGIUM

Responsible body: MONNIKENHEID v.z.w.
Kort-verblijfcentrum voor mentaal
gehandicapte kinderen en volwassenen
Kasteeldreef, 3
2153 ZOERSEL

Objectives:

to encourage the gradual adjustment of mentally handicapped adults to independent living by the construction of appropriate dwellings geared to this purpose.

Description of the project:

Specifically, this involves the construction of a group home (for 20 adults) as well as adjoining log-cabins permitting a more intimate while at the same time semi-autonomous living arrangement.

The envisaged cycle of treatment is that first the handicapped adults are lodged in the group home which is appropriately staffed; then they are moved into one of the semi-autonomous cabins until finally, after vocational training they are able to live independently among adult society at large and profit from gainful employment.

According to the contract, project completion is expected by the end of 1981.

8. Pilot study on housing for elderly

Object: To study the housing situation of the elderly and identify the recent trends in this section and related problems in the member states.

Description:

The Research includes a demographic profile and projection of the elderly population in Europe to the 1990's, as well as an inventory of the different types of housing available to the elderly and a projection of future needs.

All financial aspects has been looked at and particularly, an analysis of the cost of such housing related to income level has been made.

The final study should provide some comparable data of the situation in the member states and, if possible, suggest feasible measures that could be translated into a Community policy in this field.

The study is according to the contract expected to be completed by 1980.

C. First appreciation

While an evaluation in depth of the pilot actions and studies in favour of handicapped housing remains to be carried out (with the participation, in particular, of local authorities anxious for the social integration of their underprivileged citizens), it is already possible to adopt certain concrete conclusions.

1. The elimination of obstacles to the mobility of handicapped persons in wheelchairs, when this is provided for in advance by the architect, involves significant economies compared with adaptations made after construction. (While the additional cost of adaptation in advance ranges around 5 % and 10 %, and is mainly attributable to more capacious dimensions, the additional cost of adaptation after construction can be nine times more costly, as the Evry experiment would seem to demonstrate).
2. Appropriate shelter or housing seems an important starting point for the social and occupational reintegration of handicapped persons, particularly the young (for example the Gustav Heinemann hostel in Bonn), but this starting point must be enlarged by making certain adaptations to the social infrastructure (for example, at Evry) or to the institutions concerned with vocational training (for example, the University of Bonn).
3. Besides the problem of the physically handicapped (including many victims of road accidents), our society must face up to the challenge of mental handicaps affecting an increasing number of persons, particularly among the young (see the example of Monnikenheide Lautenbach and also that of the Gustav Heinemann hostel) living in a community and vocational guidance are important elements in this context (see also Landegem and New Ross).
4. The technical studies, such as those relating to Rotterdam (creation of living conditions suitable for the handicapped within the framework of urban development) or Dublin (adaptation of older housing for the handicapped) have, in a more general way, pointed to the interest of our society in humanising the built-up environment. Such humanisation, by enhancing the architectural heritage of the past, would also be of benefit to a section of the population - the elderly - which is larger than that of the handicapped, properly so called.

PART II : PILOT HOUSING ACTIONS PERTAINING TO MIGRANT WORKERS

A. Historical Remarks

Prior to the Council Resolution of 9 February 1976 on an action programme for migrant workers and their families, the Commission had:

- addressed a Recommendation to the Member States on 7 July 1965 concerning the housing of workers and their families moving within the Community;
- attached particular importance to the housing of migrant workers in the context of the "ECSC low-cost housing" programme;
- initiated research into the housing conditions of foreign workers in the European Community in the framework of the studies referred to under Article 118 of the Treaty (Delcourt Report, published in 1976)(1);
- conducted a series of pilot projects, as part of its pluriannual "ECSC low-cost housing" programme, which are restricted to miners and iron and steel workers.

As a follow-up to the Resolution referred to above, the Council approved, with effect from 1977, a budgetary allocation (Item 3031) equal to the one earmarked for pilot schemes to help improve the housing conditions of handicapped persons and henceforth intended, generally speaking, for pilot schemes which help to improve the housing conditions of migrant workers.

While the Commission's contribution to pilot actions pertaining to the handicapped so far has been exclusively given in the form of subsidies, the contribution to pilot actions pertaining to the migrants has been given either as a loan to housing improvement schemes or as a subsidy to advisory projects. A detailed description is given in chapter B below.

(1) Document V/448/76 "The housing of migrant workers - a case of social improvidence?" by J. Delcourt and a group of experts.

