

INTEGRATED URBAN REGENERATION IN THE EUROPEAN UNION

ATTACHED DOCUMENTS

Toledo Informal Ministerial Meeting on Urban Development
June, 2010



GOBIERNO
DE ESPAÑA

MINISTERIO
DE VIVIENDA

DOCUMENT I: List of countries surveyed

LIST OF COUNTRIES SURVEYED

1. Austria
2. Belgium
3. Croatia
4. Cyprus
5. Czech
6. Denmark
7. England
8. Estonia
9. Finland
10. France
11. Germany
12. Greece
13. Holland
14. Hungary
15. Ireland
16. Italy
17. Latvia
18. Lithuania
19. Luxembourg
20. Malta
21. Norway
22. Poland
23. Portugal
24. Republic of Macedonia
25. Romania
26. Slovakia
27. Spain
28. Sweden
29. Switzerland
30. Turkey

DOCUMENT II: Questionnaire



QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

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Once completed, please send the questionnaire with the answers to:

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Thank you very much for your kind cooperation!!

A.IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)					
b) Percentage of working population represented by the construction sector (total)					
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year					
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others: reduction of housing stock

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

¹ Change the reference period, if necessary.

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements				
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)				
Demand or need for new public spaces and/or public equipment in the consolidated city				
Poor urban environmental quality (pollution, noise, etc.)				
Concentration of slum housing ⁴				

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established

Physical degradation or aging of buildings				
Conservation, regeneration and restoration of the historic and cultural heritage				
Low energy efficiency of buildings				
Poor social mix				
Demographic decline, population loss				
Aging of the population				
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.				
Concentration of immigrant population				
Crime, vandalism, lack of security				
Economic decline: loss or obsolescence of local economic activities (retail, local services)				
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).				
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					
Directly benefits from urban-regeneration programmes and instruments					
Obtains "business profit" from the development of urban regeneration processes led from the public sector					
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?
 No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?
 No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :	
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>	
Public-intervention model	
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation <input type="checkbox"/> Fostering private action

⁵ See note 2.

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F.MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:...

Are affected local residents or users represented?

No Yes Indicate which: ...

13.3. Are reports of the results made public?

If yes, and they can be consulted online, please indicate the relevant links.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities
- Urban-development plans
- System of pre-established indicators
 - Includes minimum standards for public facilities in consolidated areas? No[] Yes[]
 - Includes indicators of complexity, diversity or plurality? No[] Yes[]
 - Includes a precise definition of “slum housing”? No[] Yes[]
 - Includes a precise definition of vulnerable/deprived area? No[] Yes[]
- Observatory of the progress of housing and other commercial-property prices
- Setting-up forums for debate and social networks for participation
- Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G.GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)					
Diversification of housing layouts and sizes					
Provision of more social housing					
Improved local urban equipment or public facilities					
Improved day-to-day business					
Greater mix of uses					
Building car parks					
Pedestrianisation of streets and/or public spaces					
Improved quality of the public space					
Reduction in private motorised transport					
Improved collective transport					
Improved urban cycling network					
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population					
Increase in resident population					
Increase or re-concentration of low-income population					
Gentrification of the regenerated area					
Improved social integration and fostering social plurality					
Setting up social networks for participation					
Improved employment qualifications of local people					
Social development of the resident population					
Increase in child population					
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area					
Lower property prices in the regenerated or surrounding area					
Job creation					
Increase in property operations around upper-range activities					
Improved economic dynamics of the regenerated or surrounding area					
Others:.....					
Other:.....					
Other					
Increase in urban diversity (inhabitants, housing types, activities, etc.)					
Coordination of sectorial policies					
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information					
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

DOCUMENT III: Responses to the questionnaire

1.AUSTRIA

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

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Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five

¹

years.

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)					
b) Percentage of working population represented by the construction sector (total)					
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year					
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others: reduction of housing stock

¹

Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

a secondary or additional practice

a key, substantial urban dynamic for urban development[]
.....

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

It is a specific policy

It is associated with or an integral part of other policies (indicate which:)

Housing policy

Land policy

Cultural-heritage policy

Sustainable development

Combating climate change

Combating social exclusion

Adaptation to climate change

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Urban regeneration in the future should refer to the overall aim to reduce energy consumption (climate change!) and resources in general -tendency to use "brownfields" before using "greenfields" -> urban regeneration instead of new urban development .

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Urban renewal is always welcomed by local trade and commerce-representatives - urban renewal today often takes place on brown fields belonging to the public sector (former railway or military areas). This kind of wide spread urban renewal is of course of special interest to developers and generally welcomed.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations).

There is no national urban-planning-competence – except of monument conservation. -Urban renewal is first of all a task of the very local level – represented by the cities. -Spatial planning as a policy is one of the "Länders" responsibilities. So the Länder (the regional level) have a controlling function concerning spatial

planning issues (like urban renewal or urban development actions) carried out by the local level.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

no! The only (non-legislative) organisation related to urban/spatial planning-issues on a national level is the ÖROK (the Austrian Conference on spatial planning).

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

There doesn't exist such a legal framework on urban regeneration – apart from the issue of monument conservation.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

-Legal/administrative

There are urban development plans at a local/urban level. These plans are not legally binding to citizens, but have some kind of self-committing impact as far as city administrations themselves are concerned.

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)? **NO**

-Tax

- Are there any tax benefits for investments in urban regeneration? No Yes Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

The so called “Wohnbauförderung” is an instrument of the Länder to foster urban regeneration and new urban development in the specific regions.

²

For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	x			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	x			
Demand or need for new public spaces and/or public equipment in the consolidated city	x			
Poor urban environmental quality (pollution, noise, etc.)		x		
Concentration of slum housing ⁴	x			
Physical degradation or aging of buildings			x	
Conservation, regeneration and restoration of the historic and cultural heritage		x		
Low energy efficiency of buildings			x	
Poor social mix			x	
Demographic decline, population loss	x			No programmes yet, but this – by sure – will become an important future issue
Aging of the population		x		No specific programmes yet, but this – by sure – will become an important future issue
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			x	
Concentration of immigrant population			x	

³

See note 2.

⁴

For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

Crime, vandalism, lack of security	x			These are very rarely problems in Austrian cities so far.
Economic decline: loss or obsolescence of local economic activities (retail, local services)		x		

Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).			<input checked="" type="checkbox"/>	
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
 - subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
 - loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
 - tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
 -

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments			<input checked="" type="checkbox"/>		
Obtains "business profit" from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-regeneration developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

(Also the privately owned housing stock (“Gründerzeithäuser”) was concerned when urban-regeneration projects started in the 1980ies – but not mainly.)

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration? No Yes

p.ex: the so called “Gebietsbetreuung” or “LA21-groups”, the “Dorf-und Stadterneuerung” (village and urban renewal agencies),...

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes ⁵ :

There are no national urban-regeneration programmes so far in Austria

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :		
General objectives <input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>		
Public-intervention model <input type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action		
Remarks:		
Funding model <input type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only		

a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:surrounding of listing buildings in historical areas				

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)

Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained:

Any additional remarks:

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Participation processes (including local SME's) -public transport infrastructure - social training and integration measures in deprived areas

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

On the very local level there are various organisations besides the administrative structure of boroughs. Here we would like to mention the "Gebietsbetreuung" in Vienna, local agenda 21-groups as well as "Dorf-und Stadterneuerung" (village and urban renewal agencies),...

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

Apart from particular EU-funded projects (URBACT, URBAN) where this kind of cooperation was needed in order to apply for a project successfully -such mechanisms are missing. For know-how exchange and know-how building cities use the ÖROK (the Austrian Conference on spatial planning) as well as support offered by the Austrian Association of Citites and Towns.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain "integrated approach" in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Local Agenda 21-Groups were established in Austria. These groups try to implement the objectives of "sustainable urban development" on a very local level – involving actors of the civil society in their projects.

11.2. Is this "integrated approach" required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

This kind of "integrated approach" takes place, but funding mechanisms do not

refer to it.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Austrian cities draft their own urban development plans – always including urban regeneration issues. These plans are not obligatory but are subjected to self-commitment of the cities.

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Urban regeneration initiatives are mostly financed by cities and towns themselves. There are exemptions if these projects have supra-regional effects. In this case cities can also apply for national or EU-funding (p.ex. co-financing of public transport infrastructure projects).

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies

- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Monitoring takes place in a self-evaluation way. But in most of the cases assessment is neither obligatory, nor binding. International-Benchmarking happens very rarely.

13.2. At the entity or entities responsible for this monitoring or assessment:

Assessment is not obligatory. Occasionally participation -in form of open councils-takes place in advance, during and after a particular urban renovation project. Sometimes censuses are carried out to reflect about urban development politics.

Are any social actors represented?

No Yes Indicate which:...

Are affected local residents or users represented?

No Yes Indicate which: ...

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Census "Leben und Lebensqualität in Wien"

<http://www.wien.gv.at/stadtentwicklung/studien/b008003.html>

Evaluierung Stadtentwicklungsplan Wien, 2000

<http://www.wien.gv.at/stadtentwicklung/07/01/11/staedtebau.htm>

Evaluation nachhaltiger Stadtentwicklung -das Beispiel 'Bassena Schöpfwerk' in Wien -Schuh, B.; Sedlacek, S.Seminarbericht der Gesellschaft

für Regionalforschung, Volume 45 (2002)solarCity Linz-Pichling – Nachhaltige

Stadtentwicklung, Evaluierung,

[www.linz.at/images/Beitrag_Evaluierung\(2\).pdf](http://www.linz.at/images/Beitrag_Evaluierung(2).pdf)

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

- for regenerated buildings
- for the evolution of the population
- for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of “slum housing”? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

There is the “[Österreichische Gesellschaft für Stadtforschung](#)” – see Nr. 15.3.

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

[Vienna works with a points-based system that assesses criteria for urban regeneration areas. -proportion of flats with a low level of amenities \(water within the flat-yes/no\) -proportion of small-sized flats -proportion of old housing stock - proportion of new buildings in the area -proportion of number of rooms/m2 to number of inhabitants](#)

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

[Usually, data derived from the census, which is – as in other countries as well - conducted every ten years, are used. The next census will be in 2011, the last was in 2001. Data used are housing stock, unemployment figures, migration background, age, sex. Basically, socioeconomic data are important criteria as well. It is though difficult to get valid, relevant and up to date statistical data for the urban level.](#)

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

[Recently the “Österreichische Gesellschaft für Stadtforschung” \(Austrian Association for urban research\) was funded.](#)

<http://www.oegs.ac.at/cms/sektionen/stadtforschung>

[Further censuses concerning the quality of life in cities are carried out – like the so called “Städtebarometer” of the Austrian Association of Cities and Towns <http://www.wien.gv.at/vtx/rk?SEITE=020090519013> or the Census “Leben und Lebensqualität in Wien”](#)

<http://www.wien.gv.at/stadtentwicklung/studien/b008003.html>

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

Austrian cities mostly cover fields of urban research within their urban planning administrations. Of course findings of urban research departments are also used when drafting urban development plans. But there doesn't exist institutionalised exchange of knowledge at the national level – apart from the ÖROK.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)		x			
Diversification of housing layouts and sizes			x		
Provision of more social housing		x			
Improved local urban equipment or public facilities	x				
Improved day-to-day business		x			
Greater mix of uses	x				
Building car parks			x		
Pedestrianisation of streets and/or public spaces		x			
Improved quality of the public space		x			
Reduction in private motorised transport			x		
Improved collective transport	x				
Improved urban cycling network		x			
Others:.....		x			
Others:.....					
Social dimension					
Maintenance of the resident population		x			
Increase in resident population			x		
Increase or re-concentration of low-income population				x	
Gentrification of the regenerated area			x		
Improved social integration and fostering social plurality		x			
Setting up social networks for participation		x			
Improved employment qualifications of local people				x	
Social development of the resident population			x		
Increase in child population					
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area		x			
Lower property prices in the regenerated or surrounding area					x

Job creation		x			
Increase in property operations around upper-range activities			x		
Improved economic dynamics of the regenerated or surrounding area		x			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)		x			
Coordination of sectorial policies				x	
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information				x	
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

Gender Mainstreaming – as a part of urban planning and urban renovation
<http://www.wien.gv.at/menschen/gendermainstreaming/index.html>

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

**Public/municipal housing-ownership-participation (like Local Agenda 21-groups)-
“Gentle urban renewal”**

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

Projects:

- Kabelwerk Wien <http://www.wien.gv.at/stadtentwicklung/kabelwerk/>
- Dorf- und Stadterneuerung – Lower Austria <http://www.dorfstadterneuerung.at/content.php?pagelid=895>
- Altstadterhaltung, Salzburg: <http://www.salzburg.gv.at/ae-pdf-folder-de.pdf>
- Gender Mainstreaming pilot borough Mariahilf
<http://www.wien.gv.at/stadtentwicklung/alltagundfrauen/pdf/gm.pdf>
- Gürtel – Urban Renewal Project, Vienna
[http://www.oerok.gv.at/fileadmin/Bilder/2.Reiter-Raum u. Region/1.OEREK/OEREK_2001/Sammelmappe/6-1zielgebietquertelwien.pdf](http://www.oerok.gv.at/fileadmin/Bilder/2.Reiter-Raum_u_Region/1.OEREK/OEREK_2001/Sammelmappe/6-1zielgebietquertelwien.pdf)

Organisation:

- Local Agenda 21 groups in several Austrian cities
<http://www.nachhaltigkeit.at/article/archive/25543>
- Gebietsbetreuung Wien <http://www.gebietsbetreuung.wien.at/htdocs/service-stadterneuerung.html>
- Zielgebietsmanagement, Stadt Wien

<http://www.wien.gv.at/stadtentwicklung/step/zielgebiete/westguertel.htm>

2. BELGIUM

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

- **For the Flemish region (FR): Dirk Temmerman *raadgever stedenbeleid kabinet Vlaams minister F. Van den Bossche* Adres: *Martelaarsplein 7, 1000 Brussel* GSM: 479/91.00.77 - tel: 02/552.61.20 internet: www.vlaanderen.be of www.thuisindestad.be**
- **For the Walloon region (WR): Vincent Desquesnes – Attaché - SPW - Service public de Wallonie (BELGIQUE) - DGO 4 - Direction générale opérationnelle - Aménagement du territoire, Logement, Patrimoine et Energie - Département Aménagement du Territoire et Urbanisme - Direction de l'Aménagement régional - Rue des Brigades d'Irlande, 1 - B - 5100 NAMUR - tél : +32 (0)81 33 23 57 - fax : +32 (0)81 33 25 06**
- **For the Brussels Capital Region (BCR): Patrick Crahay, directeur et R. Harmegnies, Service de la Rénovation Urbaine, AATL, Rue du Progrès, 80 -1035 Bruxelles Tel. +32 (02) 204.23.31 - Mail : pcrahay@mrbc.irisnet.be et rharmegnies@mrbc.irisnet.be**

- **For the Federal Administration: Etienne Christiaens – Attaché – Avenue du Roi Albert II, 30 – 1000 Brussels – Tel. 0032/2/508.86.77 Etienne.christiaens@mi-is.be**

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437

(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.

General Secretariat. Ministry of Housing.

+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total) ²		5,0	5,3	5,2	5,2
b) Percentage of working population represented by the construction sector (total) ³	7,3	7,2	7,4	7,5	7,5
c) Percentage of GDP represented by the construction sector (new housing only) ⁴		2,4	2,7	2,6	2,4
d) Percentage of GDP represented by the construction sector (regeneration only) ⁵		2,6	2,6	2,6	2,8
e) Number of new homes built per year	48.197	54.511	57.869	52.586	48.519
f) Number of homes regenerated per year ⁶	31.212	31.074	32.313	30.712	29.557
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

Source: Vanderhaegen, Jean-Christophe [Jean-Christophe.Vanderhaegen@confederationconstruction.be]

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

	FR	WR	BCR
fostering new urban central areas		x	x

¹ Change the reference period, if necessary.

² Value added construction/value added total economy

³ Employment construction/employment private sector

⁴ Estimation of spending for new houses/GDP

⁵ Estimation of spending for the renovation of houses/GDP

⁶ Refers to renovation that demands a permit (change of the number of dwellings, volume, surface or the destination of the building)

fostering social mixing	x	x	x
recovering and gentrifying old urban districts or areas	x	x	x
modernising or “updating” the existing housing stock	x	x	x
initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.	x	x	x
improving energy efficiency in buildings and combating climate change	x		x
Others	x	x	x

Others :

Flemish Region

- improvement of the attractiveness of urban district area,
- strengthen the mix of urban functions (e.g. economic, cultural, education, ...),
- regeneration of the public space,
- architectural quality...

Walloon Region.

Whether complementary or belonging to the framework of the issues developed from now on, what is important is taking into account the objectives defined by the regulation (town and country planning) which corresponds to the one developed concerning operations about urban renovation. “The operation about urban renovation is an action of global and concerted development which requires a local initiative and which aims for restructuring, cleaning up or rehabilitating an urban perimeter in order to encourage the maintaining or the local population development and also to promote its social, economical and cultural function by the way of respecting its own cultural and architectural characteristics”.

-urban revitalisation: “the operation about urban revitalisation is an action which aims, in a defined perimeter, the improvement and the integrative development of the habitat. That includes commercial and service functions to put into practise several conventions which associate the town and the private sector “. (putting into practise a PPP...)

In addition, the actions and the objectives of this two tools for operational development can be completed or grown stronger by putting into practice a third one less specifically focused on urban regeneration. It is about a tool which has to do with places to reorganize. For example, urban waste land (either industrial, economical or another kind), which consists on the reorganization, renovation or demolition of a group of property goods that has been or that was built to be used for an activity other than accommodation and whose maintaining in its actual state is contrary to the good development of the area or which means a breakdown on the built-up tissue.

Brussels, capital of the region (BCR)

Urban revitalization is a central element in politics in the region of Brussels. It has been one of the first Belgian regions in becoming reality the notion of urban renovation. In November 1977, an order to renovate the 75 % (and a 20% of reusable advances) of the towns in the region of Brussels in order to materialize some renewal operations in the blocks. In September 1981 appeared an order which subsidized the towns and Centre Public d’Aide Sociale (Public Centers for Social Help), which are also called CPAS, the renovation of the buildings of which they are owners . if these two tools essentially brought over the physical frame (buildings to live in), the integrated revitalization in the neighborhoods became operational after the prescription in 1993, put into practice in 1995. When it comes to the rest of the regions, it can be constated a remarkable remaining of the tool “contrat de quartier” that proposes some actions in every component of the urban evolution of fragile neighborhoods. The citizen participacion has a central importance. Recently, we understand neighbourhood, like « durable neighborhood contrat » (approved for the Brussels Gouvernement in 22/1/2010). On the other hand, we try to help the synergy with the money of the “fonds structurels en développant e.a. d’anciens sites industriels”.

2.2. Within your country’s urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

	FR	WR	BCR
a secondary or additional practice		X	
a key, substantial urban dynamic for urban development	X		X
.....			

BCR: This substantial dynamic for urban development is initiated by the Plan Régional de Développement (Regional Development Plan) (approved since 1995, 2002 and now a new Plan Régional de Développement Durable is in confection)

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

	FR	WR	BCR
It is a specific policy	x		x
It is associated with or an integral part of other policies (indicate which:)	x	x	x
Housing policy	X	x	x
Land policy	X	x	x
Cultural-heritage policy		x	x
Sustainable development	X	x	X
Combating climate change	X		X
Combating social exclusion	X		x
It’s as well a specific policy as a more integral policy	x		x

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Flemish Region:

“Existing cities have the preference and play a leading role.”

Walloon Region:

“No, because, they are not focus on the urban regeneration. However, a work group, named “politique de la Ville”, organized in the permanent Conference of Territorial Development, (CPDT) an interuniversity programme for improving the formation, funded by the Wallon Region, that has discussed this problem between 2004 and 2009. However, they will stop working on this in 2010, after the Government’s decision of the new CPDT’s work-planning. That wants them to follow a different line of study”

Brussels Capital Region :

Yes, there is since the ‘70s a real debate stimulated by the civil society organisations such as (ARAU, Interenvironnement Brussels etc.) in reaction of the so-called “bruxellisation”._Since the politic Autonomy of Brussels in 1989, the Brussels Capital Region has developed since 1993 a central tool for the revitalization of distressed neighborhoods: contracts neighborhood .

At the beginning of 89, Brussels acquires its autonomy as a region. The political staff, closer to the daily realities of people, now with the necessary tools, displays a much greater concern to upgrade the city. By the early 90s, the Brussels-Capital Region, heiress of different laws, sets up new instruments of urban management. The Regional Plan of Development is a project that puts the city in inner concerns. One of the major issues of this plan is both to stabilize populations and restore to the people who had abandoned the desire to return to Brussels, in significantly improving the living environment, particularly in inner city .

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Flemish Region:

“The economic actors are looking out for the possibility to invest in real estate. The private partners are stimulated to join and co-production in the urban renewal projects.”

Walloon Region:

“The position of the leading economic actors is not known.”

Brussels Capital Region:

“The construction and promotion sector takes part in the reflection about the development of the Region City, in the framework of the Development Regional Comision. They are interested in the big urban projects. Also they take part of the « Développement Régional Bruxellois » (SDRB), in the housing construction or renovation. At the same time, they have asked for some projects in the « Fonds Structurels Européens » (like the Brussels’ Port) and the development of the “zones leviers” (big brownfield urban of the RBC). Some others operation were made in the PPP, for the components of 2 and 3 contracts neighborhoods.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

The local, the regional and the federal level are each responsible for urban-regeneration policy.

Flemish Region :

The Flemish regional level is responsible for urban-regeneration policy.

Walloon Region :

The regional level is responsible for urban-regeneration policy.

Brussels Capital Region :

The regional level is responsible for urban-regeneration policy. The implementation is done by the BELIRIS Agreement, and the associative medium. The new order, approved by the Brussels Parliament in 22/1/2010 attempts to open up the sectorielles approches, including the residents and partners (associations, economic) of the neighborhood commission (before, it was called CLDI=local commission of integred development) providing infrastructure projects and socio-economics equipments (like local business), specially focused on the environment question.

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4.2. Do national urban regeneration programmes exist in your country?⁷ If so, briefly describe them and also describe any relevant regional programmes or instruments.

⁷ For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of

Yes. The federal government implements a city policy at a federal level that aims to allow the harmonious development of the city and contributes to the nation's economic growth, while ensuring the habitability of city centers and respect for citizens. The Urban Policy Service was set up in January 2001 to ensure the implementation of the Federal Urban Policy. This Service is an integral part of the Federal Public Service "Social Integration, Fight Against Poverty and Social Economy". Since 2005 this Service established City contracts and Housing Contracts with 17 Flemish, Walloon or Brussels cities (Antwerpen, Gent, Oostende, St. Niklaas, Mechelen, Liège, Seraing, Charleroi, La Louvière, Mons, Bruxelles-Ville, St. Gilles, Forest, St. Josse ten Noode, Molenbeek St. Jean, Schaerbeek et Anderlecht). The main objectives are to create social cohesion, to produce and renovate housing, to combat climate change and reduce the ecological footprint and to improve the attractiveness of the city.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

Flemish Region:

Yes. There is the decree on supporting Urban Renewal Projects of 22.03.2002. By this decree the Flemish Government wanted to give grants to cities for innovative urban renewal projects that act as a lever for a city or part of a city and that substantially improve the general quality of life of a neighbourhood or borough. More information: <http://www.thuisindestad.be/>

Walloon Region:

Yes, there is a specific legal framework for urban regeneration in the Walloon region. The revitalization of urban centers based on a decree of 20/12/1990, that will be followed by a decree implementing the Walloon Regional Executive in 6/9/1991, and more recently on the decree of 27/11/1997 amending the Code of the Walloon regional planning, urban planning and heritage. The areas of preferred initiatives have been the object of several legal texts.

- The first time they talked about them was in the order of the Wallon Gouvernement, in 4/11/1993, which will amend the Regional Executive of 6 December 1985 on the granting of subsidies by the Region for the implementation of urban renewal projects (MB 12/10/1993). There is particularly specified that a higher rate of subsidy will be granted for areas defined as "priority intervention "to be determined later.**
- The 7/07/1994, tens governments orders which establish the ZIP set out the criteria used for determining, determine the areas that concern and provide opportunities for granting or increase of various grants and subsidies mainly related to housing, as well as the premium for the embellishment of the facades.**

application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as "instruments".

- In the course of 1995, a decree of the Walloon Government specifies the modalities for the establishment and implementation of district boards of urban renewal (AGW of 11/May/1995). Although based on the regulatory boards of neighborhood housing, this regulation is more particularly related to ZIP 3.

Remark a real decretal was given to ZIP by Article 174 of the Code Walloon regional planning, urban planning and heritage.

Brussels Capital Region :

In Brussels-Capital Region new instruments are developed to help moving deeply the most vulnerable areas: contracts for neighborhoods officially born In 1997. Following the tense situation faced by some districts (including Cureghem), the government launched the emergency program "slices of initiatives" to take action fast renewal (2 years), and enhance social cohesion. Tangible results should be obtained within a very short (duration initially limited to 18 months). Since January 2010 the new ordinance focuses on the concept of "sustainable community".

<http://www.wijken.irisnet.be/contenu/index.asp>
www.quartiers.irisnet.be

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

	FED	FR	WR	BCR
In urban-development legislation, is the status of urban regeneration:				
As a plan ?	no	yes	no	yes
As a programme for coordinating actions	yes	yes	no (see remark)	yes
Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?	yes	yes	no	yes

Remark of the Walloon Region : a urban renovation operation should be coordinated with the « neighborhood project », but this process is not mandatory.

- Tax

	FED	FR	WR	BCR
Are there any tax benefits for investments in urban regeneration?	yes (lower VAT)	yes	no	yes
Are there any tax benefits for	yes	yes	no	yes

operating, under price conditions (regulated prices), in regenerated areas?				
---	--	--	--	--

The tax policy is mainly a federal competence especially the lower VAT for some renovation works.

- Financial

	FED	FR	WR	BCR
Are cut-price loans available for urban regeneration?		no	no	Yes
Are they linked to social purposes?			no	yes

Brussels Capital Region.

The housing fund (in Brussels, Wallonie and Flandres) provides loans at reduced rates in certain circumstances (income) for families. Brussels Regional Development (BRDA) provide financial incentives to promote access to home ownership for middle income. On the other hand, the Brussels-Capital Region provides incentives for the renovation of housing.

Working with social enterprises is stimulated by the policy program cities, and the inclusion in the specifications of social clauses. In RBC, the contracts include a section five districts that can offer benefits for vulnerable groups (eg repairing pavements with neighborhood youth of Forest, creating projects for street furniture by trained youth Recyclart in Brussels City).

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments⁸ have been specifically designed to address these problems, please list them on the table.

⁸ See note 2.

Operations on Urban Renewal and / or urban revitalization, shares of the Company Walloon housing.

Flemish Region - yellow:
 Walloon Region – red:
 BCR – blue
 Federal - green

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	X X X X			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	X X	X X		
Demand or need for new public spaces and/or public equipment in the consolidated city		X	X X X	Urban redevelopment and / or urban revitalization
Poor urban environmental quality (pollution, noise, etc.)	X	X X X		Redevelopment of sites to be redeveloped (abandoned industrial or urban).
Concentration of slum housing ⁹	X	X X	X	Operations on Urban Renewal and / or urban revitalization, shares of the Company Walloon housing. Housing Plan 2005-2008
Physical degradation or aging of buildings		X	X X X	Operations on Urban Renewal and / or urban revitalization, redevelopment of sites to be redeveloped (old brownfield or urban). shares of the Walloon housing.
Conservation, regeneration and restoration of the historic and cultural heritage	X	X X X		Patrimoine.
Low energy efficiency of buildings	X	X X	X	
Poor social mix			X X X X	Urban renewal projects, shares of the Company Walloon housing.
Demographic decline, population loss		X	X X X	Operations on Urban Renewal and / or urban revitalization, shares of the Company Walloon housing
Aging of the population	X	X X	X	Operations on Urban Renewal and / or urban revitalization, shares of the Company Walloon

⁹ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

				housing
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			X X X X	
Concentration of immigrant population	X	X	X X	
Crime, vandalism, lack of security	X	X	X X	Federal security and prevention contracts
Economic decline: loss or obsolescence of local economic activities (retail, local services)		X X	X X	Retail contracts Strategisch commerciële plannen Management Centre Ville
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).		X	X X X	Operations on Urban Renewal and / or urban revitalization, shares of the Company Walloon housing, and redevelopment of sites to be redeveloped (old brownfield or urban).
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

	FR	WR	BCR
No	x	x	x
Yes Indicate the cities and the nature of the initiative			

Remark of WR :

Not in actions by or solicited from the Walloon Region. However, some cities (LIEGE, MOUSCRON, Verviers, for example) are developing or will develop an "urban policy" that will cover their entire territory.

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

	FR	WR	BCR	FED
Public entities at certain government level (national, regional or local government or similar)	x	x	x	x
Public enterprise	x		x	x
Public-private partnership	x	x	x	x
Mainly private actors				

7.2. What are the most common means of public funding for urban regeneration in your country?

	FR	WR	BCR	FED
direct public investment in publicly owned housing stock	x		x	
subsidies	x	x	x	
for the actors responsible for the regeneration	x	x	x	x
directly for the home owners			x	
loans under favourable conditions				
for the actors responsible for the regeneration			x	
directly for the home owners			x	
tax benefits	x		x	
for the actors responsible for the regeneration				
directly for the home owners	X (lower VAT)		x	x
.....				

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

	FR	WR	BCR
No	x	x	x
Yes			

And to be the direct beneficiaries of urban-regeneration grants?

	FR	WR	BCR
No	x	x	x
Yes			

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

FR:

The private sector (entrepreneurs, household,...) has of course an important role in urban regeneration in general. E.g. renovation of houses, new development projects, This question is very difficult to answer. For the Decree on supporting Urban Renewal Projects the public sector leads the urban regeneration process but it has to cooperate with the private sector (PPP formula, at least 30% of the funds must come from private partners and the total investment volume should be at least 3 million Euros per project).

The private sector indirectly benefits and obtains "business profits". The level depends on the city renewal project.

Flemish Region - yellow:
 Walloon Region – red:
 BCR – blue
 Federal - green

	A	F	O	R	N
Leads urban-regeneration processes			X		X X X
Directly benefits from urban-regeneration programmes and instruments		X	X	X	X
Obtains "business profit" from the development of urban regeneration processes led from the public sector		X X	X	X	
Others: The private sector "has" an indirect actions in the context of urban renewal project or urban renewal or redevelopment of sites to be redeveloped (improving quality of life -> "added value" of private property located in the district affected by such operations).					

QUESTION 8 . MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

	FR	WR	BCR
mostly applied to the publicly owned housing stock?		yes	Yes
mostly applied to the privately owned housing stock?	yes		Less
managed by one or more national agencies?	yes	no	occasionally
which	Flemish government, Agentschap voor Binnenlands Bestuur, team Stedenbeleid		SDRB ADT AATL BELIRIS municipalities
managed by specific local entities or agencies in each specific area of regeneration?	yes	yes	yes

QUESTION 9 . OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes¹⁰

- Are directly operational
- Operate through instruments (sub-programmes, projects, etc.)

¹⁰ See note 2.

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings			X	
a.1) Regeneration of structural features, walls, roofs, etc.			X	
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency			X	
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing			X	
c) Building social housing		X		
d) Building free (non-social) housing		X		
e) Redesigning the free space around the buildings	X			
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)	X			
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

- Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area (*Local government decides*)
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

- No Yes Which? (Please indicate the most important)

Is any results observatory or other monitoring or assessment system in place?

- No Yes

Overall assessment of the results obtained: there is a positive transformation in the areas of urban renewal projects. There is a positive transformation of the public space (green areas, play areas,...), an improvement in qualitative housing as well private as social and new landmarks within the cities are created. The civil consequences like potential gentrification are momentarily undermonitored but are an ambition for the future

Any additional remarks:

Walloon Region:

Name of the instrument (or programme) : Opération renewal	
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input checked="" type="checkbox"/> recovery of obsolete economic-activity areas <input checked="" type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/>	
Public-intervention model	
<input checked="" type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)
<input type="checkbox"/> Fostering private action Remarks:	
Funding model	
<input checked="" type="checkbox"/> Public funding, paid for by a single entity	<input checked="" type="checkbox"/> Public-public partnership
<input type="checkbox"/> Private-public partnership	
<input type="checkbox"/> Private only Remarks:	
Means of public funding	
<input checked="" type="checkbox"/> Subsidy	<input type="checkbox"/> Loans under favourable conditions
<input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:	
Who is the beneficiary of public funding?	
<input checked="" type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives
<input type="checkbox"/> Individual owners <input type="checkbox"/> Others:	
Who manages the instrument?	
<input type="checkbox"/> A public entity	<input checked="" type="checkbox"/> A national or regional agency
<input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:	
Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or similar	<input type="checkbox"/> Ad hoc public agency or management entity
<input type="checkbox"/> Ad hoc public or private partnership management entity	<input type="checkbox"/> Ad hoc or a cooperative
<input type="checkbox"/> A private enterprise or a cooperative	
<input type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input checked="" type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>	
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?	
Do the operations have a prefixed duration?	
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
How long?	

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings	x			
a.1) Regeneration of structural features, walls, roofs, etc.		x		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		x		
a.3) Regeneration or improvement of the building's energy efficiency	x			
a.4) Regeneration of the historic/ cultural heritage			x	
b) Demolition of housing		x		
c) Building social housing			x	
d) Building free (non-social) housing			x	
e) Redesigning the free space around the buildings	x			
f) Regenerating, demolishing, building buildings and facilities for economic activities			x	
g) Regenerating, demolishing, building collective or public facilities			x	
h) Redesigning the public space (including green areas, parking, etc.)	x			
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		x		
j) Others:				

If the demolition of housing is included...

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No Yes

Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained:

Any additional remarks:

Name of the instrument (or programme) : Operation renewal

General objectives

overall or diffuse regeneration over the city as a whole

recovery of obsolete economic-activity areas
 requalification of new central urban fabrics or areas
 regeneration of physically degraded urban areas
 urban regeneration of areas with a historical/cultural heritage
 regeneration of urban areas with vulnerable or deprived population
 urban regeneration of neighbourhoods of social housing built approx. 1945-1975
 urban regeneration of other types of areas:
.....

.....

.....

Public-intervention model

Direct public action Regulation (via regulations) Fostering private action

Remarks:

Funding model

Public funding, paid for by a single entity Public-public partnership Private-public partnership Private only

Remarks:

Means of public funding

Subsidy Loans under favourable conditions Tax benefits
 Others:

Who is the beneficiary of public funding?

Other public entities Private enterprises or cooperatives Individual owners
 Others:

Who manages the instrument?

A public entity A national or regional agency Private-public partnership
 Others:

Who manages the implementation of each operation?

Local authority or similar Ad hoc public agency or management entity Ad hoc public/private partnership management entity A private enterprise or a cooperative A non-profit civil association or organisation
 Other:

Is the involvement of social actors or residents representatives built into regeneration decision-making processes?

No Yes

In the regeneration initiative
 In defining the regeneration operation
 In managing the regeneration operation
 In controlling and assessing the results of the regeneration

Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?

No Yes

Must intervention areas previously be defined by a local urban-development planning instrument? No Yes
Are areas defined via regulations? No Yes
Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long?

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				X
a.1) Regeneration of structural features, walls, roofs, etc.				X
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				X
a.3) Regeneration or improvement of the building's energy efficiency				X
a.4) Regeneration of the historic/ cultural heritage				X
b) Demolition of housing				x
c) Building social housing				X
d) Building free (non-social) housing				x
e) Redesigning the free space around the buildings				X
f) Regenerating, demolishing, building buildings and facilities for economic activities				X
g) Regenerating, demolishing, building collective or public facilities				X
h) Redesigning the public space (including green areas, parking, etc.)				x
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				

If the demolition of housing is included...
For what purposes is it justified?
-

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?
 No Yes
Which? (Please indicate the most important)

Is any results observatory or other monitoring or assessment system in place?
 No Yes

Overall assessment of the results obtained:

Any additional remarks:

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		X		
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing			X	
c) Building "social" housing	X			
d) Building free (non-social) housing			X	
e) Redesigning the free space around the buildings	X			
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)	X			
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others: ...équipements de proximité	X			

If the demolition of housing is included...
For what purposes is it justified?
Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area (*Local government decides*)
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?
 No Yes Which? (Please indicate the most important)

Is any results observatory or other monitoring or assessment system in place?
 No Yes

The AATL' administration has established a monitoring of some operation of contrats of neighborhoods

Any additional remarks:

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

- **Flemish Region:** “Yes, e.g. public and free space (green areas, play areas, services,...)”
- **Walloon Region.** « Yes. Example, actions for social housing are Finalized by the Walloon Housing Corporation. »
- **Brussels Capital Region.** « Contracts neighborhoods have three components on the frame. Component 4 focuses on improving public space and section 5 is a social component. It involves the creation or strengthening of infrastructure and equipment area, they are socio-cultural, sporting or otherwise, and implementation of social and participatory during the term of the district.»_Since 2010 adds the concept of "sustainable development"._It must involve the five components of the Contract Quarter sixth component is the economic contribution of European Structural Funds.
- **Federal Program of Big Cities :** «While, on average about 40% of the amounts go toward capital projects, 60% are for other initiatives in the sphere of strengthening social cohesion in troubled neighborhoods ».

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

- **Flemish Region.** At a regional level there are city contracts (2007-2012) with the 13 central cities. The goal of these contracts is to arrive at a more efficient cooperation and more coherence between strategic urban projects. The coordination between urban regeneration programmes and other sectorial programmes happens at a local level.
- **Walloon Region. No.**
- **Brussels Capital Region.** Each district contract is coordinated by a Local Development Committee Integrated which meets all relevant actors to implement the program._Upstream, the framework is established by the Regional Development Plan which will become the Regional Plan for Sustainable Development (SDNP). It identifies (since 1995, the first PRD) the "Development Areas Reinforced Housing (EDRL) as well as problem areas that require substantial financial resources. Before the regionalization, there was already the concept of "areas to protect and restore" (maps of the King Baudouin Foundation) where the premiums for the renovation were higher.

Thus the PRD in the BCR has identified a dual development which is the dividing line Canal through the city-region of east-west. The area of poverty lies in a kind of banana around the canal. This area extends upstream and downstream. The first pe PRD 1995 decided to invest heavily in the development of the Pentagon.

- **Federal Program :** Cities are asked to meet regularly and Communities of a support committee made up of various administrative units, the political and possibly other levels of government and the forces of civil society.

•
10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

- **Flemish Region. No answer**
- **Walloon Region. No.**
- **Brussels Capital Region: No. If there is some coordination, it is on an informal base**
- **Federal Program. The federal administration has the ambition to create un “haut conseil des grandes villes” grouping all institutional units concerned by urban regeneration from local, through regional to federal and European level. It should be noted, however, a high degree of autonomy of regions within the establishment of urban politic.**

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

- **Flemish Region. By this decree the Flemish Government wanted to give grants to cities for innovative urban renewal projects that act as a lever for a city or part of a city and that substantially improve the general quality of life of a neighbourhood or borough.**
- **Walloon Region. Yes, to some extent through decretals definitions of operational planning tools (cf. 2.1.).**
- **Brussels Capital Region. The five components of contracts neighborhood (the first 3 on housing, the 4th of public space and the 5th district on the equipment and actions socio-economic and environmental), the preliminary diagnosis (preliminary study) and the Neighborhood Commission (formerly BILD) must ensure an integrated approach across the district with a strong participatory dimension. The leverage is a key criterion for the selection of projects: each euro invested should generate a capital gain social, economic and environmental.**
- **Federal Program : The conventions are based on strategic objectives and operational and accents that emphasize on the innovative and integrated of each operation.**

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

- **Flemish Region.._The European Regional Development Fund (ERDF) focuses primarily on improving the convergence, the increasing economic power of competition, creating jobs and strengthening internal cohesion sustainable. The management and organization of financial control of this support by ERDF, is achieved by the Europe division of the Agency Economy of the Flemish Community. Under the ERDF Objective 2 "Capacity of competition and employment" as a priority 4 "Urban Development" was included ("Support for integrated urban development projects which are a positive contribution to the economic success of a city and its region ").The 13 central cities of Flanders can submit projects to this effect. These integrated projects focused on the economy and mobility. On the other hand there is the strengthening of urban vitality in the cities of Antwerp and Ghent, with particular attention to disadvantaged neighborhoods by supporting small urban projects at a neighborhood or a district**
- **WR. Oui (cfr point 11.1).**
- **Brussels Capital Region: Yes. Same perimeters for ERDF than for contracts for districts, the same actions and to provide financing**

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

- **Flemish Region. Yes**
- **Walloon Region. No**
- **Brussels Capital. Yes**
- **Federal: Yes**

12.2. In practice, is urban-development planning in your country oriented preferably towards

	FR	WR	BCR
New urban developments	X	x	X
Regeneration of the existing city	X	x	X
.....			

Walloon Region.

Actions (ie subsidized by the Walloon Region) concerning transactions regeneration of existing areas. There are Communal Wallonia Masterplans that are strategic plans (indicative) development of a city or town

12.3. How do urban -development plans include the regeneration of the existing city?

	FR	WR	BCR
As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan		X (cf. point 12.2)	
By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them	X		X

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

- **Flemish Region. Managed by the local authority, funded by local authority + grants of national and regional authorities**
- **WR. Non (cfr point 12.2.).**
- **Brussels Capital Region. The regeneration initiatives of the “Contrats de Quartiers” are included in urban-development plans on regional (and on local) level in the Region (or Local) Development Plans. The funding is assumed essentially by the regional authorities and by the local authorities. A part of the funding can also be assumed through Bel-iris a federal agent.**

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

	FR	WR	BCR
Establishing land uses and or building uses	X	X SDC - PCA	X PRAS PCD - PPAS
Modification of the urban morphology (blocks)	X	X PCA	X PRAS PPAS
Conservation of building types/typologies		X RCU	X RRU-RCU
Alteration of streets and blocks layouts	X	X PMC-SDC	X PCD
Introduction of new public spaces	X	X PMC-	X PCM-PCD

		SDC	
Establishing public facilities and supply programmes		X SDC	X PRD PCD
Organising public participation	X (GECORO)	SDC	Commission de concertationX
Social-housing policy	X	PDL	X PCD – PRD
Endogenous-development programmes			Contrats de quartier
Public-transport improvements		PM-SD	X PRM – PCM IRIS2

Walloon Region: Cfr point 12.2..

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

	FR	WR	BCR
Yes	x		x
No		x	

- **Flemish Region. Yes, there is a quality chamber which monitors the urban renewal projects. The civil effects (effect on citizens) are momentarily undermonitored but are an ambition in the next future**
- **Walloon Region. Non.**
- **Brussels Capital Region. In 2008, the RBC has been working on establishing a monitor neighborhood. Note also the existence of an observatory in Brussels health and well-being.**

13.2. At the entity or entities responsible for this monitoring or assessment:

No answer neither FR, neither WR.

Brussels Capital Region: Brussels Institute for Statistics: Data Collection and Development Agency for Spatial Data Analysis

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

	FR	WR	BCR
Yes	x		x
No		x	

- **Flemish Region.** The evolution of urban renewal projects is made public. <http://www.thuisindestad.be/>
- **Brussels Capital Region.** In 2009 a book and the website : www.wijken.irisnet.be www.quartiers.irisnet.be
- **FEDERAL program: 10 years social urban regeneration and the website:** www.politiquedesgrandesvilles.be

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

	FR	WR	BCR
Specific urban-regeneration targets, established nationally or regionally			x
• for regenerated buildings			
• for the evolution of the population			x
• for the evolution of economic activities			x
Urban-development plans			x
System of pre-established indicators	x		x
• Includes minimum standards for public facilities in consolidated areas?			x
• Includes indicators of complexity, diversity or plurality?	Yes		Yes
• Includes a precise definition of "slum housing"?	No		No
• Includes a precise definition of vulnerable/deprived area?	No		Yes
Observatory of the progress of housing and other commercial-property prices	x		x
Setting-up forums for debate and social networks for participation	x	x	x
Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods			x

- **Flemish Region.** All of the underneath happens but not at a structural level
- **Walloon Region: Forums are valid for urban redevelopment because there is a committee of local urban renewal following the progress of the operation.**
- **BCR.** Standards for playgrounds or nurseries

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

	FR	WR	BCR
Yes		x	x
No	x		

Walloon Region - Yes

The article 174 of the Wallon’s Code of the urbanism, planning and heritage states:

“§1^{er}. Under the provisions adopted by the Government, areas with preferred initiatives are created to allow specific support and adaptation of existing aid in certain designated areas.

§2. The Government defines the preferred areas of initiatives including:

1° areas of high pressure on land where the price of building land is higher than the regional average;

2° Redevelopment of areas where the gradual degradation produces the desertation of the people that used to lived there;

3° Global development of areas of neighborhoods, where there are integrated policies of renewal concerning the composition of neighborhoods where the population, and the low quality of housing generates social problems

4° areas of social cities for redefining helps to the population ...”

Federal: Atlas and DYNAMIC ANALYSIS OF DEPRIVED NEIGHBOURHOODS in the Belgian Urban Regions

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

- **Flemish Region.** We refer to the Flemish Stadsmonitoren, to the “woongebieden” and the “renovatiegebieden” and to the federal Atlas and DYNAMIC ANALYSIS OF DEPRIVED NEIGHBOURHOODS in the Belgian Urban Regions by Christian Kesteloot, Christian Vandermotten and Bertrand Yppersiel . Some cities (such as Antwerp) has developed their own observatory or some neighbourhood-observatories.
- **Walloon Region.** Cfr defined in section 174 of the Code of the Walloon regional planning, urban planning and heritage above.
- **Brussels Capital Region.** The Regional Development Plan identifies areas of increased housing development defining the perimeters of contract area. In addition, the Agency for Regional Development has embarked on the establishment of an observatory of neighborhoods. The area of "growing poor" around the channel has been established and serves as an eligibility criterion for the areas "objective II.
- **Federal Program.** The Atlas and DYNAMIC ANALYSIS OF DEPRIVED NEIGHBOURHOODS in the Belgian Urban Regions by Christian Kesteloot, Christian Vandermotten and Bertrand Yppersiel used the following 22 quantitative, statistical and/or qualitative criteria:

- 1) Percentage of owner-occupied homes (*Source: socio-economic survey 2001*)
- 2) Indicator for the available rooms (*Source: socio-economic survey 2001*)
- 3) Indicator for the condition of the home (*Source: socio-economic survey 2001*)
- 4) Percentage of homes without a central heating system (*Source: socio-economic survey 2001*)
- 5) Indicator for the perception of the quality of the residential surroundings (*Source: socio-economic survey 2001*)
- 6) Percentage of one-parent households where not one single member holds at least a higher secondary diploma (*Source: socio-economic survey 2001*)
- 7) Percentage of single individuals without at least a higher secondary diploma (*Source: socio-economic survey 2001*)
- 8) Importance of the percentage of individuals holding a higher education diploma vis-à-vis the total number of drop-outs (standardised by age) (*Source: socio-economic survey 2001*)
- 9) The percentage of households with children amongst whom at least one person is in the process of studying for a higher secondary level diploma (*Source: socio-economic survey 2001*)
- 10) The percentage of individuals aged 12 to 25 years that are following a general secondary school programme or that have obtained a diploma of at least the higher general secondary level (*Source: socio-economic survey 2001*)
- 11) Percentage of employed workers in the tertiary sector offering low-qualification services (*Source: Central Social Security Data Bank, 2002*)
- 12) Percentage of workers that are part of the actively employed population (*Source: Central Social Security Data Bank, 2002*)
- 13) Percentage of the job seekers within the employed population (*Source: socio-economic survey 2001*)
- 14) Percentage of long-term unemployed individuals (exceeding 2 years) vis-à-vis the total employed population (*Source: Central Social Security Data Bank, 2002*)
- 15) Percentage of workers holding an employment agreement of indefinite duration vis-à-vis the total actively employed population (*Source: socio-economic survey 2001*)
- 16) Percentage of households where not a single family member is gainfully employed (*Source: socio-economic survey 2001*)
- 17) Percentage of homes with a fixed telephone (*Source: socio-economic survey 2001*)
- 18) Presence in households of PC equipment and Internet connection (*Source: socio-economic survey 2001*)
- 19) Percentage of households without a car (*Source: socio-economic survey 2001*)
- 20) Median income per declaration (*Sources : National Institute of Statistics, Tax Statistics, declarations 2002, incomes 2001*)
- 21) Indicator of the subjective health situation (standardised by age) (*Source: socio-economic survey 2001*)
- 22) Percentage of immigrants from outside the old 15 European Union Member States or other well-developed countries (*Source : National Institute of Statistics, 2003*)

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

Brussels Capital Region: The Regional Development Agency has embarked on the establishment of an observatory neighborhoods.

Federal program : The following analysis of deprived Belgian neighbourhoods reveals a number of fixed structures but also suggests revealing evolutions. Within the context of these structures, the following aspects may be

emphasized: the improved situation in Flemish cities, the presence of numerous troubled neighbourhoods in the old Walloon industrial centres (and, to a lesser degree, in Antwerp), the seriousness of the problems, and the extent of the number of people involved in Brussels (primarily located in the districts characterised by their immigrant population). Important evolutions are the progress of the gentrification in Brussels (but also, to a lesser degree, in other centres) and, on the one hand, a cautious optimism where it concerns the evolution of neighbourhoods with an immigrant population, where one may note a slight improvement in terms of integration. On the other hand, a notable degradation is recorded in the neighbourhoods where public housing is a prevalent feature, which is partially owing to a greater selectivity in eligibility conditions for admission.

See: www.grootstedenbeleid.be/content/what/expertise-development

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

	FR	WR	BCR
Yes	x	x	x
No			

Walloon Region. - Cfr points 15.1. et 15.2. => majoration des taux de certains subsides (logements, ...) en matière d'opérations de rénovation urbaine.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

The Flemish Region doesn't answer to this question. Nevertheless these scheme gives an idea of the historical evolution of the urban development policy.

Figuur 1: Parallele evolutie van de politieke, financiële en organisatorische dimensies van Stadsontwikkeling in Antwerpen

	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	
Gemeenteraad	Christen/socialistisch						Christen/liberaal/socialistisch/groen						Christen/liberaal/socialistisch/groen							
Gebeurtenissen	1	STAD AAN DE STROOM															2			
Programma's voor fondsen							UPP (7)						OBJECTIEF 2							
Europese fondsen	DERDE ARMOEDE PROGRAMMA						URBAN 1						URBAN 2							
Federale fondsen				VEILIGHEIDS EN SAMENLEVINGSCONTRACTEN						FED. FONDS VOOR STEDENBELEID										
Gewestelijke fondsen	VFIA			VFIK			SIF 1			SIF 2			STEDENFONDS							
Plannen/projecten		3					WIJKONTWIKKELINGSPLANNEN						WIJKOVERLEG							
				5							6				4					

Greater mix of uses	X	X	X		
Building car parks		X	X	X	X
Pedestrianisation of streets and/or public spaces		X	X		
Improved quality of the public space	X	X			
Reduction in private motorised transport			X	X	
Improved collective transport			X	X	X
Improved urban cycling network	X		X		X
Others:.....					
Others:.....					
Social dimension (Not structurally monitored)					
Maintenance of the resident population		X	X		
Increase in resident population		X	X		
Increase or re-concentration of low-income population				X	X
Gentrification of the regenerated area		X	X	X	
Improved social integration and fostering social plurality	X	X	X		
Setting up social networks for participation	X	X	X		
Improved employment qualifications of local people		X	X	X	X
Social development of the resident population	X		X	X	
Increase in child population					X
Others:.....					X
Others:.....					X
Economic dimension (Not structurally monitored)					
Higher property prices in the regenerated or surrounding area	X	X		X	
Lower property prices in the regenerated or surrounding area		X			X
Job creation		X	X		X
Increase in property operations around upper-range activities			X		
Improved economic dynamics of the regenerated or surrounding area			X		
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)	X	X			
Coordination of sectorial policies	X	X	X		
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information		X	X	X	
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

- **Flemish Region. Decree on supporting Urban Renewal Projects 22.03.2002.** By this decree the Flemish Government wanted to give grants to cities for innovative urban renewal projects that act as a lever for a city or part of a city and that substantially improve the general quality of life of a neighbourhood or borough. See: <http://www.thuisindestad.be/> In the '80's was developed the concept of « revitalisation area » (herwaarderingsgebieden).
- **Walloon Region. No answer**
- **Brussels Capital Region:** The RBC has refined a tool that has proven operational: contracts neighborhood ever since 1995. The district contracts have demonstrated their effects by many achievements. The tool is also scalable: it adapts to the changes, needs and aims for better efficiency. Thus, since 2000, the social component 5 was widely valued. For example, taking more account of the creation of social amenities for the neighborhood. Thus the district contract became the largest producer of nursery schools in neighborhoods. Recently (2010) the tool has more formally integrated the environmental dimension. In addition, the Brussels Regional Development Corporation (SDRB) has established a unique system of housing PPPs to build medium and conventional houses
- **Federal Program :** Some projects who didn't find any solution inside the regional or european programs, could be realised as innovative pilot-projects with federal funds. It's a kind of laboratorium of socially innovative urban projects.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

- **Flemish Region.**
 - The capacity of the local authority to manage the project, to take and hold the lead over the project
 - Public-public coordination: coordination of authorities levels as there are the local, regional and national level. Otherwise coordination of the many sector authorities
 - Public-private partnership, good contracts, risk sharing, benefit sharing
 - Mental support for the project by the citizens
- **Walloon Region.**
 - **The involvement of the public operator (city or municipality) at the initiative of the transaction (Urban renewal or urban regeneration or redevelopment site) and followed by the same operator, the operation throughout its process (recognition -> implementation (s))**
 - **For urban renewal projects, also the involvement of the local population.**
- **Brussels Capital Region**

1. Participation is the key contracts neighborhoods. It is exercised from the outset when establishing the plan, and remains effective throughout the process. It targets all stakeholders: residents, local economy and community groups.
 2. Mobilization of stakeholders at the audience through a concerted program
 3. The actual implementation of projects in a limited time (4 years). By concentrating resources and exemplary projects that produces a impact that generates effects induced in people, institutions and investors
- **Federal Program**
 - A new enterprise culture of projectmanagement in municipalities and governance
 - Integration of socio-economic and ecological preoccupations in the projects

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

- **Walloon Region**
 - Operations of urban renewal, urban revitalization or redevelopment of site MARKET IN FAMENNE ;
 - Operations of urban renewal, urban revitalization or redevelopment of site to MOUSCRON.
- **Federal Program – www.politiquedesgrandesvilles.be**
 - Park Spoor Noord in Antwerp - publication
 - Rue Fin in Molenbeek
 - Book recently published in january 2010 « Dix ans d’action sociale urbaine : contrats de ville – contrat logement »
- **Brussels Capital Region – www.quartiers.irisnet.be**
 - Exchange of large buildings (including industrial) vacancies in the Pentagon
 - Master plan of Tour & Taxis
 - Center (incubator) business "Tanners" focuses on a small island all regional policies: housing, equipment (local restaurant), economics (business center), historical monuments....
 - The creation « parc de proximité » (Rosée, Reine Verte, Bonnevie, St. François, La Croix.....)
 - Recent publication in novembre 2007 « Bruxelles change... ! 10 ans de politique de la ville en Région de Bruxelles-Capitale – 1995-2005 » in les Cahiers du SRDU n° 4
 - Recent book about « participation in neighbourhood contracts »
 - Recent book (2007) “Brussels in our Doorstep. Architecture in Neighbourhood contracts” by Maurizio Cohen and Marie-Françoise Plissart
- **Flemish region**

Book recently published in may 2009 “Stadsvernieuwingsprojecten in Vlaanderen”. Publisher SUN, Amsterdam 2009, ISBN 978 90 8506 7511.

The English edition with title “Framing urban renewal in Flanders” is outside Belgium and the Netherlands available through IDEA BOOKS, Nieuwe Herengracht 11, 1011 RK Amsterdam, The Netherlands, tel + 31 20 6226154, fax + 31 20 6209299, idea@ideabooks.nl

Urban renewal projects are acknowledged in Flanders as a new channel for promoting urban development. The Authorities of Flanders are granting financial aid to urban renewal projects that meet stringent criteria: the quality of the architectural and urban development design, a well-considered public-private partnership (PPP) and the involvement of citizens in the design process.

However, a great many Flemish towns and cities, particularly the smaller ones, do not have enough planning capacity to take on the very demanding leadership role. With this in mind, the Authorities of Flanders has developed an outstanding instrument: the so-called ‘concept grant’. As a result of the concept grant system cities and towns are given a huge boost thanks to the support of a team of architects, process supervisors and PPP and participation experts. The design-driven research facilitated under the concept grant system has resulted in a new concept that is espoused by all the stakeholders: the urban authority, the public and private partners and citizens. “Urban renewal in Flanders” (André Loeckx, red) takes stock off six years of the concept grant system. The book takes a discerning look at a number of recent urban renewal projects in the Flemish urban environment, places them in a European context and makes recommendations for the future of urban policy in Flanders.

Foreword “Framing urban renewal in Flanders”

The long neglected city has been on the agenda for several decades, but it was only in the 1990s that Europe adopted a new approach. The “urban project” is the new fashionable term. Some cities have set the tone for this: Barcelona, London, Lille, Lyon, Berlin... Projects which fall between architecture and urban planning serve as a lever for urban development in carefully selected places in the city. Meanwhile, urban projects have developed as the most important way to transform the city in many European countries, However, urban projects are not by definition a blessing. Their impact can cause a lot of damage to the city. Quality criteria are essential.

Flanders is also discovering urban projects and is trying to relate the new approach to the specific Flemish context. The Urban Policy White Paper lays the theoretical foundations for its own individual approach. Urban projects become a policy instrument: they are intended to encourage high-handed actors and sectors to coordinate their agendas with a joint objective of sustainable urban innovation. The Home-in-the-City prize focuses on innovative urban developments and introduces the general public to the new approach. The Flemish Government is subsidising urban renovation projects, following qualitative criteria for this related to the spatial impact, planning and design, participation and public-private partnership.

The criteria are ambitious and demanding. Many smaller cities, which have much less planning capacity and project experience than the larger cities, often present projects which have far-reaching effects and are potentially innovative, but which lack the extra element of quality which is necessary for selection. The “concept subsidies” can help here. It allows “almost very good”, “possibly excellent” or “very important” projects to make an appeal to the knowledge, experience, talent and financial means to work out an improved project proposal which could have a chance in the next round of selections. “Experts” are

appointed in locally composed teams, with experience in better urban projects. Together they can formulate a more focused description of the issues, and select a design agency. The architect's office is in charge of "design research". This explores the urban planning, infrastructural and architectural possibilities for the development of a high quality urban space, provides a spatial basis which allows for participation and public-private partnership and prepares the elaboration of a good project organization. Some of the concept funds can also be used to get advice about communication, participation and the development of efficient forms of public-private partnership.

This not only applies for small cities: larger Flemish cities also appeal to the concept subsidies. The formula which not only concentrates on a high quality urban renovation project, but particularly works on knowledge and capacity building in small and medium cities, is unique in Europe. This paper draws up the balance of six years of concept subsidies. Instead of trying to be complete, we opted to include the most interesting issues, developmental visions, urban designs, co-productive initiatives (PPP and participation), project organizations and project processes. Furthermore, the concept subsidies are still being carried out in various cities.

The book consists of three parts: the main body consists of a "project book" of 18 case studies which describe in detail the process of the concept subsidies in the same number of Flemish cities. Project experiences in cities such as Deinze, Oudenaarde, Ghent, Tienen and Antwerp are discussed, analysed and placed in the correct context by the architects, supervisors or civil servants concerned. We opted for a chronological order of the projects which reveals the increase in quality in the three successive subsidy rounds. The third round – which is still taking place as this book is edited – included four projects. The project discussions are preceded by a number of introductory texts. They outline the aim of the concept subsidies and place them in a Flemish and European perspective. Finally, a number of interviews with the civil servants, local politicians, architects and private partners concerned introduce the reader to the third part: looking back at six years of concept subsidies. Was the organization successful? What aspects of the formula could be improved? What are the new challenges for the urban policy? Ten considerations on the concept subsidies outline the continued development of high quality urban renovation in Flanders, reformulate the task of urban design and suggest possibilities for adjusting the quality of the urban project in Europe.



FRAMING URBAN RENEWAL IN FLANDERS

publisher
SUN

book series
EXPLORATIONS

issue number
#01

editor
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Specific integrated-urban-regeneration

Example 1

The city is growing in Nieuw Zurenborg

Nieuwe Zurenborg, Antwerp

Architect: Secchi Vigano

Call: Call 3 (2007)

Text: Rob Cuyvers

Over the last decade, Antwerp has built up a solid planning tradition. The civil service has built up a lot of expertise. Projects are given expert guidance by the project teams. Good designers are hired to shape the city. Participation and communication are dealt with professionally. The city is slowly recovering from the negative urban reflex of the nineties. Small and large-scale projects contributed to this recovery and represent a striking renewal in the look of the city today. There is a lot of investment in the neighbourhoods and districts. Difficult areas, such as the “Schipperskwartier” are no longer shunned, even though they often lead to controversy. Larger projects, such as the “Museum aan de Stroom” (MAS) (Museum by the River), the large city park “Spoor Noord” and the “Eilandje” are taking shape today. Again, not without an animated city debate. The city is beginning to recover its past grandeur. At the same time, the living quality of the neighbourhoods and districts is at the heart of the city’s policy. But residents and users of the city also have high expectations. They are expecting more and more care for the city heritage, for the streets, squares, parks and play areas and demand more and more from the living quality of their city. In this existing story, today the project “Nieuw Zurenborg” is up for discussion.

The Antwerp Master Plan as a stepping stone

Drafting the Antwerp Master Plan was a continuous worry for policy makers for many years. Various attempts at arriving at a comprehensive picture for Antwerp came to nothing after a first attempt in the early 90s. Until, in 2003, an assignment was awarded to a consortium led by the firm Secchi & Vigano. They were able to add a spatial perspective to the complex urban story, charged with strong images and strategic projects. The formation of this image was based on the intense dialogue held at all levels with neighbourhoods and districts, social and cultural stakeholders, company directors and organisations. The Master Plan defined five strategic areas of action. One of those five is called “Strategische Ruimte Groene Singel” (Strategic Area Green Belt). The “Strategische Ruimte Groene Singel” wants to redevelop the underused and fragmented space between the inner and outer city into a high-quality urban space that is open and green, as a connection between various parks.

A pearl necklace of parks is strung together, alongside and throughout the low-traffic Singel, which is the inner beltway. Along the Singel lay various districts, such as Zurenborg, which is well-known because of its “art nouveau” neighbourhood “Cogels-Osylei”.

The challenge of “Nieuw Zurenborg”

The urban history has created a completely different type of development in “Nieuw Zurenborg” than in the district of “Zurenborg”. “Nieuw Zurenborg”, an area of about 10 ha, is located between the residential district “Zurenborg”, the “Singel” and the rail road. This rail road sparked the industrial development of the area at the end of the nineteenth century. On one side, a goods train station was located. On the other side, the London *Imperial Continental Gas Association* bought up the land to erect a gas

works. The company provided the gas for the Antwerp city illumination. Currently, the majority of this area (6.6 ha) is owned by IGAO (Intercommunale Gasvoorziening van Antwerpen en Omgeving) (Intercommunal Gas Supplier for Antwerp and its Surroundings). Two other major owners are the Flemish public transport company, De Lijn, which has a bus depot there (1.9 ha) and IMEA, a company that owns a transformer station (1.2 ha). On the other side of the railway, the Belgian national railway company, NMBS, also owns an interesting plot of land (3.5ha) the future use of which is still being discussed.

On the side of the “Singel”, some twenty houses are located, mainly still occupied by their owners. The project area has a surface of about 10 ha, to the south of the railway. The master plan and city study have defined two major uses for the area. Building additional residential units in this spot, located at the heart of the urban area is more than desirable. At the same time, the surrounding districts are suffering from a lack of green space. Creating a park/green area is therefore a second priority. In the policy programme of the “Groene Singel”, the master plan for the “Nieuw Zurenborg” programme is defined as follows: “In this area a new residential area may lead to the construction of a compact tissue with an integrated and articulated system of open spaces of a public and semi-public nature.”

Important bottlenecks hampering the development of the area are the ownership structure and the polluted soil, particularly on the site of the former gas works. Not only the recovery of the costs associated with excavating that site is weighing down hard on the project. The clean-up is also limiting the planning and construction of the area. In principle, the IGAO area is available for redevelopment. The negotiations on how to acquire the site mainly depend on the price and the costs and problems related to cleaning up the soil. The properties of “De Lijn” will only be freed up once an alternative bus depot can be found. This requires additional negotiations and research. For the properties owned by the NMBS, a possible restructuring of the site is looked into.

The strength of the project, a strong project definition

The fact that the “Nieuw Zurenborg” project was not built in a day is clearly illustrated by the process that preceded it. At the end of 2005, the city drew up an “ambition and process paper”. This outlines the creation of a steering group, a planning group and a number of task forces (programme, spatial possibilities, feasibility...). Subsequently, further papers were written to carry out a thorough analysis of the study area and possible programme. In June of 2006, this led to a drafting of the project definition, containing a well-elaborated programme of requirements. For the residential area, very strict limits are imposed. For the types of residences, for example, the following figures are used: at least 55% large residential units, no more than 35% smaller residential units, at least 10% innovative residential units. As far as the residential sectors are concerned, the following figures apply: 15% social housing for rent, 60% affordable housing (10% social housing for sale, 50% affordable houses), and 25% free market houses. For the green area, a target of 5ha of coherent green space is put forward. The neighbourhood services (f. ex. children’s campus), parking spaces and spatial secondary conditions are examined and included in the programme of requirements. All these elements eventually end up in the project definition, which, as a result, is very demanding and uses those figures in the rest of the process as a guideline. Intense discussions were also set up with the local residents. In an area of 800 meters surrounding the project area, all sports clubs and cultural associations, neighbourhood committees, young people, children and senior citizens were contacted by letter or telephone to help think about fleshing out the green space in “Nieuw Zurenborg”. In total, some 150 were found to take part in a number of focal meetings in small groups. This resulted in a programme booklet for the new park. In parallel, the city drew up a

“Master plan Groene Singel”, which consists of various sub-studies (mobility, functional and design survey). A first stage was completed in September of 2007.

At the end of 2007, the city submits the “Nieuw Zurenborg” project as an urban renewal project under the third call. The project proposal is premature, as it does little more than outline the strategic importance of the project site and a rudimentary programme of requirements. The jury awards “concept subsidies” to the proposal, which the city is eager to accept.

Any good design starts with a good designer

Initially, the city was going to use the public call for tenders sent out by the Flemish Master Builder to appoint a designer for the project area. The awarding of concept subsidies, however, opened up a new possibility. The local project team, complemented with a project manager, appointed by the Flemish Community, went to work on writing down the design survey specifications. Five firms (HUB, De Smet Vermeulen/Palmboom and van den Bout, Rapp + Rapp, SeARCH, TV Omgeving/360 architects/Bas Smets) were asked to specify how they were going to deal with the project specifications and how they would examine the project. In other words, they were asked to provide their planned approach, which, together with the composition of the design team, could give an idea of the process the firm was planning to go through and this constituted a first reflection on the project definition at hand. The firm De Smet Vermeulen/Palmboom en van den Bout, was selected to carry out the design survey. In their presentation, the designers focused on a number of key issues: the existing ownership structure and phased approach, the relationship between the neighbourhood park/Groene Singel/ring road park, the subterranean railroad crossings and the residential concept. Apart from their project approach and method of cooperation, the focus on the levels of scale, the method of cooperation and portfolios of the various partners were used as argument in the selection: the clear landscaping expertise of Palmboom en van den Bout, the expertise of De Smet Vermeulen in reading and building up the urban space and the urban tissue. This collaboration between complementary skills will bear fruit in the continuation of the process.

Towards a city design in two workshops

Carrying out a design survey was the first ambition. The complexity of the project area and the long list of deliverables requested by policy-makers, residents and owners seemed to require a great deal of exploratory research. The thorough foundations offered by the solid project description and the sensitive approach of the designers meant, however, that the process quickly led to a solid city design. Three months after the kick-off meeting, a general concept was laid down in a first workshop. One important element will determine the success of the process: the thorough design analysis of the existing situation and its historical development. This analysis, in combination with a clear insight into the regional developments, granted a solid spatial foundation to the project proposal. The historically developed pattern of streets and railways and the location of the existing green areas formed the basis of the project proposal. Onsite studies learnt that the area already had a partial park environment available. The designers were heard to comment: “Zurenborg already has a park, but they just don’t know it yet.” This thorough study of the site was combined with the development of a clear vision regarding the Singel. The designers went to look for the meaning of the Singel in the current and future urban planning context. The “Singel” is not an area that is easily defined. Along its route through Antwerp, it links up to both the nineteenth-century urban developments (cf. Zurenborg) and very fragmented pieces of no man’s land. This significance— which both bolsters and puts into perspective the concept of the “Groene Singel” – was included when fleshing out the project area. There was a clear first city design on the table, the basis for a new urban

project. The choice for the city pattern, the park's location, a first attempt at defining the type of construction was now under discussion.

This first city design put down the foundations for the further process of project refining. It was also a basis for a financial test and the feasibility of the clean-up of the area. However, critical questions could still be raised. Is the new proposal too fragmented maybe? How can we bolster the integration of the park, school and built-up area? What if we do not include a school? Clear assignments for further study were provided to the designers. The park should be a user-friendly park for the neighbourhood, a park for and by the neighbourhood.

The new neighbourhood should form one coherent unity and, in turn, be part of the larger neighbourhood within which it is situated. The relation to the north side of the railway should be given further substance, for example, by linking up to the street "Plantin Moretuslei".

Two months later a further developed proposal of city design and city project was ready. The critical questions that were raised in the first workshop and thorough investigation of the existing situation provided a well-thought-through proposal. A study of the existing industrial buildings lead to new developments and provided the building blocks for a further broadening of the design. Nobody had been aware of the unknown railway structure there, used to bring in resources. The remaining vaulted railway infrastructure constituted a basic element of a new multi-purpose hall. The location also partially determined the new street grid. The existing large garden, together with the soil excavation, determined the shape of the new park.

Further study of the buildings located on the edge of the site, such as the existing buildings of De Lijn along the street "Grote Hondstraat", also provided strong input. The existing school was expanded. Apartments and office buildings found their neat locations. In a follow-up process, the edges of the project site (to the north of the railway) will be further examined in an additional study.

Without the financial input of the city policy: no park

The project proposal offered a solid foundation for taking the very strict funding scrutiny. It quickly became apparent that further fine tuning was required. The building volume had to be expanded, the public domain had to become smaller, but without loss of quality. Nonetheless, the design and test showed that financial backing by the city policy will be required to make the project feasible. The quality goals for the park area and the public services require additional funding that cannot be borne by the project proper. The substantive support and concretisation of the request for subsidies is an important upshot of the concept subsidies. Lastly, the designers were asked to convert their approach to the project into a phased and differentiated view of the quality of the outlook. In other words, which parts of the project must be implemented as a whole and where do we put different architects/designers to work. The answers to these questions were provided in a final paper from October 2008.

The city design as a catalyst

Initially, the design survey was seen as a dream for exploring the spatial possibilities, to determine how the numerous questions and expectations would be given shape. However, it quickly became apparent that the designers, as a result of their thorough surveys, quickly arrived at a complete and, to all stakeholders present, acceptable set of solutions. The first project proposal offered sufficient building blocks to all parties for examining their expectations. The policy-makers were given a clear picture of the answers offered for the clearly formulated questions. In the further follow-up after the 1st workshop, this view became even clearer. The designers managed to provide an answer to all questions and observations by further adjusting and refining their spatial

design. This way, the costs and benefits could be weighed against each other. Meetings were set up about how to acquire the land. It became clear how much surface was available for all of the purposes. For the OVAM (Flemish Environmental Agency) the costs and benefits of cleaning up the site could also be defined clearly.

The location of the park and houses, which had been determined in the exploratory survey, was now clearly defined. The city had found an answer to its requirements. There is a basic plan allowing for a further financial and operational fine-tuning. At the same time, there is sufficient basis for striking up a debate with all of the stakeholders. Many negotiations and actions will be required to get the project off the ground. However, it is abundantly clear that, as a result of a well-prepared project definition, the dynamics of the concept subsidies, the strong design team and thorough design survey, a basis may soon be created for a high-quality city design that is the clear foundation of an innovative and yet realistic urban project, which, in its design phase, already lays the foundation of a co-productive development process.

Example 2

From piece to city

Ghent – Bridges to Rabot: when connections also form a network

Call: Call 2 (2005)

Architect: BUUR

Text: Jan Schreurs

Set in robust transport infrastructures and encircled by oversized facilities, the neighbouring districts of Rabot and Blaisant are anything but jewels in the crown of the 19th century city. Nowhere in Ghent are the blocks any narrower and the greenery in such short supply. The cramped working-class houses always chiefly attracted the economically weaker and socially marginal sections of the population. Nowhere in Ghent are there so many age-related pressures, such a high population density, so many people dependent on the public social welfare centre, so many people out of work, so many people from ethnic minority groups and so many refugees. Squashed around the undeveloped former station site and a few heavily polluted industrial plots, these groups have been isolated in spatial terms. The districts are separated from the centre by the wide, busy boulevard-style *enfilade* of traffic routes operating as a component of the small city ring road. They are cut off from the wider environment by two opposing hooks, sturdy connecting and intake canals serving the adjacent 19th century industry. This enclave is generally consolidated by unaffordable peripheral areas. Apart from the transport infrastructures, what are primarily involved are large factory sites to the north and a huge hospital campus to the south of the ramparts. Within this area, the station site, the old municipal gas site, the Nieuwe Molens silo complex and the expanding college campus take huge bites out of the residential fabric. The strong impact of the enclaving effect at internal level is also immediately clear. The historical separation and coordination of autonomous yet connected facilities – factories surrounded by working-class dwellings, factories close by the station and canal – but between which only tightly controlled exchanges were possible, has a structural basis. What is more, demolition activities, lack of occupancy, degradation and pollution, particularly from the station and urban gas site, created internal ‘vacuums’ that strengthened the separation effect. Lastly, the emblematic enclave with

three high-rise structures for council dwellings has set a definite stigma on Rabot as a problematic piece of city since the 1970s.

Enclaves, vacuums and ... potential opportunities

Problematic does not imply lifeless, however. Looking around you may notice the despondency but there are no signs of depression. Rabot-Blaisant continues to be a district that can put up a resistance.

There is some criticism. People complain about the diminishing greenery, which is in short supply, the failure to take enough account of the physical deterioration of the dwellings. Administrative programmes are not readily greeted with a great deal of enthusiasm. Dissatisfaction is expressed about the alleged lack of any aspirations to launch a genuinely wide-ranging project. These voices are regarded as the policy's 'irritant' as well as testament to wide-awake social reactions. Firmly-based and organised youth work activities are available. The 'run-of-the-mill' shops lend support to a properly functioning informal central status. The space also still has assets to offer because the small scales notwithstanding inner areas with potential opportunities do exist. Large detached buildings – mill, parish hall, church, traction station, sheds and garaging– are waiting to be earmarked for other purposes. Sites that have been freed up and rehabilitated are crying out for another approach. The splendour of the water creates an irreplaceable, unique open space providing light, air and sun via the periphery.

Bridge and insert: too far or an infusion?

Rabot had enough potential resources to 'pull itself together' but it also had to contend with unease and uncertainty. 'What will become of us?' 'What will remain of the neighbourhood?' There were good reasons for being concerned. Social and spatial inequalities also tend to give rise to action, not always with noble aims. In this run-down piece of city De Lijn (Flemish transport company) threatened to produce a *déjà vu* effect: a powerful actor transferring its problems to a weak piece of city. Space for a new tram depot was sought and found in the middle of the loose industrial fabric to the north of the connecting canal. The link with the urban tram network was supposed to cut through the district via the route of the circular railway's old branch line to the vanished Rabot station. This would require a new bridge, over the canal and the Rabot, as the at-grade swing bridge that still existed was too slow and low.

The Ghent city council nonetheless regarded this plan as both a 'bridge too far' and a bridge too short. The policy did not expect this kind of brutal action to give an immediate boost to the impoverished and economically run-down Rabot. The same fate could be feared for the new court house planned, commissioned and paid for at federal level. As part of a large-scale process for refurbishing and upgrading the legal infrastructure, the old station site was targeted as a future park with a striking new glass construction. The new-style law courts would, literally, become the face of the district and breathe life into the district. However, there is no guarantee that a viable mix will emerge from a forced marriage between disadvantaged survivors and detached yuppies! It might be thought that such a large scale insertion would come across as more of an occupation than a life-saving infusion.

Urban designs were deployed as early as 1999, in preparation for the urban spatial structure plan, precisely for the purpose of combating these kinds of one-dimensional approaches. This innovative strategy was designed to investigate strategic areas in the 19th century belt - such as Rabot - on the basis of their intricate spatial nature so as to seek opportunities for revitalisation. This set the stage for a systematic, area-based urban renewal policy.

The bridge and the Rabot: plans and intentions

The city council issued instructions for the 'tram bridge' project to be opened up. A project leader was appointed from the urban development department to flesh the initiative out to become the intricate urban renewal project 'Bridges to Rabot'. A cycle and pedestrian bridge were added to the tram bridge as an additional connection between North Ghent, the Rabot and the historical city centre. The landing site for the entire thing would end up integrated into the new park. Apart from the court house the park would also offer 'shelter' to an essentially dug in youth meeting centre. In order to minimise the separative impact of the new bridge, the park, under the tram bridge, was extended from the Rabot district to the Blaisant district close by. The fringes of the district were changed to make the most out of the connection in spatial terms. A block of decrepit dwellings and run-down business premises, where a few shops are located at random, would be replaced by a hybrid volume of council houses above a new shopping centre. A more traditional building along the Blaisantvest would establish apartments to buy for the middle class above shops and services. The top edges of two remaining blocks along the tram-cycle-bridge would be replaced by medium-rise council apartments. This action would create more distance from the bridge, prevent tram noise and help to make the renewal process in the Blaisant district visible.

In the wake of the microsurgery involving the partition, stoning and greening, to introduce 'Oxygen for the Brugse Poort' in the nearby urban renewal district, the realisation of the 'Bridges to Rabot' would link the most emphatic spatial and social enclave with the town.

The Ghent city council hoped this extended project would make it possible to qualify once more for a sizeable grant under the urban policy. Parachuted into the area, the court house and tram bridge was set to be a) a "reason and b) an initiator for a set of sub-projects where private and social dwellings, employment opportunities, large and medium-sized shops, active and passive recreational opportunities would boost the area's diversity. Apart from the private developers a trio of public stakeholders would make a contribution: the social housing company Scheldevallei, the city of Ghent, the Highways and Traffic Administration (Flemish Region), De Lijn, the Federal Government and the European Union. Ghent asked the Urban Policy to provide Euro 5 of the city's 8.4 million contribution.

From project to concept grant

The jury responsible for verifying the urban renewal projects submitted, and vetting them in the light of their quality and eligibility, took a very positive view but also expressed some unease about the lack of consistency. The jury thought the proposal was of a high standard and meaningful but it risked playing only a limited strategic and defining role in relation to the broader environment. Consequently, it was not very clear how or if the project could eliminate or at least tone down the piecemeal approach. The failure to include the municipal gas site (brownfield site) was also hard to understand, as there was a risk of the internal enclaving effect remaining.

The jury decided to propose awarding a grant in the light of the striking enclaving effect and imminent gentrification, the potential leverage effect of the 'initiator' and the potentially huge social advantage. The focus of the design-driver research would be a more effectively integrated development plan for the Rabot district, linked to more strategic sub-projects. Bridges between the Rabot district and the city would have to be included in the project as much as possible (literally and figuratively), as structure-defining actions in support of what was regarded as a commendable urban and social project.

'Could there be a bit more?'

BUUR was the perfect choice for strengthening the tram bridge's bridging role and adding other 'bridges'. Appointed for the design-driven research this design office enthusiastically took up the challenge, in 'Bridges to Rabot+', the run-up to a new urban renewal application. However, qualitative improvements to the pedestrian-cyclist-tram bridge already designed were apparently something of a tall order, because it was 'already a done deal', and any changes were politically out of the question. Shifting the landing site so that Rabot and Blaisant blend more closely was not therefore a successful idea. Plans to 'secure' this landing site with fencing prompted the designers to lower the Rabot park ground level by almost one metre, such that the trench-like groove in the first proposal was replaced by an even slope under the bridge. The youth meeting centre was anchored there via an asphalted forecourt. An ingenious 'remedy' to start with.

Bridges to Rabot

The main purpose of the design-driven research is to transform the southern road barrier between the Rabot and the centre into an integrating lane. The design seeks to tame the level of traffic at the former ramparts by phasing out two of the four lanes for through traffic. These are interrupted by explicit crossing points near to the Rabot high-rise council tower blocks, to the tram bridge, and to the hospital. Links are the better 'bridges' at these sites. The most westerly crossing is a multiple cycle route between the district, the Rabot tower blocks and the city centre, supported by a blue-green axis as a continuation of the partly encased Lieve, a defining Ghent water course. As a continuation of the tram bridge a second cycle axis cuts through a block to join a peaceful central-oriented street. Near the hospital, the crossing becomes an ambitious pedestrian 'plateau' extending southwards to the hospital campus 'entrance' and moving northwards between the adjoining dwellings as a square before Maria Goretti church. Following on from this, deep in a Blaisant block, a church, nursery school, an alternative building centre, cramped work-class dwelling in Kaprijkestraat and an indefinable inner area are tied together to form a good-quality semi-public space, which, in turn extends through the block up to the canal, where another built-up plateau 'ensures' the link.

In order to be able to develop the northern fringe as a built-up quay – for the more vulnerable road users and residents – the ring function is shifted to the opposite side of the canal. This in turn calls for the redevelopment of two squares that have long required reconnecting. The two southern angular points of the triangular Rabot-Blaisant district therefore serve as 'portals' between the city and the neighbourhood. Together with the western portal the college of higher education enclave becomes more penetrable and – as with the hospital – a new public domain is produced in the overlapping of street and block.

Bridges in Rabot

In addition to these bicycle routes, crossing plateaus, borings and portals along the fringes, internal entities are also connected and linked. A northward bulge of the park, organised around the gas reservoirs up until the canal robs the thick rows of trees between the court house and Rabot of their screening effect. The site around the protected gas reservoirs becomes a centre, a pivot around which the bicycle and tram bridge, the Rabot park and the renewed ramparts are attached like sail arms, ready to launch and bear the gradual development of the district. The brilliant simplicity of the arrangements for the *brownfield* area is a crucial opportunity towards this end. The grid structure, with access roads perpendicular to the canal and soft vehicle accesses parallel with the canal, consolidate the identity, fitting in with the no-nonsense textures of Rabot and Blaisant with which the earlier factory owners tried to keep down their costs. Unnecessary traffic is barred from the district as a result of direct links with the streets for cars on the periphery. District-oriented pedestrian links are underpinned by

interposed small green squares. Together with underground parking facilities under apartments the latter help to keep the cost of tar pollution under control, because they make remediation unnecessary, or replace the tar removed with useful underground space.

Several small-scale, concrete initiatives that can be carried out quickly fit in with these actions: school, multi-purpose hall, parish hall and neighbourhood parking facilities in the De Kring block, sports recreational facilities in the abandoned traction station, reconstruction around the Rabot tower blocks...

Multiple connections and links do not monopolise the 'identity', on the contrary. The maintenance, redeployment and/or reassignment of iconic structures, such as the gas reservoirs, the Nieuwe Molens, even the Rabot tower blocks added respectively to the Lieve anchor the transformation in a structure that, in turn, pays tribute to the existing context. Examples of this are the linear structure of Rabot park reproducing the railway track routes or the road structure of the urban gas site reflecting the fabric of Rabot and Blaisant. The 'small-scale developments' also leaves as much of the existing fabric intact as possible, while strengthening it as a result of the higher vitality: more greenery, more air, more connections ...

Design-driven action research: from cooperation to an alliance

The effort involving the form would have been impossible without working on the process. As well as cross-linking several – literal and figurative – bridges between Rabot-Blaisant and the surrounding area, the design-driven research assumes the role of action research, where spatial concepts and the perception of these tend to provoke and manage reactions, remodifying the proposal and placing it in a progressive spiral: (design) hypothesis-discussion-reflection-hypothesis-... Those involved in this research are the municipal departments, which can express their concerns and make suggestions, while their opinions and attitudes can be adjusted during the process. The combination of an inspiring outsider (BUUR) in the group, an empathetic group dynamics (concern of all departments) and a visualised synthesis of varying reactions (design) pave the way for creative contributions, self-reflection and adjustments. Potential interactions between departments are clear, while there are opportunities for alliances among themselves. Various departments are beginning to share content-related terms, such as 'play network' and various ways of defining 'minimum local greenery'. Departments learn how to connect their unilateral focuses – such as the budgetary feasibility of remediating the urban gas site – with each other. Departments create joint projects, such as producing an invitation folder for a district exhibition. People soon understood the need for joint development of an active communication component for the purpose of generating a debate in the district about the research findings. BUUR's task has been extended to the concept for an exhibition: in the district church and in the streets. This is the ultimate hypothesis within the context of the concept grant: Bridges to Rabot = "a renewal of my district". Starting from there, the inhabitants of Rabot-Blaisant will be the key integrating players. "Working together in your district."

Now, in the field.

A lack of shared terms – ideas, concepts, focuses, priorities ... - may be the key reason why integration in the first application for an urban renewal grant was watered down. The best project leader is likely to be unable to ensure the appropriate management of the varied and relatively motivated services if these are working "alongside each other". The city of Ghent has drawn some lessons.

Instead of five, 17 extremely varied sub-projects are now available, ranging from construction and reconstruction to street activities and temporary use. The overall cost is put at Euro 184 million, 106 million of which is derived from private sources. The city

of Ghent's share is Euro 23 million, and the policy is still hoping to be able to pay 5 million from the grant.

The leadership role is now in the hands of a programme leader from the 'urban renewal and area-oriented activities', under the direct supervision of the mayor. They rely on district leaders and communicators to forge links with regular services providing project leaders. This integrated leadership is tasked with investigating three different social concerns according to an even-handed, comprehensive approach. A simultaneous interaction between economic development, social justice and ecological quality now takes precedence over the original emphasis on physical space. Nonetheless, built-up areas, by way of recycled or new buildings, streets, parks, gas reservoirs, bridges ... continue to be the vehicle and underpinning for the sustainable development sought in each sub-project.

