SOFTacademy - district renovation pilot ….
https://www.softacademy.ee/en/home/

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WHAT is SOFTacademy?

SOFTcademy is a renovation project that aims not just to fix up an apartment building, but to renovate the buildings and courtyards of a neighbourhood in an inclusive, beautiful and sustainable way, in line with the principles of the **New European Bauhaus**.

The aim of the project is to develop a package of services for the renovation of apartment buildings in Mustamäe, as well as standard solutions for outdoor spaces, in order to encourage neighbourhood renovation and kick-start a renovation wave.

The pilot project will **renovate four apartment buildings** (Akadeemia tee 4, 6, 14 and 22) at the beginning of Akadeemia tee and improve the urban space between them. An engagement model will be created in cooperation with the communities and standard solutions will be tested in a replication area.

Project duration: **1.09.2023–31.08.2027**

SOFTacademy:

Tallinn's first neighbourhood-based renovation project

In cooperation with the residents of Mustamäe Akadeemia tee 4, 6, 14 and 22

- The lifespan of standard houses built during the Soviet era (1960-70-s) is 50-70 years.

- The energy efficiency of the houses is low, the energy bills are high, the microclimate is bad.

- The EU Green Deal - the renovation wave and climate neutrality in 2050

- National long-term reconstruction strategy - Reconstruct all buildings built before 2000 to C-energy class by 2050.

- The city of Tallinn has adopted the requirements in the development strategy "Tallinn 2030" and in the long-term climate plan of Tallinn.

- About 10,000 buildings in Tallinn were built before 2000.

- About 5,000 apartment buildings in Tallinn need renovation in the coming years.

- The renovation speed so far, approx. 1% per year, does not guarantee the necessary pace of renovation!

- **Hypothesis - a neighborhood approach could help speed up renovation.**

- **One of the goals of the SOFTacademy project is to develop a service package offered by the local government for the renovation of apartment buildings, based on the example of Mustamäe, and it is supported by standard solutions for outdoor space, which could invite cooperatives to renovate the neighborhood.**

Why neighbourhood-based renovation project?

- Joint solving of the challenges ahead, a larger circle of like-minded people.

- Common challenges and cooperation unite.

- Renovation of several houses together may bring larger construction companies to the market, competition and objects located close to each other may bring down the price of the works, and the construction period can be shortened when carried out by large companies.

- The joint design and construction of several standard houses makes factory modular renovation more accessible, the execution of which is significantly faster and with less disturbance for residents.

- Greater support of the city when approaching from the neighborhood.

- Beautiful and completely renovated neighborhood. Improvement of community cooperation and increase of community identity.
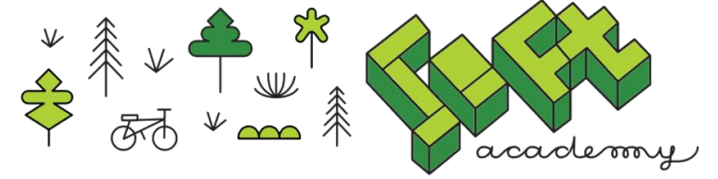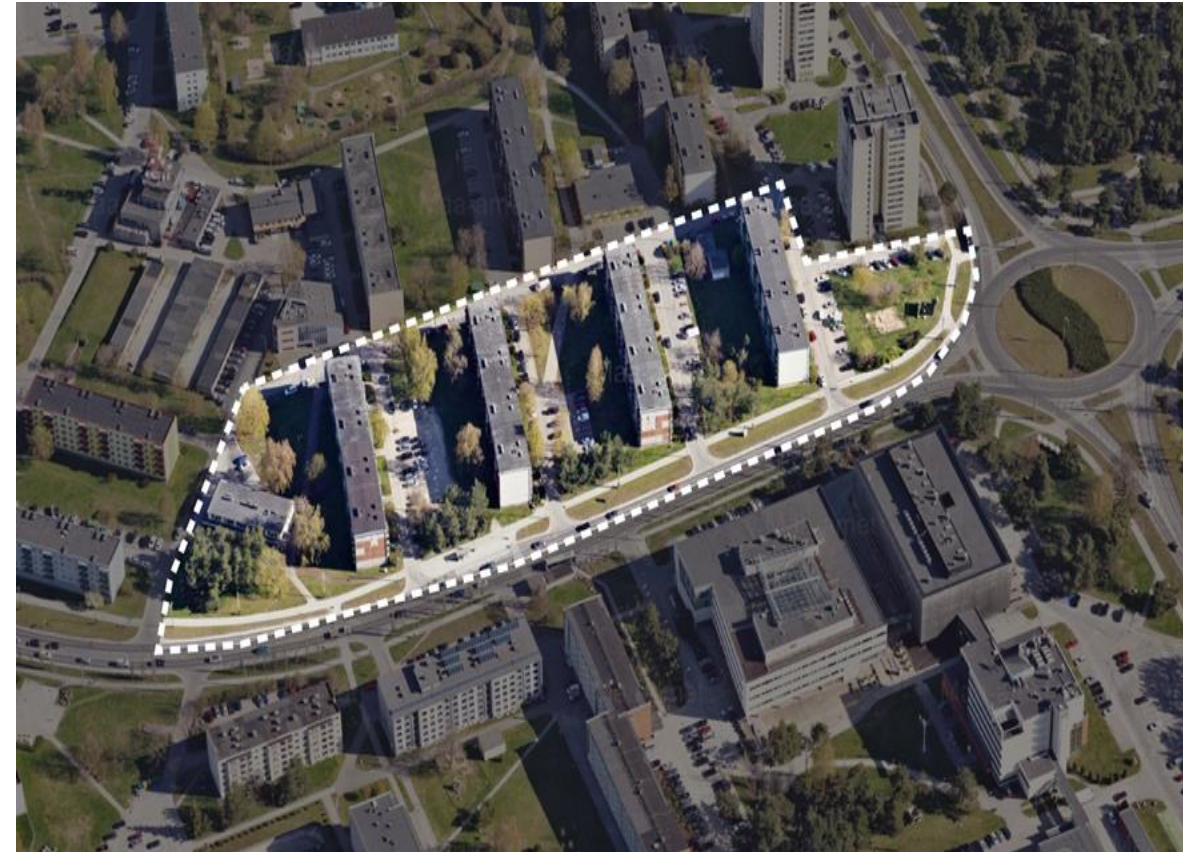
PROJEKTIST

