

# Hertha Living Community - social and cultural value creation in a village of the future



Applying projects

# The Living Community - an inclusive Village

Hertha Living Community is a self-grown social policy initiative with the goal to integrate a group of individuals with special needs within a normal community. The community is based on two ideals. The first is to realize inclusion between the groups. The second ideal is the ideological inspiration from Rudolf Steiner's anthroposophy.

After 20 years 137 people are living in the Community, of whom 26 have special needs. There are listed buildings of over 13,500,000 Euros. Half of the value is common ownership or rather "nobody's-ownership", as they are owned by the Village Foundation. The rest are privately owned homes.

Our belief that such a common life situation would bring about dynamics and synergy has proven to be true.

Therefore, the project as a whole has great societal relevance and value as:

- \* a unique example of cooperation between 3 actors in society: the official (municipality), the private society (Hertha Shared Housing & Workshops, the Village Foundation and other donating foundations and donors) and the civil society (the other residents of Hertha and Herskind);
- \* an example of a new type non-institutionalized institution with homely touches and integrated sheltered workshops that provide meaningful work for the benefit of the entire local population as the project is an alternative to the general trend towards more centralized and large institutions;
- \* a project bringing back life to the countryside, life that is about giving care and creating a meaningful life for a marginalized group; and
- \* it is a place with a social and environmental profile that inspires and creates new knowledge.

## Number of residents etc. in Hertha:

Adults so-called normal:	76
Children:	36
Mentally disabled:	26
Volunteers / interns:	4
Mentally retarded in day care:	10
Employees in shared housing / workshops: (30 fulltime)	37
Occupations: E.g. educators, teachers, retirees, photographer, anthropologist, design researchers, psychologists, electrician, craniosakralterapeut, nurse, language teacher, musicians, architects, doctors, etc.	
Total area (ha)	23
Of which in urban areas:	2
Agriculture:	19.5
Gardening:	1.5
Number of homes:	
Privately owned:	18
Rental apartments:	25
Condos:	10

*Pastor Thomas Frøkjær: "They are dynamic and get things started. They are good at creating unity, both among the healthy down there and between the disabled. It works so well I think. I also find that the link between Hertha Living Community and the rest of the village Herskind, the rest of the parish work well. I think they are skilled "*





# - with social and cultural value creation

In Hertha in the intersection between the institution, the civil society and the public a wide range of activities arise. A few examples can give a picture of the rich life lived in Hertha as a result of the special organization of the place.

From the activities of the institution a variety of activities flow that go far beyond the institutional framework. Every working day begins with a morning session in which all are welcome. Between 30-40 people meet here and share their calendars and messages and wish each other "good luck". Annually organized working days for parents and the Living Community are arranged. Likewise sibling days, holidays and other special days are arranged. May Day is annually celebrated with open workshops, a harvest market in September, a Christmas play (last year performed once in the local church and three times in Hertha's hall). There is an advent maze and spiral, Boo and other season celebrations.

At the institution there are 37 employees of which 24 live outside the Living Community. Also every day, 10 day employees from outside work in sheltered workshops. The workshop are responsible for numerous activities, initiatives and events: Physical products (bread, milk, cakes and vegetables) are produced and distributed internally and to external customers in the local grocery and 2 health food shops in nearby cities. Every Wednesday the drama group rehearse a play that is performed for the public (e.g. H.C. Andersen "The Tinderbox", "Clumsy Hans", Mozart's The Magic Flute). About 70 plays have been performed within the last 20 years.

Arising from the private residents a cultural association has been founded which organizes events including, concerts, lectures, exhibitions etc. Private residents make puppet theaters, organise recurrent courses in organic horticulture, gluten-free baking and food quality. There are story telling

evenings, study circles, working days, common dining and bird watching. Volunteers help for example with milking and weeding in the horticulture. They participate in acting, arranging parties, doing tours for the many interested groups who visit Hertha, including pedagogs, local people, pensioners' associations, schools, disabled groups, schools, kindergartens, architects. On 6 Saturdays every year there are open "Saturday café", where all are welcome to coffee, cake and a tour. In total about 7000 persons visits Hertha per year and get a feel for the resort's uniqueness.

