

# REFURBISHMENT OF SOCIAL BUILDINGS IN BULGARIA - SPECIFIC PROBLEMS AND SOLUTIONS

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ZREU



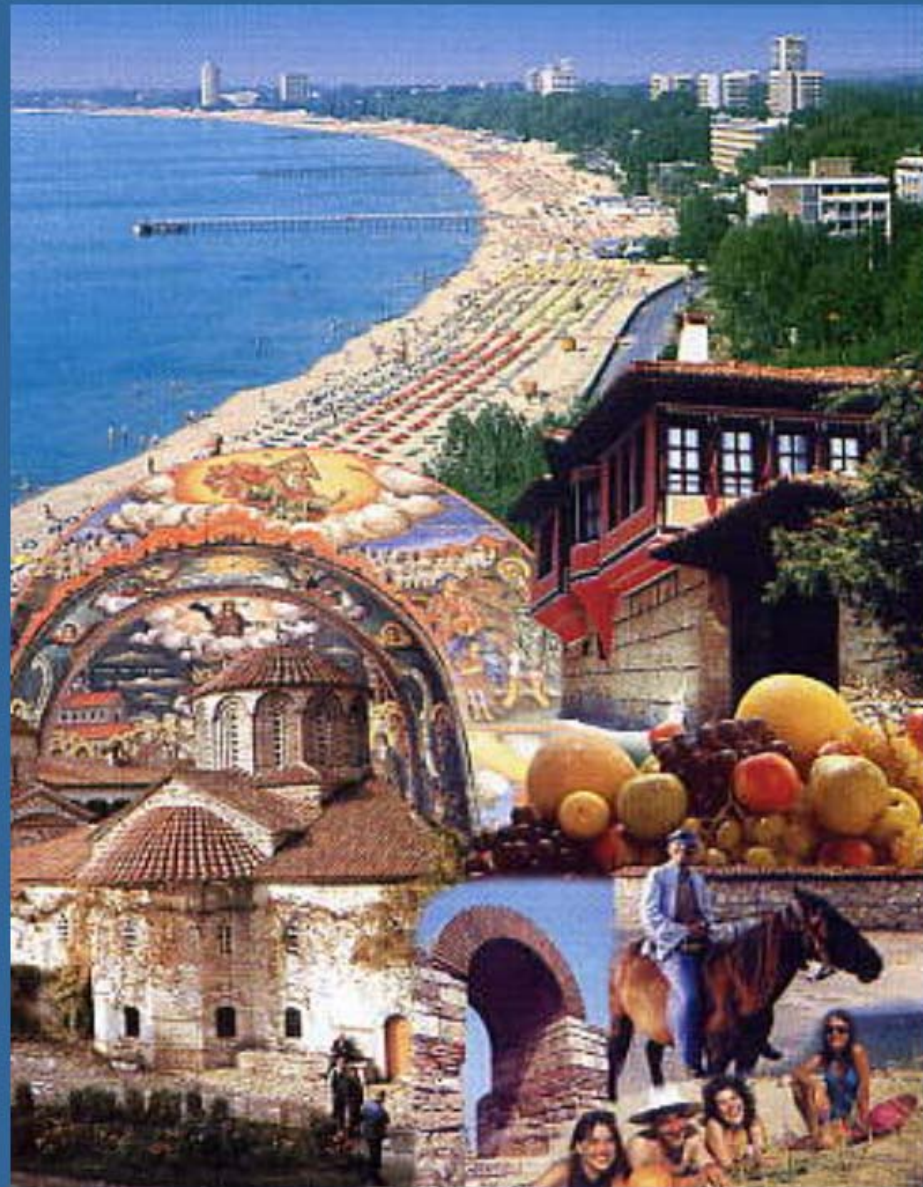


The rejection of the centralized single-party political system and the establishment of democratic principles in the management of the social and economic processes brought about a replacement, within a short period of time, of outdated, existing for several decades relations and habits with new ones which are expected to provide optimal economic and social stability.

New principles of interaction between administration and citizens were anticipated to be set in the society. Without reducing its responsibility and high degree of concern, the state had to reduce sharply its influence on the processes in the sphere of economic relations and to guarantee the social prosperity of the individual within an environment of competition and equality.



