Residential Buildings Renovation in Riga, Latvia

Situation today and future challenges
Housing Fund in Latvia*

Number of inhabitants of Latvia (2017) 1 934 0379

~ 79% of residential houses managed by municipal corporations

~ 21% of residential houses of the number of privatized municipal houses transferred to the owners of housing for administration (2011)

68% Latvian inhabitants live in multi-apartment residential buildings (2011)

705 847 multi-apartment residential building flats (2011)

The share of homes in apartment buildings in Riga is higher than the average in the country, whereas in the regions outside Riga, the proportion of individual houses is higher.

*The data of the Central Statistical Bureau
Distribution of residential buildings by their main use in Latvia*

- Non-residential buildings: 1,006,952 (72%)
- Engineering structures: 31,141 (2%)
- Residential houses: 362,952 (26%)
- One-apartment houses: 308,920 (85%)
- Two-apartment houses: 13,902 (4%)
- Three or more apartment houses: 39,485 (11%)
- Apartment houses of different social groups: 645 (0%)

*The data of the Central Statistical Bureau
Creation of RNP

Rigas namu parvaldnieks, Ltd. (RNP) was established on December 29, 2010, bringing together 15 municipal government building administrations.

RNP provides multi-apartment residential management and adjoining area management services in the administrative territory of Riga.
About RNP

59 000 000
NET turnover, 2018, EUR

Employees:
1 800
labourers, 01.01.2019.

592
office workers, 01.01.2019.
RNP customer portfolio

162,000 apartment properties

> 4,300 residential houses

> 8 M m² managed area

Riga
RNP customer property building periods

- 1800 - 1900: 12%
- 1901 - 1950: 26%
- 1951 - 1980: 49%
- 1981 - 1990: 12%
- 1991 - 2018: 1%
RNP customer support

- **Riga**
- **Customer service centres**: 10
- **Calls to the unified information phone 8900 / day**: ~750
- **Calls to the emergency services / day**: ~120
- **Written submissions / day**: ~200
- **Emails / day**: ~150
RNP customer communication channels

Customer service on site and remotely. Direct communication with RNP staff

Electronic environment:
- www.rnparvaldnieks.lv
- www.e-parvaldnieks.lv
- www.twitter.com/rnparvaldnieks
- www.facebook.com/rigasnamuparvaldnieks
- rnparvaldnieks@rnparvaldnieks.lv

Informative phone 8900

Twenty-four-hour emergency service 8000 8989

Specialists and field managers individual acceptance

Informative materials
Residential house renovation projects in Riga

- Renovated houses 2007-2013 (46)
- RNP current projects (137)
5 + 137 decisions of the apartment owner communities

From the beginning of 2016 until April 10, 2019, 137 apartment houses under the management of RNPs have made decisions on participation in the program implemented by ALTUM.
Renovation costs

The average cost of apartment house renovation is 190 EUR/m². The amount depends on the materials selected, the workload planned, the work done so far.

- **4800 apartments**
- **240,000 m² total area**
- **137 Residential houses** with 5 - 140 apartments
- ~ 46 M EUR approximate total costs of renovation
RNP implemented house renovation projects

Bauskas iela 51

Finiera iela 15
RNP implemented house renovation projects
Viestura prospekts 83

- «Stalin time» special project
- 12 apartments, 2 floors
- total apartment area – 957,6 m²
- year of construction – 1956
A good example inspires neighbors

Neighborhood houses that have already decided to participate in ALTUM program:

Viestura prospekts 87
Viestura prospekts 89
Viestura prospekts 73
Viestura prospekts 15
Existing difficulties:

- Lack of all types of construction process professionals in the region
- Renovation process dependence of weather conditions
- Complicated technical documentation approving
- Long project implementation time

Benefits of Industrial renovation:

- Less number of employees involved in construction process, lower requirements for qualification of specialists
- The pace of renovation process does not depend on the weather or season
- Simplified design and documentation approving
- Shorter project implementation time
The model of industrial renovation of residential buildings makes it easier to renovate houses in the context of squares

- Various buildings of the same type and age would reduce overall costs
- Grouping applied to planning, engineering, project management and supervision
- Stronger position of the apartment owners against the bidders constructors
- Shorter project implementation time for group of buildings
THANK YOU FOR YOUR ATTENTION!

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