The way in which 'Bridges to Rabot' has developed into the spatial-physical component of urban renewal and beyond is underscored in the communication and participatory component overflowing with folders and newsletters, meetings and local debates, working groups and focus groups, events and activities. When the efficient participatory structure was developed the focus in particular was on inhabitants who could not be reached out to or only with difficulty. A few sub-projects are specifically targeted on the district inhabitants. For the most striking 'newcomers' there is a district incubation centre for small newly created business, while for stimulating the social and local economy (Wondelgemstraat) there is a district health centre and a district-wide game and meeting network, called recreational infrastructure". A key factor is 'De Site': a 'semi-permanent' cultural and social-artistic organisation tailored to the district. In anticipation of the finalisation of the symbolic urban gas site, containers are available as a temporary meeting space where neighbourhood partners and outsiders may develop their activities together. An increasing number of temporary uses mobilise "culture as a leverage, engine and catalyser" to ensure social renewal is immediately assigned a place and given substance according to a unique and successful approach. De Site is creating a vibrant forum for exchanges and encounters while apparently making a decisive contribution to an intercultural 'we feeling'. We see the children and adults, members of minority groups and otherwise, musicians and visitors, group leaders and artists setting to work during the first anniversary celebrations, we know that the city has already obtained a degree of urbanicity. The time may soon come when people in the district no longer complain: "I have no wish to live where my home is" (Paul Blondeel).

COMPARISON BETWEEN THE THREE BELGIAN REGIONS CONCERNING THE PLANNING TOOLS AND SERVICES

WALLOON REGION	BRUSSELS CAPITAL REGION	FLEMISH REGION
JURIDICAL FRAMEWORK ¹¹		
Code Wallon d'Aménagement du Territoire, de l'Urbanisme et du Patrimoine (CWATUP) – <i>Walloon Code of Country Planning, Urbanism and Patrimony</i> 27/11/1997	Ordonnance Organique de la Planification et de l'Urbanisme – <i>Organic Regulation of Planning and Urbanism</i> – 29/08/1991 Replaced by COBAT	Decreet voor Ruimtelijke Ordening en Planning – <i>Decree of Spatial Regulation and Planning</i> – 01/05/2000
MASTER/DEVELOPMENT PLANS		
Schéma Directeur de l'Espace Régional wallon (SDER) (ex PRATwallon) – <i>Development Plan of the Walloon Regional Area</i> 27/05/1999	Plan Régional de Développement (PRD)/Gewestelijk Ontwikkelingsplan (GewOP) – <i>Regional Development Plan</i> 29/03/1995 – 12/09/2002	Ruimtelijk Structuurplan Vlaanderen (RSV) – <i>Spatial Structure Plan of Flanders</i> 23/09/1997
Schéma de Structure Communal (+ Règlement Communal d'Urbanisme-cfr. infra) – <i>Local Development Plan (+ Local Urbanism Rule)</i>	Plan Communal de Développement (PCD)/gemeentelijk ontwikkelingsplan (GemOP) – <i>Local Development Plan</i>	Provinciaal Ruimtelijk Structuurplan (PRS) – <i>Provincial Structure Plan</i> Gemeentelijk Ruimtelijk Structuurplan (GRS) – <i>Local Structure Plan</i>
DEVELOPMENT SCHEMES		
Schéma d'Agglomération – <i>Agglomeration Scheme</i> Schéma Directeur de Rénovation Urbaine – <i>Development Scheme for Urban Regeneration</i>		Masterplan
REGULATION PLANS public initiative		
Plan de Secteur (PS) – modification(s) - <i>Sector Plans</i>	Plan Régional d'Affectation du sol (PRAS) /Gewestelijk Bestemmingsplan (GBP) – <i>Regional Land Use Plan</i>	Gewestplan - Gewestelijk Uitvoeringsplan – herziening – Sectorplan – <i>Regional Enforcement Plan - revisions</i>
Plan Communal d'Aménagement (PCA) (agréation : voir dispositions récentes) révision/abrogation !!! PCA dérogatoire	Plan Particulier d'Affectation du Sol (PPAS) avec ou sans dossier de base (A.M. de composition de dossier de base, de subvention des communes et d'agréation)	Bijzonder Plan van Aanleg (BPA) - Gemeentelijk uitvoeringsplan (registre provincial d'agréation) révision/abrogation !!! herziening/in herziening

¹¹ Before 29 march 1962 : Loi organique de l'Aménagement du Territoire et de l'Urbanisme – Organieke wet houdende organisatie van de ruimtelijke ordening en de stedenbouw

modification de PCA <i>Local Land Use Plan</i>	Bijzonder Bestemmingsplan (BBP) révision/abrogation !!! <i>Local Land Use Plan</i>	stelling <i>Local Land Use Plan</i>
		Sectoraal BPA : <ul style="list-style-type: none"> • zonevrije bedrijven, • zonevrije recreatie, sport en jeugdinfrastructuur <i>Sectoral Land Use Plan:</i> <ul style="list-style-type: none"> • <i>incompatible enterprises</i> • <i>incompatible leisure, sport and youth accommodation</i>
	Programme d'Action Prioritaire (PAP) <i>Priority Action Program</i>	
Plan d'alignement (cfr. loi communale-dans PCA) – <i>Alignment plan (cf. communal law)</i> + Plan d'expropriation – <i>expropriation plan</i>	Plan d'alignement (cfr. loi communale-dans PPAS) - <i>Alignment plan (cf. communal law)</i> + Plan d'expropriation - <i>expropriation plan</i>	Rooiijnplan (cfr. gemeentewet-dans BPA) - <i>Alignment plan (cf. communal law)</i> + Onteigeningsplan - <i>expropriation plan</i>
MANDATORY PLANS private initiative		
Plan de lotissement ou de relotissement – <i>(Re-)division plans by lots</i> (Certificat d'Urbanisme) <i>(Urbanism Attestation)</i>	Plan de lotissement ou de relotissement - <i>(Re-)division plans by lots</i> (Certificat d'Urbanisme) <i>(Urbanism Attestation)</i>	(Her-)verkavelingsplan - <i>(Re-)division plans by lots</i> (Stedenbouwkundig attest) <i>(Urbanism Attestation)</i>
REGULATIONS		
Règlement Régional d'Urbanisme - <i>Regional Urban Regulation/Rule</i>	Règlement Régional d'Urbanisme (7 sur 8 titres approuvés) (RRU)/gewestelijke stedenbouwkundige verordening - <i>Regional Urban Regulation/Rule</i>	Gewestelijke bouwverordening - <i>Regional Building Regulation/Rule</i>
Règlement Régional d'Intégration Paysagère (SDER p. 187) – <i>Regional Regulation for Landscape Integration</i>		
Règlement Communal d'Urbanisme (RCU) - <i>Local Urban Regulation/Rule</i>	Règlement Communal d'Urbanisme (ex règlement de la bâtisse) - <i>Local Urban Regulation/Rule (ex Local Building Regulation/Rule)</i> Règlement Zoné d'Urbanisme – <i>Urban Area Regulation/Rule</i>	Gemeentelijke bouwverordening - <i>Local Building Regulation/Rule</i>
Règlement communal de lotissement (???) – <i>Local regulation for division in lots</i>		Gemeentelijke verkavelingsverordening – <i>Local regulation for division in lots</i>
SECTORAL STUDIES (sectoral approach)		

<p>Plan de mobilité, de stationnement - RAVEL tant au niveau régional, communal + plan de signalisation + plan de déplacement d'entreprise <i>Regional/Local mobility and parking plan + road signs plan + mobility plans for enterprises</i> Plan communal du logement (cfr. code du logement) - <i>Local housing plan (cf. Housing Code)</i></p>	<p>Plan de mobilité et des espaces publics <i>Plan for mobility and public spaces</i></p>	<p>Mobiliteitsplan (cfr. mobiliteitsconvenant) tant au niveau régional, provincial, communal, intercommunal + signalisatieplan + bedrijfsvervoersplannen <i>Regional/Local mobility and parking plan (cf. mobility contract) + road signs plan + mobility plans for enterprises</i> Gemeentelijke woningbehoefte studie – <i>Local study of housing needs</i></p> <p>Strategisch commercieel plan (Mercuriusfonds) – <i>Strategic Commercial Plan (MercuriusFund)</i> Gemeentelijk Natuurontwikkelingsplan (GNOP) – <i>Local Nature Development Plan</i></p> <p>Gemeentelijk Landbouwplan – <i>Local Agricultural Plan</i></p>
<p>Plan communal de développement de la nature – <i>Local Nature Development Plan</i></p>	<p>Plan régional du maillage vert et du maillage bleu <i>Regional plan of green or blue network</i></p>	
<p>Programme communal de développement rural – <i>Local rural development plan</i></p>		
<p>ACTION PLANS/Territorial approach</p>		
<p>ZIP - QI : rénovation urbaine Opération de revitalisation urbaine <i>Urban regeneration – Operation for urban regeneration – Zones for priority interventions</i></p>	<p>Contrat de Quartier - Programme quadriennal de revitalisation des quartiers <i>Neighbourhood contracts – Quadrennial program for the neighbourhood regeneration</i></p> <p>Contrat d'Initiatives – <i>Initiative Contracts</i> Contrat de Sécurité/Citoyenneté <i>Security/Citizen contracts</i></p>	<p>Wijkontwikkelingsplannen (WOP) <i>Neighbourhood Development Plans</i></p> <p>Veiligheidscontracten <i>Security/Citizen contracts</i></p> <p>Ruilverkavelingsprojecten - <i>Land consolidation projects</i></p>
<p>Contrat de Sécurité/Citoyenneté <i>Security/Citizen contracts</i></p> <p>Projet de remembrement – <i>Land consolidation projects</i> Contrat de Rivière – <i>River contracts</i> Projet de recomposition des paysages – Projects for the recomposition of the landscapes Projet de pays (cfr. SDER) Projet de rénovation des sites d'activité économique désaffectés (SAED) – <i>Project for the regeneration of the sites of economic activity</i> Projet d'assainissement des sites d'intérêt régional – <i>Project for cleaning up of sites of regional interest</i></p>		

Projet de requalification d'entrées d'agglomération – <i>Requalification project for the entries of the agglomeration</i>	Contrat de Chaussée – <i>Road contract</i>	Doortochtenprogramma – <i>Program for the passage roads</i>
Aménagement de places, voiries, abords – <i>Building of places, roads and their surrounding</i>	Aménagement de places, voiries, abords – <i>Building of places, roads and their surrounding</i>	Aménagement de places, voiries, abords – <i>Building of places, roads and their surrounding</i>
FEASABILITY STUDIES		
Etude de faisabilité et/ou d'implantation et/ou d'accessibilité – <i>Feasability/location/accessibility study</i>	Etudes de faisabilité et/ou d'implantation – <i>Feasability/location study</i>	Haalbaarheids-en/of inplantingsstudies Ontsluitingsstudies – <i>Feasability/location/accessibility study</i>
Etude d'impact (socio-économique) – (Socio-economic) impact studies	Etude d'impact (socio-économique) – <i>(Socio-economic impact) studies</i>	(Socio-economische) impactstudie – <i>(Socio-economic impact) studies</i>
Analyse AFOM (atouts, faiblesses, opportunités et menaces) <i>SWOT-analysis (Strength-Weaknesses-Opportunities-Threats)</i>	Analyse SWOT - <i>SWOT-analysis (Strength-Weaknesses-Opportunities-Threats)</i>	SWOT analyse <i>SWOT-analysis (Strength-Weaknesses-Opportunities-Threats)</i>
ASSESSMENT STUDIES		
Etude d'Incidence sur l'Environnement (EIE) – <i>Environmental Assessment Study (EAS)</i>	Etude d'Incidence sur l'Environnement (EIE) Rapport d'Incidence Notice préalable – <i>Environmental Assessment Study (EAS)-Assessment Report-Preliminary notice</i>	Milieu Effecten Rapport (MER) – <i>Environmental Assessment Report (EAR)</i>
<i>Strategic Environmental Assesment</i>	<i>Strategic Environmental Assesment</i>	MobiliteitsEffecten Rapport (MobER) – <i>Mobility Assessment Report</i> BeleidsMER - – <i>Policy Assessment Report</i> <i>Strategic Environmental Assesment</i>
EXPERTISE AND ADVICE		
Planning advice, evaluation study, manuals, courses...		
CONDITIONS FOR AUTONOMY OF THE MUNICIPALITIES		
1 Schéma de structure – <i>Local structure scheme</i>	tendance vers discernement entre grands projets d'intérêt régional et petits projets d'intérêt communal – <i>tendency to divide into great projects of regional intrest and little projects of local intrest</i>	1 Gemeentelijk Ruimtelijk Structuurplan – <i>Local Structure Plan</i>
2 Règlement communal d'urbanisme – <i>Local Urbanism Regulation</i>		2 Gemeentelijke Stedenbouwkundige Ambtenaar – <i>Local Urban Public Servant</i>
3 Commission Consultative Locale d'Aménagement		3 Gemeentelijke Commissie van Ruimtelijke Ordening

duTerritoire (CCLAT) – *Local
Consultative Committee for
Regional/City Planning*

(GECORO) – *Local
Committee for Spatial
Planning*

4 Plannen- en
vergunningenregister –
*Register of plans and
licences*

5 Register van leegstand en
onbebouwde percelen –
*Register for empty buildings
and unbuild parcels*

**INFORMATION AND
PUBLICITY**

Special rules of publicity –
Concertation commission
since the first Sector Plan
(29/11/1979)

Law of 1970

Etienne Christiaens
4 octobre 1999, adapted in april 2003

3.CROATIA

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

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In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

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Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	6,1	6,3	6,6*	6,6*	7,2*
b) Percentage of working population represented by the construction sector (total)					
c) Percentage of GDP represented by the construction sector (new housing only)	2,9	3,0	3,2	3,0*	2,9*
d) Percentage of GDP represented by the construction sector (regeneration only)	0,7**	0,7**	0,7**	0,7**	0,6**
e) Number of new homes built per year	18 763	19 995	22 121	25 609	25 368
f) Number of homes regenerated per year	-	-	-	-	-
g) Average price per m ² of newly built housing (€/m ²)	1 399,57	1 438,01	1 480,16	1 705,30	1 839,42
h) Average price per m ² of regenerated housing (€/m ²)	-	-	-	-	-

Source: Central Bureau of Statistics of the Republic of Croatia

Ad e) homes instead dwellings

Ad g) (€/m²) zamijenjeno sa (kn/m²)

*Preliminary data

**This is estimated share for reconstruction of housing stock only, not for all construction output.

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas

¹ Change the reference period, if necessary.

- modernising or “updating” the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others: construction and reconstruction of war-devastated areas *

* It has been estimated that during the Homeland War (1991-1995) 14% of the housing stock of the Republic of Croatia was damaged or destroyed, consequently significant means of public funding from the state budget were allocated for restoration or reconstruction.

2.2. Within your country’s urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which):
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

A specific problem exists in Croatia as well as in all other transition countries, due to the fact that built substance was systematically neglected (i.e. not maintained in proper shape) for some 50 years. Instead, new housing estates were built, which in turn were also neglected. Rents were extremely low, and people lived in state-owned dwellings practically for free. This resulted in dereliction of built substance. In early nineties’ apartments were then sold to dwellers for a fraction of market cost, which brings us to the present ownership situation (bad state of repair, complicated ownership) where 82% of the dwellings is in private ownership.

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Political thinking on urban regeneration is defined by the Physical Planning Strategy and Programme of the Republic of Croatia, however in practice difficulties arise, since ownership of apartment buildings is very complicated (i.e. each apartment within a building has at least one owner), and it is practically impossible to reach a consensus among owners to undertake renewal of one or more buildings, regardless whether in historic and older, or newer (housing estates built in sixties', seventies' and eighties') parts of the cities.

In the City of Zagreb Master plan of 1986., regeneration was already given preference over new expansion of buildable areas.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Various companies specializing in urban regeneration have expressed interest, but since ownership issues seem to be insurmountable, they did not pursue these ideas towards realization.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

Urban regeneration is planned and designed partly at the regional but especially at the local level, noting that the Ministry of environmental protection, physical planning and construction prepares legislation which is then adopted by the Croatian Parliament, as well as various strategic directives and documents relating to spatial management.

Local authorities are responsible for municipal and county physical planning, and within these master plans they provide for implementation of guidelines envisaged for areas that need to be regenerated.

Besides urban areas that require to be renewed, local planning also tries to cope with other important problems: illegal or irregular urban settlements, lack of social and technical infrastructure (urban services) in those areas, etc.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

² For the purpose of this questionnaire, we understand urban-generation "programmes" to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and

National programme of urban regeneration is a part of the Physical Planning Strategy and Programme of the physical plans of the Republic of Croatia, with particular emphasis on the rational use of space which implies the conditional expansion of urban areas, the priority of rebuilding and reconstruction of existing urban structures ..

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

Urban regeneration has the status of a plan when it comes to spatial planning in the legislation governing physical planning.

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes regulated by national legislation

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most

technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

* Problems exist, but vary throughout the country. They are specific from city to city and between regions (counties).

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements			X	
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)			X	
Demand or need for new public spaces and/or public equipment in the consolidated city		X		
Poor urban environmental quality (pollution, noise, etc.)	X			
Concentration of slum housing ⁴		X		
Physical degradation or aging of buildings			X	
Conservation, regeneration and restoration of the historic and cultural heritage			X	Reconstruction Programme of Cultural Heritage
Low energy efficiency of buildings		X		
Poor social mix		X		
Demographic decline, population loss		X		
Aging of the population		X		
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			X	
Concentration of immigrant population	X			
Crime, vandalism, lack of security	X			
Economic decline: loss or obsolescence of local economic activities (retail, local services)	X			
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).			X	
Others (indicate which): <ul style="list-style-type: none"> • Lack of financial resources of local governments, • ownership / legal status • mass destruction during the war in the period 1991-1995 			X	

6.2. Are there any cases of an entire city being the object of regeneration programme?

³ See note 2.

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

No

Yes . Indicate the cities and the nature of the initiative:

Yes, including the restoration and regeneration of war-destroyed and emigrated town of Vukovar.

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar) restoration and regeneration after the Homeland War

Public enterprise

Public-private partnership through cultural renewal rents

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments		<input checked="" type="checkbox"/>			
Obtains "business profit" from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?
No Yes Which? Agency for Real Estate Transactions

managed by specific local entities or agencies in each specific area of regeneration?
No Yes

Since practically all dwellings are privately owned, urban regeneration generally applies to privately owned housing stock

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :		
General objectives		
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole		
<input type="checkbox"/> recovery of obsolete economic-activity areas		
<input checked="" type="checkbox"/> requalification of new central urban fabrics or areas		
<input type="checkbox"/> regeneration of physically degraded urban areas		
<input checked="" type="checkbox"/> urban regeneration of areas with a historical/cultural heritage		
<input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population		
<input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975		
<input checked="" type="checkbox"/> urban regeneration of other types of areas: Programme of housing provision to victims of the Homeland War, state funding		
<input checked="" type="checkbox"/> urban regeneration of other types of areas: Programme of state-subsidised housing construction, state funding		
Public-intervention model		
<input checked="" type="checkbox"/> Direct public action	<input checked="" type="checkbox"/> Regulation (via regulations)	<input type="checkbox"/> Fostering private action
Remarks:		
Funding model		
<input checked="" type="checkbox"/> Public funding, paid for by a single entity	<input checked="" type="checkbox"/> Public-public partnership	<input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only
Remarks:		

⁵ See note 2.

Means of public funding	
<input checked="" type="checkbox"/> Subsidy	<input checked="" type="checkbox"/> Loans under favourable conditions
<input type="checkbox"/> Tax benefits	<input type="checkbox"/> Others:
Who is the beneficiary of public funding?	
<input type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives
<input type="checkbox"/> Others:	<input checked="" type="checkbox"/> Individual owners
Who manages the instrument?	
<input checked="" type="checkbox"/> A public entity	<input checked="" type="checkbox"/> A national or regional agency
<input type="checkbox"/> Others:	<input type="checkbox"/> Private-public partnership
Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or similar	<input checked="" type="checkbox"/> Ad hoc public agency or management entity
<input type="checkbox"/> Ad hoc public/private partnership management entity	<input type="checkbox"/> A private enterprise or a cooperative
<input type="checkbox"/> A non-profit civil association or organisation	<input type="checkbox"/> Other:
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
	<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes
	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined discretionally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?
Do the operations have a prefixed duration?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
	How long? Depending on the programme

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.			X	
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		X		
a.3) Regeneration or improvement of the building's energy efficiency			X	
a.4) Regeneration of the historic/ cultural heritage	X			
b) Demolition of housing			X	
c) Building social housing		X		
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

- Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

- No Yes Which? (Please indicate the most important)

<p>Is any results observatory or other monitoring or assessment system in place? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Urban regeneration usually represent the public interest, especially through spatial / urban plans that determine public space. Public interest is expressed in the process of public hearings.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain "integrated approach" in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

The definition is given in the Law on Physical Planning and Construction Act (2007): "Urban renewal is a set of planned measures and conditions for the functional and qualitative change in the economic, social, cultural and environmental deficiencies of degraded settlements and other areas."

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

The spirit of the Law on Physical Planning and Construction Act is such that it includes various aspects of urban regeneration in the range from strategic to implementation guidelines.

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

In urban planning practice urban renewal and regeneration has been preferred because apart from the metropolis and large cities, other cities are being developed mainly through transformation, rather than expansion. An example of the City of Zagreb: provisions of the City Master plan, in order to avoid further expansion of buildable areas, and to repair (and complete) “consolidated” (i.e. defined urban space that requires regeneration, decided from 1986 to direct its activities primarily towards regeneration of existing urban fabric.

12.3. How do urban -development plans include the regeneration of the existing city?
 As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
 By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Financed by local authorities

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

13.2. At the entity or entities responsible for this monitoring or assessment:
Yes, supervision of Regeneration of Cultural heritage by Ministry of Culture

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which: **Reconstruction Programme of Cultural Heritage**

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of “slum housing”? No[] Yes[]

Includes a precise definition of vulnerable/deprived area? No[] Yes[]

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)			X		
Diversification of housing layouts and sizes		X			
Provision of more social housing					
Improved local urban equipment or public facilities		X			
Improved day-to-day business			X		
Greater mix of uses			X		
Building car parks	X				
Pedestrianisation of streets and/or public spaces			X		
Improved quality of the public space		X			
Reduction in private motorised transport		X			
Improved collective transport		X			
Improved urban cycling network			X		
Others:.....					
Others:.....			X		
Social dimension					
Maintenance of the resident population		X			
Increase in resident population		X			
Increase or re-concentration of low-income population				X	
Gentrification of the regenerated area		X			
Improved social integration and fostering social plurality				X	
Setting up social networks for participation		X			
Improved employment qualifications of local people					
Social development of the resident population			X		
Increase in child population				X	
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area	X				
Lower property prices in the regenerated or surrounding area				X	
Job creation			X		
Increase in property operations around upper-range activities		X			
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X		
Coordination of sectorial policies				X	

Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X		
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

The main contribution of spatial planning in urban regeneration, which could be relevant to the EU:

- Deployment planning and network development functions which promote urban regeneration units to receive functions,
- Urban planning and urban equipment of small towns in the Republic of Croatia is a trend that gives visible results,
- Restriction of construction in the coastal area, which stimulates regeneration interventions in existing structures

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

Key elements are:

- Linking through interest of all stakeholders and users and spatial control to create general welfare,
- Ensuring the public interest and public space,
- Transparency and strenghtening of public participation in decisions.

Reconstruction Programme of Cultural Heritage contributes through sustainable and efficient management to improvement of energy efficiency

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

Initiatives and results:

- Revitalization of the historic complexes if they are outside the center (the Fort Osijek)
- Reconstruction of the city of Vukovar completely destroyed during the war in 1991
- Modernization and enrichment deals primarily with existing tourist capacity (on the coast),
- Restriction of construction on the coast, which is directing investments towards existing buildings.

4.CYPRUS

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications: **Phaedon Enotiades (coordinator)** penotiades@tph.moi.gov.cy **+357 22.40.81.57**

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

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(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	7.18	7.37	7.74	8.09	8.29
b) Percentage of working population represented by the construction sector (total)	8.80	8.93	9.21	9.48	9.54
c) Percentage of GDP represented by the construction sector (new housing only)	NO DATA				
d) Percentage of GDP represented by the construction sector (regeneration only)	NO DATA				
e) Number of new homes built per year	11013	16416	16647	16501	NO DATA
f) Number of homes regenerated per year	NO DATA				
g) Average price per m ² of newly built housing (€/m ²)	654	692	736	771	NO DATA
h) Average price per m ² of regenerated housing (€/m ²)	NO DATA				

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas

¹ Change the reference period, if necessary.

- modernising or “updating” the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others: **fostering old urban centres in decline**

2.2. Within your country’s urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
- increasingly becoming more important (substantial strategic objectives already exist)**

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 - Urban policy, spatial planning policy**

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Yes, to certain extent – it is mostly seen as part of other policies and/ or EU co-funded OP’s

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Positive, especially regarding incentives

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (Indicate in each case whether national, regional or other types of organisations)

Interdisciplinary/ integrated approach followed with a multitude of actors representing national, local and non-governmental socioeconomic stakeholders (no regional level exists in Cyprus).

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Yes – these include programmes for the restoration of listed buildings, the revitalisation of areas adjacent to the UN Buffer Zone through Nicosia, the Integrated Housing Scheme (which covers both areas adjacent to the Buffer Zone as well as other deprived areas/ social groups), the regeneration of refugee housing all over Cyprus, the Operational Programme “Sustainable Development and Competitiveness” of the NSRF and the Nicosia Master Plan; no regional level exists in Cyprus.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

Not specifically, but a general framework exists through the provisions of the Town and Country Planning Law and the statutory spatial development plans derived from it.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

No

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Demand or need for new public spaces and/or public equipment in the consolidated city	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	National spatial plans, OP/Structural Funds, BZ, NMP, RHE

³ See note 2.

Poor urban environmental quality (pollution, noise, etc.)			X	National spatial plans, OP/Structural Funds, NMP, RHE
Concentration of slum housing ⁴	X			
Physical degradation or aging of buildings			X	National spatial plans, OP/Structural Funds, LB, BZ, NMP, RHE
Conservation, regeneration and restoration of the historic and cultural heritage			X	National spatial plans, OP/Structural Funds, LB, NMP
Low energy efficiency of buildings		X		Building regulations, special programmes
Poor social mix		X		National spatial plans, OP/Structural Funds, BZ, NMP
Demographic decline, population loss			X	National spatial plans, OP/Structural Funds, BZ, NMP
Aging of the population			X	National spatial plans, OP/Structural Funds, BZ, NMP
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		X		National spatial plans, OP/Structural Funds, BZ, NMP, RHE
Concentration of immigrant population		X		<i>Emerging issue</i>
Crime, vandalism, lack of security		X		<i>Emerging issue</i>
Economic decline: loss or obsolescence of local economic activities (retail, local services)			X	National spatial plans, OP/Structural Funds, BZ, NMP
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).			X	National spatial plans, OP/Structural Funds, BZ, NMP
Others (indicate which): Neighbourhoods adjacent to UN Buffer Zone due to the presence of the Turkish army in occupied areas			X	National spatial plans, OP/Structural Funds, BZ, NMP

6.2. Are there any cases of an entire city being the object of regeneration programme?

No [X]

Some small scale traditional village regeneration and historic centre interventions, including actions of the Nicosia Master Plan in the walled centre of the capital city

Yes []. Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors – supported by incentives

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?
 No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country?
 (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments		<input checked="" type="checkbox"/>			
Obtains "business profit" from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-regeneration developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?
 No Yes Which? **e.g. DTPH (central government)**

managed by specific local entities or agencies in each specific area of regeneration?

No Yes e.g. Nicosia Master Plan (special public body)

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational – this applies to Tables 1 and 5, below

Operate through instruments (sub-programmes, projects, etc.) – this applies to Tables 2, 3 and 4, below

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme): 1. LISTED BUILDINGS RESTORATION PROGRAMME		
General objectives <input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input checked="" type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas <input checked="" type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input checked="" type="checkbox"/> applies to settlements in rural areas as well		
Public-intervention model <input type="checkbox"/> Direct public action <input checked="" type="checkbox"/> Regulation (via regulations) <input checked="" type="checkbox"/> Fostering private action Remarks:		
Funding model <input type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input checked="" type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:		
Means of public funding <input checked="" type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input checked="" type="checkbox"/> Tax benefits <input type="checkbox"/> Others:		
Who is the beneficiary of public funding? <input checked="" type="checkbox"/> Other public entities (local) <input checked="" type="checkbox"/> Private enterprises or cooperatives <input checked="" type="checkbox"/> Individual owners <input type="checkbox"/> Others:		
Who manages the instrument? <input checked="" type="checkbox"/> A public entity <input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:		
Who manages the implementation of each operation?		

⁵ See note 2.

Local authority or similar
 Ad hoc public agency or management entity
 Ad hoc public/private partnership management entity
 A private enterprise or a cooperative
 A non-profit civil association or organisation
 Other: **central government authority**

Is the involvement of social actors or residents representatives built into regeneration decision-making processes?

No
 Yes

- In the regeneration initiative
- In defining the regeneration operation
- In managing the regeneration operation
- In controlling and assessing the results of the regeneration
-

Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?

No
 Yes

- Must intervention areas previously be defined by a local urban-development planning instrument? No Yes **However, this is increasingly the case.**
- Are areas defined via regulations? No Yes
- Are areas defined discretionally? No Yes
- Based on what criteria?

Do the operations have a prefixed duration?

No
 Yes How long? **On-going programme**

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings	<input checked="" type="checkbox"/>			
a.1) Regeneration of structural features, walls, roofs, etc.	<input checked="" type="checkbox"/>			
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).	<input checked="" type="checkbox"/>			
a.3) Regeneration or improvement of the building's energy efficiency	<input checked="" type="checkbox"/> (only as far as required by building permit)			
a.4) Regeneration of the historic/ cultural heritage	<input checked="" type="checkbox"/>			
b) Demolition of housing n/a				
c) Building social housing n/a				
d) Building free (non-social) housing n/a				
e) Redesigning the free space around the buildings	<input checked="" type="checkbox"/>			
f) Regenerating, demolishing, building buildings and facilities for economic activities	<input checked="" type="checkbox"/>			
g) Regenerating, demolishing, building collective or public facilities	<input checked="" type="checkbox"/>			
h) Redesigning the public space (including green areas, parking, etc.)				<input checked="" type="checkbox"/>
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).	<input checked="" type="checkbox"/>			
j) Others:				

If the demolition of housing is included...
 For what purposes is it justified? **n/a**

Is the right to rehousing acknowledged?

- Yes, always, and it must necessarily be within the regenerated area
- Yes, always, but it need not be within the regenerated area
- No, never.

Local authority or similar
 Ad hoc public agency or management entity
 Ad hoc public/private partnership management entity
 A private enterprise or a cooperative
 A non-profit civil association or organisation

Other: **central government authority**

Is the involvement of social actors or residents representatives built into regeneration decision-making processes?

No
 Yes
 In the regeneration initiative
 In defining the regeneration operation
 In managing the regeneration operation
 In controlling and assessing the results of the regeneration

Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?

No
 Yes
 Must intervention areas previously be defined by a local urban-development planning instrument? No Yes **However, this is in fact the case**

Are areas defined via regulations? No Yes

Are areas defined discretely? No Yes

Based on what criteria?

Do the operations have a prefixed duration?

No
 Yes
 How long? **current programme: 2009-2012**

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		x		
a.1) Regeneration of structural features, walls, roofs, etc.		x		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		x		
a.3) Regeneration or improvement of the building's energy efficiency		x		
a.4) Regeneration of the historic/ cultural heritage			x	
b) Demolition of housing n/a				
c) Building social housing n/a				
d) Building free (non-social) housing n/a				x
e) Redesigning the free space around the buildings		x		
f) Regenerating, demolishing, building buildings and facilities for economic activities		x		
g) Regenerating, demolishing, building collective or public facilities		x		
h) Redesigning the public space (including green areas, parking, etc.)		x		x
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		x		
j) Others:		x		
-regeneration of façades [applies to scheme 3 (see DTPH comment on p. 10)]		x		
-architects' and engineers' fees [applies to scheme 2 (see DTPH comment on p. 10)]		x		

If the demolition of housing is included...
 For what purposes is it justified? **n/a**

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives

Do the operations have a prefixed duration?

No Yes How long? **2007-2013**

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		x		
a.1) Regeneration of structural features, walls, roofs, etc.		x		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		x		
a.3) Regeneration or improvement of the building's energy efficiency		x		
a.4) Regeneration of the historic/ cultural heritage		x		
b) Demolition of housing n/a				
c) Building social housing n/a				
d) Building free (non-social) housing n/a				
e) Redesigning the free space around the buildings		x		
f) Regenerating, demolishing, building buildings and facilities for economic activities		x		
g) Regenerating, demolishing, building collective or public facilities		x		
h) Redesigning the public space (including green areas, parking, etc.)		x		x
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		x		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified? **n/a**

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important) **employment, education**

Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained:
As per OP "Sustainable Development and Competitiveness" – high complementarity with other programming documents within the NSRF ensures better coordination and effectiveness of policies.

Any additional remarks:

According to the 2007-2013 national Strategic Development Plan, within the overall strategic objective of creating socially and geographically cohesive sustainable communities in both urban and rural areas, various integrated urban regeneration measures are implemented, including ones related to:

- regeneration of public spaces and restoration of building façades
- creation of pedestrian pathways, bicycle routes and green spaces
- development of entrepreneurial activity in downgraded urban neighbourhoods
- creation of cultural infrastructure and youth facilities
- creation of social infrastructure and improvement of social services
- development of environment-friendly public transport systems
- support of sensitive social groups through local authority programmes and instruments
- promotion of cultural and sport activities
- promotion of new technologies and information society

Moreover, the following main areas of regeneration activities have been tied into the system of EU Funds:

- Implementation of projects for the regeneration of deprived urban areas and their socio-economic upgrading, through the creation of a more attractive environment for the local population, entrepreneurs and visitors.
- Implementation of projects for the development of sustainable communities in selected declining rural areas, through the enhancement of the quality of life, in parallel with economic development, as a prerequisite for the retention of local population and the attraction of visitors and entrepreneurs, thus contributing to the policy for the regeneration of rural communities by creating an attractive environment for visitors and providing support for small and medium sized enterprises.
- Preparation of community action plans in a large number of villages in rural areas, which aim at formulating a systematic and coherent framework for the regeneration of rural settlements, forming a blueprint on the basis of which various projects are implemented.
- Implementation of the agro-tourism promotion scheme, to provide incentives in the form of grants to small and medium size enterprises wishing to carry out activities in the field of tourism diversification – projects often comprise regeneration activities in traditional rural settings.

Name of the instrument (or programme):

4. NICOSIA MASTER PLAN

General objectives

- overall or diffuse regeneration over the city as a whole
- recovery of obsolete economic-activity areas
- requalification of new central urban fabrics or areas
- regeneration of physically degraded urban areas
- urban regeneration of areas with a historical/cultural heritage
- regeneration of urban areas with vulnerable or deprived population
- urban regeneration of neighbourhoods of social housing built approx. 1945-1975
- urban regeneration of other types of areas:

Public-intervention model

- Direct public action
- Regulation (via regulations)
- Fostering private action

Remarks:

Funding model

- Public funding, paid for by a single entity
- Public-public partnership
- Private-public partnership
- Private only

Remarks:

Means of public funding

- Subsidy
- Loans under favourable conditions
- Tax benefits
- Others:

Who is the beneficiary of public funding?

- Other public entities
- Private enterprises or cooperatives
- Individual owners
- Others:

Who manages the instrument?

- A public entity
- A national or regional agency
- Private-public partnership
- Others:

Who manages the implementation of each operation?

- Local authority or similar
- Ad hoc public agency or management entity
- Ad hoc public/private partnership management entity
- A private enterprise or a cooperative
- A non-profit civil association or organisation
- Other:

Is the involvement of social actors or residents representatives built into regeneration decision-making processes?

- No
- Yes
 - In the regeneration initiative
 - In defining the regeneration operation
 - In managing the regeneration operation
 - In controlling and assessing the results of the regeneration
 -

Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?

No Yes Must intervention areas previously be defined by a local urban-development planning instrument? No Yes

Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes

Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long? **On-going programme**

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		x		
a.1) Regeneration of structural features, walls, roofs, etc.		x		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		x		
a.3) Regeneration or improvement of the building's energy efficiency		x		
a.4) Regeneration of the historic/ cultural heritage		x		
b) Demolition of housing n/a				
c) Building social housing n/a				
d) Building free (non-social) housing n/a				
e) Redesigning the free space around the buildings		x		
f) Regenerating, demolishing, building buildings and facilities for economic activities		x		
g) Regenerating, demolishing, building collective or public facilities		x		
h) Redesigning the public space (including green areas, parking, etc.)		x		x
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		x		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified? **n/a**

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)
local economic development, community activities, public information/empowerment etc.

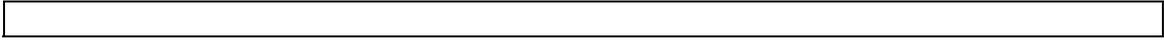
Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained:

At the moment of filling in this questionnaire it could not be specifically confirmed whether a formal monitoring system is in place; it can be said, however, that results are generally positive, although progress has been

Any additional remarks:



D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Generally yes – please refer to Tables 1-5 for more specific information. It must be pointed out that the five programmes described in the present questionnaire (pp. 8-17) are highly interrelated and complementary. Nevertheless, within the scope of the Leipzig Charter, it would be desirable to further improve integration between policy measures.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

The main such administrative mechanisms involve processes related to the national Strategic Development Plan framework, coordinated by the Planning Bureau; through these processes, the reflection of strategic long-term objectives into medium-term sectoral plans and budgets prepared by Ministries is ensured. Concerning the territorial coordination of regeneration programmes and instruments, this is ensured through the statutory spatial development plans, prepared under the provisions of the *Town and Country Planning Law* – for more specific information please refer to Question 4.3 and relevant DTPH comment on p. 4.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

Please note that the regional and national levels coincide in Cyprus. All the same, specifically in the area of regeneration, there is a significant degree of coordination between the national and local levels of administration, particularly since local involvement is usually co-funded by central government, through the implementation of the national Strategic Development Plan framework and the “Local Plan” and “Area Scheme” types of statutory spatial development plans, in the formulation of both of which local authorities are involved as major stakeholders.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig

Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

The Leipzig Charter principles have been officially adopted as a reference framework for urban and spatial planning since 2008, even though the concept already existed albeit not legally defined.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Generally the second applies

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
(this is rarely applied through special legal procedures only, mostly for streets, where necessary, but not in heritage areas)
- Introduction of new public spaces
(mostly through upgrading)
- Establishing public facilities and supply programmes
- Organising public participation

- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Not yet, rudimentary/ empirical monitoring only (although required by law and its introduction is foreseen in some years)

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which **n/a**

Are affected local residents or users represented?

No Yes Indicate which **n/a**

13.3. Are reports of the results made public?

If yes, and they can be consulted online, please indicate the relevant links.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators (**under preparation**)

Includes minimum standards for public facilities in consolidated areas? No

Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/ neighbourhood”?

Yes

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

- **Specific urban neighbourhoods adjacent to UN Buffer Zone due to the presence of the Turkish army in nearby areas under military occupation**
- **Pockets of deprivation in historic urban cores, with low income/ poor social mix, ageing population, neglected building stock and obsolete infrastructure (more qualitative criteria)**

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

n/a

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)		X			
Diversification of housing layouts and sizes		X			
Provision of more social housing			X		
Improved local urban equipment or public facilities	X				
Improved day-to-day business	X				
Greater mix of uses	X				

Building car parks		X			
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space	X				
Reduction in private motorised transport			X		
Improved collective transport				X	
Improved urban cycling network			X		
Others:.....					
Social dimension					
Maintenance of the resident population		X			
Increase in resident population		X			
Increase or re-concentration of low-income population			X		
Gentrification of the regenerated area			X		
Improved social integration and fostering social plurality		X			
Setting up social networks for participation			X		
Improved employment qualifications of local people				X	
Social development of the resident population			X		
Increase in child population			X		
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area	X				
Lower property prices in the regenerated or surrounding area					X
Job creation		X			
Increase in property operations around upper-range activities		X			
Improved economic dynamics of the regenerated or surrounding area	X				
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X		
Coordination of sectorial policies	X				
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X		
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale. [n/a](#)

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance. [n/a](#)

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible). [n/a](#)

5.CZECH

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications: **Tereza Kuncová. E-mail: kunter@mmr.cz; +420 224 864 020**

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437

(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2002	2003	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	6,8%	6,7%	6,3%	6,1%	6,7%		
b) Percentage of working population represented by the construction sector (total) ²	9,1%	9,3%	9,4%	9,5%	9,1%		
c) Percentage of GDP represented by the construction sector (new housing only)	76,8%	76,0%	77,0%	78,1%	73,1%		
d) Percentage of GDP represented by the construction sector (regeneration only)	20,9%	21,7%	20,7%	20,5%	24,6%		
e) Number of new homes built per year	27 291	27 127	32 268	32 863	30 190	41 649	38 471
f) Number of homes regenerated per year	13 599	12 761	15 469	21 896	21 144	18 758	21 210
g) Average price per m ² of newly built housing (€/m ²)	Data are not monitored/published in the Czech Republic						
h) Average price per m ² of regenerated housing (€/m ²)	Data are not monitored/published in the Czech Republic						

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change

¹ Change the reference period, if necessary.

² Data does not include army workers.

Others:

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which):
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Yes, there are. Political debate is being held within the framework of the urban policy – part of the regional policy of the Czech Republic.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Private owners of residential as well as non-residential buildings are crucial stakeholders in the scope of any urban regeneration.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

Now is being proceeded document “Principles of Urban policy”. This document should be agreed by the government in June/July 2010.

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

The key actors are municipalities. They work out the approved master plans as well as regulative plans. They are initiators of urban regeneration activities and they pay for some most important parts of these plans (e.g. public spaces, etc.). Municipalities can obtain state subsidies aimed at urban regeneration (cultural heritage, large-panel prefabricated developments). These subsidies might be provided either by the government (state budget) or by the NUTS 3 regions (regional budget).

4.2. Do national urban regeneration programmes exist in your country?³ If so, briefly describe them and also describe any relevant regional programmes or instruments.

Yes, they do. There are several state subsidy programmes aimed at various parts of the urban regeneration process (public spaces improvement, refurbishment of buildings, etc.).

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

Yes, there is e.g. a Government Decree concerning state subsidies for renewal of public spaces in the post-war large-panel prefabricated districts.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)? **No**

- Tax
-

³ For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

Are there any tax benefits for investments in urban regeneration? No Yes
 Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

– Financial

Are cut-price loans available for urban regeneration? No Yes
 Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments⁴ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	<input checked="" type="checkbox"/>			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	<input checked="" type="checkbox"/>			
Demand or need for new public spaces and/or public equipment in the consolidated city			<input checked="" type="checkbox"/>	
Poor urban environmental quality (pollution, noise, etc.)		<input checked="" type="checkbox"/>		
Concentration of slum housing ⁵	<input checked="" type="checkbox"/>			
Physical degradation or aging of buildings			<input checked="" type="checkbox"/>	
Conservation, regeneration and restoration of the historic and cultural heritage		<input checked="" type="checkbox"/>		
Low energy efficiency of buildings			<input checked="" type="checkbox"/>	
Poor social mix		<input checked="" type="checkbox"/>		
Demographic decline, population loss		<input checked="" type="checkbox"/>		
Aging of the population		<input checked="" type="checkbox"/>		
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		<input checked="" type="checkbox"/>		
Concentration of immigrant population		<input checked="" type="checkbox"/>		
Crime, vandalism, lack of security		<input checked="" type="checkbox"/>		
Economic decline: loss or obsolescence of local economic activities (retail, local services)		<input checked="" type="checkbox"/>		
Economic decline: characteristic economic activities closing down or		<input checked="" type="checkbox"/>		

⁴ See note 2.

⁵ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

shrinking (shopping areas, industry, infrastructures, military installations, etc.).				
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:

Český Krumlov, Litomyšl

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments			<input checked="" type="checkbox"/>		
Obtains "business profit" from the development of urban regeneration processes led from the public sector			<input checked="" type="checkbox"/>		
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁶

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

Explicitly are included in the Operational programs. Default are included in the IUDP.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :		
General objectives		
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole		
<input checked="" type="checkbox"/> recovery of obsolete economic-activity areas		
<input type="checkbox"/> requalification of new central urban fabrics or areas		
<input checked="" type="checkbox"/> regeneration of physically degraded urban areas		
<input checked="" type="checkbox"/> urban regeneration of areas with a historical/cultural heritage		
<input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population		
<input checked="" type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975		
<input type="checkbox"/> urban regeneration of other types of areas:		
.....		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
Public-intervention model		
<input type="checkbox"/> Direct public action	<input checked="" type="checkbox"/> Regulation (via regulations)	<input type="checkbox"/> Fostering private action
Remarks:		
.....		
Funding model		
.....		

⁶ See note 2.

<input checked="" type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input checked="" type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only
Remarks:
Means of public funding <input checked="" type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:
Who is the beneficiary of public funding? <input checked="" type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input checked="" type="checkbox"/> Individual owners <input type="checkbox"/> Others:
Who manages the instrument? <input checked="" type="checkbox"/> A public entity <input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:
Who manages the implementation of each operation? <input checked="" type="checkbox"/> Local authority or similar <input type="checkbox"/> Ad hoc public agency or management entity <input checked="" type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other:
Is the involvement of social actors or residents representatives built into regeneration decision-making processes? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined via regulations? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Based on what criteria? Natural borders (streets, river ...) and administrative ones (city districts – the division according to the public administration).
Do the operations have a prefixed duration? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes How long? According to the plan approved by the city assembly.

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		X		
a.3) Regeneration or improvement of the building's energy efficiency	X			
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing				X
c) Building social housing			X	
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities				X
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)	X			
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified? **Deteriorated empty buildings.**

Is the right to re-housing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.
 Yes, it must be in the same city.....

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)

<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Yes, it is including regeneration of all public spaces. (Schools, preschools, hospitals, parks etc.)

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

This derives from the position of the municipalities as already mentioned in 4.1 question. The coordination depends on a given municipal assembly and its plans.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

There is no strict administrative mechanism. The programs are based on determinate documents. This base causes acceptance of subordination and superiority of the programs.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain "integrated approach" in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Integrated approach is a set of actions, implemented within a defined territory or within the scope of a thematic approach in cities. Its aim is to achieve a common goal of a city, municipality or locale. This is defined in the “Guidelines of the Ministry for Regional Development for essential principles in preparation, evaluation and approval of an Integrated Urban Development Plan”.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Integrated approach is basically confirmed in the Leipzig charter. Our Regional and urban policy is consistent with the Charter. Integrated approach is required in all operational programs and in the National Strategic Reference Framework.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions in as much as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

1. In the IUDP and in urban policy.

2. 183/2006 Coll. ACT of 14th March 2006 on town and country planning and building code (Building Act):

OBJECTIVES AND TASKS OF TOWN AND COUNTRY PLANNING

§ 18 Objectives of town and country planning

(1) The objective of town and country planning is to create the preconditions for construction and for sustainable development of the area, consisting in the balanced relationship of conditions for the favorable environment, for economic development, and for cohesion of community of inhabitants of the area, and which satisfies the needs of present generation without endangering the conditions of life of the future generations.

(2) The town and country planning ensures the preconditions for sustainable development of the area by means of continuous and complex solution of useful utilization and spatial arrangement of the area with the aim of achieving the harmony of public and private priorities in relation to the development of the area. For this purpose it follows the social and economic potential of the development.

(3) The authorities of the town and country planning coordinate, by means of a procedure pursuant to this Act, the public and private programmes of changes in the area, construction and other activities influencing the development of the area, and putting the protection of public interests arising from special regulations in concrete terms.

(4) The town and country planning protects and develops the natural, cultural and civilization values of the area as a public priority, including the urban planning, architectural and archaeological heritage. And it protects the landscape as the substantial component of the environment of the inhabitants' life and the basis of their identity. With respect to that it determines the conditions for economical utilization of the developed area and ensures the protection of the non-developed area and grounds without development potential. The areas with development potential are limited with respect to the potential of the area development and the rate of utilization of the developed area.

(5) Within the non-developed area it is possible, in accordance with its character, to locate the structures, facilities and other measures only for agriculture, forestry, water management, raw material extraction, for protection of nature and landscape, for public transport and public infrastructure, for reduction of danger of ecological and natural disasters and for removing of their consequences, and further such technical measures and structures, which will improve the conditions of its utilization for purposes of recreation and tourism, for example, cycle paths, sanitary facilities, ecological and information centres.

(6) In the grounds without development potential it is exceptionally possible to locate the public infrastructure in such a method, which will not make impossible their existing utilization.

§ 19 Tasks of town and country planning

(1) The task of town and country planning is especially

- a) to ascertain and assess the area condition, its natural, cultural and civilization values,
- b) to determine the concept of the area development, including the urban planning concept in respect to the values and conditions of the area,
- c) to examine and assess the need of changes in the area, public priorities in their implementation, their contributions, problems, risks in respect to, for example, public health, environment, geologic structure of the area, impact on the public infrastructure and its economical utilization,
- d) to determine the urban planning, architectural and aesthetic requirements for utilization and spatial arrangement of the area and for its alterations, especially on location, arrangement and layout of structures,
- e) to determine the conditions for the implementation of changes in the area, especially for location and arranging of the structures in respect to the existing character and values of the area,
- f) determine the order of the implementation of the changes in the area (phasing),
- g) to create within the area the conditions for reduction of danger of ecological and natural disasters and for removing their consequences, in a method close to the nature, h) to create within the area the conditions for removing the consequences of sudden economic changes,
- i) to determine the condition for renewal and development of the settlements' pattern and for quality housing,
- j) to examine and create within the area the conditions for economical expenditure of financial means from the public budgets for the changes in the area,
- k) to create within the area the conditions for ensuring the civil defence,
- l) to determine the necessary redevelopment, reconstruction and reclaiming interventions into the area,
- m) to create the conditions for protection of the area pursuant to special regulations^{4, 12} against the negative impacts of the programmes on the area and to suggest the compensating measures, unless the special regulation stipulate otherwise,
- n) to regulate the extent of areas for the utilization of natural resources,
- o) to apply the knowledge especially from the sphere of architecture, urban planning, town and country planning and ecology and preservation of monuments.

(2) The task of the town and country planning is also to assess the impacts of the spatial development policy, the development principles or the plan principles or the plan on a balanced relationship of territorial conditions for a favourable environment, economic development and for cohesion of the inhabitants community of the territory (hereinafter referred to as "assessment of impacts on sustainable development of the territory"); its component is the assessment of impacts on the environment¹¹ elaborated according to the appendix to this Act and the assessment of impact on the a significant locality within European standards or birds area, on condition that the authority of the preservation of nature did not exclude such an impact by its opinion¹².

Planning tools are instruments to enforce planning objectives and tasks in the territory at the international, regional and local level. The main planning tools are planning materials, planning documentation and planning permission.

The problematic of urban development and urban regeneration is included in these planning tools.

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

The “main mover” is local authority; but here are several state subsidy programmes for financing urban renewal.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes, it is. Every year there has to be worked out a Progress report.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?
No Yes Indicate which:.....

Are affected local residents or users represented?
No Yes Indicate which:

Local residents an users from particular area.

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Yes, but it is voluntary. In case of interest please contact Ministry for Regional Development.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities

Urban-development plans

- System of pre-established indicators
Includes minimum standards for public facilities in consolidated areas? No Yes
Includes indicators of complexity, diversity or plurality? No Yes
Includes a precise definition of “slum housing”? No Yes
Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

Yes; for the purposes of financing the urban renewal in these deprived parts of bigger cities (with 20,000 and more inhabitants).

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

The definition follows Article 47 of European Regulation No 1828/2006.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

There are both in the Czech Republic. It is observed by the Czech Statistics Office.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

This is also a part of the Progress reports of the operational programs.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

There is a wide structural support in the Czech Republic. We have monitoring and evaluation system (Regional Development Strategy). In the Czech Republic are monitored only general indicators like for brownfields, deprived areas and development. This is measured within more institutions (Ministry for Regional Development, Czech Statistics Office etc.)

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)				X	
Diversification of housing layouts and sizes				X	
Provision of more social housing			X		
Improved local urban equipment or public facilities		X			
Improved day-to-day business			X		
Greater mix of uses			X		
Building car parks		X			
Pedestrianisation of streets and/or public spaces	X				
Improved quality of the public space	X				
Reduction in private motorised transport			X		
Improved collective transport			X		
Improved urban cycling network		X			
Others:....housing refurbishment – energy efficiency measures		X			
Others:.....					
Social dimension					
Maintenance of the resident population		X			
Increase in resident population				X	
Increase or re-concentration of low-income population				X	
Gentrification of the regenerated area				X	
Improved social integration and fostering social plurality			X		
Setting up social networks for participation		X			
Improved employment qualifications of local people			X		
Social development of the resident population				X	
Increase in child population				X	
Others:....keeping social mix...		X			
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area		X			
Lower property prices in the regenerated or surrounding area					X
Job creation			X		
Increase in property operations around upper-range activities		X			
Improved economic dynamics of the regenerated or surrounding area			X		
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X		

Coordination of sectorial policies

Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information

Others:.....

Other:.....

	X			
		X		

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

The Czech Republic is an active member of URBACT and became a member of EUKN this year. We do not have long term experience anyway there is a network Health Cities of the Czech Republic, Association of Cities and Municipalities. IUDP and the urban-regeneration policy processed in regional operational programs.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

The most important is a city assembly of a given municipality; this actor and its will as well as budget are crucial for the successful process. When the assembly communicates with local citizens, the whole project is implemented with local support.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

**Hradec Králové, Ústí nad Labem, Svitavy, Český Krumlov, Litomyšl, Pardubice
....**

6. DENMARK

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437 (French)
Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies. General Secretariat. Ministry of Housing. +34 91 7284299 email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five

¹
years.

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	5,3%	5,4%	5,7%	5,8%	5,5%
b) Percentage of working population represented by the construction sector (total)	5,9%	6,2%	6,5%	6,6%	6,5%
c) Percentage of GDP represented by the construction sector (new housing only)	1,6%	1,7%	1,9%		
d) Percentage of GDP represented by the construction sector (regeneration only)	2,0%	2,1%	2,1%		
e) Number of new homes built per year	29.973	34.129	35.336	24.506	15.463
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change

Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development

-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
- Housing policy
- Land policy
- Cultural-heritage policy
- Sustainable development
- Combating climate change
- Combating social exclusion
-

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Generally the point of view is that there is no reason for using a lot of the open land for building purposes as there is plenty of land within the town zones. At the same time old harbours and old industrial sites are increasingly used for housing and cultural purposes.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Generally the position depends on what kind of private firms we talk about. Big building firms are naturally most interested in building new dwellings.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

Ministry of the Interior and Social Affairs, national level, Municipalities, regional

level, The National Fund, Independent institution.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

1) The national housing fund has a program, where they provide subsidies to local regeneration projects in deprived social housing schemes. In order to get financial subsidies the schemes have to be characterized by social and economic problems. The regeneration programs will typically include a number of different activities both of social and physical character.

2) The ministry of the Interior and Social Affairs fund a program where they give economic support to the municipalities to urban development programs – building renewal and area renewal which include both social and physical activities.

3) The Ministry of Refugee, Immigration and Integration Affairs (Ministry of Integration) has run a big experimental Integrated Urban Regeneration Programme (“kvarterløft”) ending in 2007 that has been mainstreamed in the legislation. This programme highlights citizen participation and the integrated approach. Another Programme run by the Ministry of Integration “Inclusive cities” mainly deals with employment and social and ethnic integration in non-profit housing estates (“social housing”). The Ministry of Interior and Social affairs and the Ministry of Integration have had a joint Programme combatting severe ethnic and social segregation. The results of this Programme is being monitored on a regular basis by means of a system of social indicators measuring e.g. level of employment, income and removals for 100 deprived social housing areas; but only about 20 are considered deprived. The system is run by both ministries .Today the Ministry of Integration has a forum for dialogue between researchers, central government and local government decision-makers, and local practitioners on area based intervention giving advice on what works in these areas.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

Act on Urban Renewal and Urban Development, The Consolidation Act on Social housing chapter 7, especially § 91 and §91a.

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements				
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)			<input checked="" type="checkbox"/>	
Demand or need for new public spaces and/or public equipment in the consolidated city			<input checked="" type="checkbox"/>	
Poor urban environmental quality (pollution, noise, etc.)		<input checked="" type="checkbox"/>		
Concentration of slum housing ¹			<input checked="" type="checkbox"/>	
Physical degradation or aging of buildings			<input checked="" type="checkbox"/>	

¹ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

Conservation, regeneration and restoration of the historic and cultural heritage		<input checked="" type="checkbox"/>		
Low energy efficiency of buildings			<input checked="" type="checkbox"/>	
Poor social mix			<input checked="" type="checkbox"/>	
Demographic decline, population loss			<input checked="" type="checkbox"/>	
Aging of the population	<input checked="" type="checkbox"/>			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			<input checked="" type="checkbox"/>	
Concentration of immigrant population	<input checked="" type="checkbox"/>			
Crime, vandalism, lack of security			<input checked="" type="checkbox"/>	
Economic decline: loss or obsolescence of local economic activities (retail, local services)		<input checked="" type="checkbox"/>		
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).		<input checked="" type="checkbox"/>		
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits for the actors responsible for the regeneration directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration? No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
--	---	---	---	---	---

Leads urban-regeneration processes				X	
Directly benefits from urban-regeneration programmes and instruments		X			
Obtains "business profit" from the development of urban regeneration processes led from the public sector	X				
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies? No Yes

Which? **Ministry of the Interior and Socialaffairs.....**

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes²

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) : The National Building Fund -The Social and Preventive Program and The Restoration Program.		
General objectives		
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole		
<input type="checkbox"/> recovery of obsolete economic-activity areas		
<input type="checkbox"/> requalification of new central urban fabrics or areas		
<input type="checkbox"/> regeneration of physically degraded urban areas		
<input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage		
<input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population		
<input checked="" type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975		
<input type="checkbox"/> urban regeneration of other types of areas:		
.....		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
Public-intervention model		
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input checked="" type="checkbox"/> Fostering private action
Remarks:		

² See note 2.

Funding model <input checked="" type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input checked="" type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:	
Means of public funding <input checked="" type="checkbox"/> Subsidy <input checked="" type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:	
Who is the beneficiary of public funding? <input type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners <input type="checkbox"/> Others:	
Who manages the instrument? <input type="checkbox"/> A public entity <input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:	
Who manages the implementation of each operation? <input type="checkbox"/> Local authority or similar <input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input checked="" type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>	
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?	
Do the operations have a prefixed duration? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes How long?	

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		<input checked="" type="checkbox"/>		
a.1) Regeneration of structural features, walls, roofs, etc.		<input checked="" type="checkbox"/>		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		<input checked="" type="checkbox"/>		
a.3) Regeneration or improvement of the building's energy efficiency		<input checked="" type="checkbox"/>		
a.4) Regeneration of the historic/ cultural heritage			<input checked="" type="checkbox"/>	
b) Demolition of housing			<input checked="" type="checkbox"/>	
c) Building social housing			<input checked="" type="checkbox"/>	

d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).			X	
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No Yes

Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained:

Any additional remarks:

Name of the instrument (or programme) :

Law of urban renewal

General objectives

- overall or diffuse regeneration over the city as a whole
- recovery of obsolete economic-activity areas
- requalification of new central urban fabrics or areas
- regeneration of physically degraded urban areas
- urban regeneration of areas with a historical/cultural heritage
- regeneration of urban areas with vulnerable or deprived population
- urban regeneration of neighbourhoods of social housing built approx. 1945-1975
- urban regeneration of other types of areas:

.....

.....

.....

Public-intervention model				
<input type="checkbox"/> Direct public action		<input checked="" type="checkbox"/> Regulation (via regulations)		<input checked="" type="checkbox"/> Fostering private action
Remarks:				
Funding model				
<input type="checkbox"/> Public funding, paid for by a single entity		<input checked="" type="checkbox"/> Public-public partnership	<input checked="" type="checkbox"/> Private-public partnership	<input type="checkbox"/> Private only
Remarks:				
Means of public funding				
<input checked="" type="checkbox"/> Subsidy		<input checked="" type="checkbox"/> Loans under favourable conditions		<input type="checkbox"/> Tax benefits
<input type="checkbox"/> Others:				
Who is the beneficiary of public funding?				
<input checked="" type="checkbox"/> Other public entities		<input type="checkbox"/> Private enterprises or cooperatives		<input type="checkbox"/> Individual owners
<input type="checkbox"/> Others:				
Who manages the instrument?				
<input checked="" type="checkbox"/> A public entity		<input checked="" type="checkbox"/> A national or regional agency		<input type="checkbox"/> Private-public partnership
<input type="checkbox"/> Others:				
Who manages the implementation of each operation?				
<input checked="" type="checkbox"/> Local authority or similar		<input type="checkbox"/> Ad hoc public agency or management entity	<input type="checkbox"/> Ad hoc public/private partnership management entity	<input type="checkbox"/> A private enterprise or a cooperative
				<input type="checkbox"/> A non-profit civil association or organisation
<input type="checkbox"/> Other:				
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?				
<input type="checkbox"/> No		<input type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input checked="" type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>		
<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes		
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?				
		Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes		
		Are areas defined via regulations? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
		Are areas defined discretionally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
		Based on what criteria?		
Do the operations have a prefixed duration?				
<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes		
		How long? Max. 5 years		

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded

a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		X		
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage		X		
b) Demolition of housing			X	
c) Building social housing				X
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings	X			
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)	X			
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).			X	
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

As a part of a general regeneration of an area

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.
not applicable.....

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)

Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained

Any additional remarks:

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other publication measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Yes. -Integrated social and preventive programs, dealing with issue in relations to children and youth, unemployment, health, crime etc. – Physical improvements of public areas and urban space.

10.2. Are administrative mechanisms in place for coordination between urban regeneration programmes or instruments and other sectorial programmes or plans indifferent ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

The local authorities are obliged to secure coordination.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

Yes. Formally established networks, seminars, publication of experienced knowledge etc.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Yes. Criteria for subsidies.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Yes, in order to get subsidies you have to present a so called “integrated plan”, where the project has to include all relevant issues.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes.

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

An option, but not necessary.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

Establishing land uses and or building uses

Modification of the urban morphology (blocks)

Conservation of building types/typologies

Alteration of streets and blocks layouts

Introduction of new public spaces

Establishing public facilities and supply programmes

Organising public participation

Social-housing policy

Endogenous-development programmes

Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented? No Yes Indicate which:.....

Are affected local residents or users represented? No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

www.sbi.dk

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally
 for regenerated buildings
 for the evolution of the population
 for the evolution of economic activities

Urban-development plans

System of pre-established indicators
Includes minimum standards for public facilities in consolidated areas? No Yes
Includes indicators of complexity, diversity or plurality? No Yes
Includes a precise definition of "slum housing"? No Yes
Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of "deprived area/neighbourhood"?

We don't have one definition.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

But one measurement, which is used in some cases, is the number of unemployed in an area.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

The ministry register the housing standards according to the amount of dwellings without self-contained lavatory, bathroom or without central heating. (see also point 4.2 above)

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

Yes, it is a criteria for subsidies from the government that the municipalities can document the above mentioned needs.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)				x	
Diversification of housing layouts and sizes		x			
Provision of more social housing				x	
Improved local urban equipment or public facilities		x			
Improved day-to-day business		x			
Greater mix of uses		x			
Building car parks				x	
Pedestrianisation of streets and/or public spaces	x				

Improved quality of the public space	x				
Reduction in private motorised transport		x			
Improved collective transport			x		
Improved urban cycling network		x			
Others:.....					
Others:.....					
Maintenance of the resident population					
Increase in resident population			x		
Increase or re-concentration of low-income population					
Gentrification of the regenerated area					
Improved social integration and fostering social plurality			x		
Setting up social networks for participation	x				
Improved employment qualifications of local people			x		
Social development of the resident population		x			
Increase in child population					
Others:.....					
Others:.....					
Higher property prices in the regenerated or surrounding area			x		
Lower property prices in the regenerated or surrounding area					x
Job creation			x		
Increase in property operations around upper-range activities					
Improved economic dynamics of the regenerated or surrounding area	x				
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)			x		
Coordination of sectorial policies		x			
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information		x			
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.
An integrated program that combine physical improvements with social and cultural programs, and which is implemented in the municipality's in an organisation that represent all relevant local challenges.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

An integrated program where all challenges are addressed.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).
Project “Byen i balance” in Vejle, <http://www.noerremarken.dk/> based on the method Asset Based Community Development, based on the experience from “Imagine Chicago”.-

7. ENGLAND

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications: **Alun Hughes. Email alun.hughes@communities.gsi.gov.uk ; +44 303 44 43104**

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437

(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)					6% (approx)
b) Percentage of working population represented by the construction sector (total)					7% (approx)
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year	154,070	159,450	160,850	174,900	142,400
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Yes. In the current economic climate development activity has slowed considerably, making major schemes more reliant on public finance. At the same time, the fiscal outlook has generated more uncertainty about the future quantum of public funding for these activities, and where future resources should be targeted.

These issues are being discussed against the backdrop of a fierce theoretical debate about the merits of urban regeneration. Prominent economists such as Edward Glaeser and Henry Overman have long argued that the UK should focus its resources on new areas of success rather than trying to protect historic economic geography. However, the bulk of resources (particularly transport and other economic development funding) are already focused on these new areas of success and dedicated regeneration funding is small in comparison. For many it is a question of balance.

The theoretical argument is also set against the practical issue of what to do with people in areas in decline, particularly given the fact that the recession has impacted on people in these places the most, and that there is a real risk in these places of a return to the social tensions of the 70s and 80s that shaped our current approach to regeneration. Past attempts to depopulate such areas (e.g. managed decline) have proven unsuccessful both in the UK and other nations (UK in the 70s, Ireland in the 80s, US in the 90s).

However, there is an emerging consensus that regeneration activity – in all places – needs to have a focus on jobs and employment at its core if it is to be sustainable. Past attempts to renew the housing stock/public realm in the absence of a clear economic strategy have proved to be unsustainable, and programmes are being remodelled to take a broader-based economic development agenda (i.e. involving physical development where there is an economic need, but also focusing people-focused activities in these places such as skills and employment outreach programmes)

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

The Department for Communities and Local Government (CLG) has the policy lead on regeneration nationally. This Department sponsors the national housing and regeneration agency – the Homes and Communities Agency (HCA). The HCA operate a number of programmes aimed at physical regeneration, given the lack of expertise at lower levels of government. At regional level, the Regional Development Agencies (RDAs) manage a single pot of funding for both physical regeneration and support for people-based economic development (skills, business support and employment). The RDAs also manage European funding streams in support of this agenda. CLG also provides grants direct to local authorities (particularly those with the most significant deprivation). Local authorities are permitted to use these funds flexibly to address specific local challenges, though with an expectation that local partners will prioritise improvements in economic outcomes in determining which activities to pursue.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

CLG operate a number of dedicated regeneration programmes, as follows:

- **HCA Property and Regeneration Programme:** this programme is managed by the HCA. It is primarily directed at physical regeneration and expanding the supply of affordable housing through partnering with public and private sector bodies in assembling complex sites, master planning, remediating land and developing infrastructure. The money is spent nationally in England according to the HCA's discretion. It is an opportunity-based programme, and depends on what redevelopment projects across the country are under consideration amongst partners; also on what land EP already owns.
- **Thames Gateway*:** The Thames Gateway is primarily aimed at promoting regeneration, economic development and housing growth East of London. Its aims are to build a vibrant economy with at least 225,000 new jobs; to attract investment to build on brownfield sites, to provide 160,000 good quality homes and improving the quality of life for current and future residents of the Gateway; and to establish the Gateway as an eco-region.
- **Regional Development Agencies:** The nine Regional Development Agencies (RDAs) are responsible for promoting economic development and social and physical regeneration in the regions through a business-led approach. The RDAs do this through providing strategic direction for economic development, ensuring the needs and opportunities for every region are taken into account. They work to make lasting improvements in the economic performance of all regions and to reduce the gap in growth rates between the regions. They have flexibility in how and where they assign spatial priorities, which are expressed through the Regional Economic Strategies.
- **Housing Market Renewal Pathfinders*:** The Housing Market Renewal Pathfinders aim to tackle low demand in areas that have suffered from large-scale abandonment. The programme aims to close the gap in house prices between Pathfinder areas and their respective regional averages by a third by 2010; to close the gap in vacancy rates between Pathfinder areas and their respective regions by a third by 2010; and to eradicate the problems caused by low demand in the Pathfinder areas by 2020. The Pathfinders undertake a range of activities, including masterplanning, property acquisition, refurbishment, demolition, and new build.
- **Coalfields Programmes:** The Coalfields Programmes are managed by the HCA. The overarching aims of these programmes are to address the physical, social, economic and environmental deprivation in the coalfields areas. The National Coalfields Programme assists former coalfield communities across England by creating new employment, home and leisure facilities and public space. The HCA manages 107 sites working with the Regional Development Agencies (RDAs), the Coalfields Regeneration Trust and other key local and private sector partners. The Coalfields Regeneration Trust is giving people access to the skills they need to benefit from the jobs being provided in coalfields areas and addressing the wide ranging social needs of those communities. The CRT uses the IMD to target its efforts. The

Coalfields Enterprise Fund supports entrepreneurship in the coalfields providing venture capital for and business advice to SMEs. It is a commercial venture capital fund set up to support businesses and encourages entrepreneurship in the former coalfields. The fund aims to assist new and existing small and medium sized businesses (SMEs) which require equity or mezzanine funding and which meet eligibility criteria. This programme operates at ward level.

- **European Regional Development Fund:** The main purpose of ERDF is to reduce economic disparities between both member states and regions in the EU, through the creation of jobs and increased economic growth. The fund is managed by the Regional Development Agencies (see above). We are utilising ERDF to promote innovation and enterprise, to improve growth and productivity, to ensure sustainable development and to build strong, attractive and thriving communities.
- **Safer, Stronger Communities Fund:** The SSCF aims to support the development of stronger and safer local communities and focus action to help communities to improve the quality of their neighbourhoods. The fund supports four strands of activity: grant to local authorities³; Groundwork (a third sector organisation)⁴; Green flag awards⁵; and capacity support⁶.
- **Local Enterprise Growth Initiative:** The aim of LEGI is to release the productivity and potential of our most deprived areas and their inhabitants through enterprise and investment. LEGI is paid as a grant to 28 local authorities with high concentrations of deprivation. Specifically, it funds additional and better tailored services to encourage the economically inactive to consider and if appropriate prepare for either self-employment or setting up a business.
- **Working Neighbourhoods Fund:** The Working Neighbourhoods Fund is paid as a grant to Local Authorities with high levels of deprivation and aims to reduce the gap between the average employment rate of target areas and the rate for the rest of England.
- **New Deal for Communities:** The New Deal for Communities (NDC) programme was set up in 2001 to provide a ten-year programme of funding to neighbourhood-led activities in specific neighbourhoods.

³ aimed at tackling crime, anti-social behaviour, and drugs, empowering communities, and improving the condition of streets and public spaces in local authorities with high concentrations of deprived neighbourhoods

⁴ this supports Groundwork's projects which aim to tackle deprivation, deliver cleaner, stronger, safer, greener empowered, sustainable communities, build respect, improve competitiveness and tackle climate change. Investment is prioritised on delivering in the most disadvantaged areas in England;

⁵ the Green Flag Award scheme aims to drive up the standards of parks and green spaces across the country, not specifically in deprived areas;

⁶ ensuring that there is the right capacity and evidence to deliver stronger, more sustainable communities and improving the quality of local neighbourhoods. In many cases, delivery support is demand-driven, though there is a focus on the most deprived neighbourhoods, for example through demonstration projects.

Each NDC has a share of a £2bn budget (an average of £52m per NDC). Each NDC partnership looks for outcomes that make a real impact on the people living in their neighbourhood, by tackling six key themes: high worklessness and poor job prospects; high crime; educational under-achievement; poor health; housing problems; and problems with the physical environment (liveability).

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

There is no specific legal framework for regeneration, but statutory guidance across a number of policy areas contain provisions for urban regeneration, in particular the Planning Policy Statements issued by CLG⁷, and the tasking and performance frameworks for the HCA, RDAs, and local government.

The latest policy documents on regeneration are available here:

<http://www.communities.gov.uk/documents/citiesandregions/pdf/896104.pdf>
<http://www.communities.gov.uk/documents/citiesandregions/pdf/1227732.pdf>

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)? No Yes

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

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<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/>

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments⁸ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	X			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)		X		
Demand or need for new public spaces and/or public equipment in the consolidated city		X		
Poor urban environmental quality (pollution, noise, etc.)		X		
Concentration of slum housing ⁹		X		
Physical degradation or aging of buildings		X		
Conservation, regeneration and restoration of the historic and cultural heritage		X		
Low energy efficiency of buildings	X			
Poor social mix		X		
Demographic decline, population loss			X	
Aging of the population	X			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			X	
Concentration of immigrant population	X			
Crime, vandalism, lack of security		X		
Economic decline: loss or obsolescence of local economic activities (retail, local services)			X	
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).			X	
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative: Many of the programmes provide grant funding for entire cities, such as the Working Neighbourhoods Fund, Local Enterprise Growth Initiative, or Housing Market Renewal Pathfinders. However, local partners will often decide to target specific parts of the city for remedial action given limited funds.

⁸ See note 2.

⁹ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes		<input checked="" type="checkbox"/>			
Directly benefits from urban-regeneration programmes and instruments		<input checked="" type="checkbox"/>			
Obtains "business profit" from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

Both – most are mixed-tenure developments

managed by one or more national agencies?

No Yes Which? **The HCA takes the lead nationally, but in partnership with regional and local agencies**

managed by specific local entities or agencies in each specific area of regeneration?
 No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes¹⁰

- Are directly operational
 Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant) [Please see answer to Q4.2](#)

Name of the instrument (or programme) :		
General objectives		
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of types of areas: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Public-intervention model		
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input type="checkbox"/> Fostering private action
Remarks:		
Funding model		
<input type="checkbox"/> Public funding, paid for by a single entity	<input type="checkbox"/> Public-public partnership	<input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only
Remarks:		
Means of public funding		
<input type="checkbox"/> Subsidy	<input type="checkbox"/> Loans under favourable conditions	<input type="checkbox"/> Tax benefits
<input type="checkbox"/> Others:		
Who is the beneficiary of public funding?		
<input type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives	<input type="checkbox"/> Individual owners
<input type="checkbox"/> Others:		

¹⁰ See note 2.

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehusing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)

<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Yes – often multiple programmes are in operation in any given areas with objectives beyond physical development, including skills and employment support.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Local Strategic Partnerships (LSPs) have been established to co-ordinate activities locally to ensure that interventions are complementary. In some cases, Urban Regeneration Companies (URCs) or sub-regional partnerships (such as Multi-Area Agreements) have been established to further support this process.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

Yes – there is a regional spatial strategy and regional economic strategy which guide the approach within each region. National and local partners need to act in accordance with these documents when developing their approach to ensure that the response is fit from regional needs and opportunities.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

The UK defines regeneration as a set of activities that reverse economic, social and physical decline in areas where market forces will not do this without support from government. See <http://www.communities.gov.uk/documents/citiesandregions/pdf/896104.pdf> for more information.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Yes – it is a requirement that spending plans are consistent with local and regional strategies, which set out the integrated strategy for the development of each region and locality.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes – regeneration objectives feature strongly in the Government’s Planning Policy Statements, which are statutory guidance for the formation of local and regional plans.

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

- 12.3. How do urban -development plans include the regeneration of the existing city?
- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
 - By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Some regeneration initiatives may be managed and funded by local authorities, but the majority are dependent on support from national programmes or regional bodies.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes – most programmes have specific reporting requirements, with the exception of grants to local authorities, which are assessed as part of the authority’s overall performance review.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:

As a part of Comprehensive Area Assessments (CAAs) – which assess performance locally – a broad range of social actors will be asked for input, but specific actors will vary by locality. For national programmes, social actors aren’t routinely included in annual reporting mechanisms, but will be consulted in programme evaluations which are produced periodically.

Are affected local residents or users represented?
No Yes Indicate which: **As above**

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Yes. All reports and evaluations are made public. The best place to start in terms of evaluation material is with the Single Regeneration Budget, available here: <http://www.landecon.cam.ac.uk/research/reuag/uars/projects/urgsrb.htm>

More recently, we have published evaluation material on:

- **The New Deal for Communities programme:** http://extra.shu.ac.uk/ndc/downloads/general/NDC_synthesis_programme_wide_ev_06-07.pdf . This sets out some of what we have learned about neighbourhood level interventions led by the community. It shows that some positive progress has been made in New Deal for Communities Areas, particularly in changing peoples' perceptions of an area, but generally less positive progress against wider outcomes.
- **The Housing Market Renewal Programme:** <http://www.official-documents.gov.uk/document/hc0708/hc00/0020/0020.pdf> . This highlights some of the progress made in Housing Market Renewal Areas, but highlights the complexity of the system, and the barriers that partnerships have faced in effecting change. Also <http://192.168.202.210:9090/progress?pages&id=2223440878&sp2&url=http://www.audit-commission.gov.uk/SiteCollectionDocuments/Downloads/20090513hmrprogrammereview.pdf&fileName=20090513hmrprogrammereview.pdf&referer=http://www.audit-commission.gov.uk/housing/marketrenewalpathfinders/Majorperiodicreports/Pages/200809programmereview.aspx&foo=3> and <http://www.communities.gov.uk/documents/housing/pdf/325847.pdf>
- **The Thames Gateway:** http://www.nao.org.uk/publications/0607/the_thames_gateway_laying_the.aspx
- **The Regional Development Agencies:** <http://www.berr.gov.uk/whatwedo/regional/regional-dev-agencies/Regional%20Development%20Agency%20Impact%20Evaluation/page50725.html> . This study is rather contentious, and is probably best used with caution - we remain to be convinced that the outputs claimed are robust.
- **The Neighbourhood Renewal Fund:** <http://www.communities.gov.uk/publications/communities/nrfimpactsoutcomes>
- **Coalfields:** <http://www.communities.gov.uk/documents/citiesandregions/pdf/323171.pdf> and <http://www.audit-commission.gov.uk/SiteCollectionDocuments/AuditCommissionReports/NationalStudies/20081127amineofopportunities.pdf>

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities
- Urban-development plans
- System of pre-established indicators
 - Includes minimum standards for public facilities in consolidated areas? No[] Yes
 - Includes indicators of complexity, diversity or plurality? No Yes[]
 - Includes a precise definition of "slum housing"? No Yes[]
 - Includes a precise definition of vulnerable/deprived area? No[] Yes
- Observatory of the progress of housing and other commercial-property prices
- Setting-up forums for debate and social networks for participation
- Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of "deprived area/neighbourhood"?

Yes. Deprivation is identified using the Index of Multiple Deprivation (IMD).

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define "deprived areas/neighbourhoods" in your country.

The IMD compiles measures of neighbourhood performance to provide a relative ranking of areas across England according to their level of deprivation. The Index of Multiple Deprivation is based on the small area geography known as Lower Super Output Areas (LSOAs). LSOAs have between 1000 and 3000 people living in them with an average population of 1500 people. In most cases, these are smaller than wards, thus allowing the identification of small pockets of deprivation. There are 32,482 LSOAs in England. The LSOA ranked 1 by the IMD 2007 is the most deprived and that ranked 32,482 is the least deprived. The IMD brings together 37 different indicators which cover specific aspects or dimensions of deprivation: Income, Employment, Health and Disability, Education, Skills and Training, Barriers to Housing and Services, Living Environment and Crime. These are weighted and combined to create the overall IMD 2007. The Index is updated every 3-4 years.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

RDA, Government Offices (GOs) and Regional Observatories (ROs) all monitor conditions in the regions, including quality of life and economic performance in urban areas. An example from the West Midlands is accessible here: <http://www.wmro.org/homeTemplate.aspx/Home>

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

Yes – the RDAs manage a single pot for regeneration, and may respond to the monitoring through the formation of new initiatives or projects. Information from ROs, GOs, and RDA monitoring are also key evidence sources for the development of local and regional plans, which guide the actions undertaken by public partners within the region.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

While individual programmes have tended to offer good value for money, there is a broad consensus that the delivery landscape is too complicated and cluttered, and that there are too many programmes and reporting mechanisms to permit effective co-ordination. There is also a sense that programmes are often too short-term to effect change, which (particularly for major capital programmes) may take decades to deliver results.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)		X			
Diversification of housing layouts and sizes		X			
Provision of more social housing		X			
Improved local urban equipment or public facilities		X			

Improved day-to-day business		X			
Greater mix of uses		X			
Building car parks		X			
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space		X			
Reduction in private motorised transport				X	
Improved collective transport		X			
Improved urban cycling network			X		
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population		X			
Increase in resident population		X			
Increase or re-concentration of low-income population				X	
Gentrification of the regenerated area			X		
Improved social integration and fostering social plurality		X			
Setting up social networks for participation			X		
Improved employment qualifications of local people		X			
Social development of the resident population		X			
Increase in child population				X	
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area			X		
Lower property prices in the regenerated or surrounding area			X		
Job creation		X			
Increase in property operations around upper-range activities		X			
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)		X			
Coordination of sectorial policies		X			
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information		X			
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

The UK has a long history of activity in urban regeneration. The last decade has seen a move towards more holistic strategies to tackle area deprivation and promote urban renewal, building on lessons from the Single Regeneration Budget about the need for local flexibility to address the unique challenges that affect distressed areas. New partnership structures have been developed locally through Local Strategic Partnerships and across functional economic areas through Multi-Area agreements and new flexibilities have been granted to allow different areas to address the major barriers to change. There is a recognition that a one-size-fits all approach will not work and that physical regeneration and investment in people are complementary activities that need to be co-ordinated locally or sub-regionally.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

- **Focusing on the right spatial level – working across functional economic areas is important to avoid treating neighbourhoods independently from their wider spatial context**
- **Money matters – Focusing resources is more effective than spreading them thinly**
- **Effective co-ordination mechanisms – To ensure that interventions (particularly in physical regeneration and people-focused activities) are complementary between public, private and third sector partners**
- **Aligning mainstream service providers – dedicated regeneration funds are only a small part of the picture in terms of action the Government undertakes to support distressed urban areas. It is important that the design and appraisal of schemes funded from more significant budgets relating to transport, education, health and business support adequately resource the needs of these areas.**
- **Engaging local communities – while local communities won't always have the capacity to design and implement regeneration initiatives, it is important that they are kept informed and aware of activities in their area and that their views on how to shape the area are taken into account**
- **Certainty over funding: In any area, change is a long-term process. Capital programmes have particularly long horizons (10-15 years).**
- **Strong local capacity: Effective regeneration often requires specialist knowledge, particularly in brokering agreements with developers. There is a need to provide local partners with the capacity support to plan and implement change.**
- **Private sector and third sector partners can bring both resources and skills to regeneration, and need to be included in local partnerships for change.**
- **Change is unsustainable over the longer term unless there is an economic future for the area.**

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

Coalfields:

<http://www.communities.gov.uk/documents/citiesandregions/pdf/323171.pdf> and <http://www.audit-commission.gov.uk/SiteCollectionDocuments/AuditCommissionReports/NationalStudies/20081127amineofopportunities.pdf>

English Partnerships Best Practice Guides:

<http://www.englishpartnerships.co.uk/landsupplypublications.htm>

SRB: <http://www.landecon.cam.ac.uk/research/reuag/uars/projects/urqsr.htm>

8. ESTONIA

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	6,0	7,1	8,3	9,1	8,3
b) Percentage of working population represented by the construction sector (total)	8,0	8,0	9,8	12,5	12,3
c) Percentage of GDP represented by the construction sector (new housing only)	NA				
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year					
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which):
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Rather not.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

I think private real estate sector has played a leading role in regeneration of urban space in practice through the real estate development during the last decades. Public sector still attempts to focus and have a control over that (private sector real estate development initiatives) through the (urban) planning. Public sector has still the major role in strategic nature of urban regeneration through the spatial planning.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

Local authorities are the main responsible entities for urban regeneration. There is no particular urban regeneration policy at national level in Estonia. Ministry of the Economic Affairs and Communication is responsible for overall housing and construction policy.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

There are no any specific programs focused only on urban regeneration activities.

Since 2008 there has been implemented a special support program “Development of Urban Areas” under a national SF Operation Program for the development of the Living Environment in Estonia (financed by ERDF). The scope of that measure has been targeted to support investments of 5 larger cities in the fields of developing public urban space and sustainable urban transport on the one hand and social problems and child care on the other.

In the frame of the measure several eligible activities are included, f.e.:

- ***development of sustainable urban transportation system;***
- ***development of public infrastructure related to improving child care***
- ***development of public infrastructure related to increasing social safety;***
- ***development of public urban space and recreational areas and improving landscaping (town centres, squares, parks, coastal and shore areas, etc.);***
- ***layout planning for areas meant for public use.***

In addition to that, under a special support programme for “Strengthening the competitiveness of regions” (ERDF) activities related to preparations for community reuse of former military and industrial facilities and development of cultural, historical and nature heritage into visitor sites are also supported financially in Estonia.

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

No specific legal framework does not exist for that.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes **(including comments given on question 4.2!)**

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes **(The purpose of the renovation loans with preferential interest is to support the renovation of apartment buildings and to improve energy efficiency in apartment buildings rather than wider urban regeneration purposes)**

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency

(L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	X			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	X			
Demand or need for new public spaces and/or public equipment in the consolidated city		X		Financial support program "Development of Urban Areas" (ERDF)
Poor urban environmental quality (pollution, noise, etc.)	X			
Concentration of slum housing ⁴				
Physical degradation or aging of buildings		X		
Conservation, regeneration and restoration of the historic and cultural heritage	X			"Strengthening the competitiveness of regions" (ERDF)
Low energy efficiency of buildings		X		Renovation loan for apartment buildings with preferential interest. Grants for energy audits, construction-projects and sustainable renovation of apartment buildings.
Poor social mix	X			
Demographic decline, population loss			X	
Aging of the population			X	
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.	X			
Concentration of immigrant population	X			
Crime, vandalism, lack of security		X		
Economic decline: loss or obsolescence of local economic activities (retail, local services)		X		Different support programs targeted on enhancing economic environment, entrepreneurship and labour market.
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).		X		Different support programs targeted on enhancing economic environment, entrepreneurship and labour market.
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

³ See note 2.