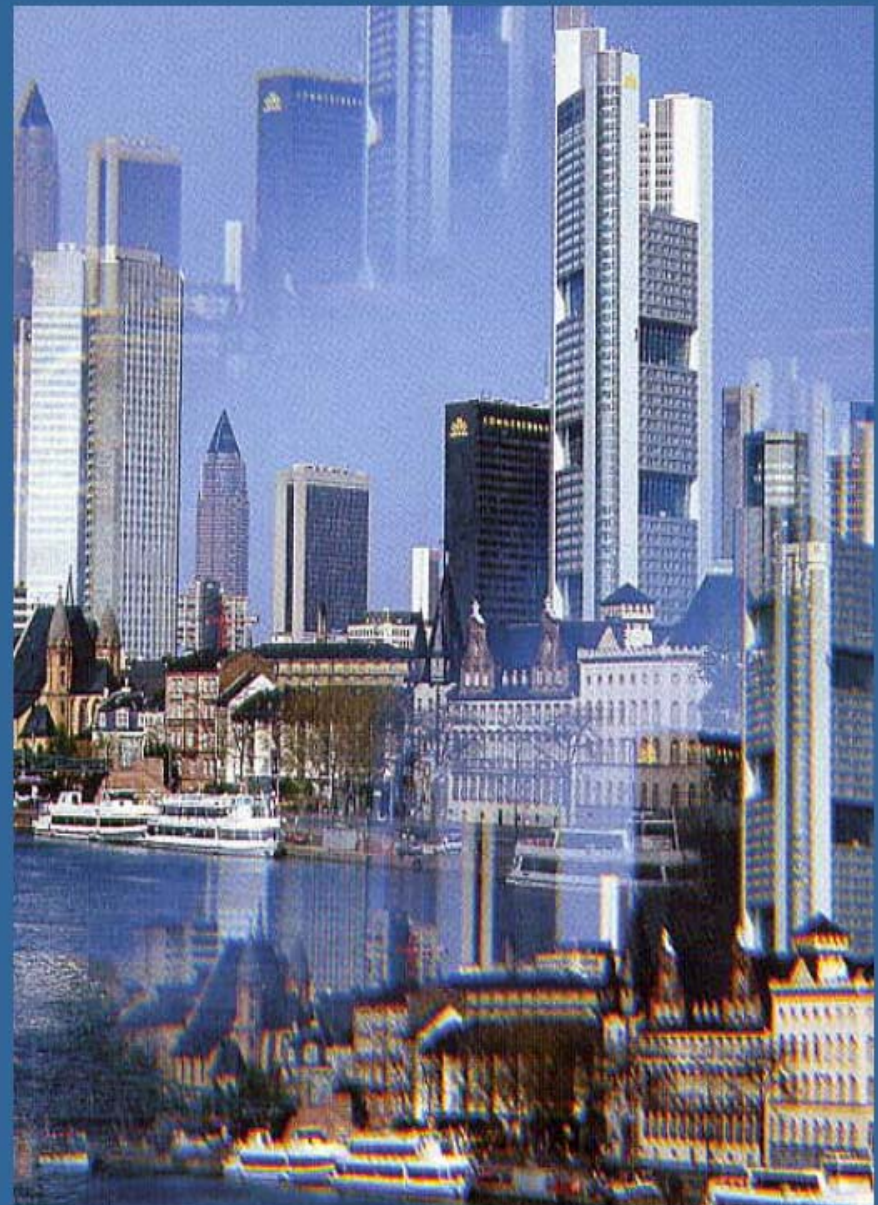
Particularly, through such actions the number of people placed at the risk of poverty and social inequality may be brought about to a minimum, a higher level of social and regional understanding to be secured, and a society observing the solidarity between/within the generations in the process of improving the quality of life to be set up.



This is one of the main tasks of the European Union's Strategy for Sustainable Development updated in 2006 –

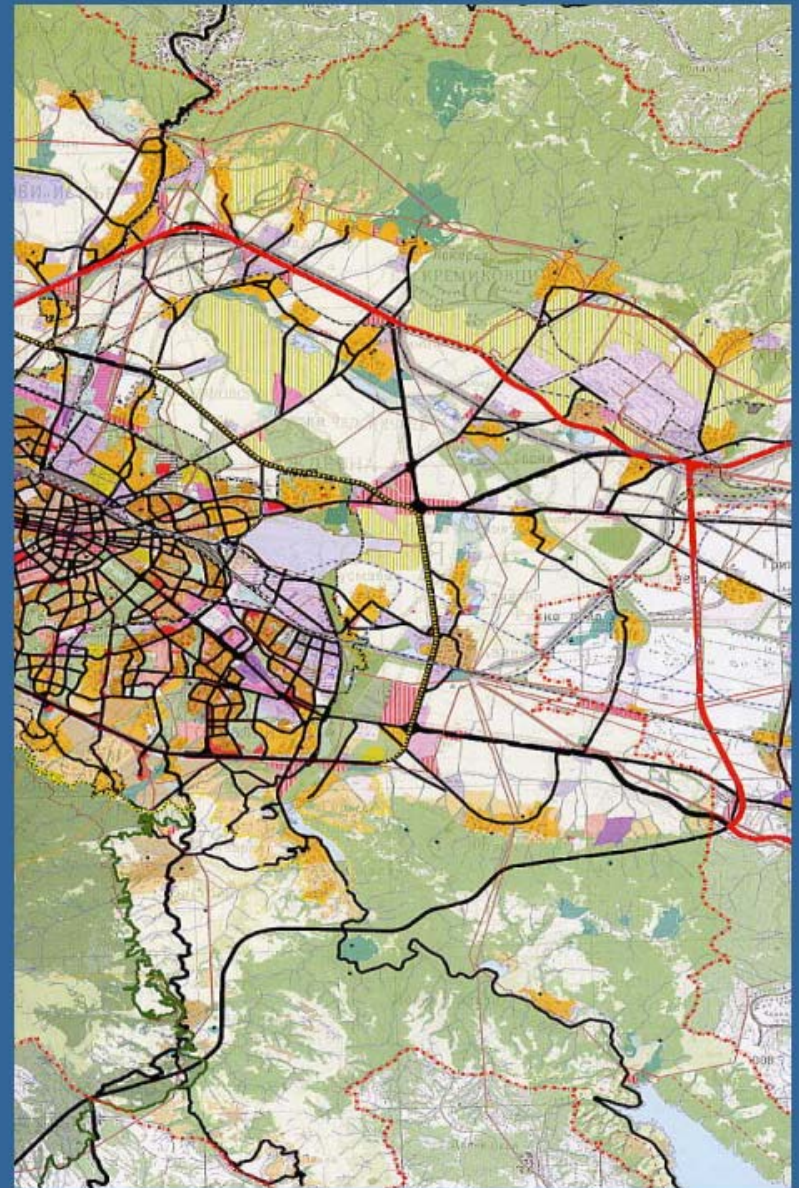
“... for long-term improvement of the living environment both for current and future generations, for establishment of sustainable societies capable to efficiently manage and utilize resources and to benefit from the ecological and social innovative potential of economy, providing prosperity, nature preservation and social agreement”.

