

Local Action Plan of the Hof Prädikow CHL



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Executive summary

The revitalisation of the CHL can be separated into two parts: The first part consists of the acquisition of the site, the implementation of the leasehold contract and the formation of a project group. The stakeholders are the trias foundation, which purchased the land for 375.000 EUR, and the "Mietergenossenschaft SelbstBau eG" (literary translated: "Do it yourself" cooperation), which took a buildings lease for the estate from the foundation.

The financing structure consists of three columns: The leaseholder payed the heritable building fee for 10 years in advance (150.000 EUR), the group and their friends and supporters are invoked to support the effort with voluntary donations (approx. 100.000 EUR) and equity funds of the trias foundation. The project group has already been established as an association. This first part can be considered as completed.

The renovation and the growing on-site activities of the group can be described as the second part: The renovation will be managed by the leaseholder and will be realized in steps, one building after the other. This will be executed with newly acquired cooperative shares, bank loans, public subsidies and personal contributions (volunteer work, called "subbotnik" / субботота) of the members of the association.

Currently (May 2019) the stocktaking of all buildings have been finished and an in-depth analysis by the architects is in progress. The first stage will include four buildings to be renovated: Several flats will be generated in the former horse stable and the former bakery. Furthermore a former barn will be renovated and converted into a village community center "village barn" and the so-called "Schweizer Haus" ("Swiss house") into a coworking-space ("Prädi/co").

The return on investment is secured by the rental income paid by the project group Hof Prädikow e. V. (an association). The group enjoys a large community network: Beside the neighbourhood in Prädikow and the nearby villages the "Netzwerk Zukunftsorte Brandenburg" ('places of future' Brandenburg) is noteworthy.

The vision is that the first four buildings are renovated and under use at the end of 2020. We believe that as soon as the first group members are constantly living

and working on-site the project will develop new dynamics by itself. The already existing social and economic relations with the inhabitants of the surrounding villages will become even stronger and long-lasting in the course of time.

With the support of OpenHeritage the project is able to provide a series of events and workshops to analyse the different perspectives, needs, feelings and expectations of the project groups and the surrounding population. The result is a common approach for the village barn / village community center and perhaps further project initiatives.

The development of Hof Prädikow is ment to be an example, a best-practice project showing that downscaling of rural areas cannot only be stopped but even turned to the opposite. This building ensemble is ment to be a core to develop new vital life and living perspectives in the rural area. Just living is not enough as it will generate new commuting streams between the center (Berlin) and the rural area. Therefore it is a vital goal to generate working places, which is mainly aimed at computer work and others, not dependent on the infrastructure of a big city. A gardening project is ment to supply dwellers directly. Living for elderly people and handicapped people is not only creating qualitatively good living spaces but generating further working places.

A network between similar projects in the State of Brandenburg would strengthen this idea and lead to an exchange of knowledge an abilities hence leading to a further strengthening of this region. Hof Prädikow can be an example that a "good life" does not necessarily mean living in a metropolitan city. In the best case it is going to motivate people to return to their old places in the rural area.

Open Heritage is specific support as well as a qualitative high publicity. The lab budget helps the project association to develop long-lasting structures with the villagers and the regional networks like "Netzwerk Zukunftsorte" through meetings and workshops. The support makes it possible to do these workshops and public relations on a very professional level and gathers reception not only regional, but national and international. The heritage information boards helps the project to present the heritage value for audiences that couldn't be reached without the support of OpenHeritage. This leads to a better acceptance of the project within the village, the State of Brandenburg and even on the national level. Finally this will ease it to get more support and subsidies for Hof Prädikow.

1 Mission, Objectives and Strategies

1.1 Mission statement – for the entire project period

As already mentioned, the vision is that the first four buildings are renovated and under use at the end of 2020. For this and for the further development of the site a large support from the surrounding population needs to be established. During the project period the CHL activities are aiming at the (re)integration of the site into the everyday life of the people of Prädikow and the villages belonging to the administrative area of Prötzel up to the town of Strausberg and the rural district of Märkisch-Oderland.