Leading partner: Tallinn, Tallinna Strateegiakeskus

Partnerid: TalTech, MTÜ Elav Tänav, Mab Verte, EKÜL, YOKO Oma, Think Softer Planning AB, Akadeemia tee 4, 6, 14 ja 22 korteriühistud.
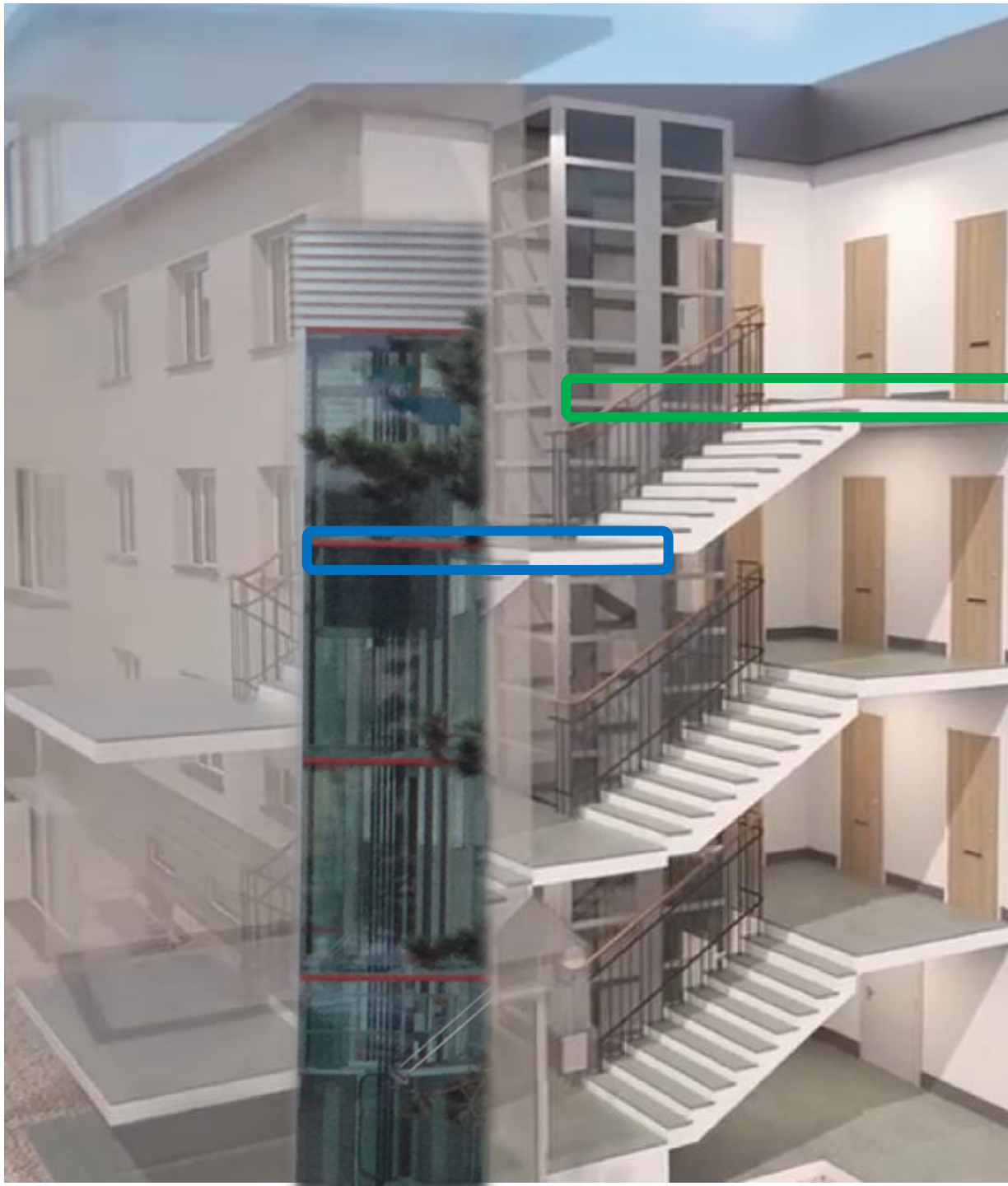
Transfer partners: Lahti, Warsaw, Griško