The experience of all countries speaks for the fact that the housing sector is one of the key components of every economy and economic activity as a whole, and may be used as a driver for sustainable development.





Let's consider a residential building in a very narrow sector – a concrete panel building on the territory of Sofia Municipality - and from the point of view of several criteria only:





**The condition of the existing concrete panel housing**





**Varieties of  
ownership**  
**The condition of the  
existing concrete panel  
housing**



**Age characteristic and financial status of users**

**Varieties of ownership**

**The condition of the existing concrete panel housing**



Age characteristic and financial status of users

Varieties of ownership

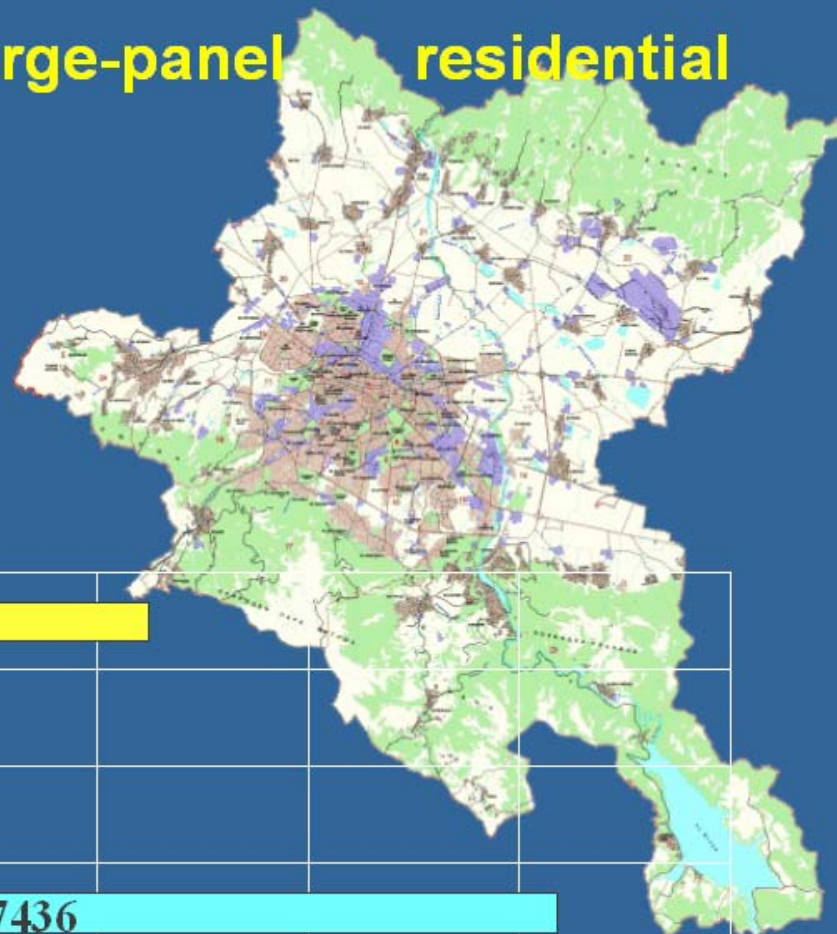
The condition of the existing concrete panel housing