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

Under housing policy rather than a special urban regeneration policy!

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners **(a renovation loan with preferential interest)**
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes **(if eligible urban-regeneration related activities, co-financing is needed by the beneficiaries).**

And to be the direct beneficiaries of urban-regeneration grants? No Yes
in some cases “yes” (for instance renovation grant for apartment housing in the areas of valuable urban *millieu*) but these are not special urban regeneration grants but the housing grants.

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes		<input checked="" type="checkbox"/>			
Directly benefits from urban-regeneration programmes and instruments				<input checked="" type="checkbox"/>	
Obtains “business profit” from the development of urban regeneration processes led from the public sector				<input checked="" type="checkbox"/>	
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?
No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?
No Yes **relevant local administrations**

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

See the answers above, given for questions 4.2 and 6.

9.1. In your country, national urban-regeneration programmes⁵

- Are directly operational
- Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) : support program " Development of Urban Areas " (financed by ERDF)		
General objectives <input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input checked="" type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input checked="" type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>		
Public-intervention model <input checked="" type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action Remarks:		
Funding model <input type="checkbox"/> Public funding, paid for by a single entity <input checked="" type="checkbox"/> partnership Public-public <input checked="" type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:		

⁵ See note 2.

Means of public funding	
<input checked="" type="checkbox"/> Subsidy <input type="checkbox"/> Others:	<input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits
Who is the beneficiary of public funding?	
<input checked="" type="checkbox"/> Other public entities <input type="checkbox"/> Others:	<input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners
Who manages the instrument?	
<input type="checkbox"/> A public entity <input type="checkbox"/> Others:	<input checked="" type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership
Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or similar <input type="checkbox"/> Other:	<input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or a cooperative <input checked="" type="checkbox"/> A non-profit civil association or organisation
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input checked="" type="checkbox"/> It depends on type of management and practices used in every single project financed under the programme.
Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined discretionally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?
Do the operations have a prefixed duration?	
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	How long?

<p>Which? (Please indicate the most important)</p> <p>layout planning for public areas which are developed by the funding of the program; soft activities oriented on development of the social services with building of municipal social housing.</p>
<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained: Not Yet (program started in 2008), but a clear monitoring process over the results of the program has been defined.</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Yes. For example under the program for “Development of urban areas” include fundable activities like: layout planning for public areas which are developed by the funding of the program; soft activities oriented on development of the social services with building of municipal social housing.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Not specific administrative mechanisms. There links and coordination between the other sector-policies and its objectives are rather semantic.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

No.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Municipalities integrated development plans are generally required and any urban regeneration project applied for funding are required to link with the integrated development plan.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Not emphatically.

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Local authorities mostly need also a support from national or regional programs and funding for this kind of initiatives.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Yes. www.eas.ee;

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No[]
Yes

Includes indicators of complexity, diversity or plurality? No[] Yes

Includes a precise definition of “slum housing”? No Yes[]

Includes a precise definition of vulnerable/deprived area? No Yes[]

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

Not especially. In Estonia the issue of deprived urban neighbourhoods has not claimed resembling attention yet as it has been an issue in larger metropolitan areas of Europe. The main reason is a very low immigration rate and relatively low socio-spatial segregation in Estonian cities

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)			X		
Diversification of housing layouts and sizes	X				
Provision of more social housing				X	
Improved local urban equipment or public facilities			X		
Improved day-to-day business			X		
Greater mix of uses			X		
Building car parks	X				
Pedestrianisation of streets and/or public spaces			X		
Improved quality of the public space			X		
Reduction in private motorised transport				X	
Improved collective transport			X		
Improved urban cycling network			X		
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population				X	
Increase in resident population				X	
Increase or re-concentration of low-income population				X	
Gentrification of the regenerated area				X	
Improved social integration and fostering social plurality			X		
Setting up social networks for participation			X		
Improved employment qualifications of local people				X	
Social development of the resident population				X	
Increase in child population				X	
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area	X				
Lower property prices in the regenerated or surrounding area					X
Job creation		X			
Increase in property operations around upper-range activities			X		
Improved economic dynamics of the regenerated or surrounding area			X		
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)		X			
Coordination of sectorial policies				X	
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X		
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

Since 2008 a special support program “[Development of Urban Areas](#)” has been implemented under a national SF Operation Program for the development of the Living Environment in Estonia (financed by ERDF). That is first initiative in Estonian regional policy as a public financial intervention scheme that has been targeted especially on development and regeneration of the urban areas.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

1. Better linked spatial planning and development planning process of urban areas.
2. Maintaining sustainable development principles in integrated urban regeneration, including better coherency between technical, social, economic and environmental aspects in planning and designing urban space and urban living environment.
3. Better and more effective inclusion of citizens and citizens’ organisations in planning urban regeneration and their own living environment.
4. Centralized and local funding possibilities for integrated urban regeneration activities.
5. Need for more active public-private partnership (incl. funding) in development and regeneration of urban space.
6. Simplifying the land municipalisation processes in urban areas, in cases when the juridical land-owner is state.
7. Considering security risks via urban regeneration and designing more secure urban public space through urban planning and regeneration.
8. Considering universal design principles in regeneration of public urban space.

18.3. As an exam

ple, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

1. [Opening city of Tallinn to the seaside](#). Although city of Tallinn situates by the seaside, its closest areas nearby the seaside have not mostly been developed for public use, because of being closed Soviet border-zone from 1945-1991. The first phase of the project implementation has been started recently.
2. [Developing the network of light-traffic roads incorporating Tallinn city and its agglomeration](#). Via the project Tallinn city and surrounding local municipalities react to problems deriving from intensive urban sprawl and overly car-friendly unsustainable transportation system and road network in Tallinn city and its agglomeration.

9.FINLAND

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

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In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

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Once completed, please send the questionnaire with the answers to:

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Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	4,2	4,6	4,7 *)	5,0 *)	5,2 *)
b) Percentage of working population represented by the construction sector (total)	5,1	5,3	5,4	5,7	5,8
c) Percentage of GDP represented by the construction sector (new housing only)	2,3	2,6	2,7 *)	3,0 *)	3,0 *)
d) Percentage of GDP represented by the construction sector (regeneration only)	1,9	2,0	2,0 *)	2,0 *)	2,2 *)
e) Number of new homes built per year	30 700	34 200	33 900	35 500	30 500
f) Number of homes regenerated per year	No data available	NA	NA	NA	NA
g) Average price per m ² of newly built housing (€/m ²) 1)	1 900	2 000	2 130	2 140	2 510
h) Average price per m ² of regenerated housing (€/m ²) 1)	620	880	900	1 030	1 080

a)-d) Housing construction only

*) Preliminary data

1) Only state subsidized rental housing excluding special groups

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock

¹ Change the reference period, if necessary.

- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

This depends, to some extent, on the definitions of "urban policy" and "urban regeneration", as, firstly, the new construction volumes are still high, and secondly, many new construction areas are the result of converting previous use (like harbour areas) to new uses.

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

The future regeneration of the existing cities does not have a key role in national urban policy because we do not have any major problems in the inner city areas. But the suburban areas make an exception in the regeneration point of view. In many residential areas, the housing stock will require extensive renovation in the near future, in particular as concerns repairs of electric wiring and plumbing. Concurrently, the population and social structure of suburbs has become unbalanced in places, and the threat of deeper social segregation is imminent unless these problems are remedied in time. Higher numbers of immigrants are increasing the need for integration efforts while a rising number of families are facing unemployment and social exclusion across several generations. Also residents of suburbs are growing older and housing areas no longer meet the housing and service needs of a 'greying' population. For these reasons, measures are needed for improving specific elements of housing environments, particularly, social networks in residential areas, the diversity of services and

resident satisfaction, accessibility and safety. Enhancing the quality and accessibility of residential areas would also contribute to their general attractiveness.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

They are important actors, but not the key players yet. Though their role is growing in some urban areas, especially in the central urban areas.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

The key actors responsible on urban regeneration are the Ministry of the Environment, the Housing Finance and Development Centre of Finland, cities and municipalities, the Ministry of Employment and the Economy (general policies for the urban and metropolitan areas).

Important as initiators and financing bodies are also partly Sitra - the Finnish Innovation Fund, and Tekes – the Finnish Funding Agency for Technology and Innovation, as well as some other smaller organisations.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Yes. On the national level the main instrument is the Suburban Redevelopment Programme 2008-2011 (see more below).

Finland also has an overall national Renovation Strategy 2007-2017, the Decision-in-principle on Renovation approved by the Council of State (18.9.2008) linked to the Strategy, and the Implementation Plan of the Renovation Strategy

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

2009-2017. The main aim of these renovation policy documents is enhancing the overall culture of renovation and refurbishment, but they give overall support to the more specific urban regeneration policies. The Implementation Plan includes some activities more directly linked to e.g. infill-policies of urban areas.

Important voluntary instruments stemming from regional and local initiatives are the regional and local architectural policies and cultural environment programmes, which highlight the local specific values and especially create and strengthen the local and regional discussion on e.g. local urban regeneration needs and policies.

Helsinki metropolitan area has, for the first time in history during this Government Programme, a specific Metropolitan policy, which consists of four main theme"baskets": 1) land use, housing and transportation, 2) competitive skills, 3) immigration and multi-culturality, and 4) social cohesion. All themebaskets include some aspects related to urban regeneration issues. Also here the main implementation instrument is the National Suburban Redevelopment Programme.

The Suburban Redevelopment Programme 2008–2011 was launched to *enhancing the competitiveness of suburbs and to improve resident satisfaction in housing projects in an attempt to prevent segregation and increase the competitiveness of the areas while diversifying and upgrading the properties.* The programme implements the policy defined in the resent Governmental Programme. This programme is co-ordinated by the Ministry of the Environment.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

No, there is no specific legal framework for urban regeneration in Finland.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)? **No**

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	x			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	x			
Demand or need for new public spaces and/or public equipment in the consolidated city	x			
Poor urban environmental quality (pollution, noise, etc.)	x			
Concentration of slum housing ⁴	x			
Physical degradation or aging of buildings		x		The suburban re-development programme
Conservation, regeneration and restoration of the historic and cultural heritage		x		Local architectural policy programmes
Low energy efficiency of buildings			x	
Poor social mix		x		
Demographic decline, population loss		x		
Aging of the population		x		
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			x	The suburban re-development programme, + Metropolitan Policy
Concentration of immigrant population		x		
Crime, vandalism, lack of security	x			
Economic decline: loss or obsolescence of local economic activities (retail, local services)	x			
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).	x			
Others (indicate which):...urban sprawl			x	National Land Use Guidelines + the statutory land use plans

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

				and related decisions drawn up by the municipalities
--	--	--	--	--

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise (Sitra - the Finnish Innovation Fund, and Tekes – the Finnish Funding Agency for Technology and Innovation)

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes Only when individual buildings are renovated

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country?

(A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				x	
Directly benefits from urban-regeneration programmes and instruments			x		
Obtains "business profit" from the development of urban regeneration processes led from the public sector Frequently when talking about downtowns			x		
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?
No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?
No Yes **In Finland the municipalities are the key actors**

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) : The suburban Redevelopment Programme 2008-2011		
General objectives		
<input checked="" type="checkbox"/> overall or diffuse regeneration over the city as a whole		
<input type="checkbox"/> recovery of obsolete economic-activity areas		
<input type="checkbox"/> requalification of new central urban fabrics or areas		
<input checked="" type="checkbox"/> regeneration of physically degraded urban areas		
<input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage		
<input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population		
<input checked="" type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975		
<input type="checkbox"/>	urban regeneration of other types	of areas:
.....		
.....		
.....		
Public-intervention model		
<input checked="" type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input type="checkbox"/> Fostering private action
Remarks:		

⁵ See note 2.

<p>Funding model <input checked="" type="checkbox"/> Public funding, paid for by a single entity <input checked="" type="checkbox"/> Public-public partnership <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only</p> <p>Remarks:</p>	
<p>Means of public funding <input checked="" type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:</p>	
<p>Who is the beneficiary of public funding? <input checked="" type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners <input type="checkbox"/> Others:</p>	
<p>Who manages the instrument? <input type="checkbox"/> A public entity <input checked="" type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:</p>	
<p>Who manages the implementation of each operation?</p> <p><input checked="" type="checkbox"/> Local authority or similar ? <input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input checked="" type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other:</p>	
<p>Is the involvement of social actors or residents representatives built into regeneration decision-making processes?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input checked="" type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/></p>	
<p>Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Are areas defined discretionally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?</p>	
<p>Do the operations have a prefixed duration? How long? 2-3 years, but one of the programme’s most important objectives lies in making the comprehensive and continual redevelopment of suburbs in municipalities a permanent part of municipalities’ organisation, operating procedures and strategic development, meaning long-lasting suburban redevelopment.</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>	

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		X		
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing			X	
c) Building social housing		X		
d) Building free (non-social) housing			X	
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities			X	
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).			X	
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

Today the demolition is used only in few cases for the regeneration purposes in the urban areas and especially when regenerating inner city/downtown areas. Then justification is based usually on the other need/purposes, e.g. more advantageous/effective or commercial uses of the plot. In few cases justification has been based on a very poor condition of the building stock.

In the areas suffering from lack of population demolition has been used for balancing housing supply, especially social housing supply, and making social housing companies more profitable.

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)
Employment and social interaction are the most important.

<p>Is any results observatory or other monitoring or assessment system in place? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained: All the redevelopment or development projects participating in the programme have to report they development. Also the whole programme will be evaluated when completed.</p>
<p>Any additional remarks: Applications for the Suburban Redevelopment Programme are submitted as project. Eligible applicants include suburb-oriented and theme-oriented partnership projects as well as research and analysis projects. Project applications must include a project plan. Eligible applicants include municipalities and universities, other institutions of higher education, and research institutions. The cross-sectoral executive board of the Suburban Redevelopment Programme assesses project applications, deciding on their acceptance as part of the programme. Once a programme project has been approved for the Suburban Redevelopment Programme, applications can be made for project funding.</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Yes, both direct and indirect, for example enhancing accessibility and safety, housing advisory services and supported housing, regional cultural activities and cooperation between schools and homes, the promotion of intercultural interaction, preventative social work, youth activities, premises for residents, public transport services, pedestrian and cycling connections, commercial services and activities, mixed-use service environments for businesses and public services, improving the local economy, services for sports and physical activity, accessibility and viability of the environment, landscape gardening and illumination, and environmental art.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

There are coordinated inter-sectoral programmes or instruments coordination between different example improving accessibility, environmental quality, mobility, and employment.

The large scale (including both social and built environment activities and actions) suburban redevelopment programme and its actions and projects are co-ordinated by the Ministry of the Environment, and programme's executive board. The programme is being jointly implemented by the Ministry of the Environment, the Ministry of Education, Ministry of the Interior, Ministry of Social Affairs and Health, and the Ministry of Employment and the Economy, and the Housing Finance and Development Centre of Finland (ARA), and they are all represented at the executive board of the Suburban Redevelopment Programme. The ARA is also responsible for the programme's practical implementation.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

Usually programmes or instruments or inter-sectoral programmes related to the urban regeneration are coordinated by collaborative working groups or bodies or executive boards or such.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain "integrated approach" in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Finland has a Decision-in-Principle on Urban Policy approved by the Council of State 12.5.2009 which outlines Government policy for urban areas in a holistic, integrated way. On a regional level, a similar kind of approach is in the Metropolitan policy.

11.2. Is this "integrated approach" required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements

Integrated approach is a requirement on general level in some funding schemes. However, any binding requirement for integration usually does not exist.

- 1) Urban dimension in ERDF programmes lies on article 8, which emphasizes integrated urban development including different sectors.
- 2) The idea of integrated approach has been adopted in the Suburban Redevelopment Programme.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating

sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

No, not explicitly as an objective.

The Land Use and Building Act contains specific regulation concerning "special development areas" (110-112§), which originally was thought to being potentially applied to urban regeneration projects. However, this possibility of indicating "special development areas" in statutory land use plans has very rarely been used in practice. It seems to be that the content of the regulation (its "tools") has not been seen useful and attractive enough for the municipalities to be broadly used.

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city? => both

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as **part of their planning** or do they need to seek support from national or regional programmes and funding?

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

Establishing land uses and or building uses

Modification of the urban morphology (blocks)

Conservation of building types/typologies

Alteration of streets and blocks layouts

Introduction of new public spaces

Establishing public facilities and supply programmes

Organising public participation

Social-housing policy

Endogenous-development programmes

Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

The suburban redevelopment programme and the others that kinds are followed-up as well as evaluated when completed, and all sub-programmes included into these programmes have to report they development and also are followed-up.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:

Are affected local residents or users represented?

No Yes Indicate which: **Are participating as a target groups.**

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

All the reports and other documentation are public.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No

Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes **Non slum housing exists**

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

[occasionally] Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”? **Non, locally relational**

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country. **Non**

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

Most of the cities evaluate their inhabitant's satisfaction of they living environment and public services. Suburban area has been evaluated occasionally, and the social housing occupants and they living conditions in every ten years, but the idea is that it should be done more often in the future.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

There is an indirect link.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

Whilst Finnish urban policy is still in its early stages, some initial results can be identified. First, by introducing a clear differentiation among city types, the Finnish approach towards urban areas strives to take into account local factors, avoiding a “one-size fits all” model. Second, it relies on mechanisms of conditional grants through transfer programs such as the Regional Centre Programme (RCP) to promote inter-municipal collaboration. Programmes such as the RCP and the Centre of Expertise Programme has also helped to increase cooperation between different levels of government, universities and the private sector. The active and leading participation of non governmental partners such as universities, research centres and the business community might even be quoted as a best practice amongst OECD countries. Third, sustaining regional competitiveness is the main objective of an urban policy based on innovation and drawing in particular on the research and knowledge potential of universities. Finally, while pursuing the objective of a balanced urban network, efforts are made to sustain and improve the competitiveness of the metropolitan region of Helsinki, growth engine for the national economy. (Source: OECD 2005)

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

On the whole, the results below are more resulting from the overall universal welfare policy in Finland than from specific urban regeneration policies. However, in some areas there is evidence that the good results are specifically resulting from the focused specific programmes.

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)			x		
Diversification of housing layouts and sizes			x		
Provision of more social housing	x	X			
Improved local urban equipment or public facilities	x				
Improved day-to-day business	x	X			
Greater mix of uses		x			
Building car parks			x		
Pedestrianisation of streets and/or public spaces		x			
Improved quality of the public space	x				
Reduction in private motorised transport			x		
Improved collective transport		x	X		
Improved urban cycling network		x			
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population		x			
Increase in resident population		x	X		
Increase or re-concentration of low-income population		x	X		
Gentrification of the regenerated area		x	X		
Improved social integration and fostering social plurality	x				
Setting up social networks for participation		x			
Improved employment qualifications of local people		x			
Social development of the resident population		x	X		
Increase in child population			x	X	
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area			x		
Lower property prices in the regenerated or surrounding area				x	
Job creation		x	X		
Increase in property operations around upper-range activities			x		
Improved economic dynamics of the regenerated or surrounding area		x			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)	x	X			
Coordination of sectorial policies		x			
Appearance of innovative activities, particularly those related to knowledge and its		x	X		

dissemination and creating information
Others:.....
Other:.....

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

It should be highlighted that an important background for the any actions in urban development policy is the general Nordic welfare policy which in broad sense also includes (mixed) housing policy. These universal policies have maintained Finnish cities in a relatively good condition in terms of needs for regeneration. This is why regeneration policy has no such a major role as it has in some other European countries. Another important feature in the Finnish context is that Finland has urbanized quite late compared to many other European countries, and the majority of the building stock in urban areas is relatively young in age. This means e.g. that all the apartment blocks and a vast majority of the other buildings too have the basic infrastructure systems working, like water, sewage, central heating (in apartment blocks), etc.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

Many ways we have been the lucky ones in many ways. The age of the most housing areas and the building stock is very young. Also the Nordic welfare model kept income differences quite small and immigration rate was also quite small until late 1990s, so there have not been possibilities for social segregation between city districts. And probably the most important reason the last: most of the cities are so small that the public administration knows quite well what is going on in different areas, so it is easy start preventive programmes in very early stage when necessary.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

In Finland urban regeneration has been mainly public-led meaning that cities have been playing a key role. It can also be said that public-private partnership has been important especially when regenerating inner city or central areas of the cities. Very often many regeneration projects have been hasten by the state or governmental programme, and state supports. This have been the case in the suburban redevelopment programmes, but of course also municipalities have had they own projects for developing the most (relatively) degenerated areas inside them.

(It is not very easy to point out specific best practice examples of integrated-urban-regeneration in Finland, due to the reasons and context pointed out above, but we are thinking of it, and hopefully can complement our answer in January...)

10.FRANCE

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

**FRENCH RESPONSES / GENERAL SECRETARIAT FOR URBAN AND SOCIAL
DEVELOPMENT (SECRETARIAT GENERAL DU COMITE INTERMINISTERIEL DES
VILLES / VALERIE LAPENNE, MISSION EUROPE ET INTERNATIONAL**

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**Ministère de l'écologie, de l'énergie, du développement durable et de la mer
marie-claire.grima@developpement-durable.gouv.fr)**

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

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Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	5,7	6,0	6,5	6,7	6,8
b) Percentage of working population represented by the construction sector (total)	5,2	5,3	5,4	5,7	
c) Percentage of GDP represented by the construction sector (new housing only)	3,5	3,8	4,3	4,4	4,5
d) Percentage of GDP represented by the construction sector (regeneration only)	2,2	2,2	2,2	2,3	2,3
e) Number of new homes built per year	333 000	358 000	402 000	454 000	474 000
f) Number of homes regenerated per year	N a	N a	N a	N a	N a
g) Average price per m ² of newly built housing (€/m ²)	2 563	2 852	3 072	3 278	3 347
h) Average price per m ² of regenerated housing (€/m ²)	N a	N a	N a	N a	N a

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Debates about the orientations of urban policy in the future are interesting in a sustainable approach which forbids the creation of new towns, but promotes the integration of new projects in an existing metropolitan area (écocités). Regeneration is a substantial part of this approach.

Urban regeneration is a key solution to limit space waste. Even if the actual regeneration projects are concentrated on suburbs, the State orientation is now to treat the city centres, in order to encourage people to come back living not far from the employment areas.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

At the moment it's not possible to evaluate the leverage effect of the public investments as incentives for the private ones.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

The general secretariat for urban and social development, SG CIV is responsible for designing, coordinating and assessing the French urban policy in neighbourhoods spotted as underprivileged in comparison with the rest of the national territory. These neighbourhoods take benefit of a specific and strengthened social and urban policy.

The SG CIV defines and monitors the budget and resources implemented. It also develops ideas and detects innovative initiatives. Its responsibilities under the Ministry for labour, labour relations, family, solidarity and urban affairs include the administrative management and coordination of two agencies: ANRU (National urban renewal agency) and ACSE (National agency for social cohesion and equal opportunities).

In the areas not included in the territories described above, urban-regeneration policy is led locally and composed of isolated projects following the legal framework defined by the Ministry of ecology, energy and sustainable development (MEEDDM), which is in charge of housing and urban planning.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Created in 2004, ANRU is in charge of the national urban renewal programme (PNRU), the objective of which is to renovate 530 neighbourhoods by 2013, for a total investment budget of nearly €40 billion.

ANRU was created with a view to simplifying the measures taken by local authorities and social landlords interested in promoting complete renovation projects in their neighbourhoods.

This “one-stop shop” for project funding includes the following national urban renewal stakeholders: State; UESL (Social economy union for housing) which manages the 1% logement programme (1% housing aid); USH (Union for social housing) ; Caisse des Dépôts; ANAH (National housing agency).

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

In 2010, a new national program will be launched in order to renovate specifically the deprived centres of about twenty chosen cities. With the experience acquired thanks to the PNRU, the PNRQAD (national program for the regeneration of deprived ancient centres) will be monitored by the Ministry of housing and will conserve the partnership created through ANRU.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

The national law of 1st August 2003 aims at irreversibly transforming disadvantaged districts by massive long-term actions as part of a global project. This programme contains a number of innovations:

- a single agency, the National urban renewal Agency (ANRU) was created to help local authorities, combining all urban renewal stakeholders and financial backers;
- this agency is the sole contact of the local authorities implementing an urban renewal project; working under five-year contracts, local authorities can now enjoy a secure financial framework;
- the uniting of stakeholders and financial backers makes it possible to obtain a significant investment budget of €40 billion by 2013
- the urban renewal programme entrusts local authorities with the responsibility for projects initiated by the mayor.

Loi n°2003-710 du 1er août 2003 d'orientation et de programmation pour la ville et la rénovation urbaine :

http://www.ville.gouv.fr/IMG/pdf/loi-ville_cle03c215.pdf

The project implemented in the frame of the national program must respect several rules and principles enounced by the ANRU board of directors.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	X			RHI (regeneration of unhealthy housing)
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)		X		
Demand or need for new public spaces and/or public equipment in the consolidated city			X	ANRU
Poor urban environmental quality (pollution, noise, etc.)		X		
Concentration of slum housing ⁴	X			RHI
Physical degradation or aging of buildings			X	ANRU
Conservation, regeneration and restoration of the historic and cultural heritage	X			ANAH
Low energy efficiency of buildings	X			ADEME
Poor social mix			X	ANRU
Demographic decline, population loss		X		
Aging of the population	X			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			X	ANRU
Concentration of immigrant population			X	ANRU
Crime, vandalism, lack of security			X	ANRU
Economic decline: loss or obsolescence of local economic activities (retail, local services)			X	ANRU / EPARECA / FISAC
Economic decline: characteristic economic activities closing down or		X		

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

shrinking (shopping areas, industry, infrastructures, military installations, etc.).				
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					<input checked="" type="checkbox"/>
Directly benefits from urban-regeneration programmes and instruments		<input checked="" type="checkbox"/>			
Obtains "business profit" from the development of urban regeneration processes led from the public sector			<input checked="" type="checkbox"/>		
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which? [The National urban renewal Agency, ANRU](#)

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

[The ANRU cooperates with others agencies or public enterprise](#)

→ [ACSE, national agency for social cohesion and equal opportunities operates social development programmes \(education, healthcare, crime prevention, social connections, economic development, access to employment etc.\) in favour of the residents of sensitive neighbourhoods.](#)

→ [EPARECA, accompanies local authorities in the reconquest of their local shopping and handicraft districts, within deprived neighbourhoods, to bring some comfort of life and recreate durably of the social link.](#)

→ [ANAH, It has for mission to implement the national policy for development, rehabilitation and improvement of the private housing stock deprived existing.](#)

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) : ANRU, National agency for urban renewal
General objectives <input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input checked="" type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas

⁵ See note 2.

No Yes How long? 5 years

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		X		
a.3) Regeneration or improvement of the building's energy efficiency			X	
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing	X			
c) Building social housing	X			
d) Building free (non-social) housing	X			
e) Redesigning the free space around the buildings	X			
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)	X			
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others				
→ designing new roads/streets for improving the access to the area and facilitating the circulation within	X			
→ defining new cooperative modes for management	X			

If the demolition of housing is included...

For what purposes is it justified?

The demolition of social housing is mainly justified because of :

1/ the design of the urban project (creation of a new roads/streets, location of equipment, creation of public spaces ...)

;

2/ The state of degradation of social housing that is costly to refurbish.

3/ The necessity of changing the bad image of the neighbourhood (demolition of the most emblematic buildings)

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area

Yes, always, but it need not be within the regenerated area

No, never.

.....

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes

<p>Which? (Please indicate the most important) Some social clauses must be integrated in the calls for tenders launched by the authorities in charge of the projects</p>
<p>Is any results observatory or other monitoring or assessment system in place? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? **Yes**

If yes, please state what type of actions are involved and whether they are direct or indirect.

Directly linked with the urban project :

- **actions for urban management of the neighbourhoods ;**
- **boosting the access to employment of the residents of deprived areas ;**
- **facilitating the participation of the inhabitants.**

Indirectly :

- o **Educational success programme ;**
- o **Security / prevention of crime programmes ;**

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Yes.

1/ At national level, ACSE (National Agency for social cohesion and equal opportunities) works in close collaboration with the ANRU on priority issues. Urban renewal cannot be separated from the social dimension. ACSE intervenes in conjunction with the ANRU in the domains of access to employment, school success and local urban management. This collaboration enables the realisation

of progress reports every two years to evaluate the actions undertaken in terms of urban renewal and economic development of the districts.

2/ At local level, the State offers contracts to local authorities. These contracts are established between Prefects and mayors or EPCI chairmen (public institution for inter-municipal cooperation) and focus on priority areas jointly identified by the parties. In 2007, CUCS (Urban contracts for social cohesion) replaced the last generation of city contracts.

They define a development project for each neighbourhood and plan specific actions in five priority domains: housing and quality of life; employment and economic development; education; citizenship and crime prevention; healthcare.

The neighbourhoods concerned are identified based on economic and social indicators to improve action efficiency and result assessment while avoiding the dispersion of resources.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

1/ At administrative level, the general secretariat for urban and social development (Secretariat général du comité interministériel des villes) reinforces the coherence of the actions undertaken by the different ministries. It mobilises them to ensure that they take into account the specific characteristics of deprived neighbourhoods in their policies. It helps them assess and adapt their actions.

In addition, it encourages synergies between the urban programme implemented by ANRU and social development programmes financed by the National agency for social cohesion.

Finally, the SG CIV assumes general secretariat duties for the CIV (inter-ministerial committee for cities).

2/ At the governmental level, the Inter-ministerial committee for cities (CIV) under the authority of the prime minister, the CIV is a decision-making body meeting twice a year to determine three-year ministerial programmes, allocate resources and monitor the results.

The priorities of the French urban policy are housing and quality of life, education, improved access, employment and security for all the residents of deprived areas.

All ministries concerned are committed to these objectives as part of the Inter-ministerial Committee for cities (CIV).

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

The French urban policy, by mobilising national and local stakeholders, aims at reducing territorial inequalities within urban areas.

Home for more than eight million people, the social housing neighbourhoods built between 1950 and 1975 as part of the post-war boom are often poorly integrated into the cities of today.

To help these neighbourhoods find their place in the development of urban areas, a specific policy has been progressively implemented: the French urban policy ("la politique de la ville"). Its purpose is to establish a balance within the cities beneficial to all residents.

→ a cross-cutting policy

To respond to the combined difficulties affecting these territories, this policy covers a broad variety of interventions which complement other public policies (education, housing, social action etc.). It requires the support of all stakeholders to simultaneously act on all levers: social and cultural development, economic revitalisation, employment development, urban renewal and improvement in the quality of life, security, citizenship and crime prevention, healthcare etc.

→ A policy based on partnership

With respect to that there is a contractual framework, the CUCS (as explained above) between the State and the local authorities.

The French urban policy is implemented by local authorities. It is also more generally based on the commitment of public organisations, social landlords, family allowances funds, associations, economic institutions... and the participation of neighbourhood residents.

→ a territorial policy

The French urban policy concerns priority areas

The neighbourhoods concerned are identified based on economic and social indicators to improve action efficiency and result assessment while avoiding the dispersion of resources.

The list of the 751 sensitive urban areas (ZUS), established in 1996, is still used as a reference; other priority neighbourhoods have since been added, notably as part of the national urban renewal programme (PNRU).

11.2. Is this "integrated approach" required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Yes and mainly to access to the urban dimension of the ERDF 2007-2013. With respect to that, regional calls for projects were launched dedicated to the local authorities partners of CUCS on the basis of specifications requiring an integrated urban approach.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible

to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes the local planning instrument (the PLU) and its attached document the spatial project for sustainable development (PADD) allows to fix the objectives of the urban renewal project.

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Yes sometimes as it depends of the initiatives of their eligibility within the different kinds of funds.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x): the PLU

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes

The National Observatory of sensitive urban areas (ONZUS), created by the law of 1st August 2003, is responsible for:

- measuring the social development of the districts;
- measuring the inequalities between these districts and their surrounding agglomerations;
- monitoring the implementation of the policies undertaken in these districts;
- assessing the financial effort;
- evaluating the effects of the policies undertaken.

ONZUS also issues an annual report for Parliament, assessing the actions implemented and monitoring a number of socio-economic indicators. This document is examined as part of the budget debate. Furthermore, a geographical information system available on the Internet provides various types of statistical information on the districts. In order to communicate the information to local stakeholders, we use a geographical information system similar to the system implemented by the English public statistics office

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which

1/ Family allowances funds (Caisse Nationale des Allocations Familiales)

2/ National federation of entrepreneurs' associations of urban deprived areas (Fédération nationale des associations d'entrepreneurs des zones urbaines sensibles)

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Yes there is an annual public report of the ONZUS that 2009 year can be consulted accessing to the following links :

http://www.ville.gouv.fr/article.php3?id_article=600

http://extranet.ville.gouv.fr/docville/Rapport_ONZUS_2009_integral.pdf

Its synthesis

http://www.ville.gouv.fr/IMG/pdf/Synthese_cle5ed71b-1.pdf

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 for regenerated buildings
 for the evolution of the population
 for the evolution of economic activities
- Urban-development plans
- System of pre-established indicators
 Includes minimum standards for public facilities in consolidated areas? No Yes
 Includes indicators of complexity, diversity or plurality? No Yes
 Includes a precise definition of "slum housing"? No Yes
 Includes a precise definition of vulnerable/deprived area? No Yes
- Observatory of the progress of housing and other commercial-property prices
- Setting-up forums for debate and social networks for participation
- Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of "deprived area/neighbourhood"?

Not exactly. There is a detection of these areas because it is observed some gaps concerning their urban development and some social and economic difficulties according to the indicators measuring these dimensions.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define "deprived areas/neighbourhoods" in your country.

**The measure of the gap between
 The following table described the key indicators used to define deprived areas**

Indicators	ZUS	National Average
Unemployment rate of 15-59 year-olds (2007)	17.9%	8.6%*
Unemployment rate of 15-24 year-olds		
Men	33.7%	19.5%*
Women	30.4%	19.2%*
Average annual taxable income per consumption unit (2005)	€11,047	€19,248
Pupils 2 years behind or more at the	4.1%	2.1%

beginning of secondary education (2006-2007 school year)		(France excluding ZUS)
Success rate at the national <i>Brevet</i> diploma (June 2007)	70.8%	83.4% (France excluding ZUS)

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

The National Observatory of sensitive urban areas (ONZUS), created by the law of 1st August 2003, is responsible for:

- measuring the social development of the urban deprived areas ;
- measuring the inequalities between these districts and their surrounding agglomerations;
- monitoring the implementation of the policies undertaken in these districts;
- assessing the financial effort;
- evaluating the effects of the policies undertaken.

ONZUS also issues an annual report for Parliament, assessing the actions implemented and monitoring a number of socio-economic indicators. This document is examined as part of the budget debate. Furthermore, a geographical information system available on the Internet provides various types of statistical information on the districts. In order to communicate the information to local stakeholders, we use a geographical information system similar to the system implemented by the English public statistics office.

For more :

http://www.ville.gouv.fr/rubrique.php3?id_rubrique=24

http://www.ville.gouv.fr/article.php3?id_article=42

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

Yes. In the annual report of the ONZUS there is a chapter dedicated to measure the progress of the national urban renewal programme.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

The national Program of urban renovation (PNRU) launched in 2004. After some delays accumulated during the very first years, we observe in 2007, then in 2008, a strong acceleration in the state of progress of the PNRU.

Besides on economic and social dimensions, since 2003 the measures of the ONZUS indicators reveals:

→ some difficulties of the young people living in the ZUS (critical urban areas) to access to the employment market. The proportion of young people in the unemployment is always twice as important in these districts as somewhere else : all in all, a young person living in deprived areas on four is unemployed or in inactivity, against a young person on eight in the other districts of the same city or conurbation.

→ a slowdown of the economy is observed in the context of crisis. The number of hiring exempted in ZFU (economic opportunity zones) decreases in 2008, for 1st time since 2004: it's regressing from 18 452 in 2007 to 16 578 hiring exempted in 2008, that is a decline of 10 %. This decline if it is not accidental, could constitute one of the first demonstrations of the effects of the economic crisis in the critical urban areas.

→ The incomes of the inhabitants remain low. In 2005 and in 2006, the average tax revenue of the households living in Zus for year amounts to 63 % of that of the households of the urban units integrating a Zus. The per capita income represents, in Zus, 56 % of that measured within the city as a whole (or the conurbation) integrating these areas.

→ The success at school is in progress

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)	X				
Diversification of housing layouts and sizes	X				
Provision of more social housing		X			
Improved local urban equipment or public facilities		X			
Improved day-to-day business			X		
Greater mix of uses		X			
Building car parks			X		
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space	X				
Reduction in private motorised transport			X		
Improved collective transport			X		
Improved urban cycling network			X		

Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population			X		
Increase in resident population			X		
Increase or re-concentration of low-income population				X	
Gentrification of the regenerated area				X	
Improved social integration and fostering social plurality		X			
Setting up social networks for participation		X			
Improved employment qualifications of local people		X			
Social development of the resident population		X			
Increase in child population					
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area			X		
Lower property prices in the regenerated or surrounding area				X	
Job creation		X			
Increase in property operations around upper-range activities					
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)		X			
Coordination of sectorial policies		X			
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information				X	
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

A national fund for urban renewal allocated to local authority on the basis of a urban renewal project for deprived areas. A partnership between the national agency (ANRU) and the local authorities formalized by a multi-annual agreement (duration : 5 years);

A national examination of the projects by the ANRU partners that allows an improvement of the quality of the projects with regard to their recommendations.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

1/ A cross-cutting organization at local level for the steering ,monitoring and assessing of the project based on multi-level governance.

2/ An operational team endowed with transverse skills

- **dedicated in to the day to day follow-up and implementation of the project ;**
- **involving on the duration of the project all the project stakeholders ; and notably the residents.**

3/ An agency able to allow subsidies for social housing as well as public areas regeneration or commercial activities implementation etc.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

1/ The Urban Renewal Project initiated in La Mulette (Garges-lès-Gonesse) to open up a deprived social housing area and to improve its planning and quality of life by an integrated urban development strategy at the neighbourhood and local scales.

For more information :

http://www.eukn.org/france/themes/Urban_Policy/Urban_environment/Urban_renewal/renewal-la-mulette_1283.html

<http://www.garges.net>

2/ The Urban Renewal Project of Corbeil-Essonnes is the result of the bond of residents to their neighbourhood, the volition of the City of Corbeil-Essonnes to improve quality of life and security.

For more information :

http://www.eukn.org/france/themes/Urban_Policy/Urban_environment/Urban_renewal/renewal-corbeil-essonnes_1254.html

<http://www.corbeil-essonnes.com/>

11. GERMANY

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications: **Mr. Jürgen Goeddecke Stellmann, BBSR, Tel.: +49 228 99 401 2261, email: juergen.goeddecke@bbr.bund.de**

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437

(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	9,4%	9,1%	9,4%	9,5%	9,8%
b) Percentage of working population represented by the construction sector (total)	5,8%	5,6%	5,6%	5,6%	5,4%
c) Percentage of GDP represented by the construction sector (new housing only)	2,3%	2,0%	2,0%	1,5%	1,3%
d) Percentage of GDP represented by the construction sector (regeneration only)	5,5%	5,6%	6,2%	6,2%	6,3%
e) Number of new homes built per year	278.008	242.316	249.436	210.729	175.927
f) Number of homes regenerated per year	n.a.	n.a.	n.a.	n.a.	n.a.
g) Average price per m ² of newly built housing (€/m ²)	n.a.	n.a.	n.a.	n.a.	n.a.
h) Average price per m ² of regenerated housing (€/m ²)	n.a.	n.a.	n.a.	n.a.	n.a.

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others: reduction of housing stock

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 - Reduction of housing stock**

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Yes. The future role of urban policy is determined by priorities of sustainable development. The main focus is determined by the consequences of demographic change and with regard to climate change.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Urban development is facing new challenges in regard to social, environmental and economic aspects. The decrease of population, changes in the aging structure and social heterogeneity affect urban development in the long term - albeit all regional differentiations - in Germany. The main question for all actors is: How can we manage the change and urban development without growth.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

It is a common task. All levels in Germany are included. The national level is responsible for setting the legal framework and spends money for urban development programs (law and subsidies in general), the implementation is the responsibility of the regional authorities (the Länder in Germany) (both law and subsidies) and the local authorities are responsible for the management and operational handling of the measures /local actions.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

To enable cities to cope better with their new tasks and challenges, the Federal Government supports the creation of sustainable urban structures with urban development promotion programmes. To do this, the Federal Government guarantees the federal states financial assistance in accordance with Article 104 a Paragraph 4 of the constitution; this assistance is supplemented by federal state and local authority funds. This federal financial aid is made available to the federal states on the basis of an administrative agreement (promotion of urban development administrative agreement).

The objectives of promoting urban development are:

- Strengthening inner cities and town centres in their urban function, also under consideration of protection of historic buildings
- Creating sustainable urban structures in areas affected by significant urban function losses; the principle indication of such function losses is permanent oversupply of structural works, such as vacant dwellings or derelict sites in inner cities, particularly industrial sites, former military sites converted for appropriate re-use and railway sites
- Urban development measures for eradicating social deprivation.

The Federal Government has created the following programme areas:

- Urban development and redevelopment measures
- “Social City” Programme

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

- [“Social City – Education, Economy, Work in the Neighbourhood \(BIWAQ\)”](#)
- [Protection of the urban architectural heritage](#)
- [Urban restructuring in the new federal states](#)
- [Urban restructuring in the old federal states](#)
- [Active district and neighbourhood centres \(development in inner urban areas\)](#)
- [Investment pact to improve the energy efficiency of schools, kindergartens, gymnasiums and other social buildings in municipalities](#)

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

There is a general legal framework on the national level, a building code called “Baugesetzbuch”; Details:

http://www.bmvbs.de/Stadtentwicklung_-Wohnen/Gesetze_-Verordnungen_-Erlasse-,1544.22710/Baugesetzbuch.htm?global.back=/Stadtentwicklung_-Wohnen/-%2c1544%2c0/Gesetze_Verordnungen_Erlasse.htm%3fmlink%3dbmv_liste%26link.sKategorie%3d

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

No, relieving legal restrictions is not possible.

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	X			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	X			
Demand or need for new public spaces and/or public equipment in the consolidated city		X		
Poor urban environmental quality (pollution, noise, etc.)		X		
Concentration of slum housing ⁴	X			
Physical degradation or aging of buildings	X			
Conservation, regeneration and restoration of the historic and cultural heritage		X		
Low energy efficiency of buildings			X	
Poor social mix		X		
Demographic decline, population loss			X	
Aging of the population			X	
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		X		
Concentration of immigrant population		X		
Crime, vandalism, lack of security		X		
Economic decline: loss or obsolescence of local economic activities (retail, local services)		X		
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).			X	
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

³ See note 2.

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

6.2. Are there any cases of an entire city being the object of regeneration programme?
 No
 Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?
 No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country?
 (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments			<input checked="" type="checkbox"/>		
Obtains "business profit" from the development of urban regeneration processes led from the public sector	<input checked="" type="checkbox"/>				
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

<p>Who is the beneficiary of public funding?</p> <p><input checked="" type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners</p> <p><input type="checkbox"/> Others:</p>	
<p>Who manages the instrument?</p> <p><input checked="" type="checkbox"/> A public entity <input type="checkbox"/> A national or regional agency <input checked="" type="checkbox"/> Private-public partnership</p> <p><input type="checkbox"/> Others:</p>	
<p>Who manages the implementation of each operation?</p> <p><input checked="" type="checkbox"/> Local authority or similar <input checked="" type="checkbox"/> Ad hoc public agency or management entity <input checked="" type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation</p> <p><input type="checkbox"/> Other:</p>	
<p>Is the involvement of social actors or residents representatives built into regeneration decision-making processes?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> In the regeneration initiative</p> <p><input checked="" type="checkbox"/> In defining the regeneration operation</p> <p><input type="checkbox"/> In managing the regeneration operation</p> <p><input type="checkbox"/> In controlling and assessing the results of the regeneration</p> <p><input type="checkbox"/></p>	
<p>Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Are areas defined via regulations? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Are areas defined discretionally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Based on what criteria?</p>	
<p>Do the operations have a prefixed duration?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes How long?</p>	

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency	X			
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing			X	
c) Building social housing			X	
d) Building free (non-social) housing			X	
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities			X	
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				X
j) Others:				
<p>If the demolition of housing is included... For what purposes is it justified?</p> <p>Only in few cities the demolition of housing is actually included in this programme. For this purpose we can find an specific program for demolition of housing in eastern and western Germany.</p> <p>Is the right to rehousing acknowledged? <input type="checkbox"/> Yes, always, and it must necessarily be within the regenerated area <input type="checkbox"/> Yes, always, but it need not be within the regenerated area <input type="checkbox"/> No, never. <input type="checkbox"/></p>				
<p>Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Which? (Please indicate the most important)</p>				

Only in a few cities we can find non-building initiatives.

Is any results observatory or other monitoring or assessment system in place?

No

Yes

Overall assessment of the results obtained:

According to the federal structure of Germany we have different levels of observatory of the programme: City observatory with focus on the specific situation of the certain area. The Laender level focus on the comprehensive monitoring of the application. National level focus on the more general view of the application – e.g. redistribution of funds to the Laender, financial aspects and regional distribution

Any additional remarks:

Name of the instrument (or programme) :	
Social City	
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>	
Public-intervention model	
<input checked="" type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input checked="" type="checkbox"/> Fostering private action Remarks:	
Funding model	
<input checked="" type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:	
Means of public funding	
<input checked="" type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:	
Who is the beneficiary of public funding?	
<input checked="" type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners <input type="checkbox"/> Others:	
Who manages the instrument?	
<input checked="" type="checkbox"/> A public entity <input type="checkbox"/> A national or regional agency <input checked="" type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:	
Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or similar <input checked="" type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>	
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Must intervention areas previously be defined by a local urban-development planning	

instrument? No Yes

Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Physically degraded urban areas with deprived population

Do the operations have a prefixed duration?

No

Yes

How long?

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings	X			
a.1) Regeneration of structural features, walls, roofs, etc.			X	
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency			X	
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing				X
c) Building social housing			X	
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).			X	
j) Others:				
If the demolition of housing is included... For what purposes is it justified?				
<p>Is the right to rehousing acknowledged? <input type="checkbox"/> Yes, always, and it must necessarily be within the regenerated area <input type="checkbox"/> Yes, always, but it need not be within the regenerated area <input type="checkbox"/> No, never. <input type="checkbox"/>not applicable.....</p>				
Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes				

Which? (Please indicate the most important)

Employment, education, social and ethnic integration,
Integration of young people into educational projects and the labour
market

Is any results observatory or other monitoring or assessment system in place?

No

Yes

Overall assessment of the results obtained

Results of the programme are evaluated by Federal and Laender activities. Next evaluation due into 2010 (Federal level).

Any additional remarks:

Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage	X			
b) Demolition of housing				X
c) Building social housing			X	
d) Building free (non-social) housing			X	
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities			X	
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				X
j) Others:surrounding of listing buildings in historical areas		X		

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes

Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		X		
a.3) Regeneration or improvement of the building's energy efficiency	X			
a.4) Regeneration of the historic/ cultural heritage			x	
b) Demolition of housing		X		
c) Building social housing			X	
d) Building free (non-social) housing			X	
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

In most of the eastern German Cities the demolition of housing is actually included in this programme due to the enormous loss of inhabitants which create empty housing estates.

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area

Yes, always, but it need not be within the regenerated area

No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No

Yes

Only in few cities we can find non-building initiatives.

Is any results observatory or other monitoring or assessment system in place?

No

Yes

Overall assessment of the results obtained:

According the federal structure of Germany we have different levels of observatory of the programme: City observatory with focus on the specific situation of the certain area. The Laender level focus on the comprehensive monitoring of the application. The National level focus on the more general view of the application – e.g. redistribution of funds to the Laender, financial aspects and regional distribution

Any additional remarks:

Are areas defined discretionaly? No Yes
Based on what criteria?

Do the operations have a prefixed duration?
 No Yes How long?

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage		X		
b) Demolition of housing				X
c) Building social housing			X	
d) Building free (non-social) housing			X	
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities			X	
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				X
j) Others:surrounding of listing buildings in historical areas		X		

If the demolition of housing is included...
For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Are areas defined discretionaly? No Yes
Based on what criteria?

Do the operations have a prefixed duration?
 No Yes How long?

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.			X	
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing				X
c) Building social housing				X
d) Building free (non-social) housing			X	
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				X
j) Others:surrounding of listing buildings in historical areas				
If the demolition of housing is included... For what purposes is it justified?				
Is the right to rehousing acknowledged? <input type="checkbox"/> Yes, always, and it must necessarily be within the regenerated area <input type="checkbox"/> Yes, always, but it need not be within the regenerated area <input type="checkbox"/> No, never.				

that reflect the integrated approach of the "Social City" urban development programme and in which the following fields of action feature prominently: education, employment, social inclusion and involvement of residents plus wealth creation in the neighbourhood. Gender mainstreaming and the integration of people from ethnic minorities are integral components of the programme.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

Yes, urban regeneration itself is an integrated approach on the local level; the local framework for all urban regeneration activities is the so called "integrierter Stadtentwicklungsplan", the integrated urban development plan. This integrated urban development plan is a precondition for national and regional subsidies.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain "integrated approach" in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

In Germany we have a common understanding with regard to the wording of the Leipzig Charter: Integrated urban development policy means simultaneous and fair consideration of the concerns and interests which are relevant to urban development. Integrated urban development policy is a process in which the spatial, sectoral and temporal aspects of key areas of urban policy are co-ordinated. The involvement of economic actors, stakeholders and the general public is essential. Integrated urban development policy is a key prerequisite for implementing the EU Sustainable Development Strategy. Its implementation is a task of European scale, but it is one which must take account of local conditions and needs. All these aspects are continuously discussed in the framework of the National Urban Development Policy in Germany – an initiative that has been launched in Germany 2007 by the national, the regional level and the local authorities with the aim of implementing the Leipzig Charter.

11.2. Is this "integrated approach" required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Germany has different programmes in the framework of urban policy. See above. One important requirement for the funding of local urban action in all of these programmes are integrated approaches on the local level (integrated urban development plan).

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

yes

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Urban regeneration is a prime task on the local level, but it is supported by the national and the regional level (legal framework, subsidies).

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes, assessment systems are in place for each programme (see Questions 9).

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:...**but mostly at the level of cities**

Are affected local residents or users represented?

No Yes Indicate which: but **mostly at the level of cities**

13.3. Are reports of the results made public? **Yes**

If yes, and they can be consulted online, please indicate the relevant links.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally
 for regenerated buildings
 for the evolution of the population
 for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of "deprived area/neighbourhood"?

No, the definition of these areas is a responsibility of the Länder.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

Responsibility lies on the Länder level. Important criteria are unemployment rate, rate of inhabitants with migration background, rate of crime and other social problems.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

All involved levels have developed more or less comprehensive tools for the observation of relevant urban development processes and the assessment of the programs for urban regeneration.

Links (only a small selection):

www.raumbeobachtung.de

<http://www.mil.brandenburg.de/cms/detail.php/bb1.c.138598.de>

http://www.stadtentwicklung.berlin.de/planen/basisdaten_stadtentwicklung/monitoring/

<http://www.leipzig.de/de/buerger/stadtentw/step/monitoring/wohnung/>

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

No, not in this close connection. The focus is more generally orientated. What are the relevant developments in the cities? Is there a need for action? What could be the task of the national level (government)?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

The launch of the initiative “National Urban Development Policy” in 2007 opened a new period of urban development policy in Germany. The idea behind this initiative is the notion of the European City as a spatial, social and value model. The task that has to be addressed is to create and develop strategies and new instruments that will safeguard the economic prosperity of cities without compromising their urban qualities and their integrative function. The National Urban Development Policy therefore continues and intensifies the European dialogue launched by the Leipzig Charter and the Territorial Agenda of the EU – by adapting the various urban development programmes (see above in question 9) to the new challenges the cities are facing and by concrete projects and

initiatives that as best practises demonstrate how cities nowadays can cope with true sustainable development.

The National Urban Development Policy provides an opportunity for all stakeholders from government, the public authorities, the planning professions, industry and the scientific community to have their say on topics such as cities, living together in cities, urban qualities and good governance. On the one hand, it brings together ‘organized voices’. On the other hand, however, it also listens to everyone who is committed to the city and local community. This policy therefore also addresses civil society groups, trade unions, churches, social associations and the media. The National Urban Development Policy is a joint project, launched by the National level, but operated in close connection with the Länder level and the local authorities.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)		X			
Diversification of housing layouts and sizes			X		
Provision of more social housing				X	
Improved local urban equipment or public facilities				X	
Improved day-to-day business				X	
Greater mix of uses		X			
Building car parks		X			
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space		X			
Reduction in private motorised transport			X		
Improved collective transport			X		
Improved urban cycling network		X			
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population		X			
Increase in resident population				X	
Increase or re-concentration of low-income population				X	
Gentrification of the regenerated area			X		
Improved social integration and fostering social plurality			X		
Setting up social networks for participation			X		
Improved employment qualifications of local people			X		
Social development of the resident population			X		
Increase in child population				X	
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area		X			

Lower property prices in the regenerated or surrounding area				X	
Job creation				X	
Increase in property operations around upper-range activities			X		
Improved economic dynamics of the regenerated or surrounding area			X		
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X		
Coordination of sectorial policies			X		
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X		
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

- Population loss
- More elderly inhabitants
- Higher ecologic level for modernisation of housing stock

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

One important aspect is the division of responsibilities in the federal state with national, regional and local level.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

Good practises:

In general: www.werkstattStadt.d/en and <http://www.eukn.org/germany/contact/index.html>

For urban regeneration in eastern Germany see: www.stadtumbau-ost.info
 For urban regeneration in western Germany see: www.stadtumbau-west.de

These project databases document "good examples" of the urban renewal process in the eastern respective western part of Germany. The databases include practical examples and show a wide diversity of approaches, forms of participation, as well as urban and residential strategies in the implementation of urban redevelopment processes.

[Interim use of brownfield sites in the Samariter neighbourhood \(Berlin-Friedrichshain\)](#)

The Samariter neighbourhood is part of the Berlin district of Friedrichshain-Kreuzberg. . The neighbourhood is characterized by a dense, predominantly Wilhelminian building stock, which is mainly dominated by residential use. The population is relatively young with an average age of 33 years. There is little greenery and open spaces. At the same time there are a number of brownfield sites, which have a negative impact on the environment and will not be cultivated due to the current market situation for the foreseeable future. Since 1993, the Samariter neighbourhood is designated as a redevelopment area. Remediation goal is, among other things, the green and enhance open spaces.

Strengthening inner cities and town centres: the example of Gelsenkirchen:
Gelsenkirchen is located in west Germany (in the Ruhr industrial region) and has lost more than 140,000 inhabitants and jobs since the middle of the 1960s owing to the decline of mining and heavy industry. This shrinking process has also led to the decline of the inner city. Consequently, Gelsenkirchen has initiated a process that aims to strengthen the city centre, to upgrade streets and public spaces as well as commercial and residential buildings and to enhance neighbourhood areas.

Revitalising industrial locations/urban derelict land or brownfields: the example of Pirmasens:

The city of Pirmasens with its 42,000 inhabitants is situated in the federal state of Rhineland-Palatinate in southwest Germany and formerly was a significant location for the footwear industry and an important site for the United States armed forces. As a result of a relocation of the footwear industry, many jobs were lost and various industrial brownfield sites were left behind in the inner city area. Nowadays, the city also has to cope with a difficult situation in the form of conversion problems caused by the withdrawal of the American forces. Since 2005, the premises of the largest and most important shoe company, Rheinberger, have been converted into offices, a science centre and living space. This project has a high symbolic value for the restructuring of the city as a whole.

Urban restructuring of residential areas: the example of Bremen-Tenever:
Tenever was constructed as a high-rise area in the late 1960s on the outskirts of Bremen, a city that lies in northwest Germany and has around 500,000 inhabitants.

Since the time it was built, the settlement has suffered from a lack of acceptance. Since there were high vacancies in housing stock and continuous social difficulties at the end of the 1990s, a housing company called GEWOBA and the Bremen city authorities decided to initiate the urban restructuring of Tenever. In a process that lasted around ten years, a concept was agreed upon and many residential buildings and 900 apartments were torn down. In addition, residential buildings were renovated and the social infrastructure was adjusted.

12.GREECE

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building. Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

- **Rea Orfanou (Ministry of Economy, Competitiveness and Shipping),**
- **Anna Arvanitaki (Ministry of Environment, Energy and Climate Change)**

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

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(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004*	2005*	2006*	2007*	2008*
a) Percentage of GDP represented by the construction sector (total)	6.6	6.02	6.68	6.04	4.83
b) Percentage of working population represented by the construction sector (total) Economically active population	6.99	7.20	7.14	7.54	7.49
c) Percentage of GDP represented by the construction sector (new housing only)**	3,96	3,73	4,50	3,91	2,73
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year ***	82236	98569	84536	79407	66740
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ³)	277,1	284,3	292,5	300,5	313,1
h) Average price per m ² of regenerated housing (€/m ²)					

* Provisional data

** There is no distinction between new dwellings and regenerated dwellings.
Regenerated dwellings are included.

*** Number of permits for new dwellings issued by the local planning authorities.

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock

¹ Change the reference period, if necessary.

- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
- a new emerging urban development priority
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Yes, in terms of improving downgraded urban areas

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Answer to 4.1., 4.2.: - Basically the Ministry of Environment, Energy and Climate Change a) in terms of the specific legislation (L. 2508/97), b) through the specific Operational Programme of Environment (measures on Urban Development), c) through other operational urban projects - national level,

- the Ministry of Economy, Competitiveness & Shipping through the Regional Operational Programmes, co-financed by Structural Funds – regional level

- Another programme dedicated on urban development with urban regeneration dimensions on selected Hellenic cities was the *Urban Community Initiative, I and II*

- Ad hoc local actions (usually in the framework of *Habitat Agenda* provisions and applications) in municipalities around the country that are financed by different sources, regional or local

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

L. 2508/97 – national level,
there is no link available and no reference in the Ministry's website

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative
There was no relative provision

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes L. 2508/97

As a programme for coordinating actions? No Yes egional Operational Programmes, Urban Community Initiative, actions relevant to Habitat Agenda

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes
 Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes
 Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements				
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)				
Demand or need for new public spaces and/or public equipment in the consolidated city		x		
Poor urban environmental quality (pollution, noise, etc.)		x		
Concentration of slum housing ⁴				
Physical degradation or aging of buildings		x		emerging
Conservation, regeneration and restoration of the historic and cultural heritage			x	
Low energy efficiency of buildings		x		emerging
Poor social mix				
Demographic decline, population loss				
Aging of the population				
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.				emerging
Concentration of immigrant population				emerging

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

Crime, vandalism, lack of security				
Economic decline: loss or obsolescence of local economic activities (retail, local services)				
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).				
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership (it is an emerging trend)

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					
Directly benefits from urban-regeneration programmes and instruments				<input checked="" type="checkbox"/>	
Obtains "business profit" from the development of urban regeneration processes led from the public sector					
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?

No Yes **The existing Authority of the Municipality undertakes the role /task of management in any urban-generation development initiative under the L. 2508/97 framework**

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational, **see quest. 4.1.**

Operate through instruments (sub-programmes, projects, etc.) **(as the Urban Community Initiative)**

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

The relevant detailed information you request in this question 9.2. is not possible to present at the moment

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :
<p>General objectives</p> <p><input type="checkbox"/> overall or diffuse regeneration over the city as a whole</p> <p><input type="checkbox"/> recovery of obsolete economic-activity areas</p> <p><input type="checkbox"/> requalification of new central urban fabrics or areas</p> <p><input type="checkbox"/> regeneration of physically degraded urban areas</p> <p><input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage</p> <p><input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population</p> <p><input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975</p> <p><input type="checkbox"/> urban regeneration of other types of areas:</p> <p>.....</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>.....</p>

⁵ See note 2.

Public-intervention model	
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)
	<input type="checkbox"/> Fostering private action
Remarks:	
Funding model	
<input type="checkbox"/> Public funding, paid for by a single entity	<input type="checkbox"/> Public-public partnership
	<input type="checkbox"/> Private-public partnership
	<input type="checkbox"/> Private only
Remarks:	
Means of public funding	
<input type="checkbox"/> Subsidy	<input type="checkbox"/> Loans under favourable conditions
<input type="checkbox"/> Others:	<input type="checkbox"/> Tax benefits
Who is the beneficiary of public funding?	
<input type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives
<input type="checkbox"/> Others:	<input type="checkbox"/> Individual owners
Who manages the instrument?	
<input type="checkbox"/> A public entity	<input type="checkbox"/> A national or regional agency
<input type="checkbox"/> Others:	<input type="checkbox"/> Private-public partnership
Who manages the implementation of each operation?	
<input type="checkbox"/> Local authority or similar	<input type="checkbox"/> Ad hoc public agency or management entity
	<input type="checkbox"/> Ad hoc public/private partnership management entity
	<input type="checkbox"/> A private enterprise or cooperative
	<input type="checkbox"/> A non-profit civil association or organisation
<input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes
	<input type="checkbox"/> In the regeneration initiative
	<input type="checkbox"/> In defining the regeneration operation
	<input type="checkbox"/> In managing the regeneration operation
	<input type="checkbox"/> In controlling and assessing the results of the regeneration
	<input type="checkbox"/>
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes
	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes
	Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes
	Are areas defined discretionally? <input type="checkbox"/> No <input type="checkbox"/> Yes
	Based on what criteria?
Do the operations have a prefixed duration?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes
	How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

- Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

- No Yes Which? (Please indicate the most important)

<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

The direction is to include other public measures on unemployment, town planning,.. in order to stress the integration character of the urban-regeneration programmes of all kinds. These measures can be direct or indirect depending on each specific case.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

There are not specific administrative mechanisms for this type of horizontal coordination, but in case, where concrete forms of governance have been installed there is an ad hoc coordination mechanism in order to ensure the synergy of various sectors

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

There are not specific administrative mechanisms established for the coordination between national and regional programmes on urban regeneration

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes, as referred in the previous parts of the questionnaire, a specific law is dedicated, L. 2508/97

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

It depends of the integrated (or not) character of the urban development plans.

More usually, regeneration initiatives are applied in places of cultural or historical heritage

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

There is no existing monitoring or assessment system

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

QUESTION 14. ASSESSMENT TOOLS

At the moment, the existing process of assessment is limited in the report of evaluation per half-year or year in the framework of Regional Operational Programmes

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of “slum housing”? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)					
Diversification of housing layouts and sizes			X		
Provision of more social housing					
Improved local urban equipment or public facilities		X			
Improved day-to-day business					
Greater mix of uses					
Building car parks					
Pedestrianisation of streets and/or public spaces	X				
Improved quality of the public space		X			
Reduction in private motorised transport					
Improved collective transport					
Improved urban cycling network		X			
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population					
Increase in resident population					
Increase or re-concentration of low-income population					
Gentrification of the regenerated area					
Improved social integration and fostering social plurality			X		
Setting up social networks for participation			X		
Improved employment qualifications of local people				X	
Social development of the resident population					
Increase in child population					
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area					
Lower property prices in the regenerated or surrounding area					
Job creation					
Increase in property operations around upper-range activities					
Improved economic dynamics of the regenerated or surrounding area					
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)					
Coordination of sectorial policies					
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information					
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

- A dedicated coordinated effort with specific objective plan included in the greater Urban and Spatial Planning based on synergies with the related various sectors (social, economic, environment, culture).
- the Governance question:

- a Special Service (in the form of a “Bureau of Implementation”) responsible for supervising works in the area of application,
- co-ordination between the different levels of governance
- The establishment of an extended dialogue between the main actors on the nature of the regeneration. The citizen’s participation (the local population, not excluded the non permanent, as migrants or other groups of inhabitants) in all the stages, from the design to the implementation phase.
- Timetable / Monitoring and Assessment Procedures and Tools (determining from the starting of the Programme / Provision for the continuity of the results of the efforts

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

- Urban Regeneration in the historical centre of Athens: The protection and Revival of *Plaka*, starting 1979, Principal promoter: The Ministry of Public Works, Bureau for the greater Athens Master Plan, Management: Architect – Study Conductor: Pr. Dionysis Zivas (*Plaka is the oldest inhabited district in Athens (Neolithic period – 3.000 B.C. till today).*

- The Unification of Athens Archaeological Sites, starting with the establishment of EAXA (Société Anonyme type company) in 1997.

The program was a a joint two-ministry (Ministry of Environment, Planning and Public Works and Ministry of Culture) program to unify the archaeological sites of the city, included physical projects and other interventions

Website: www.astynet.gr

13.HOLLAND

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437

(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.

+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	4,8%	4,8%	4,8%	4,9%	5,1%
b) Percentage of working population represented by the construction sector (total)	5,8%	5,7%	5,8%	5,7%	5,7%
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year	65.000	67.000	72.000	80.000	79.000
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
- equal important**.....

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which):
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

There is a debate though it is not leading (yet!)

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Small except for some local actors

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

National: Ministry of Housing (with Spatial planning and Environment)

Local: local governments, with actors like housing institutions

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Yes, there is legislation, local governments base their plans on it

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

Yes, though we are changing this legislation, for less national interference

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

no

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements				no
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)			x	housing program
Demand or need for new public spaces and/or public equipment in the consolidated city			x	urban regeneration
Poor urban environmental quality (pollution, noise, etc.)			x	”
Concentration of slum housing ⁴			x	”
Physical degradation or aging of buildings			x	”
Conservation, regeneration and restoration of the historic and cultural heritage	x			”
Low energy efficiency of buildings			x	”
Poor social mix		x		urban policy
Demographic decline, population loss	x			”
Aging of the population		x		”
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		x		”
Concentration of immigrant population		x		”
Crime, vandalism, lack of security		x		”
Economic decline: loss or obsolescence of local economic activities (retail, local services)		x		”
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.)		x		”
Others (indicate which):.....				”

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative: **31 cities throughout The Netherlands.....**

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners

public investment in public space so it gets interesting for home owners to invest

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes if local government decides so

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					<input checked="" type="checkbox"/>
Directly benefits from urban-regeneration programmes and instruments			<input checked="" type="checkbox"/>		
Obtains "business profit" from the development of urban regeneration processes led from the public sector			<input checked="" type="checkbox"/>		
Others:		<input checked="" type="checkbox"/>			

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) : ISV		
General objectives <input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input checked="" type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas:		
Public-intervention model <input checked="" type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input checked="" type="checkbox"/> Fostering private action Remarks:		
Funding model <input checked="" type="checkbox"/> Public funding, paid for by a single entity <input checked="" type="checkbox"/> partnership <input type="checkbox"/> Public-public <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:		
Means of public funding <input checked="" type="checkbox"/> Subsidy <input checked="" type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:		
Who is the beneficiary of public funding? <hr/>		

⁵ See note 2.

<input checked="" type="checkbox"/> Other public entities <input type="checkbox"/> Others:	<input checked="" type="checkbox"/> Private enterprises or cooperatives <input checked="" type="checkbox"/> Individual owners
Who manages the instrument? <input checked="" type="checkbox"/> A public entity <input type="checkbox"/> Others:	
<input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership	
Who manages the implementation of each operation? <input checked="" type="checkbox"/> Local authority or similar <input checked="" type="checkbox"/> Ad hoc public agency or management entity <input checked="" type="checkbox"/> Ad hoc public/private partnership management entity <input checked="" type="checkbox"/> A private enterprise or cooperative <input checked="" type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input checked="" type="checkbox"/> depends on local government	
Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined via regulations? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes except for 40 areas Are areas defined discretionally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?	
Do the operations have a prefixed duration? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes How long?	

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings			X	
a.1) Regeneration of structural features, walls, roofs, etc.				X
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				X
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing			X	
c) Building social housing			X	
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				X
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

For building something new

Is the right to rehusing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)

<p>Is any results observatory or other monitoring or assessment system in place? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Yes, also environment, public spaces and social activities

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

no

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

no

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

no

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

none

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

both

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

Establishing land uses and or building uses

Modification of the urban morphology (blocks)

Conservation of building types/typologies

Alteration of streets and blocks layouts

Introduction of new public spaces

Establishing public facilities and supply programmes

- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

yes

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which: **local government**

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

www.vrom.nl/kennispleinwwi

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

None

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

yes, for 40 neighbourhoods

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

-

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

yes

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

still under research

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)					
Diversification of housing layouts and sizes					
Provision of more social housing					

Improved local urban equipment or public facilities					
Improved day-to-day business					
Greater mix of uses					
Building car parks					
Pedestrianisation of streets and/or public spaces					
Improved quality of the public space					
Reduction in private motorised transport					
Improved collective transport					
Improved urban cycling network					
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population					
Increase in resident population					
Increase or re-concentration of low-income population					
Gentrification of the regenerated area					
Improved social integration and fostering social plurality					
Setting up social networks for participation					
Improved employment qualifications of local people					
Social development of the resident population					
Increase in child population					
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area					
Lower property prices in the regenerated or surrounding area					
Job creation					
Increase in property operations around upper-range activities					
Improved economic dynamics of the regenerated or surrounding area					
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)					
Coordination of sectorial policies					
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information					
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

-

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

-

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

-

14.HUNGARY

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications: [Andrea Ivan \(andrea.ivan@nfgm.gov.hu\)](mailto:andrea.ivan@nfgm.gov.hu), Ministry of National Development and Economy; [Eszter Somogyi, Éva Gerőházi \(Metropolitan Research Institute 00-36-1-217-9041, Somogyi@mri.hu, Gerohazi@mri.hu\)](mailto:Eszter.Somogyi@mri.hu)

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Once completed, please send the questionnaire with the answers to:

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General Secretariat. Ministry of Housing.
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email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	4,3%	4,82%	4,71%	4,62%	4,58%
b) Percentage of working population represented by the construction sector (total)	4,63%	4,77%	5,06%	4,69%	4,63%
c) Percentage of GDP represented by the construction sector (new housing only)	no data				
d) Percentage of GDP represented by the construction sector (regeneration only)	no data				
e) Number of new homes built per year	43 913	41 084	33 864	36 159	36 075
f) Number of homes regenerated per year	no data				
g) Average price per m ² of newly built housing (€/m ²)	no data				
h) Average price per m ² of regenerated housing (€/m ²)	no data				

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
- There is no official/adopted urban policy at national level in Hungary (just regional policy with priorities for urban areas). But if we consider the individual policies of cities, than new urban developments may play a more important role.**

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which):
 - Housing policy – **mainly in the case of prefabricated housing estate building energy-saving renovation program (see 4.2) which is centrally designed and partly funded, on a smaller scale also in the case of renovation of municipal housing**
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion **(in some very specific cases)**
 - Other: **Local economic development**

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

There is no nationwide debate on this question, the urban development is primarily the responsibility of local governments.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Private investors are much more devoted to new urban development than regeneration. Even in high value urban areas (like some inner districts in Budapest) developers prefer much more the demolition of the existing stock and constructing newly and densely built projects rather than renovating them. Developers still prefer greenfield investments rather than investing in the restructuring of the urban texture. The regulation also has a role in this preference of developers for new housing: new housing can be sold with much more favourable condition than existing renewed housing (e.g. for new housing there is a considerable high purchasing tax exemption).

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

There is no special national level policy on urban regeneration (only part as the regional development policy for which the Ministry of National Development and Economy is responsible). Urban regeneration on the other hand is connected mostly to EU funding mechanisms (Regional Operational Programmes). (See 4.2 for details)

Urban regeneration is rather an issue on local level, as both the decision making and the funding comes from the local municipalities and the local developers. The most outstanding case is the case of Budapest, which has a two-tier government system: the Municipality of Budapest and 23 district municipalities. The Municipality of Budapest operates a special Fund for subsidizing urban rehabilitation since 1994. This Fund provides co-financing for district municipalities to finance public actions in complex rehabilitation programmes, like the renovation of municipally owned housing, or renovation of public spaces. Since 2005 this municipal fund includes also the socially sensitive type of rehabilitation, which aims at rehabilitating those socially and physically run-down areas, that are not under strong market pressure, and the goal is to enable the residents rather than renew and restructure the whole urban environment. So far two pilot projects have been implemented of such socially sensitive rehabilitation.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

There are no national or regional level programmes that would exactly fit to the above defined urban regeneration programme. However there are two types of

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

programmes that would worth mentioning and analysing later on in the questionnaire:

- The subsidy for urban regeneration is built in the programmes financed by the European Union. There are EU financed urban regeneration programmes since 2001 (Phare), which continued on between 2004-2006 and 2007-2013. Since 2007 the integrated urban rehabilitation policy of the ROPs contains two types of programmes: 1. rehabilitation extending urban functions (more market oriented) and 2. the social rehabilitation of deprived urban areas.

The management of the Structural Funds (ERDF and ESF) resources in this field is operated by the national level Management Authority of the Regional Operational Programmes (one MA for 7 ROPs). The policy making activity in the field of urban regeneration is supported by the Ministry for National Development and Economy.

- There was a national subsidy programme set up in 2001 to co-finance the energy-saving type of renovation of privately owned multifamily residential buildings. It provided 1/3 of the costs – the other 1/3 was provided by the local municipality and the last 1/3 by the owners.) Since 2001 this programme became very popular, but it still concentrates on the buildings themselves not including other factors of rehabilitation.

See the details of these programmes in chapter 9.2

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

There is no specific legal framework for urban regeneration in Hungary. However in 2007 there was a new tool implemented to lay down the basis for urban development. Under the regional operational programmes no city can obtain subsidy for any kind of urban regeneration in case it does not prepare an Integrated Urban Development Plan (IUDP). This Plan must follow a strict thematic structure prepared by the Ministry for National Development and Economy. The Plan contains the overview of the situation of the whole city and defines all the potential areas for development – not only regeneration, but greenfield developments as well. The requirement of the IUDP obtained legal status in spring 2009 by the modification of the Law on Built Environment. According to this Law all urban settlements are obliged to have an IUDP.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No [] Yes[]

As a programme for coordinating actions? No [] Yes[]

There is no legal regulation of this kind.

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

No (rents are free to set anyhow)

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes[]
 Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes[]

- Financial

Are cut-price loans available for urban regeneration? No Yes[] **(Except for panel rehabilitation and condominium renewal but these are for individual building renewal)**
 Are they linked to social purposes? No Yes[]

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	<input checked="" type="checkbox"/>			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	<input checked="" type="checkbox"/>			
Demand or need for new public spaces and/or public equipment in the consolidated city			<input checked="" type="checkbox"/>	EU funded rehabilitation extending urban functions

³ See note 2.

Poor urban environmental quality (pollution, noise, etc.)		X		
Concentration of slum housing ⁴		X		EU funded social regeneration programme of deprived areas
Physical degradation or aging of buildings			X	
Conservation, regeneration and restoration of the historic and cultural heritage		X		
Low energy efficiency of buildings			X	Panel programme
Poor social mix	X			
Demographic decline, population loss	X			
Aging of the population	X			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		X		EU funded social regeneration programme of deprived areas
Concentration of immigrant population	X			
Crime, vandalism, lack of security	X			
Economic decline: loss or obsolescence of local economic activities (retail, local services)	X			EU funded rehabilitation extending urban functions
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).	X			
Others (indicate which): - <i>loss of attractiveness of city and district centres</i> - <i>market pressure to build residential and office units in downtown areas</i>			X	EU funded rehabilitation extending urban functions

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies (**only EU subsidies**)

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

- for the actors responsible for the regeneration
- directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners (*in case of panel rehabilitation and condominium renewal*)
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
- direct investment in publicly owned public spaces and institutions*

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

In case privately owned multifamily housing is involved in the project, than the owners of the condominiums or cooperatives must contribute to the cost of renewal of their building (they are owners of their apartments). But in the case of municipal housing tenants usually do not have to contribute to the renewal costs.

And to be the direct beneficiaries of urban-regeneration grants? No Yes

There are subsidy schemes supported by the EU for complex rehabilitation and a subsidy programme for panel buildings that are targeted to the owners of the multifamily houses. However the grants for owners take a lower share comparing the total sum of regeneration activities.

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments		<input checked="" type="checkbox"/>			
Obtains "business profit" from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others: contributes to the regeneration process by constructing new residential and office spaces		<input checked="" type="checkbox"/>			

QUESTION 8. MANAGEMENT

8. In general, are urban-regeneration developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

There are no exact data to know which type of housing is more affected. However we estimate that in area based regeneration programs generally housing is rarely affected except for Budapest, where the Budapest and district municipalities provide non-refundable and/or interest free loan to condominiums. Some district also included the renewal of some of their municipal housing in regeneration programs, but we could say that demolishing of old buildings and new development is more frequent.

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

Usually local governments (or their real estate management companies) themselves manage the regeneration projects (if it is not a private project). Except for the EU funded rehabilitation projects when the large cities (cities with county rights have to establish an urban development company/agency).

There is no data to decide whether the nationally managed programmes (EU funds and panel programme) play more important role than the regeneration programmes of the local municipalities.

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

Name of the instrument (or programme) :

National programme for the renovation of residential buildings built by industrialised technology

General objectives

- overall or diffuse regeneration over the city as a whole
- recovery of obsolete economic-activity areas
- requalification of new central urban fabrics or areas
- regeneration of physically degraded urban areas
- urban regeneration of areas with a historical/cultural heritage
- regeneration of urban areas with vulnerable or deprived population

⁵ See note 2.

urban regeneration of neighbourhoods of social housing built approx. 1945-1975
 urban regeneration of other types of areas:
.....
 renovation of multifamily buildings built by industrialised technology

Public-intervention model
 Direct public action Regulation (via regulations) Fostering private action

Remarks: **This programme can not be regarded as an area based complex urban rehabilitation. It is rather a housing upgrading programme.**

Funding model
 Public funding, paid for by a single entity Public-public partnership Private-public partnership Private only

Remarks: *The state, the local municipality and the private owners provide their 1/3 share to the renovation costs.*

Means of public funding
 Subsidy Loans under favourable conditions Tax benefits

Others:
The state and the municipality provide grants for the owners, but the owners may pay their share from subsidized loans. (As there is a general loan system from 1988 to provide subsidized loans for the renovation of condominium and cooperative buildings under certain circumstances.)

Who is the beneficiary of public funding?
 Other public entities Private enterprises or cooperatives (Condominiums or cooperatives) Individual owners

Others:

Who manages the instrument?
 A public entity A national or regional agency Private-public partnership

Others:

Who manages the implementation of each operation?

Local authority or similar Ad hoc public agency or management entity Ad hoc public/private partnership management entity A private enterprise or a cooperative (The management of the individual housing cooperatives or condominiums) A non-profit civil association or organisation

Other:

Is the involvement of social actors or residents representatives built into regeneration decision-making processes?

No Yes

In the regeneration initiative
 In defining the regeneration operation (The general assembly of the cooperative or condominium should decide on the renovation work and then they can apply for the central and municipal grants)
 In managing the regeneration operation
 In controlling and assessing the results of the regeneration

Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?

No Yes Must intervention areas previously be defined by a local urban-development planning instrument? No Yes

Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc. exchange of main pipes			X	
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc). not installation but repair or exchange of existing elevators in high rise buildings			X	
a.3) Regeneration or improvement of the building's energy efficiency	X			
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never. **These buildings are condominiums or cooperatives, the units are privately owned**

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No Yes

Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained:

Only qualitative results are available: since 2001 around 200 thousand housing units took part in the programme.

Any additional remarks:

Name of the instrument (or programme) :

Complex rehabilitation of city centres (Programme under the Regional Operational Programmes of the EU)

General objectives

overall or diffuse regeneration over the city as a whole

recovery of obsolete economic-activity areas

requalification of new central urban fabrics or areas

regeneration of physically degraded urban areas

urban regeneration of areas with a historical/cultural heritage

regeneration of urban areas with vulnerable or deprived population

urban regeneration of neighbourhoods of social housing built approx. 1945-1975

urban regeneration of other types of areas: **regeneration of the city of district centres in order to make them more attractive**

Public-intervention model

Direct public action Regulation (via regulations) Fostering private action

Remarks: **The programme is based on the subsidy funded by the EU, but the involvement of the private investments is obligatory in the programme.**

Funding model

Public funding, paid for by a single entity Public-public partnership Private-public partnership Private only

Remarks:

Means of public funding

Subsidy Loans under favourable conditions Tax benefits

Others:

Who is the beneficiary of public funding?

Other public entities Private enterprises Individual owners

Others:

Who manages the instrument?

<input type="checkbox"/> A public entity		<input checked="" type="checkbox"/> A national or regional agency (Management Authority of the ROPs)		<input type="checkbox"/> Private-public partnership	
<input type="checkbox"/> Others:					
Who manages the implementation of each operation?					
<input checked="" type="checkbox"/> Local authority or similar		<input type="checkbox"/> Ad hoc public agency or management entity		<input type="checkbox"/> Ad hoc public/private partnership management entity	
				<input type="checkbox"/> A private enterprise or a cooperative	
				<input type="checkbox"/> A non-profit civil association or organisation	
<input type="checkbox"/> Other:					
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?					
<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes		<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>	
Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?					
<input type="checkbox"/> No		Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (By the local Integrated Urban Development Plan)			
		<input checked="" type="checkbox"/> Yes		Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes	
		Are areas defined discretionally? <input type="checkbox"/> No <input type="checkbox"/> Yes			
		Based on what criteria?			
Do the operations have a prefixed duration?					
<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes			
		How long? 18-24 months in 2007-2008, 36 months in 2009-2010			

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				X
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				X
c) Building social housing				X
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

- Is the right to rehousing acknowledged?
- Yes, always, and it must necessarily be within the regenerated area
 - Yes, always, but it need not be within the regenerated area
 - No, never.
 -

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

- No Yes

Is any results observatory or other monitoring or assessment system in place?

<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Overall assessment of the results obtained:	
Any additional remarks:	

Name of the instrument (or programme) :	
Social type of rehabilitation (Programmes under the ROPs)	
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>	
Public-intervention model	
<input checked="" type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action Remarks:	
Funding model	
<input checked="" type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input checked="" type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:	
Means of public funding	
<input checked="" type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:	
Who is the beneficiary of public funding?	
<input checked="" type="checkbox"/> Other public entities <input checked="" type="checkbox"/> Private enterprises or cooperatives (and condominiums) <input type="checkbox"/> Individual owners <input type="checkbox"/> Others:	
Who manages the instrument?	
<input type="checkbox"/> A public entity <input checked="" type="checkbox"/> A national or regional agency (Management Authority of the ROP) <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:	
Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or <input type="checkbox"/> Ad hoc public <input type="checkbox"/> Ad hoc <input type="checkbox"/> A private <input type="checkbox"/> A non-profit civil	

similar	agency management entity	or	public/private partnership management entity	enterprise cooperative	or	a	association organisation	or
<input type="checkbox"/> Other:								
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?								
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes								
<input type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>								
Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?								
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes								
Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (it must be defined by the local IUDP) Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Based on what criteria? The area being eligible for action must at least 3 criteria out of the 6 that are defined in the Regional Operational Programme								
Do the operations have a prefixed duration?								
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes								
How long? 18-24 months in 2007-2008, 36 months in 2009-2010								

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings	X			
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		X		
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing				X
c) Building social housing				X
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

- Is the right to rehousing acknowledged?
- Yes, always, and it must necessarily be within the regenerated area
 - Yes, always, but it need not be within the regenerated area
 - No, never.
 -

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

- Which? (Please indicate the most important) *ESF type of activities must be included in the regeneration programme like employment programmes, training and community activities.*
- No Yes

<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Regeneration in Hungarian terms means mostly building, constructing of houses, buildings, roads and public infrastructure. Recently (since the ROPs of 2007-2008) in all EU funded rehabilitation some kind of public awareness programmes are compulsory and in case of social type of rehabilitation “European Social Fund type” of measures are compulsory as well – such as training, social care, public activities.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

As we described in 4.3, there is an obligation to prepare an Integrated Urban Development Plan for each city that would like to get EU funding for urban regeneration projects. This Plan aims at integrating the sectoral and area based programmes throughout the whole city.

10.3. Are there any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

There are no regional level urban regeneration programmes.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig

Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

The tender documentations of urban regeneration programmes financed by the EU require applying a kind of integrated approach.

The obligation for the preparation of Integrated Urban Development Plans also leads to some extent to the realisation of the Leipzig Charter approach.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Yes, absolutely. Without preparing an IUDS no cities can have access to EU funding on urban regeneration (ROPs). These requirements for integration mean:

- **preparing an Integrated Urban Development Plan (IUDP) is necessary in order to tender for EU funds for urban regeneration purposes**
- **each integrated urban regeneration programme must consist of different types of measures: renovation of public spaces, renovation of public buildings, awareness raising among the inhabitants. Involvement of the private sphere is obligatory in case of a rehabilitation extending urban functions. Involvement of ESF type of measures is obligatory in case of social type of rehabilitation.**

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

No

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

The focus changes city by city

12.3. How do urban -development plans include the regeneration of the existing city?

It depends on how we define urban development plans. Urban development plan can be the newly defined Integrated Urban Development Plan, or can be spatial planning (master plans) as such which aims to specify the spatial character of the city and is converted to building codes.

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them **(In case of an IUDP)**

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

All local municipalities that prepare IUDPs submit proposals to the central Managing Authority of the ROPs to gain European money for their regeneration projects. Thus they heavily (in 50-85% of the project) rely on the subsidies coming from the EU.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

Establishing land uses and or building uses **(in case of spatial plans)**

Modification of the urban morphology (blocks)

Conservation of building types/typologies

Alteration of streets and blocks layouts

Introduction of new public spaces

Establishing public facilities and supply programmes

Organising public participation

Social-housing policy

Endogenous-development programmes

Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

In case of EU financed programmes monitoring indicators are compulsory to build in the bid itself. These indicators are of rather quantitative type (m² built in, units to be renovated etc.) Based on the EU/national regulations the city must pay back all the EU subsidy in case it does not meet at least 75% of the promised indicators, but practically there was no pattern for such decommitment before.

Usually the monitoring measures are the direct output indicators (quantitative ones –sqm etc) but measuring the economic or social effects of the programs are much rare.

In case of the IUDP, also monitoring indicators and monitoring system is compulsory to define in the Plan, which theoretically aims at providing an overview of the development processes in the whole city. As IUDPs were prepared in 2008 and 2009 there are no real experiences how efficient their monitoring systems are.

There were (and are still in operation) some bigger scale rehabilitations in Budapest (in district 8, 9, 10), where funds of the Municipality of Budapest were involved. In these cases some kind of monitoring report was prepared for the municipality, but these reports were of quantitative type.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

It depends how the monitoring system is defined in IUDPs. It changes city by city, but the role of social actors and the civil society should be still strengthened.. The monitoring of the EU funded rehabilitation programs is the responsibility of the managing authority.

