

IBWA
INITIATIVE BAUEN WOHNEN ARBEITEN e.V.
Initiative Build Life Work e.V.

A social Project in Germany, Cologne since 1995



Startet 1995 with 15 homeless in 15 construction trailers, we finished 2005 with 46 residential units for 150 people

Goals achieved by IBWA since 1995



- Untief 2006 on the premises of Peter-Michels-Str. 1-9, Cologne, created living space: 3000 m² Plot size: 6000 m²
- Number of residential units: 46
- Investment: €3.4 million
- Owner: Initiative Bauen Wohnen Arbeiter e.V.
- Number of accommodation options in habitable construction trailers: 17
- Number of residents: 140
- Numbers of residents which lived by IBWA: 340
- Age group: 0-82 years
- 32 kids were born on this place and 24 people found their home before they died
- permanent professionals in part time: 11, with 280 hrs/wk
- Number of employees in the training company: 22
- Winner of German Architectural Price PLAN 2005
- Networking with other social institutions
- Cooperation with Universities of applied science
- Starting 2024= social housing, a neighborhood center with restaurants, workshops and cultural events in cooperation with housing association



What it needs

Non-profit tax-exempt
economic special-
purpose company

IBWA



For the construction we convinced a bank to loan us 3,4 Mil € to create living space for 150 people. The pre-condition was a personal contribution about 800.000€ .We convinced the bank to accept the personal contribution by homeless manpower- who created parts of the living space by themselves!



