

# CARE FOR ALL GENERATIONS

FACILITATED ACCESS TO HOMES BY RENTING





# The goal of the Housing Fund of the Republic of Slovenia is to have 10,000 rental homes



The Housing Fund of the Republic of Slovenia will manage more than 6,000 homes in 2020. With the permitted indebtedness scope and additional budget resources, this fund could be expanded by an additional 2,500 homes by 2025, which will be intended for the vulnerable population groups. Through the tenders for the co-financing of public rental homes and residential units for the elderly, we also aim to have 10,000 available rental homes by 2025.

*Črtomir Remec,  
Director*



With its own rental service and clear rental rules, the Housing Fund of the Republic of Slovenia is becoming the leading agent in the area of the long-term safe renting of homes. The rental service is responsible for the transmission and management of homes and is a guarantee for the professional management of rental homes.

*Alenka Kern,  
Head of the Housing Sector*



## CO-FINANCING PROGRAMME FOR ENSURING PUBLIC RENTAL HOMES BETWEEN 2016 AND 2020

(Official Gazette of the RS No.41/2016 and 88/2016)

This Programme is intended for the co-financing of investment projects for ensuring new public rental homes and residential units in municipalities or statistical regions of the Republic of Slovenia. The Housing Fund of the Republic of Slovenia (from hereandafter: Housing Fund) is co-financing the aforementioned residential units in the form of a long-term loan and co-investment.

The following may apply to the Programme: local communities or their budget funds, created for the purpose of acquiring public rental homes, public real estate funds and legal entities that are entered into the register of non-profit housing organisations as per Article 152 of the Housing Act-1.

Public rental homes and residential units may be acquired through construction, reconstruction and the purchase of buildings. The B2 energy class has been prescribed for such buildings (from 25 to 35 kwh/m<sup>2</sup>a).

Approx. EUR 30 million are intended for the realisation of the programme (EUR 20 million for co-investment and EUR 10 million for loans), which have to be used by 2020 or by the end of each individual investment project. The supervisory board of the Housing Fund of the RS decides on the co-financing roles in investment projects and on the allocation of financial assets.



**up to 500**  
new public  
rental homes



**30 million**  
funds from the Housing Fund



**7 applications**  
in discussion for a total of  
374 public rental homes

Celje, Rogaška Slatina, Ptuj,  
Koper, Nova Gorica, Rečica ob  
Savinji, Braslovče

## CO-FINANCING PROGRAMME FOR ENSURING HOUSING UNITS FOR THE ELDERLY FROM 2017 TO 2020

(Official Gazette of the RS No. 59/2017)

The Programme is intended to ensure appropriate accommodation for the elderly population in retirement homes, service residences and daycare centres.

The Housing Fund is co-financing the housing units for the elderly by:

- allocating loans to ensure housing units in retirement homes, service residences and daycare centres for the elderly, and
- investing together with the eligible applicants into new service residences (the so-called co-investments).

The following may apply to the Programme: municipalities, public estate funds and legal entities. Approximately EUR 15 million have been made available for the realisation of the Programme, which is to be used between 2017 and 2020 or until the end of each individual investment project. The decisions on the co-financing of projects are approved by the Supervisory Board of the Housing Fund.



**up to 250**  
housing units



**15 million**  
funds of the Housing Fund



**1 application**  
in discussion for a total  
of 15 service residences

Velenje



**6 loan intentions**  
retirement homes

statistical regions: SE Slovenia, Coastal-Karst, Savinja, Littoral-Inner Carniola, Central Sava

## GOALS OF THE HOUSING FUND

- › to increase the number of public rental homes in cooperation with public and private investors and housing providers;
- › to increase the accessibility of public rental homes and of an appropriate apartment - accommodation for all population groups and entities that are covered by the applicable housing legislation in the form of purchase or public rent;
- › to encourage sustainable multi-household constructions and a comprehensive renovation of the current housing fund.

The measures and programmes are based on the following goals of the housing policy under ReNSP15-25:

- › ensuring abalanced offer of appropriate homes,
- › ensuring easier accessibility to homes,
- › ensuring quality and functional homes and
- › ensuring better housing mobility of people.

The long-term rent will allow the Housing Fund to increase the security of rental relationships, while the responsible management of homes and the further development of technical construction standards will ensure that homes will be functional and of a suitable quality. The Housing Fund will also be the main performer of the national housing policy, directed in the actual establishment of the possibility of choice in resolving the housing issue for all persons. In the area of non-profit rental homes, the Housing Fund will act as the fund provider, co-investor or lender, the partner of local communities, municipalities and housing funds in cities. It will promote pilot projects and new solutions with appropriate tenders, especially for young people, for the elderly and for the vulnerable population groups.