Are affected local residents or users represented?

No Yes Indicate which:.....

See above

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

There are no official assessments of any kind of rehabilitation actions. There are reports and articles of bigger scale rehabilitation actions, but these are basically in Hungarian. However the rehabilitation in District 8 and 9 of Budapest is in the focus of attention of international research for years, so there are a lot of written materials on that in different websites.

Pe. <http://www.ist-world.org/ProjectDetails.aspx?ProjectId=b47a084b9d234feaa9c4f56a6e9b12c8>)

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of “slum housing”? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

This system of pre-established indicators applies only for EU funded rehabilitation programs and for the panel program. In case of the latter one the individual buildings has to undertake indicators related to the scale of energy-saving of the renewal.

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

There is a definition on deeply deprived, slummed area. This definition is based on indicators: that area is considered to be a slum that had more than 50% of its active (aged 15-59) population that has no income from work and in parallel has no more education than primary school at maximum. These indicators are based on the Census of 2001. This complex indicator was used in case of the IUDPs, that documents had to discover all the slum areas in the cities that met these requirements. After discovering these areas IUDPs had to contain a middle-term plan that tries to handle in a way the problems of these areas.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

See above

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

There is a partially nationally financed research institute in Hungary (VÁTI Kht), that frequently deal with urban and regional questions and has a systematically built database on regional policy, but it does not deal with specific urban subjects.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

Not relevant

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

There is no such evaluation in Hungary.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)					X
Diversification of housing layouts and sizes					X
Provision of more social housing					X
Improved local urban equipment or public facilities			X		
Improved day-to-day business				X	
Greater mix of uses				X	
Building car parks			X		
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space	X				
Reduction in private motorised transport		X			
Improved collective transport				X	
Improved urban cycling network		X			
Others: <i>quality of housing by new construction and renovation</i>		X			
Others:.....					
Social dimension					
Maintenance of the resident population				X	
Increase in resident population			X		
Increase or re-concentration of low-income population (<i>in other areas than the object of rehabilitation – crowding out effect</i>)		X			
Gentrification of the regenerated area		X			
Improved social integration and fostering social plurality				X	
Setting up social networks for participation				X	
Improved employment qualifications of local people				X	
Social development of the resident population				X	

Increase in child population			X		
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area		X			
Lower property prices in the regenerated or surrounding area					X
Job creation			X		
Increase in property operations around upper-range activities			X		
Improved economic dynamics of the regenerated or surrounding area			X		
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)				X	
Coordination of sectorial policies				X	
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information				X	
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

After the adoption of the Leipzig Charter in 2007 Hungary introduced the Integrated Urban Development Plan as a compulsory element in case a city would like to tender for EU funds for the purpose of urban rehabilitations. As the tenders for urban rehabilitations were very popular, cities started to prepare these documentations, that made them think of their middle term plans in an integrated way. (They had to split their whole territory into smaller areas/quarters, and define the development goals of each urban quarters concerning all horizontal issues – like housing, education etc. They also had to appoint so called “action areas” that would be objects of regeneration or new development. They had to prepare an initial financial plan for financing their goals, and theoretically they had to discuss these plans with the residents and the civil society. Another interesting element of the IUDP was the so called “anti-segregation” chapter that aimed at identifying the segregated areas and draft at least the strategy to start solving their problems.)

In 2007-2008 about 170 city prepared their IUDP (out of the 300 Hungarian cities), and in 2009 there are still new IUDPs under preparation.

In spring 2009, the obligation of preparing an IUDP was extended to all urban settlements (according to the modification of the Law on the Built Environment) irrelevant whether the city applies for EU funds or not.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

1. Cooperation-coordination-communication between the potential actors of rehabilitation (state, municipality, municipal departments and institutions, civil organisations, residents, developers, shop owners and service providers are both actors)
2. The primacy of structural planning over politics
3. The availability of financial resources

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

1. Social type of rehabilitation in District 8 of Budapest (Magdolna quarter <http://rev8.hu/eng.php>)
2. Corvin project in District 8 of Budapest (<http://corvinsetany.hu/index.php?fooldal=1&lang=en>)

15.IRELAND

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
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Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	22.5%	24.6%	24.7%	23.8%	20.7%
b) Percentage of working population represented by the construction sector (total)	10.8%	11.8%	12.6%	12.6%	11.2%
c) Percentage of GDP represented by the construction sector (new housing only)	10.6%	12.1%	12.6%	11.0%	7.1%
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year	76,954	80,957	93,419	78,027	51,724
f) Number of homes regenerated per year	136	392	229	274	181
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

Comment: We do not hold data on the average cost per sq metre of housing for new houses and we cannot calculate the percentage of GDP represented by the construction sector for regeneration purposes only.

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Yes, one of the key aims of the National Spatial Strategy is providing for more sustainable patterns of development through, inter alia, consolidation of urban development. Given that a lot of development in recent years has been suburban or commuter-driven growth, there is a recognised policy need to consolidate city and town growth, to restore vibrancy to city and town centre areas from a social, retail and community perspective and to channel future growth where there are the enabling infrastructures and services already in place. This would include significant focus on brownfield re-development such as in docklands areas, restoring a mixed-use public and private housing to traditionally social housing areas and other urban regeneration initiatives.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

There is a lot of private sector interest in regeneration works, as indicated by the major investments undertaken in key areas in urban locations that have the potential for regeneration – this would include the Dublin Docklands Area where it is estimated that over €5bn has been invested by the private sector in the area over the last 10 years or so. This would include major developers and investors, as well as key business companies who have re-located their headquarters to these regeneration locations. The proximity to city centres, access to transport services as well as to a pool of highly educated workers is a strong incentive to locate to these locations.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

There are a number of national level organisations including Government departments that coordinate various regeneration activities. The Department of the Environment, Heritage and Local Government has overall policy for planning, housing, urban development, and so coordinates the development of key overarching policies with other Departments as appropriate. Local authorities at city and county level generally implement such initiatives through their housing and planning functions, and they often engage locally with developers, community groups and other stakeholders in planning and delivering on such local initiatives.

4.2. Do national urban regeneration programmes exist in your country? If so, briefly describe them and also describe any relevant regional programmes or instruments.

The last specific urban regeneration programme concluded in 2007, which was partially EU-funded. Under the ERDF programme, our NUTS II organisations (regional assemblies) are coordinating an urban priority initiative to promote and drive local urban regeneration initiatives in the 18 NSS-designated gateways cities and hub towns. To-date the Regional Assemblies' role in Urban renewal/Regeneration has been more or less limited to providing funding to Local Authorities through the ERDF-funded Regional Operational Programme's 2000-2006 & 2007-2013 for urban renewal/regeneration. For the 2007-2013 period the Operational Programme contains a Sustainable Urban Development Priority which sets out a broad strategy to enhance the attractiveness of the urban gateways and hubs as places to live and work.

Sustainable urban development involves more than just investment in physical infrastructure. It requires co-ordinated planning and development of the physical environment, the economic base of the urban centre, its knowledge and research capacity and culture and leisure infrastructure. By definition these activities require a co-operative approach to development of various sectoral interests within and between the designated centres. The actions to be supported under this Priority will be required to demonstrate such an approach and to demonstrate complementarity with national policies, such as the National Spatial Strategy and with EU priorities.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

A number of specific urban regeneration and development initiatives have a statutory basis – for example, the 1997 Dublin Docklands Development Authority Act provides a statutory basis for the operation of the DDDA in planning, coordinating and delivering on urban re-development and regeneration within its area. Likewise, specific agencies have been established under secondary legislation to empower these bodies to undertake specific planning or management functions.

QUESTION 5. SECTORAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

– Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

– Tax

Are there any tax benefits for investments in urban regeneration? No (there were specific tax incentives but these have been concluded). Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

– Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

As mentioned above some funding is available through the Regional Operational Programme 2007-2013, co-funded by ERDF for projects which can demonstrate a co-ordinated approach to urban planning and also complement the objectives of the national policies such as the NSS.

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments² have been specifically designed to address these problems, please list them on the table.

² See note 2.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements				
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)				
Demand or need for new public spaces and/or public equipment in the consolidated city				
Poor urban environmental quality (pollution, noise, etc.)				
Concentration of slum housing ³	x			Delivering Homes, Sustaining Communities
Physical degradation or aging of buildings				
Conservation, regeneration and restoration of the historic and cultural heritage				
Low energy efficiency of buildings				
Poor social mix	x			Delivering Homes, Sustaining Communities
Demographic decline, population loss				
Aging of the population				
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		x		Delivering Homes, Sustaining Communities
Concentration of immigrant population				
Crime, vandalism, lack of security		x		Delivering Homes, Sustaining Communities
Economic decline: loss or obsolescence of local economic activities (retail, local services)				
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).				
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No **The regeneration programme in Limerick City, although focussed on four large areas [Moyross, Southill, Ballinacurra Weston, and St. Mary's Park] acknowledges the importance of the wider strategic planning context and a delivery approach that is broader than just these areas.**

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

Note: These responses relate to regeneration initiatives in social housing areas e.g. Ballymun [mainly public investment] and Fatima Mansions [public-private partnership]

³ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
 - subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
 - loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

Note: From a social housing perspective, there has been little integration between the two types of funding mechanisms (and many of the latter have been terminated), however, this policy integration issue is being explored in the context of the Limerick City Regeneration Programme.

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

Note: Under the Department’s model, which focuses on former social housing estates and areas, there is often a high proportion of owner occupation (following tenant purchase). In many regeneration projects these owner occupiers will be offered replacement housing (to maintain the community and tenure mix) as well as benefiting from increased social investment in the areas.

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments		<input checked="" type="checkbox"/>			
Obtains “business profit” from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which? **Dept of the Environment and Dept of Finance / Revenue Commissioners (re tax incentives).....**

managed by specific local entities or agencies in each specific area of regeneration?
 No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁴

- Are directly operational
- Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :		
General objectives		
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input checked="" type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input checked="" type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas:		
Public-intervention model		
<input checked="" type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input type="checkbox"/> Fostering private action
Remarks:		
Funding model		
<input checked="" type="checkbox"/> Public funding, paid for by a single entity	<input checked="" type="checkbox"/> Public-public partnership	<input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only
Remarks: Both models used, depending on market interest etc.		
Means of public funding		
<input checked="" type="checkbox"/> Subsidy	<input type="checkbox"/> Loans under favourable conditions	<input checked="" type="checkbox"/> Tax benefits
<input type="checkbox"/> Others:		
Who is the beneficiary of public funding?		
<input checked="" type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives	<input type="checkbox"/> Individual owners
<input type="checkbox"/> Others:		
Who manages the instrument?		
<input checked="" type="checkbox"/> A public entity	<input type="checkbox"/> A national or regional agency	<input type="checkbox"/> Private-public partnership
<input type="checkbox"/> Others:		

⁴ See note 2.

Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or similar	<input checked="" type="checkbox"/> Ad hoc public agency or management entity
<input type="checkbox"/> Ad hoc public/private partnership management entity	<input type="checkbox"/> A private enterprise or a cooperative
<input type="checkbox"/> Other:	<input type="checkbox"/> A non-profit civil association or organisation
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input checked="" type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No	Must intervention areas previously be defined by a local urban-development planning instrument? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined discretionally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?
Do the operations have a prefixed duration?	
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes How long?

<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Overall assessment of the results obtained:	
Any additional remarks:	

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

The Department's model for regeneration, focussed on social housing estates and areas, is based on a holistic approach which will see the physical regeneration of the areas as well as investment in social and economic regeneration. In terms of social regeneration this will involve service mapping to determine any deficits in social service provision and liaison with the appropriate Government agency, investment in the social infrastructure e.g. community and sporting facilities and services, and community advocacy/support initiatives. Economic regeneration, apart from the obvious economic stimulus from the physical regeneration, involves the incentivisation of private enterprise into the areas to create additional jobs/stimulate the local economy e.g. Ikea in Ballymun and the co-ordination of education/training services. Both of these strands involve a partnership approach with other Government Departments and State Agencies.

10.2. Are administrative mechanisms in place for coordination between urban- regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

The Department's model usually sees an office in the local authority, state agency or development company take the lead role in developing the regeneration strategy and in co-ordination of actions by relevant stakeholders. The Department supports this process, where necessary, at national level.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

See 10.2 above.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

The scope of the integrated approach depends on the specific initiative, e.g. scale of problems, organisational structure (State body or specially formed agency), duration and ambition of regeneration, whether it’s a national or local initiative etc. However, general urban regeneration policies stem from the Housing Policy Document (Delivering Homes, Sustaining Communities) which deals with the issue of housing and urban renewal in Chapter 8 – see page 62 ff of this link:

<http://www.environ.ie/en/Publications/DevelopmentandHousing/Housing/FileDownload.2091.en.pdf>

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

See 4.2 above

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes, in both the Planning and Development Act 2000 and the Dublin Docklands Development Authority Act 1997.

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

Both. while redevelopment of brownfield areas is prioritised, such areas would not have sufficient capacity to meet the needs of an increasing population.

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

Regeneration areas are usually defined in city development plans and are the subject of more detailed local area plans at a subsequent stage. Similarly, there is an overall Master Plan for Dublin Docklands, which is supplemented by detailed Planning Schemes for specific areas.

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Combination of local and national funding; in the recent past, EU funding has also contributed to urban renewal programmes.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

Establishing land uses and or building uses

Modification of the urban morphology (blocks)

Conservation of building types/typologies where appropriate

Alteration of streets and blocks layouts

Introduction of new public spaces

Establishing public facilities and supply programmes

Organising public participation

Social-housing policy

Endogenous-development programmes [Not clear what is meant, but private sector investment is encouraged]

Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes, often by means of annual reports to this Department, and reviews of State fund expenditure.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

Dublin Docklands Advisory Council (comprised of local residents and organisations).

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

www.ddda.ie

www.brl.ie (Ballymun regeneration project, Dublin)

www.limerickregeneration.ie

www.corkdocklands.ie

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS / NEIGHBOURHOODS

15.1. Does your country have any objective definition of "deprived area/neighbourhood"?

No

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

- **Rate of unemployment**
- **Average household income**
- **School leaving age and performance**
- **Percentage of social housing in an area**

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

Some researches into these issues carried out by various national bodies and by non-State bodies, for example, the National Economic and Social Council (www.nesc.ie), and Department of Social and Family Affairs (www.welfare.ie) which tracks welfare payments, rent assistance etc.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

In many cases, membership of oversight implementation groups for specific regeneration initiatives includes representatives of key State departments and agencies as well as voluntary and NGO social bodies with appropriate expertise or local knowledge.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

There are no specific reports that capture urban development policy – findings, analysis and statistics are spread around a number of areas – housing, planning, local authority performance indicators, community investment. It is not possible to collate this information into a succinct piece here.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)		X			
Diversification of housing layouts and sizes		X			
Provision of more social housing		X			
Improved local urban equipment or public facilities	X				
Improved day-to-day business	X				
Greater mix of uses		X			
Building car parks			X		
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space	X				
Reduction in private motorised transport			X		
Improved collective transport		X			
Improved urban cycling network		X			
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population		X			
Increase in resident population		X			
Increase or re-concentration of low-income population				X	
Gentrification of the regenerated area			X		
Improved social integration and fostering social plurality		X			
Setting up social networks for participation	X				
Improved employment qualifications of local people		X			
Social development of the resident population		X			
Increase in child population			X		
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area		X			
Lower property prices in the regenerated or surrounding area					
Job creation		X			
Increase in property operations around upper-range activities			X		
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)		X			
Coordination of sectorial policies		X			
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X		
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

- Involvement of local stakeholders including residents and local businesses.
- Looking at housing regeneration as part of a wider regeneration – involving economic, education, social facilities.
- Vital to secure a mix of housing – private, affordable and social / sheltered.
- Strong urban design focus – how a development looks and feels affects residents' perception of their neighbourhood.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

Dublin Docklands Development Authority – established in 1997 to regenerate and develop under-utilised and degraded urban environment in old docks area right in city centre. Since 1997, over €5bn of private investment made in area, over 40,000 people now work in Docklands, and businesses in the area contribute in excess of €1 billion annually to the Exchequer.

Limerick Regeneration – established in 2008, to improve the quality of life for residents within key Limerick City locations, through the creation and implementation of a Programme for a radical new landscape, which, among other things, will incorporate quality-designed modern homes, improved community facilities and integrated services.

Web links at 13.3 above

16.ITALY

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications: [Loredana Campagna](#), [Flavio Camerata](#), urbanitalia@mit.gov.it.

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437

(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total). Source: re-elaboration from ISTAT.	5%	5%	5%	5%	5%
b) Percentage of working population represented by the construction sector (total). Source: re-elaboration from ISTAT; consistently with the calculation of the GDP, the basis for this calculation is the "working unit" (= 1 person/day, in other words 1 working day spent in the construction sector).	7%	8%	8%	8%	8%
c) Percentage of GDP represented by the construction sector (new housing only)	This kind of disaggregated data is not available	This kind of disaggregated data is not available	This kind of disaggregated data is not available	This kind of disaggregated data is not available	This kind of disaggregated data is not available
d) Percentage of GDP	This kind of disaggregated				

¹ Change the reference period, if necessary.

represented by the construction sector (regeneration only)	data is not available				
e) Number of new homes built per year. Source: ISTAT, please note that the number refers to building permissions granted in the year.	268,385	278,602	261,455	250,271	Under elaboration by ISTAT
f) Number of homes regenerated per year	This kind of data is not available				
g) Average price per m ² of newly built housing (€/m ²). Source: re-elaboration from NOMISMA, original data comes from a sample of 13 major urban areas; please note that the prices refer to new or completely renovated residential units.	2465.159	2649.525	2820.491	2963.581	3026.813
h) Average price per m ² of regenerated housing (€/m ²)	This kind of data is not available				

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or “updating” the existing housing stock

initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.

improving energy efficiency in buildings and combating climate change

Others: **social and economic revitalisation of deprived areas, through the experimentation of integrated programming and innovative forms of participation and management**

Others: **provision of infrastructure and basic services**

Others: **enhancement of the cities' capacity of public management of the urban transformation processes. More recently, the programmes and activities addressed to the cities by the Ministry of Infrastructure and Transport haven't funded public works, but non-material actions such as strategic plans, studies and capitalisation activities. Starting from strong common principles about regeneration, and respecting the local autonomies, the objective is to transfer these principles to the local realities, so that they can be adapted to the specific local needs.**

Note: in general, regeneration in Italy, as promoted by the Ministry of Infrastructure and Transport, is not related only to housing or physical regeneration, but is intended as an integrated way of dealing with the urban transformation processes. "Integration" is meant in terms of actions, financial resources, actors, multi-level/transcalar area approach.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

a secondary or additional practice

a key, substantial urban dynamic for urban development

It is promoted as a key, substantial urban dynamic for urban development by the national policies. The national policies (Ministry of Infrastructure and Transport) promote regeneration as a substantial dynamic for urban development. As an example. In the evaluations for the assignment of the funding related to the URBAN initiatives (see 4.2), higher scores have been given to those projects that aimed at regenerating the historic centres. Indeed, the Italian territory is strongly and densely stratified with historical features and structures, for this reason regeneration of the existing urban structure should be intended to be central to urban development. However, the local planning tools are traditionally oriented towards new developments. It has to be said that many regional planning laws (that define the local planning tools) declare, among their general statements, that new developments on "free" land should be allowed only in those cases where there are no other possibilities of transformation of existing settlements and infrastructures. Nevertheless, these general principles are in no case transposed into concrete tools, useful to monitor or control the provisions of the single plans; in some cases the laws generally entrust local planning authorities to interpret these principles, without setting more precise limits and rules. In a few words, the central policies intends to align the ordinary local planning instruments with the national programming tools, putting regeneration at the core of the urban development goals; while the local planning tools (not really hindered in this sense by the regional planning laws that they have to comply with) keep being oriented towards new developments.

It has to be said also that the importance of urban regeneration in Italy is anyhow generally increasing, and also private investors and developers are more willing to invest in it.

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

It is a specific policy. The national law n. 457/1978 introduced for the first time the so-called “Piano di recupero”, a planning tool aimed at revamping old/degraded buildings in the existing city. In the Nineties, this approach has been widened and strengthened by the national establishment of the so-called “Programmi complessi”, among which the “Programmi di riqualificazione urbana” (Decree of the Ministry for Public Works, now Ministry of Infrastructure and Transport), controlled at a central level and widening the focus from the revamp of the single building to the regeneration of the entire district/neighbourhood.

It is associated with or an integral part of other policies (indicate which:)

- Housing policy
- Land policy
- Cultural-heritage policy
- Sustainable development
- Combating climate change
- Combating social exclusion
- Infrastructural development

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Regeneration is being given a growing attention in the conferences and in the debate about urban issues. There are two main considerations about this: the Italian territory is shaped by complex ancient settlements and infrastructure and by the presence of a great number of historic centres that need both to be maintained and taken as an opportunity for development; secondly, the urban quality of the new developments is often very scarce in terms of land consumption, negative effects on traffic flows, absence of services and “sense of neighbourhood”.

Recently, on occasion of the earthquake that hit the city of L’Aquila and its surroundings, there has been quite a debate after the Prime Minister’s declarations about his intentions to build entire “new towns” for hosting the affected population, instead of rebuilding the physical, social and cultural environments of the town centres.

Some voices are also recently rising in the national context about avoiding urban sprawl, but this is a debate that is more oriented towards the negative effects of sprawl itself rather than to the matter of urban regeneration (this issue has recently been given attention by an authoritative national television programme).

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

The private sector, traditionally oriented towards new developments, is increasingly taking into account the possibilities to make investments in brownfield redevelopment.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

At national level, the Ministry of Infrastructure and Transport.

At regional level, the Regions.

(See also answer to following question)

At national level, the Ministry of Infrastructure and Transport has been responsible, starting from the Nineties, of the launching and management of urban regeneration programmes.

Also, many Regions have introduced financing mechanism into their legislation for urban transformation operations promoted by the municipalities and other local government bodies; moreover, in many ERDF Regional Operational Programmes there are specific measures or axes addressed to cities, within which the Regions are launching and implementing integrated urban development/regeneration programmes.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

National level

Starting in the Nineties, the Ministry of Infrastructure and Transport has promoted a new way of conceiving urban problems, urban policies and decision

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

processes, by introducing the so-called “programmi complessi” (complex programmes) . The main initiatives have been the following:

- PRiU: Programmi di riqualificazione urbana;
- PRU: Programmi di recupero urbano;
- Contratti di Quartiere;
- PRUSST: Programmi di riqualificazione urbana e sviluppo sostenibile del territorio;
- Porti e Stazioni - Programma innovativo in ambito urbano;
- Community Initiatives URBAN (1994-1999) and URBAN II (2000-2006);
- Urban Italia;
- SISTeMA: Sviluppo integrato-Sistemi territoriali-Multi azione;
- PS-PUM: Piani strategici - Piani Urbani della Mobilità.

PriU, PRU and CI URBAN I represent the first generation of complex programming, which introduced experimental ways to overcome traditional sector divisions, promoted an integrated approach, and pursued local development through the trial of new forms of partnership and the search for possible synergies between public and private sector. These programmes aimed at urban regeneration and at the upgrade of public housing estates through infrastructural, social and economic interventions.

Contratti di Quartiere (Neighbourhood Deals, currently at their third edition) provide mainly for the building, restoration, redevelopment, revamp and technological fitting of public housing, but also for other actions such as the development and improvement of urban infrastructure or the enhancement of local accessibility and mobility.

PRUSST are characterized by an integrated approach aiming to overcome administrative boundaries through the creation of enlarged regional partnerships. The challenge has been to promote growth and sustainable regional development by strengthening the level of local cohesion. Partnership involvement is believed to be essential to the success of the initiatives. The law that created the PRUSST suggests that the proposing subjects should be, other than local administrations, also the Chambers of Commerce, Public Economic Authorities, Universities, trade unions, private businesses, financial institutions and banks. Roughly 1/3 of overall investments must come from the private sector, and promoters must identify public works to be co-financed through “project financing” mechanisms.

CI URBAN II, Urban Italia and Porti & Stazioni represent a second season of complex programming aimed at urban development, and differ from the former programmes as they put more emphasis on the social and economic revitalisation.

CI URBAN II is oriented towards the social and economic revitalisation of cities and adjacent deprived urban areas in order to promote sustainable development.

Urban Italia aimed to give continuity, within the national context, to the URBAN Community Initiatives, perceived to be a successful model of integrated programming. The cities that took part in Urban Italia were the top 20 in the list of candidates for URBAN II that didn't get in. In all Urban programmes, partnership constitutes a fundamental principle that is activated through cooperation with a large number of public and private subjects.

The objective of Porti & Stazioni is to upgrade, in areas of social and urban decay adjacent to large city railway stations, and in neighbourhoods bordering port areas, the efficiency of accessibility and mobility in order to improve the

connection between port areas, urban infrastructure, and surrounding and bordering urban areas. The municipalities taking part in the initiative have been identified on the basis of the presence of both railway stations and ports managed by proper Port Authorities. Port Authorities, together with municipalities and RFI (the company managing the Italian railroad infrastructure) compose the partnership structure of the Programme.

SISTeMA and PS-PUM are initiatives aimed at promoting innovative urban and regional programming, and follow the new strategic priorities identified at a Community level. These priorities see in cities the capacity to build regional networks, which can contribute to the cohesion and competitiveness of the EU. They don't fund works, but non-material actions.

SISTeMA in particular has managed to start processes for the strengthening of regional systems and networks of cities in full coherence with the European polycentric development framework. The strategy adopted has been to exploit the opportunities offered by the upgrade and development of the infrastructural systems to achieve greater regional balance, to establish territorial "alliances", increase regional competitiveness and cohesion. SISTeMA has given new emphasis to a planning approach favouring policentricity and the strengthening of the link between large infrastructural networks and urban systems. The success of SISTeMA as a pilot initiative has depended a great deal from how the involved local governments were selected. Firstly, 18 regional contexts constituting the "hinges" between the trans-European transport corridors and the local transport networks were identified; then, within these contexts, the most dynamic local administrations (in terms of administrative capacity, innovation, etc.) were selected. SISTeMA has also pursued regional cohesion through the strengthening of "horizontal" and "vertical" institutional partnerships, as well as through the opening up to international partnerships.

As far as the PS-PUM initiative is concerned, the Ministry of Infrastructure has identified regional contexts and their leading cities/towns for the drawing up of Strategic Plans and Mobility Plans. The main objective of promoting Strategic Plans was to develop local strategies to enhance the performance of regional contexts as both nodes of the national and European transport networks and engines of local development processes. The Mobility Plans have the function of planning infrastructural improvement and development and managing mobility flows in coherence with the strategies devised by the Strategic Plans.

Lastly, an initiative named "Territori Snodo", launched on occasion of the definition of the National Strategic Framework 2007-2013, has identified 12 "territorial platforms" across the national territory, by analysing the relationships among the cities, their surrounding territories and the transport/logistics systems (connected also to the cross-border transport system). These "platforms" are considered to be essential for the development of the entire country.

More recent initiatives at national level

More recently, the Ministry of Infrastructure and Transport has been financing, rather than material actions, preparatory studies and dissemination/capitalisation activities aimed at strengthening the capacities of local authorities in launching and managing integrated programmes involving public-private partnerships; these capacities are seen as fundamental in a time when public financing is becoming more and more scarce. These "management" capacities of the local administrations are meant as capacities to direct the whole process, from the involvement of private investors to the successful

outcome of the building and financial operations, but also as the capacity to seek a good balance between private interests and public convenience in the actions of urban development and regeneration.

Regional level

Many Italian regions have introduced financing mechanisms into their legislation for urban transformation operations promoted by the municipalities and other local government bodies. In some cases they were introduced to allow participation in national initiatives involving the Regions (as in the case of the PRU, for example), in other cases they represent initiatives that are sustained by specific funding offered by the regional administrations alone.

The Region of Abruzzo in particular has included, within the so-called ERP (public housing) funds, a share designated to finance innovative programmes for urban regeneration, through the valorisation of public real-estate assets and integrated planning initiatives that include the construction of subsidised and controlled-rent housing as well as security measures in urban public spaces, in favour of disadvantaged citizens (the disabled or the elderly, for example).

The economic resources designated in the regional budget have the objective, on the one hand, to satisfy the “traditional” demand for public housing, and on the other, to support innovative urban regeneration programmes. The basic idea consists in creating a “driving force” capable of spurring development processes at the local level, by replicating similar regeneration projects, even when developed by private investors.

The experience of the Region of Lombardia is equally interesting. In 1991 Regional Law n. 33 instituted a fund for the reconstitution of social infrastructures denominated F.R.I.S.L., as an integrated regional financial mechanism whose purpose is to promote and support initiatives in order to develop and modernise the social infrastructures in the Region.

One of the acknowledged advantages of this mechanism is that it finances (on the part of the Region) infrastructures designed at a local level (especially by the municipalities), whose construction is also entrusted to local agencies.

The FRISL constitutes an innovative financial mechanism both in terms of method, as it is alternative to the traditional regional subsidy, and in terms of funding criteria, which establish precise priorities. The adopted methods and procedures tend to guarantee a successful outcome of the funding, in terms of actual productivity of the investment, construction period, total coverage of the required expenditure, and in terms of its ability to raise other funds in addition to the contribution by the Region. Because of its peculiar characteristics, the FRISL has attracted much attention by the local public agencies responsible for providing public services to citizens.

The financial action of the FRISL usually consists in the granting of capital subsidies to be reimbursed to the Region over 20 years without interest, and in exceptional cases outright grants. These funds are granted to municipalities, Provinces, and Mountain Communities, but they may also be granted to private investors.

ERDF Regional Operational Programmes

It has also to be said that in many ERDF Regional Operational Programmes there are specific axes or measures addressed to cities, within which the Regions are launching and implementing integrated urban development/regeneration programmes. For example, basing on a specific objective of the Axis V of its O.P., the Region of Tuscany has launched the so-called PIUSS (Integrated Urban

Sustainable Development Plans), operating through interventions of urban regeneration. These plans, aimed at the largest cities, have to contain a coordinated and integrated system of public and private interventions pursuing the enhancement of urban attractiveness and competitiveness, through the improvement of the urban and environmental quality and a more rational use of the urban spaces. According to the principle of territorial concentration, the interventions have to be planned and implemented within a defined urban area, and their integration has to be clearly demonstrated.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

As for the regional level, please see previous paragraph about the introduction of financing mechanisms for urban transformation operations into some regional legislations.

As for the national level, see 2.3 about the national law introducing the “Piani di Recupero” and the following laws on urban regeneration.

Currently, the most well-endowed fund to be used for urban regeneration purposes is the one named FAS, *Fondo Unico per le Aree Sottoutilizzate* (Fund for under-utilised areas), instituted by Law n. 289 of Dec. 27th, 2002. The major objective of this fund is to accelerate and qualify capital expenditure to help increase competitiveness, focusing particular attention to the areas of Southern Italy (85% of the resources) in order to improve the quantity and quality of public and collective services in the fields of transportation, water resources, waste management, culture, land protection, research and urban regeneration.

There has also been a national law (n. 410/2001) allowing the privatisation and development of public real estate assets and the establishment of real estate investment funds. The law identifies the Agenzia del Demanio (one of the national fiscal agencies instituted after 1999, in charge of administering the State’s real estate assets) as the subject responsible for assessing public assets with the purpose of reordering, managing and developing them. These assets include public properties that are no longer useful such as former military areas or abandoned hospitals. After the 2007 national budget law, a greater flexibility has been introduced in the development of these public assets, allowing a range of uses, including those for social purposes and for the provision of services to the citizens, and the possibility of pooling various public properties in order to formulate unitary hypotheses for their development and transformation.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

No.

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes
but only related to the revamp of single buildings: there are tax allowances for the renovation of private houses and condominiums.

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

Note: most programmes address many of these issues at the same time, through the principle of integrated approach, so references to specific programmes have not been made, except for the last line.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	X			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)			X	
Demand or need for new public spaces and/or public equipment in the consolidated city			X	
Poor urban environmental quality (pollution, noise, etc.)		X		
Concentration of slum housing ⁴	X			
Physical degradation or aging of buildings				
Conservation, regeneration and restoration of the historic and cultural heritage			X	

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

Low energy efficiency of buildings		X		
Poor social mix	X			
Demographic decline, population loss	X			
Aging of the population	X			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		X		
Concentration of immigrant population	X			
Crime, vandalism, lack of security	X			
Economic decline: loss or obsolescence of local economic activities (retail, local services)		X		
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).		X		
Others (indicate which): revitalisation of areas adjacent to ports and railway stations		X		“Porti&Stazioni” specifically addressed this kind of areas (see 4.2)

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership. **The involvement of PPPs is less frequent but currently growing; although they tend to be implemented only in bigger cities, where there are greater administrative capacities and greater investment opportunities/attractiveness.**

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners:

in the case of the so-called “edilizia agevolata” (term belonging to the housing policies), where the low-income owners can build, but also renovate, social housing receiving a subsidy (also on the loan interests) by the State or the Region.

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners: **housing policy, see previous.**

tax benefits: **no, but see also 5.1.**

for the actors responsible for the regeneration

directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

in some cases. For example, the STU tool (Società di Trasformazione Urbana, Urban transformation company) has been introduced in 1997. STUs are stock companies made up of private and public partners who share precise regeneration and urban development objectives. Partners that can take part in STUs are, besides local public administration bodies, construction companies and developers, also the owners of the land earmarked for development/regeneration, who can contribute, with their own properties, to the share capital of the company.

And to be the direct beneficiaries of urban-regeneration grants? No Yes

see 7.2.

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					X
Directly benefits from urban-regeneration programmes and instruments					X
Obtains "business profit" from the development of urban regeneration processes led from the public sector		X			
Others: private actors, in some cases, can be promoters of urban regeneration processes		X			

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

⁵ See note 2.

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

Note: these questions are not very clear. Generally, the programmes are implemented through plans/projects (not sub-programmes) managed at regional/local level. In some cases (e.g. Contratti di Quartiere, see 4.2), following the national decrees by the Ministry of Infrastructure and Transport launching the programmes, the Regions prepare their own regulations and announcements; in other cases (e.g. Porti&Stazioni, SISTeMA, see 4.2), the beneficiary institutions have been directly selected by the Ministry on the basis of relevant indicators.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) : <u>C.I. URBAN II</u>		
General objectives		
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input checked="" type="checkbox"/> urban regeneration of other types of areas: areas degraded from the physical/social/economic points of view (i.e. presence of unemployment, lack of economic activities, high presence of immigrants, high level of crime, etc... <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Public-intervention model		
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input type="checkbox"/> Fostering private action
Remarks: municipalities have participated to the national announcement by elaborating their own “operational programmes” (not really “regulations” though, but rather intervention programmes).		
Funding model		
<input checked="" type="checkbox"/> Public funding, paid for by a single entity	<input type="checkbox"/> Public-public partnership	<input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only
Remarks: public-public and public-private partnerships were required by the announcement, but co-financing was not mandatory.		
Means of public funding		
<input checked="" type="checkbox"/> Subsidy	<input type="checkbox"/> Loans under favourable conditions	<input type="checkbox"/> Tax benefits
<input type="checkbox"/> Others:		
Who is the beneficiary of public funding?		
<input checked="" type="checkbox"/> Other public entities (municipalities)	<input type="checkbox"/> Private enterprises or cooperatives	<input type="checkbox"/> Individual owners
<input type="checkbox"/> Others:		
Who manages the instrument?		
<input checked="" type="checkbox"/> A public entity (municipalities)	<input type="checkbox"/> A national or regional agency	<input type="checkbox"/> Private-public partnership

Others:
Note: the Ministry of Infrastructure and Transport is the general coordinator, and the single municipalities are the managing authorities.

Who manages the implementation of each operation?

Local authority or similar
 Ad hoc public agency or management entity
 Ad hoc public/private partnership management entity
 A private enterprise or cooperative
 A non-profit civil association or organisation
 Other:

Is the involvement of social actors or residents representatives built into regeneration decision-making processes?

No
 Yes
 In the regeneration initiative
 In defining the regeneration operation
 In managing the regeneration operation
 In controlling and assessing the results of the regeneration

Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?

No
 Yes
 Must intervention areas previously be defined by a local urban-development planning instrument? No Yes
 Are areas defined via regulations? No Yes
 Are areas defined discretionally? No Yes
 Based on what criteria? **Criteria of physical/social/economic decay of the areas (see also under “General objectives”).**

Do the operations have a prefixed duration?

No
 Yes
 How long? **Deadline for eligibility of expenses was 30th June 2009. Funding is bound to the Structural Funds programming period: funded actions have to be fully operational before September 2012.**

Fundable building actions (continued: C.I. URBAN II)

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency			X	
a.4) Regeneration of the historic/ cultural heritage		X		
b) Demolition of housing			X	
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

Note: demolition is an action that has very rarely been applied.

- Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

- No Yes Which? (Please indicate the most important) **Separate waste collection, prevention of crimes, support to economic activities, training, initiatives for social integration, cultural activities, actions on urban mobility,**

promotion of IT services and solutions.

Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained:

There is a monitoring system managed by the Ministry of Transport and Infrastructure, but is only related to the financial progress and the progress made in the foreseen activities.

So far, there is an intermediate assessment report published by the Ministry and sent to the Commission (as provided for by EC Regulation 1260/99); the final assessment will be elaborated by the Commission.

Any additional remarks:

Name of the instrument (or programme):

Contratti di Quartiere (currently at their third edition)

General objectives

- overall or diffuse regeneration over the city as a whole
- recovery of obsolete economic-activity areas
- requalification of new central urban fabrics or areas
- regeneration of physically degraded urban areas
- urban regeneration of areas with a historical/cultural heritage
- regeneration of urban areas with vulnerable or deprived population
- urban regeneration of neighbourhoods of social housing built approx. 1945-1975
- urban regeneration of other types of areas:.....
-
-

Public-intervention model

- Direct public action
- Regulation (via regulations)
- Fostering private action

Remarks: following the specific ministerial decree, the Regions publish their announcements directed to municipalities.

Funding model

- Public funding, paid for by a single entity
- Public-public partnership
- Private-public partnership
- Private only

Remarks:

Means of public funding

- Subsidy
- Loans under favourable conditions
- Tax benefits
- Others:

Who is the beneficiary of public funding?

- Other public entities (municipalities)
- Private enterprises or cooperatives
- Individual owners
- Others:

Who manages the instrument?

- A public entity
- A national or regional agency
- Private-public partnership
- Others:

Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or similar	<input type="checkbox"/> Ad hoc public agency or management entity
<input type="checkbox"/> Ad hoc public or partnership management entity	<input type="checkbox"/> Ad hoc or public/private partnership management entity
<input type="checkbox"/> A private enterprise or cooperative	<input type="checkbox"/> A non-profit civil association or organisation
<input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
	<p>Must intervention areas previously be defined by a local urban-development planning instrument? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Are areas defined via regulations? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Are areas defined discretionally? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Based on what criteria? The interventions on the areas proposed by the municipalities are evaluated according to criteria of physical, economic and social decay, lack of infrastructure and urban identity, presence of former productive or tertiary activities, presence of criticalities such as lack of housing, improper uses, problems in accessibility, lack of economic activities, pollution, hydro-geological disorder.</p>
Do the operations have a prefixed duration?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
	<p>How long? The works have to start within 120 days after the approval of the project, and end within three years after the starting of the works.</p>

Fundable building actions (continued: Contratti di Quartiere)

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings	X (proposals must include building and/or regeneration of social housing)			
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).		X		
a.3) Regeneration or improvement of the building's energy efficiency	X (interventions must reach a given energy efficiency in newly built or regenerated buildings)			
a.4) Regeneration of the historic/ cultural heritage		X		
b) Demolition of housing			X	
c) Building social housing	X (proposals must include building and/or regeneration of social housing)			
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				
.....				
.....				
.....				

If the demolition of housing is included...

For what purposes is it justified?

Revamp of residential neighbourhoods from the social, economic, environmental points of view.

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No Yes

Is any results observatory or other monitoring or assessment system in place?
 No Yes, the monitoring is a duty of the single Regions, and is established through agreements among the Ministry of Infrastructure, the single Regions and the involved Municipalities.

Overall assessment of the results obtained:

Any additional remarks:

Name of the instrument (or programme) : Support to innovative forms of public-private partnership in the processes of urban sustainable transformation

General objectives
 overall or diffuse regeneration over the city as a whole
 recovery of obsolete economic-activity areas
 requalification of new central urban fabrics or areas
 regeneration of physically degraded urban areas
 urban regeneration of areas with a historical/cultural heritage
 regeneration of urban areas with vulnerable or deprived population
 urban regeneration of neighbourhoods of social housing built approx. 1945-1975
 urban regeneration of other types of areas:

 support to innovative forms of public-private partnership in the processes of urban sustainable transformation

Public-intervention model
 Direct public action Regulation (via regulations) Fostering private action

Remarks: this initiative doesn't fund material actions, but supports the pre-selected local authorities in elaborating instruments (such as feasibility studies) for preparing the launching and management of integrated programmes involving public-private partnerships.

Funding model
 Public funding, paid for by a single entity Public-public partnership Private-public partnership Private only

Remarks: the public funding is specifically aimed at financing the instruments (such as feasibility studies), which in turn are aimed at building partnerships for funding future material actions implemented by the beneficiary municipalities.

Means of public funding	
<input checked="" type="checkbox"/> Subsidy <input type="checkbox"/> Others:	<input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits
Who is the beneficiary of public funding?	
<input checked="" type="checkbox"/> Other public entities (municipalities) <input type="checkbox"/> Others:	<input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners
Who manages the instrument?	
<input checked="" type="checkbox"/> A public entity <input type="checkbox"/> Others:	<input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership
Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or similar <input type="checkbox"/> Other:	<input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input checked="" type="checkbox"/> No, it will depend on the agreements with each municipality, which still have to be prepared and signed <input type="checkbox"/> Yes	<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?
Do the operations have a prefixed duration?	
<input checked="" type="checkbox"/> No, the agreements with each municipality still have to be prepared and signed but they will probably contain the duration <input type="checkbox"/> Yes	How long?

Fundable building actions (continued: [Support to innovative forms...](#))

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				X
a.1) Regeneration of structural features, walls, roofs, etc.				X
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				X
a.3) Regeneration or improvement of the building's energy efficiency				X
a.4) Regeneration of the historic/ cultural heritage				X
b) Demolition of housing				X
c) Building social housing				X
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings				X
f) Regenerating, demolishing, building buildings and facilities for economic activities				X
g) Regenerating, demolishing, building collective or public facilities				X
h) Redesigning the public space (including green areas, parking, etc.)				X
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				X
j) Others: feasibility studies or other instruments for preparing the launching and management of integrated programmes involving public-private partnerships	X			

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No, it will depend on the agreements with each municipality, which still have to be prepared and signed Yes Which? (Please indicate the most important)

<p>Is any results observatory or other monitoring or assessment system in place? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

We would also like to briefly mention the “Porti&Stazioni” programme. Starting from the consideration that many of the most degraded urban areas are the ones behind the ports and around the railway stations, an effort has been made to involve strong economic actors such as port authorities and the National Railways in the regeneration activities. The main objective was the regeneration and economic “re-activation” of central areas, considering that railway stations and ports are often placed in the city centres, with the funding of strong actors responsible for these infrastructures. This programme has contributed to give rise to the recent trends of launching projects for renovating the city waterfronts and connecting them to the central city areas, and of connecting the seaways with the railway system.

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

It depends on the programmes. The C.I. URBAN and Urban Italia programmes contain measures such as direct support to enterprises and employment, training, participation and communication.

Anyhow, integration of policies is what is meant to characterise the most recent initiatives launched by the Ministry of Infrastructure and Transport; indeed, more recent programmes don't provide for material actions, but give support to local authorities in the elaboration of studies (such as feasibility studies) aimed at launching integrated programmes with the involvement of public-private partnerships (see also 4.2, under "More recent initiatives at national level").

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

There is an administrative instrument called “Conferenza dei servizi” that, following a specific agreement among different authorities, brings them together in an administrative process, with the aim of facilitating the exchange of information and strategies, and a smoother path towards obtaining authorisations by the same authorities involved.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

No.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

See question 10: the integrated approach is currently the main focus of the initiatives of the Ministry of Infrastructure and Transport as regards urban development/regeneration.

Also in the previous programmes, regeneration has been very much intended to be linked to social interventions, contributions to economic activities, actions in the field of transport and logistics, in order to foster both social cohesion and development. In other words, regeneration is not intended to be linked only to cohesion but also to competitiveness.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Yes, in different ways according to the type of programme. See for example the PRUST programmes in 4.2 under “National level”, or the PIUSS programmes in 4.2 under “ERDF Regional Operational programmes”.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

See 2.2 and 2.3.

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments? **See 2.2 and 2.3.**

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Usually these initiatives, although managed by local authorities, need to be funded through the involvement of private investors and/or contributions coming from national or regional programmes.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

Establishing land uses and or building uses

Modification of the urban morphology (blocks)

Conservation of building types/typologies

Alteration of streets and blocks layouts

Introduction of new public spaces

Establishing public facilities and supply programmes

Organising public participation

Social-housing policy **(municipalities can identify, within their local plans, areas for social housing settlements)**

Endogenous-development programmes

Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Single monitoring systems are set up for each urban programme launched and/or managed by the Ministry of Infrastructure and Transport, but there is no assessment system in place for these programmes.

There is a national assessment system for the regional development policy (Ministry of Economic Development) that works through a network of regional assessment “nuclei”. The Ministry for Economic Development, in collaboration with ISTAT, keeps a database of regional indicators, including those related to urban areas (priority 8 of the National Strategic Framework).

The FAS fund (see 4.3) is intended to be monitored also, but the elaboration and implementation of the respective regional operational programmes is at an early stage yet.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

This is a link to the above-mentioned national assessment system for the regional development policy:

www.dps.tesoro.it/uval_linee_valutazione.asp#1

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators: there are some indicators, related to the above-mentioned national assessment system for the regional development policy, referring to urban areas:

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of “slum housing”? No[X] Yes[]
Includes a precise definition of vulnerable/deprived area? No[X] Yes[]

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

No. Although, for some regeneration programmes, there are specific criteria and indicators for the definition of the interventions areas. See 9.2.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

See previous answer and 9.2.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

In the Italian context, there is no specific national observatory focused on urban vulnerability or aiming at identifying deprived areas/neighbourhoods within the urban boundaries. However, an Observatory on Urban and Territorial Competitiveness was set up in June 2009, with the support, among the others, of Aislo (www.aislo.it), Isfol (www.isfol.it) and the Italian Ministry of Labour, aiming at supporting local governments in evaluating their territorial performances and in selecting how to enhance their competitiveness. It is, however, a new-born Observatory which has to prove its effectiveness yet and its role within the Italian context.

In addition to this, it is possible to recognise a number of Institutions, Agencies and Research Centres which traditionally carry out studies and reports on the quality of life within Italian cities and Provinces, in particular:

- **Legambiente (www.legambiente.eu), an environmental association, issues an annual report (“Urban Ecosystem”), with the scientific support of Ambiente Italia, an Italian research centre, aiming at evaluating environmental quality of Italian provincial capitals, considering a set of indicators focused on air and water quality, waste management, public transport, public parks and energy policy;**
- **Unioncamere (www.unioncamere.it), the Italian Union of Chambers of Commerce, along with the Istituto Tagliacarne (www.tagliacarne.it), carry out studies and reports on local development, mainly based on**

data provided by ISTAT, the National Institute of Statistics (www.istat.it);

- Il Sole24Ore (www.ilsole24ore.com), an Italian daily business newspaper, issues an annual ranking of Italian Provinces based on their quality of life, considering six main dimensions (living standards, business conditions, environment and health, law and order, demography, spare time), accessing different sources of data (ISTAT, Unioncamere, competent Italian Ministries);
- CENSIS (www.censis.it), a research institute, carries out socio-economic studies and reports; some of these are focused on local and urban development

It is worth highlighting, however, that data and indexes included in these studies usually reflect provincial trends, instead of having a specific urban focus – the only main exception being the above mentioned “Urban Ecosystem” report.

At a regional scale, there are some Territorial Development Agencies, such as Sviluppo Lazio (www.sviluppo.lazio.it) and Svim in the Region of Marche (www.svimspa.it), which support Regional Governments in planning their policies and implementing them from a technical-operational point of view. However, they do not usually analyse the regional territory in order to map the location of deprived urban areas existing in the Region and, consequently, they are not used in order to structure specific urban policies.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

According to the considerations made above, there are not strong connections between territorial analysis carried out by national and regional institutions and urban-regeneration policies developed by operational instruments/plans.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

It is difficult to report a general objective assessment, considering that there is no observatory or central assessment system specifically addressed to the results of urban regeneration.

However, it has to be said that the programmes promoted by the Ministry of Infrastructure and Transport have raised awareness among the local authorities, stakeholders and citizens about the need for a greater integration in the urban regeneration initiatives. The local authorities in particular often acknowledge the fact that they need a greater capacity to fully and effectively manage the whole processes of urban transformation. Also, there has been a visible effect on the administrative structures of many local authorities, which have introduced cross-sector staff and specific offices for the programming activities.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)		X			
Diversification of housing layouts and sizes				X	
Provision of more social housing			X		
Improved local urban equipment or public facilities		X			
Improved day-to-day business			X		
Greater mix of uses			X		
Building car parks			X		
Pedestrianisation of streets and/or public spaces			X		
Improved quality of the public space		X			
Reduction in private motorised transport			X		
Improved collective transport			X		
Improved urban cycling network			X		
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population				X	
Increase in resident population				X	
Increase or re-concentration of low-income population				X	
Gentrification of the regenerated area			X		
Improved social integration and fostering social plurality				X	
Setting up social networks for participation			X		
Improved employment qualifications of local people			X		
Social development of the resident population			X		
Increase in child population				X	
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area		X			
Lower property prices in the regenerated or surrounding area				X	
Job creation			X		
Increase in property operations around upper-range activities			X		
Improved economic dynamics of the regenerated or surrounding area			X		
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X		
Coordination of sectorial policies		X			
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X		
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

An important issue is the focus of the regeneration initiatives on a greater integration between the physical/spatial and the economic/social objectives, which is indeed desirable also at EU level.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

First key of success is integration, intended as going over the dichotomy between urban planning and sector planning, and between physical and socio-economic planning; and intended also as adopting a broader-area and more complex perspective (trans-scalar and governance approach).

A second important element is the stronger interrelation between urban planning and infrastructure planning. The urban system, in Italy and Europe, has transformed itself from a dense and compact structure into a territorial-wide organisation; this means that accessibility has become a decisive factor, and that infrastructure has become more important for defining and orientating the urban developments.

The third key of success is the ability to involve all the territorial actors with negotiation, participation and communication tools, starting from the earliest programming/planning steps and up to the restitution of the data on the results. Recent experiences of participation have allowed not only for a greater negotiation, but also to highlight relevant territorial added values that had usually been neglected, and to obtain higher levels of environmental sustainability.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

Porti&Stazioni, see 4.2 and 9.2:

http://www.unipa.it/~mcarta/PIAU/piau_pa.html (for the Municipality of Palermo)

The “Complex Urban Programmes” (PUC2) of the Region Umbria. They aim at promoting regeneration processes in the historic centres with a wide involvement of economic and social actors:

<http://www.territorio.regione.umbria.it/canale.asp?id=131>

The “Integrated Urban Sustainable Development Plans” of the Region of Tuscany (see also 4.2, under “ERDF Regional Operational Programmes”). They search for a consistency with the urban planning tools and a strong integration with the economic feasibility assessment:

<http://www.regione.toscana.it/creo/piuss/index.html>

The “Plans for Valorisation and Promotion of Territory” (PVPT) of the Region Emilia-Romagna. They have a particularly careful approach to the broader area and the infrastructure equipment:

<http://www.provincia.fe.it/sito?nav=100&doc=6A4F5BCDD61BD93FC125758A0025616C> (for the Province of Ferrara)

17.LATVIA

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	5.8%	6.1%	7.4%	9.0	8.9
b) Percentage of working population represented by the construction sector (total)	8.5%	8.7%	9.5%	11.2%	11.2%
c) Percentage of GDP represented by the construction sector (new housing only)	-	-	-	-	-
d) Percentage of GDP represented by the construction sector (regeneration only)	-	-	-	-	-
e) Number of new homes built per year					
Living homes (number of projects)	473	811	948	543	-
Non-living homes (number of projects)	423	491	634	503	-
f) Number of homes regenerated per year	-	-	-	-	-
g) Average price per m ² of newly built housing (€/m ²)	-	-	-	-	-
h) Average price per m ² of regenerated housing (€/m ²)	-	-	-	-	-

Data provided by Latvia's Central Statistical Bureau.

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.

¹ Change the reference period, if necessary.

- improving energy efficiency in buildings and combating climate change
- Others: **Arrangement of entrepreneurship environment**.....

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 - ...Regional policy**.....

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Currently there are planned political debates on draft of Sustainable Development Strategy of Latvia up to 2030 (SDSL). SDLS is the most significant long-term development planning document in Latvia, which sets state strategic long-term social economic and spatial development objectives and priorities. One of the chapters of SDSL is spatial development perspective, which sets desirable state settling structure, inter alia, state most important development centers (cities), and also foresees solutions for facilitating cities growth and for strengthening cooperation among them as well as with rural areas.

Taking into account global regional policy development tendencies, inter alia, consequences caused by economic and financial crises the content of regional policy in Latvia is being revised. Cities are one of the target territories of regional policy therefore respective solutions for their growth and competitiveness are being foreseen. During the elaboration process of regional policy content broad discussions with various experts and representatives from regional and local level and also with politicians will be organized in nearest future.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

At national level – The Ministry of Regional Development and Local Governments of the Republic of Latvia and other sectoral ministries.

At regional level – planning regions.

At local level – local municipalities.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

At national level we do not have separate urban regeneration programme, but urban development issues are included in state long-term and mid-term strategic territory development planning documents, which have been elaborated according with integrated approach, and also foresees complex solutions for growth.

As it was mentioned above in Latvia the most significant long-term territory development planning document is SDLS, but the most significant mid-term territory development planning document is National Development plan of Latvia for period 2007-2013. In both documents the role of the cities has been emphasized in order to facilitate state polycentric and balanced development.

In order to facilitate state polycentric development by strengthening cities as state and regions development driving force within the framework of European Regional Development Fund for period 2007-2013 (ERDF) urban priority “Polycentric development” two support activities have been elaborated:

- 1. activity “Growth of national and regional development centres for sustainable and balanced development of the country”. Within the framework of the activity support is being provided to 16 cities in order to**

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

facilitate urban regeneration, increasing competitiveness and overall development of city, in such a way improving attractiveness of the city, promoting development of entrepreneurship and technologies, improving availability and accessibility of services, and also facilitating equal opportunities for groups of citizens. Funding available for the activity – 253 million EUR.

2. activity “Sustainable development of Riga”. Within the framework of the activity support is being provided for regeneration of deprived territories of Riga. Funding available for the activity – 10 million EUR

In order to apply for available funding within the framework of mentioned activities as a precondition for municipalities is elaboration of the development programme according to principles of integrated approach. Within the framework of the activities municipalities by themselves can identify projects, which are essential for their growth and which are in accordance with their development programme.

In addition at national level urban development issues can be solved within the framework of particular sectoral policy planning documents by foreseeing support to fields which facilitate regeneration of city environment and increase their competitiveness. As an example could be mentioned State cultural policy guidelines for 2006-2015 “National state”, which foresees solutions for diverse and balanced development of culture, arrangement of cultural environment and conservation of the cultural heritage. Respectively, within the framework ERDF 2007-2013 is available support within the activities “Creation of multifunctional centres of national and regional importance” and “Restoration of cultural heritage objects with substantial socioeconomic importance”, for which can apply beneficiaries also from the cities, in such a way facilitating more attractive environment in the city

At regional and local governance level, similar as it is at national level, urban development issues are mainly addressed within the framework of long-term and mid-term territory development planning documents, which are being elaborated in accordance with integrated approach and foresees complex solutions for facilitating social economic and spatial development. In addition at local level in accordance with long term territory development planning document the spatial plan for all administrative territory or particular part of territory are elaborated, setting functional zoning, transport and engineer-technical infrastructure, regulation for territory use and construction, as well as other preconditions and restrictions for territory usage.

Also particular policy planning documents at regional and local level can be elaborated. For example, capital city Riga has elaborated planning document “Programme for revitalization of deprived objects and territories of Riga”.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

In Latvia we don't have a specific legal framework for urban regeneration. At the same time legislative base has been created in Latvia, which regulates the conditions for spatial planning and construction.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements		<input checked="" type="checkbox"/>		
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	<input checked="" type="checkbox"/>			
Demand or need for new public spaces and/or public equipment in the consolidated city		<input checked="" type="checkbox"/>		

³ See note 2.

Poor urban environmental quality (pollution, noise, etc.)		X		
Concentration of slum housing ⁴		X		
Physical degradation or aging of buildings			X	
Conservation, regeneration and restoration of the historic and cultural heritage			X	
Low energy efficiency of buildings			X	
Poor social mix		X		
Demographic decline, population loss			X	
Aging of the population			X	
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		X		
Concentration of immigrant population	X			
Crime, vandalism, lack of security		X		
Economic decline: loss or obsolescence of local economic activities (retail, local services)			X	
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).			X	
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes Indicate the cities and the nature of the initiative:.....

[See the answer on the question 4.2.](#)

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

direct investments for development of cities infrastructure, i.a., for deprived territories (see the answer on the question 4.2.).

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments		<input checked="" type="checkbox"/>			
Obtains "business profit" from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?.....

In Latvia we are having following agencies which are dealing (directly or indirectly) with urban development issues:

- 1. state agency "State Regional Development Agency", which operates under the supervision of the Ministry of Regional Development and Local Governments. Its main objective is to implement balanced state development support policy, providing implementation of national, European Union (EU) and other finance instruments, as well as necessary research work;**
- 2. state agency "Construction, energy and housing state agency" which operates under the supervision of the Ministry of Economics. Its main objective is to implement state policy in construction, energy housing fields, mainly by providing implementation EU structural funds.**

In addition see the answer to the question4.1.

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational (**Programme for revitalization of deprived objects and territories of Riga**)

Operate through instruments (sub-programmes, projects, etc.) (**activities implemented within the framework of ERDF. See the answer on the question 4.2.**)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :		
General objectives		
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of types of areas: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Public-intervention model		
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input type="checkbox"/> Fostering private action
Remarks:		
Funding model		
<input type="checkbox"/> Public funding, paid for by a single entity	<input type="checkbox"/> Public-public partnership	<input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only
Remarks:		
Means of public funding		
<input type="checkbox"/> Subsidy	<input type="checkbox"/> Loans under favourable conditions	<input type="checkbox"/> Tax benefits
<input type="checkbox"/> Others:		
Who is the beneficiary of public funding?		
<input type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives	<input type="checkbox"/> Individual owners
<input type="checkbox"/> Others:		

⁵ See note 2.

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

- Is the right to rehusing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

- No Yes Which? (Please indicate the most important)

<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

By urban regeneration in Latvia we understand complex measures, which are directed towards arrangement of city environment and increasing its competitiveness by improving city attractiveness and in such way facilitating attraction of citizens and entrepreneurs.

In order to increase quality of urban environment and competitiveness of city, local municipalities who are identified as beneficiaries within the ERDF activity “Growth of national and regional development centres for sustainable and balanced development of the country” can divert their available funding for:

- **construction of new buildings or reconstruction of existing;**
- **development of transport drive, bridges, streets, drainage infrastructure;**
- **development of municipality building infrastructure, including energy-efficiency measures;**
- **water supply, heat supply;**
- **increasing effectiveness of public transport, including for optimizing traffic systems of public transport;**
- **ect.**

In its turn within the framework of ERDF activity “Sustainable development of Riga there are supported activities which are diverted towards creation of infrastructure which comply with requirements of quality, at the same time facilitating availability and accessibility of public services which are related with utilization of this infrastructure.

Additional contribution for urban regeneration is being provided also within the framework of other EU structural funds and Cohesion fund 20007-2013 activities, for example:

- within the framework of activity “Improvement of Heat Insulation of multi-apartment residential buildings” support is being provided for isolation and renovation of heating systems;
- within the framework of activity “Improvement of Heat Insulation of social residential buildings” support is foreseen for heat insulation of buildings;
- within the framework of activity “Development of water management infrastructure in agglomerations with more than 2000 residents” support is foreseen for sewage treatment and for improving quality of drinking water;
- within the framework of activity “Improvement of transit streets in cities” which support renovation, reconstruction and construction of streets in cities;
- etc.

Additional information regarding EU structural funds and Cohesion fund activities can be found at following site: <http://www.esfondi.lv/page.php?id=660>

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

The Coordination Council is created in Latvia, which members are experts from sectoral ministries, as well as representatives from planning regions and local municipalities. Its main objectives are:

- to provide examination of elaborated or renewed integrated development programmes of local municipalities, which are potential beneficiaries of ERDF urban priority “Polycentric development” support, thus providing compliance with national and regional level territory development planning documents.
- to prevent overlapping of projects supported from ERDF urban priority “Polycentric development” from those who are financed from other activities or instruments, at the same time facilitating creation of complex support mechanisms for particular local municipality.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

See answer to the question 10.2.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

According to principles identified in the Leipzig Charter, in Latvia has been elaborated:

- guidelines for elaboration of the integrated development strategy of local government;
- methodological framework (recommendations) for elaboration of development programmes at regional and local level.

Both documents identify principles of integrated approach, which should be taken into account when elaborating, implementing and monitoring development programmes.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

See the answer on the question 4.2.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

No

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Taking into account restricted financial resources it is important to attract funding not only from budget of local municipality, but also from national, EU and foreign financial instruments, as well as from private sector.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

In Latvia monitoring of urban regeneration are being performed within the framework of implementation of territory development planning documents. See the answer on the question 4.2.

Currently in Latvia regional development monitoring and evaluation system is under elaboration. In future within the framework of this system it is planned to provide territorial impact assessment of support measures, based on which to prepare proposals for political decisions on new support measures.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Yes. For example, Riga city council each year performs assessment of their development strategy implementation. Results are being published on web site www.sus.lv, which foresees possibility for anyone to express their opinion at online.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities

- Urban-development plans

- System of pre-established indicators
 - Includes minimum standards for public facilities in consolidated areas? No[] Yes
 - Includes indicators of complexity, diversity or plurality? No Yes[]
 - Includes a precise definition of "slum housing"? No Yes
 - Includes a precise definition of vulnerable/deprived area? No Yes

- Observatory of the progress of housing and other commercial-property prices

- Setting-up forums for debate and social networks for participation

- Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of "deprived area/neighbourhood"?

In Latvia we don't have a common definition of deprived areas. For example, in regulation of the Cabinet of Ministers on procedures for implementation of ERDF activity "Sustainable development of Riga", deprived area is defined as a place (territory, building or complex of buildings), which previously has been used or constructed, but currently is abandoned or have not been fully exploited. It could be dumped or polluted, deserted, partly habited or otherwise used place, which has negative cumulative impact on surrounding territories, environment and local residents.

In its turn in Riga city planning documents deprived area are being identified as polluted or potentially polluted territory and/or once economically used and constructed territory, which currently is abandoned or have not been fully exploited.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define "deprived areas/neighbourhoods" in your country.

In Latvia understanding about deprived areas largely is based on the results of the research "Examination of deprived territories in Riga city" which was carried out in 2004. In the frame of the research the criteria were defined how to identify deprived areas. For example, there where identified criteria for measuring:

- quality of environment (level of pollution according with legislative acts);
- ineffective usage of territories/buildings (for economic activity is being used less then 50% of territory);
- accessibility to communications (existence and quality of communications, roads, supply roads ect.);
- accessibility of market (low value of real estate, low activity of real estate deals compared to neighbouring territories);
- location and size (distance from centre, separate object/building, small territory (till 2 ha), big territory (over 10 ha)).
- ect.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

In order to identify deprived territories in capital city Riga and prepare proposals for their revitalization the research “Examination of deprived territories in Riga city” was carried out in 2004.

In order to examine growth and competitiveness potential of cities and towns in Latvia the research “Social economic tendencies of Latvia cities” was carried out in 2008.

In order to examine existing and potential interactions between urban and rural areas in Latvia, as well as to prepare proposals for necessary support measures to strengthen urban-rural interaction the research “Examination of urban-rural interaction in Latvia” was carried out in 2009.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

The support for revitalization of deprived territories in Riga city as well as for promotion of growth and competitiveness of the state most important cities is available under the ERDF urban priority “Polycentric development”

Additionally see the answer on the question4.2.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)			X		
Diversification of housing layouts and sizes			X		
Provision of more social housing			X		
Improved local urban equipment or public facilities		X			
Improved day-to-day business		X			
Greater mix of uses			X		
Building car parks				X	
Pedestrianisation of streets and/or public spaces			X		
Improved quality of the public space		X			
Reduction in private motorised transport					X
Improved collective transport		X			
Improved urban cycling network		X			
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population		X			
Increase in resident population		X			
Increase or re-concentration of low-income population			X		
Gentrification of the regenerated area			X		
Improved social integration and fostering social plurality				X	
Setting up social networks for participation			X		
Improved employment qualifications of local people			X		
Social development of the resident population			X		
Increase in child population					X
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area					
Lower property prices in the regenerated or surrounding area					
Job creation		X			
Increase in property operations around upper-range activities		X			
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)				X	
Coordination of sectorial policies		X			
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information				X	
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

Implementing regional policy in Latvia we have concluded that the most significant investments for development of territories are those, which foresees wider possibilities for local municipalities elaborate and implement their development strategy in accordance with integrated approach, at the same time applying bottom-up approach.

In that context Latvia highly appreciate possibility provided by European Commission within the framework of ERDF financed urban priority “Polycentric development” allowing to local municipalities by themselves to identify and realize the projects, which are essential for their growth, in accordance with their integrated development programme.

Such type of support in Latvia is for the first time and its value is inestimable, because it opens possibilities to different targeted, coordinated and innovative forms for solving urban growth issues, accordingly to each city individual situation.

Such support has been received for the first time in Latvia, and its importance cannot be overstated. It offers various methods of dealing with growth issues in cities in accordance with the individual situation of each territory.

Therefore, we believe that such support should be offered for the growth of cities and towns in future, as well.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

In our opinion the most significant elements of integrated urban regeneration are:

- economic return of investments, providing rational and effective utilization of resources and foreseeing benefits with comparatively small expenditures;
- mutual coordination among sectors, foreseeing complex solutions for solving problems. In that context when investing in one field or sector it is important to foresee the impact on other fields or sectors;
- territorial aspect, foreseeing investments for balanced development of different parts of the city, and also facilitating positive impact outside the particular administrative territory.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

See the answers on the questions 4.2.; 18.1.

18.LITHUANIA

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	7,237	7,545	8,776	10,234	10,018
b) Percentage of working population represented by the construction sector (total)	7,039	7,479	8,117	8,930	9,018
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year (housings)	2 936	2 724	2 821	3 304	4 027
f) Number of homes regenerated per year	-	1	75	145	79
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change

¹ Change the reference period, if necessary.

Others: **preparing for renovation of entire housing blocks as parts of the city in complex way**

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 - Urban policy
 - National strategy for Sustainable Development

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Yes (integrated refurbishment of multi-family housing built until 1993).

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Policy of Government is a key for successful implementation of Housing strategy. It helps homeowners who are responsible for their owned real estate (e.g. apartments) and regeneration and who, due to their economic situation, are not capable to implement all the necessary measures.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

Ministry of Environment, Regional Institutions, Municipalities (each of those – according to and depending on the level responsibility and with regard to the principle of subsidiary).

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Lithuanian Housing strategy and its subsequent implementation.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

Lithuanian Housing strategy and the Programme of Refurbishment of Multi-family Buildings, Rules and methodologies for the implementation of the programme.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes **State support for implementing of the energy efficiency measures in multi-family buildings**

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)? **No**

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes
 Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes **JESSICA financial model for modernisation of multi-family buildings).**
 Are they linked to social purposes? No Yes **Additional State support for low income families.**

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	<input checked="" type="checkbox"/>			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	<input checked="" type="checkbox"/>			
Demand or need for new public spaces and/or public equipment in the consolidated city		<input checked="" type="checkbox"/>		
Poor urban environmental quality (pollution, noise, etc.)		<input checked="" type="checkbox"/>		
Concentration of slum housing ⁴				
Physical degradation or aging of buildings		<input checked="" type="checkbox"/>		
Conservation, regeneration and restoration of the historic and cultural heritage		<input checked="" type="checkbox"/>		
Low energy efficiency of buildings			<input checked="" type="checkbox"/>	Refurbishment of multi-family Buildings Programme
Poor social mix				
Demographic decline, population loss			<input checked="" type="checkbox"/>	
Aging of the population			<input checked="" type="checkbox"/>	
Concentration of social problems: unemployment, poverty, low	<input checked="" type="checkbox"/>			

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

educational levels, risk of exclusion, etc.				
Concentration of immigrant population				
Crime, vandalism, lack of security	x			
Economic decline: loss or obsolescence of local economic activities (retail, local services)		x		
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).		x		
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes
(except cases of objects cultural heritage)

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				x	
Directly benefits from urban-regeneration programmes and instruments		x			
Obtains "business profit" from the development of urban regeneration processes led from the public sector		x			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?

The Housing and Urban Development Agency. The Environmental Project management Agency under the Ministry of Environment.

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :		
General objectives		
<input checked="" type="checkbox"/> overall or diffuse regeneration over the city as a whole		
<input checked="" type="checkbox"/> recovery of obsolete economic-activity areas		
<input type="checkbox"/> requalification of new central urban fabrics or areas		
<input type="checkbox"/> regeneration of physically degraded urban areas		
<input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage		
<input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population		
<input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975		
<input checked="" type="checkbox"/> urban regeneration of other types of areas: built until 1993 (social housing and other types of areas)		
<input type="checkbox"/>		
<input type="checkbox"/>		
Public-intervention model		
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input checked="" type="checkbox"/> Fostering private action
Remarks:		

⁵ See note 2.

<p>Funding model</p> <p><input type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input checked="" type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only</p> <p>Remarks:</p>	
<p>Means of public funding</p> <p><input type="checkbox"/> Subsidy <input checked="" type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits</p> <p><input type="checkbox"/> Others:</p>	
<p>Who is the beneficiary of public funding?</p> <p><input type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input checked="" type="checkbox"/> Individual owners</p> <p><input type="checkbox"/> Others:</p>	
<p>Who manages the instrument?</p> <p><input type="checkbox"/> A public entity <input checked="" type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership</p> <p><input type="checkbox"/> Others:</p>	
<p>Who manages the implementation of each operation?</p> <p><input type="checkbox"/> Local authority or similar <input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input checked="" type="checkbox"/> A non-profit civil association or organisation</p> <p><input type="checkbox"/> Other:</p>	
<p>Is the involvement of social actors or residents representatives built into regeneration decision-making processes?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input checked="" type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/></p>	
<p>Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Must intervention areas previously be defined by a local urban-development planning instrument? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Are areas defined via regulations? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Are areas defined discretionally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Based on what criteria?</p>	
<p>Do the operations have a prefixed duration?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>How long? From 2 to 3 years.</p>	

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings	X			
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency	X			
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing				X
c) Building social housing				X
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings				X
f) Regenerating, demolishing, building buildings and facilities for economic activities				X
g) Regenerating, demolishing, building collective or public facilities				X
h) Redesigning the public space (including green areas, parking, etc.)				X
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				X
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

n/a

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)

<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained: Monitoring of the Modernisation of Multi-family Buildings Programme is being performed each year since 2006.</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

No.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Ministry of Environment, Housing and Urban Development Agency, The Environmental Project management Agency under the Ministry of Environment.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

On regional level city municipalities act as independent actors.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Integrated approach through territorial comprehensive plans.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Requirement to be in line with comprehensive plan of the territory.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes.

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Both.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

Establishing land uses and or building uses

Modification of the urban morphology (blocks)

Conservation of building types/typologies

Alteration of streets and blocks layouts

Introduction of new public spaces

Establishing public facilities and supply programmes

Organising public participation

Social-housing policy

Endogenous-development programmes

Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Monitoring of the Modernisation of the Multi-family Buildings Programme.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:

research institutions are hired to implement the monitoring.

Are affected local residents or users represented?

No Yes Indicate which:

homeowners.

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Yes, the newsletters at www.bkagentura.lt.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

**State enterprise "Registru centras",
website:www.registrucentras.lt/index_en.php**

Setting-up forums for debate and social networks for participation

Yearly National Urban forums (include various topics).

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

In our existing laws we don't have definition "deprived area/neighbourhood". But in the Concept of the new Law on Territory Planning of Lithuanian Republic which is in the process of preparation we stress as one of the aims of sustainable development is the conversion of deprived territories as one of the priorities.

The issue of the deprived territories is also included into national Urban policy document (under preparation, final stage before adoption by now).

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

Not yet.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

No.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

Not yet.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

Urban development policy as much as it is included into Comprehensive plan of the territory of the Republic of Lithuania is monitored together with monitoring of the implementation of this planning document.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)	X				
Diversification of housing layouts and sizes	X				
Provision of more social housing				X	
Improved local urban equipment or public facilities	X				
Improved day-to-day business		X			
Greater mix of uses		X			
Building car parks		X			
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space		X			
Reduction in private motorised transport			X		
Improved collective transport		X			
Improved urban cycling network		X			
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population		X			
Increase in resident population					X
Increase or re-concentration of low-income population					X
Gentrification of the regenerated area		X			
Improved social integration and fostering social plurality					X
Setting up social networks for participation		X			
Improved employment qualifications of local people			X		
Social development of the resident population			X		
Increase in child population			X		
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area		X			
Lower property prices in the regenerated or surrounding area					X
Job creation		X			
Increase in property operations around upper-range activities				X	
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)		X			
Coordination of sectorial policies		X			
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information		X			
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

Integrated territorial planning documents (comprehensive plans).

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

Complexity / integrated approach.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

1. Vilnius old town revitalisation programme

Vilnius Old Town Revitalisation programme consists of physical renewal of buildings and public areas, community building, promotion of traditional crafts, international co-operation. During 1998-2005 the amount of public funds allocated to the implementation of the Programme has totalled more than 96 mln. Lt (28 millions Euro). This has been used for investigation and design work, for renewal work to the exteriors of buildings and roofs, new pavements and lighting of streets and pedestrian areas, renewal of public squares, parks and courtyards. The citizens have evaluated these public works very positively. The quality of work carried out in the Old Town is constantly improving, and more attention is being given to the conservation of heritage.

Annual Vilnius Old Town Revitalisation Programmes consist of:

- Physical renewal of buildings and environment
- Community Development/awareness rising: Co-operation of public-private funds/financial support in the areas of conservation of heritage values, buildings and maintenance of their surroundings;

Activities of the Vilnius Old Town Information Centre; Production of informational publications

- International co-operation in the area of heritage conservation, urban development, community development

More information on the Vilnius old town renewal agency website: http://www.vsaa.lt/index_en.htm

2. Birštonas city

Birštonas has been known for a long time as a resort and spa treatment center. In order to substantially improve the municipal population quality of life, to address outstanding energy efficiency and social problems, to increase the competitiveness of the city, to find new public and private investment and use of the value-added solutions, Birštonas municipality has selected Birštonas - ECO city concept. The basic concept of the selected ECO City development concept was western European and world best practice developed. Birštonas becomes the first city of Lithuania that has selected the ECO city development vision and approved concept also set up real steps towards the first integrated solutions in implementing this vision. 2008-2009 Birštonas municipality has formed specific goals and with partners from Lithuania, Denmark and Belgium, has launched an international Seventh Framework Program (FP7) ECO Life project for 2009-2013 period of the ambitious energy efficiency, efficient use of renewable energy sources, city block multiflat dwelling and public buildings modernization, social issues and other complex urban sustainable development solutions.

The latest Birštonas city initiative to be mentioned - regeneration of the entire housing block approach – a proposal under development right now in 2010.

19.LUXEMBOURG

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

Myriam Bentz
Attachée de Gouvernement 1ère en rang

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Département de l'Aménagement du Territoire
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www.miat.public.lu

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437

(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.

+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)					
b) Percentage of working population represented by the construction sector (total)					
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year					
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

No.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Not known

A. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

The national government has set up several funds to solve specific urban problems and/or to promote a more sustainable urban development. Two of these funds address specific areas of the city of Luxembourg: the Fund for the Development of the Kirchberg Plateau (Fonds d'Urbanisation et d'Aménagement du Plateau du Kirchberg) and the Fund for the Regeneration of the Capital's Old Town (Fonds de Rénovation de la Vieille Ville). Together with the SNHBM

“Société Nationale des Habitations à Bon Marché”, the Fund for Affordable Housing aims at providing cheaper housing for specific low-income groups. www.snhbm.lu

The Fund for Affordable Housing (Fonds du Logement) is an independent public corporation founded pursuant to the Act of 25 February 1979 regulating the granting of housing subsidies. It is a civic entity acting under the direction of the member of the government responsible for social housing accommodation, who also bears the political responsibility. The Fund is responsible for all actions relating to the renovation of buildings, the acquisition and development of building sites and the construction of moderately-priced residential accommodation for sale or letting. It focuses its activities on projects which are urgently needed to satisfy regional and local housing needs and on urban redevelopment projects forming part of national development plans. It is the Fund’s policy to create a habitat more suited to human needs and for people of modest financial means unable to use the private market. Actually, the Fund sells its residential accommodation at cost price. This makes the accommodation very attractive because it is of high quality and is constructed in accordance with strict economic norms. Moreover, the purchaser acquires the accommodation on leasehold which saves the cost of buying the site. www.fondsdulogement.lu

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

See above

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

No

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

B. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	X			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	X			
Demand or need for new public spaces and/or public equipment in the consolidated city	X			

³ See note 2.

Poor urban environmental quality (pollution, noise, etc.)	<input checked="" type="checkbox"/>			
Concentration of slum housing ⁴	<input checked="" type="checkbox"/>			
Physical degradation or aging of buildings			<input checked="" type="checkbox"/>	
Conservation, regeneration and restoration of the historic and cultural heritage			<input checked="" type="checkbox"/>	
Low energy efficiency of buildings		<input checked="" type="checkbox"/>		
Poor social mix		<input checked="" type="checkbox"/>		
Demographic decline, population loss	<input checked="" type="checkbox"/>			
Aging of the population		<input checked="" type="checkbox"/>		
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		<input checked="" type="checkbox"/>		
Concentration of immigrant population		<input checked="" type="checkbox"/>		
Crime, vandalism, lack of security	<input checked="" type="checkbox"/>			
Economic decline: loss or obsolescence of local economic activities (retail, local services)	<input checked="" type="checkbox"/>			
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).		<input checked="" type="checkbox"/>		
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?
 No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country?
 (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					
Directly benefits from urban-regeneration programmes and instruments					
Obtains "business profit" from the development of urban regeneration processes led from the public sector					
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?
 No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?
 No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵
 Are directly operational
 Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

⁵ See note 2.

Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				
.....				
.....				
.....				

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Law of 19 July 2004 regarding municipal development and urban development – “Zones à restructurer” art.55

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

No

D. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Law of 19 July 2004 regarding municipal development and urban development – “Zones à restructurer” art.55

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)

- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

E. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

1. The “Integrated Transport and Spatial Development Concept for Luxembourg” (Integriertes Verkehrs- und Landesplanungskonzept für Luxemburg – IVL)
2. Plan Sectoriel “Logement” (Sectoral Plan “Housing”) – PSL. The document is currently being finalised by a working group composed of members of the Ministry for Housing, the Ministry of the Interior and the Ministry in charge of spatial planning. The Avant-projet du Plan sectoriel “Logement” (Preliminary draft of the Sectoral Plan “Housing”) was published in 2009.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?
 No Yes Indicate which:.....

Are affected local residents or users represented?
 No Yes Indicate which:.....

13.3. Are reports of the results made public?

Avant-projet du Plan sectoriel “Logement” (Preliminary draft of the Sectoral Plan “Housing”) published in 2009.

If yes, and they can be consulted online, please indicate the relevant links.

http://www.miat.public.lu/publications/amenagement_territoire/avant_projet_plan_sectoriel_logement/av_proj_ps_logement.pdf

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

1) see **“Aides à la construction d’ensembles de logements” (Grant for the construction of housing estates)** (chapter 3 of the loi modifiée du 25 février 1979 concernant l’aide au logement)... in the

case of public developers (f.ex. municipalities) documents are being checked (f.ex. invoices)

<http://www.logement.lu/legislation.html>

2) see « Aides à l'assainissement par zone » (Grant for the redevelopment of specific zones (chapter 4 of the loi modifiée du 25 février 1979 concernant l'aide au logement)... the state partly covers the redevelopment costs to be paid by municipalities and the Fonds du Logement (Housing Fund)

<http://www.logement.lu/legislation.html>

3) see « Aides en cas d'économies d'énergie et énergies renouvelables » (Grant for energy saving and renewable energies) (f.ex. isolation...): Règlement grand-ducal du 20 avril 2009 instituant un régime d'aides pour la promotion de l'utilisation rationnelle de l'énergie et la mise en valeur des énergies renouvelables (regulation introducing a grant scheme for the promotion of a more efficient energy use and the exploitation of renewable energy resources)

<http://www.legilux.public.lu/leg/a/archives/2009/0083/index.html>

<http://www.legilux.public.lu/leg/a/archives/2009/0083/a083.pdf#page=2>

- for the evolution of the population
- for the evolution of economic activities

Urban-development plans

1. The “Integrated Transport and Spatial Development Concept for Luxembourg” (Integriertes Verkehrs- und Landesplanungskonzept für Luxemburg – IVL)
2. Plan Sectoriel “Logement” (Sectoral Plan “Housing”) – PSL. The document is currently being finalised by a working group composed of members of the Ministry for Housing, the Ministry of the Interior and the Ministry in charge of spatial planning. The Avant-projet du Plan sectoriel “Logement” (Preliminary draft of the Sectoral Plan “Housing”) was published in 2009.

System of pre-established indicators

- Includes minimum standards for public facilities in consolidated areas? No Yes
- Includes indicators of complexity, diversity or plurality? No Yes
- Includes a precise definition of “slum housing”? No Yes
- Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices
L'Observatoire de l'habitat (CEPS/INSTEAD)

Setting-up forums for debate and social networks for participation

- Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

Areas which do not respond to the objectives of urban development as defined in art.2. of the “Loi du 19 juillet 2004 concernant l’aménagement communal et le développement urbain – Zones à restructurer2 art.55.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

Loi du 19 juillet 2004 concernant l’aménagement communal et le développement urbain, art 2.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

http://www.ceps.lu/unites_de_recherche/geode/index.cfm ?

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

F. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)					
Diversification of housing layouts and sizes					
Provision of more social housing					
Improved local urban equipment or public facilities					
Improved day-to-day business					
Greater mix of uses					

Building car parks					
Pedestrianisation of streets and/or public spaces					
Improved quality of the public space					
Reduction in private motorised transport					
Improved collective transport					
Improved urban cycling network					
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population					
Increase in resident population					
Increase or re-concentration of low-income population					
Gentrification of the regenerated area					
Improved social integration and fostering social plurality					
Setting up social networks for participation					
Improved employment qualifications of local people					
Social development of the resident population					
Increase in child population					
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area					
Lower property prices in the regenerated or surrounding area					
Job creation					
Increase in property operations around upper-range activities					
Improved economic dynamics of the regenerated or surrounding area					
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)					
Coordination of sectorial policies					
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information					
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

Fonds de renovation de la Vieille Ville (Fund for the Regeneration of the Capital’s Old Town)
<http://www.vieilleville.lu/>

20.MALTA

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Incorporates the Position of the Maltese Government

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

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In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

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Once completed, please send the questionnaire with the answers to:

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Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total) <i>Note 1: Data is based on the contribution to Gross Value Added</i>	4.01	3.91	3.92	3.65	3.59
b) Percentage of working population represented by the construction sector (total)	7.13	8.17	8.24	7.50	7.79
c) Percentage of GDP represented by the construction sector (new housing only) <i>Note 2: Data is based on the Expenditure Approach to measuring GDP - Gross Fixed Capital Formation (New Housing)</i>	4.55	4.92	5.17	5.77	4.20
d) Percentage of GDP represented by the construction sector (regeneration only)	Not available				
e) Number of new homes built per year (according to Number of MEPA permits)	6,713	9,081	10,409	11,343	6,836
f) Number of homes regenerated per year	Not available				
g) Average price per m ² of newly built housing (€/m ²)	Not available				
h) Average price per m ² of regenerated housing (€/m ²)	Not available				

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

fostering new urban central areas

¹ Change the reference period, if necessary.

- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or “updating” the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

2.2. Within your country’s urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

There is continuing dispersal/out migration of population from the Inner Harbour area (the area covered by the Grand Harbour Local Plan) in particular, and from Urban Conservation Areas as a whole. This trend appears to have significant effects, not least on the maintenance of the historic urban fabric and on the vitality of the areas. In part linked to this trend is an increasing rate of residential vacancy in Urban Conservation Areas. The key issues are:

- **What specific policy framework is required to slow down and reverse the population decline?**
- **Can urban conservation policy be effective with such a wide range of opportunities to develop elsewhere?**
- **What policy measures are necessary with regard to the need to bring more vacant dwellings back into use?**
- **Is the current planning policy framework contributing to the increase in the number of vacant dwellings?**

The scale, form, nature etc. of development in Urban Conservation Areas (UCAs)

Compared to overall amount and rate of development, which has taken place over the past decade, within UCAs the level of development, is relatively low. This in turn means low levels of investment, with limited consequent rehabilitation and regeneration. However, of the development, which is taking place, redevelopment predominates, and this has an adverse impact on the character (and value) of some UCAs. It has, on the whole, tended to detract from, rather than enhance, these areas.

Related in part to the population drift, and perhaps also to the deterioration of environmental quality and of the quality of the residential environment in particular, there is a trend for conversion away from, rather than to, residential use.

Linked to, and a partial result of, the predominance of redevelopment, flats are the major form of new dwelling constructed in UCAs. Although there are obvious benefits from this trend, in terms of smaller and possibly more affordable dwellings, for example, the adverse consequences of this skewed dwelling mix need to be considered. Increasingly intense development of this form in UCAs exacerbates the growing problems associated with the car - more traffic, greater pollution, more on-street parking, etc. - leading to a less pleasant environment, as well as changing the character by the construction of what could be termed 'alien' building forms. A variety of built forms is most likely to serve conservation and wider objectives.