Through a partnership - made between the institution, Herskind Local Council, the local school and the parents - food have been made in the school's kindergarten to approximately 60 children organized as a sheltered workshop. This project is now including the school and thus covers approximately 100 children. A green partnership between land owners, an architect, the Local Council, the municipality, the Nature Conservation Association, the Society for Ornithology, the Outdoor Recreation and Tourism Association has led to "Tracks in the Landscape" - a path to the beautiful river valley. A project is underway which will mull 4 km of the path, so it will be much more accessible for disabled and joggers, including a teaching room in the Mews so that we can include the teaching of schoolchildren.

The interaction between Hertha's private citizens and the protected horticulture workshop has led to a "community supported agriculture" in which 150 persons pays a monthly fee and thus are free to pick vegetables for their own consumption.

In 2014 in collaboration with some academics a book was made and published which included many of Hertha's experiences with inclusion ("Inclusion-a social policy input" (Frydenlund 2014)

*School leader Kim Sorensen: "You can feel how they work with the people they are dealing with. The tempo and the spirit are working in. We can learn a lot from the culture they have, concerning the good togetherness, it spreads to the outside world "*



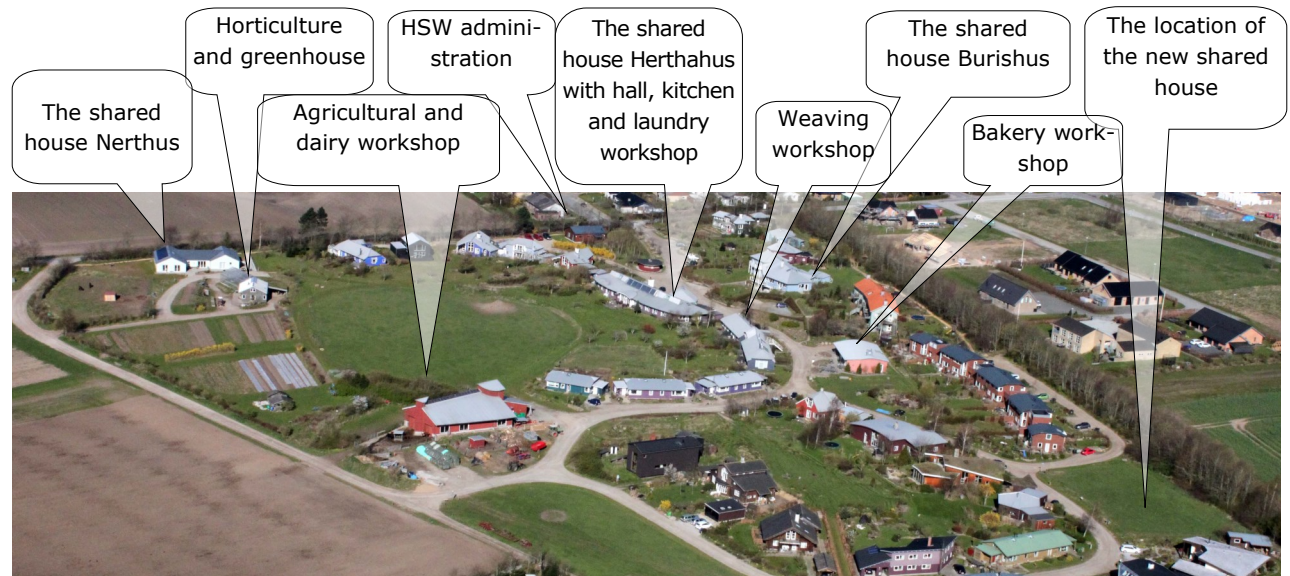
# The Institution: Shared-housing

Hertha Shared Housing currently consists of 3 shared houses for 26 mentally handicapped adults and 5 independent apartments. There are 37 employees. One of the shared houses has a night watch person allocated to it. Work is underway to provide accommodation for a total of 30 residents.