## THE POSSIBILITY OF CHOICE BY RENTING APPROPRIATE HOMES

### Renting all over Slovenia

- › The Housing Fund is acquiring homes for rent via public calls, programmes and tenders, as well as with own investments. With the help of the first public call for the purchase of homes, the Housing Fund purchased 165 homes at 15 locations all over Slovenia as of 2012. The Fund managed 632 homes for rent in 2018 for a definite or indefinite period, depending on the preference of the tenants. It is renting out homes to interested applicants, where priority is given to young families, families with children attending primary school, families and young persons.

### Benefits for tenants

- › Tenants of the Housing Fund are paying the so-called cost rent, which is comparatively higher than non-profit rents but still more favourable than the actual rents on the market. In addition to the clearly defined rents, the crucial part for tenants is the contractually and appropriately defined period of rent (at least 1 year), supplemented by the possibility to rent for an indefinite period. Such a rent increases the security of the tenants, who can rely on the professional management and maintenance of homes.

### In anticipation of the Novo Brdo (New Brdo) neighbourhood

- › The number of available homes for rent will increase considerably with the construction of the Novo Brdo neighbourhood in Ljubljana, which began in the second half of 2018. Homes and all infrastructure in the neighbourhood will be rented out. The investment will be carried out by the Housing Fund and the public housing fund of the municipality of Ljubljana.

**A new reliable and safe long-term solution to the housing issue, which is made possible by the Housing Fund, is the renting out of homes for an indefinite period. Homes for rent are located all over Slovenia and the Housing Fund will increase the number of these homes with planned new constructions.**



## Neighbourhood

# ZELENI GAJ (GREEN GROVE) AT BRDO

## The F2 Functional Unit Ljubljana

Concluded project: all homes are rented out

The residential F2 area comprises **4 multi-apartment buildings** with **102 residential units** and a garage with 205 parking spaces in the cellar. The buildings are distinguished by their rational and high-quality construction, functional ground plans, B1 energy class, and the primary energy source for the building, which meets the requirements of an “Nearly zero” energy building.

The F2 functional unit is also the first unit in which the **modern 6D BIM\* technology** was used for managing and maintaining buildings.

### \*BIM - BUILDING INFORMATION MODELING

The maintenance and management of buildings on the basis of the BIM model by using 6D BIM technology:

- › allows for the easier and cost-effective management of the building on the basis of better maintenance planning,
- › it allows a historical overview of maintenance works,
- › it increases the productivity of the maintenance staff,
- › it reduces the time needed until the realisation of the necessary works.

The BIM allows the review of each part of the building from a remote location, thus acquiring all the necessary information.

**The usage of BIM will be made available in all future projects where the investor, the Housing Fund, will facilitate the work, save time and reduce the costs for all those included in the project during the design, construction and maintenance phases.**

The Zeleni gaj neighbourhood at Brdo comprises the functional units F2, F3, F4, F5, F6 and F10, where the Housing Fund ensured **a high living culture** in homes through urban and architectural solutions, as well as a quality living environment with rational and innovative solutions for tending to **the common open areas** and linking the outer open areas to the edge zones with existing natural conditions. Thus, special care was given to the formation of the **“green heart”** of the neighbourhood, the F10 area of approx. 1.6ha in size, which is intended for recreational and sports activities in the open. The green areas are owned by the Housing Fund and are intended for the tenants in the Zeleni gaj neighbourhood at Brdo, as well as for all those who will reside in the Novo Brdo neighbourhood. Small pond, which is connected with pathways, gives us moments of relaxation and peace and allows for coincidental socialisation on the hill above.

An active sporting spirit and family time meet in the “green heart”. The neighbourhood is a tidy and safe place, friendly to young families and children. Homes are bright, functional and have great air flow.



Number of homes

102

Number of buildings

4

Number of parking spaces

205

Size of homes

48-80m<sup>2</sup>

Structure of rental homes (according to no. of beds)



52%



42%



6%



Zeleni gaj (Green Grove) neighbourhood, F2, Bevk Perović architects



Neighbourhood

# NOVO BRDO (NEW BRDO)

Ljubljana



Construction of rental homes

The size of the Novo Brdo area is 4.8ha and it is intended for the construction of rental homes of the Housing Fund. It is located in Ljubljana in the Vič area, east of the newly connected Pot Rdečega križa road and between the roads Cesta na Vrhovce and Cesta na Brdo. The construction of **498 homes** has been envisaged with sizes ranging **from 30 to 80 m<sup>2</sup> in 18 building** floors C+G+3+T, of which 25 are service residencies and 522 are parking spaces in the underground garage located below the buildings.