B. The projects in detail

First Year - 1977

BELGIUM

1. Responsible body: Union des locataires, and Fonds du Logement de la Ligue des Familles nombreuses.

Objectives: To alleviate the housing problems of migrant workers, particularly those with large families.

Description of the Project:

This project concerns ten dwellings acquired by the housing fund of the league of large families in Belgium. Commission financing has helped to improve and modernize these dwellings which have been offered for rent in cooperation with a tenants association formed by migrant workers.

The project was completed by 1979.

GERMANY

2. Responsible body: STADT MANNHEIM
Rathaus E5
6800 Mannheim 1

Objectives: to encourage the social integration of migrant workers through the provision of a community centre.

Description of the project:

This pilot action involved the modernization and conversion of two dwellings belonging to the city of Mannheim into a community centre to serve, various socio-cultural organisations and a migrant workers association. This centre was built in a neighbourhood where the migrants represent 35 % of the population.

The project was completed by 1979.

3. Responsible body: SPAR- UND BAUVEREIN
5660 SOLINGEN 1

Objectives: To improve the living conditions of migrant workers by assisting the work of building cooperatives active in this field.

Description of the Project:

The Commission has assisted a building cooperative with a high membership of migrant workers, the "Spar- und Bauverein Gemeinnützige Wohnungsgenossenschaft" to improve and modernize 48 dwellings located in different parts of the city. These completed dwellings have been rented out by the cooperative to the benefit of its migrant membership. The project was completed by 1979.

FRANCE

4. Responsible body: Association pour l'entraide et la formation des travailleurs africains
14 rue du Mail
75001 - PARIS

Objectives: To provide better housing for African migrants working in France.

Description of the project:

The project relates to 20 dwellings acquired by the Association for mutual assistance and training of African workers. The Commission's assistance went towards the acquisition, improvement and modernization of these dwellings and these works were undertaken with the collaboration of the "Union Nationale Interprofessionnelle de Logement", an organisation which collects 1 % of manufacturers wage and salary bill for a housing fund. The project was completed by end 1979.

5. Responsible body: Association pour la Protection, l'Amélioration, la Conservation et la Transformation de l'Habitat (P.A.C.T.)
4, Place de Venetie
75643 - PARIS

Objectives: To generally raise the welfare of migrant workers through better living conditions.

Description of the Project - Villefranche de Rouergues

Under the auspices of P.A.C.T., an association devoted to the renewal of housing stock, six units of an apartment dwelling were purchased, renovated and eventually rented out with the help of the local migrants association. Financing came not only from the Community but also from the "Caisse Nationale d'Allocations Familiales" (grant) and the "Association

financière Interrégionale des Collecteurs Interprofessionnels"(loan).

In its involvement in such projects P.A.C.T. attaches great emphasis to the participation of the migrants themselves in the betterment of their living conditions. P.A.C.T. therefore ensures that this participation takes the form of an ongoing involvement in an active tenants association once the projects are completed.

The project was completed in 1978.

6. Responsible body: P.A.C.T.
Nîmes

Objectives: To improve the living conditions of migrants through better housing while actively engaging the migrants themselves in this process.

Description of the project:

Under a similar financing arrangement and organisation, 7 dwellings will be acquired, renovated and rented out by the local migrants association. The project was completed in 1979.

THE NETHERLANDS

7. Responsible body: Stichting Buitenlandse Werknemers/Woningbouw
Kastanjelaan, 51
Arnhem

Objectives: to procure better living conditions for migrants through a programme of modernization while ensuring the migrants involvement by managing the dwellings through a tenants cooperative.

Description of the project:

15 dwellings owned by a tenants co-operative have been modernized and out-fitted with the help of Commission financing. These dwellings have been rented out by the cooperative and put at the disposal of migrant workers with the cooperation of the "Stichting Bijstand Buitenlandse Werknemers".

The project was completed by 1979.

8. Responsible body: Stichting Huisvesting Buitenlanders

Emmastraat 19

WEESP

Objectives: To expand the reserve of housing stock adapted to the needs of migrant workers.

Description of the project:

Under the direction of the Ministry of Housing and the Commune, a building was converted into 21 studio apartments. The Community's contribution assisted in providing these studios with appropriate fittings. Upon completion, these studios were put at the disposal of migrant workers.

The project was completed in 1979.

UNITED KINGDOM

9. Responsible body: Merseyside, Haringey and Leicester Community

Relations Councils

64, Mount Plasant

LIVERPOOL.

Objectives: to provide qualified staff at the community level to deal with the special problems of migrant accommodation.