Renovation solutions

- A-energy, lifts in 2 houses? (Akadeemia tee 4 ja 22), 1 house larger windows (Akadeemia tee 4), 3 houses roof will be higher, diferent sizes glazed balconies).

0.56 kcal
0.52 kcal
0.48 kcal
0.44 kcal
0.40 kcal
0.36 kcal
0.32 kcal
0.28 kcal
0.24 kcal
0.20 kcal
0.16 kcal
0.12 kcal
0.08 kcal
0.04 kcal

Akadeemia tee

2H
büroohoone
78405:501:0083
Akadeemia tee 20

bet kivi

prügimaja

P5

P4

P5

prügimaja

bet kivi

P16
(max

Kr

P2

78405:501:0124
Akadeemia tee 6a

P14

Akadeemia tee

Akadeemia tee

P6
(max

bet kivi

x= 6584600

y= 533050

P23

P4

prügimaja

78405:501:00
Akadeemia tee 4

bet kivi

Reki

Heki

Replication area

Replication area was found by competition, there will be done

- Implementation of the engagement model developed within the framework of SOFTacademy to arrive at a building renovation decision.
- Designing the courtyard area in cooperation with the city (SOFTacademy project partners) and the residents.
- The contribution from the SOFTacadamy project to the co-created solution for the yard area is approx. 300,000 euros in the form of outsourced works + organization of the implementation of the solution by the city.
- Within the project budget, the activities are carried out in accordance with the principles of creating an inclusive, sustainable and beautiful city (NEB criteria) and the project goals, and for this purpose the modular elements and standard solutions of the yard area created as part of the SOFTacademy project are used to the maximum. This can be, for example, natural rainwater solutions, sidewalks, landscaping solutions, functional elements (for example, playgrounds, seating, etc.).
- The addition of elements that are in limited use by local communities (for example, a wheelhouse and a garbage container) is possible in case of self-financing by apartment associations in a volume equivalent to what is offered when using city subsidies and provided that the activities fit into the project budget (part of the project financing).

Decisions and makers.

There is not just **4** houses, there is **320** owners, each with one vote.

Means 320 diferent understanding, ideas, wishes….

To decide complex renovation we need 50%+1 yes vote (=41 yes votes per house).

To built lifts and balconies we need 100% yes votes (80 yes votes per house) because owned land territory is changing.

Problem .

- Demanding a lot of time from the apartement owners association leaders, because it is done for the first time and on the side of the main work.
- Information about the renovation is fragmented and mainly targeted for state (EISA) subsidies.
- The financial capacity, expectations and priorities of the apartment owners differ - getting the majority of votes necessary for renewal is difficult.

THE KEY TO THE SUCCESS -
AWARE APARTMENT OWNERS

Awareness.

Complex renovation is technicaly, financially and juridicaly difficult process.

All apartement owners should vote for complex renovation decision.

Majority of voters are not professionals in energy efficiency, renovation technology and financing of building renovation.