The construction of these homes is underway, the estimated conclusion of the construction works is in the second half of 2020.

**The Housing Fund will offer a higher living standard in the Novo Brdo neighbourhood because different generations will live there in harmony (young people, the elderly, families), which will also be reflected in the buildings and homes.**

For the well-being of tenants, the new neighbourhood will host a diverse public programme (e.g. stores, services, library, etc.) and a safe and open external space containing a new green system, a playground for children and connections to the existing green ring to the east (POT) and west (Rožni hrib and the sport fields Zeleni gaj at Brdo). Connections to the Ljubljana bypass and motorway are in the vicinity.



Number of homes	Number of buildings	Number of parking spaces
<b>498</b>	<b>18</b>	<b>522</b>

Size of homes **30-80m<sup>2</sup>**

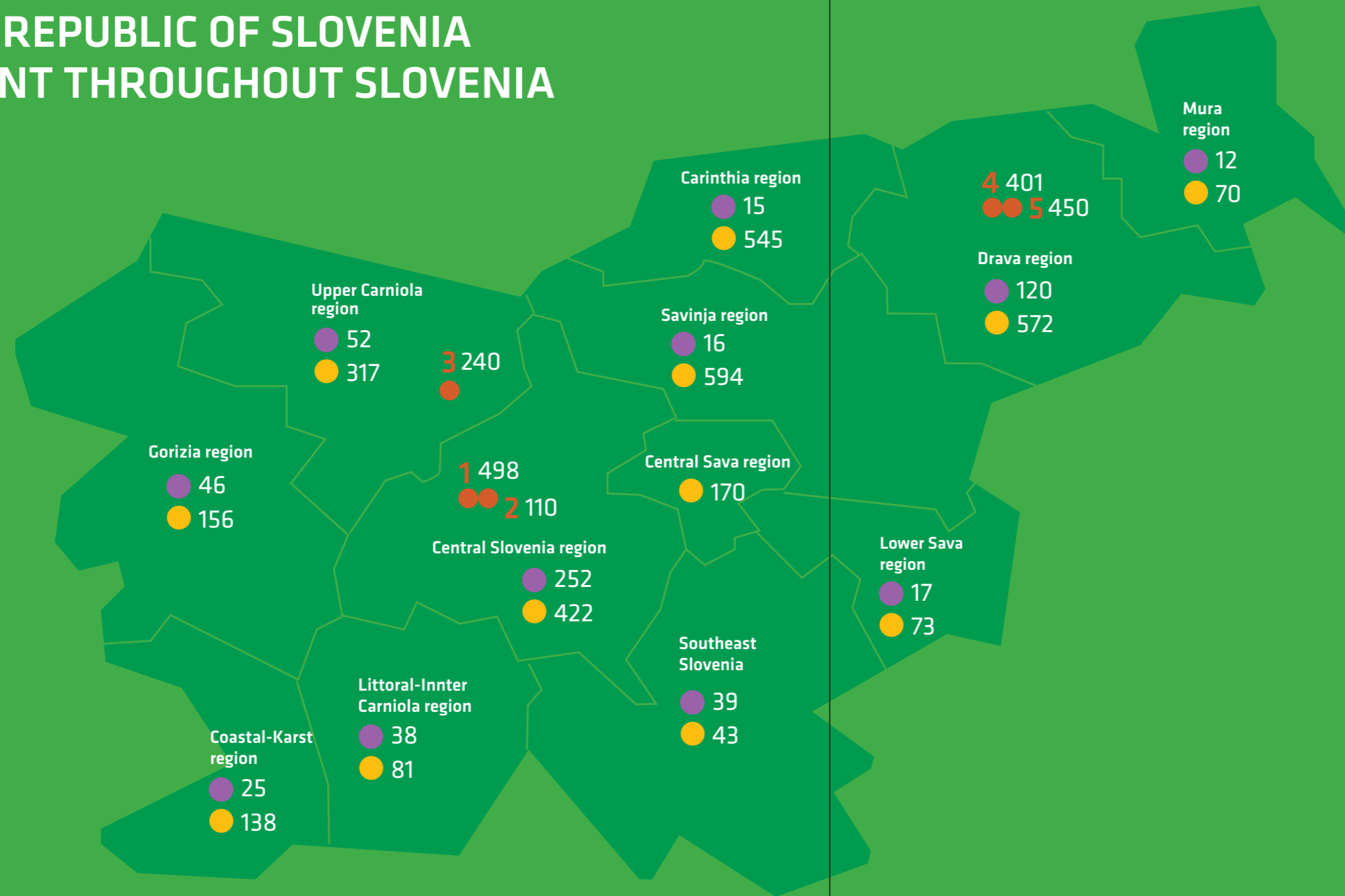
Structure of rental homes (according to no. of beds)