Description of the project:

The Community Relations Councils of Merseyside, Haringey and Leicester treat the social and human problems of migrant workers and as such, are often called upon to deal with their housing needs. The Community's grant permitted these Councils to hire social workers in the three communities with a special knowledge of housing for a two year period.

The project was completed by 1978.

BELGIUM

10. Responsible body: Centrum Buitenlandse Werknemers
Helmastraat, 75
Borgerhout.

Objectives: to provide qualified staff to deal with the social and human problems of migrant workers, especially in the sphere of housing.

Description of the project:

The Centrum Buitenlandse Werknemers exercises a similar function to the Community applications for assistance regarding housing problems but lacks the staff to handle them. The Community has therefore provided for the hiring of a housing specialist (social worker) for a two-year period. The project was completed by 1978.

LUXEMBOURG

11. Responsible body: Foyer des Travailleurs, A.s.b.l.
ALZINGEN.

Objectives: to provide affordable hostel accommodation to migrant workers.

Description of the project:

The Community has made a financial contribution towards the ongoing maintenance of a 40-bed home for migrant workers at Alzingen. This contribution has enabled the "Foyer" to keep its rents at fixed affordable levels.

The project was completed by 1978.

SECOND YEAR - 1978

1. Responsible body: STADT GENT

The Project:

Involves the restoration of 125 dwellings in a quarter of Ghent with a high population of migrant workers. So as to encourage the maximum social integration of the migrants, one-half of the renovated dwellings will be set aside for migrants and the other half for the local population.

Three areas are slated for this renovation

- Rode Lijvekensstraat (41 houses)
- Filippenstraat and Bevelandstraat (79 houses)
- Gertstraat (15 houses)

which will together form a residential district suitably landscaped and serviced by access roads.

According to the contract, project completion is expected by 1983.

2. Responsible body: L'IMMOBILIERE THIONVILLOISE

202, rue Victor Rommel

57240 Knutange

Objectives:

The "Société Immobilière" proposes to convert some of its vacated bachelor hostels for migrants into family dwellings in order to effectively respond to the changing housing needs of this steel producing region.

According to the contract, project completion is expected by 1980.

The Project:

Initially, 4 bachelor homes will be converted into 61 family dwellings and when rented out by the Société on the open market, it is estimated that 30 % of the tenants will be foreign workers.

The project also involves the purchase and upgrading of an additional 146 family dwellings. This stage of the project has been going on in ten different communes since the beginning of 1979 and is particularly interesting since it represents one of the first implementations of the new "Rent Assistance Loans (Prêts Locatifs Aidés) introduced under the French Government's Housing reforms of January 3, 1977.

The Commission's contribution to the scheme reflects it's long-standing commitment to helping the steel-producing regions adjust to changing economic and social conditions.

According to the contract, project completion is expected by 1981.

3. Responsible body: STADT MANNHEIM

Objectives:

To raise housing standards, but also to create an environment, where the migrants are not isolated from the German population, but integrated and respected on their own merits.

The Project:

The 1978 loan permitted the continuation of work begun the previous year to renew the housing stock of a quarter of Mannheim with a sizeable migrant population. The 1978 grant went towards the modernization of 18 dwellings for the use of migrants.

The project was completed by 1979.

4. Responsible body: DIE EISENBAHN-SIEDLUNGSGESELLSCHAFT, STUTTGART

Objectives:

The Stuttgart-Nord, Nordbahnhofstraße has approximately 8,000 inhabitants including 2.600 migrants and 65 % of the children in the area are the second generation of migrant workers. Most of the dwellings are run down and under a normal standard. In connection with a general renewal carried out in a first phase it was decided to create in a second phase a day center for 50-60 migrant children. The goal for the center was not to isolate, but to try and integrate the children in the German environment.

Description of the project

In 1978 a renovation of 238 dwellings was begun and 65 reserved for migrant workers and their families towards whom the Commission's assistance was directed. The urban renewal was financed by the Municipality and the Deutsche Bundesbahn which was the owner of most of the houses in the mentioned area.

The part of the project covered by the Commission was completed by 1978.

5. Responsible body: ENTR'AIDE LOGEMENT

Rue des Quatre Vents, 67
1080 Bruxelles

Objectives:

To assist migrants in dealing with their problems through the establishment of self-help organizations.

The Project:

The Association Entr'aide Logement is a non-profit organization that deals with the critical housing problems of migrant workers in the Molenbeek and Koekelberg districts of Brussels.

The Association has been trying to organize a tenants organization in these areas, but to do so, requires the assistance of an experienced social worker.

The Community's grant will enable the Association to hire someone competent in this field for the first two operating years of the budget. Following that, it is expected that the operating costs of the tenants organization will be met by a system of membership fees.