# LEGISLATION

# CONDITION OF THE EXISTING CONCRETE PANEL HOUSING

## A/ Housing available – large-panel residential buildings

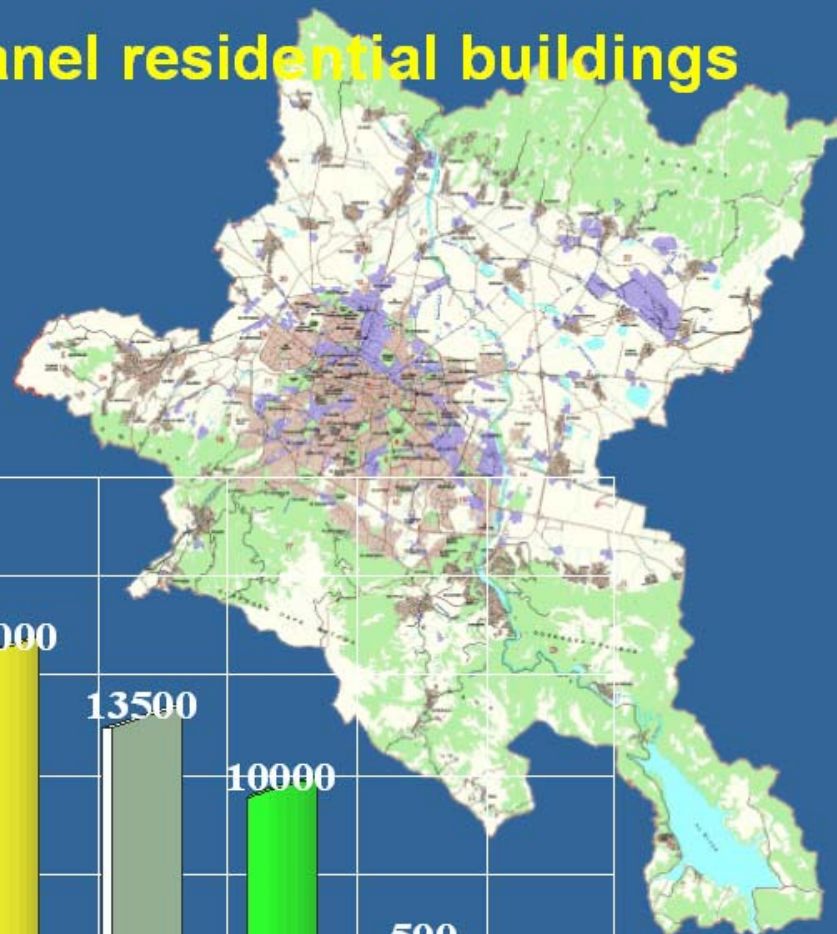
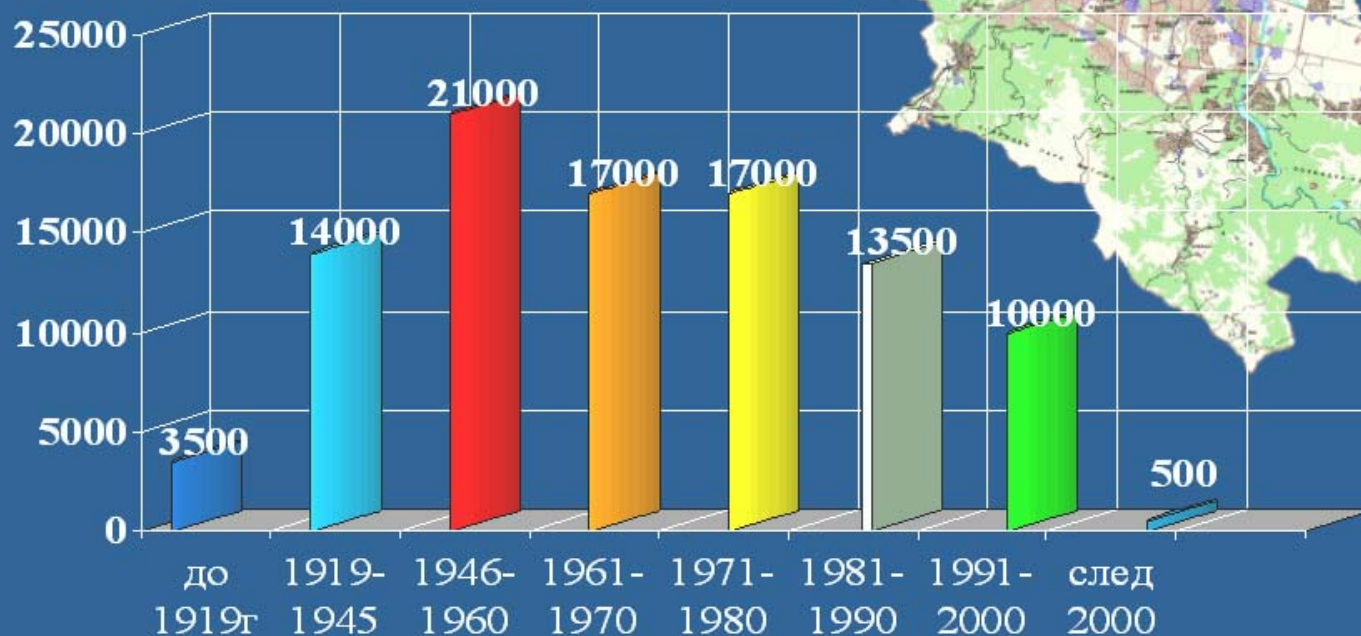
Duellings by material of outer walls as of 31.12.2002



# CONDITION OF THE EXISTING CONCRETE PANEL HOUSING

## B/ History of the large-panel residential buildings

Residential buildings by periods of construction as of 31.12.2002



## CONDITION OF THE EXISTING CONCRETE PANEL HOUSING

### C/ Analysis of the technical condition of the large-panel residential buildings

*Bearing capacity, fire safety, noise protection* - the large-panel residential buildings are designed and erected in compliance with the current regulations at the time of erection. Some of the criteria have been subsequently enhanced. Since 1987, there is a new zoning scheme of earthquake regions in Bulgaria, and Sofia is located within a zone of expected earthquakes with a magnitude of 9 according to the Richter's scale.

