

## CITIES 4.0

Climate Innovation Through  
Interactive Ecosystem Summits

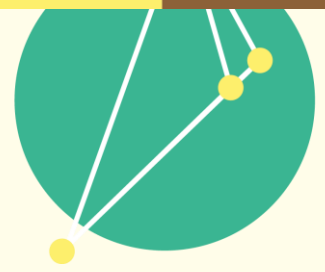
# Collective Renovation Case Suburb Ter Elst

**Under the ‘collective renovation case: suburb Ter Elst’, the city of Leuven has launched the initiative to facilitate and promote the collective renovation of the historical suburb Ter Elst.**

On a site of 10 hectares between the Sint-Jansbergsesteenweg and the Keibergstraat, 240 houses of various types were built from 1955 on behalf of the municipality of Heverlee, for the housing of large families. Together they formed the ter Elst garden district, which was inaugurated in September 1958. The plans for the district were supplied in 1955 by the architect Frans Vandendael, the landscaping was provided by the landscape architects brothers Michiels. The suburb is protected as immovable heritage.

The task of a future-oriented reconversion of the built fabric is a complex issue with which all cities in Flanders are struggling. This project responds to the urgent issue: **how can we accelerate the necessary reconversion to a fossil-free neighborhood in function of energy and climate transition?**

By **tackling the challenge together**, reconversion can be accelerated, a solidarity mechanism can be worked out to financially support owner-occupiers, and interventions in the private domain (energetic renovation, investments in



renewable energy) can be linked to interventions in the public domain (mobility transition, softening, climate-adaptive design). Within a broader future vision for the Ter Elst garden suburb, the sum of these interventions can lead to a greater image and quality of life. Garden suburbs have an ensemble value and historically there is already a strong collective body of thought present. Herein lies a heritage value.

**The project aims at an approach to drive those various, necessary transitions in the neighborhood.** A crucial part of that proposal is targeted support to residents, through the creation of a neighborhood renovation cooperative (or other form of public-private partnership), which can be set up from the complexity of working together with a large group of 193 owners.

This project aligns closely with the "pilot district accelerated fossil-free" breakthrough project.

## Incentive

In the context of the call Pilot projects Climate Districts a preparatory study for the Suburb Ter Elst was completed in 2022, consisting of:

- design research into the spatial reconversion of the district as a whole;
- energetic research into the possible renovation and heat scenarios;
- heritage research into how the image and ensemble value are redefined to give and strengthen;
- financial research into affordability and a study into feasibility.

In the fall of 2023 a participatory and cocreation trajectory with the owners will be launched under the guidance of the city of Leuven. Part of that trajectory will be a market survey for innovative solutions to facilitate the collective renovation of the suburb.

**Useful link:** [Tuinwijk Ter Elst | Inventaris Onroerend Erfgoed](#)