According to the contract, project completion is expected by end 1980.

C. First appreciation

As in the case of pilot projects and studies in favour of handicapped housing, an evaluation in depth of the pilot actions in favour of migrant workers and their families also remains to be carried out, also in association with local authorities wanting to integrate them into the social fabric.

In contrast to the situation of the handicapped, the majority of migrant workers appear to be confronted with only temporary problems, destined to disappear following successful integration in the host country or return to the country of origin. However, these transitory difficulties of more or less long duration also affect a fringe of the native-born population, which is often equally underprivileged, whether by the mere fact of physical proximity or through the socio-cultural shock experienced in neighbourhoods with a high concentration of immigrant workers.

Subject to evaluation in depth of the results obtained, the following preliminary conclusions may be drawn.

1. Associations of tenants or even of co-proprietors emerge as the effective formula for improving the housing conditions of migrant workers and their families and defusing the frequent tensions between immigrants and the native-born population.
2. Meeting places created by private initiative, encouraged by the local authorities, are likely to improve mutual understanding between native and immigrant populations, by familiarising each other with the customs prevailing in the host country and the country of origin, and, in doing so to motivate action to improve housing conditions.
3. Initiatives of committed citizens, churches and student groups seem worthy of financial support from the public purse. (The solutions proposed by such bodies are frequently very inexpensive).
4. Foreign immigration into abandoned neighbourhoods, on the one hand, and joint initiatives with the local authority and the native-born population on the other, are likely to re-animate deserted urban zones.

FINAL OBSERVATIONS

The above described pilot projects have been referred to at two previous occasions

- (1) at the informative Conference on Vocational Rehabilitation of Handicapped Persons (Luxembourg, 21 - 23 March 1979) organised by the Commission's Directorate-General Employment and Social Affairs;
- (2) at the Conference on Urban Problems in the European Community (Liverpool, 6 through 9 November 1979), organised by the Commission's Environment and Consumer Protection Service.

In order to meet the interest for more information expressed by the audience at both occasions, the Commission's Services felt it appropriate to give a wider publicity to this action, the broader results of which remain to be assessed by further analysis and in the light of repercussions which are gradually becoming visible as the experiments progress.

ANNEX

SUMMARY OF PROJECTS AND FINANCIAL DETAILS

PILOT SCHEMES AND STUDIES ON BETTER HOUSING FOR HANDICAPPED PERSONS

ANNEX I

EEC contribution

YEAR	Responsible body	Project	Nat. curr.	U.C.E.
1974	Cité de l'Amitié - Sint-Lambrechts Woluwe (Belgium)	Exhibition house or "laboratory" dwelling for handicapped persons	BF 976.000.-	19.520
1976	L'établissement public d'aménagement de la Ville Nouvelle d'EVRY (France)	Scheme for construction and adaptation of 72 dwellings to certain architectural requirements	FF 1.000.500.-	190.500
1976	"Verein Haus der Behinderten e.V." Bonn-Lengsdorf (Germany)	Scheme for the construction of accommodation of 20 student-flats and 35 flats for school-leavers specially designed for the physically handicapped	DM 200.000.-	54.645
1976	L'association pour la défense des intérêts des personnes physiquement handicapées (Luxembourg)	Scheme for construction of accommodations for 20 handicapped persons (barrier-free design)	LF 6.000.000.-	120.000
1976	Revalidatiestichting "Angèle Verburgh" - Landegem (Belgium)	Scheme for the construction of accommodations for 20 severely physically handicapped adults suffering from cerebral palsy	BF 983.900.-	19.520
1976	Stad en Landschap - Rotterdam (Netherlands)	Study on the establishment of propr. living conditions in the context of overall urban development	Hfl. 150.000.-	41.430
1976	Central council for the Disabled - London (United Kingdom)	Study on adjustable equipment	UK£ 4.600.-	10.400
1976	Associazione Italiana per la Riabilitazione dei Minorati - Milano (Italy)	Study on access to public buildings and facilities	Lit. 5.000.000.-	8.000