<b>54%</b>	<b>40%</b>	<b>6%</b>



The Novo Brdo (New Brdo) neighbourhood, Dekleva Gregorič architects

# HOMES OF THE HOUSING FUND OF THE REPUBLIC OF SLOVENIA FOR RENT THROUGHOUT SLOVENIA



● The Housing Fund has more than 600 rental homes at its disposal for cost rents throughout Slovenia, in both larger and smaller cities and urban areas. The Housing Fund is also being increased with additional purchases and other forms of acquiring public rental homes.

● The Housing Fund owns 3,076 non-profit rental homes, of which 32 are service residences in the Gorizia region, and is a free user of 105 homes in 12 statistical regions throughout Slovenia.

● Planned projects (incl. 175 service residences for the elderly)

- 1 Ljubljana, Novo Brdo, E2 and E3
- 2 Ljubljana, Skupnost za mlade Gerbičeva
- 3 Kranj, Ob Savi
- 4 Maribor, Pod Pekrsko gorco
- 5 Maribor, Novo Pobrežje



## Neighbourhood

# POD PEKRSKO GORCO (UNDER PEKRSKA MOUNTAIN)

## Maribor



Planned construction of rental homes

In the southern part of the city of Maribor, near the renowned Pekrska gorca, the new residential neighbourhood Pod Pekrsko gorco shall emerge. On 4.7ha of land, the Housing Fund is planning to construct modern multi-apartment buildings in the form of four unfinished districts of C+G+2. Approximately **401 homes** ranging from **35 to 80 m<sup>2</sup>** are planned to be constructed.

Parking spaces for tenants will be in underground garages below the buildings. The Housing Fund will develop the project gradually in two independent phases corresponding to functional units (215 homes in the first and 186 homes in the second functional unit).

The acquisition of a building permit and the start of construction is estimated to take place in the first half of 2019, the finalisation of the construction of the 1<sup>st</sup> stage is planned for the end of 2020, while the 2<sup>nd</sup> stage should be finished in 2021.

**In the framework of the residential neighbourhood, the placement of two buildings with a total of 60 service residences is planned, as well as a day centre of activities for the elderly and the placement of a public programme in the ground floor of the buildings (commercial and service activities).**

The concept of arranging traffic in the community gives priority to tenants and cyclists. The design of the community allows for an arrangement of larger, interconnected and appropriate green and paved areas, such as urban parks, playgrounds for children, activity areas for adolescent people and the placement of plants, as well as a relaxed programme in the inner atriums of individual districts.



Number of homes

**401**

Number of districts

**4**

Number of parking spaces

**590**

Size of homes

**36-80m<sup>2</sup>**

Structure of rental homes (according to no. of beds)



**43%**



**45%**



**12%**



The neighbourhood Pod Pekarsko gorco (Under Pekrska Mountain) Kostak GIP, Jereb and Budja architects, Architects Dobrin



Neighbourhood

# NOVO POBREŽJE (NEW POBREŽJE)

Maribor



Planned construction of rental homes

In the eastern part of the city of Maribor, on the eastern side of the Ulica Veljka Vlahovića shopping street, the new residential area Novo Pobrežje will emerge. The lot measures 4.72ha, on which the Housing Fund is preparing a construction project for multi-apartment buildings containing approx. **420 to 450 homes**, of which **60 will be service residences**, and a public programme on the ground floor.

For the purpose of developing the project, the Chamber of Architecture and Spatial Planning of Slovenia and the Housing Fund issued a tender in 2018 for an open, single-stage project competition in order to choose the most appropriate architectural and urban solution and creator of the project documentation. The competition will conclude at the end of 2018.

At the end of the competition, the implementation of the municipal spatial plan EUP Po 6 S will be carried out in cooperation with the municipality of Maribor.

At the same time, the design and creation of the construction documentation of the Novo Pobrežje residential area will be carried out. **The construction will be completed between 2022 and 2024.**

Some of the areas in the neighbourhood will be intended for the public programme: the local Pobrežje library, the intergenerational centre and the centre for young people containing an area for events and certain smaller business premises for service activities.

