I am a German agricultural engineer from Stuttgart Hohenheim, living and working in Finland since 1985.

My area of expertise is engineering in organic farming and energy in agriculture.

So, the question may rise, does my professional background entitle me to present social farming issues?
Well, I assume that most of us have once to decide where we want to live in the last phase of our life.

Many stay at their house where they educated their children or move to their childrens home,

others move back to the place they grew up,

some prefer a residential or a retirement home either at their home town or abroad in a country with warmer climate.
I personally prefer as living place a farm, despite I am a townie, who studied agricultural engineering.

Because it was not possible for me to purchase my own farm, I still hope to realise my dream living on farm, when I retire.

This idea guided me to the Heinola-farm near Mäntsälä, where the farmer couple is looking for an successor.

There are three problems which may be solved with one solution:

• The farmers problem to hand over their farm when they retire,
• the problem of the city dweller to find a living place for the final stage of life
• and the need for recuperation of overloaded geriatric service staff in municipalities

may be relieved by: Living on farm.

So I launched a project of this name and looked around what kind of solutions are realised already and which are emerging.

I made a literature review and present here some examples from Finland, Austria, Germany and Switzerland.

Let us start with examples from Finland:
The search term “asuminen maatilalla” did not return results.

The term “yhteisö” directed me to the list of Ultra-lehti 2003, from which I selected some classifications and those examples, where agriculture or horticulture is somehow included.

I added some new Community Supported Agriculture (CSA) projects, which are presently emerging in Finland.

Some of them I present briefly here, further information you will find from the hompages of the farms.
Sylvia-koti is a commune for children and adolescents requiring special care.

It is operating near Lahti since 1970.

There are 7 living houses on the farm granting 45 living places.

Additionally their is a school, workshops and rooms for art and therapy measures.

The farm produces fruits, berries and vegetables and keeps horses.
Tapola was founded in 1974 and is situated in the centre of the village Niinikoski, which belongs to Orimattila.

In seven comfortable House-communities are living nearly 70 people, 37 of them are villagers i.e. disabled persons, the rest are co-workers and their children.

The farm comprises 50 ha field and 16 ha forest and a garden.

Grain and green fodder, vegetables and herbs are cultivated.

The farm cares for 20 Eastern-Finnish cows, as well as pigs and sheep.

There are workshops for weaving, herb and milk processing.
Besides this old CSA examples there are emerging several new ones:

The Heinola farm near Mäntsälä comprises 45 ha of which 13 ha forest.

There are 6 cows and some heifers and 5 horses.

The farmers couple aims to establish a CSA, where young entrepreneurs are living together with the retired ones.

Additional income may be created by processing and selling the farm products and by offering accommodation, janitorial and transport services, basic and other nursing services to people, who want to live on the farm.

In the long run, the increasing number and the aging of the dwellers may create new working places for nursing services personnel, which in turn may recreate doing compensating work on the farm.
The Kurjen farm is situated near Vesilahti, at the Sakoinen village in Pirkanmaa.

The farm comprises 18 ha arable land.

The eco-village was founded by several families this year.

The community is organised as a share holder company.

New buildings are set up on a one ha plot.

In the centre of the eco-village rises a communal house.

Purchasing shares of the company entitles the member to built his own house.

The share agreement commits to the rules of the eco-village
At the Livonsaaren community a group of families of various ages and professions decided to live on a farm.

The community is also organised as a share holder company.

The village is located about 35 kilometres from Turku.

The farm size is about 60 ha, of which 20 ha arable land and 28 ha forest.
The Svarfvarsin organic farm at Karja prepared a plan to erect an eco-village at the centre of the farm.

The farm size is 82 ha, of which 29 ha are arable land and 53 ha forest.

An are of 7 ha is provided for the houses and other buildings like biogas plant and wind mill.
The private Labby farm offers 14 building plots on the Edesby area of the manore.

It is situated at the Isnäs village near Loviisa.

The farm comprises 130 ha and co-operates with other enterprises.

E.g. the co-operative Juurakko offers catering services and grows herbs.