YEAR	Responsible body	Project	Nat. curr.	U.C.E.
1976	Boligudvalget for bevaegelseshaemmede - København (Denmark)	Study on apartment ground-plans	Dkr. 50.000.-	6.670.-
1976	Union of Voluntary Organisations for the Handicapped - Dublin (Ireland)	Study on remodelling of different house types	Ir.£ 3.500.-	8.400.-
1977	Commune di Milano (Italy)	Quartier Garibaldi (Milano)	Lit. 162.500.000.-	260.000.-
1977	Department of the Environment - London (United Kingdom)	Projects carried out in a number of local authority areas in UK	UK£ 100.000.-	240.000.-
1978	Boligudvalget for bevaegelseshaemmede - København (Denmark)	34 apartments equipped for handicapped in the centre of Aarhus	Dkr. 500.000.-	70.000.-
1978	The Royal Association for Disability and Rehabilitation - Sunbury-on-Thames (United Kingdom)	kitchen manual equipment designed for handicapped	UK£ 6.000.-	10.000.-
1978	John Groom's Association for the Disabled - London (United Kingdom)	creation of a hotel for handicapped	UK£ 40.000.-	60.000.-
1978	Dorfgemeinschaft Lautenbach e.V. - Gross-Schonach (Germany)	creation of a new house for mentally handicapped in coordination with workshop	DM 230.000.-	92.000.-
1978	Bouwcentrum - Rotterdam (Netherlands)	study on housing for elderly people	Hfl. 65.900.-	22.000.-
1978	Institut Medico-Pédagogique Cérexhe-Heuseux (Belgique)	housing for handicapped	FB 4.500.000.-	110.000.-
1978	New Ross Community Work Group - New Ross (Ireland)	housing and workshop for handicapped	Ir.£ 35.000.-	55.000.-
1978	Monnikenheide v.z.w. - Zoersel - Antwerpen (Belgium)	housing for mentally handicapped	FB 5.500.000.-	140.000.-

Pilot actions - Housing for Migrant Workers

ORGANISATION	PROJECT	(nat. curr.) EEC contribution	E.U.A.
1) Union des Locataires, Bruxelles et le Fond du Logement de la Ligue des Familles nombreuses (B)	modernisation of 10 dwellings for a migrant workers' tenant co-operative	3.500.000 FB (L)	70.000
2) Begegnungsstätte Westliche Unterstadt Mannheim e.V.(D)	communication Center (in a quarter with 35 % foreigners)	110.000 DM (L)	30.052
3) "Spar- und Bauverein, Gemeinn. Wohnungsgenossenschaft" Solingen (D)	modernisation of 48 dwellings for migrant workers (within a building co-operative)	156.000 DM (L)	42.620
4) "ASSEFTA" (Paris) and the Commission Nationale pour le logement des Immigrés	modernisation of 20 dwellings for black African workers (Catholic co-operative)	660.800 FF (L)	108.144
5) "PACT" and the French Government (Villefranche) de Rouergue (F)	modernisation of 6 dwellings for migrant workers	90.800 FF (L)	16.344
6) "PACT" (Nîmes) and the French Government	modernisation of 7 dwellings for migrant workers	90.800 FF (L)	16.344
7) "Woningbouwcorporaties" (NL)	modernisation of 15 dwellings for migrant workers owned by the tenant co-operative	147.525 Fl. (L)	40.747
8) Stichting Gemeenschappelijk Beheer der Weesperwoningbouwverenigingen" (NL)	21 fittings for migrant workers home	40.000 Fl. (L)	11.048
9) "Community Relations Council" of Haringey, Leicester and Mereyside (U.K.)	engagement for two years of a social worker with special knowledge on housing	40.148 £ (S)	96.355

ORGANISATION	PROJECT	(nat. curr.) EEC contribution	E.U.A.
10) Centrum voor Buitenlandse Werknemers at Borgerhout(B)	engagement for two years of a social worker with special knowledge on housing	945.000 FB (S)	18.900
11) Foyer des Travailleurs Asbl" (Luxembourg) and the Government	maintenance of a 40-bed home for migrant workers	400.000 LF (S)	8.000
<u>1978</u>			
1) <u>STAD GENT</u> (B)	modernisation of 125 houses in a quarter with a high percentage of migrant workers	10.440.000 BF (L)	261.000
2) Eisenbahnsiedlungsges. Stuttgart (D)	external modernisation of an integrated railway worker settlement (high percentage of migrant workers)	100.000 DM (L)	40.000
3) L'Immobilière Thionvilloise (F)	modernisation of 146 flats (re-conversion of a former bachelor house)	800.000 FF (L)	140.000
4) Begegnungsstätte Westliche Unterstadt Mannheim e.V.(D)	modernisation of 18 flats next to Communication Center (see 1977) for attached staff (high percentage of migrant workers)	200.000 DM (L)	80.000
5) Huisvestingsdienst (B)	Engagement for a period of two years of a social worker occupied with housing problems of migrant workers in Brussels	1.200.000 FB (S)	30.000

L = Loan

S = Subvention