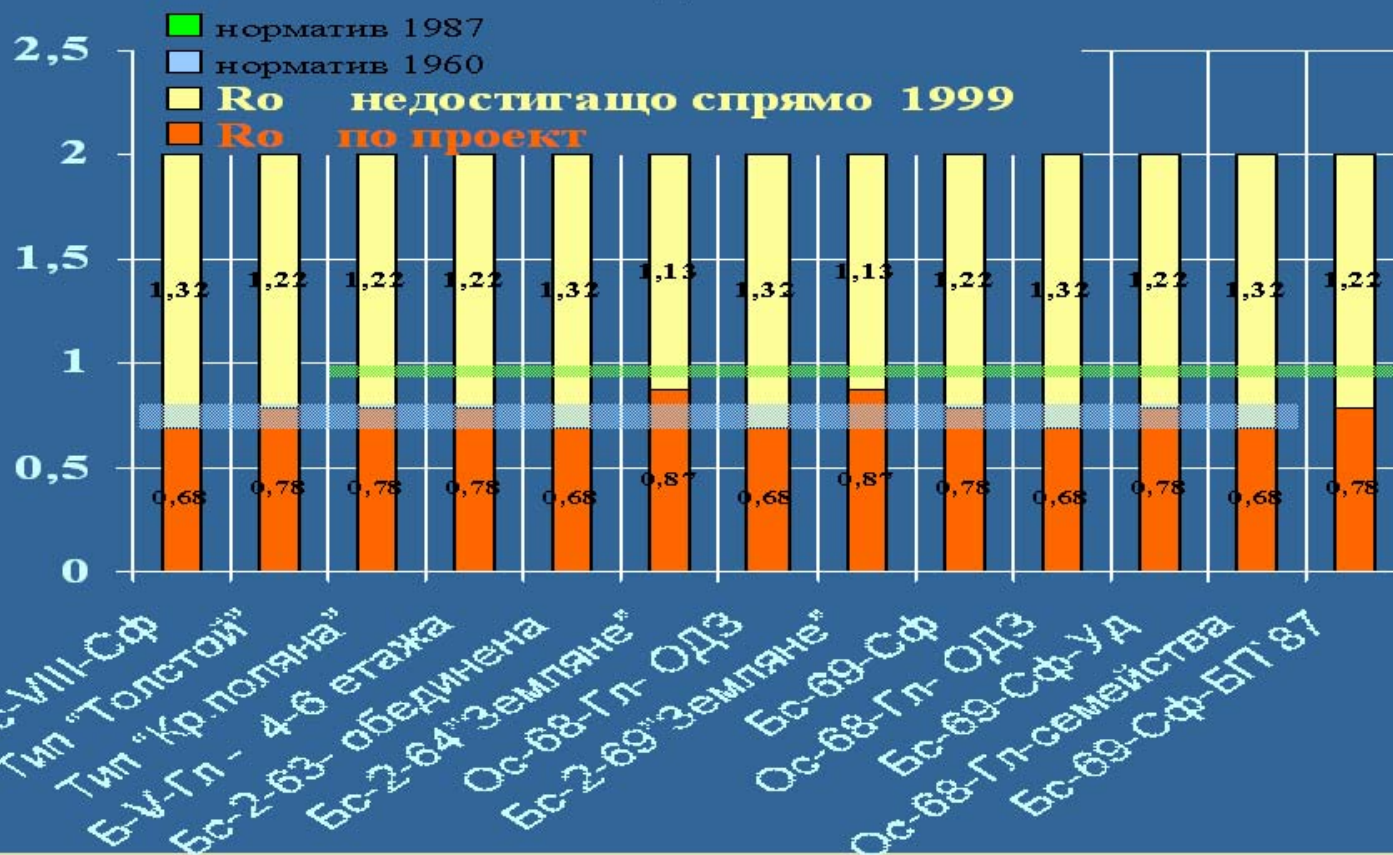
*Energy efficiency* - According to analyses made in 1981 for the thermal engineering parameters of the existing housing by 1980, some large-panel residential buildings do not meet the current thermal engineering regulations for the cladding components and structures.

*Easy access* – with respect to the access of disabled people, the concrete panel buildings are unsuitable, due to the fact that they had been built several decades before the regulations for easy access came into force

