

## Revival, not standstill

New life for old buildings

### What happens in guardian houses?

A selection of our current tenants illustrates the variety provided so far:

In one guardian house the private association **Buchkinder e.V.**, which designs and prints books jointly with children, has opened a new branch. The non-commercial galleries **gal.lery** and **D 21 e.V.** also occupies shop premises and has already established contacts to **KUHTURM**, a project run by students of the Leipzig Academy of Visual Arts (HGB), and to the **Sound- and Projectgallery A und V**.



The theatre building **LOFFT** also looks after a guardian house, as do the association **Beistandsleistung e.V.**, which provides services to eastern European artists and migrants, start-up businesses like the **vegan imbiss** and **new entrepreneurs** interested in favourable conditions for establishing their enterprise.

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## GUARDIAN HOUSES IN LEIPZIG

An Initiative by HausHalten e.V.

### „A lot of space for little money“

is the motto of the private association HausHalten e.V. working for the preservation of endangered late 19th century buildings.

In a period with surplus housing, favourable conditions are required to open up new perspectives for empty buildings, desperate property owners and creative occupants.

## HausHalten e.V.

The idea and objectives behind the association

The background provided is the concentrated vacancy of listed, architecturally important, as yet not redeveloped buildings situated in main traffic thoroughfares.

Owing to the large surplus of available dwellings, these buildings currently have little prospect of classical redevelopment and re-use in certain areas.



On the other hand, there is a potential for spaces provided for unconventional uses outside the purview of the traditional rental market.

The association pursues the objective of viewing both issues mentioned as opportunities and bringing together owners and tenants, taking into account the following aspects:

- Preservation of cultural monuments and the urban landscape
- Owner consultancy
- Provision of stimulation for urban districts
- Promotion of employment / new businesses
- Copying the concept

## Owners

The guardian house model

The basic principle of the guardian house lies in the maintenance of buildings by virtue of their occupancy.

For the property owners this particularly results in benefits concerning upkeep costs and the risk of further building deterioration. It additionally prevents vandalism. It is the owners' task to ensure usable basic installations. The objective being to provide the prerequisites for a simple re-use that can, in the long-term perspective, develop into an economic utilization.

The model's key points at a glance:

- An interim tenancy contract (authorization agreement "building") between the owner and HausHalten e.V.
- The building is usually let rent-free for the term of the contract
- Rights of use and brokerage are transferred to the association
- All ownership rights and property duties remain with the owner
- An option to prematurely terminate the contract in well-founded, individual cases



## House Guardians

Occupants of and interested parties in guardian houses

HausHalten e.V. is looking for house guardians who prepare the existing spaces for their own use independently and are willing to put up with coal-fired stoves and shared toilets located outside the apartments in the process.

A tenancy contract (authorization agreement "space") is entered into with HausHalten e.V. and specifies the following obligations for house guardians:

- Agreement to pay the accruing operating costs of the building
- Independent repair input in the building interior
- Control of the unused parts of the building
- Paying membership of HausHalten e.V.



As the owner usually lets the building free of rental charges, a few extra square meters wouldn't go amiss. In particular socially and culturally engaged individuals and new entrepreneurs exerting an influence on the urban quarter will be considered as house guardians.