TITLE OF THE CASE STUDY: Analysis and Diagnostic on vulnerable urban areas, the neighborhood of Llano in Barakaldo (CEUERs Project, University of Deusto). Quality standards of the urban environment (existing building and urban area).

USEACT CASE STUDY

USEACT “Theme” (see USEACT Thematic Framework)

Planning tools and planning governance for Urban Growth Managements and reusing urban areas...

USEACT Subtheme/s

Management and reusing urban areas and Planning tools to manage land property fragmentation for integrated "reuse" interventions.

BARAKALDO - 002

Summary abstract

CASE STUDY BARAKALDO-002: Analysis and Diagnostic on vulnerable urban areas, the neighborhood of Llano in Barakaldo (CEUERs Project, University of Deusto). Quality standards of the urban environment (existing building and urban area).

This Case Study is the second part of the Case Study Nº 1.

Inside de common thematic content of the URBACT ULSG, a ULSG USEAct Barakaldo Workshop takes place with the participation of the members of the University of Deusto, researchers of the CEUERS 2013 (Sustainable Urban, Building and Restoring Expert Course).

The first group of researchers of the CEUERS 2013 has developed project on the Analysis and Diagnostic over urban vulnerable areas, inside the neighbourhood of Llano, Barakaldo. A part from the conclusions reached in the study, which they will be helpful for the definition of de LAP, a concrete methodology and indicators have been defined (validated by the Barakaldo Urban Planning Department). Therefore, theses two aspects will allow defining the working procedure for future urban regeneration interventions (energy efficiency, accessibility, underground use of land, building maintenance duties, public services and equipments). Part of this research project is presented as a Case Study so that the gain knowledge might be shared.
Considering the scope of the USEAct project at exploring the urban development interventions and new or improved settlement opportunities for people and businesses, taking place in existing locations without consumption of further land, the City of Barakaldo established a close relationship with the University of Deusto and specially with the Sustainable Urban, Building and Restoring Expert Course, CEUERS, in order to analyze the methodologies, strategies and to share the specific knowledge on already built urban area interventions.

Considering the goals of the CEUERS and having the possibility that its researchers develop a final project, on the definition of an urban scale restoration analysis methodology framework, along with the definition of regeneration areas, it was decided to include this research project in two of the predefined ULSG Barakaldo working groups of the USEAct project.

- **ULGS 2**: Studies and analysis on the definition of the Urban Regeneration Intervention: Urban, social and economic indicators.
- **ULGS 6**: Quality standards of the urban environment (existing building and urban area).

Accordingly, the project scope was agreed to cover the following aspects (targets):

- **Urban scale restoration analysis mechanisms**.
- **Urban Regeneration area definition strategies and mechanisms from the restoration point of view**.
- **Viable energy restoring measures, based on present European Directives (2010/31/UE and 2012/27/UE), on the energy performance of buildings**.
- **Economic viability of the proposed measures**.

Therefore, in the research project the following stakeholders took part (stakeholders):

- **CEUERS researchers**: Researchers: Cristina Llamas, Eider Layna, Estíbaliz Gorostiaga, Irune Sacristan (University of Deusto).
- **CEUERS course professors and experts** (University of Deusto).
- **Barakaldo City officers**.
- **ULSG core group members and ULSG coordinator**.
- **Tecnalia research and Innovation**.
This Case Study is part of the result of a research project carried on real bases and mainly focusing in the area of Llano (Barakaldo). Research Project: Analysis and Diagnostic on vulnerable urban areas, the neighbourhood of Llano in Barakaldo (CEUERS Project, University of Deusto). Researchers: Cristina Llamas, Eider Layna, Estíbaliz Gorostiaga, Irune Sacristan.

**Procedure:**

1.- Definition of the different ULSG and their thematic scope, under the new legal terms and concepts introduced by recent legal changes in Spain.

2.- Setting the framework of the research project of the CEUERS course in two of the ULSG and setting the questions for the debate or analysis.
   - ULGS 2: Studies and analysis on the definition of the Urban Regeneration Intervention: Urban, social and economic indicators.
   - ULGS 6: Quality standards of the urban environment (existing building and urban area).

3.- Provision of all the available data at the local offices and identifying the most suitable city officers as stakeholders in the process.

4.- Research on the different methodologies and sort of indicators available and its adaptation to Basque Country town-area specific conditions.

5.- Field work and development of the selected methodologies and indicators and establish the first results of the analysis. To scale of analysis: Town scale (general analysis) and neighborhood scale (urban interventions).

6.- Definition of an integral urban intervention proposal in the area of Llano and application to the proposal the previous methodology, to verify the improvements and its validity (as analytical and practical Methodology).

7.- Methodology and indicators contrast with the city officers looking forward its acceptance for future urban analysis and research projects on already built areas.

**Research Project Explanation**

The scope of the research Project was:

- Definition of vulnerable urban areas (methodology and indicators).
- Pilot case diagnosis (Llano neighbourhood).
- Intervention proposal definition.
- Analysis of the proposed interventions (before and after analysis).
- Study the economic viability of the proposal.
Considering the indicators and methodology described in the Study Case Nº1, we could define the following conclusions to describe the area’s previous situation:

- The general condition of the urban space is correct.
- There is a shortage of public facilities (cultural, social and sport).
- There is not a roof-covered facility in the area for community activities.
- The public space quality is poor (wind exposure, humidity, lack of sun exposure).
- Lack of green urban areas.
- Lack of commercial activity. Empty basements of the residential blocks.
- The general condition of the buildings is correct (structural stability).
- Low energy efficiency rate of the buildings.
- Accessibility problems on urban space or building scale.
- Homogeneous social profile: Old population, highly dependent, low income and low social status index.