# CONDITION OF THE EXISTING CONCRETE PANEL HOUSING

## C/ Analysis of the technical condition of the large-panel residential buildings - Energy efficiency

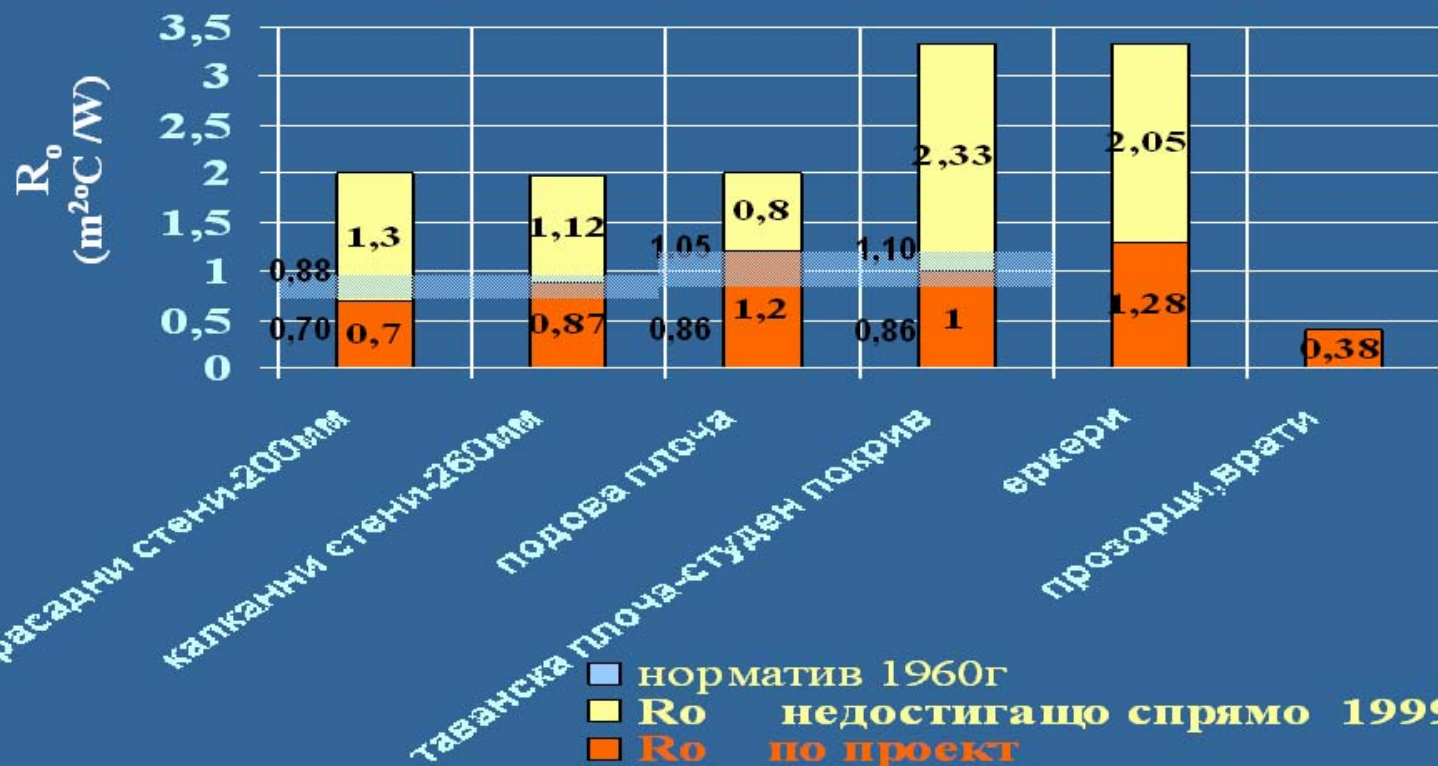
ТОПЛОТЕХНИЧЕСКА ХАРАКТЕРИСТИКА НА ФАСАДНИТЕ СТЕНИ НА ПАНЕЛНИТЕ СГРАДИ ПО НОМЕНКЛАТУРИ



# CONDITION OF THE EXISTING CONCRETE PANEL HOUSING

## C/ Analysis of the technical condition of the large-panel residential buildings - Energy efficiency

ТОПЛОТЕХНИЧЕСКА ХАРАКТЕРИСТИКА НА ОГГРАЖДАЩИТЕ ЕЛЕМЕНТИ НА НОМЕНКЛАТУРА **Бс-69-Сф**

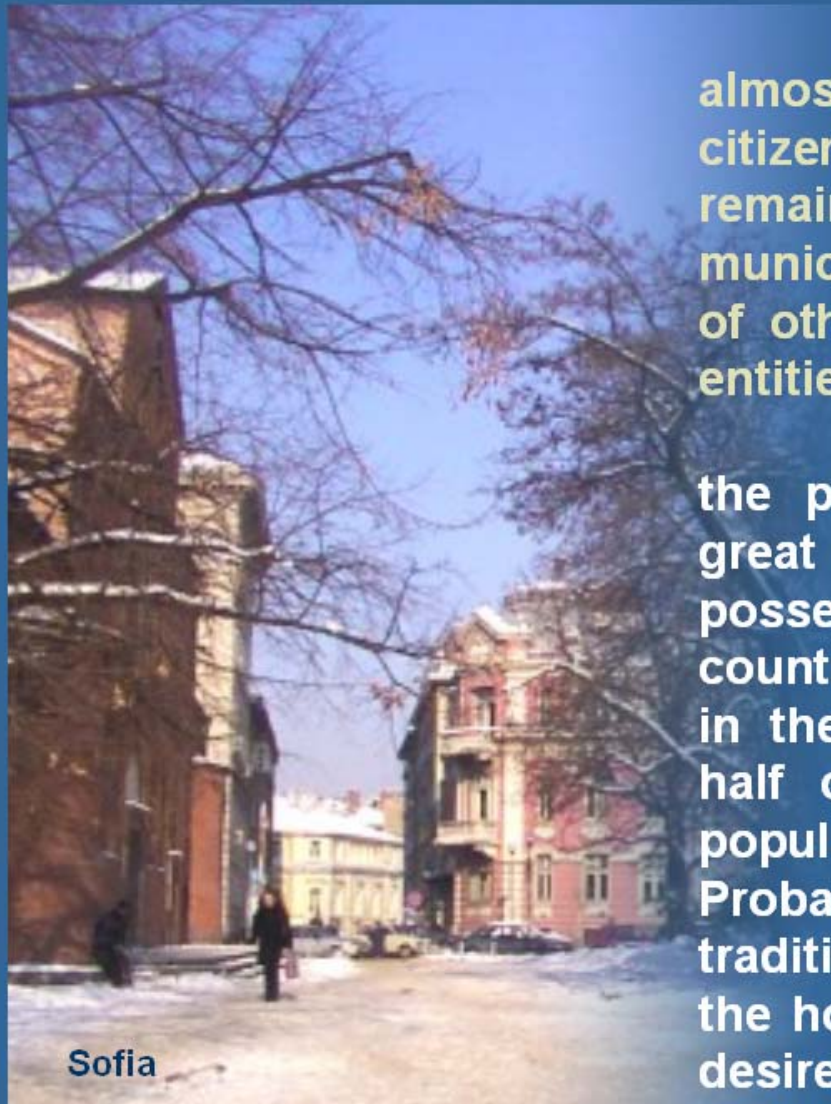




## VARIETIES OF OWNERSHIP

The housing in our country is almost entirely a private property. The citizens possess 96.5% of it, the remaining part being state and municipal property as well as property of other economic and non-economic entities.

