

Reflections on the Reconstruction of Old Neighborhoods in Lucheng District of Wenzhou City from an Age-friendly Perspective

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Abstract

In today's society rapid iteration upgrade progress, the standard of living is greatly improved. People's happiness index of life is urgent, prompting China's government departments in the form of rapid aging to make a prediction of the future development, the elderly groups community construction is imminent, the future needs of the elderly groups life will be considered as the focus in the community construction and community planning, elderly groups will enjoy their twilight years in a senior-friendly community. Age-friendly community means that the construction in the community is based on the elderly, the community has perfect infrastructure, elegant environment, meeting the living needs and activities of the elderly. the elderly can live in such a community safely and comfortably and can maintain a healthy life in their later years. At present, most of the residents in the old neighborhoods in Lucheng District of Wenzhou City have already stepped into old age, while the living space and service facilities in the old neighborhoods are far behind the current demand of rapid aging, Therefore, this paper explores the current situation of the renovation of old neighborhoods in Lucheng District, Wenzhou City in an age-friendly context, with the aim of uncovering the problems in the renovation of old neighborhoods and actively promoting the improvement of the happiness index of the elderly group living in old neighborhoods.

Keywords

Age-Friendly, Old Neighborhoods, Renovation, Retirement.

1. INTRODUCTION

With the rapid aging of the population, the elderly will become a very important population group in China's society now and in the near future. Under such a severe situation, the problem of elderly life of the elderly population needs to be solved. Influenced by traditional ideas, most of the elderly in China tend to take the way of home care. The aging problem in old residential areas is particularly prominent. However, due to the passage of time and changes in lifestyle, the living space and service facilities in old residential areas cannot meet the needs of the elderly at present. The life of the elderly needs not only to reform the living environment on the material level, but also to improve the quality of life on the spiritual level. Therefore, the elderly care problem faced by the old community is particularly serious. The establishment of a friendly community for the elderly will help to improve the physical and mental health of the elderly in the old community and keep close contact with the society barrier free, and actively respond to the rapid aging.

2. OVERVIEW OF ELDERLY FRIENDLY COMMUNITY

In the face of the new era of high buildings in cities and towns, people's requirements for the comfort of life happiness are constantly improving, especially in the new and old iterative updating. In order to cope with the current severe aging situation, the research on elderly friendly communities has gradually attracted the attention of countries around the world. In 2015, relevant laws and regulations were revised on the protection of the rights and interests of the elderly, and the work requirements on promoting the construction of a friendly society for the elderly were clearly put forward. Under the full and clear instructions of the central document, the work of establishing a model friendly community for the elderly was carried out nationwide. In 2008, the concept of elderly friendly community was proposed. The concept of "friendly development of the elderly" has pointed out the direction for China's aging society. The specific interpretation of the concept of "friendly development of the elderly" is to improve the living environment of the elderly and promote social value recognition by improving the environment, transportation, facilities, health services, etc. With the support of the concept of "friendly development of the elderly", the construction and transformation of the elderly's living environment is a general trend. Therefore, the concept of the elderly friendly community came into being. The elderly community refers to the construction of the community based on the elderly. The infrastructure in the community is perfect, the environment is elegant, and it conforms to the living needs and activities habits of the elderly. The elderly can live in such a community safely and comfortably, and can maintain a healthy life in their later years, And they can fully participate in the society, so that the elderly can actively enjoy their old age in the community.

3. THE ELDERLY POPULATION IN WENZHOU CITY AND THE CURRENT SITUATION OF THE OLD AND THE SMALL IN LUCHENG DISTRICT

3.1. Current situation of the elderly population in Wenzhou

Wenzhou, abbreviated as "Wen" or "Ou", is a prefecture level city in Zhejiang Province. In 2020, according to the seventh census, Wenzhou has a permanent population of 9.5729 million. From the perspective of age composition, by the end of 2020, Wenzhou has 1.5797 million elderly people over 60, accounting for 16.50% of the total permanent population, up 5.45 percentage points compared with 2010. According to the data released by the population census, the elderly population in Wenzhou is in a trend of rapid growth in general, and the form is relatively severe. In addition, Lucheng District, as the main urban area, has a particularly prominent degree of aging, with the population aged 60 accounting for 21.52% of the total population, which is far higher than the city level. In general, the aging of the old residential areas in Lucheng District is characterized by a large base, fast growth rate, empty nest for the elderly, and the demand for elderly care at home in the old residential areas is increasing.