The farm provides facilities like organic food stuff from the farm shop, fire wood, and care taker services.
Now let us look at other countries.
I selected mainly examples of farms, that offer living place for elder people including geriatric services.

In Austria the business model for this type of farms is exemplary.
The customer makes a geriatric service contract with the confederation of social affairs
The confederation of social affairs commissions the red cross.
The farmer makes a geriatric service contract with the red cross.
The customer makes a tenancy agreement with the farmer

Mrs. Wiechman reports in here master thesis at the University of Kassel-Witzenhausen about a pilot project in Austria, that started 1996.
Several farmers made an co-operation agreement and founded an association „Betreutes Wohnen am Bauernhof für Senioren“, Living and geriatric services on farm.
Beside construction measures to set up 14 homes at 9 farms, the qualification for geriatric services was organised and managed by the Chamber of Agriculture including 600 h theoretical training and 400 h practical training.
The farm Binder has 4 business areas: Agriculture, on farm shop, holidays on farm, and geriatric services embracing laundry and transport.

The farm size is 28 ha, of which 18 ha are arable land.

There is space for fattening 150 pigs

There are two homes for elder people and some guest rooms

At the farm Hofstätter farming of 14 ha grassland and calf husbandry is a side job.

The old cowshed was converted into two homes for seniors.

The farm offers meals, laundry, basic geriatric services and transport

The family Ertl farms organically 10 ha arable land, and keeps 9 cows, 11 chickens and a pig.

The garage was converted into two homes suitable for elderly.

The farm offers meals, laundry, basic geriatric services and transport
The Bavarian ministry of agriculture established a web site for geriatric services on farm and offers advice to interested farmers.

Additionally numerous newspapers and organisations provide information about this issue.

The search terms "Betreutes Wohnen auf dem Bauernhof" returns more than 7,600 hits in the web.

For comparison: "Asuminen maatilalla" returns 58 hits.

Here I want to present, as an outstanding example for community supported agriculture, the farm Klostersee near Lübeck.
The farm Klostersee is owned by an society and embraces 140 ha.

The farm employs four families and several temporaly workers.

The animal husbandry includes 40 dairy cows, some bullocks, pigs, hens and goats.

Milk is processed at the farms creamary and grain on the farms bakery.

The products are sold at the farm shop.

The farm offers 3 guest rooms and five holiday flats.
In 2001 a former barn was converted into a residential home embracing seven flats of 45-68 m² suitable for the elderly.

Presently 8 people rent this flats.

The farm does not offer special geriatric services, but the lodgers have the right to cooperate, e.g.

• lawn mowing,
• food processing,
• guiding visitors,
• public relations,
• gardening
• and many others

according to their interests and capabilities.
In Switzerland farmer families may take care for up to three humans without any official prerequisites.

However, the municipality must give the permission and is supervising the families regularly.

Family Stadl farms a 26 ha organic farm and holds 30 dairy cows, 240 porkers, and some chickens.

The farmers son and his family are responsible for farm work supported by his parents and two pensioners who have each a room in the families house.

The farmers wife is responsible for geriatric services: meals, laundry, basic geriatric services and transport.

Familiiy Brun runs the 10 ha farm as side job.

The farmer cares for the 20 cows, which are owned by the neighbour, and he is supported by his father.

The farmers wife is responsible for geriatric services of three elder persons and the farmers parents.

All live together with the farmers family in the same house.

The services include meals, laundry, basic geriatric services and transport.