The peculiar point here is that the physical persons (owners), to a great extent occupy the dwellings they possess, while in the EU member countries, although to a different extent in the different countries, almost the half or maximum two thirds of the population live in their own dwellings. Probably this is related with the traditional adherence of our people to the home, to their own house and the desire to find security and peace in it.



Sofia

## AGE CHARACTERISTIC AND FINANCIAL STATUS OF OWNERS *OCCUPANTS OF CONCRETE PANEL RESIDENTIAL BUILDINGS*

### Age composition

Out of the total of 1 170 842 inhabitants in Sofia, 172 114 are up to 16 years of age, 737 820 inhabitants are 16-61 years old men and 16-56 years old women, and 260 908 inhabitants are over this age. The total number of disabled groups is 39754 which makes 4% of the people in the city, while the romes in Sofia number 17885, i.e. 1.5% of the city's inhabitants. By 2003, 43.45% of the inhabitants of Sofia are in non-working age (of them 28.65% are retired persons and 14.8% are under 16 years of age).



## AGE CHARACTERISTIC AND FINANCIAL STATUS OF OWNERS *OCCUPANTS OF CONCRETE PANEL RESIDENTIAL BUILDINGS*

### Financial status

The average annual remuneration in the sphere of economic activities for 2003 is 3441 – 4682 Lev (monthly remuneration 287-390 Lev). In 2003, the retired persons are 335 459, with average annual pension of 1164 Lev (97 Lev per month). The average annual remuneration in case of disability, disease and labour accident is 1262 Lev (105 Lev per month).



## CONCLUSIONS

1

Yet at the design level, 90% of the concrete panel buildings do not meet the regulations of 1992, and by 2004 they have considerably worse thermal engineering characteristics of the cladding structures.

The high percentage of private property in the housing sector and the large number of owners occupying their dwellings leads to a very narrow market of rented dwellings and inadequate economic mechanisms for rent relations, which generates considerable economic and social problems.



In the time of acquiring these concrete panel dwellings, their owners have been in working age, while today they are retired persons with rather limited income. Therefore, they can not meet the expenditures needed for normal heating and can not maintain their living comfort.

## CONCLUSIONS

2

The residential buildings' energy efficiency issue becomes increasingly significant: on the one hand, the energy carriers' price is a heavy burden for the household budgets; on the other hand is the global endeavour for energy saving in the context of efforts for reaching sustainable development, because heating covers 70% of the household energy consumption.

Therefore, the housing management in the country should be realized in a new economically and socially well-grounded way.



## LEGISLATION AND REGULATIONS

1

The legal framework needed for refurbishment of social buildings covers mainly three aspects: technical, economic and social. Each one of them is backed by a specific set of new contemporary regulations, and only a small part of them needs updating or replacement.

On the basis of these legislative documents, the Ministry of Regional Development and Public Works (MRDPW) developed the National Housing Strategy in the Republic of Bulgaria.

The follow-up developments are as follows:

- National Programme for Improvement of the Romes' Living Conditions in the Republic of Bulgaria for the Period 2005-2015;
- Framework proposal to municipalities under the "Preparatory Project for Demonstrational Refurbishment of Blocks of Flats", that has started in June 2006.

At a municipal level, the Metropolitan Municipality developed a Municipal Short-term Programme on Energy Efficiency for 2006-2008.

## LEGISLATION AND REGULATIONS

2

However, the main obstacle for more significant development of the refurbishment process turned out to be the lack of in-depth knowledge on the regulations as well as their apathetic implementation. This called for a number of training courses and seminars for employees of state, municipal and technical services to be held.

The respective branch organizations have been holding also specialized courses for designers, builders, consultants, investors, and others.

The only remaining non-covered group was the one of occupants, tenants and owners. Obviously, the existence of the problem in the media space in the form of discussions and comments proves to be not sufficient



## PROCESS MANAGEMENT

1

The pursuit of a policy for raising the living standard as well as sharing the best practices of the state and local authorities should be accomplished through a democratic and rational governance, along the way of the sustainable development of municipalities.

The following actions should be undertaken at a central governmental level:

- Pursuing a policy of raising the energy efficiency of the existing concrete panel housing;
- Creation of a suitable organizational, technical and financial ground for the accomplishment of this policy;
- Support for conducting scientific research and information dissemination;
- Stimulation of the establishment of governmental and non-governmental institutions that will help for this policy to be pursued.





## PROCESS MANAGEMENT

2

Today, in the interaction “authorities – citizens”, it is taken into account the availability of governmental administration, municipal administration and district administration (in cities having district division, like Sofia, Plovdiv and Varna) as well as a civil society which is in a process of building of its structures (non-governmental organizations, associations, foundations, agencies, unions, councils, etc.). In order for their cooperation to be a fruitful one, the central government, local governments and citizens should be able to carry on a dialogue between each other, which is feasible only in case certain adjustments and prerequisites exist

**The mutual confidence, the recognition of the equality of the parties, seeking of beneficial partnership, using the same “language” in the discussions, as well as reaching of basically equal viewpoints are part of the elements guaranteeing the development of the dialogue under the conditions of a democratic governance.**



## PROCESS MANAGEMENT

3

All this presumes a passage of a joint and not easy way of searching and experimenting.