1.2 Objectives and strategies

- *Establishing first projects / 1st renovation of buildings*

The members of the project group want to start living and working on the site soon. Some people of the project group are already living in temporary structures, mainly trailers and caravans (May 2019). The presence and living on the site is important to develop a social life as a community, for generating relations with the inhabitants of Prädikow and for initiating first projects. All buildings have been analysed by architects and the plans for renovation are under development. The first buildings will be used for the most urgent projects, therefore three of the first initiatives are explained for each objective. The goal is the development of sustainable structures, both financial and personnel terms. Further information please see in Section 3 (Developing sustainable financial models)

- *Apartment building / former horse stable*

The revitalisation of the former horse stable is an example for the continuous process among the growth of the Hof Prädikow group and the revitalisation of further buildings. It consists of several steps and will be executed for each building that will be renovated together with a certain group (crew) of people for their specialized usage.

One of the first buildings that need to be renovated is the former horse stable. This building is almost ideal for a conversion into several flats. The first steps after the analysis of the architects are workshops between the SelbstBau

cooperative as owner and their tenants, the Hof Prädikow association, to define the possible uses and the financial requirements. The demands of the future residents are reported back to the architects, which leads to a financial scheme, a schedule for renovation and the preparation for submitting the building permit.

The goal is the successful development of a new usage strategy for specific buildings, taking into account the former usage, the heritage value, the requirements of the monument protection authority and the demands for the future users.

A team of people that has connections with relevant stakeholders and which is addressable for new stakeholders and guides them through the process will be the long-term result. This process is used for setting up a permanent team that acquires new groups through the revitalisation process in the future.

The support of OpenHeritage is deeply integrated into the activities of the association, which can be seen within the explanations in section 3. Starting with general team meetings, specific team workshops, a taskforce, building workshops, utilization prototypes, through Dorfscheune-blog („village barn blog“) to card set or flyers, documentation of the project, film and photography to heritage information board and expert workshop “Zukunftsorte” (‘places of future’) are actions and events, that are supported by OpenHeritage. Most of these events wouldn’t be possible at all or at this level and intensity without the support.

- *Village barn / village community center*

By the help of meetings, talks and workshops the groups want to determine people who are interested in developing a village community center, which will be used as a meeting point for both project and village people. The group will be able to define, beside the human resources, to formulate the requirements and demands for the building need to be determined.

At this point the support of OpenHeritage is highly needed to initiate an exchange between the involved people, both project group and local inhabitants on a professional level. OpenHeritage makes it possible, for example, to provide high-level workshops, that wouldn’t be possible without. The process enables the stakeholders to define common goals, personal contributions, involvement of further people and organisations (e. g. associations, companies) and long-term usage strategies. This process is accompanied by further support like public

funding programs of the federal state, but also national and European level (e. g. LEADER).

- *Schweizer Haus (Swiss house)*

The project group needs to establish structures that are helping them to develop perspectives for their business activities in Prädikow. This means a perspective for their own activities, but also for combining the activities of different people on the site with the surrounding area. For most of them commuting to Berlin isn't a desired or even possible perspective (60 km, app. 1 hour car ride, 15h public transport). This building will become a co-working space which offers desks, rooms for meetings and office use and small workshops. The process will be initiated by an expert workshop 'Netzwerk Zukunftsorte' ('places of future'), consisting of present and future members of 'Netzwerk Zukunftsorte' from different federal states of Germany, Members of 'Neulandgewinner'. The project is also supported by Robert Bosch foundation. The co-working space will be embedded into the "Netzwerk Zukunftsorte".

2 Participation and Decision-Making Processes

As land owner trias foundation isn't involved into the day-to-day work on site. Their objective to provide long-term access of the site for the project group and securing the project goals. Therefore the foundation receives a ground rent. This is regulated in the contract of the heritable building lease between the foundation and the SelbstBau cooperative.

As the SelbstBau eG (cooperative) is the owner and developer of the buildings (and bears the financial risks) it is their duty to take the decisions on the project together with the architects in charge and the users on-site. The users are represented by the Hof Prädikow association, which rents buildings and land from the cooperative.

On the other hand the overall decision-making is very participative, with high amount of personal contributions of the project group members and the future residents, which are constantly involved in the process. The project group forms a group with its own democratic structure itself. They use digital communication tools which enable them to discuss and decide on a short notice and provide a

constant flow of information. In addition they hold regular meetings, both altogether and in separate task-forces.

The relation between trias foundation, SelbstBau eG and the project group Hof Prädikow e.V. is explained within the following diagram. Additionally the usage of the ground rent is shown. As a non-profit foundation trias is able to give money to non-profit purposes, which includes the non-profit activities of the Hof Prädikow association (e.g. monument protection) or for investing in new projects (buying land).