The voters awareness is key factor.
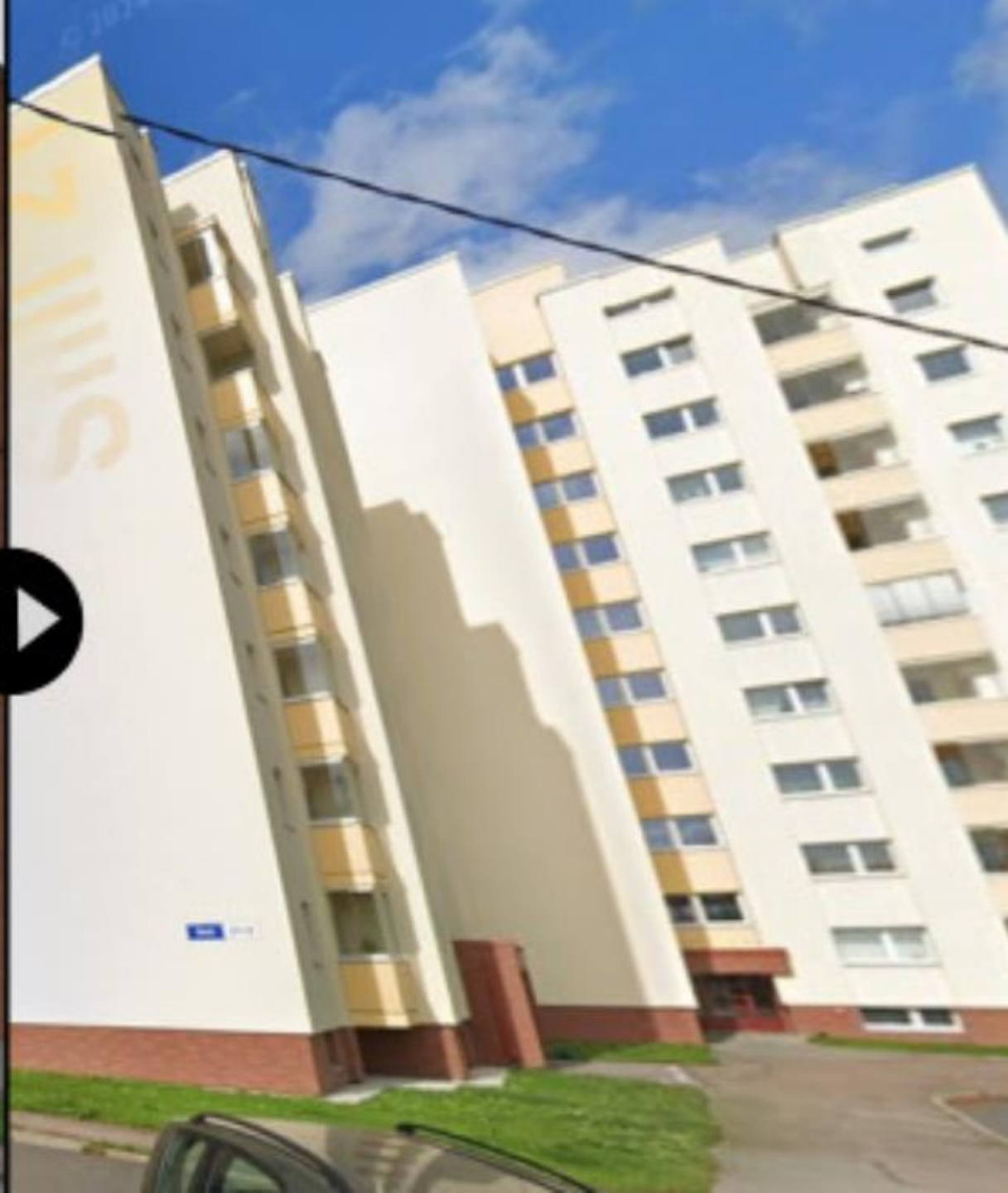
She is the hero!
We will make the TUT for support

Tervikliku Uuendamise teaberuum (TUT).

Complex renovation
information room, allso
named
Tallinn Renovation
Accelerator.

TUT – COMPEX RENOVATION INFORMATION ROOM

Tallinn Renovation Accelerator - web-based information repository + well-thought-out service package to simplify and speed up renovation.

- Organizing and simplifying city processes related to renovation.

- Involvement model for renovation of buildings and yards.

- Justification of the participation model in the project's imitation area + transformation and arrangement of the courtyard area as part of the project

- Criteria for a beautiful, inclusive and sustainable living environment (NEB)

- A catalog of modular solutions for buildings and yards created in accordance with NEB criteria.

- Renovation Tool (ReSTO)

- Trainings focusing on neighborhood renovation

- A Handbook for Creating Change

ELENA, EIB pre-investment support tool to run TUT.