An issue which concerns specific UCAs is their role as town centres, where the basic strategic thrust is likely to be the concentration of employment and retail developments. This calls for a sensitivity in approach, especially to the form, scale and design of development, and points to the need to reconcile perhaps competing and conflicting objectives. An unduly restrictive approach to new development, based on the desire to safeguard character and value, is likely to frustrate wider strategic town centre objectives, and ultimately will not assist urban conservation objectives. Conversely, the meeting of those objectives must be done in a way which does not adversely affect the character of town centre UCAs, in particular scale, use and design should be appropriate.

The key issues to do with the form and nature of development in UCAs are:

- there is too little new development to achieve the broad conservation objectives? so how can more new and appropriate development be encouraged and in what ways does the strategy/policy framework need to be adjusted?
- need to encourage more conversions and subdivisions to residential use
- need to ensure that dwelling form is appropriate in UCAs
- need to identify and encourage uses which make a positive contribution to UCA character
- there is a need for tighter control policies to ensure the compatibility of new uses with the protection and enhancement objectives for UCAs

- where urban conservation areas also function as town centres need to provide an appropriate and not unduly restrictive policy framework to accommodate appropriate new activities
- need to consider how to attract appropriate uses to disused buildings and to under utilised space
- need to provide specific design guidance for town centre UCAs, particularly to integrate modern retail development into these historic environments.

Regeneration of and in UCAs

An unduly negative approach to or conception of conservation is likely to inhibit initiatives for regeneration, which, properly founded in a sensitive approach to scale, use and form, can do much to maintain and enhance UCAs. Indeed, to some extent, at least, in practice weight has been placed more on preservation than on creative and innovative rehabilitation and regeneration.

Experience has shown that funding for urban rehabilitation has been too narrowly focused on key areas and buildings, with insufficient spread, although the targeted areas have benefited, and that, taken as a whole, regeneration and rehabilitation has been under funded

- too much weight has been given to conservation, or rather preservation, at expense of rehabilitation and regeneration - should future policy be more proactive?
- how can/should regeneration be achieved without compromising urban conservation policy and values?
- besides incentives from government, what kind of proactive framework can the Review provide for regeneration? does the private sector have a wider role? what other fiscal, legal and institutional measures are need to increase the overall level of resources directed towards urban rehabilitation? what is the most appropriate institutional framework for managing urban regeneration?

The example below highlights how the Grand Harbour area is being tackled from a policy and implementation point of view.

The Grand Harbour Local Plan Area is beset by a number of problems which include:

- A continuing decline in the local resident population, coupled with an ageing population structure;
- Deterioration in the fabric of many urban areas, symptomatic of inadequate investment;
- Traffic and access difficulties;
- Spread and coalescence of settlements and their gradual loss of identity;
- Lack of adequate community facilities, especially open space and play provision;
- Poor maintenance and presentation of historic buildings and artefacts;
- Pockets of deprivation – poor quality housing, residents with social problems.

In response to the above problems, the general task of regeneration has been broken down into a series of aims which provide a framework for more specific and detailed area based policies. The policies are taken forward by implementing agencies such as GHRC and the Rehabilitation Committees:

- containment and more efficient use of the urban areas in the context of a settlement hierarchy;
- reversing population decline mainly by rehabilitation and redevelopment;
- maintaining and enhancing the positive characteristics of the Local Plan areas especially in relation to heritage and urban design aspects;
- enabling the port function of the Grand Harbour to flourish;
- improving access and public transport facilities;
- developing social and community facility provision;
- reinforcing the vitality and viability of Valetta.

Building on the success on the first wave of the regeneration projects for the Harbour Districts, the Maltese Government commissioned an external report in 2006, outlining the potential for the regeneration of a number of sites within the Grand Harbour. An assessment of the landward areas around the Grand Harbour and identification of pockets of land available for possible future development was formally undertaken.

Specific highlights of some of these projects will include:

- one integrated promenade from Fort Ricasoli to Senglea;
- renovating Boffa Hospital into a luxury five star hotel.
- regeneration of large land mass space following the closure of Marsa Power Station;
- Rinella valley is also being proposed for afforestation;
- Ricasoli Fort will be turned into a film centre, building on the success of the Maltese film industry.

In order to spearhead this initiative the Government has set up the Grand Harbour Regeneration Corporation plc. This corporation will provide focus to the regeneration process and will ensure that a holistic approach is adopted, whilst taking into consideration the importance of the historic urban fabric within the vicinity. The overall project delivery will be maintained by this Ministry and will be enhanced by EU Cohesion funds for the development of the harbour's infrastructure

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Refer to reply under 3.1.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

The Malta Environment and Planning Authority (MEPA) is the national agency responsible for land use planning and environmental regulation in Malta. Established under the mandate of the Environment Protection Act (2001) and the Development Planning Act (2001) of the Laws of Malta, MEPA is also responsible for the implementation of around 200 Directives, Decisions and Regulations under the EU Environmental Acquis. The MEPA has three directorates, with the Development Planning Directorate being responsible for the promotion and control of proper land development, both public and private, in accordance with approved policies and plans. It seeks to achieve sustainable development throughout the Maltese Islands through the preparation and implementation of development plans and policies. This directorate is segmented into two divisions namely: the Forward Planning Division and the Development Services Division.

Through the Plan Making and Policy Development Unit, the Forward Planning Division formulates and proposes guidelines and development briefs that in turn become planning policies. This Unit is also responsible for processing planning control applications and giving policy guidance on local plans or other MEPA approved or emergent policies. The Transport Planning Unit, within this division is responsible for offering technical advice on issues related to transport such as the management and assessment of traffic impact statements and parking provisions associated with development applications.

The Heritage Planning Unit, which also forms part of the Forward Planning administers the scheduling process of designated cultural, archaeological and natural sites, remains, areas or other property and manages the National Protective Inventory. The Minerals Unit is responsible for the processing of development permit applications for new quarries and extensions to existing mineral operations and the monitoring of quarry sites and related operations (including vibrations, noise etc.).

The Development Control Unit within the Development Services Division is the engine house where the processing of development permit applications is carried out, from the pre-submission meetings to the preparation of planning application reports. This unit is also responsible for processing Development Notification clearances and with taking decisions on certain applications under delegated powers. A Major projects team handles the processing of larger scale developments and national projects.

SCH – The Superintendence of Cultural Heritage has been created in 2002 through the enactment of the Cultural Heritage Act (see below). The Superintendence is the regulator of cultural heritage activities and operators in Malta. This role includes surveillance, research and enforcement both on movable and immovable cultural heritage assets. The definition of immovable cultural heritage assets includes archaeological and architectural heritage, as well as geological and landscape assets.

The role of the Superintendence in Urban Regeneration projects is mainly concerned with the conservation, documentation and sustainable use of the architectural and archaeological assets which are often impacted by such regeneration projects. The action of the Superintendence in this regard is shaped on the guiding principles of the Cultural Heritage Act (Art. 3) which specifies that each citizen has the duty to protect and conserve cultural heritage, as well as the right to access, enjoy and benefit from such assets. The right to access and benefit from cultural heritage includes the option of sustainable re-use of architectural heritage in urban cores in a manner which is compatible with good conservation and improved standards of living and work.

In operational terms these principles includes the assessment of new proposed structures in urban cores to ensure that new development is designed with maximum respect for historic fabric. It also includes provisions to ensure that ancient archaeological remains and historic architectural fabric is adequately investigated, researched and were necessary documented. Finally the Superintendence is also involved, together with MEPA in the monitoring of approved works and with enforcement action were this proves necessary. These actions are undertaken not only in cases were outstanding monuments are at risk of being impacted – such as in the case of the historic fortifications around Valletta or Mdina – but also in regeneration projects involving re-development and change of land use in urban cores or in areas of known or potential cultural heritage value – including townscapes and urban cores.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

The Government published its vision for the Grand Harbour, St Elmo and Marsamxett and after various discussions with respective local councils and other entities plans started to be formulated. These plans are intended to improve the quality of life of our population through the increase in a sustainable manner of economic activity, create new jobs, improve the environment and further include in society communities which previously inhabited depressed zones. These projects together with a number of other projects form the framework of the works intended to be carried out in the following years. The government is committing itself to implement twenty initiatives by 2015, namely: a new Cruise Liner Terminal in Isla; extending the Valletta Cruise Liner Terminal; promenade from Rikazli to Isla; new Yacht Marina in Kalkara; an excellent hotel for the Grand Harbour; a new tourism and cultural sector; a centre for the audio-visual industry; restoration of Villa Bighi; Super Yachts along Isla waterfront; discontinuing the cleaning of tanks; a commercial maritime park; a Maritime Institute; Maritime Services; closing down the Marsa Power Station;

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

Afforestation of the Rinella Valley; Rinella Creek; New Maritime Infrastructure in Kalkara; reorganisation of xatt il-mollijiet; extension of quay infrastructure; a base for towing services.

Government will ensure that urban and social regeneration projects are innovative and culturally-led whilst aiming at maximising economic, social and cultural potential for the resident communities. People's history and values, their cultural interests and activities, the architecture they inhabit and the resources they require for a fulfilling life shall be recognised as the prevailing elements in shaping the nature and character of such projects. The role of cultural and creative industries, especially that of SMEs, should be emphasised within this context

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

The legal framework for the protection and conservation of important archaeological, architectural and historical sites and buildings is of comparatively recent origin. After the Antiquities (Protection) Act of 1925, which provided the basis for a list of protected sites, initially formulated in 1932 and amended and added to incrementally since then, a coordinated approach to protecting the local heritage was not developed until the late 1980s, with, first, the enactment of the Building Permits (Temporary Provisions) Act 1988 (BPTPA), followed by the Environment Protection Act 1991 (EPA) and the Development Planning Act 1992 (DPA), supplemented, more recently, by the Cultural Heritage Act (Cap. 445). Although other legislative measures for the protection or conservation of areas and sites were enacted in the post war and post colonial periods, greater priority was placed on economic and social development than on protection of the built heritage.

Through the EPA the Minister responsible for the environment has the power to declare any natural or cultural site as protected. However, the DPA (amended in 1997 and 2001) is the more significant legislative instrument, as it established the Planning Authority with the function to promote proper land development and to ensure that development is controlled in accordance with approved plans and policies.

The Environment Protection Acts of 1991 (Cap. 348) and 2001 (Cap. 435)

The EPA 1991 follows the same broad approach as the Antiquities Act (Cap. 54):

- identification of what is to be protected, and of the reasons for protection;
- provision of protection through the prohibition of works without permission;
- enforcement of protection by the imposition of penalties for offences.

There are salient differences though, with a more central role for Government. The Minister responsible for the Environment is given the power to declare as protected any building, site or archaeological remains of historical, architectural or artistic importance or because of its interest to the study of, inter alia,

archaeology, and to make regulations to effect this protection as well as for the restoration of buildings or sites.

Significantly, the concept of conserving the character of specific areas is introduced with the Minister able to make regulations for the conservation of the character of certain localities of particular historical importance (Mdina, Valletta, Floriana, Cospicua, Senglea and Vittoriosa but not excluding others).

A more proactive approach is also taken to the management of these areas, with provision for restoration, maintenance and decoration by Government at the expense of owners or for compulsory acquisition by the state.

Finally, penalties for offences are broadened to include:

- the potential for actions for damages (payable to Government)
- fines
- terms of imprisonment up to three years
- the power to order the offender to remove the offence with daily fines for default.

However the built heritage provisions of this Act were not implemented, in part because of the potential overlaps with the DPA. Despite this, they remain of interest in pointing to the changes and developments in thinking and approaches to urban conservation. The EPA has now been repealed and replaced by the Environment Protection Act 2001. The new Act is directed much more to the protection and management of the environment and the sustainable management of natural resources, with environment defined in a broader way, than to conservation of the built heritage. So, for example, the new Act does not contain provisions for the conservation of the character of specific historic areas.

The significance of the EPA 1991 is now largely historical but it can be seen in the context of the development of a more sophisticated approach to urban conservation.

The Development Planning Act 1992

The Development Planning Act 1992 (amended in 1997 and in 2001) is, of course, the principal legislative instrument which is of direct concern to the matters addressed in this Paper. It provides for the establishment of the Planning Authority and of a comprehensive planning system based on development plans, other planning policies and the control of development.

In relation to conservation, the Act follows the same general approach as the EPA 1991 with four broad areas of reactive and proactive 'activity':

- identification of what is to be protected and conserved;
- protection;
- regulation and management;
- enforcement.

The DPA builds upon the framework for listing areas (village cores) and buildings in the BPTPA, which itself had drawn from concepts in Council of Europe Charters.

Identification for protection and conservation

The Authority is obliged to prepare and review a list of areas, buildings, structures or remains of, inter alia, archaeological, architectural, historical, antiquarian or artistic importance which are to be scheduled for conservation.

Protection

No works can be carried out in/on scheduled property, and scheduled property cannot be demolished, altered or extended except with permission granted by the Authority.

Regulation and Management

The principal tool for the proactive management and control of scheduled property is the Conservation Order, which can prescribe or prohibit actions and otherwise regulate the protection, maintenance and conservation of scheduled property. This power is potentially wide ranging as “any matter affecting scheduled property” may be regulated. A similar Order (an Emergency Conservation Order) may be made for any currently unprotected property of historic, architectural or other value which may be threatened by development or other actions or activities.

In addition, the Authority has a ‘preservation’ power in that it may require works to be carried out to scheduled property to ensure that no further deterioration takes place (in default, the Authority may carry out the works and recover the costs from the owner).

Enforcement and Penalties

Enforcement of control follows the same procedures as for other breaches with penalties for damage to, or demolition of, scheduled property.

UCAs

The major omission from the Act is a framework for the identification and designation of Urban Conservation Areas, and for potential additional controls on development in these, or, indeed for their proactive management and enhancement. To a certain extent, this framework is provided through normal development control powers; development plans and other planning policies; design guidance; and a UCA designation procedure based on, and analogous to, that for scheduled property.

Cultural Heritage Act (Cap. 445)

The recently enacted Cultural Heritage Act (Cap. 445) adopts the more Mediterranean concept of Sovraintendenza or Superintendenza, exercised by a Superintendent responsible for a wide range of functions including surveillance over the protection and conservation of cultural property, and coordinating

action with the PA to safeguard the cultural heritage. The Act recognises the list of scheduled property prepared by the Authority, as part of the cultural property to be protected. The Superintendent may propose to the Authority that it schedules specific items of the cultural heritage.

The Act gives formal status to the Heritage Advisory Committee, originally formed by the MEPA, restructuring it with panels dealing with the cultural heritage and with the natural heritage. The membership of the Committee is widened out with members appointed by the Minister responsible for culture and by the Minister for Home Affairs and Environment after consultation with the Authority. Reporting by the Committee is to both the Authority and the Committee of Guarantee established under the Act.

At a more general level, the Act sets out a series of broad principles and duties which are incumbent upon all. These go beyond protection to include the recognition of the need for integrated heritage management. Since the Act has only recently been enacted, it is not possible to consider its impact as yet. However, it is an important advance in the approach to the conservation of the cultural heritage, which should have far reaching beneficial affects.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

Yes. Administrative, tax or financial benefits are granted from time to time over urban regeneration initiatives usually these are administered and granted by MEPA. Other benefits have been granted on projects on which the private sector was asked to participate in i.e. the restoration of Fort Manuel and Valletta Waterfront (VAT exemption etc.)

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements				
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)				
Demand or need for new public spaces and/or public equipment in the consolidated city			x	Midi, Valletta Waterfront, Dock 1,
Poor urban environmental quality (pollution, noise, etc.)		x		Menqa project
Concentration of slum housing ⁴				
Physical degradation or aging of buildings			x	Valletta Waterfront, Pinto stores, St Elmo, St Angelo
Conservation, regeneration and restoration of the historic and cultural heritage			x	As above
Low energy efficiency of buildings	x			Initiative by ME
Poor social mix				
Demographic decline, population loss				
Aging of the population				
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.				
Concentration of immigrant population				
Crime, vandalism, lack of security				
Economic decline: loss or obsolescence of local economic activities (retail, local services)	x			Valletta Waterfront, Midi, Dock 1
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).		x		Above locations can be classified as such
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No [X]

Yes []. Indicate the cities and the nature of the initiative: N/A

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?
 No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country?
 (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					<input checked="" type="checkbox"/>
Directly benefits from urban-regeneration programmes and instruments		<input checked="" type="checkbox"/>			
Obtains "business profit" from the development of urban regeneration processes led from the public sector			<input checked="" type="checkbox"/>		
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?
 No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?
 No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :			
General objectives			
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole			
<input type="checkbox"/> recovery of obsolete economic-activity areas			
<input type="checkbox"/> requalification of new central urban fabrics or areas			
<input type="checkbox"/> regeneration of physically degraded urban areas			
<input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage			
<input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population			
<input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975			
<input type="checkbox"/> urban regeneration of other types of areas:			
.....			
Public-intervention model			
<input checked="" type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input checked="" type="checkbox"/> Fostering private action	
Remarks: ERDF funded projects Dock1 and City Gate Project			
Funding model			
<input type="checkbox"/> Public funding, paid for by a single entity	<input type="checkbox"/> Public-public partnership	<input checked="" type="checkbox"/> Private-public partnership	<input type="checkbox"/> Private only
Remarks: Viset Valletta Waterfront project, Midi Project, Environmental Landscaping Constrium			
Means of public funding			
<input type="checkbox"/> Subsidy	<input type="checkbox"/> Loans under favourable conditions	<input type="checkbox"/> Tax benefits	
<input type="checkbox"/> Others:			
Who is the beneficiary of public funding?			
<input type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives	<input type="checkbox"/> Individual owners	
<input type="checkbox"/> Others:			
Who manages the instrument?			
<input type="checkbox"/> A public entity	<input checked="" type="checkbox"/> A national or regional agency	<input type="checkbox"/> Private-public partnership	
<input type="checkbox"/> Others:			
Who manages the implementation of each operation?			
<input type="checkbox"/> Local authority or similar	<input checked="" type="checkbox"/> Ad hoc public agency or management entity	<input checked="" type="checkbox"/> Ad hoc public/private partnership management entity	<input type="checkbox"/> A private enterprise or a cooperative
<input type="checkbox"/> A non-profit civil association or organisation			

⁵ See note 2.

<input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?
Do the operations have a prefixed duration?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes How long? <i>Depending on contracts.</i>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Promoting cultural inclusivity and participation at community level translates into ensuring that physical interventions, with a direct impact on the economic, physical, environmental and social life of people, serve to promote interaction, ownership and creativity at community and grass-roots level. Culturally-led regeneration projects, including those targeting heavily urbanised areas such as Valletta and the inner Marsamxett and Grand Harbour areas, have a great potential to provide cultural platforms with direct involvement by local communities. In turn, such initiatives provide challenging and often unpredictable environments where artists and cultural operators may encounter other cultural actors, create open-ended projects of self-discovery for individuals and communities, and participate constructively in social regeneration and integration programmes. While cultural initiatives cannot solve all the problems often faced by communities in depressed areas, they can open up new perspectives on social dynamics, empower community members who often feel voiceless and invisible in contemporary society, and transform artistic expression and cultural valorisation into a source of pride and ownership.

Various urban regeneration projects have significant cultural heritage impacts, either through the introduction of modern fabrics and innovative design concepts, as well as through the damaging or destruction of historic or ancient fabric. These are direct effects of the proposed regeneration activities. The role of the Superintendence of Cultural Heritage in such respects is described in the answer to Question 4.1 above.

It is furthermore commonly accepted practice by developers proposing urban regeneration projects, both public and private, to insert a substantial amount of the project energies towards conservation of existing architectural heritage. This is particularly the case were the proposed regeneration is sited in areas involving major architectural monuments. Conversely the notion of conserving extensive domestic architecture and re-adapt them for contemporary use is still fairly uncommon.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

An example of such a mechanism is the one applicable to a number of public partners (Housing Authority, Bormla Local Council and Agenzija APPOGG). The

nature is an integrated project involving the upgrading and landscaping of Xatt ir-Risq and Dock 1 area, renovation of two housing blocks, embellishment of San Gwann T'Ghuxa area and the construction and finishing at Dar Andrew. The project is part of a greater and integrated Action Plan for the Cottonera Region and will be a pilot in the implementation of: making urban and historic sites restoration and conservation sustainable in the long term, enhancing socio-economic incentives in the area through public/private sector investment and instilling a better environment and quality of life through regeneration and embellishment of the area to attract more inhabitants and therefore increase employment rates. The project is undergoing severe problems, largely because of the co-ordination issues between the partners. In fact, the fact that integrated projects are being sought seems to be the most difficult as there seems to be no real structure (at a national level) to co-ordinate the different stakeholders that are required to design and implement an integrated project (regardless of where the money is coming from).

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain "integrated approach" in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Urban development policy and its implementation is a dynamic and iterative process which requires a constant feedback loop of monitoring and review to maintain its momentum. Cities go through cycles of decline and growth and this requires direct and measured doses of regeneration in order to render them sustainable. The principles of the Leipzig Charter are embedded in Malta's mindset through the various planning tiers. Malta is currently honouring the parameters in Leipzig and subsequent Actions as presented by the Commission through the Urban Development Group and the official declarations of Ministers concretely and tangibly through:

- Policy Documents in line with the Leipzig Charter and responding to its parameters;
- Regeneration Action Programmes in partnership with Local Councils;
- ERDF Funded projects which carry the Leipzig Charter principles at grass-root levels;
- Networking within EU funded Programmes i.e Urbact, Interreg and EUKN;
- Development of projects following integrated development policies and SMART parameters.

The Presidency has launched concurrent surveys and studies in a bid to further understand the dynamics of individual cities and their potential in the European Union. With introspection and through observations in the participatory role of

the various actions we have come to understand and consider that both diversity and uniqueness are assets to 'capitalise on'.

The Grand Harbour area in Malta is a case in point. Comprising a cluster of coastal towns and cities located around the Grand Harbour, this area was a flourishing economic growth area benefiting from thriving port and maritime industry activities. Through the decline of these activities and a diversification of the Maltese economy, these coastal settlements also suffered a decline with economic and population drains to other areas of the Maltese islands. The Structure Plan for the Maltese islands, a strategic plan for our country, set the ball rolling for the Local Plan for the Grand Harbour region to tackle the land use aspects of an economic and social regeneration policy for the area and its environs. This culminated in the identification of strategic regeneration projects through:

- Vision documents for the Grand Harbour and Marsamxett area with projects will spearhead the regeneration of these coastal areas by diversifying land uses;
- Development briefs for Cottonera Waterfront, Cruise Passenger Terminal and Dock No 1 areas;
- Action plans for Cottonera and Marsascalea;
- Major projects such as the development of an ICT and Media Development city on a derelict industrial site. This city promotes the concept of self containment and should be a model for sustainable development.

A dynamic process of consultation and involvement of key stakeholders and the population complemented these initiatives to ensure that ownership is secured. The key to the success of our country is through its cities, which need to be inclusive, competitive, and ecological and above all provide a high quality environment for people to live in. This needs to be complemented by a sustainable urban mobility approach, which is currently being tackled by Government.

11.2. Is this "integrated approach" required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

The Malta Environment and Planning Authority (MEPA) is legally obliged to prepare a Structure Plan (Development Planning Act (Cap. 356 as amended in 2001)). This Plan should contain a written statement illustrated by diagrams as necessary and accompanied by an explanatory memorandum giving a reasoned justification for the policies and proposals contained in the plan (Article 18(2)). The Structure Plan was published in 1990 and adopted in 1992 and is geared towards resource creation and resource management and protection. This direction is translated into the SP Goals and thence into the overall strategy and the sectoral strategies.

The Conservation strategy derives from the following two resource management and protection Goals:

to channel development into existing areas particularly through rehabilitation and upgrading (with as much development and redevelopment as possible in these areas commensurate with the conservation of valuable urban fabric and the achievement of higher environmental standards);

to improve the quality of urban environment (through the designation of an extensive series of UCAs; the setting out of policies for the retention and enhancement of all buildings, structures and spaces of architectural or historical interest; the control of traffic movement and parking; and the improvement of townscape and landscape).

The central elements of the Urban Conservation Strategy can be summarised as:

- identification, protection and retention of urban areas of historical and architectural importance;
- regeneration, rehabilitation, enhancement and environmental improvement through control of development; and positive improvement.

Implementation of this Strategy is through an approach based on:

- the designation of UCAs;
- strict and specific control of development in these areas;
- the injection of public/private funds for rehabilitation, regeneration and revitalisation.

In this approach, the Strategy accords a special status to Valletta indicating that it would be “the principal beneficiary of the establishment of Urban Conservation Areas”.

Policies UCO 5, 12 to 14, 16 to 18 are concerned with a wide range of positive measures, directed towards what may be described as management in its widest sense, and generally seek to promote the conservation and enhancement of listed buildings and buildings in UCAs.

More specific mechanisms, achievable partly through the processes of development control and forward planning, are set out in UCO 13 and 14. The former provides for the relaxation (where appropriate) of standards to aid conservation, whilst UCO 14 requires the formulation of proactive measures in local plans to improve the pedestrian environment of UCAs by the management and control of traffic. This policy is, in part, also a control policy aimed at physical protection through a presumption against new roads or the widening of existing streets. Finally UCO 5 suggests that accretions to listed buildings will be removed.

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Some Local Councils (LCs) utilise their own budgets to initiate urban development strategies although the implementation of these strategies incur costs and thus usually national and EU funds are sought for.

Central Government has issued a scheme for the implementation of sustainable localities strategies which call is issued annually and a number of LCs through this call are financially supported so as to come up with the right strategies for their localities.

Other forms of financial assistance are also available at a European level and a number of LCs apply on their own steam for this assistance to implement these strategies.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation

- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Steering Committees meetings and update projects meetings between entities and ministry are held regularly to monitor and assess progress.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which: **MEPA; DAH; HM.**

Are affected local residents or users represented?

No Yes Indicate which: **N/A**

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Only final results are made public. The results can be accessed online through: www.mitc.gov.mt

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities

Urban-development plans

System of pre-established indicators*

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

* *This data is not available in the format being requested here.*

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

[] Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

Malta has no legal definition of ‘deprived area/neighbourhood’.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

The Malta Housing Authority has developed its own standards to assist it in the implementation of its policies. It invests in urban renewal projects with the objective to regenerate disadvantaged areas aimed to improve the quality of life of residents. Very old blocks of apartments are, if in state of disrepair, pulled down and rebuilt, if historically valuable, restored. These social housing units are eventually allocated for rent.

The Malta Housing Authority carries out inspections to verify whether the premises being rented are adequate for the tenants before approving the rent subsidy. A Unit is considered as Substandard if any of the below conditions is present:

- **presence of structural hazards;**
- **inadequate sanitation;**
- **inadequate plumbing;**
- **unsafe electricity;**
- **inadequate ventilation;**
- **faulty weather protection;**
- **dampness problem;**
- **inadequate habitable space for occupants (<2.5 person per bedroom);**
- **inadequate accessibility for occupants’ needs.**

People living in unfit housing can be defined as unfit for habitation by national legislation or building regulations. According to the Malta Housing Authority’s waiting list for alternative accommodation, there were 643 applications from individuals who are claiming that they are living in unfit housing (substandard and/or have sort of danger).

Individuals living in extreme overcrowding defined as exceeding national density standard for floor-spaced or useable rooms, reached around 893 applicants by May.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

In its National Report on Strategies for Social Protection and Social Inclusion (2008-2010), Malta has put forward as one of its priority objectives that of promoting active inclusion. Through its active inclusion strategy Malta has

embarked on this challenge by sustaining its efforts to integrate as many people as possible within the labour market, whilst continuing to install measures to increase solidarity and the provision of adequate income support to those in need. Malta also aims to continue to promote accessibility to training and to increase employability prospects for all, particularly the most vulnerable, whilst investing in knowledge, development and innovation. Malta shall also enhance quality social services and ensure the sustainability of the social protection system by strengthening measures to enhance work life balance, reduce burdensome procedures, and enhance the effectiveness and quality of its social welfare services. As a result, social welfare service provision and accessibility are increasingly being aimed at strengthening the potential of citizens to lead them towards greater self-actualisation, autonomy and empowerment through their integration in the labour market whilst acting as a safety net for the most vulnerable members of society.

The Malta Housing Authority is a partner in an integrated urban regeneration project for the Cottonera funded project under ERDF 2007-2013. This project incorporates measures in line with accessibility measures for persons with disability, embellishment of public areas, energy efficient measures and housing renovation.

The Malta Housing Authority together with voluntary organisations and other Government agencies have a vital role in the fight against housing exclusion and deprived neighbourhoods. It assists Government agencies particularly APPOGG and SAPPOR agencies. APPOGG works directly with the Cottonera community, a disadvantaged neighbourhood with high social and community problems; in order to ensure that these people get all housing assistance necessary the Authority helps APPOGG financially to provide such services on its behalf. In this way, the Authority can work effectively to prevent housing exclusion in this area. SAPPOR Agency delivers a continuum of services for people with disabilities, in order to reach this target group and ensure that they have equal access to housing; the Authority assists agency financially since they can provide an integrate approach to the needs of this vulnerable target group.

These two agencies work closely with NGOs and the Malta Housing Authority ensuring a holistic support package to homeless and persons in housing needs.

Some main local voluntary organisations that provide vital services in the area of homelessness, housing exclusion and deprived neighbourhoods include the: YMCA (Valletta), Suret il-Bniedem Foundation, Richmond Foundation, Children's Homes and Dar Merhba Bik.

Furthermore, the Housing Authority gives financial assistance to voluntary organisations to adapt and upgrade their shelters to ensure that the premises offer decent accommodation for their clients.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

No.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)					
Diversification of housing layouts and sizes					
Provision of more social housing					
Improved local urban equipment or public facilities					
Improved day-to-day business					
Greater mix of uses		X			
Building car parks		X			
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space		X			
Reduction in private motorised transport					
Improved collective transport					
Improved urban cycling network					
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population					
Increase in resident population					
Increase or re-concentration of low-income population					
Gentrification of the regenerated area					
Improved social integration and fostering social plurality					
Setting up social networks for participation					
Improved employment qualifications of local people					
Social development of the resident population					
Increase in child population					
Others:.....					
Others:.....					
Economic dimension MFEI					
Higher property prices in the regenerated or surrounding area					
Lower property prices in the regenerated or surrounding area					
Job creation					
Increase in property operations around upper-range activities					
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)					
Coordination of sectorial policies					
Appearance of innovative activities, particularly those related to knowledge and its					

dissemination and creating information
Others:.....
Other:.....

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

Case Study of Valletta submitted as part of the ENTRUST project (EU project entitled Empowering Neighbourhoods Through Recourse of Urban Synergies)

Valletta has particular characteristics, namely its size and physical constraints, such as its topography and fortifications. In contrast to most of the other cities, Valletta is just starting an integrated approach to urban regeneration and looking for appropriate strategies for implementation.

The city of Valletta was founded in 1566 by the order of St John as a fortified city based on geometrical and symmetrical patterns. It was planned with strict urban regulations and throughout the past four hundred years since its foundation, the city of Valletta has seen very few transformations in its urban pattern but it has been transformed to adapt to new uses, mostly from residential to commercial and administrative uses.

The number of people in Valletta has been declining since its peak at almost 25,000 in 1881. Today, the population is sinking down to 7,000 – of whom almost 30% are over 60 years of age. The decline in population has led to a situation with 833 vacant buildings (23% of all dwellings), 76% of which are in bad maintenance condition. Occupied dwellings are characterised by low rental levels which cannot be easily adjusted due to Malta’s tight rental legislation. This situation is combined with a multitude of problems including problems of accessibility, management of vehicular traffic, over-commercialisation and increased property prices.

Tourism is very important for Valletta; however tourism is not solving Valletta’s social, economic and physical problems. Tourism creates a lively city during the day, but a ghost city at night and also leads to a considerable decay in the environment. There has been recent economic investment in specific areas, namely the Mediterranean Conference Centre, St. James Cavalier, The Cruise Passenger Terminal and the Embassy Complex, which could have a multiplier effect on the surrounding areas to regenerate Valletta.

Policy response

The rehabilitation of Valletta started in 1987 as emergency restoration with interventions on the public buildings, mainly churches and monuments and some public spaces. The Valletta Rehabilitation Committee produced guidelines for a Masterplan in 1989 and although this was never formally approved it still serves as the basis for discussions on developments in Valletta.

In 2002, the Malta Environment and Planning Authority approved the local plan for the Grand Harbour Area looking at the cities facing the harbour neighbourhoods including Valletta. The plan is directed towards securing the economic and social revitalisation and regeneration of the Grand Harbour Area with an emphasis on conservation. The plan both looks at general policies for the entire area covering several cities and on more neighbourhood specific topics.

In Malta, discussions have been taking place trying to identify the best strategy for the implementation of the rehabilitation of Valletta.

The possibilities are:

- A state-funded approach
- A private development
- A partnership approach based on a partnership between the Valletta Rehabilitation project and the Valletta local council and possibly the private sector through the Heritage Trust. The way forward is to draw a rehabilitation plan based on a bottom up approach.

The study neighbourhood: Il Biccierija

As a case study a neighbourhood at the lower part of Valletta has been selected - referred to as il-Biccierija (the abattoir). Although mainly residential, the neighbourhood is amongst the worst maintained neighbourhoods of Valletta, and in desperate need for rehabilitation. This is not the sole reason why this neighbourhood has been chosen as a case study; the buildings along the bastion walls enjoy pleasant sea views. The neighbourhood is rich in historical buildings, several of which are presently vacant. There is also a prevailing social stigma against the neighbourhood and the residents living there.

Key problems/challenges

The findings of the case study indicate that a rehabilitation plan is needed for this neighbourhood. Surveys consisting of: a historical survey; an architectural survey; a structural survey; a land use survey; a land ownership survey; and a demographical and household analysis should be carried out. Other data which could be useful when one comes to draft the rehabilitation plan for the neighbourhood, can be obtained by interviewing people who know the area, such as Local Councillors, Parish Priests and the residents of the neighbourhood; and other organisations, agencies, departments and authorities which could have vested interests in the neighbourhood.

The key goals of the rehabilitation plan are:

- generating economic activity whilst protecting the existing commercial neighbourhood
- attracting new residents but at the same time protecting the present residents
- physical interventions which should respect the fact that Valletta is a World Heritage Site

The final and most important consideration is the recommendation of the way how this plan is to be implemented. The plan cannot be implemented totally by the public sector, because this is economically and technically impossible. The other option is that of delegating its implementation to the private sector by leasing publicly owned property to the private sector, and binding them to follow the established plan. However such property still remains owned by the government and public access through such property may be denied. The final and possibly the most effective implementation is that of forming a partnership between the public sector and the private sector. The private sector, owning property within the area of the plan will be guided to get their property in line with the plan, and possibly, when need arises, be financially assisted through grant schemes. There could be also the possibility of the private sector buying property in the neighbourhood and being encouraged to rehabilitate the property according to the plan.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

- 1) Holistic approach
- 2) Involvement of key stakeholders
- 3) Identification of key challenges
- 4) Formulation of response with involvement of all stakeholders

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

The Grand Harbour Local Plan Area is beset by a number of problems which include:

- a continuing decline in the local resident population, coupled with an ageing population structure;
- deterioration in the fabric of many urban areas, symptomatic of inadequate investment;
- traffic and access difficulties;
- spread and coalescence of settlements and their gradual loss of identity;
- lack of adequate community facilities, especially open space and play provision;
- poor maintenance and presentation of historic buildings and artefacts;
- pockets of deprivation – poor quality housing, residents with social problems.

In response to the above problems, the general task of regeneration has been broken down into a series of aims which provide a framework for more specific and detailed area based policies. The policies are taken forward by implementing agencies such as GHRC and the Rehabilitation Committees.

- containment and more efficient use of the urban areas in the context of a settlement hierarchy;
- reversing population decline mainly by rehabilitation and redevelopment;

- maintaining and enhancing the positive characteristics of the Local Plan areas especially in relation to heritage and urban design aspects;
- enabling the port function of the Grand Harbour to flourish;
- improving access and public transport facilities;
- developing social and community facility provision;
- reinforcing the vitality and viability of Valetta.

Building on the success on the first wave of the regeneration projects for the Harbour Districts, the Maltese Government commissioned an external report in 2006, outlining the potential for the regeneration of a number of sites within the Grand Harbour. An assessment of the landward areas around the Grand Harbour and identification of pockets of land available for possible future development was formally undertaken.

Specific highlights of some of these projects will include:

- one integrated promenade from Fort Ricasoli to Senglea
- renovating Boffa Hospital into a luxury five star hotel.
- regeneration of large land mass space following the closure of Marsa Power Station.
- Rinella valley is also being proposed for afforestation,
- Ricasoli Fort will be turned into a film centre, building on the success of the Maltese film industry.

In order to spearhead this initiative the Government has set up the Grand Harbour Regeneration Corporation plc. This corporation will provide focus to the regeneration process and will ensure that a holistic approach is adopted, whilst taking into consideration the importance of the historic *urban fabric within the vicinity*.

21.NORWAY

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
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Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)					
b) Percentage of working population represented by the construction sector (total)					
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year					
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

Not available

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.

¹ Change the reference period, if necessary.

- improving energy efficiency in buildings and combating climate change
- Others:

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Private sector generally positive to urban regeneration.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

Municipalities.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

No.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

No special legal framework for urban regeneration.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

Non applicable

In urban-development legislation, is the status of urban regeneration:

As a plan ? No [**X**] Yes[]

As a programme for coordinating actions? No [] Yes[**X**]

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

Non applicable

- Tax

Are there any tax benefits for investments in urban regeneration? No [] Yes[]

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No [] Yes[]

Non applicable

- Financial

Are cut-price loans available for urban regeneration? No [] Yes[]

- Are they linked to social purposes? No [] Yes[] Non applicable

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements				
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)				
Demand or need for new public spaces and/or public equipment in the consolidated city	X			
Poor urban environmental quality (pollution, noise, etc.)		X		
Concentration of slum housing ⁴				
Physical degradation or aging of buildings		X		
Conservation, regeneration and restoration of the historic and cultural heritage	X			
Low energy efficiency of buildings		X		
Poor social mix		X		
Demographic decline, population loss	X			
Aging of the population	X			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			X	
Concentration of immigrant population	X			
Crime, vandalism, lack of security		X		
Economic decline: loss or obsolescence of local economic activities (retail, local services)	X			
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).	X			
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No [X]

Yes []. Indicate the cities and the nature of the initiative:.....

³ See note 2.

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes			<input checked="" type="checkbox"/>		
Directly benefits from urban-regeneration programmes and instruments				<input checked="" type="checkbox"/>	
Obtains "business profit" from the development of urban regeneration processes led from the public sector				<input checked="" type="checkbox"/>	
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?
 No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵
 Are directly operational
 Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) : Gorud valley action plan			
General objectives <input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input checked="" type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>			
Public-intervention model <input type="checkbox"/> Direct public action <input checked="" type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action Remarks:			
Funding model <input type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input checked="" type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:			
Means of public funding <input checked="" type="checkbox"/> Subsidy <input checked="" type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:			

⁵ See note 2.

Who is the beneficiary of public funding?	
<input type="checkbox"/> Other public entities	<input checked="" type="checkbox"/> Private enterprises or <input checked="" type="checkbox"/> Individual owners cooperatives
<input type="checkbox"/> Others:	
Who manages the instrument?	
<input type="checkbox"/> A public entity	<input checked="" type="checkbox"/> A national or regional agency (The state housing bank) <input type="checkbox"/> Private-public partnership
<input type="checkbox"/> Others:	
Who manages the implementation of each operation?	
<input type="checkbox"/> Local authority or similar	<input checked="" type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation
<input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input checked="" type="checkbox"/> In managing the regeneration operation <input checked="" type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
<input type="checkbox"/> Yes	
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No	Must intervention areas previously be defined by a local urban-development planning instrument? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<input type="checkbox"/> Yes	Are areas defined via regulations? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
	Are areas defined discretionally? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Based on what criteria? Quality of life indicators
Do the operations have a prefixed duration?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> How long? 10 years
<input type="checkbox"/> Yes	

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency			X	
a.4) Regeneration of the historic/ cultural heritage			X	
b) Demolition of housing			X	
c) Building social housing			X	
d) Building free (non-social) housing			X	
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities				X
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).			X	
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

Sanitary standard

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)
 No Yes
all three mentioned above

<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Yes, social, educational and environmental actions.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Not in general

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

No

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Local authorities

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

[By contacting the planning office for Groruddalen;
postmottak.pkg@radhuset.oslo.kommune.no](mailto:postmottak.pkg@radhuset.oslo.kommune.no)

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

No

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)				X	
Diversification of housing layouts and sizes			X		
Provision of more social housing				X	
Improved local urban equipment or public facilities	X				
Improved day-to-day business	X				
Greater mix of uses	X				
Building car parks			X		
Pedestrianisation of streets and/or public spaces			X		
Improved quality of the public space	X				
Reduction in private motorised transport			X		
Improved collective transport			X		
Improved urban cycling network		X			
Others:.....					
Others:.....					

Social dimension				
Maintenance of the resident population			X	
Increase in resident population	X			
Increase or re-concentration of low-income population			X	
Gentrification of the regenerated area	X			
Improved social integration and fostering social plurality			X	
Setting up social networks for participation	X			
Improved employment qualifications of local people			X	
Social development of the resident population	X			
Increase in child population	X			
Others:.....				
Others:.....				
Economic dimension				
Higher property prices in the regenerated or surrounding area		X		
Lower property prices in the regenerated or surrounding area				
Job creation			X	
Increase in property operations around upper-range activities			X	
Improved economic dynamics of the regenerated or surrounding area			X	
Others:.....				
Other:.....				
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X	
Coordination of sectorial policies	X			
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X	
Others:.....				
Other:.....				

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

Tight cooperation between national and local government. Inclusion of local communities.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

22.POLAND

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications: **dr Wojciech Jarczewski**
e-mail: jarczewski@poczta.fm +48 606 411 998 or Anna Baucz e-mail: anna.baucz@mrr.gov.pl tel. +48 22 461 36 05 POLAND

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
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(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:
Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)**	4,8	5,3	5,6	6,2	6,8
b) Percentage of working population represented by the construction sector (total)**	4,8	4,8	5,2	5,7	5,8
c) Percentage of GDP represented by the construction sector (new housing only)****	-	0,7	0,8	1,0	1,1
d) Percentage of GDP represented by the construction sector (regeneration only)***	-	-	-	-	0,1-0,15
e) Number of new homes built per year**	108 117	114 066	115 353	133 698	165 189
f) Number of homes regenerated per year***	-	-	-	-	800-1000
g) Average price per m ² of newly built housing (€/m ²)*					
Poznan	606,5	842,2	1022,8	1613	-
Trojmiasto (Gdynia+Gdansk+Sopot)	595,9	951,5	1387,6	1886,4	-
Lodz	639,2	756,4	821,5	1443,3	-
Wroclaw	633,4	821,8	1344,3	1969,7	-
Warsaw	823,6	1934,7	1544	2136,5	-
Krakow	729,4	1017	1514,7	2000,6	-
h) Average price per m ² of regenerated housing (€/m ²)***	10-30% more than average price per m ² of newly built housing (property generally located in city centers)				

* Source: REAS Consulting, redNet Consulting; PLN/€exchange rate is an average for each year (National Bank of Poland official exchange rate)

** GUS (Central Statistical Office), Statistical Yearbooks (2005-2009); www.stat.gov.pl

*** survey on the Institute of Urban Development

**** (Percentage of GDP represented by the construction sector) *(share of residential buildings in the construction and assembly production total: 2005-15,5%; 2006-14,5%; 2007-17,4%; 2008-19,5%); GUS www.stat.gov.pl

¹ Change the reference period, if necessary.

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or “updating” the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

2.2. Within your country’s urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which):
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

In Poland regeneration is carried out mainly by the enthusiasm of the municipal authorities. In practice, it appears most often associated with land policy and actions aimed at protection of cultural-heritage and combating social exclusion.

There is no SYSTEM (policy) of urban regeneration. However, in some cities, the regeneration processes are carried out (but in a relatively small scale). Apart from a few exceptions, the initiator, then operator of the regeneration process is the municipal authority. Resources for the implementation of these limited projects are derived from multiple sources, generally not directly dedicated to regeneration. The only significant source of funds for regeneration are EU funds under the Regional Operational Programs.

In addition, under the *Act to promote thermal insulation and repair* of 21 November 2008, it is possible to apply for funding from the State Budget, for reducing the energy consumption of buildings. Property owners can receive a bonus of up to 20% of the loan on the thermo-modernization of their property. This instrument can be used throughout the country and it is not limited only to areas designated for regeneration.

Municipalities, under the *Law on Financial Support for the creation of social housing, sheltered housing, night shelters and homes for the homeless* from 8 December 2006 have the option of financial compensation from the state budget, from 30 to 50% of the cost of increasing the number of public housing. Social housing is intended for medium-and low-income inhabitants, who are able to pay the monthly costs of utilities and rent. Cities that use this type of support are required to supply for social housing (for the poorest, having problems paying bills), the number of dwellings, which these cities have built / bought as public housing (for medium-and low-income inhabitants).

This instrument can be used throughout the country and it is not limited only to areas designated for revitalization.

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Political debate on the place of regeneration in Polish politics is taking place continuously from the early 90's. At that time 5 bills have been proposed, and further 2-3 projects have been completed at the level of assumptions to the law. Currently, the next version of the assumptions to the regeneration law is being prepared by the Association of Polish Cities. Regrettably, none of these initiatives ended successfully. The key obstacle which caused rejection of several bills was the issue concerning the financing of the regeneration. To date there was not enough political will to allocate resources of the State Budget for the purpose of regeneration.

The turning point, after which regeneration in Poland accelerated was the accessibility to EU funds dedicated to the regeneration. These relatively small sums (compared to the needs) became after 2004 important cause of interest in the problem of regeneration of Polish cities and local communities.

Until 2004, the regeneration was carried out solely as a result of activity of municipalities. After the Polish accession to the EU, cities received a possibility to seek the funds directly dedicated to the regeneration in the programming period 2004-2006 under the. The Integrated Regional Operational Programme (Action 3.3. *Degraded urban, post-industrial and post-military areas*). In total, 122 cities (13,5% of all Polish cities) received 386 million zlotys for the

implementation of 178 projects of regeneration until the end of this programme in 2008². Despite very limited resources this action resulted in increase of interest in regeneration, and over 200 cities have adopted Local Regeneration Programs.

While preparation for the next programming period, the Ministry of Regional Development has indicated in the *National Development Strategy 2007-2015 (Strategia Rozwoju Kraju)* regeneration as one of the tools for ensuring equal opportunities for the development of problem areas

For period 2007-2013, under 16 Regional Operational Programs a total sum of approximately €900 million is provided for regeneration projects. To apply for these funds more than 300 cities have already prepared a Local Regeneration Programme.

Measures dedicated to the regeneration foreseen to be spent under the Regional Operational Programs is the only relatively easily accessible financial instrument for the regeneration of Polish cities.

It should be noted that in the face of the needs, this amount is relatively low, which can be illustrated on the example of Malopolska (region in southern Poland, which main city is Krakow). In this region there are 60 cities, with a total area of 1.7 thousand. km² with a population of 1.63 million³. For period 2007-2013, there is 77 million euro for regeneration allocated in Regional Operational Programme for this region. It gives a little more than 10 million per year throughout the region. This means that these funds will be sufficient to carry out several medium sized projects in one year throughout the whole region.

Recognizing the vital importance of Regional Operational Programs in promoting the regeneration it is important to say that major regeneration activities will need to engage the State Budget funds.

Latest assumptions to the regeneration law, prepared by the Association of Polish Cities are responding to these difficulties and allow the preparation of the bill without imposing big additional financial burdens on the state budget. An important demand is the introduction of effective legal solutions to discourage investors from building in areas previously free of the investment (greenfields). It will also involve the introduction of certain regulations involving:

- delimitation of degraded areas,
- organization of the process of preparation and implementation of regeneration projects,
- monitoring system.

The scale of degradation of Polish cities

As a result of the research, 120 245 ha of areas that require regeneration was identified (survey of The Institute of Urban Development 2009), constituting a bit more than 21% of the total developed and urbanized areas in Polish cities. The largest areas with the most common problem are located in old central city quarters. The large-panel multi-family building estates, which are presently in crisis according to many municipal authorities, occupy less area: 14,000 ha, but the number of persons living there is similar to that of the residents of old

² Sieminski W., Topczewska T., 2009, Regeneration of Polish cities with the support of EU funds in 2004-2008, Difin, Warszawa.

³ www.stat.gov.pl

central city quarters, and amounts to ca. 2.1 million (Table 2). In total in degraded areas live more than 4.3 million people, representing 25% of urban residents.

Table 1. Degraded areas that require regeneration in Polish cities and towns

Degraded Land Type	Degraded Land Surface Area [ha]	Degraded Land Proportions [%]	Developed and Urbanized Land Proportions in Cities
Old central-city quarters	62 337.3	51.8	11.0%
Large-panel estates	14 883.4	12.4	2.6%
Post-industrial lands	24 034.0	20.0	4.2%
Post-military lands	4 000.0	3.3	0.7%
Post-railway lands	15 000.0	12.5	2.6%
TOTAL	120 254.7	100.0	21.2%

Table 2. Numbers of residents living on degraded areas

Degraded Land Type	Population Residing on Degraded Lands [persons]	Townsmen Proportion [%]
Old central city quarters	2 198 264	12.7
Large-panel estates	2 118 175	12.2
TOTAL	4 316 439	24.9

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

In practice, few actors are interested in a real regeneration.

a. Owners of property located in areas of crisis are often not very wealthy people who are afraid of financial participation in regeneration activities. Currently there are no legal instruments to obligate these people to support regeneration.

b. Developers.

Complexed structure of land ownership in urban areas, especially inner city, but also in former industrial, military and railway areas often discourages developers to join the processes of regeneration. Preparation of investment projects require lengthy and difficult negotiations with various owners of land and property with no guarantee of success. There is no possibility of expropriation for the purpose of regeneration.

Investment in areas requiring regeneration is often associated with the need to perform costly archaeological, maintenance, demolition and rehabilitation work. For developers “greenfields” on the outskirts of cities are much more attractive. There are no tools to discourage from investing in

undeveloped areas and on the other hand no incentives to build in areas which have been already invested.

It happens, increasingly, that in more attractive parts of cities, developers acquire degraded post industrial, military and railway sites and carry out investment there, which is mainly commercial - giving a high rate of return. Virtually every large and a part of medium-sized cities has at least one, or several supermarkets and / or shopping malls (eg Manufactory in Lodz, the Old Brewery in Poznan, Reed Factory in Warsaw, Solvay in Krakow, Silesia City Center in Katowice et al.) developed in such areas. Moreover, private developers implement housing projects in buildings and brownfields at selected points of cities. The scale of these investments is not too big and they are rather not elements of a comprehensive regeneration programs, but rather a small, independent projects.

c. Local authority is often at the same time the owner of property in degraded areas.

However, it usually has very limited resources and is unable to independently perform major regeneration projects, especially in the absence of strong interest from tenants and other property owners.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

According to the Act of 4 September 1997 About the governmental administration departments as well as to subsequent regulations, the Ministry of Infrastructure is responsible for urban policy. However, there is no record indicating the institution responsible for urban-regeneration policy, understood as part of an overall urban policy. Ministry of Infrastructure manages no significant financial instruments of regeneration.

The only funds dedicated directly to the regeneration are at the disposal of the Ministry of Regional Development (European Funds in the 16 regional operational programs). These funds are awarded directly to the beneficiaries by the regional authorities (Marshal Offices).

4.2. Do national urban regeneration programmes exist in your country?⁴ If so, briefly describe them and also describe any relevant regional programmes or instruments.

There is no national urban regeneration program in Poland

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

There are no specific legal framework for the urban regeneration. The word "regeneration" does not exist in the Polish legislation.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No []Yes[

As a programme for coordinating actions? No [] Yes[

Local Regeneration Programmes are non-compulsory documents enacted by the city council. Possession of such a document, however, is a condition of obtaining financing for projects of regeneration from the Regional Operational Programmes financed by the Structural Funds.

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No [] Yes[

Individual investors, on the basis of *The Law on the return of individuals of certain expenses related to the housing of 29 August 2005* can apply for reimbursement of VAT, which is associated with the purchase of materials for the construction or renovation of a house or apartment. Rules concerning the reimbursement of VAT (for individual investors) are aimed at compensation

⁴ For the purpose of this questionnaire, we understand urban-generation "programmes" to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. "Programmes" thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as "instruments".

for the raise of taxes on construction materials from 7 to 22 percent, which was introduced after Polish accession to the European Union.

This provision can be used throughout the country and it is not limited only to areas designated for regeneration.

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

Support mechanisms (Discussed in question 2.3) designed for medium-and low-income inhabitants may be used in areas designated for regeneration.

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments⁵ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	<input checked="" type="checkbox"/>			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)		<input checked="" type="checkbox"/>		
Demand or need for new public spaces and/or public equipment in the consolidated city			<input checked="" type="checkbox"/>	
Poor urban environmental quality (pollution, noise, etc.)		<input checked="" type="checkbox"/>		
Concentration of slum housing ⁶	<input checked="" type="checkbox"/>			
Physical degradation or aging of buildings			<input checked="" type="checkbox"/>	
Conservation, regeneration and restoration of the historic and cultural heritage			<input checked="" type="checkbox"/>	
Low energy efficiency of buildings		<input checked="" type="checkbox"/>		
Poor social mix	<input checked="" type="checkbox"/>			
Demographic decline, population loss	<input checked="" type="checkbox"/>			

⁵ See note 2.

⁶ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

Aging of the population	X			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		X		
Concentration of immigrant population	X			
Crime, vandalism, lack of security		X		
Economic decline: loss or obsolescence of local economic activities (retail, local services)		X		
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).		X		
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

Regeneration covers small areas, and processes address directly several buildings, and often also public spaces. Occasionally in a period of many years it is possible to involve several dozen of buildings in regeneration process.

Some of the Local Regeneration Programs cover the whole city, generally to political reasons, but only limited projects in one or several locations are carried out in reality.

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

Not only housing but also other public property (mainly urban)

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

The thermo-modernization fund can cover up to 20% of the thermo-modernization credit (see question 2.3.)

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

The municipality can receive up to 50% of the residential investment dedicated to social housing (see question 2.3.).

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?
 No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country?
 (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes			<input checked="" type="checkbox"/>		
Directly benefits from urban-regeneration programmes and instruments				<input checked="" type="checkbox"/>	
Obtains "business profit" from the development of urban regeneration processes led from the public sector				<input checked="" type="checkbox"/>	
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?
 No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?
 No Yes

Regeneration is generally managed by local authority

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁷

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

⁷ See note 2.

Currently, 3 such instruments can be identified in Poland, while only one of them is directly dedicated to regeneration:

- a) 16 Regional Operational Programs (one for each Polish region). With support of these measures very different projects can be implemented, but their scale is limited by insufficient funding (see question 2.3). In addition, 2 other instruments exist (they are not dedicated only for the regeneration areas):
- b) thermo-modernization fund
- c) programme of financial support of housing construction for low and medium income inhabitants.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

a) Regional Operational Programs

Name of the instrument (or programme) : 16 Regional Operational Programs (one for each Polish region).			
General objectives			
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input checked="" type="checkbox"/> recovery of obsolete economic-activity areas <input checked="" type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas <input checked="" type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input checked="" type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input checked="" type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Public-intervention model			
<input checked="" type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input type="checkbox"/> Fostering private action	
Remarks: Interventions are carried out directly by the cities. Other partners (for example, private property owners) are theoretically allowed to raise these funds (see the National Strategic Reference Framework 2007-2013 Ministry of Regional Development guidelines for programming activities on housing, MRD, 13 August 2008 (page 6) but in practice, only exceptionally are supported.			
Funding model			
<input checked="" type="checkbox"/> Public funding, paid for by a single entity	<input checked="" type="checkbox"/> Public funding, paid for by a single entity	<input checked="" type="checkbox"/> Public funding, paid for by a single entity	<input checked="" type="checkbox"/> Public funding, paid for by a single entity
Remarks:			
Means of public funding			
<input checked="" type="checkbox"/> Subsidy (a)	<input checked="" type="checkbox"/> Loans under favourable conditions (b)	<input type="checkbox"/> Tax benefits	
<input type="checkbox"/> Others: (a) In most regions, the regeneration funds were granted for projects implemented by local authorities - competitions have been usually announced in 2009 (b) In two regions it was decided to use the mechanism of Jessica (Zachodniopomorskie and Wielkopolskie). In those regions preparatory works are on-going and no contests have been launched so far.			
Who is the beneficiary of public funding?			
<input checked="" type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives	<input type="checkbox"/> Individual owners	
<input type="checkbox"/> Others: Other than the public in exceptional cases. Perhaps in projects using the mechanism of Jessica this situation will change.			

Who manages the instrument?	
<input checked="" type="checkbox"/> A public entity <input type="checkbox"/> Others:	<input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership
Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or similar <input type="checkbox"/> Other:	<input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or a cooperative <input type="checkbox"/> A non-profit civil association or organisation
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined via regulations? <input checked="" type="checkbox"/> No(a) <input checked="" type="checkbox"/> Yes(b) a) usually the local authority indicates areas of regeneration rather arbitrarily b) For investments in housing there are criteria set out for the area of crisis (see question 15.2) Are areas defined discretionally? <input type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria? See question 15.2
Do the operations have a prefixed duration?	
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	How long? The funds have to be used in the period 2007-2013 ,with accordance to the “n+3” principle (for years 2007-2010) and n+2 (for years 2011-2013).

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.			X	
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage		X		
b) Demolition of housing			X	
c) Building social housing			X	
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities			X	
h) Redesigning the public space (including green areas, parking, etc.)		x		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).			X	
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

No restrictions in this regard have been settled. It is important to prove that the realisation of project is essential for the regeneration of given area. Final decision is taken by the regional authorities.

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)
Co-financing has been awarded to the cities which had prepared Local Regeneration Programs. These documents are prepared in accordance with the regional guidelines and next to the investment projects (housing and infrastructure) they provide a number of "soft" social and economic projects oriented at development of local communities (integrated approach)

<p>Is any results observatory or other monitoring or assessment system in place? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained: Procedure of evaluation is planned, in accordance with European Commission guidelines for such projects.</p> <p>Any additional remarks:</p>

b) thermo-modernization fund

<p>Name of the instrument (or programme) : Thermo-modernization fund</p>		
<p>General objectives</p> <p><input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas:</p> <p>..... <input checked="" type="checkbox"/> thermo-modernization and increasing the energy efficiency <input type="checkbox"/></p>		
<p>Public-intervention model</p> <p><input checked="" type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action</p> <p>Remarks: For the thermo-regeneration bonus, can apply owners and managers of:</p> <ul style="list-style-type: none"> • residential buildings, • collective accommodation buildings, • public buildings owned by units of local government and used by them to perform their public duties, • local heating network, • local heat source. 		
<p>Funding model</p> <p><input checked="" type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only</p> <p>Remarks:</p>		
<p>Means of public funding</p> <p><input type="checkbox"/> Subsidy <input checked="" type="checkbox"/> Loans under favourable conditions (b) <input type="checkbox"/> Tax benefits</p> <p>The value of the bonus granted for thermo-modernization is 20% of used credit, but not more than 16% of the cost of a thermo-modernization project and twice the projected annual savings in energy costs, determined on the basis of an energy audit.</p>		
<p>Who is the beneficiary of public funding?</p> <p><input type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input checked="" type="checkbox"/> Individual owners <input type="checkbox"/> Others:</p>		

<p>Overall assessment of the results obtained: Ministry of Infrastructure monitors: - a number and a type of subjects that are interested in support - a value of support delivered - a number and a type of investments made using the support</p>
<p>Any additional remarks:</p>

(c) programme of financial support of housing construction for low and medium income inhabitants

<p>Name of the instrument (or programme) : Programme of financial support of housing construction for low and medium income inhabitants.</p>
<p>General objectives</p> <p><input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input checked="" type="checkbox"/> possibility of obtaining financial support for the creation of municipal housing stock..... <input type="checkbox"/></p>
<p>Public-intervention model</p> <p><input checked="" type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action</p> <p>Remarks: Municipalities, under the Law on Financial Support for the creation of social housing, sheltered housing, night shelters and homes for the homeless from 8 December 2006 have the option of financial compensation from the state budget, from 30 to 50% of the cost of increasing the number of public housing. Social housing is intended for medium-and low-income inhabitants, who are able to pay the monthly costs of utilities and rent. Cities that use this type of support are required to supply for social housing (for the poorest, having problems paying bills), the number of dwellings, which these cities have built / bought as public housing (for medium-and low-income inhabitants). This instrument can be used throughout the country and it is not limited only to areas designated for revitalization.</p>
<p>Funding model</p> <p><input type="checkbox"/> Public funding, paid for by a single entity <input checked="" type="checkbox"/> Public-public partnership <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only</p> <p>Remarks: Grant from th State budget for the city offices</p>
<p>Means of public funding</p> <p><input checked="" type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:</p>
<p>Who is the beneficiary of public funding?</p> <p><input checked="" type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners <input type="checkbox"/> Others:</p>
<p>Who manages the instrument?</p> <p><input checked="" type="checkbox"/> A public entity <input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:</p>

<p>Who manages the implementation of each operation?</p> <p> <input checked="" type="checkbox"/> Local authority or similar <input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other: </p>	
<p>Is the involvement of social actors or residents representatives built into regeneration decision-making processes?</p> <p> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes </p> <p> <input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/> </p>	
<p>Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?</p> <p> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes </p> <p> Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/>No <input type="checkbox"/>Yes Are areas defined via regulations? <input type="checkbox"/>No <input type="checkbox"/>Yes Are areas defined discretionally? <input type="checkbox"/>No <input type="checkbox"/>Yes Based on what criteria? </p>	
<p>Do the operations have a prefixed duration?</p> <p> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes </p> <p>How long?</p>	

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				X
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				X
a.3) Regeneration or improvement of the building's energy efficiency				X
a.4) Regeneration of the historic/ cultural heritage				X
b) Demolition of housing				X
c) Building social housing	X			
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings				X
f) Regenerating, demolishing, building buildings and facilities for economic activities				X
g) Regenerating, demolishing, building collective or public facilities				X
h) Redesigning the public space (including green areas, parking, etc.)				X
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				X
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

- Is the right to rehousing acknowledged?
- Yes, always, and it must necessarily be within the regenerated area
 - Yes, always, but it need not be within the regenerated area
 - No, never.
 -

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

- No Yes

Is any results observatory or other monitoring or assessment system in place?

- No Yes

Overall assessment of the results obtained:

Ministry of Infrastructure, responsible for implementing this program, monitors the value of the support, the number of new apartments and monitors the cities within which individual projects have been located

Any additional remarks:

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

The Local Regeneration Programs usually contain actions different than investment. In practice, however, usually these are usually the projects planned for other reasons for the area. Monitoring of other than the investment results of the regeneration is carried out occasionally and use very simple tools.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Basically, there are no mechanisms for coordination between urban-regeneration programs or instruments and other Sectorial plans or programs in different ambits, such as boosting employment, education, social integration, mobility, environmental quality. In some cities, local authorities are trying to coordinate the activities of several independent entities (eg the employment office, the office of the city, university, the Catholic parish) on a local, voluntary agreements.

The essential difficulty is the lack of mechanisms to enclose projects on employment, education, social integration, mobility, environmental quality, etc. in areas of regeneration. Virtually all of the project in this field, carried out in the city must be open to all residents of the city, district administration, etc.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

There is a lack of mechanisms for coordination between national and regional urban-regeneration programs. This is a consequence of the fact that the Polish government does not implement programs to support the regeneration using the State Budget, so it also does not aspire to coordinate the initiatives of individual cities. The regional authorities have only a relatively small budgets to the

regeneration in the already mentioned Operational Programs, and they divide these funds according to their own criteria.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain "integrated approach" in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

In Poland there are many definitions of regeneration, but recently more and more frequently (eg, National Strategy for Regional Development, Regions, Cities, Rural Areas, draft of September 9, 2009) used a synthetic definition, reached in 2007 at the Institute of Urban Development:

Regeneration is a coordinated process, conducted jointly by local authorities, local community and other participants, being a part of development policy, which aims to prevent degradation of an urban area, phenomena of crisis, to stimulate the development and qualitative changes, by increasing social and economic activity, improving the environment of residence and the protection of national heritage, while maintaining the principles of sustainable development.

This definition is also a signpost for further action in this regard. It is built according to the philosophy of "integrated approach" and the spirit of the Leipzig Charter.

11.2. Is this "integrated approach" required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

In many of the Regional Operational Programs there are guidelines under which the city in its Local Regeneration Programs must also take into account social, cultural and environmental aspects of urban renewal. In practice, however, almost all funds are used for relatively not complexed investment projects (mainly: the object of general interest and renewal of public space). It must therefore be concluded that theoretically there is awareness of the necessity for "integrated approach", but in practice, because of the huge investment needs and little resources available this approach is rarely used.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

No. The word "regeneration", and the issue of regeneration do not appear in the Polish legislation on urban development. Only in the Law on planning and spatial development of 27 March 2003 it is said, that the city should identify degraded and problematic areas in a document defining the spatial policy of the municipality:

Art. 10 The study [conditions and directions of spatial development of the municipality] shall in particular determine:

14) areas requiring transformation or rehabilitation

16) other problematic areas, depending on the circumstances and needs of development occurring in the community.

The Polish legislation expresses only that: the city should indicate (in the study) problematic areas which often are not identical to degraded areas requiring regeneration.

In the Polish legislation system there are no other regulations requiring the city to implement regeneration programs, or even just allowing them to undertake such initiatives. Cities are, however, in accordance with the Municipal Self-Government Act of 8 March 1990, responsible for "meeting the collective needs of the community" (Art. 7) and try to implement regeneration programs within their own available powers, resources and instruments.

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Preparing and adopting Local Regeneration Programs is the sole initiative of the municipal authorities. Local authorities in the planning stage do not need any support from the region and country, besides the need to ensure that the document was not inconsistent with other strategic documents.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

No. Numerous small projects cofinanced with European Funds are monitored and evaluated, according to the procedures established by the European Commission The implementation of regeneration programs is generally not monitored by regions and by the government. Some of the cities conduct limited monitoring on their own.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Evaluation documents are generally public in Poland. So, if they are prepared, they are usually also available for inspection. In the case of regeneration, there is no such possibility, because as noted above - these documents are not prepared.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings

- for the evolution of the population
- for the evolution of economic activities

At the national and regional level there are currently no specific urban-regeneration targets, so their execution can not be assessed and monitored. Changes resulting from the implementation of cohesion policy with the use of Structural Funds are, however monitored. National Strategic Reference Framework 2007-2013 (NSRF) (document prepared in order to implement the European Union's cohesion policy on Polish territory in period 2007-2013) indicates regeneration as one of the objectives, which was then transferred to the regional level. Ministry of Regional Development in 2010 ordered evaluation of the impact of Structural Funds, expended in the 2004-2006 programming period, for balancing spatial structures, social and economic changes in cities. Similar evaluations will be ordered after the end of the current programming period.

- Urban-development plans

No

- System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

- Observatory of the progress of housing and other commercial-property prices

No. Such detailed research databases are managed by commercial companies for banks, developers and other interested participants in the real estate market. They are entirely commercial activities, not related to regeneration

- Setting-up forums for debate and social networks for participation

No.

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

No. Occasionally various types of institutions (eg OECD, universities, UN-Habitat and others.) conduct studies for cities, but they are independent initiatives which are not linked to any system.

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of "deprived area/neighbourhood"?

In the current programming period (2007-2013) Ministry of Regional Development has accepted the values for several indicators, which had to be met to apply for aid from the EU Regional Operational Programs in the areas of housing regeneration (see: question. 15.2). But this is not the obligatory definition of the degraded area and only a part of rules of supporting These guidelines are mandatory criteria for the programs applying to the Regional Operational Programs for funds for housing from the European Regional Development Fund. This approach to the criteria has met with serious criticism and currently the Ministry of Regional Development presented the following position, entered in

the draft *National Strategy for Regional Development 2010-2020 Regions, Cities, Rural Areas* (version of 12 March 2010):

"Since the situation of each of the cities is conditioned by a number of factors (historical, geographical, economic, social), it cannot be prejudged what kind of problems are essential, but it is possible to create an initial directory: loss of jobs, decrease in the population potential, aging of population, degradation of environment and the socio-economic tissue, social pathologies, etc. Therefore, as areas preferred for support, you can identify centers affected by decline in population dynamics of poor jobs and low entrepreneurship. It is important to assume that as a result of discussions between the operators of regional policy (authority region, municipality, government, organizations, businesses) areas of support will be designated, but local authorities will decide on what specific purpose support instruments should be used. "(Page 122).

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define "deprived areas/neighbourhoods" in your country.

The only attempt of creating precise definition of "deprived areas" was taken by the Ministry of Regional Development in 2008 when introducing the possibility of financing housing projects funded by the European Regional Development Fund (ERDF), based on the agreed option "maximum 3% of the ERDF allocation under the given operational program framework ". Adopted guidelines were related to 16 Regional Operational Programs for the period 2007-2013. Given the diversity of different regions - each has its own set of indicators (see table below)

The basis for co-investment in housing are the relevant provisions in the Regional Operational Programs. These criteria were identified in the document.: National Strategic Reference Framework 2007-2013. Guidelines for programming activities on housing of the Ministry of Regional Development, MRD, 13 August 2008

Criterion	High level of poverty and social exclusion	High rate of long-term unemployment	High level of criminality and offences		Low level of economic activity	Comparable low level of housing assets value	
	Indicator	share long-term unemployed among persons in productive age	Number of offences / 1000 inhabitants	Offences of juvenile inhabitants / 1000 inhabitants	Number of registered national economy entities / 100 inhabitants	Share of buildings without waterworks in total number of buildings (%)	Share of buildings built before 1989 in total number of buildings (%)
Year of information used to estimate average value	2006	2006	2006	2006	2006	2002	2002
POLAND	74	4,7	33,8	37,4	3,5	8,0	84,8
DOLNOSLASKIE	65	4,5	41,4	76,3	10,5	2,4	86,6
KUJAWSKO-POMORSKIE	107	5,9	32,7	27,0	9,0	4,8	86,4
LUBELSKIE	90	5,5	26,4	19,0	6,9	16,7	85,8
LUBUSKIE	104	4,7	38,4	25,7	10,5	3,4	88,1
LODZKIE	73	5,0	30,9	32,1	9,4	11,1	85,9
MALOPOLSKIE	56	3,6	32,3	32,4	8,9	6,2	81,6
MAZOWIECKIE	70	4,7	36,6	40,2	11,8	13,7	81,0
OPOLSKIE	55	4,1	31,2	23,6	8,9	1,8	91,2
PODKARPACKIE	83	5,8	19,7	10,2	6,7	9,1	83,8
PODLASKIE	93	3,9	23,2	18,5	7,4	14,3	86,6
POMORSKIE	73	4,3	41	48,0	10,4	2,2	80,0
SLASKIE	52	3,7	39,3	41,5	9,1	2,5	88,0
SWIETOKRZYSKIE	92	6,5	32,0	22,4	8,3	15,9	85,9

WARMINSKO-MAZURSKIE	108	6,5	34,3	33,4	7,8	6,6	89,1
WIELKOPOLSKIE	62	3,6	30,9	51,0	10,2	3,2	84,2
ZACHODNIOPOMORSKIE	83	5,7	35,8	57,1	12,4	2,0	86,3
Value for areas of support	Deviation above the reference value	Deviation above the reference value	Deviation above the reference value	Deviation above the reference value	Deviation above the reference value	Deviation above the reference value	Deviation above the reference value
Definition of indicator	Persons who, under the Act of 12 March 2004 <i>about the social assistance</i> are entitled to apply for a cash benefit from social assistance	Long-term unemployment rate is meant as a ratio of the number of people unemployed over 12 months to the number of persons in productive age (women from 18-59 years old, men 18-64)	The number of registered offences	Number of offences committed by juvenile inhabitants (13-17 years old)	Number of registered national economy entities / 100 inhabitants	building equipped with a water supply - the building in which all or some of the apartments have running water (regardless of whether it is cold or warm water), or is it outside the apartment - but inside the building, for example, in the corridor.	Share of buildings built before 1989 in total number of buildings
Recommended source of information for beneficiaries	Welfare Centre	Statistical Office / District (powiat) Employment Office	Police	Police	Statistical Office	administrative data	administrative data

Source: National Strategic Reference Framework 2007-2013. Guidelines for programming activities on housing of the Ministry of Regional Development, MRD, 13 August 2008

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

No. The need for organization of observatories of territorial development in each region and the national observatory of development has been put in the draft of “*National Strategy for Regional Development 2010-2020 Regions, Cities, Rural Areas*” (version of 12 March 2010). In some regions, such initiatives are emerging as a result of independent initiatives of local authorities. For now, the methodology of work and research is being refined. No report concerning regeneration has been published from this source.

The task of these observatories will be to monitor whole social, economic and spatial transformation in the regions. Regeneration will be only a part of interest of these institutions.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

No. One of the objectives of creation of such observatories will be an attempt to find such links and relationships.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

Poland has no urban development policy defined in legal regulations. As a result, there is no monitoring of the effects of urban-development policy.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)				X	
Diversification of housing layouts and sizes				X	
Provision of more social housing				X	
Improved local urban equipment or public facilities			X		
Improved day-to-day business			X		
Greater mix of uses				X	
Building car parks			X		
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space		X			
Reduction in private motorised transport				X	
Improved collective transport				X	
Improved urban cycling network				X	
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population				X	
Increase in resident population				X	
Increase or re-concentration of low-income population			X		
Gentrification of the regenerated area		X			
Improved social integration and fostering social plurality				X	
Setting up social networks for participation			X		
Improved employment qualifications of local people				X	
Social development of the resident population				X	
Increase in child population					X
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area		X			
Lower property prices in the regenerated or surrounding area					X
Job creation				X	
Increase in property operations around upper-range activities			X		
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					

Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X		
Coordination of sectorial policies				X	
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information				X	
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

Regeneration in Poland is at the initial stage. The Polish model of regeneration, which is beeing built based on the French, German and British and to a lesser extent on the Dutch experience, is only forming. For 2007-2010 the Polish Government, through the National Center for Research and Development has ordered the implementation of a large research project, in which:

- The diagnosis of the scale of the problem in Poland was carried out
- The best foreign regeneration experiences were collected
- The objectives of urban renewal in Poland have been developed
- A proposal for the Polish model of regeneration was presented
- A system of monitoring areas in crisis and regeneration processes was developed
- A system of training staff for regeneration was developed

The project is beeing carried out by a consortium led by the Institute of Urban Development. The results of the project will be implemented over the next years. Currently it is difficult to identify unique features of the urban-regeneration policies potentially relevant on a European scale.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

a) Providing cities with a minimum of tools:

- relevant legal regulations (such as expropriation, blocking property prices in areas of regeneration, public-private partnerships and public-public, discouraging from investing in green areas on the outskirts of cities, tax incentives for property owners who are contributing to the regeneration process, the introduction of real estate value tax and others).

b) Financial instruments

- financial instruments equipped with means (subsidies, grants, funds, Jessica et al.)

c) Knowledge

- providing cities with knowledge about possible solutions (including case studies of successes and failures)
- preparing an adequate educational system of staff for the regeneration

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

1. Gliwice – former mine area management (New Gliwice)

a) Context

Gliwice - an industrial city in the province of Silesia with 190 thousand population. Due to changes in the political system after 1990, many industrial enterprises declined. In 2000, the coal mine “Gliwice” had been closed. Degraded area of almost 100 hectares, which were: inactive mining shafts, industrial buildings, railways and roads, storage and others remained after the company was closed.

b) Design and commitment to its implementation

Former mine property was acquired by the city of Gliwice. In the first stage it started to manage an area of 16 ha, which were, inter alia, very interesting mining buildings from the late nineteenth and early twentieth century. Regeneration project, implemented under the Local Regeneration Program was named "New Gliwice. It assumed that the project will consist of a combination of economic and educational activities. Responsible for carrying out the process was "Local Development Agency" owned by the city.

the following initiatives were planned in the former mine area:

- Teacher Foreign Language Training College
- Gliwice High School of Entrepreneurship
- Business Incubator with investment plots complex for entities interested in direct investments.

Project was started in 2005 and was completed in 2009. Currently, all mentioned initiatives already exist in the area. Implementation of the project cost 13.4 million euros, of which 9.5 million the city received in the pre-accession funds PHARE SSG 2003. Other funds have been generated from the city budget. The of 16 ha, was Rehabilitated and regenerated. New functions have been introduced in the former mining area. Dozens of new jobs were created, and remaining 10 ha of land was rearranged and is waiting for interested investors.

Project of revitalization of former mining land "New Gliwice" is one of the few major projects for the regeneration of brownfield sites for functions other than trade and services. In Poland, almost all major projects of brownfields regeneration are linked to the location of shopping and service centers.



Phot. A) New Gliwice – educational-economic complex

Links:

www.nowegliwice.pl

www.arl.pl

www.gwsp.gliwice.pl

www.um.gliwice.pl

2. Bydgoszcz - regeneration of the city and the water node

a) Context

Bydgoszcz, Poland - the capital of Kujawsko-Pomorskie, in northern Poland. Population - 358 thousand. The town is situated on the Brda River and Bydgoszcz Canal. The issue of regeneration of Bydgoszcz is since 1998 a sequence of coherent and consistent actions involving: program, planning, investment, education and promotion of urban policy, initiated with activities associated with the regeneration of Bydgoszcz Water Node.

b) Design and commitment to its implementation

Bydgoszcz established Bydgoszcz Water Node its "flagship project". In 1998, the document was drawn up on the theme "Restoring the Brda river to the City" - which pointed to the possibilities and the need to develop the city along with exposing the Brda river.

a) the project began with cleaning the river - construction of 2 sewage treatment plants and expansion of sewage system,

b) improvement of navigation conditions on the river.

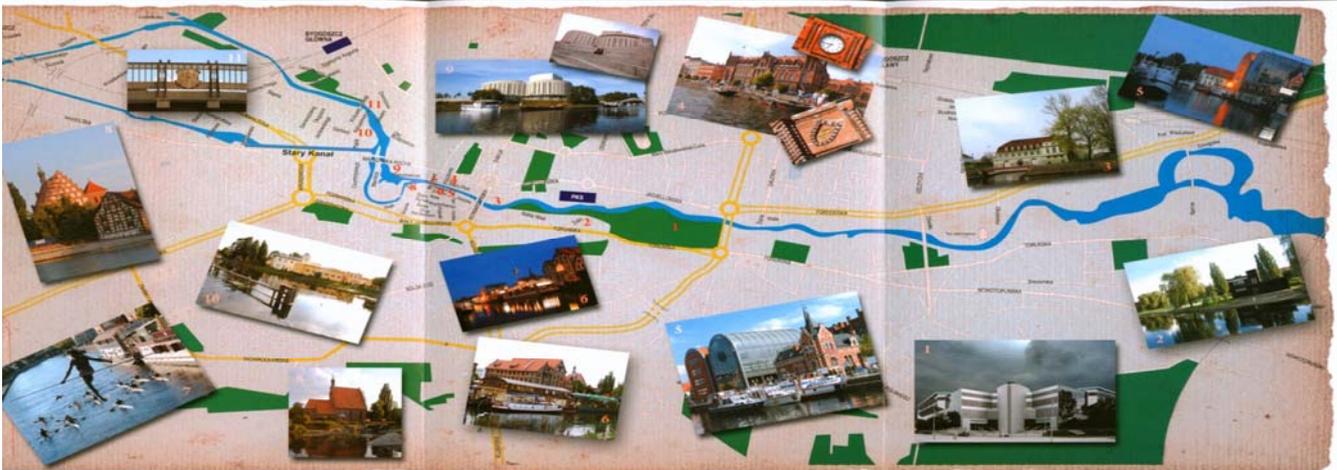
Since 2006 the city has implemented the "Regeneration and Development Program of Bydgoszcz Water Node". Under this scheme, using several different sources of financing, the following projects are carried out successfully:

- Water bus - now known as the tourist and urban mean of transport. The idea was to take into account existing and the appointment of 8 new stops in conjunction with the existing and draft boulevards and providing free access to them
- Expansion and construction of 4 river marinas - places to increase the number of moorings, which have been included in the foot paths, equipped with technical and recreational infrastructure
- Restoration of boulevards - boulevards and surroundings had been designed to become a place of family recreation, sport activity and sights-representative area
- Regeneration of Wyspa Mlynska (a river island): building of recreational infrastructure of the island and its immediate surroundings, the renovation and reconstruction of quays and boulevards, building of educational pavilion, recreation meadows and playground.
- Interactive Promotion Center of Bydgoszcz Water Node – stimulation of water awareness among the population, especially among the youth.
- Bit Water - a fast water connection between Bydgoszcz and Torun - part of the development of a Torun-Bydgoszcz duopoly.

The City of Bydgoszcz is trying to participate in possibly numerous programs and projects, steadily increasing importance of the river in the spatial, social and economic city structure.



Phot. b) The Bydgoszcz Canal



Phot. c) Initiatives carried out under the regeneration program in Bydgoszcz

Linik:

<http://www.bydgoszcz.pl/miasto/rewitalizacja/lprdm/>

3. Zyrardow

Background :

Zyrardow is a city with population of 42 thousand, located in Mazowieckie: Zyrardow is a city with 42 thousand inhabitants located in the Mazowieckie voivodship, 45 km from Warsaw. In Zyrardow a large complex of factory settlement from the late nineteenth century was preserved (one of the few in Europe) A traditional Zyrardow's industry (textiles) has declined after 1990. The result was a deterioration of economic and social structures of the city.

b) The programme and commitment to its implementation

In 2000, the city decided to begin the process of regeneration. Until 2004, officials were briefed on the issues of regeneration and have enacted the Local Regeneration Programme.

In 2004, the city submitted 9 projects for financing from the ERDF, including 7 registered in the Local Regeneration Programme. Zyrardów regeneration program, given the complexity and integrated nature - has been recognized as exemplary in the region and received funding for all 7 regeneration projects: repair and rebuilding of three schools, renovation of two streets, Dittrich Park redevelopment and extension of surveillance camera system.

At the same time, at the former factory site, the private investors have converted historic weaving buildings into the trade center (Zyrardow Gallery), and the old spinning mill into multifunctional commercial and residential centre.

These projects were complemented by a series of municipal investment, which helped to improve the quality of public spaces in the city (small architecture, building of toilets, improving of lighting, etc.)

Currently Zyrardow is regarded as one of the most successful examples of a comprehensive regeneration of post-industrial complex and factory settlement in Poland.



Ryc. e. Zyrardow's post-industrial buildings under regeneration.

Links:

www.starapzedzalnia.pl

www.zyrardow.pl/archiwum/rewitalizacja.htm

23.PORTUGAL

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications: [DGOTDU \(gabdq@dgotdu.pt\)](mailto:DGOTDU@gabdq.dgotdu.pt);
[IHru \(iMSilva@ihru.pt\)](mailto:IHru@iMSilva.ihru.pt)

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	5,8%	5,5%	5,2%	5,1%	5,2%
b) Percentage of working population represented by the construction sector (total)	10,7%	10,8%	10,7%	11%	11,3%
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year	73 863	75 347	67 525	65 612	Not available
f) Number of homes regenerated per year			7 989	6 736	
g) Average price per m ² of newly built housing (€/m ²) *	97,6	102,3	102,9	105,7	112,4
h) Average price per m ² of regenerated housing (€/m ²) *	98,3	101,8	102,0	103,5	106,0

* (index- 2005 =100)

Source: IHRU, Portugal

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock

¹ Change the reference period, if necessary.

- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings
- Others: improving quality of life, quality of public spaces and competitiveness

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
- emerging as an important vector in urban policy**

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 - urban policy.....

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Yes, political thinking.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

In general, not prepared for the technical challenge. Divided opinions over the ratio profit/cost

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

National: *Direcção-Geral do Ordenamento do Território e Desenvolvimento Urbano* (DGOTDU) and *Instituto da Habitação e Reabilitação Urbana* (IHRU)
Regional : Governments of the Autonomous Regions
Local: Municipalities

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Yes. *Política de Cidades POLIS XXI, axis PRU/POR (Partnerships for Urban Regeneration/Regional Operational Programmes), supplemented by POVT/Eixo 9/Equipamentos estruturantes (Territorial Enhancement Thematic Programme/Axis 9/ National Urban System's structuring facilities) and POFC/Eixo 2 (Competitive Factors Thematic Operational Programme/Innovation and renewal of the enterprise model and the specialization pattern)*

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

Yes. *National legislation: Regime Jurídico da Reabilitação Urbana (Legal regime of urban regeneration), Decreto-Lei n.º 307/2009, de 23 de Outubro, <http://dre.pt/pdf1sdip/2009/10/20600/0795307956.pdf>*

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)? Yes (in building regulations, regarding functional requirements)

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	x			AUGI
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	x			
Demand or need for new public spaces and/or public equipment in the consolidated city		x		POLIS 2000
Poor urban environmental quality (pollution, noise, etc.)		x		POLIS 2000
Concentration of slum housing ⁴			x	Special Relocation Programme - PER
Physical degradation or aging of buildings			x	RECRIA; REHABITA, RECRIPH; SOLARH; PROHABITA.
Conservation, regeneration and restoration of the historic and cultural heritage		x		PRAUD
Low energy efficiency of buildings	x	x		
Poor social mix			x	Doorway 65 - Youth
Demographic decline, population loss			x	Idem
Aging of the population			x	idem
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			x	Critical Urban Areas Initiative (POLIS XXI/IBC); POLIS XXI/PRU
Concentration of immigrant population			x	PER POLIS XXI/PRU/IBC
Crime, vandalism, lack of security				
Economic decline: loss or obsolescence of local economic activities (retail, local services)		x		URBCOM POLIS 2000

³ See note 2.

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

				POLIS XXI/PRU
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).		x		Idem
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

Revolving Fund (JESSICA) is being introduced

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes (namely in the case of AUGI)

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes		x			
Directly benefits from urban-regeneration programmes and instruments		x			
Obtains "business profit" from the development of urban regeneration processes led from the public sector		x			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban regeneration developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?
No Yes Which?..IHRU.....

managed by specific local entities or agencies in each specific area of regeneration?
No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :	
Critical Urban Areas Initiative (IBC)	www.portaldahabitacao.pt/pt/ibc/
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole	
<input type="checkbox"/> recovery of obsolete economic-activity areas	
<input type="checkbox"/> requalification of new central urban fabrics or areas	
<input type="checkbox"/> regeneration of physically degraded urban areas	
<input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage	
<input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population	
<input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975	
<input type="checkbox"/>	urban regeneration of other types of areas:
.....	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
Public-intervention model	
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)
	<input type="checkbox"/> Fostering private action
<p>Remarks: Experimental initiative in three neighbourhoods, lead by the Central Government involving 8 ministries and managed by Housing and Urban Rehabilitation Institute (IHRU). It performs with a governance model involving the local administration (municipalities), local associations, NGO's, inhabitant's organizations and private enterprises in the Executive Committee and in the Project Partnership Committee.</p>	

⁵ See note 2.

