



## «Renovation of existing housing development in the city of Moscow»



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Houses of Stalin's period





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Houses of Khrushchev's period





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Khrushchev solved a housing problem of many people





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5-storey houses - today



# REAL ESTATE CONSTRUCTION

WITHIN FIVE-YEAR PERIOD

REAL ESTATE STOCK OF  
MOSCOW HAS BEEN  
RENEWED **BY 10%**

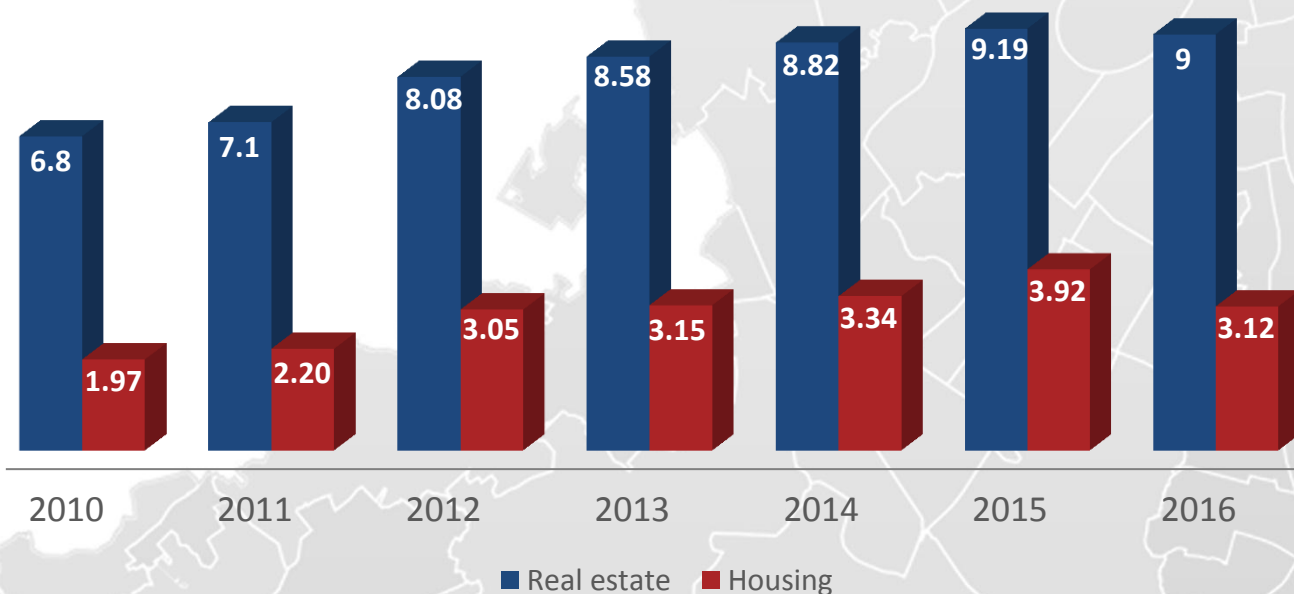
MORE  
**THAN 41 MLN SQ M**  
BUILT

**92%**

OF THE PROGRAM OF  