Along with the sheltered workshops 'Hertha Shared-housing & Workshops' (HSW) is an independent institution and a registered social enterprise that delivers a whole-life offer under the Social Service Law §85 (support in own home) and §103 (sheltered employment). Hertha Shared Housing is supervised by the municipalities and the workshops are under the supervision of the Municipality of Skanderborg.

HSW offer differentiated care so that the people with special needs can stay here for life - from independent housing "outside" in the village to sheltered accommodation with a night watch person. After 20 years a reconstruction of the "old" shared house Herthahus is planned. According to the plan there will be four "quiet" apartments for those residents who need more peace and seclusion.

In connection with the workshops, the special need residents live a whole, rich and meaningful life and work in a safe environment.



The Shared housing institution offers:

- \* Individually life in collaboration with neighbors and roommates in a social diversity.
- \* Different housing in a homely atmosphere with differentiated support.
- \* Everyday in safety and health.
- \* Possibility of individual and social development through movement, art, music, drama/ plays.
- \* Differentiated age composition and age considerations (between 20-50 years of age).
- \* Contact with the outside world through good neighborly relations.
- \* Possibility of free expression and responsible leisure.

*Local City Council: "... Over the years an environment with a special character and unique buildings which attracts many interested from both external and domestic has been created. We experience Hertha as an example of innovation, but on the basis of the values of the old village ... "*





# - and Workshops

There are currently 9 sheltered workshops with a total of 33 workstations and 7 employees. In addition, there are activities that have increased voluntary and creative character, such as drama and painting therapy. Most residents in this way have their workplace where they live. In the comfortable and familiar environment, residents can be aware of what the other residents are doing and where they are. This is also a strength when changing workspace.

**Dairy:** Every day 10 cows are milked from a modern milking pit. The milk flows directly into Denmark's smallest, modern dairy. Here it is pasteurized and made to farm milk, mini milk, whipping cream, Junket, Acido and Creme Fraiche. All tapped on disposable packaging, before it is brought to Hertha's local shopping center, the local grocery in Herskind, 2 health food stores, a food community and institutions in the local area.

**Agriculture:** The biodynamic farm cultivates 19,5 ha of land. Half is grass and the rest is clover, rye, oats and wheat. Most of the rye and oats are used in Hertha's bakery. Some of the grain are used for the animals and the rest is sold. The farm also hosts specially organized instruction for youth and others who need to get their workabilities tested.

**Gardening:** The horticulture, in collaboration with the farm has 1,5 cultivated ha with a very wide selection of vegetables. As a customer of the gardening you every month pay a fixed fee. Then you can - as long as vegetables are available - harvest what you need. There are now 56 subscribers in this Community Supported Agriculture, and a total of 150

people are benefitting from the freedom this allows for both customer and gardener.

**Bakery:** A workplace that allows to produce the large quantities of baked goods that are in demand, while caring for those who work here. Bread and cakes of high quality are produced. One half is sold to the Community, while the rest are purchased by shops and institutions "outside".

**Kitchen:** Every day at 1 pm hot lunch is served in the three shared houses for a total of 30-40 people. Most residents participate alternately in the kitchen work, handled by different employees during the week.

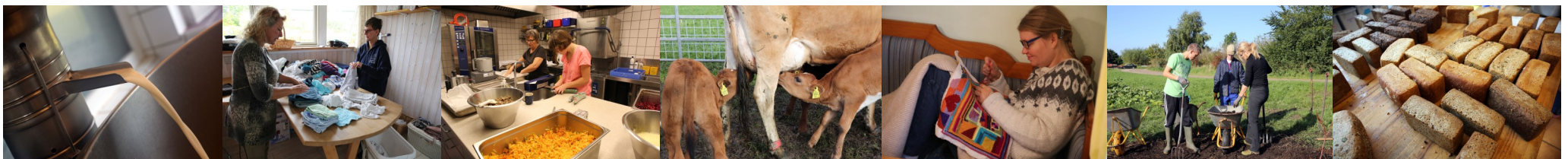
**Weaving Room:** Lovely woven fabric are available for sale in small quantities. The weaving room are also used as painting and scenery workshop for the drama. For some of the disabled this is a warm, enveloping and rhythmic work with great qualities.