Funding model <input type="checkbox"/> Public funding, paid for by a single entity <input checked="" type="checkbox"/> Public-public partnership <input checked="" type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks: Multifinancial public-public-private model	
Means of public funding <input type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input checked="" type="checkbox"/> Others: Focalization of public resources/funding in the selected neighbourhoods	
Who is the beneficiary of public funding? <input type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners <input checked="" type="checkbox"/> Others: neighbourhoods and it's inhabitants	
Who manages the instrument? <input checked="" type="checkbox"/> A public entity - IHRU <input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:	
Who manages the implementation of each operation? <input type="checkbox"/> Local authority or similar <input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation <input checked="" type="checkbox"/> Other: The Executive Committee, lead by IHRU, composed, in each neighbourhood, by: 1 representative of City Council; 1 representative of 2 or 3 ministries; 1 representative of inhabitant's associations/organizations. There is a executive project team with a project leader (that responds to Executive Committee), witch takes care and animate all the plan execution and also ensures the promotion of some of the planed activities.	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input checked="" type="checkbox"/> In managing the regeneration operation <input checked="" type="checkbox"/> In controlling and assessing the results of the regeneration <input checked="" type="checkbox"/> In defining the intervention plan <input checked="" type="checkbox"/> ...In implementing some plan activities.....	
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Based on what criteria? As an "experimental " initiative, the areas have been defined on base of following criteria: <ul style="list-style-type: none"> • Three neighbourhoods/ territories (Cova da Moura, Vale da Amoreira e Lagarteiro) with critical social and urban characteristics; • different local dynamics and potentials; • different sizes; • different housing tenures; • different social actors systems and residents/inhabitants participation; • different localizations. 	
Do the operations have a prefixed duration? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes How long? 2013	

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.	X			
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).	X			
a.3) Regeneration or improvement of the building's energy efficiency		X		
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing			X	
c) Building social housing			X	
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings	X			
f) Regenerating, demolishing, building buildings and facilities for economic activities	X			
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)	X			
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).		X		
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

In Cova da Moura intervention it is preview the demolition of housing, depending of the cross-results of an analysis of quality of the buildings (independent study made by LNEC- National Laboratory for Civil Engineering) and the detailed design for the neighbourhood.

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)
Cova da Moura (Amadora, Lisbon):
Rehabilitation and construction of infrastructures, public spaces and qualified social/ recreational equipment for the local community and local

district (youth community services centre);
Small improvements related with security, hygiene and with needs of social and educational equipment;
Actions of health diagnosis and prevention;
Creation of technical team to promote entrepreneurship and employment capacity and new opportunities to create self-employment;
Promote training in new cultural areas such as performing arts;
Professional training and creation of business opportunities in the aim of alternatives energies and fostering sustainable horticulture in the planning of urban green structure;

Vale da Amoreira (Moita, Setúbal)

Rehabilitation and maintenance of residential buildings and public spaces and training actions to the management of condominiums and life in public spaces;
Implementation of artistic experimentation centre and promotion of artistic initiatives to the “requalification” of public spaces and buildings and promotion artistic training and change knowledge;
Support to qualification, employment and entrepreneurship by suitable training offers and to the conception of an integrated commercial strategy and creation of a diversity market;
Implementation of the multi-services space and qualification of the existing equipments;
Mobilization and training actions to set up youths associations.

Lagarteiro (Oporto)

Rehabilitation and maintenance of residential buildings, public spaces and social equipments;
Training actions (to technicians, local agents and families) related with drugs prevention and other dependences. Also actions related with manifestations of social exclusion and “intergerational” care, healthy and family actions;
Promotion of the school success through different activities, such as education to environmental citizenship, education through and to arts, valorisation of competences and free time activities;
Implementation of spaces for sports, dancing, graffiti and other plastic expression, handicrafts, photography, theatre, music, etc;
Implementation of spaces of animation for children’s free time and other spaces of learning and entertainment;
Implementation of an employment and entrepreneurship local team, a pole of activities focused on recognition, validation and certifications of skills and competences and a small agency that fit the local activities and services providers.

Is any results observatory or other monitoring or assessment system in place?

No

Yes

Overall assessment of the results obtained:

Some lessons...

- Confidence and trust building – “faces” and commitment
- Permanent reification of locus decision (LPG) and validation of all decisions
- Technical support and others skills recognition among the groups
- Cross-information and reflexivity + shared seminars meeting points
- “Good diagnosis” basis to focus in neighbourhood action plans
- Breakthrough thinking towards innovation and change promotion
- Time & Rhythm to the participatory process
- Organisational and management action model instead of financial promoters organisation

Skills and learning processes

- Sharing values and caring for differences
 - Diversity of experiences
 - Sharing values and rules
 - Central and local actors meeting together
 - Formal and informal positions
 - Skills “embodiment” at a starting point to action
 - Shared vision building
 - From target groups to target areas focusing

- From organisations to community focusing
- Connecting forces in network building
- Including risk and uncertainty in local dynamics
- Different Actors...
 - Acting at different scales
 - Sharing different levels of experiences
 - Sharing different levels of responsibility
 - with different sources of resources/funding
 - with different resources locus of control

Any additional remarks:

See www.portaldahatitacao.pt/pt/ibc/

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

It depends. When yes, economical (including commerce and tourism), cultural, social and environmental

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Yes

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

No

Note for 10.1 and 10.2: The management structure and functioning of "The Critical Neighborhoods Initiative" can be an example of how Portugal has been incorporating the principles and philosophy of the Leipzig Charter, as well as its generalization, through Partnerships for urban regeneration (PRU) in the framework of the NRSF.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Yes. In the *Regime Jurídico da Reabilitação Urbana* (Legal regime of urban regeneration), *Decreto-Lei n.º 307/2009, de 23 de Outubro*, article 2, al. b) defines “urban regeneration area”, al. h) defines “urban regeneration intervention” and al. j) defines “urban regeneration” and article 3 states the goals of urban regeneration.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Yes. The policy instrument “Partnerships for urban regeneration” one of the four vectors of intervention of the “Policy for the Cities POLIS XXI”, aims to support actions aimed at the integrated revitalization of intra-urban spaces having as support an enlarged local partnership structure (municipality, decentralized services of central administration, NGOs, businesses, etc.). See www.dgotdu.pt

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding? Seek support

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Foreseen. Some evaluation is already implemented.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Yes (www.dgotdu.pt)

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities

Urban-development plans

- System of pre-established indicators
 - Includes minimum standards for public facilities in consolidated areas? No[] Yes[]
 - Includes indicators of complexity, diversity or plurality? No[] Yes[]
 - Includes a precise definition of “slum housing”? No[] Yes[]
 - Includes a precise definition of vulnerable/deprived area? No[] Yes[]
- Observatory of the progress of housing and other commercial-property prices
- Setting-up forums for debate and social networks for participation
- Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

Yes

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

See www.portaldahabitacao.pt

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

Yes

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

Between 1975 and 2005, several experiences and over a dozen formal public programmes aimed at tackling recognised major urban problems (slum eradication, strategic urban development, urban renewal, public space improvement) were designed and implemented, among them the EU’s URBAN I and URBAN II interventions and the national PROSURB programme.

The preparation of EXPO’98 (1993-1998) and the related redevelopment of *Parque das Nações* District in Lisbon (1993-2008) was a turning point in public awareness regarding quality of life and the environment in urban areas.

Building on this past experiences, the POLIS Programme (2000-2009) was designed and implemented to enhance the Portuguese cities’ attractiveness and

competitiveness through the improvement of quality of urban life, public space standards and environmental sustainability in urban areas.

Although we cannot speak of a real comprehensive and coherent urban policy at national level during this period, these experiences paved the way to the current urban policy - the “Policy for the Cities POLIS XXI” (2007).

This Policy aims to contribute significantly to make the Portuguese cities territories of innovation and competitiveness, of citizenship and social cohesion with environmental quality and quality of life as well as territories well planned and governed.

The “Policy for the Cities POLIS XXI” integrates in the objectives of the Lisbon strategy and the national strategy for sustainable development contributing to their implementation. The Territorial Model enshrined in the National Spatial Development Policy Programme (NSDPP) and the strategic guidelines for municipal urban systems of the different regional spaces considered in the NSDPP are the main reference for the definition of criteria for assessing application proposals.

This Policy will be implemented in the period 2008-2013 by supporting projects in 4 major vectors of intervention (called “policy instruments”): partnerships for urban regeneration urban networks for competitiveness and innovation; innovative actions for urban development and important facilities contributing to structuring the national urban system. It will be co-financed namely through the NSRF.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)				x	
Diversification of housing layouts and sizes					
Provision of more social housing		x			
Improved local urban equipment or public facilities		x			
Improved day-to-day business					
Greater mix of uses					
Building car parks		x			
Pedestrianisation of streets and/or public spaces		x			
Improved quality of the public space		x			
Reduction in private motorised transport					
Improved collective transport		x			
Improved urban cycling network			x		
Others:.....					
Others:.....					

Social dimension				
Maintenance of the resident population		X		
Increase in resident population		X		
Increase or re-concentration of low-income population			X	
Gentrification of the regenerated area		X		
Improved social integration and fostering social plurality			X	
Setting up social networks for participation		X		
Improved employment qualifications of local people			X	
Social development of the resident population		X		
Increase in child population				X
Others:.....				
Others:.....				
Economic dimension				
Higher property prices in the regenerated or surrounding area		X		
Lower property prices in the regenerated or surrounding area				X
Job creation			X	
Increase in property operations around upper-range activities		X		
Improved economic dynamics of the regenerated or surrounding area		X		
Others:.....				
Other:.....				
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X	
Coordination of sectorial policies				X
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X	
Others:.....				
Other:.....				

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

Past experiences (2005-2009):

- Parque das Nações (1995 - 2005)
- POLIS 2000 (2000 - 2009)

Current:

IBC (2005 - ...)

POLIS XXI, with the actions being implemented in the Partnerships for urban regeneration, the Urban networks for competitiveness and the Innovative actions for urban development.

The Policy for the Cities POLIS XXI aims to contribute significantly to make Portuguese cities territories of innovation and competitiveness, of citizenship and social cohesion; with environmental quality and quality of life as well as territories well planned and governed. The policy of Cities POLIS XXI integrates in the objectives of the Lisbon strategy and the national strategy for sustainable development contributing to their implementation. The Territorial Model enshrined in the National Spatial Development Policy Programme (NSDPP) and the strategic guidelines for municipal urban systems of the different regional spaces considered in the NSDPP are the main reference for the definition of criteria for assessing application proposals.

This Policy will be implemented in the period 2008-2013 by supporting projects in 4 major vectors of intervention (called “policy instruments”): partnerships for urban regeneration urban networks for competitiveness and innovation; innovative actions for urban development and important facilities contributing to structuring the national urban system.

24. REPUBLIC OF MACEDONIA

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)				5.94	5.13
b) Percentage of working population represented by the construction sector (total)					
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year					5144
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)				832€	1067€
h) Average price per m ² of regenerated housing (€/m ²)					

Note:

State Statistical Office of Republic of Macedonia will provide the rest of the requested statistical information. We'll send them as soon as possible.

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock

¹ Change the reference period, if necessary.

- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

There is no political thinking or debate in Republic of Macedonia on this question.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

The leading economic actors and, in particular the private real estate sector regarding urban regeneration initiation are in the position of leading decision making actors.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

Ministry of Transport and Communications, Ministry of Environment and Physical Planning and the units of the local self-government are responsible for urban-regeneration policy .

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

There are Annual Programme for urban planning and Annual Programme for construction and maintenance of housing owned by the Republic of Macedonia, both created and funded by the Government of Republic of Macedonia and Ministry of Transport and Communications as national programmes for urban regeneration development, Annual Programme for equitable regional development created and funded by the Government of Republic of Macedonia and Ministry of Local Self-Government.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

National laws:

- Law enforcement Spatial Plan of RM ("Official Gazette of RM" 39/04);**
- Spatial and Urban Planning Law("Official Gazette" of RM 137/07 and 91/09);**
- Construction Law (" Official Gazette "of RM 130/09)**
- Construction Land Law (" Official Gazette "of RM 82/08 and 143/08)**

Link: www.slvesnik.com.mk, www.pravo.org.mk

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

² For the purpose of this questionnaire, we understand urban-generation "programmes" to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. "Programmes" thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as "instruments".

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements		<input checked="" type="checkbox"/>		
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)		<input checked="" type="checkbox"/>		
Demand or need for new public spaces and/or public equipment in the consolidated city			<input checked="" type="checkbox"/>	
Poor urban environmental quality (pollution, noise, etc.)	<input checked="" type="checkbox"/>			
Concentration of slum housing ⁴		<input checked="" type="checkbox"/>		
Physical degradation or aging of buildings		<input checked="" type="checkbox"/>		
Conservation, regeneration and restoration of the historic and cultural heritage		<input checked="" type="checkbox"/>		

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

Low energy efficiency of buildings	<input checked="" type="checkbox"/>			
Poor social mix	<input checked="" type="checkbox"/>			
Demographic decline, population loss	<input checked="" type="checkbox"/>			
Aging of the population	<input checked="" type="checkbox"/>			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		<input checked="" type="checkbox"/>		
Concentration of immigrant population		<input checked="" type="checkbox"/>		
Crime, vandalism, lack of security	<input checked="" type="checkbox"/>			
Economic decline: loss or obsolescence of local economic activities (retail, local services)	<input checked="" type="checkbox"/>			
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).	<input checked="" type="checkbox"/>			
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes		<input checked="" type="checkbox"/>			
Directly benefits from urban-regeneration programmes and instruments		<input checked="" type="checkbox"/>			
Obtains "business profit" from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?

- **Spatial planning Agency of Republic of Macedonia;**
- **Public enterprise for management of the residential and commercial property of the Republic of Macedonia;**

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

<p>Name of the instrument (or programme) : Annual Programme for urban planning created and funded by the Government of Republic of Macedonia</p>
<p>General objectives <input checked="" type="checkbox"/> overall or diffuse regeneration over the city as a whole <input checked="" type="checkbox"/> recovery of obsolete economic-activity areas <input checked="" type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas <input checked="" type="checkbox"/> urban regeneration of areas with a historical/cultural heritage</p>

⁵ See note 2.

regeneration of urban areas with vulnerable or deprived population
 urban regeneration of neighbourhoods of social housing built approx. 1945-1975
 urban regeneration of other types of areas:
.....

Public-intervention model
 Direct public action Regulation (via regulations) Fostering private action

Remarks:

Funding model
 Public funding, paid for by a single entity Public-public partnership Private-public partnership Private only

Remarks:

Means of public funding
 Subsidy Loans under favourable conditions Tax benefits

Others:

Who is the beneficiary of public funding?
 Other public entities Private enterprises or cooperatives Individual owners

Others:

Who manages the instrument?
 A public entity A national or regional agency Private-public partnership

Others:

Who manages the implementation of each operation?

Local authority or similar Ad hoc public agency or management entity Ad hoc public/private partnership management entity A private enterprise or cooperative A non-profit civil association or organisation

Other:

Is the involvement of social actors or residents representatives built into regeneration decision-making processes?

No Yes

In the regeneration initiative
 In defining the regeneration operation
 In managing the regeneration operation
 In controlling and assessing the results of the regeneration

Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?

Must intervention areas previously be defined by a local urban-development planning instrument? No Yes

No Yes Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?
 No Yes How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

The demolition of housing is included only for purpose of improving the quality of housing, which means building new units instead of informal settlements.

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No Yes **The most important are the initiatives for creating new employment, economic development, protection on the historical and cultural heritage, education, social integration.**

<p>Is any results observatory or other monitoring or assessment system in place? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p> <p><i>The requested information will be supplied as soon as relevant institutions submit.</i></p>

<p>Name of the instrument (or programme) : Annual Programme for construction and maintenance of housing owned by the Republic of Macedonia</p>
<p>General objectives <input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/></p>
<p>Public-intervention model <input checked="" type="checkbox"/> Direct public action <input checked="" type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action</p> <p>Remarks:</p>
<p>Funding model <input checked="" type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only</p> <p>Remarks:</p>
<p>Means of public funding <input checked="" type="checkbox"/> Subsidy <input checked="" type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits</p> <p><input type="checkbox"/> Others:</p>
<p>Who is the beneficiary of public funding? <input type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input checked="" type="checkbox"/> Individual owners <input type="checkbox"/> Others:</p>
<p>Who manages the instrument? <input checked="" type="checkbox"/> A public entity <input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:</p>
<p>Who manages the implementation of each operation? <input type="checkbox"/> Local authority or similar <input checked="" type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other:</p> <p>Ministry of Transport and Communications and Public enterprise for management of the residential and commercial property of the Republic of Macedonia</p>

Is the involvement of social actors or residents representatives built into regeneration decision-making processes?		
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input checked="" type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?		
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?
Do the operations have a prefixed duration?		
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings			X	
a.1) Regeneration of structural features, walls, roofs, etc.	X			
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).	X			
a.3) Regeneration or improvement of the building's energy efficiency	X			
a.4) Regeneration of the historic/ cultural heritage	X			
b) Demolition of housing		X		
c) Building social housing	X			
d) Building free (non-social) housing			X	
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities			X	
g) Regenerating, demolishing, building collective or public facilities			X	
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).	X			
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

The demolition of housing is included only for purpose of improving the quality of housing, which means building new units instead of informal settlements.

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No Yes **The most important are the initiatives for creating new employment, economic development, protection on the historical and cultural heritage, education, social integration.**

<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p> <p>The requested information will be supplied as soon as relevant institutions submit.</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

No

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

The Government of Republic of Macedonia coordinates the above mentioned activities between the public entities.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

The Ministry of Local Self-Government is charged for this administrative mechanism .

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

No

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

No

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Yes

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

Establishing land uses and or building uses

Modification of the urban morphology (blocks)

Conservation of building types/typologies

Alteration of streets and blocks layouts

Introduction of new public spaces

Establishing public facilities and supply programmes

Organising public participation

Social-housing policy

Endogenous-development programmes

Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Yes

Link: mtc.gov.mk

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

Yes

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

Qualitative criteria are low economic development of the areas, unemployment, areas populated with vulnerable or deprived population etc.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

The Ministry of Local Self-Government and the Ministry of Labor and Social Policy are competent for that kind of observatory.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

Yes

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

There is no general assessment of urban-development policy yet.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)			x		
Diversification of housing layouts and sizes			x		
Provision of more social housing		x			
Improved local urban equipment or public facilities		x			

Improved day-to-day business				X	
Greater mix of uses		X			
Building car parks		X			
Pedestrianisation of streets and/or public spaces		X			
Improved quality of the public space		X			
Reduction in private motorised transport				X	
Improved collective transport			X		
Improved urban cycling network		X			
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population		X			
Increase in resident population		X			
Increase or re-concentration of low-income population			X		
Gentrification of the regenerated area		X			
Improved social integration and fostering social plurality			X		
Setting up social networks for participation				X	
Improved employment qualifications of local people		X			
Social development of the resident population			X		
Increase in child population			X		
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area		X			
Lower property prices in the regenerated or surrounding area					X
Job creation		X			
Increase in property operations around upper-range activities		X			
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)		X			
Coordination of sectorial policies		X			
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information		X			
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

The urban-regeneration in Republic of Macedonia has its unique features, but since Republic of Macedonia is not a EU member yet, it's difficult to compare them with the regeneration policies developed in other countries and suggest potentially relevant policies on a European scale.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

Developed coordination between national, regional and local entities
Including of all influenced subjects in the decision making process of urban regeneration

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

The revitalization of the Old Skopje Bazaar, revitalization of the historical core of the cities Bitola and Ohrid.

25.ROMANIA

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	5.9	6.4	7.4	9.11	10,5
b) Percentage of working population represented by the construction sector (total)	5.09	5.13	6.05	6.81	No data
c) Percentage of GDP represented by the construction sector (new housing only)	No data				
d) Percentage of GDP represented by the construction sector (regeneration only)	No data				
e) Number of new homes built per year	30127	32868	39638	47299	67255
f) Number of homes regenerated per year	No data				
g) Average price per m ² of newly built housing (€/m ²)	No data				
h) Average price per m ² of regenerated housing (€/m ²)	No data				

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
- an emerging practice, not fully understood and promoted yet

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

In Romania, there is no specific national urban regeneration policy but there are several important initiatives at local level at national level, through several financing programs, related to housing and urban development. Currently, due to the financial crises context, at professional level, there is an important debate on the strengthening of urban regeneration of existing cities instead of building new residential or commercial areas. Also, a specific problem regarding the implementing if coherent urban regeneration policies, is still the ownership status of buildings or land.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

We don't have official information, but in our opinion, there are good examples in the territory. There is an important interest of their part, but in order to make possible partnerships effective, we still need an improvement of legislation and to clarify the ownership status.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

There is no direct and specific entities for urban regeneration policy at national level, but several ministries or institution are participating in urban regeneration actions. Mostly the county and local level is the one responsible and active in this field.

Between main categories of actors impacting are to be mentioned:

- **Ministries: Ministry of Regional Development and of Tourism, Ministry of Culture and National heritage, Ministry of Economy & Public Finances, Ministry of Education & Research, Ministry of Environment;**
- **Regional Development Agencies;**
- **Metropolitan Development Agencies;**
- **non-governmental entities representing associations of Local Governments;**
- **local authorities: the City Hall, City Council, County Council;**
- **Inspectorate for Quality in Constructions, Environmental Inspectorate, Public Health Inspectorate;**
- **public services agencies & companies;**
- **institutions providing training and education programs in the field;**
- **professional associations;**
- **foundations committed to historical values and involved within urban regeneration projects;**
- **non-governmental organizations approaching patrimony issues, environmental problems, local entrepreneurship and economic development, sometimes paying an important role in facilitating citizens' involvement in urban programs and projects. Ex: Local Businessmen Associations, Chambers of Commerce, associations of local authorities (cities, towns, communes), environmental organizations etc.;**
- **community based organizations;**
- **architecture designing companies;**
- **constructions companies usually specialized rather in architectural buildings restoration than in complex and integrated urban regeneration projects, which require partnerships and alliances, urban actors involvement;**
- **construction companies that are not specialized, but could be guided and trained to cooperate with licensed companies in specific sectoral construction works;**
- **construction materials providers that deal with various specialized materials and technologies;**
- **consulting companies and independent consultants assisting in elaboration of specialized studies/assessments, business plans, property ownership issues, land and building valuation, technical aspects of designing and construction process, specialized training, technical assistance in program/project implementation;**
- **services and real estate companies;**
- **banks;**

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

There is not a national urban regeneration program, but a current instrument that is supporting specific urban regeneration actions is The Regional Operational Programme, financed by ERDF : Priority axis 1: Support to sustainable development of cities, having the main objective to support for the development of towns in order to improve the quality of life for the people living there and increase employment.

Also, an important program that contributes to the regeneration of Romanian cities is The Thermal Rehabilitation Program that addresses to the owners` associations that want to increase the energy performance of the housing blocks built on the basis of a project elaborated in the period 1950-1990.

The thermal rehabilitation consists of:

- a) thermal insulation of the external walls of the block;
- b) replacement of the windows of the block and of the existent exterior doors with qualitatively superior ones, which will better insulate each room;
- c) thermal and hydro-insulation of the roofs or the terrace / thermal insulation of the floor over the last level, if the building has a truss roof;
- d) thermal insulation of the floor over the basement, if ground floor apartments are provided in the block's design;
- e) dismantling the installations and equipment located on the façades and the terrace of the housing block as well as re-installing them after the end of the thermal insulation works;
- f) restoring works for the finishing of the envelope.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

There is not a dedicated legal framework.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

² For the purpose of this questionnaire, we understand urban-generation "programmes" to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. "Programmes" thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as "instruments".

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes[]

As a programme for coordinating actions? No Yes[]

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

No

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes[]

At local level, there are tax exemptions for the owners/or developers that are investing in regeneration of historical centers.

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes[]

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements		<input checked="" type="checkbox"/>		
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)			<input checked="" type="checkbox"/>	
Demand or need for new public spaces and/or public equipment in the consolidated city			<input checked="" type="checkbox"/>	

³ See note 2.

Poor urban environmental quality (pollution, noise, etc.)			<input checked="" type="checkbox"/>	
Concentration of slum housing ⁴	<input checked="" type="checkbox"/>			
Physical degradation or aging of buildings			<input checked="" type="checkbox"/>	
Conservation, regeneration and restoration of the historic and cultural heritage			<input checked="" type="checkbox"/>	
Low energy efficiency of buildings			<input checked="" type="checkbox"/>	
Poor social mix	<input checked="" type="checkbox"/>			
Demographic decline, population loss		<input checked="" type="checkbox"/>		
Aging of the population		<input checked="" type="checkbox"/>		
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.	<input checked="" type="checkbox"/>			
Concentration of immigrant population	<input checked="" type="checkbox"/>			
Crime, vandalism, lack of security	<input checked="" type="checkbox"/>			
Economic decline: loss or obsolescence of local economic activities (retail, local services)			<input checked="" type="checkbox"/>	
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).			<input checked="" type="checkbox"/>	
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits (at local level)

for the actors responsible for the regeneration

directly for the home owners

.....

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?
 No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country?
 (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments				<input checked="" type="checkbox"/>	
Obtains "business profit" from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes (national program of thermal rehabilitation)

managed by one or more national agencies?
 No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?
 No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

⁵ See note 2.

Name of the instrument (or programme) : ROP – Regional Operational Program, Priority Axis 1:
Support to sustainable development of urban growth poles

General objectives

- overall or diffuse regeneration over the city as a whole
- recovery of obsolete economic-activity areas
- requalification of new central urban fabrics or areas
- regeneration of physically degraded urban areas
- urban regeneration of areas with a historical/cultural heritage
- regeneration of urban areas with vulnerable or deprived population
- urban regeneration of neighbourhoods of social housing built approx. 1945-1975
- urban regeneration of other types of areas:

.....

.....

.....

Public-intervention model

- Direct public action
- Regulation (via regulations)
- Fostering private action

Remarks:

Funding model

- Public funding, paid for by a single entity
- Public-public partnership
- Private-public partnership
- Private only

Remarks:

Means of public funding

- Subsidy
- Loans under favourable conditions
- Tax benefits
- Others:

Who is the beneficiary of public funding?

- Other public entities
- Private enterprises or cooperatives
- Individual owners
- Others public and private entities

Who manages the instrument?

- A public entity
- A national or regional agency
- Private-public partnership
- Others:

Who manages the implementation of each operation?

- Local authority or similar
- Ad hoc public agency or management entity
- Ad hoc public/private partnership management entity
- A private enterprise or a cooperative
- A non-profit civil association or organisation

Other:

Is the involvement of social actors or residents representatives built into regeneration decision-making processes?

- No
- Yes
 - In the regeneration initiative
 - In defining the regeneration operation
 - In managing the regeneration operation
 - In controlling and assessing the results of the regeneration
 -

Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?

- No
- Yes

Must intervention areas previously be defined by a local urban-development planning

instrument? No Yes

Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?

How long? **May vary depending on the context and complexity of the problems**
 No Yes

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings		X		
a.1) Regeneration of structural features, walls, roofs, etc.		X		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			X	
a.3) Regeneration or improvement of the building's energy efficiency	X			
a.4) Regeneration of the historic/ cultural heritage		X		
b) Demolition of housing			X	
c) Building social housing			X	
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).	X			
j) Others:				
.....				
.....				
.....				

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Not necessarily, in most of the cases

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No Yes

Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained:

Any additional remarks:

Name of the instrument (or programme) :
Thermal Rehabilitation Programme

General objectives

overall or diffuse regeneration over the city as a whole
 recovery of obsolete economic-activity areas
 requalification of new central urban fabrics or areas
 regeneration of physically degraded urban areas
 urban regeneration of areas with a historical/cultural heritage
 regeneration of urban areas with vulnerable or deprived population
 urban regeneration of neighbourhoods of social housing built approx. 1945-1975
 urban regeneration of other types of areas:

.....
 improved thermal insulation of old appartments, according to the current European standards
.....

Public-intervention model

Direct public action Regulation (via regulations) Fostering private action

Remarks:

Funding model

Public funding, paid for by a single entity Public-public partnership Private-public partnership Private only

Remarks:

Means of public funding

Subsidy Loans under favourable conditions Tax benefits
 Others:

Who is the beneficiary of public funding?

Other public entities Private enterprises or cooperatives Individual owners
Others public and private entities

Who manages the instrument?

A public entity A national or regional agency Private-public partnership

<input type="checkbox"/> Others:	
Who manages the implementation of each operation?	
<input checked="" type="checkbox"/> Local authority or similar	<input type="checkbox"/> Ad hoc public agency or management entity
<input type="checkbox"/> Ad hoc public/private partnership management entity	<input type="checkbox"/> A private enterprise or cooperative
<input type="checkbox"/> A non-profit civil association or organisation	<input type="checkbox"/> Other:
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
	<input checked="" type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input type="checkbox"/> Yes Based on what criteria?
Do the operations have a prefixed duration?	
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
	How long? Depends on the context and complexity of the problems

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings	x			
a.1) Regeneration of structural features, walls, roofs, etc.		x		
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).			x	
a.3) Regeneration or improvement of the building's energy efficiency	x			
a.4) Regeneration of the historic/ cultural heritage			x	
b) Demolition of housing				x
c) Building social housing				x
d) Building free (non-social) housing				x
e) Redesigning the free space around the buildings				x
f) Regenerating, demolishing, building buildings and facilities for economic activities				x
g) Regenerating, demolishing, building collective or public facilities				x
h) Redesigning the public space (including green areas, parking, etc.)				x
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				x
j) Others:				

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

No Yes Which? (Please indicate the most important)

<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

In most of the cases (local initiatives or ROP), there are correlated with economic, social and environmental measures.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Currently we are implementing a growth poles policy for 7 main cities were the integrated urban plan is mandatory for receiving EU funds. Regarding the implementation of the integrated development plans for these growth poles (cities and hinterland), all the operational programs are correlated, (ROP, environment, transport, competitiveness, human resources). The integrated approach is coordinated at growth pole level by the metropolitan association and at national level by an inter -ministerial commission.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

Yes, but only for growth poles.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Yes, but only for what is implying EU founding for cities. Our ministry is having in process the elaboration of an integrated development methodology that will be compulsory .

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Yes, the previous answer.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes.

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Usually they need to seek support from national or regional programmes and funding, even if they are initiated and partially financed by the local authorities.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes, for EU funding initiatives.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No[]

Yes

Includes indicators of complexity, diversity or plurality? No[] Yes[]

Includes a precise definition of “slum housing”? No[] Yes[]

Includes a precise definition of vulnerable/deprived area? No[] Yes[]

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)				X	
Diversification of housing layouts and sizes			X		
Provision of more social housing			X		
Improved local urban equipment or public facilities		X			
Improved day-to-day business		X			
Greater mix of uses				X	
Building car parks			X		
Pedestrianisation of streets and/or public spaces			X		
Improved quality of the public space		X			
Reduction in private motorised transport					X
Improved collective transport			X		
Improved urban cycling network			X		
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population			X		
Increase in resident population					X
Increase or re-concentration of low-income population					X
Gentrification of the regenerated area		X			
Improved social integration and fostering social plurality			X		
Setting up social networks for participation				X	
Improved employment qualifications of local people		X			
Social development of the resident population			X		
Increase in child population				X	
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area	X				
Lower property prices in the regenerated or surrounding area					X
Job creation		X			
Increase in property operations around upper-range activities			X		
Improved economic dynamics of the regenerated or surrounding area		X			
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)		X			
Coordination of sectorial policies			X		
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X		
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

Concerning urban regeneration, Romania is just at the beginning. There have been done important progresses especially locally.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance

At a first view, from our experience, the key elements for urban regeneration are:

- national level dedicated policy, instruments and financing for urban regeneration
- implemented public-private partnerships
- well structured and efficient monitoring both, during the projects' implementation and after their finalization

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or "best practices" (including reference links, if possible).

The best-known experiences developed in Romania in the field, concerned cities Baia Mare, Sibiu, Alba Iulia and especially their historic centres.

More information about the projects in Baia Mare can be found on the Romanian page of EUKN following the link:

http://www.eukn.org/romania/themes/Urban_Policy/Urban_environment/Urban_renewal/City_centre_development/MILLENNIUM-III-Business-Centre---Baia-Mare_1154.html

In Sibiu was initiated and implemented a larger and intensive rehabilitation project to support its status as European Cultural Capital in 2007. More details on this can be found at: <http://www.sibiu2007.ro/>

Regarding Alba Iulia initiatives information can be founded on <http://www.apulum.ro/>

Beautiful Romania programme brought an important contribution concerning integrated urban rehabilitation of certain cities like Alba Iulia, Baia Mare, Bistrita, Braila, Craiova, Miercurea-Ciuc, Sibiu, Sighisoara, Sulina and Targoviste.

<http://www.beautifulromania.ro/>

26.SLOVAKIA

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications: **Elena Szolgayova, e-mail elena.szolgayova@build.gov.sk. +00421 2 5936 4200**

In case you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437

(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437

(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299

email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	5,5	6,0	6,9	7,1	7,9
b) Percentage of working population represented by the construction sector (total)	6,6	6,9	7,3	7,4	7,9
c) Percentage of GDP represented by the construction sector (new housing only)	1,3	1,5	1,6	2,0	2,0
d) Percentage of GDP represented by the construction sector (regeneration only)	0,4	0,5	0,5	0,4	0,5
e) Number of new homes built per year	12 592	14 863	14 444	16 473	17 184
f) Number of homes regenerated per year	8 598 *	11 191 *	14 878 *	27 951 *	22 501 *
g) Average price per m ² of newly built housing (€/m ²)	954	856	1000	1238	15 116
h) Average price per m ² of regenerated housing (€/m ²)	NA	NA	NA	NA	NA

NA = not available

* numbers refer only to the refurbishment carried out from state subsidy and low interest loans from State Housing Development Fund

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock

¹ Change the reference period, if necessary.

- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

In Slovakia we have not adopted urban regeneration policy neither formalized urban development policy yet. Urban regeneration is partly considered in spatial/urban planning.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

We don't have an explicit urban regeneration policy.

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

We are at the beginning of the formulating and preparing National urban development strategy, where regeneration will play an important role.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Not applicable

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

Not applicable

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Not applicable

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

Not applicable

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Note: The Urban development from the legal/administrative point of view is reflected in the Act No. 539/2008 Call., on the Support of Regional Development. Among the main objectives of the regional development there is stated sustainable development of conurbations, regeneration and development of towns and municipalities in line with the binding part of spatial planning documentation.

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

Not applicable

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes
 Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes
 Are they linked to social purposes? No Yes

As described above, there is no urban renewal policy adopted in Slovakia yet. As the first elements of such a policy, there are low interest loans and subsidies available from the State budget for refurbishment of existing housing, which can be considered as part of urban regeneration. Support is therefore recently targeted at the housing sector only.

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements				
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)				
Demand or need for new public spaces and/or public equipment in the consolidated city		X		
Poor urban environmental quality (pollution, noise, etc.)		X		
Concentration of slum housing ⁴				
Physical degradation or aging of buildings			X	

³ See note 2.

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

Conservation, regeneration and restoration of the historic and cultural heritage				X
Low energy efficiency of buildings				X
Poor social mix				
Demographic decline, population loss				
Aging of the population				
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.				
Concentration of immigrant population				
Crime, vandalism, lack of security				
Economic decline: loss or obsolescence of local economic activities (retail, local services)				
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).				
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

Public entities at certain government level (national, regional or local government or similar)

Public enterprise

Public-private partnership

Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

direct public investment in publicly owned housing stock

subsidies

for the actors responsible for the regeneration

directly for the home owners

loans under favourable conditions

for the actors responsible for the regeneration

directly for the home owners

tax benefits

for the actors responsible for the regeneration

directly for the home owners

.....

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

Not applicable

	A	F	O	R	N
Leads urban-regeneration processes					
Directly benefits from urban-regeneration programmes and instruments					
Obtains "business profit" from the development of urban regeneration processes led from the public sector					
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

The changes of political and economic system in the Slovak Republic after 1989 influenced also ownership structure of the housing stock. Most of the housing stock has been privatised to sitting tenants. In consequence, currently more than 95% of the housing stock is owner-occupied, only a small residual part, about 4% of the housing stock is in public rental (social) segment. For these reasons, the private sector is the dominant sector in the regeneration of urban areas.

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

Not applicable

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

⁵ See note 2.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :	
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>	
Public-intervention model	
<input type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action Remarks:	
Funding model	
<input type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:	
Means of public funding	
<input type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:	
Who is the beneficiary of public funding?	
<input type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners <input type="checkbox"/> Others:	
Who manages the instrument?	
<input type="checkbox"/> A public entity <input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:	
Who manages the implementation of each operation?	
<input type="checkbox"/> Local authority or similar <input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>	
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	

Must intervention areas previously be defined by a local urban-development planning instrument? No Yes

No Yes Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				
.....				
.....				
.....				

If the demolition of housing is included...

For what purposes is it justified?

<p>Is the right to rehousing acknowledged? <input type="checkbox"/> Yes, always, and it must necessarily be within the regenerated area <input type="checkbox"/> Yes, always, but it need not be within the regenerated area <input type="checkbox"/> No, never. <input type="checkbox"/></p>
<p>Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?</p> <p style="text-align: center;">Which? (Please indicate the most important)</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>Is any results observatory or other monitoring or assessment system in place?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Overall assessment of the results obtained:</p>
<p>Any additional remarks:</p>

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Not applicable

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Not applicable

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

Not applicable

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Not applicable

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Not applicable

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas ~~whose detailed definition is developed by a later project for each of them~~

Regeneration projects for specific areas are usually not prepared.

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Not applicable

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Not applicable

13.2. At the entity or entities responsible for this monitoring or assessment:

Not applicable

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

Not applicable

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Not applicable

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of “slum housing”? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

We don't have any definition of “deprived area/neighbourhood”.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

Not applicable

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

Not applicable

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

Not applicable

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the

project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)					
Diversification of housing layouts and sizes					
Provision of more social housing					
Improved local urban equipment or public facilities					
Improved day-to-day business					
Greater mix of uses					
Building car parks					
Pedestrianisation of streets and/or public spaces					
Improved quality of the public space					
Reduction in private motorised transport					
Improved collective transport					
Improved urban cycling network					
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population		X			
Increase in resident population					
Increase or re-concentration of low-income population					
Gentrification of the regenerated area					
Improved social integration and fostering social plurality					
Setting up social networks for participation					
Improved employment qualifications of local people					
Social development of the resident population					
Increase in child population					
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area			X		
Lower property prices in the regenerated or surrounding area					
Job creation		X			
Increase in property operations around upper-range activities					
Improved economic dynamics of the regenerated or surrounding area					
Others:.....					
Other:.....					
Other					
Increase in urban diversity (inhabitants, housing types, activities, etc.)					
Coordination of sectorial policies					
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information					
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

Not applicable

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

Not applicable

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

In Slovakia there is no explicit urban regeneration policy yet. We can only point out existing economic instruments aimed at housing modernisation: Low interest loans for housing modernisation from the State housing development fund and subsidies of the Ministry of Constructions and Regional Development, which are granted for specific aspects of housing refurbishment.

27. SPAIN

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries urban regeneration has been understood mostly as a building practice carried out outside housing policy applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on degraded, underprivileged, sensitive and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the property sector.

The two areas of recommendations of the Leipzig Charter — making better use of integrated urban development policies and paying special attention to the most underprivileged neighbourhoods in the overall context of the city — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the University of Valladolid Institute of Urban Development, at the request of the Land and Urban Policy Department of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency of in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications

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A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage represented by the Construction Sector (Total) in the GDP (*)	9.6	10.3	10.8	10.6	10.4
b) Percentage represented by the Construction Sector (Total) in the population used (**)	12.7%	12.6%	13.1%	13.5%	12.1%
c) Percentage represented by the Construction Sector (only new housing) in the GDP (***)				4.2%	2.0%
d) Percentage represented by the Construction Sector (only RESTORED HOUSING) in the GDP (***)				0.2%	0.2%
e) No. of newly-constructed houses per year (****)	543.518	603.633	734.978	633.430	267.876
f) No. of restored houses per year (****)	21.099	20.893	23.128	19.796	16.984
g) Average price per m ² of newly-constructed housing (€/m ²) (****)	2.286	2.516	2.763	2.905	2.712
h) Average price per m ² of restored housing (€/m ²)					

* = Data from the National Institute of Statistics

** = Data from the survey on the active population

*** = Data from the Ministry of Development and the National Institute of Statistics

**** = Data from the Ministry of Development

***** = Data from the "Boletín de Sociedad de Tasación" (December)

¹ Change the reference period, if necessary.

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or “updating” the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others: **IMPROVING HISTORIC DISTRICTS AND CENTRES**

2.2. Within your country’s urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

It is a specific policy.. ... **of the Self-governing Communities, although it has only been fully developed as such by the self-governing communities of Catalonia and the Balearic Island**

It is associated with or an integral part of other **national and regional** policies (indicate which:)

- Housing policy
- Land policy
- Cultural-heritage policy
- Sustainable development
- Combating climate change
- Combating social exclusion
-

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

If there is a political approach from the Spanish government with regards to the increase in the importance of integrated urban regeneration. A good example is the speech made by the Ministry of Housing to the European Union Joint Committee in a session on December 3rd, 2009. In it, the following was highlighted: “The commitment to integrated urban restoration” among “our presidency’s priorities and objectives [taking its turn in the European Union] with regards to urban development and housing”. It justified this option with arguments like “the excessive weight of the residential sector of new buildings, which has characterised the Spanish productive model of the past few years and the parallel urban development disorder protected by the 1998 land legislation”, as well as for the objective of “obtaining a sustainable real estate model” in which “restoration can be a key sector, both from the point of view of employment and from the sustainability point of view”, and due to the urgency of this issue in Europe: “This is about changing a paradigm which the European urban culture is experiencing in every way, regardless of the multiple differences in the need for the residential park in each member State. In Europe, there are, in fact, many integrated restoration initiatives, e.g. in Germany, France, Belgium, Denmark or the United Kingdom”.

Various measures adopted by the State in the last few years would have already been directed towards the intended aim. Among them, outstanding ones are the “2009-2012 National Housing and Restoration Plan, the main instrument of the national housing policy, has a conceptual approach which is very similar to this integrated restoration, and it expressly mentions this idea in its introduction, as well as the Leipzig Charter”. The Sustainable Economy Strategy, the Sustainable Economy Bill (<http://www.economiasostenible.gob.es/>) and the Royal Decree-Act 6/2010 of April 9th on measures for boosting the economic recovery and employment have also been recently approved. In all of these, significant measures for promoting restoration are included.

Finally, of the Minister Corredor’s appearance at the Joint Committee, it is interesting to point out, on the one hand, the positive statement on the political will and, at the same time, the difficulties that exist for putting it into practice. The following was said: “We must go beyond the idea of restoration only meaning investing in brickwork – facades, lifts, street pavements, etc. – and we must plan a holistic approach that includes social, educational and training activities that boost local employment, improve the quality of the environment and sustainable mobility. A planning of this type can only be made possible if we go beyond the specific approach, building to building, i.e. that this will only be made possible if there is an area on which all these activities are concentrated” (...) “Therefore, it is a matter of accepting restoration as a main focal point of a new urban model which is more focused on renovation processes (sic), on the re-evaluation of the existing city and of the constructed assets, instead of focusing on the occupation of virgin soils and on the construction of new housing”.

With regards to the debate on integrated urban restoration as a focal point of the urban development policy, there are few items in the press. Therefore, again the session on December 3rd, 2009 of the European Union Joint Committee is the one that can give an idea of the positions of diverse political groups. In this sense, the most outstanding aspect is precisely the coincidence and the agreement expressed by the representatives of all the political groups on the National Housing and Restoration and urban restoration.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

The private real estate sector (the social one has very little weight in Spain) is submerged in a deep crisis and urban restoration is beginning to form part of its debate issues. There have already been some public statements (in the press) made by the real estate promoters in relation with urban restoration, and the Businessmen's Association (not only real estate promoters) has also had a positive reaction to the wishes expressed by the Government insisting on the relevance of promoting restoration (in general) due to its capacity for creating employment.

In spite of the above, in the last few years, a certain interest has been seen in renewing industrial lands and lands with infrastructure that are in disuse (brownfields) and the start of new promoting companies wanting to find a market niche in the urban restoration of residential areas. As a result, more interest in real estate capital in urban restoration (while this covers land operations) may be surmised, as well as the promoters' real lack of interest in restoring urban spaces and buildings, which, on the contrary, would be more interesting for construction companies.

In any case, and very recently, "the Cabinet has agreed to entrust the Ministry of Housing with promoting a social platform to boost the restoration, accessibility and energy efficiency of buildings and houses.

This platform's activity will be based on collaboration among the administrations and the private sector to create a significant network of technical offices to help the citizens. These offices will assist with the definition of works to be carried out and with the follow-up and control of the restoration works on the buildings and houses. This will encourage the training of the agents who take part in the restoration processes, while they will help to spread information among the citizens on the aids they have within their reach.

The creation of this platform arises at the initiative of the Ministry of Housing, once there was verification of the support from the economic and social agents who have expressed their interest in extending the agreement reached on the measures for promoting restoration beyond the political sphere.

The Ministry of Housing has already verified the interest in the platform of many professional, trade union and citizen organisations and construction and material manufacturing business associations, as well as different local and regional administrations, without this affecting new organisations and institutions that wish to join it.

Through this platform, the intention is, along with all the agents and institutions involved, to provide and promote the restoration works of the existing residential park, to promote innovation in the sector, to streamline aids and site licences, to boost the training of the building workers in this activity, to increase energy saving and strengthen the improvement of accessibility to the buildings and, above all, to maintain and create employment in the restoration of buildings and houses".

(Press release of the Ministry of Housing, April 23rd, 2010).

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing restoration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-restoration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

Ministry of Housing (National)

Ministries of Development, Territorial Policy, Housing or similar (Self-governing Communities)

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Within the State, the Royal Decree 2066/2008 of December 12th, which regulates the 2009-2012 National Housing and Restoration Plan, defines the following among its programmes:

- **“Programme for Comprehensive Restoration Areas of historical monuments, urban centres, degraded districts and rural municipalities (“ARIS”)”,**
- **“Programme for Urban Renovation Areas (“ARUS”)”**
- **“Aids Programme for the eradication of shanty towns”.**

Art. 45.1 of that RD, in relation to the object of the “ARIS” programme, provides that: “The “ARIS” programme includes the basic conditions for obtaining the financing for the Plan in the activities for improving residential fabrics in the urban and rural environment, functionally recovering historical monuments, urban centres, degraded districts and rural municipalities that need their buildings and houses to be restored, the overcoming of sub-standard housing situations and development or re-development operations in their public spaces”.

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

(Cfr. <http://boe.es/boe/dias/1983/09/07/pdfs/A24673-24678.pdf>)

First of all, in the regional sphere, it is worth pointing out that all the Decrees of the Self-governing Communities that approve their own Housing Plans are coordinated with the 2009-2012 National Housing and Restoration Plan.

Also, some regions have developed their own particular regulation framework. So, Catalonia, for example, has granted itself Act 2/2004 of June 4th on the improvement of neighbourhoods, urban areas and old quarters that require special attention, which creates the Development Fund for the programme for neighbourhoods and urban areas of special attention. Art. 5 provides that: “an urban area of special attention is understood as the neighbourhood or the urban area, geographically distinguishable, mostly meant for regular homes, which is or may be in, if no action is taken, any of the following situations: a) A process of urban decline like the progressive degradation of the building structure or the persistent shortage of equipment, or else the insufficient or lack of quality of the urban development, of the road networks, of plumbing and of public space. b) Demographic problems caused by the loss or ageing of the population, or else by an excessively accelerated growth for it to be assumed from the urban development or services point of view. c) A characteristic presence of particularly serious economic, social or environmental problems. d) Persistent significant social and urban development deficits and problems of local development”.

(Cfr. <http://boe.es/boe/dias/2004/07/07/pdfs/A25075-25078.pdf>)

Also in the regional sphere, the Balearic Islands have enacted Act 2/2009 of March 19th on the restoration and improvement of neighbourhoods of the Balearic Islands, with the object of (Art. 1) “establishing the regulation framework for a public, complementary action between the regional community’s Administration and the municipalities of the Balearic Islands aimed at restoring and improving neighbourhoods that can be considered of special attention” (and it defines these in a very similar way as the above mentioned Catalan act).

(Cfr. <http://boe.es/boe/dias/2009/05/19/pdfs/BOE-A-2009-8275.pdf>)

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

In all cases, these are regulation frameworks for the development of urban restoration.

The current national legal framework with regard to urban restoration consists of:

- The Royal Decree 2066/2008 of December 12th, which regulates the 2009-2012 National Housing and Restoration Plan (<http://www.boe.es/boe/dias/2008/12/24/pdfs/A51909-51937.pdf>)
- The Sustainable Economy Bill (<http://www.economiasostenible.gob.es/>) and the Royal Decree-Act 6/2010 of April 9th on measures for boosting the economic recovery and employment (<http://www.boe.es/boe/dias/2010/04/13/pdfs/BOE-A-2010-5879.pdf>), in which significant measures for boosting restoration are included.

The current regional legal framework with regard to urban restoration consists of:

- The different urban development Laws of the Self-governing Communities, in several particular ways in each case, contemplate restoration as a duty and the restoring agents as a restoration management system.
- In Catalonia, Act 2/2004 of June 4th on the improvement of neighbourhoods, urban areas and old quarters that require special attention (<http://boe.es/boe/dias/2004/07/07/pdfs/A25075-25078.pdf>)
- In the Balearic Islands, Act 2/2009 of March 19th on the restoration and improvement of neighbourhoods of the Balearic Island municipalities (<http://boe.es/boe/dias/2009/05/19/pdfs/BOE-A-2009-8275.pdf>)

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

(This would correspond to the special improvement, restoration or similar Plans)

As a programme for coordinating actions? No Yes

However, if “An Integrated Action Plan which is coherent with the objectives listed in the Diagnosis and which specifies in detail the public and private institutions involved, the cost estimate and the expected sources of financing and subsidies is considered, as well as the commitments established for it to start up, to be developed and followed up, with justification of the financial viability of the proposed operations”. (See question 10)

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

No.

- Tax

Are there any tax benefits for investments in urban regeneration?

No Yes

- Recently introduced through the Royal Decree-law 6/2010 of April 9th on measures for boosting the economic recovery and employment (<http://www.boe.es/boe/dias/2010/04/13/pdfs/BOE-A-2010-5879.pdf>), also included in the Sustainable Economy Bill

(<http://www.economiasostenible.gob.es/>) which is at the stage of going through parliament.

- In the above mentioned Royal Decree-law 6/2010 (April 9th, 2010), approval has been given for the reduced VAT to be extended to all housing renovation and repair actions. The Ministry of Economy and the Treasury have approved the Ministerial Order that reduces the modules applicable in the VAT to self-employed persons who do domestic work and adapts them to the new tax scheme resulting from the Royal Decree-law on Measures for Boosting the Economic Recovery and Employment. This Royal Decree-law temporarily extended the 7% reduced type (8% from July 1st) to all types of renovation and repair actions carried out in private homes, effective from last April 14th until December 31st, 2010. The approved Ministerial Order adapts the result of this reduction to businessmen included in the special VAT simplified regime by reducing the modules applicable to them. The economic activities affected by this measure are, among others: installations and assemblies; plumbing, cold, hot and air-conditioning installations; assembly and installation of kitchens; floorings; carpentry and locksmithery; painting of any kind or plastering and plaster moulding work.

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas?

No Yes

– Financial

Are cut-price loans available for urban regeneration?

No Yes

Please also see the above answer.

Are they linked to social purposes?

No Yes

To some extent, since urban restoration also forms part of the social housing policy.

For individuals to be able to benefit from the financial aids of the “ARIS” programme, they have to have family incomes below 6.5 times the IPREM (Public Indicator of Multiple Effect Income).

Note: The IPREM (Public Indicator of Multiple Effect Income) is the Spanish reference index for calculating the income threshold for many purposes (financial aid for the home, grants, unemployment subsidies, etc.). It was introduced on July 1st, 2004 to substitute the Minimum Interprofessional Salary (MIS), the use of which was restricted to the working environment.

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements		X		FPMB-CAT* MB-Balear**
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)		X		FPMB-CAT MB-Balear
Demand or need for new public spaces and/or public equipment in the consolidated city		X		FPMB-CAT MB-Balear
Poor urban environmental quality (pollution, noise, etc.)	X			
Concentration of slum housing ⁴		X		FPMB-CAT MB-Balear ARI ARU
Physical degradation or aging of buildings			X	FPMB-CAT MB-Balear ARI ARU
Conservation, regeneration and restoration of the historic and cultural heritage			X	FPMB-CAT MB-Balear ARI
Low energy efficiency of buildings			X	ARI
Poor social mix	X			
Demographic decline, population loss		X		FPMB-CAT MB-Balear
Aging of the population		X		FPMB-CAT MB-Balear
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.		X		FPMB-CAT MB-Balear
Concentration of immigrant population	X			
Crime, vandalism, lack of security		X		MB-Balear
Economic decline: loss or obsolescence of local economic activities (retail, local services)		X		FPMB-CAT MB-Balear
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.)	X			
Others (indicar cuáles): ACCELERATED DEMOGRAPHIC INCREASE		x		FPMB-CAT MB-Balear

* = Programme for improving neighbourhoods in Catalonia

** = Improvement of Neighbourhoods in the Balearic Islands

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

³ See note 2.

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

Yes . Indicate the cities and the nature of the initiative: **These are the declared integrated restoration areas of an entire municipality (they are rural). The oldest is the area in the Cudillero municipality (Asturias) (1982).**

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership **(STATE-SELF-GOVERNING COMMUNITY-TOWN HALL-ASSOCIATIONS OF PROPERTY OWNERS)**
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration **(See answer 5.1.)**
 - directly for the home owners

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					<input checked="" type="checkbox"/>
Directly benefits from urban-regeneration programmes and instruments					<input checked="" type="checkbox"/>
Obtains "business profit" from the development of urban regeneration processes led from the public sector	<input checked="" type="checkbox"/>				
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock?

No Yes

mostly applied to the privately owned housing stock?

No Yes

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

Normally, there tend to be special local agencies created ad hoc (Consortiums, Agencies, Companies, etc.) in which several (state, regional and local) administrations and other agents have an interest.

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

⁵ See note 2.

Name of the instrument (or programme): INTEGRATED RESTORATION AREAS						
General objectives	<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban RESIDENTIAL areas <input type="checkbox"/> urban regeneration of RESIDENTIAL areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input checked="" type="checkbox"/> rehabilitaci3n urbana de otro tipo de 3reas: CITY CENTRES <input checked="" type="checkbox"/> urban regeneration of other types of areas: RURAL AREAS OR MUNICIPALITIES					
Public-intervention model	<input checked="" type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)	<input checked="" type="checkbox"/> Fostering private action	Remarks:		
Funding model	<input type="checkbox"/> Public funding, paid for by a single entity	<input checked="" type="checkbox"/> Public-public partnership	<input checked="" type="checkbox"/> Private-public partnership	<input type="checkbox"/> Private only	Remarks:	
Mean(s) of public funding	<input checked="" type="checkbox"/> Subsidy	<input checked="" type="checkbox"/> Loans under favourable conditions	<input type="checkbox"/> Tax benefits	<input type="checkbox"/> Others:		
Who is the beneficiary of public funding?	<input checked="" type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives	<input checked="" type="checkbox"/> Individual owners	<input type="checkbox"/> Others:		
Who manages the instrument?	<input checked="" type="checkbox"/> A public entity BILATERAL FOLLOW-UP COMMISSIONS (STATE-CCAA)	<input type="checkbox"/> A national or regional agency	<input type="checkbox"/> Private-public partnership	<input type="checkbox"/> Others:		
Who manages the implementation of each operation?	<input type="checkbox"/> Local authority or similar	<input checked="" type="checkbox"/> Ad hoc public agency or management entity	<input checked="" type="checkbox"/> Ad hoc public/private partnership management entity	<input type="checkbox"/> A private enterprise or a cooperative	<input type="checkbox"/> A non-profit civil association or organisation	<input type="checkbox"/> Other:
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>				
Does it operate from the basis of an "area-based" approach,	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes Must the intervention areas be previously defined by some local urban development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Are the areas defined in a regulatory				

with the previous definition of intervention on area perimeters? (area-based)		<p>manner? <input checked="" type="checkbox"/>No <input type="checkbox"/>Yes</p> <p>Are the areas defined in a discretionary manner? <input type="checkbox"/>No <input checked="" type="checkbox"/>Yes</p> <p>With which criteria?</p> <p>THEY HAD BEEN DECLARED BY THE SELF-GOVERNING COMMUNITY CLEARLY DEFINED RESIDENTIAL FABRICS WITH OVER 200 HOUSES AND BUILDINGS OVER 10 YEARS OLD ALSO, EN "ARIS", IN HISTORIC COMPLEXES, THEY ARE DECLARED OR INITIATED AND HAVE A SPECIAL PRESERVATION, PROTECTION AND RESTORATION PLAN; AND IN RURAL MUNICIPAL "ARIS", THE MUNICIPALITY SHOULD HAVE LESS THAN 5,000 INHABITANTS.</p>																																																												
Do the operations have a prefixed duration?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes How long?																																																												
Fundable building actions		<table border="1"> <thead> <tr> <th data-bbox="928 855 1038 958">Must necessarily be included</th> <th data-bbox="1038 855 1177 958">Often included</th> <th data-bbox="1177 855 1316 958">Not frequent but may be included</th> <th data-bbox="1316 855 1367 958">Can not be funded</th> </tr> </thead> <tbody> <tr> <td data-bbox="928 958 1038 987">a) Regeneration of housing buildings</td> <td data-bbox="1038 958 1177 987" style="text-align: center;">X</td> <td data-bbox="1177 958 1316 987"></td> <td data-bbox="1316 958 1367 987"></td> </tr> <tr> <td data-bbox="928 987 1038 1043">a.1) Regeneration of structural features, walls, roofs, etc.</td> <td data-bbox="1038 987 1177 1043" style="text-align: center;">X</td> <td data-bbox="1177 987 1316 1043"></td> <td data-bbox="1316 987 1367 1043"></td> </tr> <tr> <td data-bbox="928 1043 1038 1095">a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).</td> <td data-bbox="1038 1043 1177 1095" style="text-align: center;">X</td> <td data-bbox="1177 1043 1316 1095"></td> <td data-bbox="1316 1043 1367 1095"></td> </tr> <tr> <td data-bbox="928 1095 1038 1146">a.3) Regeneration or improvement of the building's energy efficiency</td> <td data-bbox="1038 1095 1177 1146" style="text-align: center;">X</td> <td data-bbox="1177 1095 1316 1146"></td> <td data-bbox="1316 1095 1367 1146"></td> </tr> <tr> <td data-bbox="928 1146 1038 1176">a.4) Regeneration of the historic/ cultural heritage</td> <td data-bbox="1038 1146 1177 1176" style="text-align: center;">X</td> <td data-bbox="1177 1146 1316 1176"></td> <td data-bbox="1316 1146 1367 1176"></td> </tr> <tr> <td data-bbox="928 1176 1038 1205">b) Demolition of housing</td> <td data-bbox="1038 1176 1177 1205"></td> <td data-bbox="1177 1176 1316 1205"></td> <td data-bbox="1316 1176 1367 1205" style="text-align: center;">X</td> </tr> <tr> <td data-bbox="928 1205 1038 1234">c) Building social housing</td> <td data-bbox="1038 1205 1177 1234"></td> <td data-bbox="1177 1205 1316 1234"></td> <td data-bbox="1316 1205 1367 1234" style="text-align: center;">X</td> </tr> <tr> <td data-bbox="928 1234 1038 1263">d) Building free (non-social) housing</td> <td data-bbox="1038 1234 1177 1263"></td> <td data-bbox="1177 1234 1316 1263"></td> <td data-bbox="1316 1234 1367 1263" style="text-align: center;">X</td> </tr> <tr> <td data-bbox="928 1263 1038 1292">e) Redesigning the free space around the buildings</td> <td data-bbox="1038 1263 1177 1292" style="text-align: center;">X</td> <td data-bbox="1177 1263 1316 1292"></td> <td data-bbox="1316 1263 1367 1292"></td> </tr> <tr> <td data-bbox="928 1292 1038 1348">f) Regenerating, demolishing, building buildings and facilities for economic activities</td> <td data-bbox="1038 1292 1177 1348"></td> <td data-bbox="1177 1292 1316 1348"></td> <td data-bbox="1316 1292 1367 1348" style="text-align: center;">X</td> </tr> <tr> <td data-bbox="928 1348 1038 1404">g) Regenerating, demolishing, building collective or public facilities</td> <td data-bbox="1038 1348 1177 1404"></td> <td data-bbox="1177 1348 1316 1404" style="text-align: center;">X RESTORATION</td> <td data-bbox="1316 1348 1367 1404"></td> </tr> <tr> <td data-bbox="928 1404 1038 1460">h) Redesigning the public space (including green areas, parking, etc.)</td> <td data-bbox="1038 1404 1177 1460" style="text-align: center;">X</td> <td data-bbox="1177 1404 1316 1460"></td> <td data-bbox="1316 1404 1367 1460"></td> </tr> <tr> <td data-bbox="928 1460 1038 1516">i) Urban development, improvement or supplies of urban services (water, sewerage, etc).</td> <td data-bbox="1038 1460 1177 1516" style="text-align: center;">X</td> <td data-bbox="1177 1460 1316 1516"></td> <td data-bbox="1316 1460 1367 1516"></td> </tr> <tr> <td data-bbox="928 1516 1038 1675">j) Others:</td> <td data-bbox="1038 1516 1177 1675"></td> <td data-bbox="1177 1516 1316 1675"></td> <td data-bbox="1316 1516 1367 1675"></td> </tr> </tbody> </table>	Must necessarily be included	Often included	Not frequent but may be included	Can not be funded	a) Regeneration of housing buildings	X			a.1) Regeneration of structural features, walls, roofs, etc.	X			a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).	X			a.3) Regeneration or improvement of the building's energy efficiency	X			a.4) Regeneration of the historic/ cultural heritage	X			b) Demolition of housing			X	c) Building social housing			X	d) Building free (non-social) housing			X	e) Redesigning the free space around the buildings	X			f) Regenerating, demolishing, building buildings and facilities for economic activities			X	g) Regenerating, demolishing, building collective or public facilities		X RESTORATION		h) Redesigning the public space (including green areas, parking, etc.)	X			i) Urban development, improvement or supplies of urban services (water, sewerage, etc).	X			j) Others:			
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If the demolition of housing is included ...	For what purposes is it justified?	<input type="checkbox"/> Yes, always, and it must necessarily be within the regenerated area <input type="checkbox"/> Yes, always, but it need not be within the regenerated area <input type="checkbox"/> No, never. rehabilitada																																																												
Is	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes Which? (Please indicate the most important)																																																												

application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?	THEY MAY BE PLANNED BUT THEY CANNOT BE FUNDED	
Is any results observatory or other monitoring or assessment system in place?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes Overall assessment of the results obtained:
Any additional remarks:		
<p>To be declared, the "ARIS" must be included in "an urban development planning that contains and develops criteria for their protection, preservation and integrated restoration" (art. 42 of the RD 2329/1983 of July 28th on protecting the restoration of residential and urban property).</p> <p>The urban development planning figures that affect the "ARIS" may vary from some self-governing Communities to others (in Spain, competences in housing matters, urban development and regulation of the territory are regional) but, in general, they are inscribed in the tradition of "special plans" which, since 1975, have formed the necessary framework of local urban restoration policies. However, the special plans established by the national legislation (1975-1997) and their analogues in the regional legislations are regulatory, and which have not always been related to operative measures. Some cases in which this has occurred have had great success (e.g. the Special Plan for the historic centre of Santiago de Compostela, the operations of which were managed in general by the Santiago Consortium. In other cases, the "ARIS" have provided the operative instrument that develops (generally partially) the strictly regulatory contents of the Special Plan.</p>		

Note: Along with the "Comprehensive Restoration Areas" ("ARIS"), the 2009-2012 National Housing and Restoration Plan establishes another programme, the one for "Urban Renovation Areas" which has not been contemplated in this section because, with them being occupied for the demolition and substitution of houses, they cannot be considered an urban restoration instrument.

Nombre del instrumento (o programa) : PROGRAMME FOR NEIGHBOURHOODS AND URBAN AREAS OF SPECIAL ATTENTION (CATALONIA)						
Objetivos generales	<input type="checkbox"/> rehabilitación global o difusa sobre el conjunto de la ciudad <input type="checkbox"/> recuperación de áreas obsoletas de actividades económicas <input type="checkbox"/> recualificación de nuevas áreas de centralidad <input checked="" type="checkbox"/> rehabilitación de áreas urbanas físicamente degradadas RESIDENTIAL <input checked="" type="checkbox"/> rehabilitación urbana de áreas con patrimonio histórico-artístico <input type="checkbox"/> rehabilitación de áreas urbanas con población vulnerable <input checked="" type="checkbox"/> rehabilitación urbana de conjuntos de vivienda social edificados aprox. en 1945-1975 <input type="checkbox"/> rehabilitación urbana de otro tipo de áreas: <input checked="" type="checkbox"/> RESTORATION AND SPECIAL PROMOTION OF AREAS WITH PERSISTENT SHORTFALLS, INSUFFICIENT OR LACK OF QUALITY OF EQUIPMENT <input checked="" type="checkbox"/> RESTORATION AND SPECIAL PROMOTION OF AREAS WITH DEMOGRAPHIC PROBLEMS (DECLINE, AGEING OR ACCELERATED GROWTH),..... <input checked="" type="checkbox"/> RESTORATION AND SPECIAL PROMOTION OF AREAS WITH SEVERE SOCIAL, ECONOMIC OR ENVIRONMENTAL PROBLEMS <input checked="" type="checkbox"/> RESTORATION AND SPECIAL PROMOTION OF AREAS WITH SOCIAL AND SIGNIFICANT URBAN SHORTFALLS AND PROBLEMS OF LOCAL DEVELOPMENT					
Modelo de intervención pública	<input checked="" type="checkbox"/> Acción pública directa	<input type="checkbox"/> Regulación (mediante normativa)	<input type="checkbox"/> Fomento de la acción privada	Observaciones:		
Modelo de financiación	<input type="checkbox"/> Público con cargo a un solo organismo	<input checked="" type="checkbox"/> Public-public partnership	<input type="checkbox"/> Private-public partnership	<input type="checkbox"/> Privado exclusivamente	Observaciones:	
Modo(s) de financiación pública	<input checked="" type="checkbox"/> Subvención	<input type="checkbox"/> Préstamo en condiciones especiales	<input type="checkbox"/> Ventajas fiscales	<input checked="" type="checkbox"/> Otros: THE REGIONAL CONTRIBUTION CAN CONSIST OF MATERIAL ACTIONS OR OFFERING SERVICES		
¿Quién es beneficiario de la financiación pública?	<input checked="" type="checkbox"/> Otros organismos públicos	<input type="checkbox"/> Empresas privadas o de capital social	<input type="checkbox"/> Propietarios individuales	<input type="checkbox"/> Otros:		
¿Quién gestiona el instrumento?	<input checked="" type="checkbox"/> Un organismo público DEPT. OF TERRITORIAL POLICIES AND PUBLIC WORKS	<input type="checkbox"/> Una agencia nacional o regional	<input type="checkbox"/> Private-public partnership	<input type="checkbox"/> Otros:		
¿Quién gestiona la ejecución (implementación) de cada operación?	<input checked="" type="checkbox"/> Municipio o similar	<input type="checkbox"/> Una agencia o ente gestor público <i>ad hoc</i>	<input type="checkbox"/> Una agencia o ente gestor parteriarial público/privado <i>ad hoc</i>	<input type="checkbox"/> Una empresa de capital privado o social	<input type="checkbox"/> Una asociación u organización civil sin ánimo de lucro	<input type="checkbox"/> Otro:
¿Está prevista la participación de agentes sociales o	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Si	<input type="checkbox"/> En la iniciativa de rehabilitación <input type="checkbox"/> En la definición de la operación de rehabilitación <input type="checkbox"/> En la gestión de la operación de rehabilitación <input checked="" type="checkbox"/> En el control y evaluación de los resultados de la rehabilitación			

representantes de los habitantes en los procesos de toma de decisiones de rehabilitación?					
¿Opera a partir de la definición de perímetros de intervención? (area-based)	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Si	<p>¿Las áreas de intervención deben estar previamente definidas por algún instrumento de planificación urbanística local? <input checked="" type="checkbox"/> No <input type="checkbox"/> Si</p> <p>¿Las áreas son definidas de forma normativa? <input checked="" type="checkbox"/> No <input type="checkbox"/> Si</p> <p>¿Las áreas son definidas de forma discrecional? <input type="checkbox"/> No <input checked="" type="checkbox"/> Si</p> <p>¿Con qué criterios? SOME OF THE FOLLOWING:</p> <ul style="list-style-type: none"> • URBAN DEVELOPMENT REGRESSION: PROGRESSIVE DETERIORATION OF THE BUILDING STRUCTURE OR PERSISTENT SHORTFALLS AND INSUFFICIENT OR LACK OF QUALITY OF EQUIPMENT • DEMOGRAPHIC PROBLEMS (DECLINE, AGEING OR ACCELERATED GROWTH) • PARTICULARLY SEVERE SOCIAL, ECONOMIC OR ENVIRONMENTAL PROBLEMS • SOCIAL SHORTAGES AND SIGNIFICANT URBAN SHORTFALLS AND PROBLEMS OF LOCAL DEVELOPMENT 		
¿Las operaciones tienen una duración preestablecida?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Si	¿Cuánto? 4 YEARS		
Actuaciones edificatorias	financiables	Deben incluirse obligatoriamente ALGUNA DE LAS MARCADAS	Se incluyen frecuentemente	No son frecuentes, pero es posible incluirlas	No son financiables
a) Rehabilitación de edificios de viviendas		<input checked="" type="checkbox"/> ONLY THE BUILDINGS' COLLECTIVE ELEMENTS			
a.1) Rehabilitación aspectos estructurales y/o cerramientos		<input checked="" type="checkbox"/> ONLY THE BUILDINGS' COLLECTIVE ELEMENTS			
a.2) Mejora de la accesibilidad (instalación de ascensores, adecuación de escaleras, rampas para minusválidos, etc).		<input checked="" type="checkbox"/> ONLY THE BUILDINGS' COLLECTIVE ELEMENTS			
a.3) Rehabilitación o mejora de la eficiencia energética del edificio		<input checked="" type="checkbox"/> ONLY THE BUILDINGS' COLLECTIVE ELEMENTS			
a.4) Rehabilitación del patrimonio histórico artístico					<input checked="" type="checkbox"/>
b) Demolición de viviendas					<input checked="" type="checkbox"/>
c) Construcción de viviendas sociales					<input checked="" type="checkbox"/>

<p>d) Construcción de viviendas libres (no sociales)</p> <p>e) Reordenación del espacio libre a pie de inmueble</p> <p>f) Rehabilitación, demolición, construcción de edificios e instalaciones de actividades económicas</p> <p>g) Rehabilitación, demolición, construcción de equipamientos públicos o colectivos</p> <p>h) Reordenación del espacio público (incluyendo zonas verdes, aparcamiento, etc.)</p> <p>i) Urbanización, mejora o dotación de servicios urbanos (agua, saneamiento, etc).</p> <p>j) Otras (especificar)</p>				X
				X
				X
	X SUPPLY OF EQUIPMENT FOR COLLECTIVE USE			
	X SP PUB IMP AND SUPPLY OF GREEN ZONES			
	X URBAN DEVELOPMENT SUSTAINABILITY: ENERGY EFFICIENCY, WATER SAVING AND RECYCLING WASTE			
<p>INCLUDING INFORMATION TECHNOLOGIES IN THE BUILDINGS ACCESSIBILITY AND WITHDRAWAL OF ARCHITECTURAL BARRIERS</p>				
<p>Si se contempla la demolición de viviendas...</p>	<p>¿con qué fines justificativos?</p>	<p>¿El derecho a realojo está reconocido?</p>	<p><input type="checkbox"/> Sí y debe ser necesariamente dentro del área rehabilitada</p> <p><input type="checkbox"/> Sí, pero no se realiza necesariamente dentro del área rehabilitada</p> <p><input type="checkbox"/> No</p>	
<p>¿Se prevé la aplicación dentro del perímetro de intervención de medidas de acción pública no edificatorias (empleo, educación, integración social...)?</p>	<p><input type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Sí</p>	<p>¿Cuáles? (Indíquense las más importantes)</p> <p>GENDER EQUALITY IN THE USE OF URBAN SPACE AND EQUIPMENT</p> <p>DEVELOPMENT OF PROGRAMMES THAT INVOLVE A SOCIAL, URBAN DEVELOPMENT AND ECONOMIC IMPROVEMENT IN THE NEIGHBOURHOOD</p>	
<p>¿Existe algún sistema de observatorio, seguimiento o evaluación de resultados?</p>	<p><input type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Sí</p>	<p>Valoración general de los resultados obtenidos:</p> <p>FOR EACH FINANCED PROJECT, AN ASSESSMENT AND FOLLOW-UP COMMITTEE IS CREATED WHICH MUST, AMONG OTHER THINGS, ISSUE A FINAL REPORT.</p> <p>AS A WHOLE, AFTER SIX YEARS OF DEVELOPMENT AND OVER 100 FINANCED PROJECTS, THE PROGRAMME IS GENERALLY GIVEN A POSITIVE APPRAISAL FOR ITS INNOVATING CONCEPTION AND MANAGEMENT AND FOR THE EFFECTS OBTAINED</p> <p>(http://www10.gencat.net/ptop/AppJava/cat/documentacio/publicacions/territori/llei_barris.jsp)</p>	
<p>Observaciones complementarias:</p>				

Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				
.....				
.....				
.....				

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

.....

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No

Yes

Is any results observatory or other monitoring or assessment system in place?

No

Yes

Overall assessment of the results obtained:

Any additional remarks:

Nombre del instrumento (o programa) : RESTORATION AND IMPROVEMENT OF NEIGHBOURHOODS THAT CAN BE CONSIDERED OF SPECIAL ATTENTION – BALEARIC ISLANDS

Objetivos generales	<input type="checkbox"/> rehabilitación global o difusa sobre el conjunto de la ciudad <input type="checkbox"/> recuperación de áreas obsoletas de actividades económicas <input type="checkbox"/> recualificación de nuevas áreas de centralidad <input checked="" type="checkbox"/> rehabilitación de áreas urbanas físicamente degradadas <input checked="" type="checkbox"/> rehabilitación urbana de áreas con patrimonio histórico-artístico <input checked="" type="checkbox"/> rehabilitación de áreas urbanas con población vulnerable <input type="checkbox"/> rehabilitación urbana de conjuntos de vivienda social edificados aprox. en 1945-1975 <input type="checkbox"/> rehabilitación urbana de otro tipo de áreas: <input checked="" type="checkbox"/> RESTORATION AND SPECIAL PROMOTION OF AREAS WITH DEMOGRAPHIC PROBLEMS (DECLINE, AGEING OR ACCELERATED GROWTH)..... <input checked="" type="checkbox"/> RESTORATION AND SPECIAL PROMOTION OF AREAS WITH PERSISTENT SIGNIFICANT SOCIAL AND URBAN SHORTFALLS AND PROBLEMS OF LOCAL DEVELOPEMENT					
Modelo de intervención pública	<input checked="" type="checkbox"/> Acción pública directa	<input type="checkbox"/> Regulación (mediante normativa)	<input type="checkbox"/> Fomento de la acción privada	Observaciones:		
Modelo de financiación	<input type="checkbox"/> Público con cargo a un solo organismo	<input checked="" type="checkbox"/> Public-public partnership	<input type="checkbox"/> Private-public partnership	<input type="checkbox"/> Privado exclusivamente	Observaciones:	
Modo(s) de financiación pública	<input checked="" type="checkbox"/> Subvención	<input type="checkbox"/> Préstamo en condiciones especiales	<input type="checkbox"/> Ventajas fiscales	<input checked="" type="checkbox"/> Otros: THE REGIONAL CONTRIBUTION CAN BE MATERIAL ACTIONS OR THE OFFERING OF SERVICES		
¿Quién es beneficiario de la financiación pública?	<input checked="" type="checkbox"/> Otros organismos públicos	<input type="checkbox"/> Empresas privadas o de capital social	<input type="checkbox"/> Propietarios individuales	<input type="checkbox"/> Otros:		
¿Quién gestiona el instrumento?	<input checked="" type="checkbox"/> Un organismo público	<input type="checkbox"/> Una agencia nacional o regional	<input type="checkbox"/> Private-public partnership	<input type="checkbox"/> Otros:		
¿Quién gestiona la ejecución (implementación) de cada operación?	<input checked="" type="checkbox"/> Municipio o similar	<input checked="" type="checkbox"/> Una agencia o ente gestor público <i>ad hoc</i>	<input type="checkbox"/> Una agencia o ente gestor parteranial público/privado <i>ad hoc</i>	<input type="checkbox"/> Una empresa de capital privado o social	<input type="checkbox"/> Una asociación u organización civil sin ánimo de lucro	<input type="checkbox"/> Otro:
¿Está prevista la participación de agentes sociales o representantes de los habitantes en los procesos de toma de decisiones de rehabilitación?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Si <input type="checkbox"/> En la iniciativa de rehabilitación <input type="checkbox"/> En la definición de la operación de rehabilitación <input type="checkbox"/> En la gestión de la operación de rehabilitación <input type="checkbox"/> En el control y evaluación de los resultados de la rehabilitación				
¿Opera a partir de la definición de perímetros de intervención? (area-based)	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Si ¿Las áreas de intervención deben estar previamente definidas por algún instrumento de planificación urbanística local? <input checked="" type="checkbox"/> No <input type="checkbox"/> Si ¿Las áreas son definidas de forma normativa? <input checked="" type="checkbox"/> No <input type="checkbox"/> Si ¿Las áreas son definidas de forma discrecional? <input type="checkbox"/> No <input checked="" type="checkbox"/> Si ¿Con qué criterios?				

		<ul style="list-style-type: none"> • ARCHITECTURAL, URBAN DEVELOPMENT OR ENVIRONMENTAL DETERIORATION • DEMOGRAPHIC PROBLEMS CAUSED BY THE LOSS OR THE AGEING OF THE POPULATION, OR ELSE BY AN EXCESSIVELY ACCELERATED GROWTH. • PARTICULARLY SERIOUS ECONOMIC OR SOCIAL PROBLEMS • PERSISTENT SOCIAL AND URBAN SHORTFALLS AND PROBLEMS OF SOCIAL DEVELOPMENT OF THE NEIGHBOURHOOD.
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¿Las operaciones tienen una duración preestablecida?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Si	¿Cuánto?
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Actuaciones edificatorias financieras	Deben incluirse obligatoriamente	Se incluyen frecuentemente PUEDEN INCLUIRSE	No son frecuentes, pero es posible incluirlas	No son financiables
a) Rehabilitación de edificios de viviendas		X "RESTORATION OF BUILDINGS, FACADES AND HOUSES"		
a.1) Rehabilitación aspectos estructurales y/o cerramientos		X "RESTORATION OF BUILDINGS, FACADES AND HOUSES"		
a.2) Mejora de la accesibilidad (instalación de ascensores, adecuación de escaleras, rampas para minusválidos, etc).		X ELIMINATING ARCHITECTURAL BARRIERS		
a.3) Rehabilitación o mejora de la eficiencia energética del edificio		X INCLUDING INFORMATION TECHNOLOGIES IN THE BUILDINGS AND FOSTERING ENERGY EFFICIENCY MEASURES, SAVING IN THE WATER CONSUMPTION AND RECYCLING WASTE PRODUCTS IN THE BUILDINGS		
a.4) Rehabilitación del patrimonio histórico artístico		X IMPROVING AND HIGHLIGHTING THE HISTORIC CENTRES AND THE NEIGHBOURHOODS WITH PATRIMONIAL VALUES		
b) Demolición de viviendas				
c) Construcción de viviendas sociales		X		
d) Construcción de viviendas libres (no sociales)				
e) Reordenación del espacio libre a pie de inmueble				

	f) Rehabilitación, demolición, construcción de edificios e instalaciones de actividades económicas	X	RESTORATION OF BUILDINGS, FACADES AND HOUSES		
	g) Rehabilitación, demolición, construcción de equipamientos públicos o colectivos	X	PROVISIÓN		
	h) Reordenación del espacio público (incluyendo zonas verdes, aparcamiento, etc.)	X			
	i) Urbanización, mejora o dotación de servicios urbanos (agua, saneamiento, etc).	X			
	j) Otras (especificar)	<ul style="list-style-type: none"> PROCESSING A COMPREHENSIVE RESTORATION AREA ("ARI") OR AN URBAN RENOVATION AREA ("ARU") IMPROVING ACCESSIBILITY BOTH WITH REGARD TO THE SPACE AND THE PUBLIC BUILDINGS, AS WELL AS TO THE ASSETS OF CULTURAL INTEREST. BOOSTING THE RENTED HOUSING OFFER OR HOUSING WITH A PURCHASE OPTION, ACCORDING TO THE POPULATION'S NEEDS. 			
Si se contempla la demolición de viviendas...	¿con qué fines justificativos ?	¿El derecho a realojo está reconocido?		<input type="checkbox"/> Sí y debe ser necesariamente dentro del área rehabilitada <input type="checkbox"/> Sí, pero no se realiza necesariamente dentro del área rehabilitada <input type="checkbox"/> No	
¿Se prevé la aplicación dentro del perímetro de intervención de medidas de acción pública no edificatorias (empleo, educación, integración social...)?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Si	Which? (Please indicate the most important ones) THE FOLLOWING ARE CONSIDERED POSSIBLE: <ul style="list-style-type: none"> IMPROVING PUBLIC TRANSPORT AIDS FOR HELPING YOUNG PEOPLE TO BECOME EMANCIPATED FAVOURING THE INTRODUCTION OF STABLE ECONOMIC ACTIVITIES AS WELL AS ACCESS TO OCCUPATIONAL TRAINING AND PERMANENT EDUCATIONAL INFRASTRUCTURES WITH THE OBJECTIVE OF GAINING WORK INSERTION FOR THE UNEMPLOYED. FOSTERING THE PRIVATE INITIATIVE'S PARTICIPATION IN RECOVERING THESE NEIGHBOURHOODS OF THE MUNICIPALITIES, PROVIDING PRESERVATION AND BOOSTING THE INTRODUCTION OF THE SMALL ENTERPRISE WITH AN INTEGRATED PROXIMITY IN THE URBAN SECTION. ACTIONS OF SOCIAL PROMOTION THAT BENEFIT THE UNDERPRIVILEGED GROUPS IN THE AREA. ACTIONS IN FAVOUR OF GENDER EQUALITY AND CONCILIATION BETWEEN WORKING AND FAMILY LIFE IN THE USE OF THE URBAN SPACE AND EQUIPMENT. 		
¿Existe algún sistema de observatorio, seguimiento o evaluación de resultados?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Si	Valoración general de los resultados obtenidos:		
Observaciones complementarias:					

instrument? No Yes

Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long?

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				
.....				
.....				
.....				

If the demolition of housing is included...

For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area

In principle, the definition of the “ARIS” is exclusively done based on the physical conditions of the building structure (Art. 46.1): “The “ARIS” must meet the following conditions: 1. General conditions: a) They must have been declared by the self-governing Communities and the cities of Ceuta and Melilla. b) The declared perimeter of the “ARI” (Comprehensive Restoration Area) must include at least 200 houses. As an exception, this figure may be lower in cases with sufficient reasons, agreed in the bilateral follow-up committees. c) The houses and buildings to be restored must be older than 10 years, except in cases with sufficient reasons and which are agreed in the bilateral follow-up committees. d) The houses that have obtained financial aid from this programme must be used as their owners’ regular, permanent homes or for renting at least for 5 years after the restoration works have finished.”

However, as one of the main novelties of the “PEVYR” (National Housing and Urban Restoration Plan), art. 48.4 demands that the documents for applying for an “ARI” must include a “Report-programme”, in turn consisting of two documents:

A) “A Justification Report on the social, economic and environmental vulnerability of the “ARI”, duly justified on the basis of indicators and objective statistical indexes in comparison with the municipal, regional or national average or, failing that, on the basis of technical reports that support this situation. This report will also include a Diagnosis of the existing situation and the list of objectives of the action”.

B) “A Comprehensive Action Programme which is coherent with the objectives listed in the Diagnosis, and which specifies in detail the public and private institutions involved, the cost estimate and the expected sources of financing and subsidies, as well as the commitments established for it to start up, to be developed and followed up, with justification of the financial viability of the proposed operations”.

The “PEVYR” assumes the impossibility and inconvenience of determining the content of this “Comprehensive Action Programme” in a closed manner, which must be – in each specific case of each specific ARI – coherent with the Diagnosis and the objectives considered for each particular urban context. Therefore, the “PEVYR” does not determine the content of the “Comprehensive Action Programme” in a regulatory closed manner, but it clarifies that “it will include the measures proposed in the following areas: the socio-economic, educational and cultural areas; public funds and equipment; energy efficiency and the use of renewable energies and the improvement in the habitability and the accessibility of the urban environment and of the houses and buildings included in the area”.

Only the granting of subsidies “for urban development or re-development works within the defined area” is specifically conditional “on the programming of activities aimed at improving the quality of the environment and the use of renewable energies, on the re-qualification of the urban development and of the public spaces and on the improvement of the urban infrastructures.”

The only two specific urban restoration legislations are regional and both share a comprehensive approach (physical, demographic, social and economic) in the

definition of the areas to be restored, but they do not make simultaneous activities in more than one of these areas compulsory:

Catalonia's Act 2/2004 of June 4th on the improvement of neighbourhoods, urban areas and old quarters that need special attention creates the Development Fund for the programme for neighbourhoods and urban areas of special attention.