RESETTLEMENT FROM OLD  
HOUSING STOCK WAS  
IMPLEMENTED

**150 thousand**

OF FAMILIES WERE REHOUSED  
FROM OLD HOUSING STOCK



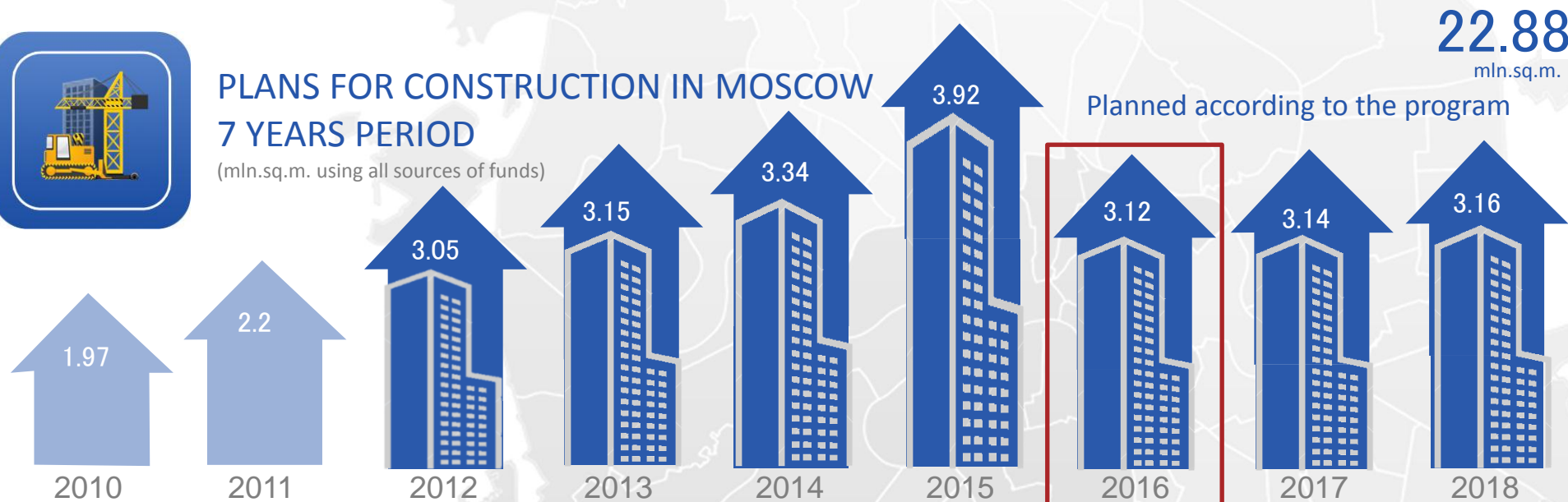
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# CONSTRUCTION OF NEW HOUSES



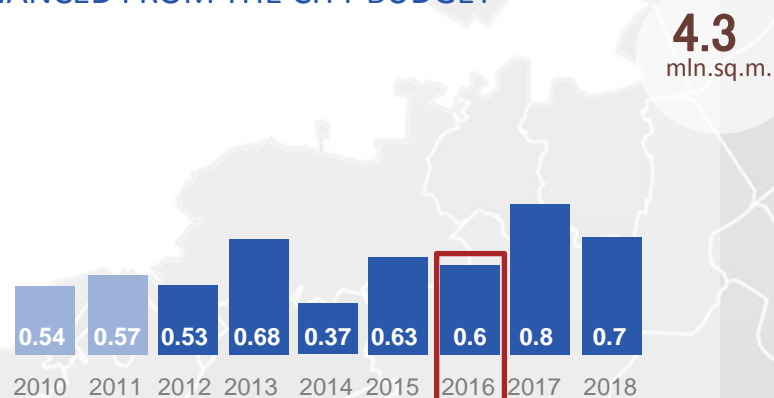
## PLANS FOR CONSTRUCTION IN MOSCOW 7 YEARS PERIOD

(mln.sq.m. using all sources of funds)

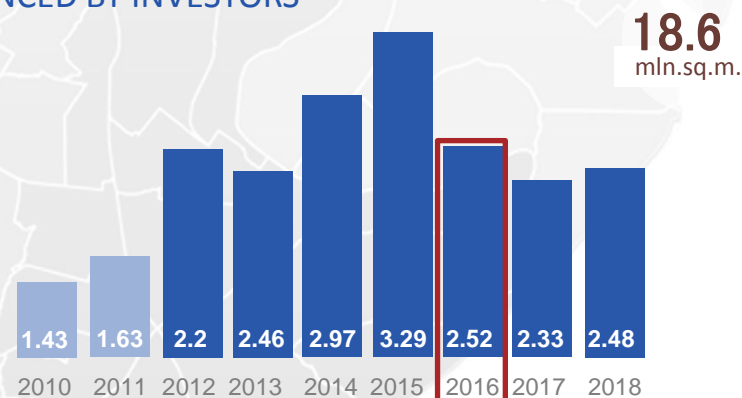


**22.88**  
mln.sq.m.

### FINANCED FROM THE CITY BUDGET



### FINANCED BY INVESTORS



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# 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”