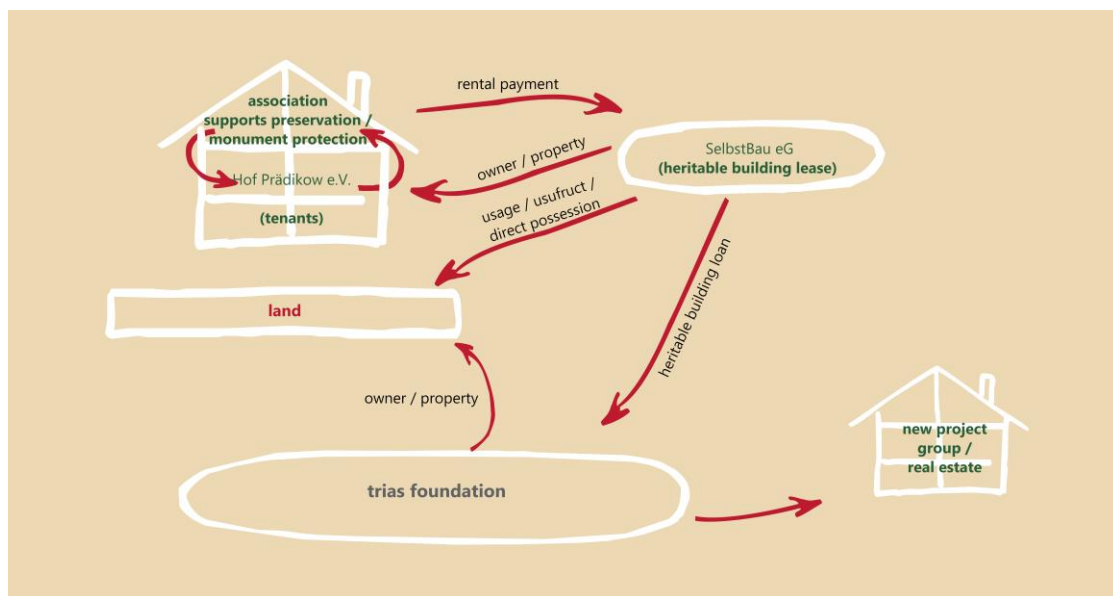


Figure 1. Stakeholder relationships

The SelbstBau eG is responsible to carry out the renovation and reconstruction on behalf of the project group members. It therefore has a general mandate to take decisions on its own responsibility. But on the other hand the cooperative is also responsible for returning the information to the project group and taking its opinions and suggestions into account.

To ensure this the SelbstBau-team is involved in the online and offline communication tools and both sides carefully reflect the democratic legitimation of their decisions.

The SelbstBau is organized as a cooperative. Members can be natural persons, private companies and legal entities under private and public law. The members of the executive board have to be elected every two years. Along with the rental agreement the members of the project group have to become members of the cooperative and have to buy shares of at least 10.000 EUR/person. Along with their shares every natural person has one vote, no matter how many shares he owns. The "one person – one vote" is regulated in German cooperative law (Genossenschaftsgesetz, GenG). Therefore they have the right to vote the executive board of the cooperative. The regular election period is two years.

The project group is organized in the Hof Prädikow association, which also has an executive board, which is voted regularly every two years. Within the project group individual or small groups of persons might take the lead on certain tasks or topics. But as soon they face a decision that affects other parts of the CHL (or the CHL in total) they have to ask all other members for an official vote about it. Beside this there are no official leader positions.

Every natural person or legal entity, if he supports the aims of the association, is able to become a member. Within the statutes of the association an executive board is described, which is elected by the members. The statutes have no rules regarding the elections of their board members, that are beyond the civil code laws. The normal period is two years. Re-election is possible. One member has one vote.

The CHL is driven mainly by members of the project group association, in accordance with the SelbstBau cooperative. Anyone interested can join the association and therefore the CHL process. To become a member of the association the existing members decide whether the person can participate for a probationary period of six months. During these six months, the person may participate in all activities, but has no voting rights in the decisions. After six

months, both sides - the applicant and the project group - decide on full membership. This gives the person the same rights as everyone else in the group and the right to move to the estate as soon as a suitable room is available. For full membership, however, the person must also become a member of the association and the cooperative and pay in cooperative shares.