3.2. Current situation of old and small in Lucheng District, Wenzhou City

There are many difficult and miscellaneous problems in the old communities of Wenzhou. Most of the old residential buildings in Lucheng District were built in the 1980s. Due to the long history, the planning of the residential area did not keep pace with the times, which led to the serious lack of public greening, cultural and sports facilities, convenient services, parking spaces and other infrastructure. The roads used by vehicles are also very narrow, the parking spaces are not configured properly, the layout is unreasonable, and the roads in disrepair are seriously damaged. Therefore, the current situation of the old community has affected the normal life of residents.

At present, the state and local governments attach great importance to the chaos and problems existing in old residential areas. In 2020, the General Office of the State Council will

issue relevant documents to gradually strengthen the reconstruction plan of old residential areas, and take the old urban residential areas built before the end of 2000 as the reconstruction objects. The introduction of this guidance is a policy of benefiting the people for a large number of elderly residents in old communities across the country. It fundamentally solves the inconvenience of life and improves the happiness index of residents' lives. It can be seen from the specific requirements of the guidance that the old residential areas can be roughly divided into three categories in terms of transformation: basic, perfect and upgrading. These three types of transformation have targeted the direction of transformation according to local conditions. In the same year, the Wenzhou Municipal Government responded to the call under the work instruction of the General Office of the Central State Council and formulated relevant policy documents. In view of the large and complex inventory of old residential areas in Wenzhou, the communities within the transformable years are now transformed according to the document, and the transformation of old residential areas in Wenzhou is specifically described, mainly for the old residential areas built before 2000 and not included in the shed renovation plan. On the one hand, this measure can effectively meet the people's good needs for life; on the other hand, it can promote the transformation and renewal of the city, which is conducive to building a high-quality economic development city.

In the process of reconstruction of old residential areas in Wenzhou City, priority is given to the residential areas with poor infrastructure and strong residents' desire for reconstruction. Under a series of competitive evaluation indicators, resources and funds can be ensured to achieve the maximum effectiveness. A group of communities led by Qingfeng Bibo Community were included in the first batch of old community reconstruction projects in Lucheng District after comprehensive evaluation. During the transformation, in order to provide residents with more optimized and self selected contents, Lucheng District Housing and Urban Rural Development Bureau listed the transformation contents as four categories of "must choose, foundation, improvement and improvement", and residents can independently "click" from the 60 transformation lists in six aspects, including building transformation, road traffic and pipe network system, which are formulated by the government. Among them, such livelihood projects as fire fighting facilities construction, sewage pipe network, garbage classification, etc. are included in the mandatory categories funded by the government, and other types of projects can be funded by the residents themselves. Qingfeng Bibo Community, as the first old renovation pilot community in Lucheng District, has not only improved the old appearance of wall falling off, aging pipe network, dirty environment and disorderly parking of vehicles, but also carefully created a series of leisure places combined with green landscape. Since 2020, in Lucheng District, the reconstruction of 67 old residential areas has been started, 49 residential areas have been started and 29 residential areas have been completed.

4. SUGGESTIONS ON THE TRANSFORMATION OF ELDERLY FRIENDLY COMMUNITIES

Since 2020, the transformation of the old residential areas in Lucheng District, Wenzhou has been carried out for nearly three years, which has played an important role in improving the overall image of the city and enhancing residents' happiness. However, there are still many problems and constraints. First of all, at present, most of the reconstruction projects of old residential areas focus on the reconstruction of public areas, such as facade repair, "white to black" pavement, greening optimization, etc., but some hardware problems, such as underground pipeline renewal, are still difficult to solve. Secondly, the construction and improvement of infrastructure are faced with the problem of shortage of funds. At present, the old community reconstruction projects mainly rely on government funding, or even completely rely on government funding. Most of the residents in the old community are elderly, with a

relatively lagging community awareness and low willingness to make independent contributions. Finally, it is difficult to collect the opinions of residents in the reconstruction of old residential areas. At present, the residents in old residential areas are mainly the elderly, and they are resistant to the digital information platform. The way of opinion collection is the on-site questionnaire of street staff. Therefore, the feedback of opinions is slow and the effect is poor.

In view of the problems exposed in the reconstruction of the old residential areas, based on the current status of the old residential areas in Wenzhou, this paper proposes six aspects of reconstruction suggestions:

First, expand "people's benefits", with strong support from local finance. Lucheng District has always adhered to a series of policies that benefit the people, actively expanded funding channels in many ways, and effectively implemented financial capital security by combining local government funding with residents' own capital and social capital. Reduce the economic pressure of residents in terms of funds, and fundamentally expand the benefits of the people.

