



REVVA B

CASE STUDIES

Berthold Schulze-Eggenrodde

1. INTRO

After his apprenticeship as a farmer and his subsequent agricultural studies at Osnabrück University, Mr. Schulze Eggenrodde continued the idea of his mother to accompany and support senior citizens in rural areas on the farm. The farm was reduced and the first 12 residential units were built. Afterwards he extended the current 12 up to 60 residential units with currently 70 inhabitants. It is important to create a win-win situation for all parties involved. <http://www.seniorenhof-eggenrodde.de/index.php/seniorenhof.html>

2. PROMOTER PROFILE

- **Name:** Berthold Schulze-Eggenrodde
- **Age:** 46
- **Gender:** Male
- **Education:**
Farmer, Study agricultural science
- **Marital status:** Married
- **Number of children and children age:**
3 children (13, 10, 10)



3. REUSED/VALORISED BUILDING

- **Address - to be used for the building location map:** D-48624 Schöppingen.
- **Reused/Valorised building type:** Stable, Barn, Living Room, Machine hall.
- **Reuse/Valorisation purpose:** Living space, business area.

Building description before reuse/valorisation

Before the conversion to the senior citizens' residences, the buildings were part of a farm estate for pig fattening, which also belonged to another farm, which was also co-farmed - also with pig fattening. Accordingly, stable / barn and machine halls were available, into which the residential units were built.

Building description after reuse/valorisation

In the existing buildings, individual apartments have been built which are barrier-free accessible and in rural idylls. They offer a pleasant and supervised living evening for currently 70 seniors. The original and very characteristic building substance, as well as the character of the property, was tried to keep as far as possible. A well-rounded outpatient care and care offer is available, which relieves the social welfare funds and the relatives and is favorable for the residents.

Building Pictures



4. FARM DESCRIPTION

- **Address:** D-48624 Schöppingen.
- **Farm Area in ha:** 6,5 ha – more is leased

Farm description before reuse/valorisation

Before the valorisation, the farm was designed for the fattening of 2000 pigs and worked in co-operation with the nearby farm of the father, which also included 40 ha Forest and agricultural used fields. By falling prices and the possibility of the income through senior apartments, the agriculture was then reduced step by step.

Farm description after the reuse/valorisation process:

After the construction of the first apartments the income came increasingly from this area, so the agriculture was reduced accordingly. Up to 6.5 ha all areas are leased. In addition to the senior citizen's residency, the user also runs an organic farm in Latvia, which is run from Germany and with several visits.



5. REUSE/VALORISATION PROCESS

The beginnings of the care of the elderly go back to the mother of the reuser who has led a small pension, whose customers have become older and are increasingly being nursed. This is how the idea arose on a larger and more professional scale to create housing for the elderly, which is barrier-free and fully cared for. Since the beginning of the first phase of construction in 2001, the retirement estate has been extended to 30 residential units (2006) and finally to 60 residential units (2016). Due to the high demand, further 30 units are currently being planned in 6 houses, which are planned with high standards. In planning is also an area for employees who are very difficult to find and who should be given an incentive in this way. A total of € 50,000 subsidies was used for funding as well as € 70,000 for diversification - all other funds are financed with the bank.

Threats/Challenges

- Planning horizon: Due to the changing political and economic situation in Germany, a long planning horizon is very difficult to guarantee with certainty. Therefore, all rooms can be converted with little effort to “holiday on the farm” or general living space.
- Competition: There are three nursing homes in the area, but they have a slightly different concept. Nevertheless, there is a kind of enviousness.
- Bureaucracy: A major challenge is the bureaucracy and its hurdles as well as the frequent incalculability of permits etc. which result from this.
- Employees: Due to the very rural location and the high support key (one caring staff member cares for one person) of 1: 1, it is very difficult to find sufficient motivated and qualified employees. Here, local living space could create incentives.

Main Training/Skills/Competences

- Endurance: Resisting all obstacles and keeping an eye on the target. In doing so, involve the environment and try to create a win-win situation for all parties.
- Practical skills: help and collaborate - no matter where.
- Management: With 70 employees, the ability to motivate, guide and define clear lines is very important.
- Due to the large number of actors involved, good communication skills are extremely important in order to be able to communicate own concerns clearly.

Promoter advice

Initially, a small-scale start-up with 12 residential units is helpful, which can then be increased according to demand. Likewise, the user can grow into the task and acquire knowledge and relevant skills.



6. CONSIDERATIONS, SKILLS/COMPETENCES

INVOLVED IN THE REUSE/VALORISATION PROCESS AND QUERIES/QUESTIONS

General considerations

It is important to involve all parties involved in the project right from the beginning and to consider how they can benefit from this. Create a win-win situation for all.

Skills/Competences especially relevant for the reuse/valorisation process

In addition to the already mentioned communication skills with the various parties, good time management and good planning of the construction projects are essential. The size of the project also increases the size of the problems coming up, which may mean that advice in legal and tax areas is necessary.

Queries/Questions

- How can I develop a project for myself and the immediate environment that creates benefit for everyone?
- How can I create and use synergy effects together with similar projects?
- How can I adapt the project to future changes and prepare for it?



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