The cooperative recruits their members of their tenants, living in 23 co-housing projects all over Berlin and the Hof Prädikow site. Since participation is a central concern of the cooperative, it expects the project group to take care of the recruitment of new members itself and has no influence on the selection. However, in order to ensure the financing of the initial investments, it insists on the above-mentioned financial commitment. From the cooperatives point of view the goal of recruiting new members is to improve the financial strength and self-responsibility of the project group. From the point of view of the project group, there is also the aim that the new members have to fit in with the existing group on the one hand, but on the other hand should also bring with them new ideas and skills.

The recruitment "from within" harbours the risk that the project group will not differentiate much socially and form a relatively homogeneous fellowship. The participants are aware of this risk and try to take it into account when selecting new members. In addition, the opening of the project to the local and regional community through various social offers should improve the social mix.

No new members are being admitted at the moment because it is not yet clear how many additional apartments can be created on the site.

By the help of the involvement through the OpenHeritage supported campaigns and the public relations of SelbstBau cooperative and trias foundation. Also a lot of informations about the actions taking place on the site are published, for example in the official journal of the community of Prötzel (Prötzeler Kurier).

There is no written strategy to include women in leadership positions, but a strong will and sensitivity among the group.

At the moment there is no written strategy to include marginalized (ethnic, socio-economic, etc.) groups, but the involved people are very sensitive on this topic and want to include all groups. One of the first groups are elderly people, the cooperative received funding from Federal Ministry of Family Affairs, Senior Citizens, Women and Youth for a co-housing project that meets their special requirements.

3 Heritage community

3.1 Main stakeholders

The heritage value of the Hof Prädikow site is widely known and accepted within trias foundation, the cooperative, the project association, among all stakeholders and the surrounding population. The biggest problem for the project association is that the site disappeared from public perception, caused by the vacancy time of at least 20 years and the failed attempts of revitalisation. Therefore a heritage community has to be formed by the association members together with the owners and all people and groups, who are interested in the site and its revitalisation. The Hof Prädikow association is the starting point for new people and activities and is responsible for coordinating all activities on site. Together with the owner of the buildings, the SelbstBau cooperative, they are developing first drafts for the future use of the buildings. These plans need to pick up the technical and financial framework. Together with interested people an informal team (crew) is formed, which is responsible for the process of renovation and the transformation into normal operation. The term crew describes within this concept a group of people, sharing same aims and working together, consisting of association members and non-members. This instrument makes it very easy for new people to join a specific project, for getting to know each other and for establishing trust and responsibility step by step. Until the start of normal operation the informal structures need to be transformed into a formal merger, normally the crew members become members of the association. This process is accompanied by the owner SelbstBau cooperative and supported by trias foundation, all together forming the heritage community.

3.2 Heritage community engagement activities

The concepts for the different buildings / activities on the Hof Prädikow site are the responsibility of different crews, consisting of several members of the association and non-members, normally people from the surrounding area (supporters). The association is used as a framework for the different activities of the crews and acts as an umbrella organization. The more the supporters are

getting involved into the crew it becomes useful and necessary for them to become a member of the association.

The members of the association had first ideas about establishing a common place, where people from the Hof Prädikow site and the village can meet each other. This refers to the history of the site as the social centre for the village in the past. The idea was born within chats with the mayor and the villagers. Among the members of the association a group of interested people has been formed. They used their already established channels for communication, like eMail, Slack or telephone, because most of the people are living in all parts of Berlin and the surrounding area. Then first talks with the village inhabitants and the SelbstBau cooperative started. This step was mainly driven by direct contacts and talks between the association members and interested people from the surrounding area on site.

Interested people were invited to join the on-line communication channels, to reduce the barrier between direct contact on-site and people outside, e.g. people who still live in Berlin. Beside that it is very important to simplify communication, e.g. informations provided via Slack are available for all participants almost in real-time, compared to eMail distributions lists or telephone calls. These channels are mainly used for organizing appointments, materials, responsibilities, for making decisions and events. At a later point, when the village barn is renovated and actively used, the relation between on- and off-line communication will change until it forms a synergy, on-line for people that are not on-site at the moment, off-line for direct arrangements. Now all on-line and off-line activities have to align on the habits of the people, some villagers are sceptic of intensive use of online tools, they prefer direct communication and telephone calls, otherwise interested people could be deterred.