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# 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



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# 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**



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# Technical condition of housing stock

## TOTAL HOUSING STOCK OF CITY OF MOSCOW –

( without annexed territories; as of 01.01.2015 )

223.2  
mln.m<sup>2</sup>



GOOD AND SATISFACTORY CONDITION (deterioration is under 40%)



168.8  
mln.m<sup>2</sup>

75.6%



CONDITION REQUIRING SPECIAL ATTENTION  
( deterioration is over 41%)



54.4\*  
mln.m<sup>2</sup>

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.

Capital repair is not always possible

Building's thermophysical characteristics 3-4 times below the standard.

Houses do not provide comfortable living

Strength characteristics of houses are going down

People have high expectation for the 2 stage of housing stock renovation, especially of five-storey buildings that are not subject to demolition



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\*assessment as of 01.01.2015



## 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: TO BE DEMOLISHED:

1607 115

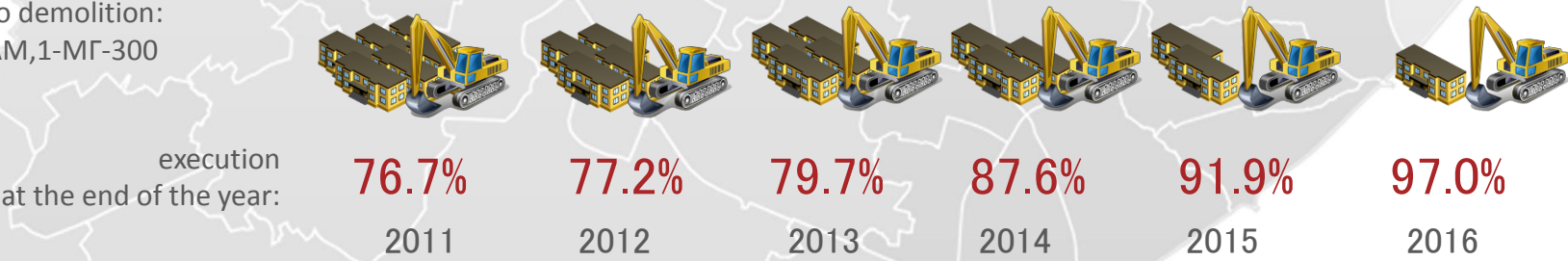
ACCOMPLISHED:

93.1 %



### DEMOLITION SCHEDULE:

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



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# 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