The second, it is to open up "civil rights" and allow residents to choose and reform at their own discretion. After fully listening to the voice of the elderly residents, the community department reorganized and integrated the house wall reconstruction, road parking, landscape greening, installation of elevators, barrier free facilities and other aspects of independent choice, and improved the living safety conditions of the masses in an all-round way with the "one-to-one plan". In the process of implementing the specific transformation, the concept of elderly friendly community will be integrated, the actual needs of the elderly will be taken into consideration, and the transformation of elderly friendly community will be implemented in place.

The third, it is crowdfunding "private capital". Residents implement the water drop crowdfunding mechanism. Emphasize residents' awareness of cofinancing and sharing the community, evaluate and evaluate the basic situation, number of problems and the degree of solution that can be implemented in each community, give priority to solving serious problems and difficult problems, and collect problems and funds in the form of public water drop crowdfunding, so as to transform the average old community reconstruction project in Lucheng District into more comprehensive, more perfect and more perfect.

The fourth, it is to ensure "people's interests" and strengthen quality and safety supervision and management. In the reconstruction of old urban residential areas, the multiple examination and acceptance modes in the early, middle and late stages are implemented. Under the double bidding mode of "prequalification" and "separation of evaluation", the survival of the fittest is eliminated. The "double guarantee" of project progress and quality is strengthened to ensure the project quality in the implementation process. The valuable successful experience is promoted to the whole city, and the requirements for safe and civilized construction are strictly implemented.

The fifth, speed up "civil" and optimize the approval process. The examination and approval procedures for the transformation of old urban residential areas in Lucheng District were optimized at double speed to form a green channel for examination and approval. Measures such as "list system and notification and commitment system" were carried out to build a fast examination and approval channel through self-examination and filing of construction drawings, "all in one" examination and approval of construction permits, and simplification of application materials for completion acceptance. Cooperate with relevant departments to strengthen the tracking, supervision and service of the project, so as to realize the "fast and good" development of the transformation of old residential areas.

The sixth, listen to the "voice of the people" and strive to promote joint construction, governance and sharing. The local government departments shall organize the establishment

of a friendly hotline for the elderly, open a green channel for the elderly residents, and implement the form of full supervision, full feedback, and full reporting of high-pressure supervision. The purpose is to ensure that the difficult and miscellaneous problems encountered in the old community in the process of transformation can be solved through a channel to ensure that the project can be completed quickly, efficiently, and with quality and quantity guaranteed.

5. CONCLUSIONS

The exploration of the transformation of the old residential areas in Lucheng District, Wenzhou City from the perspective of elderly friendship is to start from the perspective of the elderly, integrate the old friendly degree of traditional communities according to the current situation, promote the implementation of the elderly friendly community in the environment with Chinese characteristics, provide necessary social support to improve the quality of life of the elderly in their later years and community participation, and provide valuable experience for the small transformation of the old in other cities in China.

The transformation of the old community to the elderly friendly community has solved the elderly care problem that the future elderly groups need to face from two aspects. First, create a living space more suitable for the elderly to enjoy their old age and meet their physical and mental needs. Basic medical treatment, exercise equipment, flat roads, landscape greening, floor elevators and other facilities fully consider the special needs of the elderly. For example, there is sufficient green area, and lighting is suitable for the lighting needs of the elderly team to create a superior and comfortable living environment for the elderly; Provide convenient community elderly care services for the elderly, expand the scope of services, improve the quality of services, and make their lives in the community safer, more comfortable and more enjoyable. Second, guide the elderly to actively participate in the construction of the elderly friendly community and realize their self-worth; In addition, the society should pay more attention to the elderly. During the transformation of the old community, the elderly are encouraged to actively put forward their own opinions and ideas, so as to promote the community to better meet the needs of the elderly; In daily life, the elderly can actively participate in the construction of community management as representatives of community residents, making the community environment more friendly and harmonious, reducing the loneliness and inferiority of the elderly, and improving their sense of social belonging and happiness. The elderly are the cornerstone of social stability and the stable backing of every family, which is an important role that the elderly play in society. This is also the significance of transforming old small communities and creating elderly friendly communities.

ACKNOWLEDGMENTS

Scientific research project, Wenzhou Polytechnic, WZY2021022.

Digital project of old residential area reconstruction based on CIM platform, Wenzhou Design Assembly Company Ltd.

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