Number of homes (the exact number will be known at the end of the competition)

# 420-450

Size of homes

# 40-80m<sup>2</sup>

The exact structure will be known at the end of the competition, but the following directions have been given in the competition tender:



# Neighbourhood OB SAVI (BY SAVA)

## Kranj

Planned construction of rental homes

In the southern part of the city of Kranj, in the area between Savska cesta and the river Sava, the new residential area Ob Savi will emerge. The Housing Fund will construct six modern multi-apartment buildings on a 3.2ha area of land with the structure G+3.

Approx. **240 homes** are planned to be constructed ranging from **35 to 80 m<sup>2</sup>**. The Housing Fund develop the project in two phases. At the end of September 2018 a detailed municipal spatial plan was accepted. The municipality of Kranj plans to start preparations for the arrangement of infrastructure in the wider area in 2019 as a pre-requisite for the development of **phase 1 of the project to acquire 180 homes**. The acquisition of a building permit and the start of construction of the first four buildings with 180 homes and 250 parking spaces above ground is **expected for 2019**.

Two playgrounds are planned for the neighbourhood, of which one is intended for young children and one is a sports field for the youths, as well as a public space with a sweet shop and a cycle path along the Sava. The area has **exceptional green edges, it is close to the river Sava and the riverside**, while the city centre is very near with the Čirče neighbourhood and the industrial outskirts across the river.

The key role in the development of the project will be played by the municipality of Kranj. It will ensure communal services for the construction of the neighbourhood by reconstructing part of Savska road, constructing a new bridge across the Sava river, moving the canal below the bridge across the Sava river and by ensuring protection against floods. The start of construction, which is expected to take place in 2019, would not have been possible without the support of the municipality.



Number of homes	Number of buildings	Number of parking spaces
<b>240</b>	<b>6</b>	<b>360</b>

Size of homes **35-80 m<sup>2</sup>**

Structure of rental homes (according to no. of beds)

<b>34%</b>	<b>56%</b>	<b>10%</b>



Ob Savi (By Sava) neighbourhood



# Neighbourhood SKUPNOST ZA MLADE GERBIČEVA (COMMUNITY FOR YOUNG PEOPLE GERBIČEVA)

Ljubljana



Planned construction of rental homes

In Ljubljana, on Gerbičeva street (near the existing Vič school boarding house and the Ljubljana dormitory), the **Skupnost za mlade Gerbičeva** will emerge within the pilot project of the Housing Fund on the basis of ReNSP15-25. The acquired **110 residential units** will be intended for young people from 18 to 29 in order for them to become independent.

The project is in the phase of acquiring the project documentation and a building permit. Construction is estimated to begin in the **spring of 2019**. The structure of the building is G+3 and mainly comprises residential units of two types: for one or for two people. An intergeneration centre is planned for the building, with a common multifunctional space, a kitchen with a dining area and a living room, an office and service areas with a separate entrance and access to the atrium.

Maximum living quality is ensured through simple functional solutions. The diverse design allows for the design of homes that are adjusted to the needs of young people. The homes ensure a high level of privacy and allow for various levels of integration into the community. They also have a pleasant view into the green atriums.

Number of homes  
Number of buildings  
Number of parking spaces  
(the exact data will be known after the creation of the project concept)

**110** | **1** | **33**

Estimated sizes of most of the living units  
**16-21m<sup>2</sup>**  
some also  
**25, 32m<sup>2</sup>**

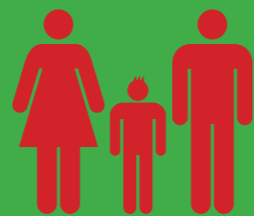
For young people aged  
**18-29 years**



The neighbourhood Skupnost za mlade Gerbičeva (Community for Young People, Gerbičeva), idea design by Protim Ržišnik Perc



People are different, but our rights are the same. The option of acquiring a suitable home is a constitutional right of every citizen of Slovenia. Whether we are young or old, working or in need of help, we have the right to create our own home. The quality of life begins at home. Where each of us has enough space for themselves and where there is enough space even when we are all together. Where we need not dwell on whether the spaces are safe enough for children, healthy enough for the elderly – enough for us to feel at home.



**The Housing Fund of the  
Republic of Slovenia**

Poljanska cesta 31

1000 Ljubljana

T: +386 1 4710 500

E: [ssrsinfo@ssrs.si](mailto:ssrsinfo@ssrs.si)

<http://ssrs.si>