As the group is growing, caused by a huge interest among the village, the ideas and demands for the building became more and more precise. The talks with the cooperative where intensified and an architect came into charge to analyse the building in detail and to develop a renovation plan and a cost estimate budget. This budget was published among all stakeholders and ideas for financing the renovation where developed and discussed. All stakeholders, which means the crew and the cooperative, started talks about financing the village barn project. The money that is needed for renovation, has to be backed up by equity funds (cooperative), personal contributions (volunteer work, a.k.a. "muscle mortgage"

or subbotnik but also by public funding (e.g. federal government subsidies), financial support from foundations like Robert-Bosch-Stiftung and bank loans. Therefore, a concept is necessary that ensures recurring income through rental. This process will be supported by OpenHeritage, which means that the crew (consisting of association members and supporters), the SelbstBau (owner of the buildings) and trias foundation (responsible for OpenHeritage and land owner) all together are forming the heritage community. As a result, beside the renovated building, a group of people who are responsible for the day-to-day operations of the buildings is formed, but also a group of people that has experience with the process of renovation and developing a concept till normal operation.

This concept can be applied to all buildings on Hof Prädikow site, each building can be driven by different crews, accompanied by the framework of the association, growing from informal into formal structures (supporters become association members). The association establishes a structure that is able to develop a usage for a building, providing knowledge, to finance renovation and for getting a rental income.

This example shows clearly the advantages and disadvantages between on- and off-line communication at different stages. Face-to-face conversations are the very best for establishing first contacts between people, to integrate first interested parties and for building up trust among these people. On-line tools allow people to communicate very fast and easy, they make communication more constant and it allows to overcome large spatial distances.

4 Financial models

Together with the Hof Prädikow association the SelbstBau cooperative will renovate each building, depending on interested people that have plans regarding the revitalisation. The revenues will be knowledge and rental income, the expenditures are mainly the renovation costs, because all buildings have very high renovation costs.

We are planning that interested people, together with the association members, are forming crews to develop ideas and usage concepts for the several buildings. When they become association members they are taking over responsibility for their project. With a written down concept all partners are able to search for support (personal, financial), start renovation and become partners within a rental agreement. The amount of money that is needed will be provided through cooperative shares, member fees, loans (banks, private people), equity funds, public funding, volunteer work ("muscle mortgage"), donations and crowdfunding. The long-term goal is to finance the effort through rental income and other ways of profit, e. g. renewable energy, self-supply with vegetables and fruits. So the normal way leads from forming a crew to formalisation and association member, composing the concept and finance plan, getting support up to signing a rental agreement.

Crowdfunding has been implemented within other projects of trias foundation. At the moment we are planning to use a tool called twingle (<https://www.twingle.de/>), which can be integrated into almost every website very easy with a code snippet. This tool makes it very easy for supporters donate money, normally paying is provided via bank account and PayPal. We are planning to use the tool to support specific projects (e.g. materials for the village barn / village community center) on the site, in agreement with the group on the website of the association, www.hof-praedikow.de or even on the website of trias foundation or OpenHeritage. Of course, we will keep an eye open for other tools. We want to become well-known to a wider audience, therefore the european attention for OpenHeritage can be a large support for the efforts.

4.1 Activities and costs

Participatory process / Capacity building (18.000 EUR)

Integration of the future inhabitants of Hof Prädikow into the village: Within 10 years approx. 100 people with urban background will move to the village Prädikow, currently inhabited by 200 people. Our goal is to create as much exchange as possible between the village inhabitants and the project members over the next years. Also we strive to find ways of creating a community space (village barn) and services like a pub, a café and a small shop attached to Hof Prädikow. These will be developed in a participatory process so everyone can identify with the outcome. Also a coworking space, a wood workshop and art ateliers are planned which means that defining and describing the vision, financing and business planning must be developed in the same time.

(a) "General Team Meetings": Members of teams like "utilization", "financing", "process/organization" come together for reconciliation. Specific teams consist of project members, local actors, specialists, external guests.

Professionell moderation/presentation (in total 20 / approx. 1 every two months):

20 x 600 EUR = 12.000 EUR

(b) „Specific team workshops“: Specific teams are on tasks like prototyping, ideation or business planning.

