

BAUEN für das ALTER Cluster

Contact:

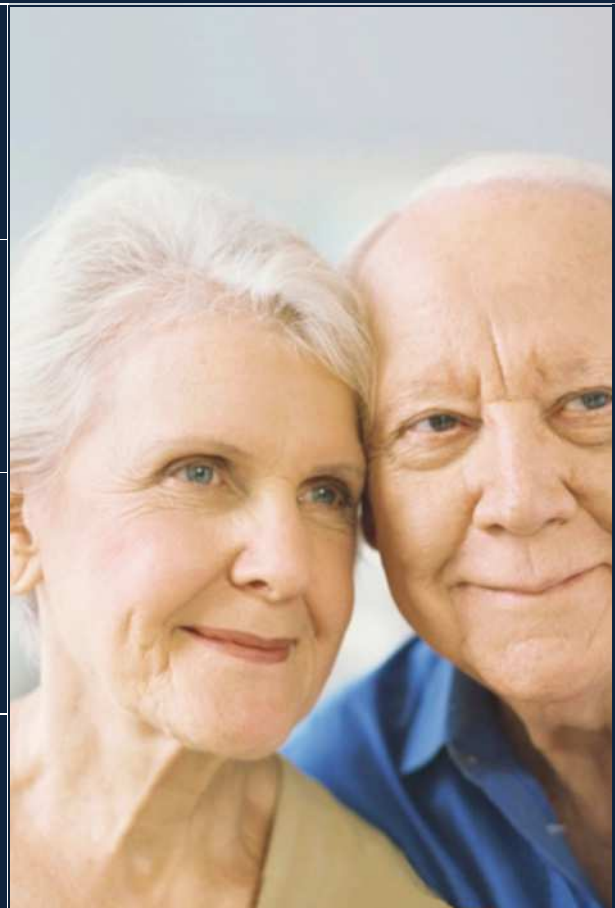
DI Gunther Graupner
Moosstraße 197 / 5020 Salzburg
Tel: +43 662 830 200 190
forschung@sbg.bauakademie.at
www.forschungsstelle.at

Keywords:

- Building culture Construction
- Closed loops Governance Planning Tools
- Ecology Energy efficiency Indicators
- Mobility Technology transfer

Member group:

- Architects Builders Citizens Craftsmen
- Home Owners Planners Politicians
- Policy Makers



Results and outcomes (use cases):

The cluster is a union of additional qualified planners in the field of age-appropriate building forming an expert pool.

Due to the demographic development the need to remodel houses and apartments for older people, is increasing enormously. On the one hand there is a great need of the elderly, to remain as long as possible in their own homes, on the other hand the costs of care at home are significantly lower than those of nursing homes.

The Federal Construction Guild has identified in a comprehensive study, the benefits of housing adaptation for older people. For example the renovations of apartments were calculated and it showed that it can pay off even after a year, if you were facing the increased costs of a nursing home place for elderly persons.

So the construction industries are able to cover this field comprehensively and competently, a specialized training with certification was developed. The aim is to create a nationwide comprehensive network of contacts, which renovation willing and public bodies can use, in order to carry out concrete projects competently.

The objective : To be able to live at home in any situation, is the target of all people. Merely the majority of existing buildings are not aligned to that goal. The modification of these buildings opens this opportunity for the residents and a future market for the construction industries!

www.barrierefrei.bau.or.at

Description:

The Cluster was initiated by the **Innovation and Research Centre BUILDING** in Project Alp BC; the qualification scheme respectively the recording with supporting evidence in the pool of experts was conducted by Alp House Center Salzburg.

By working on the topic of age-appropriate building at symposiums and the focus of the topic at the "Fair Building and Living 2013", till now 25 companies in Salzburg are qualified and registered at this field as local experts.

The Cluster is an open cluster and should, like the online pool of experts, also remain about the project duration of Alp BC.

Relevance for inter-municipal planning: (AlpBC)

The already foreseeable demographic development presents new challenges for the greatly increasing need in supply of suitable living space for older people!
Currently, there are about 350,000 people over 80 years living in Austria, it will be more than one million people in 2050!

The wishful thinking of the elderly is to remain as long as possible in their familiar living environment - My home is my home! Lack of accessibility in existing buildings often requires a premature change in a cost-intensive assisted living forms (nursing home, "Assisted Living").

However, these types of housing are broadly economically unaffordable, because the ongoing care expenses cause enormous and steadily rising costs (especially at nursing homes).

The costs of care for the elderly explode downright.

Many communities are faced with extra annual cost of 15-20% in the social sector.

This means that these accounts can double within 5 years (transfers to the social welfare associations). Such a development is not sustainable and financially viable in the long term.

A quarter of the communities are no more able to create a balanced municipal budget in the near future (see Chapter 9 – recourse).

Relevance for policy goals: (Alpine Space, Europe and the region)

The costs of residential care for the elderly are already bringing the financing of social systems to tilt, yet the forthcoming aging of the population is characterized only rudimentary .

Conventional expensive residential care systems such as nursing homes cannot be financed on an even broader base.

The range of senior-friendly homes is far from sufficient. Prevention is a must!

The proportion of housing for the elderly has to be raised massively. The possibilities in new buildings are limited, but the lever should be started in the creating of Disability Access in existing buildings, even more because particularly older people live in partially inadequate housing conditions in old existing buildings.