**Canteen:** A workshop in the kindergarten "Nordlyset" in Herskind daily produces food for about 100 children. All food is organic / biodynamic and made from scratch. 2-3 with special needs and one shop assistant.

**Laundry:** Here textiles used in other workshops are washed 2 times a week, as well as private clothing for the residents who need help with this. 2-3 with special needs are working in the laundry.

**Drama workshop:** Every Wednesday plays are practiced for public performance at seasonal celebrations.

*Prev. Urban, Housing and Rural Development Minister Carsten Hansen (2014): "[Ecovillage] often creates both jobs and taxpayers, they bring children and life to the country, they counteract the closing of shops and schools and contribute, as I for myself have experienced in the Living Community Hertha, to lift social tasks. "*





# The Village Foundation - the applicant

The Village Foundation is a nonprofit, operating foundation, which owns the land and the building-related facilities which are the workplaces for the people with special needs, and in addition, the two sharedhousing buildings "Herthahus" and "Burishus" and 11 ordinary rental houses / flats.

The Village Foundation is committed to improving the living conditions of young and adult mentally disabled people with special needs. This is done primarily through the acquisition, construction and operation of properties for use of Living and Education Communities for the mentally disabled on the basis of Rudolf Steiner's view of humanity

Much of the Village Foundation's capital is provided as gifts from foundations and from individuals. Other parts are obtained through the sale of serviced plots for private houses. About half of the village's values are privately owned - the rest is owned by The Village Foundation. In total buildings for about 13,5 million Euros are listed.

The foundation is administered by a board and is accountable for its operations against the The Department of Civil Affairs and the tax authorities.

The Village Foundation is now after 20 years in the final state of its building projects, after which Hertha Living Community stands out as a "whole life projekt" demonstrating a different way of living and living together, an opportunity to lift a social task in a community and a way to enliven a village. It is a place which has created new knowledge - for example concerning the potentials of mentally retarded and inclusion - most recently communicated in the book 'Inclusion - a social policy input'.

The Village Foundation is embedded in the three separate but mutually dependent bodies constituting Hertha Living Community:

**The Village Foundation**, a nonprofit, operating foundation.

**The Private Foundation 'Hertha Shared-housing & Workshops'**, a social enterprise which is responsible for the daily educational work in workshops and shared houses.

**The Village Council**, the elected joint management, responsible and decision-making in all overarching and fundamental questions in Hertha Living Community. Formally it is a homeowners association conferred with extended authority.

The interaction between these three bodies is a prerequisite for the working and development of Hertha Living Community as a whole.

## Key figures (2015, mill. Euros)

	Revenue	Surplus	Assets
Village Foundation	0,43	0,11	3,74
Hertha Shared-housing & Workshops	2,65	0,07	0,99
Village Council	0,05	0,03	0,15

*The Tourism Manager: "...Hertha is a destinations that attract thousands of people all year round, and there is no doubt that everyone go enlivened and enriched from the place. The reception is warm and friendly, and we all learn more about what it means to live in a living community.*



# - and the planned applying projects

Hertha Living Community is a self-grown project and therefore driven by dedicated people with long experience in social entrepreneurship - which is shown in a large waiting list of people who would like to move into Hertha. It creates coherence and includes learning disabilities in an ordinary urban development and everyday life. Hertha is a completely new model for creating life and meaning in existing villages. Hertha helps a large group of families and individuals who are often overlooked in our society.

Therefore, we have initiated a number of projects to "finish" Hertha (see back page)

Especially two projects constitutes a financial challenge for the completion of the infrastructural framework of the community. It is the new shared house and it is the renovation of the 20 year old shared house "Herthahus". It is a necessity that the 11 homes in this "old" shared housing Herthahus get the general standard of today. This means a greater conversion and extension. This latter project is particularly difficult to finance, since the renovation of Herthahus will not generate increased rental income. There is a total capital requirement of approx. 0,65 mill. Euros. Because no increase in house rent is possible the renovation must be financed in cash. **It is in relation to these two projects that we are turning to you.**

## Applying projects: Shared houses for the completion of Hertha

1) New shared house on the buildingplot Landsbyvaenget 25-27 with apartments for persons with special needs and a support apartment of 80 m2. The 7 apartments are 31-35 m2 (one are 40 m2) Common areas are 183 m2, guard room and guest room are 29 m2 and fitnessroom at 38 m2.