Professionell moderation/presentations (in total 10 / approx. 3-4 per year):

10 x 600 EUR = 6.000 EUR

Community Hub (14.000 EUR)

(a) „Taskforce: village barn“: A team consisting of project members, architects and local inhabitants develops ideas for a community space. Team-facilitation, idea visualisation and planning are parts of the process.

Professional moderation/organisation/planning (over a time of 6 months):

Project coordination = 5.000 EUR

(b) Building Workshops for „village barn“: To provide the CHL with temporarily basic infrastructure project members and local stakeholders are building e. g. furniture for the village barn in a participatory process.

Material costs: 5.000 EUR

(c) Utilization prototypes: Utilizations developed by „team utilization“ will be built in a participative process for testing and re-developing.
Material / equipment costs: 4.000 EUR

Local Campaign (19.000 EUR)

(a) Website „Hof Prädikow“: Presentation of the farms´ buildings, history, re-utilization, activities, participatory process for documentation and networking.
Design, Editing and programming: 3.000 EUR

(b) English version of website for openHeritage-website: Building an english version of the website for the openHeritage website.
Editing: 1.500 EUR

(c) Dorfscheune-Blog („village barn blog“):

Developing and editing a project blog for documentation of activities and progress. Articles about special tasks e. g. re-use, heritage, participatory processes, knowledge transfer are planned.
Editing and programming: 6.000 EUR

(d) Card Set or Flyer: Printed presentation of the cultural, social and economic projects and activities within Hof Prädikow. For lokal/regional/national stakeholders
Editing, grafic arts, printing: 4.000 EUR

Living Memory Exhibition (13.000 EUR)

(a) Documentation of the project, film and photography: The documentation shows different steps in the development process of Hof Prädikow and highlights several aspects such as group organisation, planning and building process, village participation, etc. Also the history of the place is reflected via interviews with former workers and inhabitants of the farm. This is complemented by a photographical documentation that will be displayed on the website.
Production: 9.000 EUR

(b) Heritage Information Board: Board that contains information e.g. about history, former and contemporary utilization of buildings
Production: 4.000 EUR

National workshops and OpenHeritage Dialogues (3.500 EUR)

(a) Expert workshop "Zukunftsorte ('places of future') – Coliving and -working projects as catalysts for the development of rural areas":
How can cooperative projects like „Hof Prädikow“ contribute to the sustainable development of rural areas? Which significance do they have and how can they be supported? How can the network help to tap their full potential?
Participants: present and future members of 'Netzwerk Zukunftsorte' from different federal states of Germany, Members of 'Neulandgewinner', Robert Bosch Foundation
Production: 3.500 EUR

Table 1. Project activities and costs summary

1. Participatory process / Capacity building (18.000 EUR)	
General Team Meetings	12.000 €
Specific team workshops	6.000 €
2. Community Hub (14.000 EUR)	
„Taskforce village barn“	5.000 €
Building Workshop for „village barn“	5.000 €
Utilization prototypes	4.000 €
3. Local Campaign (14.000 EUR)	
Website „Hof Prädikow“	3.000 €
English version of website and blog	1.500 €
Blog „village barn“	5.500 €
Flyer and/or set of post cards	4.000 €
4. Living Memory Exhibition (11.500 EUR)	
Multi media documentation film	9.000 €
Heritage Informations board	2.500 €
5. National Workshops (2.500 EUR)	
Expert workshop	2.500 €
	60.000 €

5 Regional integration and territorial integration

The CHL is located about 50km north-east of Berlin. With car not much more than 1h driving is needed from the city centre of Berlin to Prädikow. The next train station is in the district town of Strausberg, which is linked to Berlin by rapid-transit railway (50 minutes to city centre). Strausberg also provides the infrastructure for all everyday necessities like shops, medical facilities, public schools, cultural offerings etc.

For the 10km from Strausberg to the village of Prädikow however, public transportation is quite sporadic as the bus connection is served only seven times a day. Therefore the people in Prädikow rely on the use of cars for all daily activities outside the village.

So far there are no economical strings between the site and the surrounding area. But this will hopefully change as soon as the first residents are constantly living on site and develop their own projects and enterprises. For example some handcraft-workshops for pupils of a nearby private school have already taken place on the site with very positive feedback. Furthermore the project participates in the "Tag des offenen Ateliers", a cultural event at the 4th and 5th of May 2019, when everywhere in the federal state of Brandenburg artists will present their works. Regarding tourism: Prädikow is neighbouring with the natural preserve area 'Märkische Schweiz', which is a well-known destination for hikes, bike and boat tours. In addition Prädikow is part of different cycling-routes.