Therefore, a maximum grade intervention was proposed with the following guidelines:

**Urban space quality and facilities:**
- Sport facility roof covering and the surrounding urban space intervention.
- Definition of cultural, social and sport facilities.
- Night public lighting improvement for security reasons and energy efficiency improvement with led system installation.
- Transformation of hard spaces into urban green areas (urban garden).
- Redefinition of the parking spots in the area.

**Building quality:**
- Solutions to accessibility problems on residential blocks (lifts and removal of accessibility barriers).
- Improvement of the energy efficiency rate, with special consideration and prevalence to the improvement on the building core.

**Economic activities and social tissue:**
- Spatial transformation and use change of the actual commercial retail spaces.
- Promotion of business activities considering the local companies and professionals.
- Urban garden self management program.
- New apartment block for medicine students, linked to the University Hospital located in the surrounding area (mix of social profiles and ages).
- Construction and structural viability.
- Energy efficiency.
- Building and population density.

At the same time, this proposal would have to overcome the following barriers, which could be also seen as opportunities.

**Barriers:**
- According to the local survey, the residents and owners were unlikely to afford the expending of the intervention.
- Lack of funds of the local public administration to face the intervention.
- Financial shortage in the market and among the owners.
Opportunities:
- The possibility of gathering all the basement retail spaces.
- The public administration idea of studying, analyzing and managing new ways for urban restoration and regeneration interventions.
- Owners interest and willingness considering previous operations in other areas (if there was no cost for them).
- New finance possibilities, considering other possible agents involved (Energy Supply Companies and contractors-promoters).
- National subsidies program related to the National Restoring, Regenerating and Renovating Plan.
- Basque Government subsidies program through the Basque Energy Entity for urban preexisting areas.

Once the proposal was made a new analysis was carried out according to the Second Methodology for neighborhood scale (described in the Study Case Nº1). This second methodology established five categories of vulnerability on neighborhood scale, considering before-after inputs of compared analysis to determine the benefits of the possible proposals. The categories were:

- Urbanism.
- Environment.
- Building.
- Social
- Economic.

PLANIFICATION AND ECONOMIC VIABILITY
Parallel to the analysis on the improvement in the neighborhood, a possible planning was defined and also, an economic viability studio was made, considering all the possible costs, wages, incomes and benefits described in the following table (The economic viability study was made according to new legal regulations defined in the Urban Restoration, Regeneration and Renovation Law –L3R-):

<table>
<thead>
<tr>
<th>COSTS / WAGES</th>
<th>INCOMES / BENEFITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Costs</td>
<td></td>
</tr>
<tr>
<td>- Costs of urban renewal.</td>
<td>- Initial value of the buildings (private and public).</td>
</tr>
<tr>
<td>- Costs building restoration and substitutions.</td>
<td>- Initial value of the empty building plots.</td>
</tr>
<tr>
<td>- Demolitions.</td>
<td>- Legal mandatory incomes for the building conservation (“Valor del Deber Legal de Conservación”).</td>
</tr>
<tr>
<td>- Reacomodations.</td>
<td>- Energy or communication companies contributions.</td>
</tr>
<tr>
<td>- Compensations.</td>
<td>- Restoration contracting companies contributions.</td>
</tr>
<tr>
<td>Wages</td>
<td></td>
</tr>
<tr>
<td>- Free of charge public burdens (15% of the total amount of the building potential).</td>
<td>- Social, economic and environmental subsidies programs (L3R interventions).</td>
</tr>
<tr>
<td>- % of default payments or default risk of the operation.</td>
<td>- Building restoration and urban space intervention subsidies programs.</td>
</tr>
<tr>
<td>Benefits</td>
<td></td>
</tr>
<tr>
<td>- Restored building value increasement.</td>
<td>- Empty plots value increasement.</td>
</tr>
</tbody>
</table>

¿POSITIVE BALANCE? ¿VIALE
Lessons learned and utility

Considering the analysis and proposals done we can extract the following conclusions:

1.- The urban regeneration interventions are viable considering the new legal determinations. This viability is possible due to the legal mandatory incomes for the building conservation that make possible the interventions, including the urban renewal cost, without any public subsidies.

2.- The balance between the costs, wages and incomes is regularly negative. But if we add the benefits, is regularly positive, due to the restored building and empty plot value increase. But in any case, all the possible solutions imply some amount of solidarity among the owners.

3.- From the technical point of view the new Law allows to enhance this type of interventions. But the questions are:

   - Are the politicians ready to face the political cost of implementing this type of strategies, instruments and policies?
   - Are the owners ready to face their duties (being an owner implies more than paying a mortgage, there are some private and collective duties to be fulfilled)?
   - Is it worthy to invest in your own property? And in the urban space surrounding your home?

The answers might be “Yes”, but there is still a long way to go in promoting and wide spreading the awareness in the necessity and benefits of this type of interventions.

Bibliographic and further sources

a) Bibliographic sources /web-sites:
Analysis and Diagnostic on vulnerable urban areas, the neighbourhood of Llano in Barakaldo (CEUERS Project, University of Deusto). Researchers: Cristina Llamas, Eider Layna, Estíbaliz Gorostiaga, Irune Sacristan.

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Enclosed Pictures

Research Project: Analysis and Diagnostic on vulnerable urban areas, the neighbourhood of Llano, Barakaldo (CEUERS Project, University of Deusto).

Area of Llano, Barakaldo
1.- First Approach scheme.
2.- Actual Situation.

3.- Residential and urban space restoration example (Regeneration).
4.- Residential and urban space restoration example (Regeneration).

5.- New uses proposal (Medicine students residence, next to the University Hospital).