What it needs



Social work and
administration

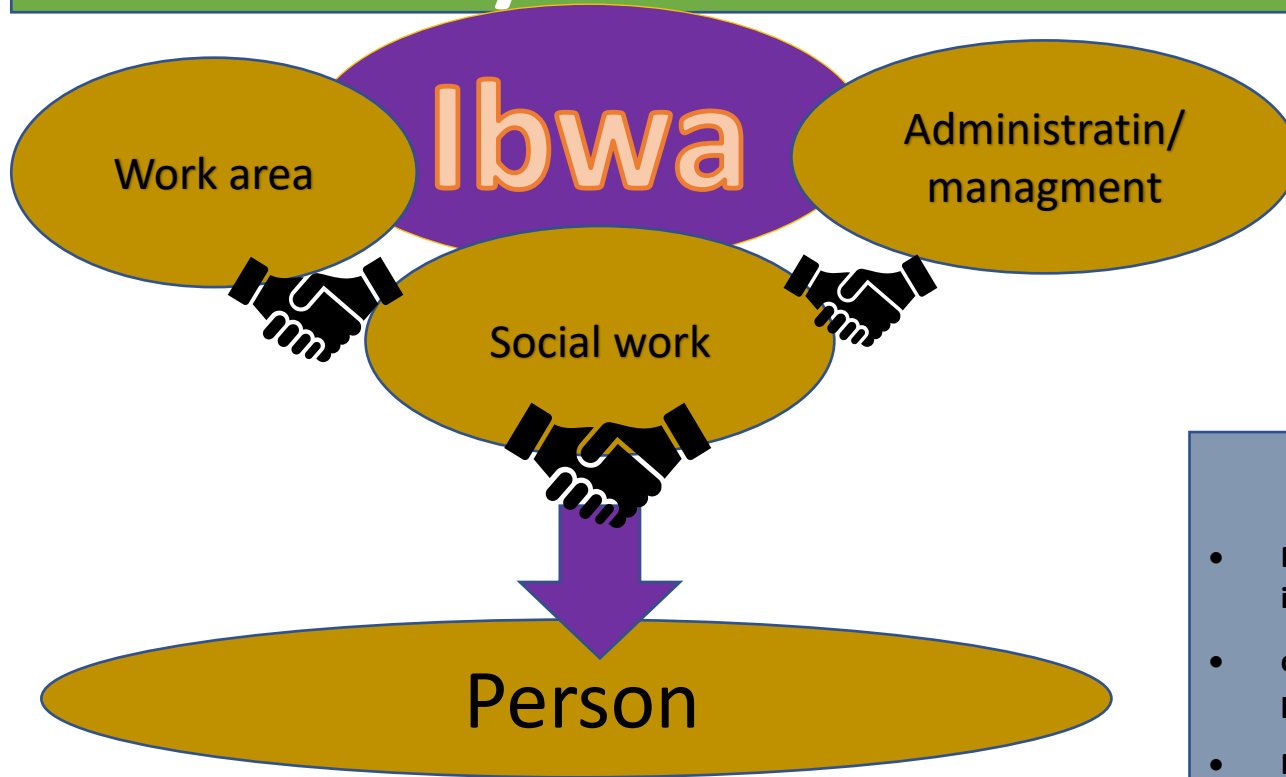
Ibwa

Social work is based on voluntary acceptants and is person centered, with accepting approach. With respect, simple rules, wishes and resources.

- housing offers
- Ensuring basic care (food, clothing, personal hygiene, etc.)
- Survival, Damage Control and Mitigation
- Material subsistence (access to transfer payments)
- Motivation to accept offers of help
- Eliminate, mitigate or prevent worsening of existing Diseases (ensuring access to medical care)
- Installation of necessary aids