Hof Prädikow used to be the social and economic centre of the village of Prädikow. Many people in Prädikow have a personal and emotional relationship with the site because they have worked or even lived here before. For this reason the inhabitants are very interested in the development of the project since the beginning. Of course this is also due to the fact that whatever happens on this large-scaled estate naturally will have an effect on the small village community.

Both the project group and the developers are reaching out proactively to the inhabitants of Prädikow, in particular thanks to the commitment of the group members who are already living in the village. We are convinced that it's not possible, or even desirable, to survive as a project in the long term without

improving the relations to the surrounding area. An isolated local community that does not established ties with its local and regional environment would not meet the idea behind this project. Also it would probably provoke many neighbourhood conflicts in the future as the property is located in the centre of the village. The project would live up to its claim of being a place of community and sharing.

- Participatory process to develop the village community barn (January – September 2019), see above.
- The common use of the barn (from summer 2020)
- The arrival of the first permanent residents on the site.
- The co-working space at “Schweizer Haus”
- renovation activities (local handycraft)

6 Actions

The actions can be seen in Table 2. Together with the actions, that are listed in Section 3 (Developing sustainable financial models) it shows the huge variety of steps and actions taking place in the CHL, not only during OpenHeritage. Especially the steps that are written down in section 3 are made possible through the help of OpenHeritage, otherwise these steps would happen in a much smaller scale, because all stakeholders, especially the association members, would have to do this on a voluntary basis. This means OpenHeritage helps them to achieve their aims not only much faster, but on a much higher or professional level.

Table 2. List of actions

ACTION	BY WHOM	BY WHEN	RESOURCES AND SUPPORT NEEDED/AVAILABLE	BARRIERS and CONSTRAINTS	COMMUNICATION
Creation of an overall concept for the site (lab budget: Participatory process / Capacity building (18.000 EUR))	The architectural office <i>Hütten&Paläste</i> in consultation with the project group and the SelbstBau eG	End of May 2019	25.000 €		Project group Local and regional stakeholders
Consultations with the monument protection authority	The executing architects and the SelbstBau eG If necessary: An external expert for heritage protection.	Ongoing, because each construction work effects the heritage status of the site.	60.000 € – 80.000 € Close and trustworthy coordination between project planners and the authority.	Authorities (constructions plans might not meet their heritage expectations) Members of the project group (preservation orders might not meet their housing and financial requirements)	Project group Political supporters
Creating schemes for the non-housing purposes (especially financing concepts)	Members of the project group who are planning to develop their own business	Ongoing - Only when the financing has been clarified can the cooperative begin to renovate the house in question.		Other members of the project group as each individual project might affect the interests of the others.	Trias foundation SelbstBau eG
Preparation of an	An external expert	July 2019	6.000 €	Monument protection	Project group



energy concept for the site	in consultation with the SelbstBau eG, the executing architects and representatives of the project group			authority (e.g. regarding solar panels on the roof)	
Applying for LEADER-funding for the Swiss House	SelbstBau eG trias	Done in January 2019	3.000 € for professional settlement of accounts	The local LEADER-board might not grant the funding	Political supporters
Applying for LEADER-funding for the village community barn	Members of the project group trias	September 2019	See above	See above	See above
Complete the participatory planning process for the village community barn lab budget: Community Hub (14.000 EUR)	The project-team of the community barn	June-July 2019	Personal commitment of members of the projects group and residents of Prädikow	SelbstBau eG (funding has to be clarified before construction works can begin)	trias SelbstBau eG Local stakeholders
Submit building applications for the first four buildings	Executing architects SelbstBau eG	June – September 2019	400.000 € planning costs	Monument protection authority Building authority	All stakeholders



7 Monitoring Progress

The process is monitored by regular consultations between trias foundation, SelbstBau cooperative and Hof Prädikow association. The several actions will be divided into many action and events (e.g. Taskforce: village barn"), which will be subject of conversations between these partners during preparation. After the end of the event a short summary and evaluation will be transmitted together with the bills. This provides the ability for the partners to exchange knowledge and to provide help during preparation, to prevent failures and after the finished event an evaluation makes it able to collect the experiences from the events and to compile and structure information and knowledge.

