Renovation of existing housing development in the city of Moscow
Houses of Stalin’s period
Houses of Khrushchev’s period
Khrushchev solved a housing problem of many people.
5-storey houses - today
REAL ESTATE CONSTRUCTION

WITHIN FIVE-YEAR PERIOD

REAL ESTATE STOCK OF MOSCOW HAS BEEN RENEWED BY 10%

MORE THAN 41 MLN SQ M BUILT

92% OF THE PROGRAM OF RESETTLEMENT FROM OLD HOUSING STOCK WAS IMPLEMENTED

150 thousand OF FAMILIES WERE REHOUSED FROM OLD HOUSING STOCK

Renovation of existing housing development in Moscow
CONSTRUCTION OF NEW HOUSES

PLANS FOR CONSTRUCTION IN MOSCOW
7 YEARS PERIOD
(mln. sq. m. using all sources of funds)

FINANCED FROM THE CITY BUDGET

FINANCED BY INVESTORS

DEPARTMENT OF CITY PLANNING POLICY of the city of Moscow

PLANNED according to the program

22.88 mln. sq. m.

18.6 mln. sq. m.
TARGETED INVESTMENT PROGRAM

MAIN ANTICRISIS STEP IN 2015 - THE APPROVAL OF BUDGET INVESTMENT PROGRAM 2016-2018

PLAN 2016-2018 according to BUDGET INVESTMENT PROGRAM:

≈1 110 bln rubles (17 bln $)

670 units, including

UNDERGROUND

• 76 km of lines
• 36 stations
• 5 depots

ROADS

• 300 km of roads
• 90 engineering structures
• 50 crosswalks

KEY OBJECTS

• “Luzhniki” arena
• Landscape park “Zaryadye”
CONSTRUCTION OF COMMUNITY INFRASTRUCTURE AND FACILITIES

RESULTS OF 2015

19 SCHOOLS
10 SPORT FACILITIES
27 KINDERGARTENS
3 CULTURAL FACILITIES
13 MEDICAL FACILITIES

PLAN FOR 2016

12 SCHOOLS
12 SPORT FACILITIES
26 KINDERGARTENS
3 CULTURAL FACILITIES
16 MEDICAL FACILITIES

IN A FIVE-YEAR PERIOD

57 SCHOOLS
55 SPORT FACILITIES
186 KINDERGARTENS
32 CULTURAL FACILITIES
51 MEDICAL FACILITIES
PURPOSE and OBJECTIVES OF RENOVATION

PURPOSE

PROVIDING SAFE AND COMFORTABLE HOUSING FOR CITIZENS

PRIMARY OBJECTIVE

IMPROVING QUALITY OF HOUSING STOCK

SOLUTION

RENOVATION OF EXISTING RESIDENTIAL AREAS

MECHANISM

BUILT-UP AREAS DEVELOPMENT

Renovation of existing housing development in Moscow
Technical condition of housing stock

**TOTAL HOUSING STOCK OF CITY OF MOSCOW** –
(without annexed territories; as of 01.01.2015)

- **GOOD AND SATISFACTORY CONDITION (deterioration is under 40%)**
  - **168.8 mln. m²**
  - **75.6%**

- **CONDITION REQUIRING SPECIAL ATTENTION (deterioration is over 41%)**
  - **54.4 mln. m²**
  - **24.4%**

**WHY RENOVATION IS NEEDED?**

- Volume of housing stock requiring special attention and with deterioration, will increase to 96.4 mln. sq.m by 2025.
- Houses do not provide comfortable living
- Capital repair is not always possible
- Strength characteristics of houses are going down
- Building’s thermophysical characteristics 3-4 times below the standard.
- People have high expectation for the 2 stage of housing stock renovation, especially of five-storey buildings that are not subject to demolition

*assessment as of 01.01.2015*
RENOVATION OF EXISTING RESIDENTIAL AREAS IN MOSCOW

RENOVATION OF RESIDENTIAL AREAS

STAGE I: DEMOLITION OF 5-STOREY BUILDINGS built during the 1-st PERIOD OF PREFABRICATED CONSTRUCTION

TOTAL: 1722 houses
As at 31.05.2016:

DEMOLISHED: 1607
TO BE DEMOLISHED: 115
ACCOMPLISHED: 93.1%

DEMOLITION SCHEDULE:
house types subject to demolition:
II-32, K-7, II-35, 1605-AM, 1-MГ-300

execution at the end of the year:

<table>
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<th>Year</th>
<th>% Execution</th>
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<tbody>
<tr>
<td>2011</td>
<td>76.7%</td>
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<tr>
<td>2012</td>
<td>77.2%</td>
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<tr>
<td>2013</td>
<td>79.7%</td>
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<tr>
<td>2015</td>
<td>91.9%</td>
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<tr>
<td>2016</td>
<td>97.0%</td>
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DEPARTMENT OF CITY PLANNING POLICY of the city of Moscow

Renovation of existing housing development in Moscow
Standard types of houses to be demolished

1605-AM

Years of construction – 1958 - 1966

1MG-300

Years of construction – 1962 - 1968

II-32

Years of construction – 1959 - 1965

II-35

Years of construction – 1959- 1962

K-7

General development plan of the existing area and 1-stage of renovation project
Structure of housing stock worn out over 41% (without annexed territories)

**RENOVATION PROPOSAL**

**Stage 1:** Demolition of 5-storey dwelling houses that are subject to demolition*. End of the program – 2018.

**Stage 2:** Renovation of 5-storey dwelling houses and 1-4-storey houses

**TOTAL:** 57.0* Mln.m²

- 0.5 mln.m²
- 24.9 mln.m²
- 31.6 mln.m²

6-9-storey dwelling houses

* - house types that are subject to demolition: K-7, II-32, 1605-AM, 1MГ-300, II-35

** - house types and similar to them types that are not subject to demolition – design, physical and living conditions of the housing stock are very similar to those of housing stock that is subject to demolition

The renovation of 6-9-storey housing stock is supposed to take place in the areas where this stock is combined with 1-5 storey housing stock, with decisions whether to demolish or renovate buildings taken individually for each building.

TOTAL: 25.4 mln.m²
Houses to be demolished (2 stage – after 2018)
Dwelling houses of Moscow occupy the territory of **2100** residential quarters*

**1500** residential quarters have 1-5 storey dwelling houses (around **15 000 buildings***)

**280** of the residential quarters consist entirely of 1-5 storey dwelling houses
Renovation of existing housing development in Moscow

**EXISTING PROBLEMS:**

- Low economic effectiveness of most of the projects due to the high density of existing buildings and not enough high rate of reconstruction (<2)
- The Law restricts Moscow city budget to be used in renovation projects
- Not settled order to move people - problems with resettlement of citizens by investors, a large number of vessels with the owners and the delay timing of resettlement.

**PROPOSALS**

- Increase of building density in new construction
- Allow city budget to be used for the purpose of resettlement projects and/or construction of social, transport and engineering infrastructure
- To find a new mechanism for resettling residents (monetary compensation for flats, resettlement opportunity by investors and authorities)