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## II-35



Years of construction – 1959- 1962

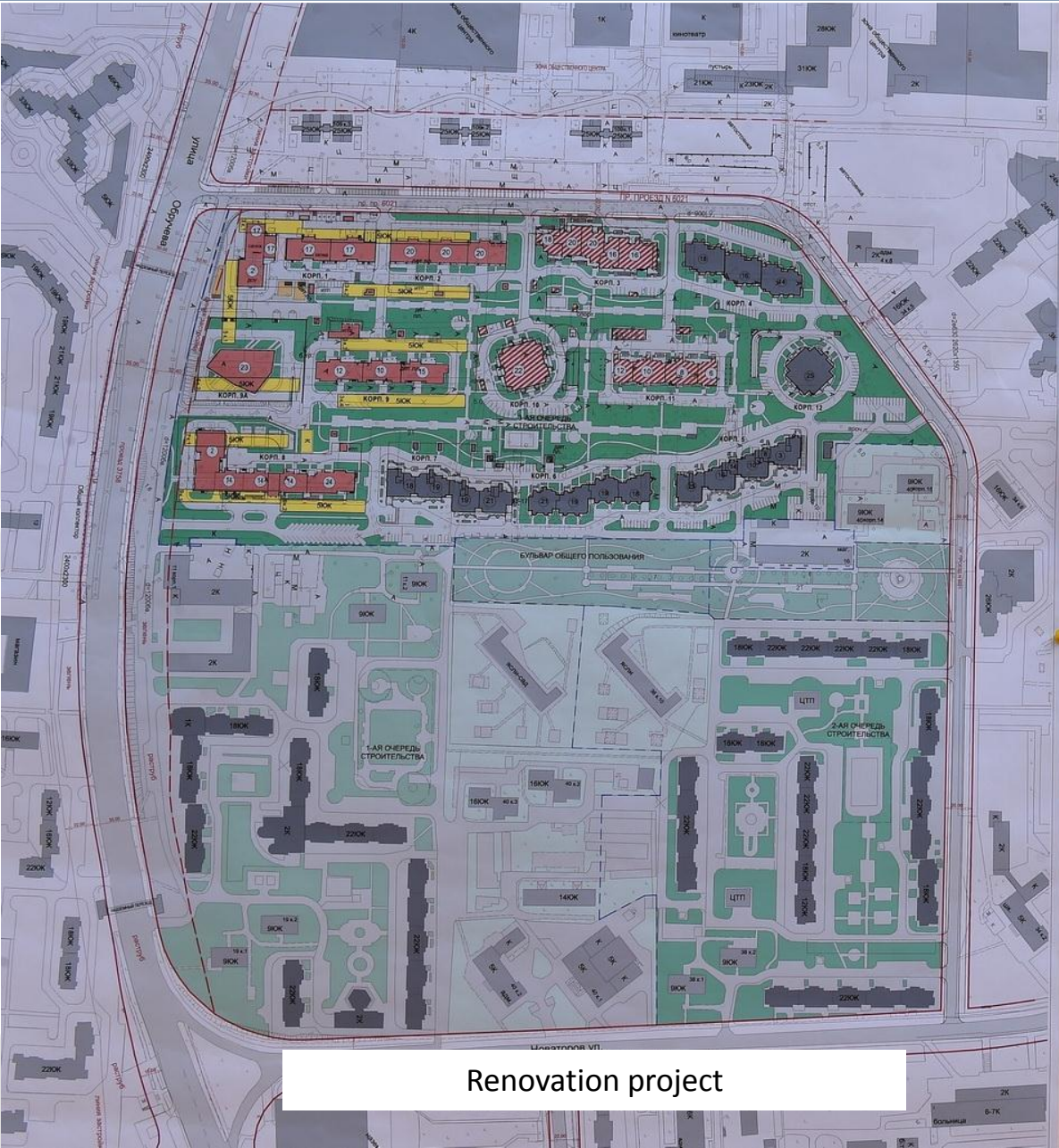
## K-7



Years of construction – 1958 – 1966 (Moscow), 1959-1969 – other cities



# General development plan of the existing area and 1- stage of renovation project



Renovation project



Existing area



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# 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 .

0.5  
mln.m<sup>2</sup>

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

24.9 mln.m<sup>2</sup>

TOTAL:

57.0\*  
Mln.m<sup>2</sup>

31.6 mln.m<sup>2</sup>

**6-9- storey dwelling houses**

TOTAL:

25.4  
mln.m<sup>2</sup>

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.

\* - house types that are subject to demolition: K-7, II-32, 1605-AM, 1МГ-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