- Ensuring a permanent contact person (BeWo))
- Barrier-free bridging offers (mediation and support in further tailor-made offers in the areas of housing assistance, addiction, psychosocial care, etc.)
- Social stabilization and promotion of participation in community life



Daily buisness



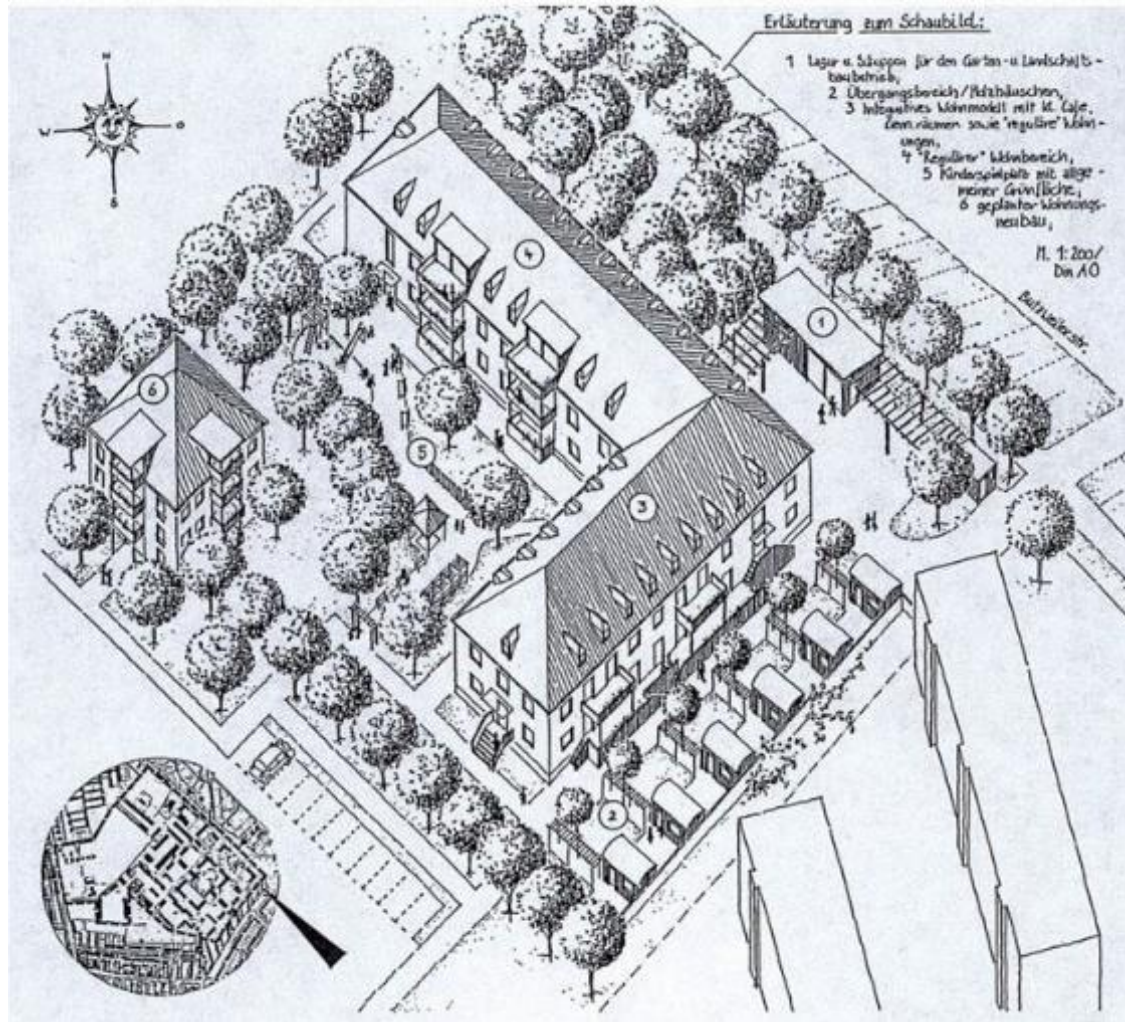
IBWA would not work if we would seperate these workspaces. Every area has to work with the target group and their individuel ideas and actions. The key to sucess is that it combines everything at one place with boarderless acces for everybody