Art. 5 provides that: "an urban area of special attention is understood as the neighbourhood or the urban area, geographically distinguishable, mostly meant for regular homes, which is or may be in, if no action is taken, any of the following situations: a) A process of urban decline like the progressive degradation of the building structure or the persistent shortage of equipment, or else the insufficient or lack of quality of the urban development, of the road networks, of plumbing and of public space. b) Demographic problems caused by the loss or ageing of the population, or else by an excessively accelerated growth for it to be assumed from the urban development or services point of view. c) A characteristic presence of particularly serious economic, social or environmental problems. d) Persistent significant social and urban development deficits and problems of local development". Art. 6 adds that: "among the districts and areas that meet the conditions for being considered urban areas of special attention for the purposes of this Act, priority is given for receiving financing from the Fund to the activities applied in any of the following territorial areas: a) Old areas and old quarters. b) Housing estates. c) Marginal urban development areas and areas with a high number of housing units that do not meet the minimum habitability conditions required according to the current regulations."

The Development Fund for the programme for neighbourhoods and urban areas of special attention is meant to (art. 2) contribute to the financing of the "comprehensive intervention projects" in those areas under the objective of "improving them from the urban development, social, economic and environmental point of view". Art. 7.2 provides that in order to be able to be financed, the projects must anticipate interventions in "some of the following fields: a) The improvement of public space and providing green spaces. b) The restoration and equipment of the buildings' collective elements. c) The provision of equipment for collective use. d) Including information technologies in the buildings. e) Promoting urban development sustainability, especially with respect to energy efficiency, saving in water consumption and recycling waste. f) Gender equality in the use of urban space and equipment. g) The development of programmes that entail a social, urban and economic improvement in the neighbourhood. h) The accessibility and withdrawal of architectural barriers."

The object of Act 2/2009 of March 19th on the restoration and improvement of neighbourhoods of the Balearic Islands (art. 1) is "to establish the regulation framework for a public, complementary action between the regional community's Administration and the municipalities of the Balearic Islands aimed at restoring and improving neighbourhoods that can be considered of special attention".

According to Art. 3, "the neighbourhoods that can be considered of special attention are those found or that may be found, if action is not taken, in any of the following situations: a) A process of architectural, urban or environmental decline caused by, among other

factors, the obsolescence of the built park, its lack of adaptation to the population's needs, the existence of shortages of services and installations of the houses, the lack of equipment and public spaces, the insufficient quality of the housing estate and of the public services or the environmental decline of the area, with special attention to environments declared "BIC" (Assets of Cultural Interest) or a similar figure and to historical heritage. b) Demographic problems caused by the loss or ageing of the population, or else by an excessively accelerated growth for it to be assumed from the urban development or services point of view. c) The presence of particularly serious economic or social problems, like the population's low level of education, a high unemployment rate, a marked degree of poverty, the existence of a high level of crime, a weak economic activity rate, a significant percentage of the population at risk of being socially excluded or of people receiving welfare pensions and non-contributory pensions, among other aspects. d) Persistent social and urban development shortages and problems of the neighbourhood's social development".

Art 7.1 of the Balearic Act provides that, in order to be able to be financed, the projects "must cover activities in some of the following areas: the urban development area; the architectural and housing area; the economic area and the social area".

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

NO

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

- **The national restoration programmes need previous regional approval of the areas to be restored or renewed**
- **Bilateral follow-up committees (the Ministry of Housing – Self-governing Community)**

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain "integrated approach" in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

There is no such definition. However, as it has been answered in section 10.1, there are certain more or less integrated approaches in urban restoration both in programmes of a national scale ("PEVYR") and of a regional scale.

11.2. Is this "integrated approach" required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

As well as the above-mentioned programmes, in the case of Spain, the nation's General Administration, through the General Management of Community Funds, contemplated the activity within every Regional Programme through a new Urban Initiative (URBAN) in Centre 5 for the Convergence Regions, Phasing Out and Phasing in, and in Centre 4 for the Regional Competitiveness and Employment regions. This activity, funded with 344 million euros of aid from FEDER is meant for the municipalities with a registered population of more than 50,000 inhabitants and provincial capitals that do not reach this population level.

The invitation to tender was made in 2008 and among the subject areas and activities of each project presented, the following was included (Section 3.6 of the Urban Initiative Tender (URBAN)):

“The description of the actions to be taken within the Project will be based on an explanation of the objectives sought by the municipality with each specific action related to the strategy and the problems presented.

As a guideline, these specific actions will be grouped within the following subject areas, and in each of them the beneficiaries they are aimed at and the selection criteria for each action will be indicated:

- Research, technological development and innovation.
- Informing company.
- Promotion of social integration and equal opportunities.
- Urban environment and reduction and treatment of waste products
- Development of the economic fabric: actions in favour of employment, the business activity and in particular of the SMEs and micro-enterprises.
- Tourism
- Accessibility and mobility
- Transport and Communications
- Promotion of more efficient use of energy
- Culture and Heritage.
- Service Infrastructures.
- Professional training
- Information and Advertising
- Management and Technical Assistance”.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

The national legal framework that indirectly affects the urban development planning does not establish restoration as an express objective. However, the Royal legislative Decree 2/2008 of June 20th which approves the revised text of the Land Law declares in its explanation of reasons that: “urban land – the already established city - has... an environmental value as a collective cultural creation which is the object of permanent recreation, so its characteristics must be an expression of its nature and its regulation must favour its restoration and promote its use”.

The legal framework of the self-governing Communities which directly regulates the objectives and the content of urban development planning does consider land more or less profusely, including the urban development management systems of the restoration areas.

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Both circumstances exist.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

Establishing land uses and or building uses

Modification of the urban morphology (blocks)

Conservation of building types/typologies

Alteration of streets and blocks layouts

- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

For the 2009-2012 National Housing and Restoration Plan, a follow-up is done which is made public at appearances before Congress and the Senate Secretary or at bilateral and sectorial meetings, but not a full public information and assessment system. Nor does this exist for the Balearic restoration and neighbourhood improvement policy. However, Catalonia's Act 2/2004 of June 4th on the improvement of neighbourhoods, urban areas and old quarters that need special attention does anticipate the creation of assessment and follow-up committees per project. A general assessment of the projects carried out until 2009 has been published by the General Management of Territorial Policies of the Generalitat of Catalonia

(http://www10.gencat.net/ptop/AppJava/cat/documentacio/publicacions/territori/llei_barri_s.jsp), but there is no evidence of the general follow-up of the programme having been recorded.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:... **“Citizens’ Associations” and “social and economic agents”**

Are affected local residents or users represented?

No Yes Indicate which:... **“neighbourhood institutions”**

13.3. Are reports of the results made public?

If yes, and they can be consulted online, please indicate the relevant links.

In the case of Catalonia, the general assessment until 2009:

http://www10.gencat.net/ptop/AppJava/cat/documentacio/publicacions/territori/llei_barri_s.jsp

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities
- Urban-development plans
- System of pre-established indicators
 - Includes minimum standards for public facilities in consolidated areas? No[] Yes[]
 - Includes indicators of complexity, diversity or plurality? No[] Yes[]
 - Includes a precise definition of “slum housing”? No[] Yes[]
 - Includes a precise definition of vulnerable/deprived area? No[] Yes[]
- Observatory of the progress of housing and other commercial-property prices
- Setting-up forums for debate and social networks for participation
- Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

This is being carried out on a national level and it is expected to begin to function in June, 2010.

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

No real official definition exists.

In the year 1996, on a national scale, the Ministry of Employment launched a study on the urban inequality in Spain, directed by Felix Arias Goytre, in which the vulnerable urban areas of cities with more than 50,000 inhabitants were identified by following a methodology adapted to the Special Working Group of the OECD (Organisation for Cooperation and Economic Development) (Cf. <http://habitat.aq.upm.es/duelista.html>).

This study is currently being updated to form the Urban Vulnerability Observatory in Spain. The reference years will be 1991, 2001 and 2006.

In the cases of the self-governing Communities of Catalonia and the Balearic Islands, the legislation on the regional restoration programmes includes its own definition and criteria, which are thoroughly and objectively developed in the regulations. As an example, please see the answer to question 10.1, in particular, article 5 of Catalonia’s Act 2/2004 of June 4th on the improvement of neighbourhoods, urban areas and old quarters that need special attention (http://noticias.juridicas.com/base_datos/CCAA/ca-l2-2004.html) and most especially the Royal Decree 369/2004 that develops it: (<http://www.gencat.cat/eadop/imagenes/4215/04246043.pdf>).

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

The indicators used for identifying vulnerability are taken from the Population and Housing Census, the only statistical source with homogeneous information for the whole country with sufficient desegregation of space (the minimum desegregation unit of the information is the Census section). Four indicators are used:

- The unemployment rate (the percentage of the population of 16 years of age or older which is unemployed with respect to the total active population of 16 years of age or more)
- The percentage of illiterate and uneducated population:
- The percentage of families in homes with no toilet or bathroom,
- The immigration rate (only foreigners born outside the EU-15)

Once the vulnerable census sections are located in which one or several indicators are above the reference threshold (generally established at 50% over the national average values), the Statistical Vulnerable Areas (SVA) understood as the initial grouping of adjacent census sections with a certain urban development homogeneity and with between 3,000 and 15,000 inhabitants are proceeded to be demarcated, in which at least one of the three location indicators of the total is above the value established as a reference. These areas are considered provisional until they are analysed in detail in the field visit, after which the Vulnerable Neighbourhoods are determined. These neighbourhoods are the result of the re-demarcation of the initial statistical vulnerable areas after the interview with a municipal technician and the field work.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

As mentioned, the Ministry of Housing plans its creation in the following terms: “Coinciding with the fact that 2010 will be the European year for the struggle against poverty and social exclusion, the Ministry of Housing will present the Urban Vulnerability Observatory in our country. This is a pluridisciplinary analysis of the existing underprivileged neighbourhoods based on the collection of urban vulnerability indicators and the characterisation of the statistical areas and the potentially vulnerable or sensitive neighbourhoods in the entire country along the lines of how these types of observatories are being set up in other European countries. In all of them, these observatories appear closely connected to the integrated urban restoration issue. To be precise, the study is based on the update of a statistical and urban development analysis of the vulnerable areas of Spanish cities with over 50,000 inhabitants, carried out in 1996 at the initiative of the OECD on the basis of the 1991 census of the National Statistics Institute. Currently, the study of the twenty Spanish cities with the highest populations is being finalized, and all the remaining cities up to the 140 largest provincial capitals with over 50,000 inhabitants are expected to be completed in 2010.

A very interesting idea being studied is to permanently establish an urban vulnerability observatory, updating the study every ten years, coinciding with the carrying out of the census of the National Statistics Institute and working in the

intermediate years on additional studies. This is an initiative with precedents with regard to the format, methodology and content in other European countries like the United Kingdom, France or Holland” (appearance of the Minister of Housing at the European Union Joint Committee, December 2009)

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

No, not in the case of the state.

In the case of Catalonia, and even though there is no inventory or observatory, there is a key relationship between the indicators and access to the restoration funds. See article 5 of Catalonia’s [Act 2/2004 of June 4th on the improvement of neighbourhoods, urban areas and old quarters that need special attention](http://noticias.juridicas.com/base_datos/CCAA/ca-I2-2004.html) (http://noticias.juridicas.com/base_datos/CCAA/ca-I2-2004.html), most especially the [Royal Decree 369/2004 that develops it](http://www.gencat.cat/eadop/imagenes/4215/04246043.pdf) (<http://www.gencat.cat/eadop/imagenes/4215/04246043.pdf>).

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

There are no official follow-up reports or results of the urban restoration policy in Spain.

However, reports on the 2009-2012 National Housing and Restoration Plan are regularly presented and, recently, the Housing Sector Report, contemplated in the Spanish Strategy for Sustainable Economy, has been presented (http://www.vivienda.es/es/pdf/notas/NP040510_ISSVE.pdf), in which a chapter on the monitoring of restoration in the aforementioned National Housing and Restoration Plan is included.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

A	F	O	R	N
---	---	---	---	---

Urban dimension				
Innovation in housing (types, building systems, management, etc.)			X	
Diversification of housing layouts and sizes			X	
Provision of more social housing				X
Improved local urban equipment or public facilities		X		
Improved day-to-day business		X		
Greater mix of uses			X	
Building car parks		X		
Pedestrianisation of streets and/or public spaces	X			
Improved quality of the public space	X			
Reduction in private motorised transport				X
Improved collective transport			X	
Improved urban cycling network		X		
Others:.....				
Others:.....				
Social dimension				
Maintenance of the resident population	X			
Increase in resident population			X	
Increase or re-concentration of low-income population				X
Gentrification of the regenerated area	X			
Improved social integration and fostering social plurality			X	
Setting up social networks for participation		X		
Improved employment qualifications of local people			X	
Social development of the resident population			X	
Increase in child population			X	
Others:.....				
Others:.....				
Economic dimension				
Higher property prices in the regenerated or surrounding area	X			
Lower property prices in the regenerated or surrounding area				X
Job creation			X	
Increase in property operations around upper-range activities		X		
Improved economic dynamics of the regenerated or surrounding area		X		
Others:.....				
Other:.....				
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X	
Coordination of sectorial policies		X		
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information			X	
Others:.....				
Other:.....				

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

The main contribution is the experience gained during the decade of the 1980's in the development of general urban regulation plans based on the concept of "recovery" extended to the entire existing city and these plans are implemented in a significant neighbourhood self-management sense.

The experience of managing future National Housing Plans and community urban "URBAN" initiatives has created a significant culture of vertical coordination between administrations, and the activities carried out on several sides by the central, regional and local administrations are frequent and productive.

On the other hand, the horizontal and cross coordination between the different departments has hardly begun, and sectorial approaches are much more frequent than integrated approaches. In this sense, the above-mentioned national, Catalan and Balearic programmes constitute a first new approximation to these integrated approaches.

One singularity of the current moment is the development of urban restoration practices by areas in a context where the owned home fully prevails.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

Overcoming the individualized ways of acting, house to house or building to building, and the inclusion of the restoration operation in a strategy with a specific, clearly defined area of space, in which it is possible to intervene as a unit and in a global way.

The existence of a truly integrated approach that creates synergies through overcoming sectorial approaches, at the same time covering the three dimensions of sustainability (economical, social and environmental) and, therefore, allowing for different coordinated thematic lines (employment, social insertion, education, improvement in homes, boosting trade and the economic activity, etc.) for which establishing inter-administrative coordination platforms is usually needed: vertical coordination among all the administrations involved (in the case of Spain, national, self-governing Community and Town Hall administrations, when forming an ad hoc consortium is normal), cross coordination (among the different departments responsible for sectorial policies: employment, training, education, housing, etc) and horizontal coordination with the local agents and especially with the citizens.

Coordination and space articulation, overcoming isolated intervention on areas (understood as problems or isolated urban pathologies), and framing these in a global city strategy, for which it is ideal to establish a proper link with urban development planning.

Good temporary programming, especially bearing in mind the time sequencing of the available resources.

Providing special attention to the social space where the intervention is carried out, improving its variety in the cases in which it is insufficient (the case of

outlying districts), and protecting it in the cases in which the pressures of the market would tend to cause social (gentrification) and/or functional (outsourcing, theme-setting for tourism and/or trade, etc.) specialisation, as tends to occur in historic centres.

Establishing ad hoc measures to properly manage the restoration of privately owned homes in buildings of the horizontal property type, where the current legislative framework in Spain is quite rigid, which makes the everyday management of restoration difficult.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

Historic Centres: Restoring the historic quarter of Santiago de Compostela
<http://www.consortio-santiago.org/?language=es>

Districts from the 40's-70's: Urban Restoration of the Trinitat Nova district (Barcelona)
<http://habitat.aq.upm.es/boletin/n15/aivel.html>
http://www.restate.geog.uu.nl/studies/estate_barcelona_trinitat.html

The City Programme: Urban Restoration of the City of Saragossa.
<http://www.zaragozavivienda.es/rehabilitacion-urbana/>

Districts from the 40's-70's: Restoration Programme for the La Mina District in Sant Adrià del Besós.
http://www.barrimina.org/cast/component/option,com_wrapper/Itemid,28/

The City Programme and Districts from the 40's-70's: Seville District Plan and the Comprehensive Plan for the Seville Southern Estate.
<http://www.sevilla.org/webmapasevilla/sevilla/?group=neighborhood>
<http://www.sevilla.org/webmapasevilla/sevilla/plan-integral-del-poligono-sur>

28.SWEDEN

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	3,89	3,99	4,14	4,31	4,48
b) Percentage of working population represented by the construction sector (total)	4,8	5,1	5,4	5,7	6
c) Percentage of GDP represented by the construction sector (new housing only)	no statistics				
d) Percentage of GDP represented by the construction sector (regeneration only)	no statistics				
e) Number of new homes built per year	25.283	23.068	29.832	30.527	32.021
f) Number of homes regenerated per year	29.265	29.783	27.356	27.813	8.119
g) Average price per m ² of newly built housing (€/m ²)	2.439	2.635	2.601	3.047	3.196
h) Average price per m ² of regenerated housing (€/m ²)	no statistics				

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others: reduction of housing stock

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 -

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

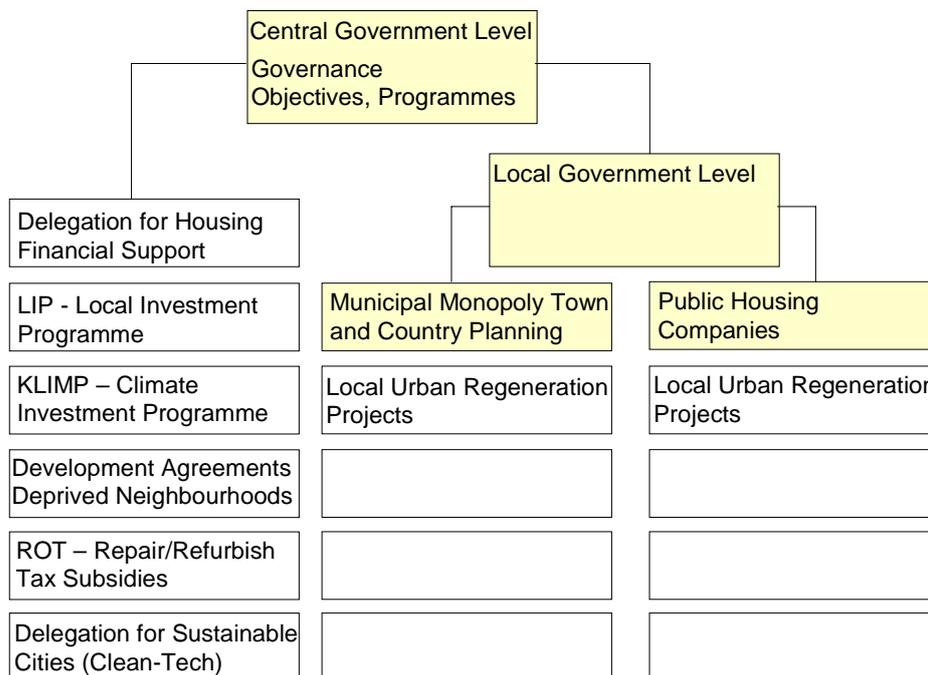
B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.



Strong municipalities act as local engines

In Sweden the 290 municipalities provide the inhabitants with a wide range of services – from day care and schools to town and country planning and provision of water. The municipalities levy income taxes from the inhabitants. Within the field of urban development the municipalities have the monopoly of making detailed development plans and giving building permits, they build the urban infrastructure and they own public housing companies.

Central government initiatives provide various support

The central government level creates different kind of supporting programmes to the urban development and refurbishment of housing estates. Some of those are mainly focusing on labour market conditions within building construction, others on labour market and education activities for the inhabitants in deprived areas, some programmes enhance environmental recycling or energy and clean-tech

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

perspective. Although the different programmes often are focusing on some narrow perspective there always co-exist a wider range of purposes as well.

Delegation for housing financial support (Bostadsdelegationen)

During the end of the 1990s many municipalities was in need of national financial support to the housing sector. The national government dealt with these matters by establishing different delegations under the ministry of finance to which the municipalities could apply for support.

Local investment programme

This programme called LIP was decided upon by the parliament, which in the period 1998-2002 appointed approximately 600 million euro in order to further the ecological sustainability and also contribute to increased employment. 161 of the municipalities have applied for projects dealing with objectives as energy efficiency, good built environment in housing neighbourhoods, lowering water and air pollution, increasing biodiversity and further more. The projects have run for ten years and when it was concluded in 2007 approximately 400 million euro had been used.

Climate investment programme

In the period 2003-2008 approximately 180 million euro have been given out from the national level to municipalities, county councils and enterprises supporting “climate investments” in projects run until 2012. This program, called KLIMP, is a follow-up of the LIP programme.

Development agreements on deprived neighbourhoods

During the last decade the central government has invited a limited number of metropolitan municipalities (towns and cities) to negotiations in order to create development agreements on deprived neighbourhoods. The agreements are aiming at increased educational skills and employment in deprived neighbourhoods. So this programme is not focusing on the buildings but on the inhabitants thus furthering good urban social cohesion.

Repair/Refurbish tax subsidies

During different periods the government has used so called ROT-deductions and other taxation tools in order to stimulate private one family house owners to repair, refurbish or retrofit their homes.

Delegation for sustainable cities

2008-2010 there is a focus on clean-tech innovations in the urban development, i.e. environmental friendly building constructions and technical solutions for both existing and new buildings. A delegation of experts has been composed to assess applications from municipalities and housing companies. In 2009 the delegation granted 13 million euro as financial support to three major investment projects in Malmo, Stockholm and Umea and some projects in the planning stage.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)?

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an "urban pathology". In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements				
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)				
Demand or need for new public spaces and/or public equipment in the				

³ See note 2.

consolidated city				
Poor urban environmental quality (pollution, noise, etc.)				
Concentration of slum housing ⁴				
Physical degradation or aging of buildings				
Conservation, regeneration and restoration of the historic and cultural heritage				
Low energy efficiency of buildings				
Poor social mix				
Demographic decline, population loss				
Aging of the population				
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.				
Concentration of immigrant population				
Crime, vandalism, lack of security				
Economic decline: loss or obsolescence of local economic activities (retail, local services)				
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.)				
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?
 No
 Yes . Indicate the cities and the nature of the initiative:.....

6.2. Are there any cases of an entire city being the object of regeneration programme?
 No
 Yes . Indicate the cities and the nature of the initiative:.....

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners

⁴ For the purpose of this questionnaire, "slum housing" refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					
Directly benefits from urban-regeneration programmes and instruments					
Obtains "business profit" from the development of urban regeneration processes led from the public sector					
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

⁵ See note 2.

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) :			
General objectives			
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>			
Public-intervention model			
] Direct public action		<input type="checkbox"/> Regulation (via regulations)	<input type="checkbox"/> Fostering private action
Remarks:			
Funding model			
<input type="checkbox"/> Public funding, paid for by a single entity		<input type="checkbox"/> Public-public partnership	<input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only
Remarks:			
Means of public funding			
<input type="checkbox"/> Subsidy		<input type="checkbox"/> Loans under favourable conditions	<input type="checkbox"/> Tax benefits
<input type="checkbox"/> Others:			
Who is the beneficiary of public funding?			
<input type="checkbox"/> Other public entities		<input type="checkbox"/> Private enterprises or cooperatives	<input type="checkbox"/> Individual owners
<input type="checkbox"/> Others:			
Who manages the instrument?			
<input type="checkbox"/> A public entity		<input type="checkbox"/> A national or regional agency	<input type="checkbox"/> Private-public partnership
<input type="checkbox"/> Others:			
Who manages the implementation of each operation?			
<input type="checkbox"/> Local authority or similar	<input type="checkbox"/> Ad hoc public agency or management entity	<input type="checkbox"/> Ad hoc public/private partnership management entity	<input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation
<input type="checkbox"/> Other:			
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?			
<input type="checkbox"/> No		<input type="checkbox"/> Yes	
		<input type="checkbox"/> In the regeneration initiative	
		<input type="checkbox"/> In defining the regeneration operation	
		<input type="checkbox"/> In managing the regeneration operation	

In controlling and assessing the results of the regeneration

Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?

No Yes Must intervention areas previously be defined by a local urban-development planning instrument? No Yes

No Yes Are areas defined via regulations? No Yes

No Yes Are areas defined discretionally? No Yes

No Yes Based on what criteria?

Do the operations have a prefixed duration?

No Yes How long?

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				
<p>If the demolition of housing is included... For what purposes is it justified?</p> <p>Is the right to rehousing acknowledged? <input type="checkbox"/> Yes, always, and it must necessarily be within the regenerated area <input type="checkbox"/> Yes, always, but it need not be within the regenerated area <input type="checkbox"/> No, never. <input type="checkbox"/></p>				
<p>Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes Which? (Please indicate the most important)</p>				

Is any results observatory or other monitoring or assessment system in place? <input type="checkbox"/> No <input type="checkbox"/> Yes
Overall assessment of the results obtained:
Any additional remarks:

Name of the instrument (or programme) :	
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>	
Public-intervention model	
<input type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action Remarks:	
Funding model	
<input type="checkbox"/> Public funding, paid for by a single entity <input type="checkbox"/> Public-public partnership <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:	
Means of public funding	
<input type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:	
Who is the beneficiary of public funding?	
<input type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners <input type="checkbox"/> Others:	
Who manages the instrument?	
<input type="checkbox"/> A public entity <input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:	
Who manages the implementation of each operation?	
<input type="checkbox"/> Local authority or similar <input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>	
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No <input type="checkbox"/> Yes Must intervention areas previously be defined by a local urban-development planning	

instrument? No Yes

Are areas defined via regulations? No Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?

No

Yes

How long?

Which? (Please indicate the most important)

Is any results observatory or other monitoring or assessment system in place?

No

Yes

Overall assessment of the results obtained

Any additional remarks:

Name of the instrument (or programme) :

General objectives

overall or diffuse regeneration over the city as a whole

recovery of obsolete economic-activity areas

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:surrounding of listing buildings in historical areas				
<p>If the demolition of housing is included... For what purposes is it justified?</p> <p>Is the right to rehousing acknowledged? <input type="checkbox"/> Yes, always, and it must necessarily be within the regenerated area <input type="checkbox"/> Yes, always, but it need not be within the regenerated area <input type="checkbox"/> No, never. <input type="checkbox"/></p>				
<p>Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes Which? (Please indicate the most important)</p>				

Is any results observatory or other monitoring or assessment system in place? <input type="checkbox"/> No <input type="checkbox"/> Yes
Overall assessment of the results obtained:
Any additional remarks:

Name of the instrument (or programme) :	
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>	
Public-intervention model	
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)
<input type="checkbox"/> Fostering private action	
Remarks:	
Funding model	
<input type="checkbox"/> Public funding, paid for by a single entity	<input type="checkbox"/> Public-public partnership
<input type="checkbox"/> Private-public partnership	
<input type="checkbox"/> Private only	
Remarks:	
Means of public funding	
<input type="checkbox"/> Subsidy	<input type="checkbox"/> Loans under favourable conditions
<input type="checkbox"/> Tax benefits	
<input type="checkbox"/> Others:	
Who is the beneficiary of public funding?	
<input type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives
<input type="checkbox"/> Individual owners	
<input type="checkbox"/> Others:	
Who manages the instrument?	
<input type="checkbox"/> A public entity	<input type="checkbox"/> A national or regional agency
<input type="checkbox"/> Private-public partnership	
<input type="checkbox"/> Others: Local authority	
Who manages the implementation of each operation?	
<input type="checkbox"/> Local authority or similar	<input type="checkbox"/> Ad hoc public agency or management entity
<input type="checkbox"/> Ad hoc public/private partnership management entity	<input type="checkbox"/> Ad hoc private enterprise or cooperative
<input type="checkbox"/> A non-profit civil association or organisation	
<input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes
<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>	
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes
Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Are areas defined discretionaly? No Yes
Based on what criteria?

Do the operations have a prefixed duration?
 No Yes How long?

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
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g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:				

If the demolition of housing is included...
For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives

(employment, education, social integration, etc.)?

Which? (Please indicate the most important)

No

Yes

Is any results observatory or other monitoring or assessment system in place?

No

Yes

Overall assessment of the results obtained:

Any additional remarks:

Name of the instrument (or programme) :	
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>	
Public-intervention model	
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)
<input type="checkbox"/> Fostering private action	
Remarks:	
Funding model	
<input type="checkbox"/> Public funding, paid for by a single entity	<input type="checkbox"/> Public-public partnership
<input type="checkbox"/> Private-public partnership	
<input type="checkbox"/> Private only	
Remarks:	
Means of public funding	
<input type="checkbox"/> Subsidy	<input type="checkbox"/> Loans under favourable conditions
<input type="checkbox"/> Tax benefits	
<input type="checkbox"/> Others:	
Who is the beneficiary of public funding?	
<input type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives
<input type="checkbox"/> Individual owners	
<input type="checkbox"/> Others:	
Who manages the instrument?	
<input type="checkbox"/> A public entity	<input type="checkbox"/> A national or regional agency
<input type="checkbox"/> Private-public partnership	
<input type="checkbox"/> Others: Local authority	
Who manages the implementation of each operation?	
<input type="checkbox"/> Local authority or similar	<input type="checkbox"/> Ad hoc public agency or management entity
<input type="checkbox"/> Ad hoc public/private partnership management entity	<input type="checkbox"/> Ad hoc private enterprise or cooperative
<input type="checkbox"/> A non-profit civil association or organisation	
<input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes
<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>	
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes
Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?
 No Yes How long?

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
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a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
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b) Demolition of housing				
c) Building social housing				
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e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:surrounding of listing buildings in historical areas				

If the demolition of housing is included...
For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Name of the instrument (or programme) :	
General objectives	
<input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: strengthening the function of city and towns centers <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Public-intervention model	
<input type="checkbox"/> Direct public action	<input type="checkbox"/> Regulation (via regulations)
<input type="checkbox"/> Fostering private action	
Remarks:	
Funding model	
<input type="checkbox"/> Public funding, paid for by a single entity	<input type="checkbox"/> Public-public partnership <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only
Remarks:	
Means of public funding	
<input type="checkbox"/> Subsidy <input type="checkbox"/> Others:	<input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits
Who is the beneficiary of public funding?	
<input type="checkbox"/> Other public entities <input type="checkbox"/> Others:	<input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners
Who manages the instrument?	
<input type="checkbox"/> A public entity <input type="checkbox"/> Others: Local authority	<input type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership
Who manages the implementation of each operation?	
<input type="checkbox"/> Local authority or similar	<input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation
<input type="checkbox"/> Other:	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> In the regeneration initiative <input type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/>
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No <input type="checkbox"/> Yes	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes

Are areas defined discretionally? No Yes
Based on what criteria?

Do the operations have a prefixed duration?
 No Yes How long?

Fundable building actions				
	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others:surrounding of listing buildings in historical areas				

If the demolition of housing is included...
For what purposes is it justified?

Is the right to rehousing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes

Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:...

Are affected local residents or users represented?

No Yes Indicate which: but

13.3. Are reports of the results made public?

If yes, and they can be consulted online, please indicate the relevant links.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of "slum housing"? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of "deprived area/neighbourhood"?

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)					
Diversification of housing layouts and sizes					
Provision of more social housing					
Improved local urban equipment or public facilities					
Improved day-to-day business					
Greater mix of uses					
Building car parks					
Pedestrianisation of streets and/or public spaces					
Improved quality of the public space					
Reduction in private motorised transport					
Improved collective transport					
Improved urban cycling network					
Others:.....					
Others:.....					

Social dimension	
Maintenance of the resident population	
Increase in resident population	
Increase or re-concentration of low-income population	
Gentrification of the regenerated area	
Improved social integration and fostering social plurality	
Setting up social networks for participation	
Improved employment qualifications of local people	
Social development of the resident population	
Increase in child population	
Others:.....	
Others:.....	
Economic dimension	
Higher property prices in the regenerated or surrounding area	
Lower property prices in the regenerated or surrounding area	
Job creation	
Increase in property operations around upper-range activities	
Improved economic dynamics of the regenerated or surrounding area	
Others:.....	
Other:.....	
Increase in urban diversity (inhabitants, housing types, activities, etc.)	
Coordination of sectorial policies	
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information	
Others:.....	
Other:.....	

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

29.SWITZERLAND

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!.

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)					
b) Percentage of working population represented by the construction sector (total)					
c) Percentage of GDP represented by the construction sector (new housing only)					
d) Percentage of GDP represented by the construction sector (regeneration only)					
e) Number of new homes built per year	17'306	16'990	17'192	17'051	16'678
f) Number of homes regenerated per year					
g) Average price per m ² of newly built housing (€/m ²)					
h) Average price per m ² of regenerated housing (€/m ²)					

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change
- Others:

¹ Change the reference period, if necessary.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 - Urbanism

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

Yes. Densification rather than new urban development.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

No leading position, but it depends on the housing demand.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

- **Mostly the cities themselves (regional level in Basel).**
- **Support from the national level through the programme Projets Urbains**

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

Yes

Programme “Projets urbains”

Target: Improve social integration in residential areas.

Support to 11 specific projects.

Lead: Federal Office for Spatial Development.

Other ministries involved: Federal Office for Migration, Federal Office for Housing, Federal Office for Sport, Service for Combating Racism, Federal Commission for Migration.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

No specific legal framework.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan ? No Yes

As a programme for coordinating actions? No Yes

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)? No

- Tax

Are there any tax benefits for investments in urban regeneration? No Yes

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No Yes

- Financial

Are cut-price loans available for urban regeneration? No Yes

Are they linked to social purposes? No Yes

² For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements	X			
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)	X			
Demand or need for new public spaces and/or public equipment in the consolidated city		X		
Poor urban environmental quality (pollution, noise, etc.)		X		
Concentration of slum housing ⁴	X			
Physical degradation or aging of buildings			X	
Conservation, regeneration and restoration of the historic and cultural heritage	X			
Low energy efficiency of buildings	X			
Poor social mix		X		
Demographic decline, population loss	X			
Aging of the population	X			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			X	
Concentration of immigrant population			X	
Crime, vandalism, lack of security	X			
Economic decline: loss or obsolescence of local economic activities (retail, local services)	X			
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).	X			
Others (indicate which):.....				

6.2. Are there any cases of an entire city being the object of regeneration programme?

No

Yes . Indicate the cities and the nature of the initiative:.....

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes (commonly, but it can be different in each city)

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes				<input checked="" type="checkbox"/>	
Directly benefits from urban-regeneration programmes and instruments				<input checked="" type="checkbox"/>	
Obtains "business profit" from the development of urban regeneration processes led from the public sector		<input checked="" type="checkbox"/>			
Others:					

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

No Yes Which?.....

managed by specific local entities or agencies in each specific area of regeneration?

No Yes

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

9.1. In your country, national urban-regeneration programmes⁵

Are directly operational

Operate through instruments (sub-programmes, projects, etc.)

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

(Please copy and complete a data sheet like the one below for each instrument that you consider to be relevant)

Name of the instrument (or programme) : Programme "Projets Urbains"		
General objectives <input type="checkbox"/> overall or diffuse regeneration over the city as a whole <input type="checkbox"/> recovery of obsolete economic-activity areas <input type="checkbox"/> requalification of new central urban fabrics or areas <input checked="" type="checkbox"/> regeneration of physically degraded urban areas <input type="checkbox"/> urban regeneration of areas with a historical/cultural heritage <input checked="" type="checkbox"/> regeneration of urban areas with vulnerable or deprived population <input checked="" type="checkbox"/> urban regeneration of neighbourhoods of social housing built approx. 1945-1975 <input type="checkbox"/> urban regeneration of other types of areas: <input type="checkbox"/> <input type="checkbox"/>		
Public-intervention model <input checked="" type="checkbox"/> Direct public action <input type="checkbox"/> Regulation (via regulations) <input type="checkbox"/> Fostering private action Remarks:		
Funding model <input type="checkbox"/> Public funding, paid for by a single entity <input checked="" type="checkbox"/> partnership Public-public <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Private only Remarks:		
Means of public funding <input checked="" type="checkbox"/> Subsidy <input type="checkbox"/> Loans under favourable conditions <input type="checkbox"/> Tax benefits <input type="checkbox"/> Others:		
Who is the beneficiary of public funding? <input checked="" type="checkbox"/> Other public entities <input type="checkbox"/> Private enterprises or cooperatives <input type="checkbox"/> Individual owners <input type="checkbox"/> Others:		
Who manages the instrument? <input type="checkbox"/> A public entity <input checked="" type="checkbox"/> A national or regional agency <input type="checkbox"/> Private-public partnership <input type="checkbox"/> Others:		

⁵ See note 2.

<p>Who manages the implementation of each operation?</p> <p> <input checked="" type="checkbox"/> Local authority or similar <input type="checkbox"/> Ad hoc public agency or management entity <input type="checkbox"/> Ad hoc public/private partnership management entity <input type="checkbox"/> A private enterprise or cooperative <input type="checkbox"/> A non-profit civil association or organisation <input type="checkbox"/> Other: </p>	
<p>Is the involvement of social actors or residents representatives built into regeneration decision-making processes?</p> <p> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes </p> <p> <input type="checkbox"/> In the regeneration initiative <input checked="" type="checkbox"/> In defining the regeneration operation <input type="checkbox"/> In managing the regeneration operation <input type="checkbox"/> In controlling and assessing the results of the regeneration <input type="checkbox"/> </p>	
<p>Does it operate from the basis of an “area-based” approach, with the previous definition of intervention area perimeters?</p> <p> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes </p> <p> Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined via regulations? <input type="checkbox"/> No <input type="checkbox"/> Yes Are areas defined discretionally? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Based on what criteria? </p>	
<p>Do the operations have a prefixed duration?</p> <p> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes </p> <p>How long? 3-4 years</p>	

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings				
a.1) Regeneration of structural features, walls, roofs, etc.				
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				
a.3) Regeneration or improvement of the building's energy efficiency				
a.4) Regeneration of the historic/ cultural heritage				
b) Demolition of housing				
c) Building social housing				
d) Building free (non-social) housing				
e) Redesigning the free space around the buildings				
f) Regenerating, demolishing, building buildings and facilities for economic activities				
g) Regenerating, demolishing, building collective or public facilities				
h) Redesigning the public space (including green areas, parking, etc.)				
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).				
j) Others: The national programme in only funding the process.	X			

If the demolition of housing is included...

For what purposes is it justified?

- Is the right to rehousing acknowledged?
- Yes, always, and it must necessarily be within the regenerated area
 - Yes, always, but it need not be within the regenerated area
 - No, never.
 -

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

- Which? (Please indicate the most important)
- Social integration
- No Yes

Is any results observatory or other monitoring or assessment system in place?

No

Yes

Overall assessment of the results obtained:

Any additional remarks:

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

Yes, mainly social integration. Fight against racism and sport too.

10.2. Are administrative mechanisms in place for coordination between urban-regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

No.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

Yes. Exchange meetings, participation to projects' monitoring committees.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain "integrated approach" in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

No.

11.2. Is this "integrated approach" required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

Yes, for the programme "Projets Urbains".

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

No. There is no national legal framework for urban development.

12.2. In practice, is urban-development planning in your country oriented preferably towards

- new urban developments?
- regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

- As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan
- By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

Managed and funded by local authorities, with some projects which are supported by the national programme Projets Urbains.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

Yes, for programme “Projets urbains”

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

No.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

Specific urban-regeneration targets, established nationally or regionally

for regenerated buildings

for the evolution of the population

for the evolution of economic activities

Urban-development plans

System of pre-established indicators

Includes minimum standards for public facilities in consolidated areas? No Yes

Includes indicators of complexity, diversity or plurality? No Yes

Includes a precise definition of “slum housing”? No Yes

Includes a precise definition of vulnerable/deprived area? No Yes

Observatory of the progress of housing and other commercial-property prices

Setting-up forums for debate and social networks for participation

Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?

No.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

No.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

No.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

No.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

It's too early to say.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

	A	F	O	R	N
Urban dimension					
Innovation in housing (types, building systems, management, etc.)					X
Diversification of housing layouts and sizes			X		
Provision of more social housing				X	
Improved local urban equipment or public facilities	X				
Improved day-to-day business			X		
Greater mix of uses				X	
Building car parks				X	
Pedestrianisation of streets and/or public spaces	X				
Improved quality of the public space		X			
Reduction in private motorised transport			X		
Improved collective transport		X			
Improved urban cycling network			X		
Others:.....					
Others:.....					
Social dimension					
Maintenance of the resident population			X		
Increase in resident population					

Increase or re-concentration of low-income population					X
Gentrification of the regenerated area				X	
Improved social integration and fostering social plurality		X			
Setting up social networks for participation	X				
Improved employment qualifications of local people				X	
Social development of the resident population		X			
Increase in child population					
Others:.....					
Others:.....					
Economic dimension					
Higher property prices in the regenerated or surrounding area			X		
Lower property prices in the regenerated or surrounding area					X
Job creation				X	
Increase in property operations around upper-range activities			X		
Improved economic dynamics of the regenerated or surrounding area			X		
Others:.....					
Other:.....					
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X		
Coordination of sectorial policies	X				
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information		X			
Others:.....					
Other:.....					

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

- **Involve all key players (public bodies, owners, civil society, etc.)**
- **Population participation**
- **Political support**
- **Short and long term measures**

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or “best practices” (including reference links, if possible).

- **Lucerne, Babel**
<http://www.babelquartier.ch/>

30. TURKEY

QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES

Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building.

Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, “urban regeneration” seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter — making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole — may converge in the ambit of “integrated urban regeneration”. In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire, which has been developed by the “Instituto Universitario de Urbanística” of Valladolid University, at the request of the Land and Urban Policy Directorate General of the Spanish Ministry of Housing, with a view to preparing the Informal Meeting of Urban Development Ministers to be held during the Spanish Presidency in 2010.

Please name the person who has completed the questionnaire, providing contact details for any queries or clarifications:

In you have any doubts or queries about how the questions are phrased, please contact directly with the “Instituto Universitario de Urbanística” of Valladolid University.

(English, French) Alfonso Álvarez Mora. Email: amora@uva.es; +34 983 423437
(English) Juan Luis de las Rivas: Email: insur@uva.es; +34 983 423437
(French) Maria Castrillo: Email: rampalos@hotmail.com; +34 983 423465

Once completed, please send the questionnaire with the answers to:

Mr. Eduardo de Santiago. Technical Advisor on Land and Urban Policies.
General Secretariat. Ministry of Housing.
+34 91 7284299
email: edesantiago@vivienda.es with copy to: urban.eu@vivienda.es

Thank you very much for your kind cooperation!!

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

QUESTION 1. BASIC STATISTICAL INFORMATION

1. Please supply the following statistical information on the weight of construction and regeneration in your country's economy, with reference, if possible, to the last five years.¹

	2004	2005	2006	2007	2008
a) Percentage of GDP represented by the construction sector (total)	4,4	4,4	4,7	4,9	4,7
b) Percentage of working population represented by the construction sector (total)	4,9	5,5	5,9	5,9	5,9
c) Percentage of GDP represented by the construction sector (new housing only)	-	-	-	-	-
d) Percentage of GDP represented by the construction sector (regeneration only)	-	-	-	-	-
e) Number of new homes built per year	75 495	114 254	114 204	106 659	95 193
f) Number of homes regenerated per year	40 792	64 126	73 383	68 056	76 069
g) Average price per m ² of newly built housing (€/m ²)	345,8 (YTL)	380,8 (YTL)	457,2 (YTL)	497,2 (YTL)	568,2 (YTL)
h) Average price per m ² of regenerated housing (€/m ²) (1Euro =2.1010TL)	332,2 (YTL)	366,5 (YTL)	437,9 (YTL)	479,9 (YTL)	549,7 (YTL)

QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICY

The purpose of this question is to determine the scope of regeneration in terms of its role as a supplement or otherwise for other widespread property-related practices in the urban territories of each country.

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to (mark with an x):

- fostering new urban central areas
- fostering social mixing
- recovering and gentrifying old urban districts or areas
- modernising or "updating" the existing housing stock
- initiatives of a social nature, such as, for example, improving living conditions or quality of life for the vulnerable, deprived or underprivileged population.
- improving energy efficiency in buildings and combating climate change

¹ Change the reference period, if necessary.

Others: coping with illegal settlement practice known as “gecekondu” in Turkey.

2.2. Within your country’s urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be (mark with an x):

- a secondary or additional practice
- a key, substantial urban dynamic for urban development
-

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies? (mark with an x):

- It is a specific policy
- It is associated with or an integral part of other policies (indicate which:)
 - Housing policy
 - Land policy
 - Cultural-heritage policy
 - Sustainable development
 - Combating climate change
 - Combating social exclusion
 - Combating illegal settlements

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

In Turkey, there are several attempts made in order to solve the “housing problem of poor citizens and overcome urbanization issues”. These are included in the Constitution of Republic of Turkey:

“State takes measures, which meet housing demands, and also supports public housing projects within the framework of a planning which takes into consideration cities’ features and environmental conditions” is stated by the the 57th. Article.

“Everyone has a right to live in a healthy and stable environment” is stated by the 56th. Article of the Turkish Constitution.

Additionally, the 58th. , 59th. , and 60th. Turkish Republic Governments has issued an “Emergency Action Plan”, which is in parallel with government program and is expected to solve basic social, economic and administrative problems of the country. One of the basic action fields within this scope is housing and urbanization.

This Emergency Action Plan of the Turkish Government is the guide for the near future housing policies of Turkey. Two important articles on housing and urbanization take place under the “Social Policies (SP)” heading of the Plan.

- SP 44: Slum (squatter) housing construction shall be prevented in collaboration with local administrations and existing squatter areas shall be rehabilitated.
- SP 45: Low-income groups will be provided adequate housing units in as short period of time and with low repayments, just like paying rent.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

Leading actors: Central government (Housing Development Administration-TOKI, Ministry of Public Works, Municipalities, private property owners, contractors, consultants, NGOs and the project beneficiaries.

According to Mass Housing Law (article 2985), TOKI is the only responsible public authority for housing provision in Turkey. In this regard TOKI undertakes the construction of housing and all related social facilities. TOKI constructs on its own land, mainly transferred from the Treasury of Turkey. The Administration produces poor housing and housing for the low & middle income groups.

Considering the role in urban regeneration TOKI has the legal right to apply subsidy for the housing prices _ so as to declare price of the new built houses lower than the actual one only in regeneration projects and TOKI can ease the payment conditions. In principle, TOKI provides loan facilities for all social projects with long-term maturities. TOKI is the umbrella body in urban regeneration projects in Turkey as the Administration works with municipality, local agencies, local leaders, construction firms and the right holders in every single regeneration project taken in to agenda.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (Indicate in each case whether national, regional or other types of organisations)

For policy: Central government (Housing Development Administration-TOKI, Ministry of Public Works and Settlement, Municipalities, private contractors, private consultants, local related NGOs. and the project beneficiaries.

For implementation (legally assigned): TOKI and the municipalities.

4.2. Do national urban regeneration programmes exist in your country?² If so, briefly describe them and also describe any relevant regional programmes or instruments.

²For the purpose of this questionnaire, we understand urban-generation “programmes” to refer to documents prepared and approved by national or regional government institutions, setting out objectives and criteria and including regulatory provisions, and, as the case may, provisions for direct public involvement or fomenting urban regeneration, including its administrative and technical management and also its funding. “Programmes” thus — within their ambit of application (national or regional) — guide the general development of urban regeneration or certain modalities of urban regeneration. These programmes often include sub-programmes, plans or other essentially operational instruments, which, for the purposes of this questionnaire, are referred to as “instruments”.

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

Any kind of “National Urban Regeneration Programme” is not announced in Turkey however Ministry of Public Works and Settlement had already prepare draft Reperation Law and sent to the Parliament in order to enter as unique Law for Reperation but TOKI and Municipalities are seperatly authorized by Law to develop and implement regeneration programmes. The purpose of the Urban Regeneration (Gecekondu Transformation) Projects developed by TOKI are defined by the objectives mentioned in the Emergent Action Plan of the 58th Government under the headline Social Policies.

Article 45: Preventing the spreading of “gecekondu” and transforming of the existing gecekondu areas through the cooperation with local managements;

Article 46: Ensuring the proprietorship of people with small incomes in short periods of time as if paying their rents.

In this context, an Urban Regeneration Department was established in 2005 in TOKI so as to start the implementation and accelerate the pace of Slum Transformation / Urban Regeneration Projects.

Upon an amendment to the Law on Slums no. 775 on March 2007, the authorities and implementation duties of the Ministry of Public Works and Settlement in this field are transferred to TOKİ.

QUESTION 5. SECTORIAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types? (mark with an x):

- Legal/administrative

In urban-development legislation, is the status of urban regeneration:

As a plan? No [x] Yes[]

As a programme for coordinating actions? No [] Yes [x]

Is urban regeneration associated with relieving legal restrictions (e.g. freeing-up renting)? Yes[x]

- Tax

Are there any tax benefits for investments in urban regeneration? No [x] Yes[]

Are there any tax benefits for operating, under price conditions (regulated prices), in regenerated areas? No [x] Yes[]

- Financial

Are cut-price loans available for urban regeneration? No [] Yes[x]

The answer refers to TOKI real estate sales pricing for regeneration accepting the fact that the target population is poor, it is a very long term (180 – 240 months) loan; if the question refers also to the private banks loans the answer is “No” for cut price loans by banks.

Are they linked to social purposes? No [] Yes[x]

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present an “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city's territory.

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban-regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high). If any programmes or operational instruments³ have been specifically designed to address these problems, please list them on the table.

	Frequency			Specific programme or instrument
	L	M	H	
Illegal or irregular urban settlements			X	
Lack of or serious deficiencies in urban development or basic urban services (lack of water supply, sewerage, public lighting, etc.)		X		
Demand or need for new public spaces and/or public equipment in the consolidated city			X	
Poor urban environmental quality (pollution, noise, etc.)			X	
Concentration of slum housing ⁴			X	
Physical degradation or aging of buildings		X		
Conservation, regeneration and restoration of the historic and cultural heritage		X		
Low energy efficiency of buildings		X		
Poor social mix	X			
Demographic decline, population loss	X			
Aging of the population	X			
Concentration of social problems: unemployment, poverty, low educational levels, risk of exclusion, etc.			X	
Concentration of immigrant population			X	
Crime, vandalism, lack of security			X	
Economic decline: loss or obsolescence of local economic activities (retail, local services)			X	
Economic decline: characteristic economic activities closing down or shrinking (shopping areas, industry, infrastructures, military installations, etc.).			X	
Others (indicate which):.....				

6.2. Are there any cases of an **entire city** being the object of regeneration programme?

No [X]

Yes []. Indicate the cities and the nature of the initiative:

QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?

³ See note 2.

⁴ For the purpose of this questionnaire, “slum housing” refers to any space used as an ongoing dwelling place that fails to meet minimum conditions of safety, hygiene and comfort established by law or convention (in each country) for housing (e.g., shantytowns, *chabolas*, *bidonville*, *taudis*...).

- Public entities at certain government level (national, regional or local government or similar)
- Public enterprise
- Public-private partnership
- Mainly private actors

7.2. What are the most common means of public funding for urban regeneration in your country?

- direct public investment in publicly owned housing stock
- subsidies
 - for the actors responsible for the regeneration
 - directly for the home owners
- loans under favourable conditions
 - for the actors responsible for the regeneration
 - directly for the home owners
- tax benefits
 - for the actors responsible for the regeneration
 - directly for the home owners
-

7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?

No Yes

And to be the direct beneficiaries of urban-regeneration grants? No Yes

7.4. Does private business initiative play a role in urban regeneration in your country? (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never) (mark with an x):

	A	F	O	R	N
Leads urban-regeneration processes					<input checked="" type="checkbox"/>
Directly benefits from urban-regeneration programmes and instruments			<input checked="" type="checkbox"/>		
Obtains "business profit" from the development of urban regeneration processes led from the public sector			<input checked="" type="checkbox"/>		
Others:					

In Turkey private business initiative plays a limited role thus a high percent of the targeted regeneration areas are actually "illegal" without a deed or/and building permission a side from only being deprived or old, a public intervention is needed.

QUESTION 8. MANAGEMENT

8. In general, are urban-generation developments in your country (mark with an x):

mostly applied to the publicly owned housing stock? No Yes

mostly applied to the privately owned housing stock? No Yes

managed by one or more national agencies?

Remarks:	
Means of public funding	
<input checked="" type="checkbox"/> Subsidy	<input checked="" type="checkbox"/> Loans under favourable conditions
<input type="checkbox"/> Tax benefits	
<input type="checkbox"/> Others:	
Who is the beneficiary of public funding?	
<input type="checkbox"/> Other public entities	<input type="checkbox"/> Private enterprises or cooperatives
<input checked="" type="checkbox"/> Others: citizens & neighbours due to the regeneration project's positive externalities	<input checked="" type="checkbox"/> Individual owners
Who manages the instrument?	
<input checked="" type="checkbox"/> A public entity	<input checked="" type="checkbox"/> A national or regional agency
<input type="checkbox"/> Others:	<input type="checkbox"/> Private-public partnership
Who manages the implementation of each operation?	
<input type="checkbox"/> Local authority or similar	<input type="checkbox"/> Ad hoc public agency or management entity
<input type="checkbox"/> Ad hoc public or management entity	<input type="checkbox"/> Ad hoc public/private partnership management entity
<input type="checkbox"/> A private enterprise or cooperative	<input type="checkbox"/> A non-profit civil association or organisation
<input checked="" type="checkbox"/> Other: Public Institution	
Is the involvement of social actors or residents representatives built into regeneration decision-making processes?	
<input type="checkbox"/> No	<input type="checkbox"/> In the regeneration initiative
<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> In defining the regeneration operation
	<input type="checkbox"/> In managing the regeneration operation
	<input checked="" type="checkbox"/> In controlling and assessing the results of the regeneration
	<input type="checkbox"/>
Does it operate from the basis of an "area-based" approach, with the previous definition of intervention area perimeters?	
<input type="checkbox"/> No	Must intervention areas previously be defined by a local urban-development planning instrument? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
<input checked="" type="checkbox"/> Yes	Are areas defined via regulations? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Are areas defined discretionally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
	Based on what criteria?
Do the operations have a prefixed duration?	
<input type="checkbox"/> No	How long? Site survey + design + evacuation + construction+ facility provision = nearly 24-30 months.
<input checked="" type="checkbox"/> Yes	

Fundable building actions

	Must necessarily be included	Often included	Not frequent but may be included	Cannot be funded
a) Regeneration of housing buildings	X			
a.1) Regeneration of structural features, walls, roofs, etc.				X
a.2) Improved accessibility (lift installation, stair improvements, ramps for disabled people, etc).				X
a.3) Regeneration or improvement of the building's energy efficiency			X	
a.4) Regeneration of the historic/ cultural heritage		X		
b) Demolition of housing		X		
c) Building social housing	X			
d) Building free (non-social) housing				X
e) Redesigning the free space around the buildings		X		
f) Regenerating, demolishing, building buildings and facilities for economic activities		X		
g) Regenerating, demolishing, building collective or public facilities		X		
h) Redesigning the public space (including green areas, parking, etc.)		X		
i) Urban development, improvement or supplies of urban services (water, sewerage, etc).			X	
j) Others:				

If the demolition of housing is included...

For what purposes is it justified? **The to be demolished house is either gecekondu that is illegally built on publicly owned land or old & deprived housing carrying high risks for natural disasters_ particularly earthquake_ in Turkey. So the purpose is either combat with illegal settlements or regeneration of the housing stock as a measure for urban / natural risks.**

Is the right to re- housing acknowledged? Yes, always, and it must necessarily be within the regenerated area
 Yes, always, but it need not be within the regenerated area
 No, never.

Is application planned within the intervention perimeter area of non-building public initiatives (employment, education, social integration, etc.)?

Which? (Please indicate the most important)
 No Yes

Is any results observatory or other monitoring or assessment system in place?

No Yes

Overall assessment of the results obtained:

Any additional remarks:

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectorial policy developed in relation to urban regeneration has been integrated.

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

The urban regeneration programmes include land provision, construction of buildings and infrastructure and super structure with all the social facilities needed by the target groups of the projects. Additionally, the leading actors provide financial and administrative contributions.

10.2. Are administrative mechanisms in place for coordination between urban - regeneration programmes or instruments and other sectorial programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

Partially yes; it is representing the public support via building- construction & applicable re-payment offers and municipalities represent the provision of services and sometimes employment opportunities like providing skills, permitting activities like open bazaars etc.

10.3. Are any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

In the implementation process of these projects, first, areas which is required to be evacuated from illegal occupation are determined by relevant local administrations and then these areas are included in the scope protocol signed by the Administration & the related Municipalityi all duties and responsibilities of both parties are included.

In this context, after necessary on site analysis and evaluations are conducted, the list of rightholders are prepared together with all belongings & reference values. Then municipalities conduct face to face negotiations with the families of the right holders in order to set an aggrement base for the transaction. Then again the municipality _ after the negaotiations are clodes_ evacuate shanty settlements, which are mostly structured in city center on valuable vacant lots belonging to treasury, municipality or any other foundation. TOKİ constructs new housing on the evacuated lan and sells houses produced for the corresponding number of rightful owners by tender within the same (evacuated) area or in any other area that the municipality shows.

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

Though it is not directly related to the Leipzig Charter, Turkey’s urban regeneration definition –as an integral part of our national housing policy- includes the objective of protecting, strengthening and developing our cities by providing healthy and safe urban environment for the target groups. That is, in macro level, urban regeneration in our country targets economic prosperity, social balance and a healthy environment, matching with the “sustainable development” criteria.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

No

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectorial policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

This question refers to the general concept of urban regeneration, not necessarily national or regional programmes or instruments, and to regulatory urban planning at local or equivalent levels.

12.1. In your country, does the legal framework for urban development fix urban regeneration as one of its objectives?

Yes.

12.2. In practice, is urban-development planning in your country oriented preferably towards

new urban developments?

regeneration of the existing city?

12.3. How do urban -development plans include the regeneration of the existing city?

As a set of one-off actions on buildings, the specific location not being predetermined in the actual plan, but rather regulated by specific conditions or general regulations contained in the plan

By precisely delimiting one or more regeneration areas whose detailed definition is developed by a later project for each of them

12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

In Turkey, especially in few greater metropolitan municipalities have good capacity and budget for urban regeneration projects. However national government may sometimes have to support the action or accelerate it when necessary with legislative changes so in best a cooperation between the national & local is expected.

In practice the procedure of urban regeneration in Turkey is managed and funded usually both by the central government and the municipalities.

12.5. Urban planning as a regeneration instrument.

In your country, does urban development planning affect the following issues? (mark with an x):

- Establishing land uses and or building uses
- Modification of the urban morphology (blocks)
- Conservation of building types/typologies
- Alteration of streets and blocks layouts
- Introduction of new public spaces
- Establishing public facilities and supply programmes
- Organising public participation
- Social-housing policy
- Endogenous-development programmes
- Public-transport improvements

F. MONITORING OF URBAN-REGENERATION POLICY

QUESTION 13. MONITORING

13.1. Is a monitoring or assessment system in place for urban-regeneration policy and programmes?

The right holders – participants of the urban regeneration projects generally sing a sales contract with TOKI so on the re-payment basis they are monitored. Additionally, both “before” and “after” the project social status analysis are gathered from the municipalities as a data base for evaluating the process & success of the implementation.

13.2. At the entity or entities responsible for this monitoring or assessment:

Are any social actors represented?

No Yes Indicate which:.....

Are affected local residents or users represented?

No Yes Indicate which:.....

13.3. Are reports of the results made public? If yes, and they can be consulted online, please indicate the relevant links.

No.

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration: (mark with an x)

- Specific urban-regeneration targets, established nationally or regionally
 - for regenerated buildings
 - for the evolution of the population
 - for the evolution of economic activities
- Urban-development plans
- System of pre-established indicators
 - Includes minimum standards for public facilities in consolidated areas? No[] Yes
 - Includes indicators of complexity, diversity or plurality? No[] Yes
 - Includes a precise definition of “slum housing”? No[] Yes
 - Includes a precise definition of vulnerable/deprived area? No[] Yes
- Observatory of the progress of housing and other commercial-property prices
- Setting-up forums for debate and social networks for participation
- Observatory on urban vulnerability, quality of life in cities, etc. including the delimitation of deprived areas/neighbourhoods

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of “deprived area/neighbourhood”?
No, however, in planning process & in regeneration projects depending on the context, deprived area/neighbourhood is defined according to specific analysis covering the social and economical indicators of the population and measurable characteristics of buildings like age, construction material and purpose of use.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods” in your country.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes the spatial delimitation of deprived areas/neighbourhoods, briefly describe its objectives and content, including any reference links, if possible.

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan mentioned above?

The gecekondu/illegal settlement areas are also subject to the regeneration projects in deprived areas especially in city centers.

QUESTION 16. GENERAL ASSESSMENT

Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

Urban development policy in Turkey over the last few years:

In countries where intensive population growth and migration from rural area take place and thus rapid urbanization process is experienced, demand for urban land and housing increases. As a result of this, being a house owner in livable and planned environments has become a problem especially for low and middle-income groups. In order to meet housing requirement of population which increases continuously in cities; constructing useful, affordable and payable houses has been and will be the item of agenda in our country like all other developing countries. Within this context, getting a social quality house has become one of the most important issues in Turkey. Unavoidably, housing policies and fundamental principles relating to housing policies have been formed based on country's housing and urbanization problems. Turkey entered in the process of rapid population growth after Second World War. Although there is a decrease in population growth rate, our country is still one of the countries in which the most rapid urbanization (likely 2.8%) is experienced.

Big cities like Istanbul, Ankara and İzmir are significantly affected by the migration from rural to urban. Intensity of this movement decreases but yet still continues and accumulation can be observed especially on the coastal settlement areas. According to the latest data, rapid urbanization takes place in other middle and large-scale cities in Anatolia. The unplanned growth causes unplanned distribution of the resources and thus more investment requirements has been raised regarding the physical infrastructure in order to eliminate inequalities. This situation is in contradiction with both permanence and livableness of those areas. Especially in cities, which experienced much more migration, housing production could not catch up with population growth and this caused squatter settlements.

Affordability, which is one of the most important criteria of being a house owner under existing market conditions, is important for households in the country which cannot be house owners or rent a house from legal housing stocks.

Under such conditions, several attempts have been made in order to solve housing problem of poor citizens and overcome urbanization issues and these are included in Constitution of Republic of Turkey. “State takes measures, which meet housing demands, and also supports public housing projects within the framework of a planning which takes into consideration cities' features and environmental conditions” expression exists in 57. Article of Constitution regarding the house right and sustainable urbanization objective. By the same token, “Everyone has a right to live in a healthy and stable environment” expression exists in 56. Article of the Constitution.

Turkish Law No. 2487 on 'public housing' and Law No 2985 on public housing (Mass Housing Law) come into force in 1981 and 1984 respectively in order to solve problems relating to housing and urbanization mentioned above at national level and provide housing production in Turkey.

In Turkey basic government policies developed for housing and urbanization are unavoidably affected by several factors such as social, economic, financial etc. For this reason, priorities regarding residential and urbanization areas included in the policies of recent governments of Turkish Republic which came into force after the year 2002 elections, are given below:

- To decrease uneven regional distributions and to provide stable distribution for housing investments,
- To prevent slum housing and to provide transformation of existing slum housing

- areas,
- To increase the quality of residential areas,
 - To organize urban rentals and to increase vacant lot supply,
 - To expedite necessary studies regarding reducing negative effects of disasters,
 - To provide rehabilitation and improvement for existing housing stock,
 - To provide improvement for in-city transportation,
 - To create sufficient recreation areas,
 - To make legal and financial arrangements for the purpose of increasing capacities of local administrations,
 - To improve urban infrastructure financial,
 - To improve housing financing models.

Construction (Housing) sector, which is one of the biggest sectors in the country, acts simultaneously with both social and physical development of the country by producing more positive values than other sectors. It is obvious that housing production, which always creates a demand for all individuals, will support the local economy in project areas by necessitating the production of new business fields and by pepping up trading, small industries and transportation sectors, which are uses of cities other than housing.

For these reasons, between 2002-2007 period it has issued an Emergency Action Plan, which is in parallel with government program and is expected to solve basic social, economic and administrative problems of our country. One of the basic action fields within this scope is housing and urbanization. Therefore, housing and urbanization articles of said Emergency Action Plan determine housing policies of the period.

Emergency Action Plan of the Government is the guide for near future housing policies of Turkey. Two important articles on housing and urbanization take place under the “Social Policies (SP)” heading of Emergency Action Plan.

SP 44: Slum (squatter) housing construction shall be prevented in collaboration with local administrations and existing squatter areas shall be rehabilitated.

SP 45: Low-income groups will be provided adequate housing units in as short period of time and with low repayments, just like paying rent.

In light of these determinations, long term aim of 59. Government of Turkish Republic is specified as following; “to provide planned and systematic urbanization, to produce a nationwide stabilized improvement by implementing alternative housing production models and to allow modest income families to get cheap but quality houses”.

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

Please rate the extent (A: Always; F: Frequently; O: Occasionally; R: Rarely; N: Never), to which urban regeneration in your country has had the following effects — intentionally or otherwise-: (mark with an x):

					A	F	O	R	N
Urban dimension									
Innovation in housing (types, building systems, management, etc.)			X						
Diversification of housing layouts and sizes			X						
Provision of more social housing			X						
Improved local urban equipment or public facilities			X						
Improved day-to-day business				X					
Greater mix of uses	X								
Building car parks	X								
Pedestrianisation of streets and/or public spaces			X						
Improved quality of the public space			X						
Reduction in private motorised transport								X	
Improved collective transport							X		
Improved urban cycling network								X	
Others:.....									
Others:.....									
Social dimension									
Maintenance of the resident population	X								
Increase in resident population	X								
Increase or re-concentration of low-income population			X						
Gentrification of the regenerated area			X						
Improved social integration and fostering social plurality			X						
Setting up social networks for participation			X						
Improved employment qualifications of local people							X		
Social development of the resident population			X						
Increase in child population			X						
Others:.....									
Others:.....									
Economic dimension									
Higher property prices in the regenerated or surrounding area	X								
Lower property prices in the regenerated or surrounding area								X	
Job creation			X						
Increase in property operations around upper-range activities	X								
Improved economic dynamics of the regenerated or surrounding area	X								
Others:.....									
Other:.....									
Urban dimension									
Increase in urban diversity (inhabitants, housing types, activities, etc.)			X						
Coordination of sectorial policies			X						
Appearance of innovative activities, particularly those related to knowledge and its dissemination and creating information							X		
Others:.....									
Other:.....									

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

The gecekondur type of settlement pattern is a unique feature in Turkey. We believe that both legislative and operational dimensions of the process of combat with illegal settlements in national and local levels represent a good example for other developing countries.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration? Please list in order of importance.

-Urban regeneration activity given priority in the national housing policy.

-Central government's assignment by preparing the complete regulatory basis for the activity.

-Defining the best effective responsibility criteria in every level; central government's institution, which manages the project, local government (municipality), NGO's (if available)

(Involvement of economic actors, stakeholders and the general public is essential for the local conditions' and needs' determination)

-Coordination at local and central level.

-Proactive urban regeneration policy including the provision of effective promotion of the project and participation of the target groups.

-Proactive financial management.

-Providing effective contribution to the project's beneficiaries in order to adapt them to their new way of lives. (in social, educational,.....levels)

18.3. As an example, please cite 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being exemplary or "best practices" (including reference links, if possible).

DOCUMENT IV: Detailed Reports of Several Selected Countries

FRANCE

La réhabilitation urbaine à des fins de revalorisation foncière.
Le cas de la France à partir de l'exemple de Paris

Anne Clerval,
Université de Paris-Est – Marne-la-Vallée,

Pour étudier les cas de réhabilitation urbaine à des fins de revalorisation foncière en France, je présenterai le cas de Paris, en m'appuyant sur un travail de thèse consacré aux dynamiques de gentrification¹ dans la capitale française (Clerval, 2008). Je me concentrerai sur les politiques publiques de réhabilitation urbaine, qui passent soit par des aides publiques aux acteurs privés, soit par des opérations publiques (qui peuvent faire intervenir des acteurs privés). En France, le champ de la revalorisation urbaine est structuré par l'opposition entre la rénovation – qui implique la démolition et la reconstruction à neuf d'un ensemble urbain – et la réhabilitation. Selon F. Choay (2001, p. 263-264), « ce terme désigne les procédures visant la remise en état du patrimoine architectural et urbain longtemps déconsidéré et ayant récemment fait l'objet d'une réhabilitation morale : tissu et architecture mineurs à vocation d'habitat, ensembles et bâtiments industriels (usines, ateliers, habitat ouvrier...). À l'encontre de la rénovation, la réhabilitation ne détruit pas, mais, à l'opposé de la conservation au sens strict, elle adapte et modernise. »

• La spécificité du contexte français

La spécificité du contexte français, vu au prisme de Paris, est double : d'une part, les politiques de réhabilitation urbaine sont apparues tardivement ; d'autre part, il n'existe pas d'opération de réhabilitation urbaine ouvertement tournée vers la revalorisation foncière en France. Quels que soient les types d'opérations ou d'aides consenties aux propriétaires, les objectifs mis en avant sont l'amélioration de l'habitat, la sauvegarde du patrimoine urbain, et, de plus en plus, le maintien de la mixité sociale. De fait, nombreuses sont les politiques publiques de réhabilitation urbaine qui conduisent ou participent à la revalorisation foncière de l'habitat et à la gentrification des anciens quartiers populaires. Ce résultat n'est toutefois pas ouvertement recherché ni revendiqué comme cela a pu s'observer aux États-Unis dès les années 1950 (Smith, 1979).

• L'apparition tardive des politiques de réhabilitation urbaine

Les politiques publiques de réhabilitation ne sont apparues en France qu'à la fin des années 1970. La loi Malraux du 4 août 1962 sur les « secteurs sauvegardés » représente la première prise en compte législative de la volonté de conserver les quartiers anciens, mais si la réhabilitation était déjà prévue dans le Schéma directeur d'aménagement de la région parisienne de 1968, ce n'est qu'en 1976 que la priorité est donnée officiellement à l'amélioration qualitative de l'habitat dans la planification nationale. En 1977 est créé le dispositif des Opérations programmées d'amélioration de l'habitat (OPAH), qui délimite un secteur urbain dans lequel les propriétaires qui effectuent des travaux d'amélioration de l'habitat peuvent recevoir des aides sous certaines conditions. Ces opérations sont mises en place dans les années 1980 à Paris, mais intègrent encore une part importante de démolition-reconstruction. La rénovation lancée par l'État dans les années 1950 reste le mode de traitement principal de l'habitat ancien dégradé à Paris jusqu'au milieu des années 1990. Ce n'est qu'après l'élection de Jean Tiberi (RPR)², droite – qui succède à Jacques Chirac (RPR) – en 1995 que la rénovation est officiellement abandonnée par la Mairie et qu'une nouvelle vague d'OPAH est lancée afin de réhabiliter les quartiers anciens, quelle que soit la qualité initiale du bâti.

¹ La gentrification désigne une forme particulière d'embourgeoisement qui concerne les quartiers populaires et passe par la transformation de l'habitat.

² Le Rassemblement pour la République, principal parti de droite, se revendiquait du gaullisme et est le principal ancêtre de l'actuelle UMP, Union pour un mouvement populaire, créée en 2002.

Il a fallu du temps, en effet, pour que la préservation du tissu faubourien et populaire de l'Est parisien soit jugé digne d'être préservé, au même titre que les prestigieux hôtels particuliers du Marais (4^e arrondissement) et du faubourg Saint-Germain (7^e), tout deux classés comme secteurs sauvegardés depuis la loi Malraux de 1962.

- **Cadre juridique et politique de la réhabilitation urbaine**

Les principaux acteurs publics de la réhabilitation urbaine sont l'État et la Ville de Paris. Celle-ci a retrouvé la possibilité d'élire un maire en 1977 et, comme toutes les communes françaises, elle a obtenu les pleines compétences en matière d'urbanisme avec les lois de décentralisation de 1982 et 1983. C'est donc la Mairie de Paris qui décide de la planification en matière d'urbanisme (à travers le Plan local d'urbanisme). Les opérations publiques de réhabilitation sont menées par la Mairie dans un cadre juridique fixé par l'État et dans un cadre contractuel avec l'État en matière de financement. L'action de la Ville de Paris est donc doublement limitée par ce cadre, dans un contexte de désinvestissement de l'État et de réduction des dépenses publiques, en particulier en matière de logement social. En outre, l'outil du contrôle des loyers dépend entièrement de l'État. Bloqués pendant la Seconde Guerre mondiale, les loyers des appartements anciens sont restés strictement encadrés par l'État³ jusqu'à la loi Méhaignerie de 1986, qui organise la déréglementation progressive des loyers, notamment à l'occasion de travaux d'amélioration de l'habitat.

Avant d'analyser en détail les opérations de réhabilitation urbaine contemporaines, je reviendrai sur celles des années 1990, afin de mieux saisir les enjeux de ces deux périodes en les comparant.

1. L'abandon de la rénovation et le passage à la réhabilitation dans les années 1990, cadre et résultats

Mode de traitement dominant du tissu urbain ancien dégradé depuis les années 1950, la rénovation n'est abandonnée par la Ville de Paris qu'au milieu des années 1990. Quel est le contexte de cet abandon ? Quel est le cadre choisi pour lancer une nouvelle politique de réhabilitation ? Quelles sont les conséquences de la réhabilitation en termes de prix immobiliers et de changement social ? Telles seront les questions abordées dans cette partie.

- **Le contexte de l'abandon de la rénovation**

Malgré certaines inflexions, on constate une continuité entre le traitement des quartiers anciens dégradés par l'État des années 1950 aux années 1970, et celui qu'en fait la Mairie de Paris à partir des années 1980. Dans les îlots classés « insalubres » depuis la fin du XIX^e siècle, il est toujours question de démolir pour reconstruire à neuf et faire émerger une ville moderne et fonctionnelle.

Dans les années 1960-1970, des luttes urbaines s'opposent à la rénovation en mêlant le refus de la démolition des vieux quartiers et celui de l'éviction des habitants des classes populaires. En 1977, lors des premières élections municipales à Paris depuis plus d'un siècle, les écologistes remportent des suffrages importants qui expriment la volonté de préserver la ville. Il en résulte une inflexion dans la politique de rénovation des années 1980, plus respectueuse des formes urbaines traditionnelles (rue, hauteur des immeubles), mieux dotée en équipements

³ L'augmentation des loyers est libre quand le locataire change, elle ne reste encadrée que dans le cadre du bail d'un locataire donné.

publics et assurant le relogement des habitants de façon plus satisfaisante grâce à la part accordée aux logements sociaux. Néanmoins, cette politique passe encore par la démolition et la reconstruction complète d'un quartier et s'attire toujours des mouvements de contestation, comme celui de la Bellevilleuse contre le projet de ZAC4 « Ramponeau-Belleville » dans le Bas-Belleville (20^e arrondissement) au début des années 1990. L'association la Bellevilleuse est menée par de nouveaux ménages propriétaires des classes moyennes du quartier qui se battent autant pour la sauvegarde de leur bien que pour le maintien de la mixité sociale (Simon, 1994). Les gentrificateurs sont donc à la pointe du combat contre la rénovation et leur poids croissant dans la ville comme dans l'électorat joue un rôle important dans l'abandon de la rénovation : à l'occasion de l'élection de Jean Tiberi (RPR), et du passage à gauche de six arrondissements du Nord-Est parisien en 1995, la ZAC « Ramponeau-Belleville » est abandonnée et avec elle la politique de rénovation.

Cet abandon s'inscrit dans un contexte de désinvestissement de l'État dans le financement du logement social, permis par la réforme Barre de 1977 : l'aide à la personne (aide à l'accession à la propriété et allocations logement pour les locataires du parc privé) supplante l'aide à la pierre (financement de la construction de logements sociaux), celle-ci diminuant régulièrement. En 1996, le nombre de logements sociaux aidés mis en chantier en France passe sous le nombre de 50 000, contre 120 000 à 140 000 par an entre 1965 et 1975.

Si la rénovation passait par la destruction du patrimoine urbain et s'inscrivait dans une volonté de modernisation et de tertiarisation de la ville, elle a néanmoins contribué à créer un parc de logements sociaux dans l'Est parisien, qui représente aujourd'hui un frein à la gentrification. Qu'en est-il de la politique de réhabilitation ?

• Cadre et outils utilisés

Après son élection, Jean Tiberi relance la procédure des OPAH, notamment pour le Bas-Belleville à la place de la ZAC. Contrairement à cette dernière et aux Plans de sauvegarde et de mise en valeur (PSMV) qui concernent les secteurs sauvegardés, les OPAH ne sont pas contraignantes. Ce dispositif vise à réhabiliter les logements anciens et leur environnement dans un périmètre donné en coordonnant l'action publique et l'action privée. Il associe l'État, l'Agence nationale pour l'amélioration de l'habitat (ANAH) et une collectivité locale qui s'engagent, dans le cadre d'une convention, à mobiliser des moyens au service des objectifs de l'OPAH. Ils sont de deux ordres : la réhabilitation du patrimoine bâti et l'amélioration du confort des logements d'une part, et l'intégration des travaux d'amélioration de l'habitat dans une politique d'aménagement plus large. La convention de l'OPAH précise pour une durée de trois ans le périmètre géographique de l'opération et le montant des aides susceptibles d'être accordées pour la réhabilitation. Elle s'efforce de maintenir les ménages aux ressources modestes dans les lieux en encourageant le conventionnement des loyers (pour neuf ans) par les propriétaires-bailleurs, qui bénéficient alors d'une majoration du taux de subvention de l'ANAH jusqu'à 35 % des travaux réalisés.

⁴ Zone d'aménagement concerté, outil créé par la loi d'orientation foncière de 1967 comme alternative aux ZUP (zones à urbaniser en priorité), permettant une meilleure coordination des acteurs publics et privés et intégrant en théorie la consultation des habitants à travers une enquête publique. Les ZUP et les ZAC furent les principaux outils utilisés par la rénovation urbaine et la construction de grands ensembles de logements sociaux. Il s'agit des 4, 10, 11, 18, 19 et 20 arrondissements.

Le conventionnement des loyers correspond au niveau des loyers dans les logements publics intermédiaires, soit aujourd'hui 17,31 € par m², soit moins que la moyenne des loyers observés dans le parc privé (autour de 19 € en 2009, selon l'OLAP : <http://www.olap.asso.fr>).

Les aides de l'ANAH sont octroyées aux propriétaires occupants sous conditions de ressources (à un niveau assez bas), aux propriétaires bailleurs qui n'ont pas le droit en théorie d'en profiter pour augmenter le montant du loyer après travaux, et aux copropriétés en difficulté pour des travaux concernant les parties communes, sans réelle contrepartie. De ce point de vue, Paris se distingue de Londres, où les aides aux propriétaires pour des travaux d'amélioration et la mise en copropriété d'un immeuble étaient distribuées sans contrepartie dès les années 1960.

Avec le recul, on constate que très peu de bailleurs ont fait le choix du conventionnement des loyers, dont le niveau est trop inférieur à celui du marché pour paraître rentable. Le contrôle du niveau des loyers après travaux n'est vraiment devenu effectif qu'après 2002 et l'application de la loi SRU⁷. La délégation des compétences de l'ANAH et du logement social en général aux communes en 2003 a permis le renforcement de ce contrôle, qui a toujours lieu a posteriori : quand est constaté une augmentation illégale de loyer, les propriétaires doivent rembourser les aides reçues, qui se transforment alors en un prêt à taux zéro. Qu'elle soit contraignante (dans le cadre des secteurs sauvegardés, avec des mesures d'exemption fiscale) ou non (dans le cadre des OPAH), la réhabilitation est clairement distincte de la production de logements sociaux. Et celle-ci recule fortement durant le mandat de J. Tiberi, le point le plus bas étant atteint en 1998 avec seulement 600 logements financés contre plusieurs milliers par an à l'époque de la rénovation.

• Résultats : bilan des OPAH des années 1990

Du fait de son caractère incitatif, la mise en place d'une OPAH ne préjuge pas de la réhabilitation d'un quartier, qui de toute façon n'est jamais complète, et s'appuie avant tout sur l'initiative et les capitaux privés. Comme la gentrification, l'OPAH entraîne la réhabilitation de certains immeubles ou de certains logements, sans continuité, même si la définition d'un périmètre est là pour concentrer les aides dans un quartier en particulier. Évaluer les conséquences d'une OPAH, que ce soit en termes de revalorisation foncière ou de gentrification, n'est donc pas chose facile. Certaines d'entre elles n'eurent presque pas d'incidence en raison du manque de moyen des propriétaires et des syndicats de copropriété.

Une étude de l'APUR (2001) sur cinq OPAH différentes lancées dans les années 1990 montre que les loyers ont augmenté dans les secteurs concernés, même si ce processus n'est pas linéaire. Ces opérations peuvent en effet tout autant favoriser le renouvellement de la population d'un immeuble, que le maintien sur place d'habitants peu fortunés. Néanmoins, à plus long terme, les réhabilitations favorisent la valorisation du patrimoine immobilier et le remplacement des habitants par des ménages plus aisés. L'effet des OPAH est aussi indirect : la réfection des façades qu'elle permet améliore l'aspect général du quartier, d'autant plus qu'elle s'accompagne souvent d'autres mesures visant à améliorer l'espace public ou certains équipements. Ce faisant, elles contribuent à l'attractivité de ces quartiers pour les gentrificateurs, parfois même en satisfaisant ceux qui y sont déjà installés.

Situé à proximité de la place de la Bastille, le cas du faubourg Saint-Antoine (11^e-12^e arrondissements), ancien quartier populaire dédié à l'artisanat du bois et témoin de nombreuses révolutions, est édifiant. Première OPAH lancée par J. Tiberi, elle s'est accompagnée d'interventions publiques pour améliorer l'espace public et valoriser le potentiel touristique du

⁷ Loi Solidarité et Renouvellement urbain, 2000 : cette loi fixe un objectif de 20 % de logements sociaux pour toutes les communes de plus de 3 500 habitants (1 500 en Île-de-France).

quartier. Cet ensemble d'actions de revalorisation du faubourg Saint-Antoine a servi de vitrine à la nouvelle politique d'« *urbanisme à visage humain* » de J. Tiberi. Populaire en 1982, le faubourg l'était encore en 1990, mais, en 1999, la part des ménages populaires y a nettement reculé au profit des ménages cadres et professions intellectuelles supérieures (CPIS) et le quartier a désormais un profil social aisé marqué par la sur-représentation des professions culturelles. Dans le sillage de l'implantation du nouvel opéra ouvert place de la Bastille en 1989, l'OPAH du faubourg Saint-Antoine a donc encouragé la gentrification de ce quartier par les aides à la réhabilitation de l'habitat. En outre, la volonté affichée de maintenir l'artisanat du bois s'est soldée par un échec, les passages étant investis par les boutiques de luxe ou privatisés par les habitants après la perte de toute activité économique, et il ne reste plus guère aujourd'hui que quelques magasins de meubles de luxe perdus au milieu des franchises de magasins de vêtements, rue du Faubourg-Saint-Antoine, rares témoins de la tradition faubourienne à destination des touristes.

Épaulées par d'autres mesures de revalorisation d'un quartier et par une active politique de communication, les OPAH des années 1990 ont donc eu les mêmes conséquences que le Plan de sauvegarde et de mise en valeur du Marais dans les années 1980 : le quartier s'embellit, les activités artisanales et industrielles déclinent et l'embourgeoisement du quartier est général, tandis que les ménages populaires manquent de logements abordables pour se maintenir.

2. La réhabilitation urbaine depuis le passage à gauche de la municipalité (2001)

C'est dans un contexte de gentrification avancée que la Mairie de Paris passe à gauche avec l'élection de Bertrand Delanoë (PS) en 2001. Cela se traduit à la fois par l'embourgeoisement général des quartiers populaires (à travers un renouvellement de population entraînant le déplacement des classes populaires en périphérie) et par la réhabilitation progressive de ces quartiers à l'habitat jadis dégradé. La politique de J. Tiberi a nettement accompagné ce processus. Qu'en est-il de la nouvelle municipalité de gauche, élue en 2008 ?

• Ruptures et continuités

Étant donné l'avancée de la gentrification à Paris au début des années 2000, la marge de manœuvre de la nouvelle municipalité est restreinte. De fait, son objectif affiché n'est pas de freiner un processus qui est rarement nommé, mais de maintenir la mixité sociale tout en poursuivant l'embellissement de la ville.

B. Delanoë appuie son action sur une active politique de communication : la rupture avec son prédécesseur est mise en avant en s'appuyant principalement sur la relance de la production de logements sociaux. Celle-ci bénéficie d'une relative relance nationale depuis 2004, mais également d'une diversification des modes de production. Il est désormais possible de créer des logements sociaux en acquérant un immeuble ancien et en le conventionnant, avec ou sans travaux d'amélioration. La réhabilitation peut donc être un moyen de créer des logements sociaux. La relance de la production de logements sociaux est bien réelle à Paris avec un budget de 437 M d'euros en 2008, soit à peu près l'équivalent de ce que dépense l'État dans ce domaine pour tout le pays (482 M la même année). Le nombre de logements sociaux

financés atteint l'objectif fixé de 3000 par an dès 2001, et ne cesse d'augmenter jusqu'à 6000 en 2007, soit un total d'environ 25 000 nouveaux logements sociaux financés lors de la première mandature (2001-2008). Le graphique cidessous permet d'apprécier la part des logements créés suite à la réhabilitation d'immeubles anciens. En 2007, la construction neuve (en général après démolition d'immeubles anciens) reprend une part prédominante de la production de logements sociaux, marquant un certain retour à la rénovation (immeuble par immeuble toutefois), moins coûteuse que la réhabilitation.



Parallèlement à cette relance du logement social, la municipalité de gauche poursuit en

l'amplifiant la politique d'embellissement généralisé de la ville amorcée par Jean Tiberi. Cela passe autant par la réduction de la place destinée à la circulation automobile, la création d'espaces verts que par de nombreuses mesures d'embellissement de l'espace public (Fleury, 2007). Celui-ci est mis en valeur par une politique culturelle active, très appréciée des gentrificateurs, qui sont souvent à la fois producteurs et consommateurs de culture. La Mairie crée de nouveaux équipements culturels ainsi que des événements d'envergure comme la Nuit Blanche ou Paris Plages, qui investissent progressivement le Nord-Est parisien en voie de réhabilitation. On peut lire dans ces politiques une convergence de vues entre les pouvoirs publics et les acteurs privés de la gentrification, les ménages gentrificateurs étant eux-mêmes majoritairement électeurs de la majorité de gauche. Or, en l'absence de maîtrise publique des loyers et des prix immobiliers, toutes concourent à l'enchérissement des logements et à la gentrification généralisée des anciens quartiers populaires.