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### Esimerkkejä Sveitsistä

#### Maatalous

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<tr>
<th>Tila</th>
<th>Yritysmuoto</th>
<th>Toimi</th>
<th>Tuotanto</th>
<th>Eläimiä</th>
<th>Työvoima</th>
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<td>päätoimi</td>
<td>luomu</td>
<td>28 ha</td>
<td>30 lypsylehmää, 240 lhaakaa, sipikarjaa</td>
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<td>kivituki</td>
<td>lih</td>
<td>10 ha</td>
<td>20 nautaa, 10 kanaa</td>
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<td>L’aubier</td>
<td>cy</td>
<td>päätoimi</td>
<td>biodyn</td>
<td>35 ha</td>
<td>24 lypsylehmää, nautaa, sikoa</td>
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#### Asuminen

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<th>Tila</th>
<th>Asukkaita</th>
<th>Asunnon tai talon talojen varustus</th>
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<th>Hoito/hoiva-työvoima</th>
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<td>hoivasopimus</td>
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<td>ateriat, pyyikki, perushoito, kuljetus</td>
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<td>sauna, hyvinvoimalue, kampaaja</td>
<td>vuokrasopimus</td>
<td>-</td>
<td>vastaanotot: lääkäri, fysioterapia, taideterapia, vanhempain neuvonta</td>
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The farm L’aubier is an outstanding example for a successful business model taking advantage of the beautiful countryside.

The farm is organised as a public limited company which includes four business areas:

1. The 43 ha farm including 24 milking cows and a dairy,
2. a hotel,
3. a farm shop
4. and a restaurant.

Additionally the farm owns 21 flats with two to five rooms.

The company employs about 54 people.

A non profit society owns the majority of the shares, which are public available. Financing of the company comes from share holders, private bonds, a cooperative and a foundation.

Share holders do not get any dividend but 10% discount of the services and products of the company.

Many owners are simultaneously customers and according to the Swiss law the balance sheets of the company are public.

The yearly reports including the balance sheets in French and German language are ready for download on this website.

http://www.aubier.ch/de/index.html
The farm rents the flats suitable for seniors livelong to elder people and temporarily to families.

2009 40 humans lived in these flats

In the houses there are a medical practice, rooms for physiotherapy, art therapy and family advisory services.

The farm does not offer geriatric services.
Community supported agriculture has many roots:

Eco-village, local food production, community, living on farm and geriatric services, may be the roots of community supported agriculture.

Accommodation services on farm increase both farmers satisfaction and income and creates new working places.

Farms which offer accommodation and janitorial services do not change farming practise.

Farmers who offer geriatric services prefer extensive farming.
How to continue?

Living on farm in eco-villages and Community Based Agriculture requires new technical solutions in renewable energy supply, water supply, waste processing and nutrient recycling.

Living on farm for elder people requires new skills in both disciplines: agriculture and geriatric care. It can not be combined with power farming and industrial food processing. Therefore it is a domain of organic farms. Organic farms offer ideal possibilities to integrate and recreate overloaded geriatric service personnel.

The EU-project DIANA (stands for disability in sustainable agriculture) is an excellent example how to support this idea.

The considerable financial investments required to establish the facilities for living on an organic farm or on an ecological recycling agriculture system farm requires new financial business models where competition and maximising the share holder value have to be replaced by co-operation and active partnership of producers and customers.

The example of the GLS-bank shows, what is presently possible on the eco-financial capital market: The emission of a 10 million euro participation paper without voting rights and a low interest rate of 2.5% to secure 2500 ha land for organic farms was immediately oversubscribed. This investment has three winners: Farmers have a secure basis to work, the organically farmed soil remains valuable, and the investor has a regular long term interest bearing.

Perhaps we should offer green care services to main stream investment bankers and decision makers to solve the financial crises in Europe and America.

The Darwinian competition model, that only the best survive is deconstructed by ecology scientists, e.g. Howard Odum. He proved the maximum power principle of nature, which is a co-operative network. The lion does not kill as much antelopes as he can, but as much as he needs. The maximum power principle is also called the fourth law of thermodynamics and leads back to engineering sciences and my question at the beginning of my presentation.

By the way, H. Odum received 1987 the 500000$ Crafoord Prize of the Royal Swedish Academy of Science. This year the prize was first time awarded to a Finnish scientist: Ilkka Hanski, also an ecology scientist.
# Lähteet ja viitteet

<table>
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Lähteet ja viitteet

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<td>Tila Hofgemeinschaft Weide Hardebek</td>
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<td>Tila Röthlisberger</td>
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Julkaisut


DIANA projekt. http://www.projectdiana.eu