TARGET GROUP/ PERSON

- Mental illnesses, especially psychoses (with and without diagnosis) or cognitive impairments
- chronic use of addictive substances with mostly significant consequential damage on a physical and/or psychological level
- No or insufficient insight into illness or insight into existing problems
- no or insufficient willingness or ability to participate
- frequent violent and/or highly challenging behavior
- social isolation and loneliness
- no or insufficient willingness or ability to formulate needs for help or to make use of help as well as
- acute homelessness or threatened living condition

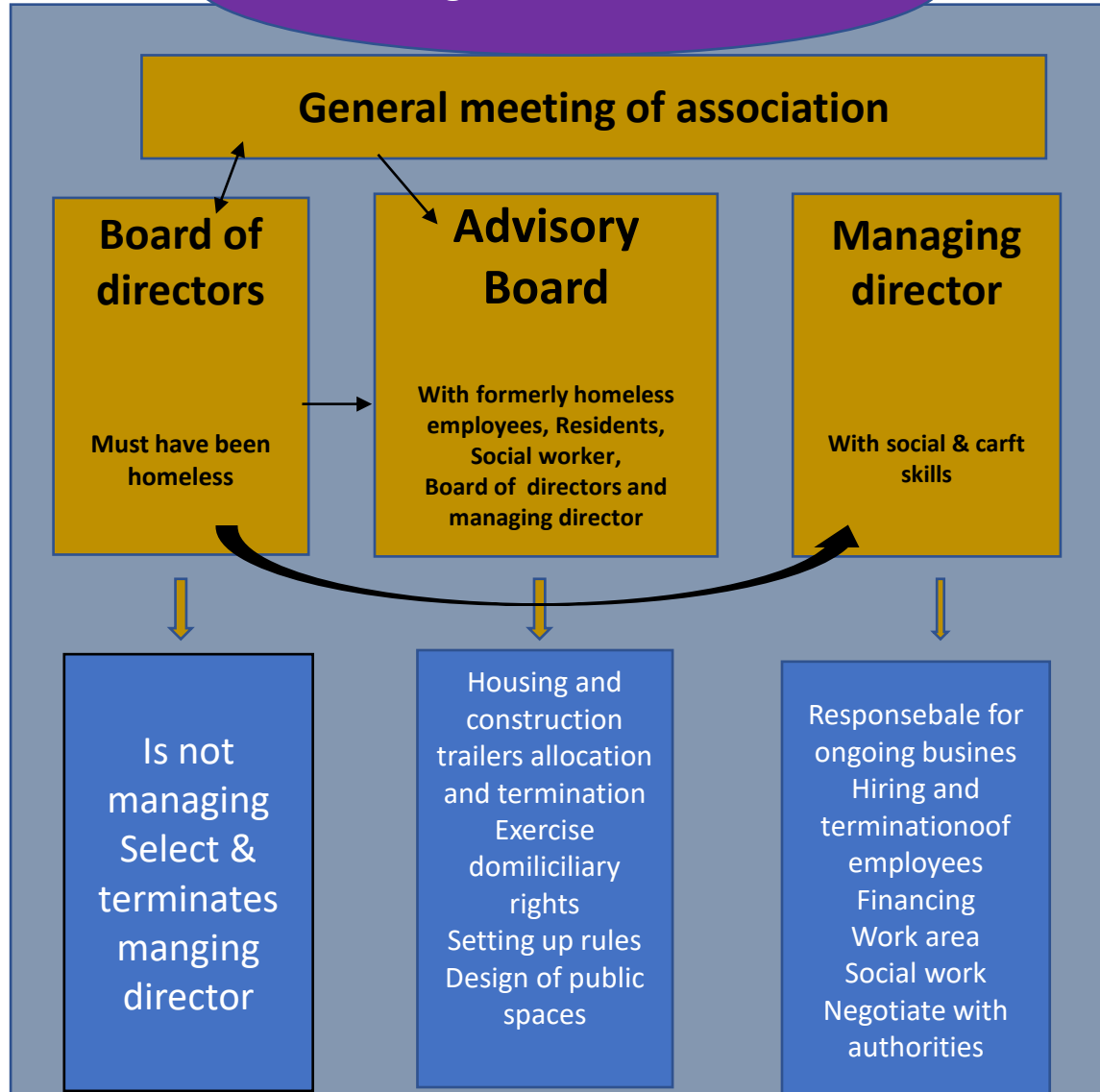
Stage model



Participation

The key to success

Organization chart



What offers the IBWA for the people

Most important: rental contract on a legal basis for everyone, for example debts dont matter. Participation on all level

- Personal garnishment protection giro account with credit
- Cantine- with breakfast and lunch during the week + delivery
- Jobs in different areas and expectations according to the individual skills
- Metalwork, woodwork, gardening, facility management, cooking
- Leisure time activities and community space
- Animal assisted therapy
- playground
- Mobility concept
- Flexible help
- Foodsharing
- Free Clothing store
- Emergency shelter in the winter month



What is important..

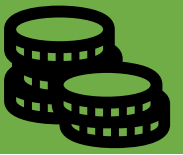
Living on „the Place“



Lively district
Barrier-free
infrastructure
Dogs allowed
Community space
Group feeling
Values
Meet at Eye level
respect
rules
Quick help by
conflicts
Quick new ideas
acceptance

Thank you!
Time for quick
questions..

How to finance prevention of homelessness through EU funds?



In most of the cases, the exit from homelessness can be achieved through the offer of an individual suite of social housing with social work support on a free chosen base/ come structure.

Important by IBWA is to create liveable space; 1 homeless person is part of constructing 10 apartments

Stage model for the reintegration of homeless people Concept for the creation of social housing and habitable construction trailers in a ratio of 10:1

Investment costs for 15 trailers one person each

- Mobile superstructures €184319,-
- Building plot 1000 m² €845000,-
- Social Care costs €325000,-
- **Total investment costs** **€1354319**

Total cost per person per month of €651.28

All inclusive offer:

The financing is based on the IBWA concept and includes the building plot, trailers, a workshop trailer, shower trailer, a trailer for group events and toilets. It provides social worker, instructor as well as qualification jobs and though the possibility for maintenance.



Thank you!
Time for quick questions..