Often, the outcomes reached are fragile and ambiguous and the goodwill to start again and again is the only correct approach in the solution of the various problems.

Therefore, one of the main duties of the municipal administration is its support for the establishment of housing associations, house managers associations, civil forums within municipalities, etc.



## PROCESS MANAGEMENT

4

A good example for this is the project “Rehabilitation and Efficient Maintenance of Blocks of Flats” realized in 2005 in Zaharna Fabrika quarter in Sofia. The partners were a housing association from Sofia, a housing association from Rotterdam (De Nieuwe Unie), and a housing association from Woondrecht.

The support of VROM (Ministry of Housing Policy in the Netherlands), MRDPW and the Metropolitan Municipality proved to be very fruitful.

The goal of the project was “to formulate and realize in practice through pilot sites a sustainable system for reconstruction and maintenance of the existing housing-blocks of flats”.

### *Good Practices*

Project Zaharna Fabrika



## PROCESS MANAGEMENT

### SOFIA MUNICIPALITY, "IZGREV" DISTRICT

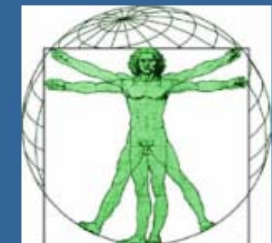
This district administration has got experience in searching a dialogue with the citizens of the district in order to reach consensus on the ways of solving the common problems. In 2003, a number of sessions of the Public Forum-Izgrev were conducted experimentally in Sofia, with the assistance and support of the Swiss Agency for Development and Cooperation, Balkan Assist Association, and Eco Regions Association. The sessions continued in the next year. As a result of the confidence and belief that citizens may take part in decision making together with the local authorities on problems being of mutual interest, the Public Forum-Izgrev was founded, with the conviction that this is one form of development of this idea in the future.



Swiss Agency  
for  
Development  
and  
Cooperation



Balkan Assist  
Association



ASDE  
ECOREGIONS

## PROCESS MANAGEMENT

6

### SOFIA MUNICIPALITY, "IZGREV" DISTRICT

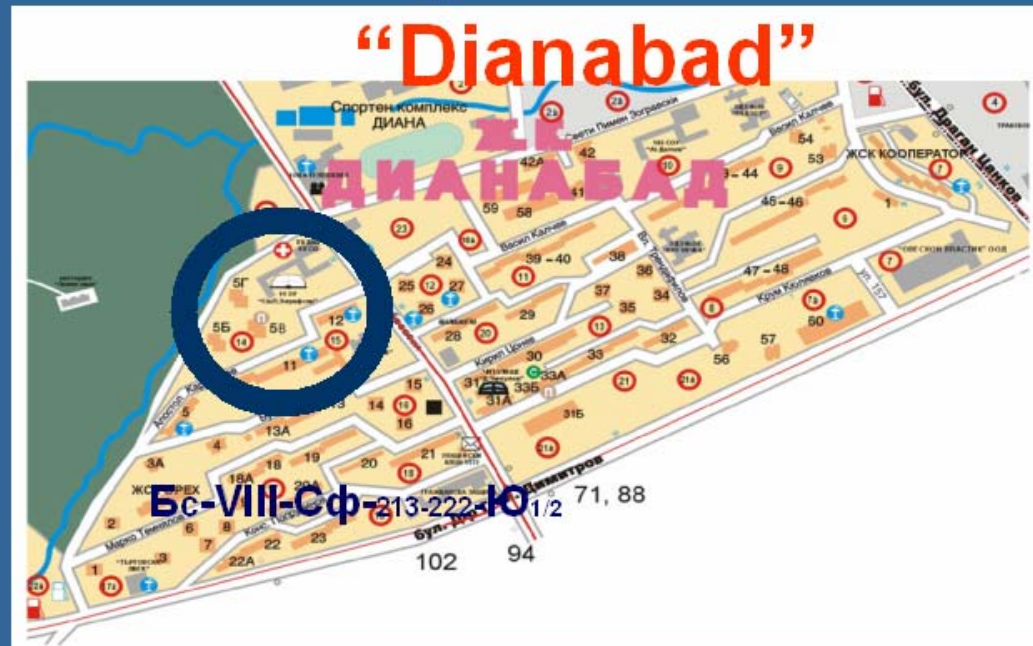
At the end of 2004, a second association – “District Council Izgrev” was founded as a result of the project “Partnership for Solving the Living Environment Problems in Izgrev and Iskar Districts”, launched in March that year with the financial contribution of the International Development Dept. at the British Embassy, and the support of the Association for Partnership and Support of the Civil Activity “Balkan Assist”.



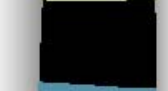
Balkan Assist Association

## PROCESS MANAGEMENT

### SOFIA MUNICIPALITY, "IZGREV" DISTRICT



Thanks to these two associations being a result of the civil activity, it became possible the Metropolitan administration to take part and the Izgrev district to be included in the "Preparatory Project for Demonstrational Refurbishment of Blocks of Flats", that has started in June 2006 following an initiative of MRDPW and UNDP.



*Is this  
the right  
way ?*

# Thanks for your attention !



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