Construction costs (€)	1,734,190
Loans (credit union and Merkur Bank, incl. cost of setting up loans):	976,369
Equity (basic value already paid investment, deposit and donations):	290,973
<b>Capital needs for shared house</b>	<b>476,563</b>

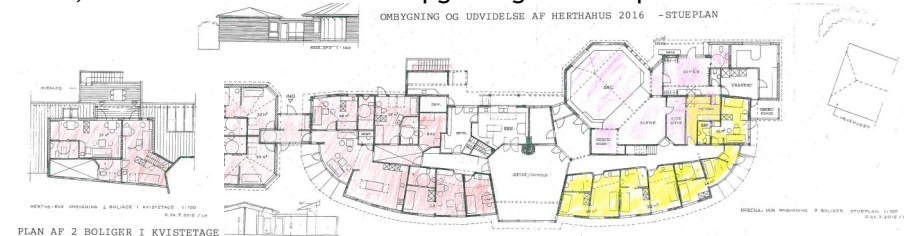
Profit and loss accounts:	
Standard Rent of 7 residents	61,220
Standard Rent of support apartment	10,796
Saving due to low-energy technique	5,257
<b>Annual revenues total</b>	<b>77,273</b>



2) Renovation / upgrading of the shared housing "Herthahus": The renovation and upgrading is carried out so that there is a quiet section for 4, as well as updated apartments for 7 other residents, all of whom are in need of a night watch person.

Pricing(€)	Price estimate
Addition of 2 apartments and walking area (88.7 m2)	184,846
Rebuilding in the west end (158 m2)	235,045
Extention on the upper floor	145,588
6 rooms added up to 3 apartments	74,515
1 apartment formed in the eastern end	4,028
<b>Capital needs for renovation and upgrading</b>	<b>645,022</b>

The renovation and upgrading give no increased house rent that can finance loans. Therefore, the entire renovation and upgrading must be paid in cash.





#### **Other projects for the completion of Hertha Living Community:**

Teaching and Path projekt (teaching room in the stable, improvement of "Tracks in the Landscape" path, etc.). Funding: Various Danish funds with the help of fundraiser and architect Bendt Nielsen. Budget: 214,820 Euros

Renovation of the Common Hall etc. (Soundproofing of the room toward the rest of "Herthahus" shared housing, improved entry conditions, foyer, toilets, etc.). Financing: Hertha Shared-housing /users of the hall. Budget: 241,673 Euros

A common cultural center with conference and café facilities. Financing: Via the Living Community's general fund, own work, loans, etc. Budget: 270,000 Euros

Accessibility, square- and road project aiming at improving accessibility (expand and mull trails, signs, etc.) and create more and better inclusion and meeting places using square- and space construction. Financing: Major Danish foundations. Budget: 671,313 Euros

Book project - documentation of Hertha's history, vision and status - disseminated in a way so it can be used by others who may wish to create something similar. Funding: Mainly smaller danish foundations. Budget: 13,426 Euros

Value creation - Ph.D. - Developing and testing a tool for inventory and documentation of value creation with four bottom lines in Hertha Living Community. Financing: Donations from a large Danish foundation. Budget: 402,788 Euros

Please contact us for further descriptions.

Village Foundation board:  
Søren Christensen (chairman)

Ole Uggerby

Søren Hansen

Jens-Otto Andersen

Sibylla Hofstetter

#### **Village Foundation objective**

The Village Foundation is committed to improving the living conditions of mentally disabled young and adults with special needs. This is done primarily through the acquisition, construction and operation of properties for use in Living and Education Communities for the mentally disabled on the basis of Rudolf Steiner's view of humanity.(§ 3)

*The Mayor of Skanderborg: "... The place attracts everybody, from professionals in field trips to curious tourists, and I meet people elsewhere in the country referring to Hertha. The explanation is simple: Hertha is a source of inspiration and a real live example of how great development perspectives are for people with disabilities. The community lives in Hertha. "*

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