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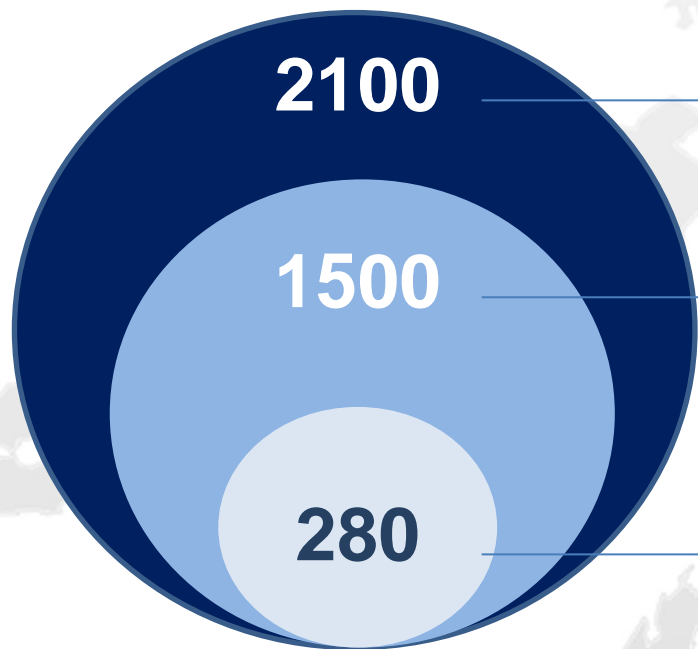


## Houses to be demolished (2 stage – after 2018)



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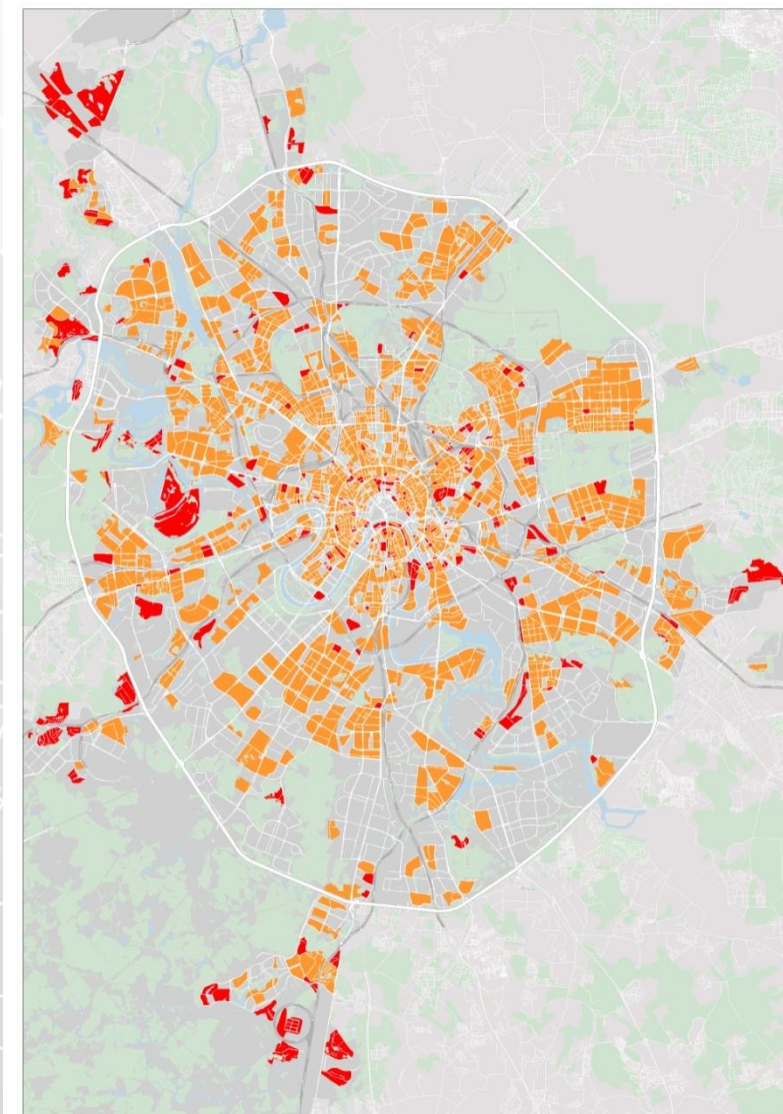
Dwelling houses of Moscow occupy the territory of **2100** residential quarters\*



**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



Quarters with mostly in 1-5 storey dwelling



Quarters with only 1-5 storey dwelling



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# The main problems to start the second stage of renovation

## 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 )



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