⁸ Parti socialiste, principal parti de gauche.

• Cadre et outils utilisés

Si la politique des OPAH est poursuivie, la nouvelle équipe municipale privilégie des outils plus contraignants comme les ZAC ou les DUP⁹. Outre le secteur de rénovation de la ZAC Paris Rive Gauche (13^e arrondissement), pendant à la ZAC Bercy (12^e) sur la rive droite, la ZAC est utilisée pour réhabiliter d'anciens bâtiments de grande ampleur comme la gare d'Auteuil (16^e) ou la halle Pajol (18^e). La structure de ces bâtiments sera partiellement conservée dans des projets d'aménagement qui intègrent des logements et de nouveaux équipements. La halle Pajol deviendra un éco-quartier intégrant des équipements éducatifs, sportifs, culturels et touristiques (auberge de jeunesse), des locaux d'activité et un espace vert. La maîtrise d'ouvrage de ces projets est publique.

Pour créer des logements sociaux en réhabilitant des immeubles anciens, la Mairie utilise son droit de préemption sur les biens à vendre, parfois renforcé par une DUP dans certains quartiers comme Château Rouge (cf. ci-après). La Ville de Paris est donc propriétaire des immeubles qu'elle réhabilite pour en faire du logement social. Ce souci de la maîtrise publique du foncier dans les opérations de réhabilitation est une forme de reconnaissance a posteriori de l'inefficacité des OPAH pour maintenir la mixité sociale.

Le retour à l'utilisation ponctuelle de la rénovation passe par l'utilisation du cadre de l'ANRU, Agence nationale pour la rénovation urbaine. Cette nouvelle politique de rénovation lancée par la loi Borloo de 2003 pour les « zones urbaines sensibles », c'est-à-dire pour les quartiers populaires, concerne principalement les grands ensembles de banlieue, mais est utilisée également à Paris dans les ensembles de logements sociaux de la ceinture périphérique (emprise des anciennes fortifications de Thiers entre les boulevards des Maréchaux et le périphérique autoroutier), ou à Château Rouge. La convention ANRU permet de bénéficier d'une aide supplémentaire de l'État pour créer des logements sociaux tout en éradiquant l'habitat insalubre.

Enfin, la réhabilitation urbaine au sens large passe, comme nous l'avons vu, par toute une série de politiques consacrées à l'espace public et à la culture, autant d'actions indirectes en faveur de l'embellissement de la ville.

Si l'objectif de B. Delanoë est finalement proche de celui de J. Tiberi, à savoir la revalorisation des quartiers populaires, la rupture tient surtout dans les moyens utilisés, qui témoignent d'un renouveau de l'intervention publique sur la ville.

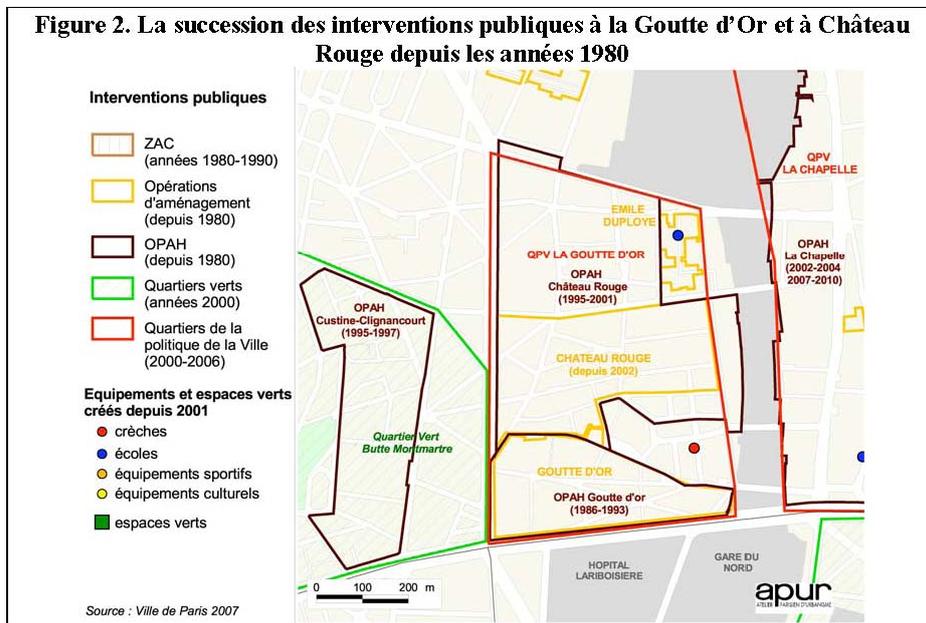
• Étude de cas (1) : Château Rouge (18^e arrondissement)

La relance de la production de logements sociaux s'inscrit dans une volonté de rééquilibrage géographique du parc dans Paris : au nom de la mixité sociale, on conventionne des immeubles des beaux quartiers de l'Ouest parisien, mais on crée aussi en priorité des logements sociaux destinés aux classes moyennes dans les quartiers encore populaires, sans tenir compte du processus de gentrification en cours. La volonté de favoriser la mixité sociale dans les quartiers populaires passe par une action sur plusieurs plans comme en témoigne l'exemple de Château Rouge, dans le nord de Paris.

La succession des opérations d'urbanisme dans ce quartier depuis les années 1980 n'est pas parvenue à venir à bout de l'habitat insalubre (figure 2). Opération de rénovation sous couvert d'OPAH, la démolition du sud de la Goutte d'Or a déstructuré le quartier et notamment le pôle commercial maghrébin en y créant une division urbanistique forte, redoublée d'une division dans

⁹ Déclaration d'utilité publique, qui permet à la Mairie d'exercer un droit de préemption renforcé dans un secteur donné.

l'habitat entre l'ensemble de logements sociaux au sud et l'habitat social de fait¹⁰ au nord, sur laquelle est venue se greffer une division ethnique entre un pôle maghrébin au sud et un pôle subsaharien au nord. Dans les années 1990, Château Rouge se distingue à la fois par la dégradation d'un habitat dont la qualité était à peine meilleure que celui de la Goutte d'Or Sud avant sa démolition, et par la constitution d'une centralité immigrée africaine, notamment commerciale (Bouly de Lesdain, 1999). En 1995, Daniel Vaillant (PS) est élu maire du 18^e arrondissement et commence à développer un discours dénonçant la « ghettoïsation » de Château Rouge (Bacqué, 2005, p. 38), amalgamant l'insalubrité de l'habitat, le caractère populaire – et de plus en plus africain – du quartier, et les problèmes de sécurité (drogue, prostitution, petite délinquance). Après deux OPAH (1995-1997 et 1997-2001) qui ne parviennent pas à venir à bout de l'habitat insalubre, le plan d'urgence de Château Rouge lancé en 2002 permet aux pouvoirs publics de disposer d'outils d'aménagement plus efficaces (notamment en matière d'expropriation) pour requalifier l'habitat, mais aussi d'intervenir dans d'autres domaines. Ce plan d'aménagement multiforme, intègre en effet une intervention sur l'espace public, les équipements et les commerces.



Le plan d'urgence Château Rouge représente une combinaison de moyens pour résorber l'habitat insalubre dans ce quartier particulièrement dégradé : après les différentes OPAH qui ont permis de réaliser des travaux d'amélioration dans quelques dizaines d'immeubles, la mise en place d'une DUP a permis à la Mairie d'exproprier les immeubles les plus dégradés, soit pour les réhabiliter, soit pour les démolir et reconstruire des immeubles neufs. Elle utilise aussi son droit de préemption urbain renforcé pour acquérir des lots de copropriété dans des immeubles et les racheter progressivement. Dans tous les cas, il s'agit de créer des logements sociaux. Ce plan d'urgence s'est intégré depuis 2007 dans une convention avec l'Agence nationale pour la rénovation urbaine (ANRU) et bénéficie de financements supplémentaires.

¹⁰

L'habitat social de fait désigne les logements dégradés voire insalubres du parc privé, dans lesquels se logent les ménages populaires, et en particulier les immigrés.



Images 1, 2 et 3. L'éradication de l'habitat insalubre à Château Rouge : le renouveau des démolitions de l'habitat ancien (ici, rue Myrha, décembre 2005 et janvier 2007)

L'ANRU applique ici le même raisonnement que pour les grands ensembles de banlieue : il s'agirait d'éviter la « ghettoïsation » du quartier en détruisant les logements sociaux (c'est-à-dire ici les logements sociaux de fait) pour les reconstruire principalement ailleurs et ce faisant favoriser la mixité sociale. Ainsi, pour 1 500 logements détruits du parc social de fait, environ 500 logements sociaux seront créés dans le quartier, et 700 « hors site », c'est-à-dire ailleurs dans Paris, pour assurer le remplacement des 1 200 logements sociaux de fait qui étaient occupés au début de l'opération. Au passage, 300 logements ne sont pas remplacés alors qu'ils étaient probablement vides du fait même des opérations déjà en cours avant la signature de la convention ANRU. Mais surtout, ce mode opératoire apparaît largement biaisé en ne prenant pas en compte le contexte spécifique à Paris. On ne peut pas parler en effet de « ghettoïsation » dans un quartier populaire parisien comme Château Rouge, qui est à la fois proche et bien relié au centre, parfaitement intégré dans l'agglomération comme en témoigne la vitalité de ses commerces, et qui plus est en voie de gentrification. La prise en compte de ce contexte de gentrification aurait pu conduire les pouvoirs publics à agir pour y maintenir le maximum de logements destinés aux classes populaires. Enfin, l'idée d'un remplacement des logements détruits à Château Rouge par ceux qui seront créés ailleurs dans Paris est largement abstraite puisqu'elle ne tient pas compte du fait que la plupart de ces derniers sont aussi créés à la place d'autres logements sociaux de fait, plus petits, donc plus nombreux. En outre, parmi ces 500 logements sociaux, 150 seront créés par le dispositif PLS¹², qui s'adresse à des ménages des classes moyennes dont les revenus sont de 30 % supérieurs aux plafonds de ressource du logement social, en particulier des résidences étudiantes. À cela s'ajoutent 150 autres logements du même type créés par un organisme privé, La Foncière Logement, hors convention ANRU. Ainsi, la création de logements sociaux dans ce quartier, outre qu'elle crée beaucoup moins de logements qu'il n'en existait auparavant, est un outil de diffusion des ménages des classes moyennes, ceux-ci appelant de leurs vœux la revalorisation du quartier.

¹¹ Toutes les photographies ont été prises par l'auteure.

¹² Prêt locatif social, créé par la loi SRU de 2000 pour favoriser la mixité sociale par le haut dans le parc de logements sociaux.

Dans ce quartier, cela s'accompagne d'un projet de déplacement des commerces africains qui s'y sont développés depuis les années 1980, marquant l'installation de nouvelles populations immigrées dans le parc très dégradé du nord de la Goutte d'Or. La concentration de ces commerces donne son identité au quartier et l'animation qui en découle est également source de nuisances (encombrements liés aux livraisons dans les petites rues du quartier, importance de la fréquentation en fin de semaine, etc.). Certains nouveaux propriétaires qui se sont installés récemment dans le quartier ont créé une association, « Droit au calme », qui interpelle régulièrement la Mairie en lui demandant la normalisation du quartier, c'est-à-dire la fin de la concentration de ces commerces. Celle-ci cherche donc à maîtriser les baux commerciaux par le biais d'une SEM (société d'économie mixte) et souhaite proposer aux commerces dits africains¹³ de se regrouper dans un marché des cinq continents qui serait créé hors du quartier, aux portes de Paris.



Images 4 et 5. Commerces de produits africains à Château Rouge, rue Myrha et rue des Poissonniers (décembre 2005)

La lutte de la mairie du 18^e arrondissement contre la concentration des « commerces exotiques » – plus mise en scène qu'effective pour l'instant – n'est pas sans trouver des échos, néanmoins, dans celle de la mairie du 11^e contre le commerce de gros tenu par des immigrés chinois dans le quartier Sedaine-Popincourt, au nord du faubourg Saint-Antoine. Pourtant, les commerces de Château Rouge ne sont pas des commerces de gros et toute la population du quartier y a recours. Que penser de l'opposition affichée par la Mairie à la relative spécialisation des commerces et à la fréquentation par une clientèle extérieure au quartier, qui se retrouvent fréquemment ailleurs dans Paris et contribuent à son rayonnement ? Par rapport à un quartier comme le Marais ou les alentours de la place de la Bastille, c'est bien la composante exotique des commerces et le caractère populaire de la clientèle qui sont visés dans cette intervention sur le tissu commercial au nom de la mixité sociale. Il s'agit d'un ensemble de commerces vendant des produits exotiques ou destinés à la clientèle africaine (alimentation, tissus, cosmétiques), qui sont tenus aussi bien par des Africains que par des Français ou des Chinois. Ces commerces sont par ailleurs fréquentés par une clientèle très variée, qui ne se limite pas aux Africains.



Image 6. La rue Dejean à Château Rouge un matin en semaine (septembre 2008)

La volonté des pouvoirs publics d'accompagner la gentrification de Château Rouge apparaît donc clairement ici, que ce soit par l'éradication de l'habitat insalubre et la création de logements sociaux destinés aux classes moyennes, le renouvellement des commerces, ou la requalification de l'espace public et la création d'équipements culturels. Cette volonté découle de la prise en compte du quartier comme échelle pertinente de la mixité sociale, au détriment du maintien des classes populaires dans la ville entière. Ici, la réhabilitation urbaine passe par le fait d'attirer des ménages de classes moyennes dans le quartier et donc, par la revalorisation foncière.

• Étude de cas (2) : le bassin de la Villette et ses alentours (19^e arrondissement)

À proximité de Château Rouge, dans le 19^e arrondissement, la Mairie organise la reconversion touristique du bassin de la Villette, lui-même entouré de multiples projets urbanistiques de revalorisation urbaine ou de valorisation culturelle, sans qu'il ne soit plus question de créer des logements sociaux cette fois.

L'ensemble de canaux parisiens qui va du port de l'Arsenal (4^e), à proximité de la place de la Bastille, à la Porte de Pantin (19^e), fut un vecteur primordial de l'industrialisation de l'Est parisien au XIX^e siècle. Depuis que Georges Pompidou envisagea de les couvrir pour en faire une autoroute urbaine au début des années 1970, le canal Saint-Martin (10^e), le bassin de la Villette et le canal de l'Ourcq (19^e) ont vu leurs entrepôts et leurs usines peu à peu fermer. Mais ce n'est qu'à la fin des années 1990 que le canal Saint-Martin fut investi par des cafés et des commerces à la mode, attirant toute une jeunesse des classes moyennes qui a pris depuis l'habitude d'y pique-niquer aux beaux jours, envahissant littéralement les quais rendus célèbres par le film de Marcel Carné, *Hôtel du Nord* (1938). Cette transformation du canal Saint-Martin à l'initiative des seuls acteurs privés marque la gentrification des quartiers alentour. C'est dans la même lancée qu'un cinéma d'art et d'essai devenue une grande chaîne s'établit sur les quais du bassin de la Villette en 1996, sans créer toutefois le même effet d'entraînement que les cafés du canal Saint-Martin.

Dans le courant des années 2000, la nouvelle municipalité prend en main la reconversion du bassin de la Villette en relançant une ancienne ZAC créée à la fin des années 1980 et qui avait principalement permis la requalification des berges et la création d'immeubles de logements et de bureaux à proximité. Elle permet à un second cinéma MK2 de s'établir en face

du premier, à proximité de la Rotonde de Stalingrad et, à l'autre extrémité du bassin, elle lance la réhabilitation des anciens Magasins généraux¹⁴ : l'un est réhabilité et intègre une annexe de la Cité universitaire internationale, des ateliers d'artistes et un restaurant, tandis que l'autre est reconstruit par un promoteur privé et transformé en complexe touristique intégrant un hôtel, une auberge de jeunesse et un restaurant – tous appartenant à de grandes chaînes privées. Utilisant le marketing urbain plus que la politique du logement, cette opération s'inscrit dans une politique de « revalorisation » du bassin de la Villette, c'est-à-dire de transformation de son image, autrefois industrielle et populaire, dans le prolongement du canal Saint-Martin. En 2007, une halte nautique pour 24 bateaux est créée à proximité du complexe hôtelier des Magasins généraux afin de désengorger un peu le port de plaisance de l'Arsenal. La même année, l'opération Paris Plages est étendue aux quais du bassin afin de faciliter la mise en tourisme de cet espace.



Image 7. Les anciens Magasins généraux du bassin de la Villette rénovés et reconstruits (vus du nord, avril 2008)

Image 8. La base de loisirs du bassin de la Villette pendant Paris Plages (juillet 2008)

¹⁴ Il s'agissait d'importants entrepôts de stockage du grain et de la farine, construits au XIX^e siècle. Transformés en ateliers d'artistes, l'un d'eux avait pris feu dans des circonstances assez troubles dans les années 1990.

À cela s'ajoute la revalorisation de la rue d'Aubervilliers, toute proche, à la limite entre le 18^e et le 19^e arrondissements. De part et d'autre des voies de chemin de fer de la Gare de l'Est, on trouve la ZAC Pajol (cf. ci-dessus) côté 18^e et, côté 19^e, la création d'un jardin (Jardins d'Éole) et la requalification de deux îlots insalubres, démolis pour construire du logement intermédiaire privé. Enfin, au numéro 104 de la rue d'Aubervilliers, les anciennes Pompes funèbres municipales ont été réhabilitées et transformées en un équipement culturel d'envergure.

Depuis octobre 2008, Le Cent Quatre offre ainsi 35 000 m² dédiés à la création artistique contemporaine en intégrant également un restaurant, un café et des commerces, pour la somme de 102 millions d'euros, soit près du quart du budget consacré au logement social en 2008, dans une ville qui manque pourtant plus de logements sociaux que d'équipements culturels de premier plan.

Mais là encore, la Mairie raisonne à l'échelle locale plus qu'à celle de la ville : dans un arrondissement populaire où la part des logements sociaux est l'une des plus fortes de la capitale (près de 35 %) avec le 13^e arrondissement, tous les ingrédients sont réunis pour favoriser la gentrification du parc de logements anciens, tout en permettant aux pouvoirs publics de se prévaloir d'un accroissement de la mixité sociale – au détriment des classes populaires. Le soutien aux artistes, aux étudiants et aux touristes en est le signe le plus tangible.

Conclusion

Au terme de ce rapport, il apparaît que la réhabilitation urbaine menée par les pouvoirs publics à Paris prend plusieurs formes, directes ou indirectes, et agit sur l'habitat comme sur l'espace public, les équipements culturels et touristiques. Sans que leur objectif annoncé soit la revalorisation foncière, toutes ces opérations concourent à la gentrification des quartiers populaires parisiens. De ce point de vue, il existe une continuité certaine entre les politiques menées par la municipalité de droite sous Jean Tiberi (1995-2001) et celle de gauche sous Bertrand Delanoë depuis 2001. La véritable rupture sur le plan des quartiers populaires anciens réside dans l'abandon de la rénovation au milieu des années 1990. Depuis 2001, l'arrivée de la gauche à la Mairie est surtout marquée par un renouveau de l'intervention publique, qui prime nettement les acteurs privés dans la réhabilitation urbaine.

La relance affichée de la production de logements sociaux, si elle est bien réelle, reste insuffisante pour freiner la gentrification en l'absence de contrôle des loyers et des prix immobiliers par l'État. Mais surtout, son objectif premier n'est pas le maintien des classes populaires à Paris, en particulier dans les anciens quartiers populaires. Au contraire, dans ces derniers, la volonté de rééquilibrer la composition sociale de la capitale conduit la municipalité à utiliser la réhabilitation de l'habitat et de l'espace public pour attirer des ménages des classes moyennes, alimentant ainsi les dynamiques de gentrification.

Si la capitale française est de plus en plus belle, elle est également de plus en plus chère et de plus en plus bourgeoise et les politiques publiques de réhabilitation urbaine contribuent pleinement à cette évolution.

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FRANCE

PNRU et secteurs sauvegardés

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0. Introduction

La loi du 1er août 2003 instituant le Programme National de Renouvellement Urbain (PNRU) et la loi du 4 août 1962 définissant les secteurs sauvegardés peuvent paraître diamétralement opposées tant en terme d'objectifs, d'époque, de contexte territorial que de procédure. Les secteurs sauvegardés ont été créés il y a plus de 40 ans dans le but de préserver les centres urbains anciens dégradés qui avaient une valeur patrimoniale reconnue tandis que le PNRU est né très récemment afin de remodeler profondément – notamment par un vaste programme de démolition-reconstruction – des zones urbaines périphériques construites dans les années 1960 et particulièrement stigmatisées.

Ces différences majeures entre ces deux types de politiques publiques illustrent ainsi de façon exemplaire un débat qui anime les politiques urbaines depuis de nombreuses décennies, entre « renouvellement » et « réhabilitation ». Toutefois, si ces deux procédures semblent antagoniques, elles ont également des similitudes fondamentales.

Tout d'abord, ces deux procédures peuvent être considérées comme une rupture par rapport à leur contexte réciproque. En pleine période de construction massive des grands ensembles et de villes nouvelles en périphérie des grandes agglomération, la loi de 1962 sur les secteurs sauvegardés s'est ainsi opposée à une politique, alors dominante, de renouvellement et de restructuration massive en faisant le choix de préserver un patrimoine qui, pour certains, paraissait pauvre et obsolète. De la même manière, après différentes mesures politiques de réhabilitation engagées dès la fin des années 1970, le choix a été fait à travers le PNRU de prendre des mesures plus radicales et de procéder à des démolitions massives dans les quartiers de la "politique de la ville".

Ces procédures sont en effet toutes deux symptomatiques de période de transformations sociétales majeures au cours desquelles un système économique se substitue à un autre, qui avait structuré l'espace suivant une logique différente. C'est ce qui s'est produit, dans la deuxième moitié du XXe siècle, dans de nombreuses régions d'Europe, où le système industriel qui dominait depuis le XIXe siècle a subi de profondes transformations, voire s'est effondré pour céder la place au système que l'on qualifie en conséquence de post-industriel¹. Ainsi, au cours des dernières décennies, l'augmentation de la concentration urbaine et les transformations de l'économie des agglomérations ont créé un regain d'intérêt, pour les centres villes dans un premier temps, puis pour les périphéries, hier aux marges du tissu urbain, et qui occupent désormais une position stratégique.

Par ailleurs, dans les deux cas, ces transformations de la gestion territoriale marquent un rééquilibrage entre pouvoir central et pouvoirs locaux au profit du premier. Ainsi, dans le cas des secteurs sauvegardés, ces derniers sont décidés par l'Etat – avec accord de la commune – et une fois adoptés, ils se substituent au Plan d'Occupation des Sols (POS) décidé localement. Quant à la procédure de candidature prévue par le PNRU, elle souligne également une certaine tendance à la recentralisation dans la prise de décision à travers l'évolution du rôle des acteurs des services déconcentrés de l'Etat, qui transmettent les règles mais participent également à leur définition et leur évolution, à partir des spécificités territoriales².

Partant de ce constat, nous verrons à travers une description du contexte, de la procédure et de cas pratiques comment se mettent en place ces deux types d'intervention urbaine et quelles sont les conséquences, communes ou distinctes, sur les territoires qu'elles ciblent.

¹ Michel Deshaies, « réhabilitation, reconversion et renouvellement des espaces industriels et urbains dégradés », *Revue Géographique de l'Est*, vol. 46, 3-4, 2006.

² Renaud Epstein, « Gouverner à distance. Quand l'État se retire des territoires », *Esprit*, novembre 2005.

1. LE PROGRAMME NATIONAL DE RENOVATION URBAINE

En 1977, le lancement du programme Habitat et Vie Sociale (HVS) marque le début d'une politique globale et spécifique en direction des quartiers d'habitat social. La création de cette institution regroupée sous forme de comité interministériel, bien qu'elle reste à l'état expérimental, est l'événement fondateur de ce que l'on nommera plus tard « la politique de la ville », à la fois dans ses principes, dans ses actions et dans ses contradictions³.

Les émeutes qui secouent la banlieue lyonnaise pendant l'été 1981 vont accélérer les choses. A la suite de l'élection de François Mitterrand à la présidence de la République, sous la présidence de Hubert Dubedout, une « Commission nationale pour le Développement Social des Quartiers » (DSQ) propose des méthodes innovantes d'action publique : une approche territoriale, en vue de dépasser le traitement classique par public ; un traitement global des problèmes, pour transcender les découpages sectoriels de l'action publique ; une démarche de projet, de façon à substituer une approche ascendante à la classique approche descendante.

Avec la décentralisation, la contractualisation devient un outil fondamental de la politique de la Ville. C'est dans ce sillage que sont créés les Contrats de Ville par la loi du 10 juillet 1989⁴. Ces contrats permettaient de réaliser des projets urbains sous la forme contractuelle entre l'État, les collectivités locales et leurs partenaires afin d'intervenir aussi bien sur l'habitat, l'environnement, l'éducation, les transports, la sécurité, la culture, les équipements sportifs ou les services sociaux.

Mais, en dépit des nombreuses expérimentations, l'insuffisance des résultats obtenus incite l'Etat à s'engager plus directement. C'est la période d'institutionnalisation de la politique de la Ville avec la création de la Délégation Interministérielle à la Ville (DIV). A la fin de l'année 1990, l'institutionnalisation de cette politique interministérielle est consacrée avec la nomination d'un Ministre de la Ville et la désignation de 13 Sous-Préfets à la Ville.

Le zonage des quartiers prioritaire de cette politique de la ville s'institutionnalise quant à lui en 1996 avec la loi relative à la mise en œuvre du Pacte de Relance pour la Ville⁵ qui définit les Zones Urbaines Sensibles. Il s'agit de territoires « caractérisés par la présence de grands ensembles ou de quartiers d'habitat dégradé et par un déséquilibre accentué entre l'habitat et l'emploi ». Il existe aujourd'hui 751 ZUS rassemblant près de 5 millions d'habitants

Contexte urbain et social dans les zones urbaines sensibles

Dans son rapport 2009, l'Observatoire national des ZUS⁶ (ONZUS) fait état d'un bilan « nuancé » de ces territoires.

En 2008, le taux de chômage s'élevait à 16,9 % en ZUS contre 7,5 % pour l'ensemble de la France (métropole) et 7,7 % dans le reste des agglomérations qui abritent ces quartiers. La population jeune des Zones Urbaines Sensibles (près d'un quart de la population totale de ces quartiers) poursuit moins souvent des études. Un quart des jeunes sont au chômage ou en inactivité, soit une proportion deux fois plus élevée que dans le reste des agglomérations comportant une ZUS : à caractéristiques de diplôme, de sexe, d'origine du père et de nationalité identiques, un jeune habitant de ZUS a encore environ 1,3 fois moins de chances d'obtenir un emploi stable qu'un habitant d'autres quartiers. Fin 2008, 429 000 habitants des ZUS de France métropolitaine sont inscrits à Pôle Emploi (service public de l'emploi), soit environ 12% de l'ensemble des inscrits.

Les ZUS abritent donc les populations les plus précaires. En 2006, le revenu fiscal moyen des ménages résidant en ZUS s'élevait à 63% de celui des ménages des unités urbaines ayant une ZUS. La Couverture Maladie Universelle complémentaire (CMU), accordée sous conditions de ressources, permet également d'appréhender la précarité de la population. En 2007, comme en 2006, elle bénéficie, dans les ZUS, à un peu plus d'un assuré ou ayant droit sur cinq, soit une

³ Sylvaine Le Garrec, *Le renouvellement urbain, la genèse d'une notion fourre-tout*, Paris, Plan Urbanisme Construction Architecture, février 2006

⁴ Les Contrats de Ville ont été remplacés par les Contrats Urbains de Cohésion Sociale (CUCS) en 2007

⁵ Loi n°96-987 du 14 Novembre 1996 loi relative à la mise en œuvre du Pacte de Relance pour la Ville (article 2)

⁶ L'Observatoire National des Zones Urbaines Sensibles (ONZUS), créé par la loi du 1er août 2003 publie chaque année un rapport sur l'évolution des écarts entre les zones urbaines sensibles et le reste de leur agglomération sur la base d'indicateurs spécifiques : chômage, développement économique, réussite scolaire, accès au système de santé, sécurité...

couverture trois fois plus élevée qu'en France métropolitaine et 2,4 fois plus élevée que dans les unités urbaines où se situent ces quartiers.

S'ajoute à ces problèmes sociaux des problèmes urbains majeurs. Outre le bâti défaillant et l'enclavement dont elles sont souvent victimes, Les ZUS sont, en moyenne, moins bien dotées en équipements urbains que les unités urbaines qui les abritent. Cet écart est particulièrement sensible pour les équipements liés aux services de proximité, au commerce et à la santé. Ainsi, suivant le type d'équipements considéré, le taux d'équipement en ZUS est en moyenne 1,5 à 2 fois moins important que dans le reste de l'unité urbaine qui l'abrite.

Le passage d'une politique d'intervention sociale à une politique d'intervention urbaine

Durant ces 30 dernières années, l'accent a donc surtout été mis sur le volet social en sortant ces quartiers du droit commun par la création de différentes mesures d'exception. Jusqu'en 2003, à peine 3000 logements en moyenne étaient démolis, soit un taux de renouvellement de l'habitat inférieur à 0,1% du parc HLM. Depuis 1977, les différents dispositifs se sont donc empilés mais n'ont pas été suffisants pour contrebalancer la montée constante de la précarité et du chômage, et l'ancrage de la pauvreté dans ces quartiers.

Au regard de ce contexte, la création du Programme National de Rénovation Urbaine en 2003 constitue donc un événement majeur de la politique de la ville tant par l'ampleur des moyens publics affectés que par la volonté de procéder à une recomposition spatiale et sociale des quartiers ciblés par une intervention lourde sur le bâti et la prévision d'un grand nombre de démolitions.

1.1. LE PROGRAMME NATIONAL DE RENOVATION URBAINE (PNRU)

Le Programme National de Rénovation Urbaine a été créé par la loi d'orientation et de programmation pour la ville et la rénovation urbaine du 1er août 2003 (dite « loi Borloo »). Il vise, selon l'article 6, « à restructurer, dans un objectif de mixité sociale et de développement durable, les quartiers classés en Zone Urbaine Sensible ».

Pour se faire, le PNRU prévoit différents types d'opérations d'aménagement urbain:

- réhabilitation, démolition et production de logements
- création, réhabilitation et démolition d'équipements publics ou collectifs
- réorganisation d'espaces d'activité économique et commerciale
- tout autre investissement concourant à la rénovation urbaine.

Un programme de renouvellement urbain d'une ampleur considérable

La loi du 1er août 2003 prévoyait initialement de couvrir la période 2004 à 2008, et envisageait la création d'une offre nouvelle de 200 000 logements locatifs sociaux, soit par la remise sur le marché de logements vacants, soit par la production de nouveaux logements sociaux dans les zones urbaines sensibles ou dans les agglomérations dont elles font partie. Il comprenait également, dans ces quartiers, la réhabilitation de 200 000 logements locatifs sociaux et la résidentialisation d'un nombre équivalent de logements locatifs sociaux et, en cas de nécessité liée à la vétusté, à l'inadaptation à la demande ou à la mise en œuvre du projet urbain, la démolition de 200 000 logements.

Les objectifs quantitatifs de la loi « Borloo » de 2003 ont été redéfinis à la hausse par la loi de cohésion sociale de 2005 pour accroître l'ambition du programme. Ainsi sur une période allant de 2004 à 2011 (puis 2013) une offre nouvelle de 250 000 logements locatifs sociaux, la réhabilitation de 400 000 logements locatifs sociaux, la résidentialisation d'un nombre équivalent de logements sociaux ainsi que la démolition de 250 000 logements ont été programmées.

Des financements immédiatement revus à la hausse

Initialement, les crédits consacrés par l'Etat à la mise en œuvre du programme national de rénovation urbaine, ouverts par les lois de finances, étaient fixés à 2,5 milliards d'euros. Face à la multiplication rapide du nombre des projets, deux mesures législatives sont intervenues pour allonger la durée du PNRU et renforcer la participation financière de l'Etat :

- la loi n° 2005-32 du 18 janvier 2005 de programmation pour la cohésion sociale a étendu ce programme jusqu'en 2011 et a, en conséquence, porté le montant global de la participation de l'Etat à 4 milliards d'euros sur la période ;
- la loi portant engagement national pour le logement, adoptée définitivement le 30 juin 2006 a porté ce délai jusqu'en 2013 et le montant global de l'effort de l'Etat à 5 milliards d'euros.

En plus des subventions de l'Etat, le budget de l'ANRU est principalement alimenté par l'Union d'Economie Sociale pour le Logement (UESL) regroupant les différents organismes collecteurs du 1% logement⁷. Au terme d'une nouvelle convention conclue le 22 mai 2006, les partenaires sociaux regroupés au sein de l'UESL se sont engagés à intensifier leur participation au financement de ce programme, en la portant de 2,5 milliards à 5 milliards d'euros au total sur la période 2004-2015.

L'implication financière de différents partenaires, condition d'une possible diversification

Les conditions de l'intervention du « 1 % logement » dans la politique de rénovation urbaine ont été définies par une convention du 11 décembre 2001, modifiée par une nouvelle convention du 10 septembre 2003. Celle-ci a créée l'Association Foncière Logement (AFL) appelée à développer une offre locative nouvelle, complémentaire des logements sociaux, et a défini les principales dispositions régissant son intervention :

- un principe général d'équivalence globale des versements, sur l'ensemble de la période, entre la part de l'Etat et celle de l'UESL ;
- l'acquisition, par l'AFL, d'emprises foncières dans les quartiers dans lesquels intervient l'ANRU, à hauteur d'une enveloppe annuelle de 100 millions d'euros ;
- l'attribution de contreparties foncières à l'AFL, représentant entre 15 % et 35 % des droits à construire rendus disponibles par les démolitions prévues par les projets de rénovation urbaine.

Ces contreparties foncières devaient permettre une diversification de l'offre de logement et une possible mixité sociale dans des quartiers marqués par une très forte homogénéité sociale. La Foncière Logement a ainsi récupéré une part importante de surface rendue disponible par les démolitions et cédées à l'euro symbolique, et a eu « pour mission d'[y] réaliser des logements locatifs libres de tout plafond de loyer et de ressource [...] en attirant prioritairement sur ces territoires des ménages non captifs, c'est-à-dire ne répondant pas aux critères de ressources du logement social »⁸.

1.2. LA CRÉATION D'UN GUICHET UNIQUE : L'AGENCE NATIONALE POUR LA RENOVATION URBAINE

Un changement institutionnel majeur

Le PNRU se démarque des dispositifs antérieurs de la politique d'une ville, d'une part parce qu'il n'intervient que sur les ZUS et territoires analogues, mais surtout parce qu'il abandonne le caractère interministériel des interventions qui avait présidé jusqu'alors.

Voulant arriver à une simplification des procédures de financement par la création d'un guichet unique, la loi du 1er août 2003, s'inspirant du modèle anglo-saxon des agences autonomes, et plus particulièrement des « *city challenge* », donne corps au projet de création d'un établissement public unique concentrant les moyens sur des opérations répondant à des critères définis par l'État. L'Agence Nationale pour la Rénovation Urbaine (ANRU) est ainsi créée. Cet établissement public industriel et commercial (EPIC), sous la tutelle du ministre de la ville, est chargé de poursuivre les objectifs du PNRU et d'analyser les différents projets de renouvellement urbain qui lui sont soumis par les communes ou intercommunalités et, le cas échéant, d'octroyer une aide financière et un appui technique conséquents.

⁷ Le 1% Logement est l'appellation usuelle en France de la Participation des Employeurs à l'Effort de Construction (PEEC) censée initialement favoriser le logement des salariés et favoriser la mobilité professionnelle,

⁸ Site de l'Association foncière logement : <http://www.foncierelogement.com>

Une procédure qui valorise la « démarche de projet » des collectivités

C'est la collectivité locale ou l'intercommunalité qui est « porteuse » du projet de rénovation urbaine. Il lui appartient de « monter » le dossier en collectant auprès de tous les partenaires les éléments nécessaires à sa constitution. Toutes les pièces exigées par le règlement général de l'ANRU doivent être fournies selon le contenu-type du dossier défini par l'agence. Ainsi, le dossier doit :

- expliciter de façon très précise la phase opérationnelle, qui fera l'objet de la contractualisation, et présenter à titre d'information les actions envisagées pour la partie non encore arrêtée précisément ;
- correspondre à un projet pluriannuel totalement opérationnel
- comporter un descriptif, opération par opération, année après année, de la maîtrise d'ouvrage et des plans de financement retenus ;
- comprendre surtout la "maquette financière", pièce contractuelle qui va régler les futures DAS (Décisions d'Attributions de Subvention) attribuées aux différents maîtres d'ouvrage.

Une fois le dossier « bouclé », il est déposé par le Maire ou le Président de l'intercommunalité au Délégué territorial⁹ de l'ANRU dans le département. Après instruction (qui intègre la consultation des partenaires locaux de l'agence) par ce dernier, le dossier est transmis à l'ANRU.

Le dossier est alors examiné par le Comité d'Engagement¹⁰ avec présentation par le Maire ou le Président de l'intercommunalité et le Préfet. Le Comité d'Engagement donne son avis sur la base duquel le projet de rénovation urbaine est adopté ou non comme opération de rénovation urbaine. L'avis formalisé est communiqué au Délégué territorial, et au Maire ou Président de l'intercommunalité. En cas d'avis favorable, la convention pluriannuelle est préparée.

Une fois la convention pluriannuelle rédigée (en concertation avec les maîtres d'ouvrage concernés par l'opération) par le Délégué Territorial, elle est soumise à l'approbation du Conseil d'Administration¹¹ ou du Directeur Général (DG) de l'ANRU. Cette prise de décision varie selon trois seuils :

- inférieur à 20 million d'euros de subvention ANRU : le DG de l'ANRU peut approuver la convention après avis du Comité d'Engagement ;
- entre 20 et 50 millions d'euros : Le DG ou le Comité d'Engagement peuvent solliciter le Conseil d'Administration ou alors la convention est approuvée par le DG ;
- au-dessus de 50 millions d'euros, les projets sont examinés en Conseil d'Administration sur l'avis du Comité d'Engagement.

1.3. L'ETAT D'AVANCEMENT DU PROGRAMME

Une couverture territoriale des projets ANRU importante

Au 1er septembre 2009, 375 projets ont été validés, ce qui représente 83% des quartiers potentiellement éligibles aux subventions de l'ANRU¹². L'ensemble de ces projets concerne plus de 3 millions d'habitants sur 464 quartiers.

Les projets se concentrent singulièrement dans la région Île-de-France (31,6% des projets validés par le comité d'engagement) et les régions Nord-Pas-de-Calais (10,1%) et Rhône-Alpes (8,0%). L'Île-de-France concentre plus du tiers des financements du PNRU.

La répartition des subventions de l'ANRU indique que les projets de certaines régions bénéficient d'un plus grand engagement financier de l'ANRU. Ainsi, les taux de subventions de l'ANRU dans le total des projets varient de 19,7% (Limousin) à plus de 30% (Picardie, DOM,

⁹ Le Délégué Territorial représente l'ANRU dans chaque département. Ce rôle est tenu par le Préfet qui peut se faire accompagner d'un délégué territorial adjoint (généralement le directeur de la Direction Départementale de l'Équipement)

¹⁰ Le comité d'engagement est présidé par le directeur de l'agence, actuellement Pierre Sallenave, et regroupe 8 à 13 membres (représentants de l'État et des organismes du logement social)

¹¹ Le Conseil d'Administration est composé de 24 membres (représentants de l'État, des organismes du logement social, des collectivités locales et personnalités qualifiées), présidé par le député Gérard Hamel. Outre approuver les projets les plus lourds en termes d'investissement financier, il est chargé de définir les grandes orientations du PNRU, les conventions de rénovation urbaine et les règlements nécessaires à la mise en œuvre du programme.

¹² 557 quartiers sont potentiellement éligibles aux subventions de l'ANRU : 215 quartiers prioritaires et 342 quartiers supplémentaire

Île-de-France). Cette variation s'explique notamment par le contenu des projets, par l'apport financier des collectivités locales et par la modulation des subventions de l'ANRU en fonction de la santé financière des communes.

Des moyens financiers déjà totalement affectés

La programmation financière totale du PNRU représente près de 40 milliards d'euros d'investissement sur la période 2004-2013. L'ANRU finance le PNRU à hauteur de 12,447 milliards d'euros, un chiffre qui a augmenté en 2009 avec le plan de relance de l'économie consécutif à la crise financière¹³ (350 millions d'euros) et l'affectation du fonds pour le renouvellement urbain à l'ANRU (8 millions d'euros).

Sur le total du PNRU, l'ANRU représente 30% des financements. Les plus gros contributeurs sont les bailleurs sociaux, qui apportent 42% des financements des projets de rénovation urbaine. Il faut cependant nuancer ce constat, car la grande majorité de leurs financements proviennent de prêts, alors que les fonds propres des bailleurs ne comptent que pour moins de 10% de ce total. Les collectivités locales s'engagent quant à elles à hauteur de 22% dans les projets.

Si l'ANRU a pu disposer d'une trésorerie abondante pendant les cinq premières années du PNRU¹⁴, la situation change dès l'année 2009. L'affectation des engagements augmente de façon importante et les paiements de l'ANRU vont atteindre plus d'1 milliard d'euros en 2009. Cette situation devrait perdurer jusqu'en 2015. Alors que les besoins de paiement annuels explosent, l'Etat se désengage du financement de la rénovation urbaine. Le programme triennal d'immobilisations de l'Etat 2009-2011 prévoit en effet que seul le 1% logement participe au financement de l'ANRU, avec un engagement de seulement 770 millions d'euros par an pendant trois ans. Ainsi, dès 2011, la trésorerie de l'ANRU pourrait être déficitaire¹⁵.

Au final, le total des engagements 2004-2008 n'atteint pas les objectifs fixés. Plusieurs facteurs sont susceptibles d'expliquer de tels retards : optimisme excessif des planificateurs initiaux, carences de la maîtrise d'ouvrage et de l'ingénierie locale¹⁶, complexité des procédures administratives de l'ANRU, etc.

Un déficit temporaire de logements sociaux persistant

La programmation physique du PNRU peut aujourd'hui être considérée comme quasi définitive compte tenu de l'allocation de l'ensemble des subventions de l'ANRU. Or la programmation physique des quatre familles d'opérations relatives au bâti atteint moins des deux tiers (61,4%) des ambitieux objectifs de la loi de programmation de la cohésion sociale du 18 janvier 2005.

Le décalage entre les objectifs et la programmation est le plus manifeste pour les lourdes opérations de démolition-reconstruction (49,5% et 46,8%), alors que les opérations plus légères financièrement et opérationnellement se rapprochent davantage des objectifs quantitatifs initiaux : ainsi 67% des réhabilitations et 72% des résidentialisations seront effectuées. Cette baisse du nombre de démolitions prévues participe à limiter les possibilités de diversifier l'habitat en zone de rénovation urbaine, car comme cela a été évoqué précédemment, la diversification devait être rendue possible par le foncier libéré suite aux démolitions.

Toutefois, les opérations de démolition – même si elles ont été revues à la baisse - ont déjà été bien engagées, en tout cas bien plus que les opérations de construction de logements sociaux. Les engagements pour la construction représentent encore moins de la moitié de la programmation prévue. Cette situation, à comparer à la forte accélération des engagements relatifs aux démolitions (+45%), a alors pour effet d'accroître et de prolonger le déficit de logements sociaux causé par les projets de rénovation urbaine. Ainsi, au 31 décembre 2008, 33 500 logements sociaux n'étaient pas encore reconstruits contre 21 000 un an plus tôt. Cela peut en partie s'expliquer par le fait que les démolitions de logements sociaux concentrent un quart des subventions de l'ANRU alors que cette famille d'opération ne représente que 9% des

¹³ Loi n°2009-179 du 17 février 2009 pour l'accélération des programmes de construction et d'investissement publics et privés

¹⁴ 729 millions d'euros au 31 décembre 2008

¹⁵ Comité d'Evaluation et de Suivi de l'ANRU, « Evaluation transversale du PNRU en 2009 », *Rapport 2010*, Paris, La Documentation Française.

¹⁶ Ainsi, il a été à plusieurs reprises reproché les faibles subventions de l'ANRU pour l'ingénierie qui ont occasionné un rationnement des équipes de projet des collectivités et des bailleurs, et particulièrement de ceux dont la situation financière fragile ne permettait d'investir sur leurs fonds propres dans les dépenses d'ingénierie.

investissements totaux du PNRU. En revanche, la construction de logements sociaux, qui représente près de la moitié des investissements, est moins subventionnée par l'ANRU.¹⁷

1.4. UN OBJECTIF DE MIXITE SOCIALE DIFFICILEMENT REALISABLE

La mixité sociale est un des principaux objectifs assignés au PNRU dans la loi du 1^{er} août 2003. Trois processus mis en œuvre dans le cadre des projets de rénovation urbaine permettent d'influer sur la composition de la population des quartiers et donc sur la mixité sociale :

- la reconstitution des logements sociaux hors site, qui libèrent du foncier sur site pour construire notamment des logements non sociaux et qui doivent profiter en priorité aux habitants relogés ;
- le relogement des ménages habitants dans des logements sociaux démolis, qui doivent se faire dès que possible hors site afin de permettre un brassage de population ;
- la diversification de l'habitat sur les sites de rénovation urbaine. L'objectif est, par la construction d'une offre de logements non sociaux sur site, d'attirer des populations extérieures aux quartiers, dont les conditions socio-économiques diffèrent de la population originelle ;

Les caractéristiques de l'offre nouvelle de logements sociaux

Le règlement général de l'ANRU précise que le projet de rénovation urbaine doit « garantir le maintien d'une offre adaptée de logements à bas loyers » et que toute démolition de logement social doit être compensée par une création (règle dite du « un pour un »).

Dans les faits, au terme du PNRU, le « taux de recouvrement » des logements sociaux démolis par les logements sociaux reconstruits sera d'environ 97%. Au total, plus de 3000 logements sociaux ne seront donc pas reconstitués. La règle du « un pour un » n'est en effet pas systématiquement appliquée. Le règlement général de l'ANRU précise que « la reconstitution de l'offre est appréciée selon la tension du marché local du logement, la vacance structurelle dans le parc, l'évolution du marché, la démographie de l'agglomération et l'étendue de la concentration de logements sociaux ». Il n'est donc pas rare de trouver des projets de rénovation urbaine où l'offre reconstituée est inférieure à l'offre démolie, prétextant une demande de logement social faible. En revanche, plus rares sont les projets dans lesquels la règle du « 1 pour 1 » est dépassée, même dans des zones où le nombre de logements sociaux est notoirement insuffisant.

Par ailleurs, si les logements sociaux sont reconstruits pour moitié hors site, un quart des logements livrés hors site sont situés dans une ZUS. Ce qui va à l'encontre de l'interprétation la plus courante de la reconstitution hors site, souvent analysée comme favorisant la répartition des logements sociaux dans une ville ou une agglomération.

L'offre nouvelle de logements sociaux est de qualité diverse mais la part des logements ciblant les populations les plus modestes semble diminuer. De plus, la reconstitution des logements sociaux est pour les deux tiers le fait de logements de trois pièces et moins¹⁸. Cette diminution de la taille des logements sociaux risque d'accentuer localement l'inadéquation entre l'offre et la demande de logements sociaux. L'argument avancé est la décohabitation de jeunes couples qui vivaient chez leurs parents. Néanmoins, l'ampleur du mouvement est telle que le relogement des grandes familles aux revenus modestes est de plus en plus problématique¹⁹.

Un travail de relogement d'une ampleur inédite, tant par la quantité que par les délais

¹⁷ Les taux de subvention de l'ANRU sont particulièrement variables, en fonction d'une hiérarchisation des priorités opérée dans la loi du 1^{er} août 2003 d'orientation et de programmation pour la ville et la rénovation urbaine. Sont privilégiées les opérations de démolition, subventionnées jusqu'à 100% du coût total alors que la construction de logements sociaux ne peut recevoir qu'une majoration de 5 à 10% des prêts usuellement attribués aux bailleurs sociaux. Toutefois, seulement 130 000 logements seront démolis, soit un peu plus de la moitié de l'objectif de démolition fixé dans la loi du 13 juillet 2006 portant engagement national pour le logement.

¹⁸ Selon le rapport 2008 de l'ONZUS, « on démolit davantage de logements de grande taille (47% des logements démolis sont de type 4 ou plus) qu'on en reconstitue dans l'offre de logement (63% de la reconstitution de l'offre concerne des logements de type 3 ou moins) ».

¹⁹ Comité d'Evaluation et de Suivi de l'ANRU, *Op. Cit.*

Dans le cadre du relogement, le règlement général de l'ANRU a assigné trois objectifs aux porteurs de projet et aux bailleurs :

- favoriser, si possible, des parcours résidentiels positifs ;
- assurer aux ménages relogés un reste à charge « compatible » avec leurs ressources ;
- œuvrer pour une plus grande mixité sociale dans les quartiers d'habitat social.

Face à ces contraintes, tous les bailleurs sociaux concernés de manière significative par les relogements ont mis en place ou renforcé leurs moyens en développant une ingénierie dédiée. Dans la plupart des sites, un dispositif d'accompagnement des ménages les plus fragiles est développé, soit avec des moyens et un dispositif *ad hoc* (type Maitrise d'Œuvre Urbaine et Sociale²⁰), soit par la mobilisation des moyens de droit commun (Conseil général, Caisses d'Allocation Familiale...). Ces dispositifs concernent, selon l'Union Sociale pour l'Habitat (USH), 10 à 20% des ménages relogés. Par ailleurs, un partenariat inter-bailleur et intercommunal sur le relogement s'est développé dans de nombreux sites afin de mutualiser la charge du relogement au niveau d'un site, d'une ville ou d'une agglomération, de répondre plus facilement aux attentes des ménages, et de favoriser la mixité sociale. Dans certains cas, ce type de dispositif rassemble même des bailleurs non concernés par le projet de rénovation urbaine.

En ce qui concerne la localisation des relogements, il apparaît qu'une grande majorité des ménages est relogée sur site et dans la commune de rattachement (64%) et en ZUS (68%)²¹. Outre la volonté d'une très grande majorité des ménages de rester vivre dans leur quartier d'origine (en moyenne, près des trois quarts), ceci peut s'expliquer par les contraintes en termes de reste à charge qui poussent les bailleurs à proposer des logements à bas loyer qui sont majoritairement situés dans les ZUS, ainsi que par le retard dans la reconstitution des logements sociaux, particulièrement hors site.

Au fil des années, l'ANRU s'est montrée de plus en plus exigeante en matière de relogement. L'agence est de plus en plus vigilante sur le reste à charge supporté par les ménages dans le cadre du relogement²² et demande désormais aux porteurs de projets des données de plus en plus détaillées sur la localisation et les conditions financières du relogement.

La diversification de l'habitat

Le règlement général de l'ANRU indique que « la diversification de l'offre de logement est l'outil principal d'amélioration de la mixité sociale lorsqu'elle donne au quartier une réelle attractivité pour des catégories de population différentes »²³. L'Agence fait donc l'hypothèse que c'est par la construction de logements à la morphologie et au statut distincts de ceux des logements sociaux qu'une population « différente » de celle présente dans les quartiers sera attirée.

La diversification passe donc par la construction d'immeubles bas, regroupés en îlot, à l'architecture différente des barres et des tours présents dans les quartiers d'habitat social, et regroupant des logements locatifs libres ou en accession à la propriété (sociale ou libre). Le nombre de ces logements réalisés correspondait au 31 décembre 2008 à plus de la moitié des reconstitutions de logements sociaux (11 000 logements contre environ 19 000 logements locatifs sociaux reconstruits), ceux-ci recouvrant des logements reconstruits sur et hors site.

L'Association Foncière Logement (AFL) devait être l'acteur porteur de cette diversification. Comme on l'a vu précédemment, elle devait jouer le rôle de tête de pont de la diversification en construisant sur les réserves foncières accordées en contrepartie de la participation de l'UESL au financement de l'ANRU. Au final elle ne contribue qu'à hauteur de 1.5% à la diversification au 31 décembre 2008.

En revanche, les promoteurs privés ou les bailleurs sociaux qui proposent une accession libre ou sociale à la propriété représentent 54% de la diversification grâce à des dispositifs fiscaux avantageux : les opérations d'accession sociale à la propriété de logements neufs situés dans

²⁰ Une MOUS une équipe pluridisciplinaire (action sociale, logement) qui vise à développer l'accès au logement des plus défavorisés. Elle assure l'interface entre les structures ayant à connaître les problèmes des personnes défavorisées face au logement et les offreurs potentiels du logement.

²¹ Union Sociale pour l'Habitat, *Le relogement, résultats et pratiques*, enquête réalisée au 1er trimestre 2009, mai 2009.

²² Selon L'Union Sociale pour l'Habitat, 30% des ménages ont un taux d'effort qui augmente « de manière significative ».

²³ Règlement général de l'ANRU, titre III, article 1.6

les quartiers en rénovation urbaine et 500 mètres aux alentours bénéficient d'un taux réduit de TVA à 5,5%.

Les logements sociaux intermédiaires, réservés à des ménages aux revenus moyens, participent, quant à eux, à 13% de cette diversification.

Cependant, l'intervention des promoteurs varie amplement selon les sites : la situation géographique, le marché de l'immobilier, le contexte économique des quartiers, le prix du foncier mais aussi la stratégie des porteurs de projet sont autant de facteurs cruciaux. Mais généralement, ce sont les promoteurs « entrée de gamme », qui visent une clientèle de primo-accédants, qui investissent dans ces territoires²⁴.

Finalement, au fil du temps le discours de l'ANRU sur la diversification s'est quelque peu modifié. Si au départ l'objectif était d'attirer dans ses logements locatifs privés une population extérieure aux quartiers, afin de relever le niveau de catégories socioprofessionnelles (CSP) et de revenus, il s'est peu à peu redirigé vers une promotion des parcours résidentiels internes positifs pour les foyers appartenant aux couches sociales « supérieures » des ZUS. Le risque est de produire un chassé-croisé entre des populations mobiles, qui ont profité de l'effet d'aubaine des relogements pour quitter leur quartier, et d'autres populations en situation beaucoup plus précaires qui les remplacent pour côtoyer des populations fragiles qui sont restées sur place et dont la condition socio-économique est restée inchangée faute d'un traitement social à la hauteur de ce qui a été investi dans le bâti et les aménagements²⁵.

L'urbain privilégié au détriment du social ?

Lors de sa mise en place, la politique de rénovation urbaine, bien qu'apportant des moyens considérables, s'est souvent traduite par un recul de l'articulation entre dimensions sociale et urbaine des projets locaux.

Ainsi, si l'accompagnement social des ménages amenés à être relogés s'opère à présent dans des conditions jugées plutôt satisfaisantes, les autres aspects de l'action sociale ou du développement social demeurent peu intégrés et se reportent sur les collectivités chargées de « refaire système ». Ainsi, dans certaines villes pauvres, le risque est réel de voir les nouveaux équipements surdimensionnés et incapables de rendre de nouveaux services aux habitants, faute de crédits de fonctionnement. De même, les nouveaux espaces résidentialisés, qui dépendent de la gestion des bailleurs sociaux, nécessitent un soin particulier, qui dépasse les capacités des gardiens et agents d'entretien traditionnels (entretien paysager, traitement des façades, etc.). Le sociologue Michel Bonetti avait ainsi observé des dégradations sur plusieurs sites emblématiques de la rénovation urbaine, dès l'achèvement des opérations²⁶ qui résulteraient selon lui, d'un « déficit de gestion urbaine de ces quartiers ».

1.5. L'EXEMPLE DU « PLATEAU » A CLICHY-SOUS-BOIS/MONTFERMEIL

Les villes de Clichy-sous-Bois et Montfermeil sont situées à 15 km à l'est des portes de Paris. Dans les années 1960, elles connaissent une importante vague d'urbanisation amenant à la création d'un complexe de « grands ensembles » triplant le nombre d'habitants. Une autoroute, l'A87, devait relier les deux pôles de développement du nord-est de l'Île-de-France : l'aéroport de Roissy Charles de Gaulle au nord et la ville nouvelle de Marne-la-Vallée au sud, en traversant Clichy qui aurait été desservie par un vaste échangeur. Mais cet axe structurant n'a jamais été réalisé. Ce plan d'aménagement resté incomplet laisse aujourd'hui les deux villes de Clichy et Montfermeil avec un tissu urbain déstructuré et dans une situation problématique d'enclavement. Aujourd'hui encore les deux villes ne sont desservies par aucun axe autoroutier

²⁴ Le revenu moyen des primo-accédants en TVA à 5,5% est en moyenne de 29 088 € en périmètre ANRU et de 29 341€ en bordure des 500m en 2009. En 2008, on pouvait constater un écart nettement plus important avec respectivement 29 244 € et 35 707 €. La proportion de ménages sans apport personnel est identique dans les deux secteurs des zones à TVA minorée : 58%. Une part néanmoins significative de ménages dispose d'un apport conséquent : un quart des ménages ont un apport représentant plus de 20% du prix d'achat.

²⁵ Thomas Kirszbaum, L'articulation entre l'urbain et le social dans les quartiers en rénovation urbaine, étude pour le CES de l'ANRU, janvier 2010

²⁶ Michel Bonetti, « Chronique de la dégradation annoncée des opérations de rénovation urbaine liée au déficit de gestion urbaine », *Laboratoire de sociologie urbaine générative, CSTB*, avril 2007

ni routier d'importance, ni aucune voie ferrée, et restent par conséquent parmi les villes les plus enclavées de la petite couronne parisienne.

Clichy-sous-Bois et Montfermeil comptent chacune 28 900 et 26 100 habitants. La pauvreté structurelle des deux communes est particulièrement importante (320€/hab à Clichy et 380€/hab à Montfermeil, soit 40% du potentiel fiscal des communes de même strate démographique). En 2005, la mort de deux adolescents fuyant la police à l'issue d'un contrôle d'identité provoque d'importantes émeutes qui se diffuseront par la suite dans un grand nombre de banlieues françaises.

Le site du Plateau et du Bas Clichy regroupe 28 000 habitants. Une des particularités est la prédominance des copropriétés dégradées : 1579 logements sous statuts de copropriété, soit 45% du parc total de logements sur le périmètre du plateau. Ce site a fait l'objet de nombreux projets de politique de la ville (Grand Projet de Ville depuis 2001) mais aucun n'a su enrayer la paupérisation. L'intercommunalité est une des premières (et une des seules intercommunalités) à signer une convention ANRU le 17 décembre 2004 avec un budget autour de 480 millions d'euros. Le Programme de Rénovation Urbaine apparaît alors comme un changement d'échelle d'intervention, développant un nouveau processus de développement territorial.

Objectifs généraux du projet

- la modification radicale de l'urbanisme et de l'habitat du grand ensemble, par la démolition de près de 1700 logements et la reconstruction à terme de près de 2000 logements.
- la recomposition de la trame viaire et paysagère ;
- la requalification générale des équipements et services publics ;
- la restructuration et la redynamisation des activités économiques et commerciales ;
- l'accueil d'un transport en commun en site propre (mise en service d'un tramway estimé à l'horizon 2015 selon le syndicat des transports d'Ile de France).

Le projet de Clichy/Montfermeil est un cas particulier du fait de la prédominance des copropriétés dégradées. Leur démolition donne lieu principalement à une production massive de logements sociaux sur site.

Parc privé		Parc social	
Etat initial	910	Etat initial	2274
Démolitions	780	Démolitions	844
Constructions	410	Reconstructions (sur site)	1848 (1848)
Acquisition – Amélioration	130	Acquisition – Amélioration	130
Evolution	- 54,9%	Evolution	+40,9%

Sources : rapport du CES de l'ANRU 2009

Une mixité par le logement social

Seul site à se caractériser par une augmentation du parc social, l'opération de rénovation urbaine menée à Clichy-sous-Bois/Montfermeil consiste principalement en la résorption de copropriétés dégradées : plus de la moitié des 1 700 logements démolis sont des logements privés. Ils seront remplacés par des logements sociaux (près de 1 900 logements). Cette opération organise donc le passage d'un parc privé très dégradé physiquement et socialement – un parc social de fait – à un parc social public.

Ce cas inédit laisse place à différentes interprétations. Ainsi, les porteurs de projet ont plutôt tendance à classer ce nouveau parc social dans la rubrique diversification. En effet, la convention prévoyait de réserver une part importante des nouveaux logements (40% à Clichy et 50% à Montfermeil) à une population extérieure afin de favoriser une diversification des profils sociaux.

Cet objectif est toutefois difficile à tenir car la part des ménages issus du relogement sera sans doute plus importante au final dans les nouveaux logements sociaux. De plus, l'attractivité du quartier pour des ménages extérieurs est très faible. C'est une des raisons qui pousse le bailleur social à considérer que la diversification ne se fera pas par son intermédiaire, même si il admet que sa présence peut contribuer à un changement d'image permettant d'accueillir de nouveaux opérateurs notamment privés.

L'ANRU est engagée depuis le début de l'année 2009 dans un vaste chantier de réflexion sur ses missions et son rôle dans le cadre du PNRU. La fin du processus de conventionnement de nouveaux projets, en lien avec l'attribution de la totalité de l'enveloppe budgétaire dévolue au PNRU, oblige l'ANRU à s'orienter vers le suivi des projets, l'appui technique aux porteurs de projet et la mise en réseau des acteurs de la rénovation urbaine.

Mais surtout, l'ANRU s'est vu confier, par la loi n° 2009-323 du 25 mars 2009 de mobilisation pour le logement et la lutte contre l'exclusion, la charge du Programme National de Requalification des Quartiers Anciens Dégradés (PNRQAD), en partenariat avec l'Agence Nationale pour l'Habitat (ANAH) et les acteurs locaux. L'objectif de ce programme national est de traiter les quartiers anciens concentrant les situations urbaines et sociales les plus difficiles, et les formes d'habitat indigne les plus aiguës, tout en développant un équilibre de peuplement, une diversification de l'habitat et une mixité sociale afin d'éviter une trop grande gentrification.

Toutefois, suite aux négociations entre l'Etat et les partenaires sociaux sur le financement de la politique du logement et de la ville, le PNRQAD qui devait concerner près de 200 quartiers a été confiné à une première phase d'expérimentation, les financements prévus ne permettant pas de traiter l'ensemble des quartiers éligibles. Au final, seuls 40 quartiers ont été sélectionnés : 14 quartiers bénéficieront d'un projet global, 11 quartiers sont retenus sur un périmètre restreint et 15 sites sont retenus au titre d'un accompagnement limité à de l'ingénierie.

2. LES SECTEURS SAUVEGARDÉS

En France, la réflexion sur l'urbanisme est restée longtemps tributaire de l'héritage haussmannien. Il a fallu attendre l'entre-deux-guerres pour que la sensibilité à l'existence de quartiers historiques à préserver acquiert une visibilité dans le champ politique. Dans cette période de construction de l'Etat social, la question des quartiers anciens revêt en effet une importance majeure. L'urgence va à la lutte contre les taudis par l'amélioration de l'équipement des logements et la lutte contre la suroccupation des terrains. Mais si la nécessité de venir à bout des îlots insalubres fait l'unanimité, le choix du remède à appliquer divise les architectes : il s'agit de choisir entre une politique radicale de démolition-reconstruction et une politique de préservation du patrimoine par la réhabilitation.

Ainsi, l'architecte en chef des Monuments historiques Paul Gélis présente dans les années 1930 un plan de mise en valeur du quartier Saint-Jean de Lyon qui annonce très exactement les orientations de la loi de 1962. Il prévoit de débarrasser les immeubles les plus intéressants des constructions qui les déparent et étudie avec soin le cheminement des piétons et des automobiles. Toutefois, ce point de vue urbanistique ne fait pas l'unanimité. A la même époque, le projet d'aménagement urbain pour Paris du Corbusier (plan Voisin) offre une vision radicalement opposée. Il ne garde du patrimoine parisien que la tour Eiffel et Notre Dame, condamne les quartiers anciens et dispose à l'emplacement qu'ils libèrent des immeubles collectifs identiques desservis par des autoroutes urbaines.

C'est dans ce contexte que sera adoptée la loi du 4 août 1962, dite « loi Malraux », qui va entériner la notion de « secteur sauvegardé ». Le choix est donc fait d'une restauration de quartiers anciens qui échappe à une politique de rénovation lourde et qui tend à prouver qu'il est possible de moderniser les villes tout en protégeant leur patrimoine.

2.1. LES ENJEUX PATRIMONIAUX ET URBAINS DU SECTEUR SAUVEGARDÉ

Il existe en 2009, répartis sur l'ensemble du territoire national, 100 secteurs sauvegardés qui couvrent plus de 6000 hectares de quartiers historiques et dans lesquels vivent plus de 800 000 habitants. Ces milieux urbains recouvrent une typologie variée tant en taille qu'en morphologie : cœurs de villes, centres urbains, anciens bourgs, quartiers...

La loi définit le secteur sauvegardé comme un « secteur présentant un caractère historique, esthétique ou de nature à justifier la conservation, la restauration et la mise en valeur de tout ou partie d'un ensemble d'immeubles²⁷ » sur lequel toute décision d'urbanisme ou architecturale doit respecter le Plan de Sauvegarde et de Mise en Valeur (PSMV) mis en place. L'enjeu y est double : il s'agit à la fois de protéger le patrimoine, tout en préservant les fonctions urbaines.

Un objectif patrimonial: étendre le champ de la protection des monuments et leurs abords aux ensembles bâtis

Pour nombre de théoriciens et de praticiens de la première moitié du XXe siècle, le patrimoine bâti se limitait aux monuments, dont la protection était assurée par la loi du 31 décembre 1913 relative aux monuments historiques, étendue par la loi du 25 février 1943 à leurs abords .

Par opposition, une approche patrimoniale urbaine s'était développée, qui considérait que l'intérêt historique, culturel et esthétique de nombreuses villes ne pouvait être réduit à la seule présence d'éléments remarquables, mais résidait dans l'harmonie et la qualité de l'ensemble des édifices et des espaces qui le composaient. La loi du 4 août 1962 a consacré juridiquement cette extension du champ patrimonial aux ensembles bâtis. Elle a institué la possibilité pour l'État de créer des secteurs sauvegardés où est appliqué le régime particulier d'autorisation spéciale préalable qui caractérise les législations de protection du patrimoine.

Toutefois, le classement des monuments historiques et la protection de leurs abords opéraient en circuit fermé, pratiquement sans référence aux règles de l'urbanisme communément admises. Le régime des secteurs sauvegardés rompt avec ce fonctionnement dérogatoire et enclenche un rapprochement avec les procédures classiques du droit de la construction. Ainsi,

²⁷ Loi n° 62-903 du 4 août 1962 complétant la législation sur la protection du patrimoine historique et esthétique de la France et tendant à faciliter la restauration immobilière (article L.313-1 du code de l'urbanisme)

contrairement aux mesures de protection qui l'ont précédé, le régime des secteurs sauvegardés cherche à se fondre dans l'arsenal législatif existant.

Un objectif urbain: offrir une alternative à la rénovation

A la fin des années 1950, la plupart des quartiers et des centres anciens étaient dans un état de dégradation particulièrement avancé: villes ruinées par les combats, quartiers délabrés et insalubres. Parallèlement, la France devait faire face à un sous-équipement dramatique en logements dans les villes. La tentation était grande d'appliquer à ces centres urbains fragilisés les solutions radicales prônées par les tenants de l'idéologie hygiéniste: démolir et reconstruire selon les principes du zonage testés alors sur les quartiers périphériques. La ville existante, avec ses quartiers confinés et étriqués, semblait en effet incapable de répondre à ces valeurs exclusives de salubrité, d'espace et de circulation.²⁸

A cet égard, la loi du 4 août 1962 a été non seulement une loi de protection du patrimoine, mais aussi une loi d'urbanisme, qui défend une certaine conception de la ville en considérant que la dynamique urbaine doit s'appuyer sur la ville existante. Elle a donc opposé aux tenants d'une politique de démolition-reconstruction des quartiers anciens des outils réglementaires et financiers qui en permettent la conservation et la mise en valeur.

C'est pourquoi le Plan de Sauvegarde et de Mise en Valeur peut être considéré comme un document d'urbanisme à part entière, qui se substitue au Plan d'Occupation des Sols (POS, ex-PLU)²⁹ sur le périmètre du secteur sauvegardé. À ce titre, il est également investi de l'ensemble des objectifs d'un document d'urbanisme. Il doit en particulier prendre en compte l'ensemble des besoins de la population du secteur sauvegardé en matière d'habitat, d'emploi, de services, de transport...

2.2. LES ACTEURS DE LA POLITIQUE DES SECTEURS SAUVEGARDES

Une politique initiée au niveau national

La politique des secteurs sauvegardés relève de la compétence du ministre chargé de l'architecture en étroite association avec le ministre chargé de l'urbanisme. En effet, le rôle de l'État dans la politique des secteurs sauvegardés a été réaffirmé dans le contexte de la décentralisation puisque ce dernier a conservé la responsabilité de la politique nationale du patrimoine. Le plan de sauvegarde et de mise en valeur est donc aujourd'hui le seul document d'urbanisme dont l'élaboration et la gestion sont restées de la responsabilité de l'État alors que les autres documents d'urbanisme – schémas directeurs, plan Local d'Urbanisme – relèvent depuis 1983 de la compétence des communes.

Dans cette tâche, l'État est accompagné par la Commission nationale des secteurs sauvegardés. Cette institution est un organe expert placé auprès du ministre chargé de l'architecture. Elle est consultée notamment lors de l'élaboration, la modification et la révision des plans de sauvegarde et de mise en valeur. Elle délibère de façon générale sur toutes les questions relatives aux secteurs sauvegardés que les ministres chargés de l'urbanisme et de l'architecture soumettent à son examen.

Une politique mise en œuvre au niveau local

Un secteur sauvegardé est créé par arrêté du préfet de département après avis de la commission nationale des secteurs sauvegardés, sur demande ou au moins avec l'accord de la commune ou de l'intercommunalité concernée. Cette implication est en effet indispensable en

²⁸ Chantal Ausseur Dolléans, « les secteurs sauvegardés », guide édité par le ministère de l'Équipement avec la contribution du ministère de la culture, janvier 2000

²⁹ Le POS est le principal document d'urbanisme de planification de l'urbanisme communal ou éventuellement intercommunal. Il a été remplacé en 2000 par le Plan Local d'Urbanisme (PLU)

raison de la nature même du plan de sauvegarde qui va régir l'avenir de la ville et de son centre. Pour cette raison, aucun secteur sauvegardé n'est créé sans l'affirmation d'une adhésion communale exprimée par une délibération du conseil municipal.

Le rôle joué par la commune ou l'intercommunalité s'incarne tout particulièrement au sein de la commission locale du secteur sauvegardé. Cette commission est instituée dès la publication de l'acte qui crée le secteur sauvegardé. Elle encadre l'architecte chargé de l'étude tout au long de l'élaboration du plan de sauvegarde et de mise en valeur et est régulièrement consultée sur les différents aspects du PSMV³⁰. Instance de concertation et de pilotage, la commission locale réunit régulièrement l'ensemble des acteurs et des partenaires du secteur sauvegardé. Présidée généralement par le maire en accord avec le préfet, elle comprend :

- des élus désignés par le conseil municipal,
- des représentants de l'administration: les services de l'État qui participent habituellement aux groupes de travail du POS (dont en particulier un représentant de la direction départementale de l'équipement qui assure le secrétariat de la commission) et l'architecte des bâtiments de France,
- l'architecte chargé de l'élaboration du plan de sauvegarde et de mise en valeur, qui est le rapporteur de la commission,
- des personnalités qualifiées désignées sur proposition du maire : représentants d'associations, acteurs économiques.
- Sont en outre associés aux travaux de la commission locale des représentants de la chambre de commerce et d'industrie et de la chambre des métiers.

2.3. L'ELABORATION DU PLAN DE SAUVEGARDE ET DE MISE EN VALEUR

Le secteur sauvegardé est donc créé et délimité par arrêté ministériel, après consultation de la commission nationale des secteurs sauvegardés et délibération du conseil municipal de la commune concernée. A compter de cet arrêt et jusqu'à la publication du Plan de Sauvegarde et de Mise en Valeur, l'architecte des bâtiments de France assure la surveillance générale du secteur sauvegardé afin qu'en soient préservés et conservés les éléments patrimoniaux. Tous les projets de travaux susceptibles de modifier l'état des constructions et des espaces à l'intérieur du périmètre du secteur sauvegardé sont soumis à son autorisation.

Les critères de définition du périmètre sont double : le secteur sauvegardé doit contenir tout ce qui constitue réellement le patrimoine urbain de la ville, sans se limiter nécessairement à son noyau historique, et doit également constituer un territoire pertinent en termes de fonctions urbaines. La gestion des franges périphériques à ce périmètre qui assurent la continuité entre le secteur sauvegardé et le reste de la ville est assurée par la commune qui dispose depuis les lois de 1983 d'un outil supplémentaire de protection, la Zone de Protection du Patrimoine Architectural, Urbain et Paysager (ZPPAUP)

La détermination du Secteur sauvegardé fait donc l'objet d'une étude préalable particulièrement détaillée du patrimoine urbain qui, en s'accompagnant d'une analyse socioéconomique du territoire, a pour objectif de définir une politique globale de mise en valeur du secteur sauvegardé tant sur ses aspects sociaux, urbains que culturels.

Cette étude se concrétise par les trois documents qui composent le plan de sauvegarde et de mise en valeur : le rapport de présentation, le document graphique et le règlement.

Le rapport de présentation constitue la synthèse des études réalisées et explicite les objectifs des prescriptions du plan de sauvegarde et de mise en valeur et les conditions pratiques de leur application. Ce document dresse un état des lieux et un diagnostic de l'espace urbain et du patrimoine bâti et archéologique. Il analyse la situation existante et les perspectives d'évolution du territoire couvert par le secteur sauvegardé, en fonction des données démographiques et sociales, de l'état, de la distribution et de l'occupation du parc des logements, de l'implantation et de l'état des activités économiques, et des fonctions urbaines (équipements collectifs, transport, circulation, stationnement, voies piétonnes, etc). Il dresse les orientations et les objectifs du plan de sauvegarde et de mise en valeur au regard de la politique urbaine et de la préservation du patrimoine urbain. Enfin, il établit les moyens juridiques, opérationnels et

³⁰ Décret n° 2007-452 du 25 mars 2007 relatif aux secteurs sauvegardés et modifiant le code de l'urbanisme

financiers dont la mise en œuvre serait utile à l'accomplissement des objectifs fixés par le PSMV.

Le document graphique quant à lui matérialise les prescriptions du plan de sauvegarde et de mise en valeur. Il fixe de façon très précise, parcelle par parcelle, les règles de conservation et de mise en valeur du patrimoine urbain: immeubles ou parties d'immeubles (façades, éléments intérieurs), espaces publics, jardins, etc. Il est ainsi parfois nécessaire de procéder à un découpage du secteur sauvegardé en zones lorsque celui-ci comporte des tissus urbains très contrastés (taille et organisation des parcelles et des îlots, volume et style des constructions). Ce zonage peut également permettre de préciser la destination principale de chacune des zones (secteur central de commerces et de services, secteur à dominante résidentielle ou tertiaire). Le document graphique distingue alors les constructions existantes, les constructions nouvelles, les espaces libres et les plantations, les emplacements réservés pour la réalisation de voies, de passages ou d'ouvrages publics, d'installations d'intérêt général ou d'espaces verts et des sous-secteurs d'aménagement d'ensemble qui demandent une restructuration globale ultérieure.

Enfin, le règlement du plan de sauvegarde et de mise en valeur précise les conditions normatives selon lesquelles sont assurées la conservation et la mise en valeur des immeubles et de leur cadre urbain. Ce document est structuré de façon comparable à celui des anciens Plans d'Occupation des Sols : articles 1 et 2 (occupation et utilisation des sols admises et interdites), article 3 (accès et voirie), article 4 (desserte par les réseaux) etc. Un accent particulier est mis sur les articles concernant l'implantation des constructions (articles 6,7, 8), leur hauteur (article 10), leur aspect extérieur (article 11), les espaces libres et les plantations (article 13).

2.4. L'INSTRUCTION ET L'APPROBATION DU PLAN DE SAUVEGARDE ET DE MISE EN VALEUR

L'instruction du projet du PSMV est conduite sous l'autorité du préfet qui fait appel aux services de la Direction Départementale de l'Équipement (DDE) et au Service Départemental de l'Architecture et du Patrimoine (SDAP).

À l'issue de l'étude, le Préfet soumet le projet de plan à la commission locale du secteur sauvegardé et le communique pour avis aux administrations qui ne sont pas représentées au sein de la commission locale et, sur leur demande, aux présidents des associations agréées. Le conseil municipal de la commune délibère ensuite sur le projet.

Le plan est alors publié et mis à l'enquête publique en mairie. À l'issue de l'enquête publique et après une nouvelle consultation de la commission locale des secteurs sauvegardés, le conseil municipal se détermine par délibération sur le projet de plan définitif tel qu'il ressort de toutes les consultations précédentes.

Le plan de sauvegarde, accompagné des résultats de l'enquête publique et des avis émis par le conseil municipal, est soumis à la commission nationale des secteurs sauvegardés. Éventuellement modifié pour tenir compte des différentes remarques, il est alors approuvé par décret en Conseil d'État³¹. Le plan de sauvegarde et de mise en valeur est enfin approuvé par décret du Premier ministre, ce qui clôt la procédure et le met en œuvre définitivement. Ce plan pourra ultérieurement faire l'objet de procédures complémentaires (simple modification, voire révision si d'importants remaniements, de nature à affecter l'économie générale du plan, doivent être apportés).

2.5. L'APPLICATION DU PLAN DE SAUVEGARDE ET DE MISE EN VALEUR

Les effets juridiques du plan de sauvegarde et de mise en valeur

Le plan de sauvegarde et de mise en valeur est un document d'urbanisme opposable au tiers. Il remplace tout plan d'aménagement et plan d'occupation des sols à l'intérieur du périmètre du

³¹ Article L.313-1 du code de l'urbanisme

secteur sauvegardé³². Les règles qu'il définit sont opposables à toute personne publique ou privée. Tous les projets de travaux quelle que soit leur nature (permis de construire, de démolir, travaux d'amélioration et d'aménagement intérieur des immeubles, plantations et abattages d'arbres, etc.) sont soumis à l'architecte des bâtiments de France qui vérifie leur conformité avec les dispositions du plan de sauvegarde et de mise en valeur.

Lorsqu'il s'agit de travaux soumis par ailleurs à permis de construire ou à une autre autorisation au titre de la réglementation de l'urbanisme, le permis de construire ou l'autorisation d'urbanisme est délivré conformément à l'avis de l'Architecte des Bâtiments de France. Toutefois, la loi du 28 février 1997 a aménagé le régime de consultation de ce dernier³³ : le maire ou l'autorité compétente pour délivrer le permis de construire a désormais la capacité de faire appel auprès du préfet de région de l'avis de l'Architecte des Bâtiments de France, il peut émettre un avis se substituant à celui de l'architecte après consultation de la commission régionale du patrimoine et des sites (CRPS). Quoi qu'il en soit, une fois le secteur sauvegardé institué, il revient à l'architecte des bâtiments de France « d'assurer la surveillance générale du secteur sauvegardé en vue de préserver son caractère esthétique et de conserver les immeubles qui présentent un intérêt historique³⁴ ».

Les actions opérationnelles

Les actions publiques qui peuvent être engagées sont nombreuses. Il peut s'agir de restructurations d'îlots, d'embellissements des espaces publics, de réaffectations de bâtiments anciens pour des équipements publics et des services de proximité, d'acquisitions-réhabilitations d'immeubles pour la réalisation de logements sociaux, etc. Ces actions pourront s'appuyer sur des outils tels que le droit de préemption, les emplacements réservés, la procédure de résorption de l'habitat insalubre, ou encore la restauration immobilière.

Les actions privées sont également nombreuses. Elles peuvent être spontanées ou suscitées par la commune : Associations Foncières Urbaines (AFU)³⁵, Opérations Programmées d'Amélioration de l'Habitat (OPAH), Opérations Programmées d'Amélioration et de Rénovation du Commerce et de l'Artisanat (OPARCA), campagnes de ravalement, etc.

Une incitation à la restauration immobilière par un dispositif fiscal avantageux et des aides financières

Applicable depuis 1977, un dispositif privilégié, réservé aux propriétaires-bailleurs de locaux d'habitation, permet à ceux-ci de déduire de leur revenu global, sans limitation, les déficits fonciers provenant d'opérations de restauration immobilière. Ce dispositif a été aménagé par l'article 40 de la loi de finances rectificative pour 1994 applicable depuis le 1^{er} janvier 1995 afin de :

- focaliser les avantages fiscaux sur le patrimoine bâti protégé au titre d'un secteur sauvegardé ou d'une ZPPAUP,
- de les recentrer sur les interventions d'ensemble traitant les immeubles dans leur entité,
- d'en aménager le champ d'application, en termes de catégories de travaux déductibles, afin de rendre celui-ci plus clair et mieux approprié aux objectifs de qualité recherchés

Sont désormais éligibles à l'avantage fiscal:

- les travaux de restauration immobilière réalisés au sein d'un secteur sauvegardé disposant d'un plan de sauvegarde et de mise en valeur (PSMV) rendu public (quelle qu'en soit la date de publication) ou approuvé ;
- les opérations de restauration immobilière intervenant au sein d'un secteur sauvegardé simplement créé, soit avant la publication du PSMV, ou au sein d'une ZPPAUP créée, à condition que les travaux aient fait l'objet d'une déclaration d'utilité publique (DUP de restauration) s'inscrivant dans le cadre d'un périmètre de restauration immobilière préalablement créé à cet effet.

³² Article L.313-2 du code de l'urbanisme

³³ Loi n°97-179 du 28 février 1997 relative à l'instruction des autorisations de travaux dans le champ de visibilité des édifices classés ou inscrits et dans les secteurs sauvegardés

³⁴ Article R. 313-4 du code de l'urbanisme

³⁵ Les Associations Foncières Urbaines sont des collectivités de propriétaires réunis pour exécuter et entretenir, à frais communs, les travaux qu'elle énumère.

Ces travaux ou opérations peuvent avoir été entrepris à l'initiative:

- des propriétaires lorsque ceux-ci possèdent un immeuble complet
- d'une collectivité publique ou de l'un des organismes suivants : établissement public d'aménagement, société d'économie mixte chargée de l'opération par convention ou concession d'aménagement, organisme d'habitation à loyer modéré habilité à réaliser des opérations d'aménagement;
- d'association sans but lucratif, dont l'un des objets est l'amélioration de l'habitat ou la restauration immobilière (exemple Pact-Arim).

Cependant seuls sont déductibles les travaux:

- portant sur des locaux d'habitation ou sur la transformation en logement de tout ou partie d'un immeuble dans le volume bâti existant ;
- opérant la restauration complète d'un immeuble bâti dûment attestée par l'architecte des bâtiments de France.
- opérant la démolition imposée par le PSMV ou par la Déclaration d'Utilité Publique (DUP) des travaux de restauration ;
- démenant à la reconstitution de toitures ou de murs extérieurs d'immeubles existants rendus nécessaires par les travaux de démolition précités.

Par ailleurs, en secteur sauvegardé, les propriétaires bailleurs peuvent bénéficier d'avantages financiers pour la réalisation de travaux portant sur la restauration, la réhabilitation d'immeubles existants ou la mise en valeur des espaces publics ou privés. Ainsi, l'Agence Nationale pour l'Amélioration de l'Habitat (ANAH) peut accorder des subventions pour la réhabilitation de locaux d'habitations selon des conditions plus souples et avantageuses qu'en espace non protégé. Tel est le cas du calcul (plus large) des travaux subventionnables ainsi que du déplafonnement des subventions courantes admissible au titre des "travaux d'intérêt architectural" (TIA). Dans le cadre d'une coopération engagée depuis mars 1995 entre les services départementaux de l'architecture et du patrimoine et les délégations départementales de l'ANAH, il revient à l'architecte des bâtiments de France d'attester la qualité et de fixer la liste des travaux pouvant être retenus à ce titre.

En ce qui concerne les propriétaires occupants, si ceux-ci n'ont pas d'avantage fiscal spécifique, une prime à l'amélioration de l'habitat (PAH) peut leur être consentie pour les travaux de restauration/ réhabilitation de locaux d'habitation.

Des subventions spéciales peuvent également être accordées au titre de la mise en valeur des secteurs sauvegardés par le ministère chargé de la culture. Toutefois, du fait de la modicité des enveloppes de crédits disponibles, ces subventions sont cependant très sélectivement accordées.

2.6. L'EXEMPLE DU VIEUX LYON

Le Vieux Lyon est le premier en France à faire l'objet d'un Plan de Sauvegarde et de Mise en Valeur institué par un arrêté interministériel du 12 mai 1964. Rassemblant trois quartiers (quartiers Saint Jean, Saint Paul et Saint Georges), ce territoire s'étend sur 31 hectares. L'histoire de ce quartier date des XVe et XVIe siècles. Les financiers, les hommes de loi et les membres du clergé habitent à cette époque sur le périmètre Saint-Jean où ils construisent des Hôtels particuliers d'inspiration italienne sur la trame foncière laissée par la ville romaine. En revanche, le quartier Saint-Georges, Ancien quartier lyonnais de la soie, a toujours été un quartier laborieux et populaire.

L'état général de ces quartiers s'est fortement dégradé à partir du XVIIe et surtout du XVIIIe siècle en raison du mouvement d'extension de la ville en direction de l'est. Au début du XXe siècle, les immeubles du Vieux Lyon ne correspondent plus aux normes de la modernité (espace, salles d'eaux, commodités) et une bonne partie d'entre eux sont insalubres. Le vieux Lyon est devenu un quartier populaire, voire pauvre, et ceci perdure jusque dans les années 1970.

Un démarrage difficile (1964-1977)

Dès la création du secteur sauvegardé, les trois quartiers du Vieux Lyon font l'objet d'une procédure de Zone d'Aménagement Différé (ZAD), c'est à dire une zone sur laquelle la

collectivité publique dispose, pour une durée de 14 ans, d'un droit de préemption sur toutes les ventes et cessions à titre onéreux de biens immobiliers ou de droits sociaux³⁶. Une société d'aménagement, avec 55,7% du capital appartenant à la ville de Lyon, est créée à cette époque : la Société d'Economie Mixte de Restauration du Vieux Lyon (SEMIRELY).

Dans un premier temps, l'action de la société d'économie mixte est limitée à deux îlots d'immeubles (les îlots 15 et 18). Devant le peu d'empressement des propriétaires, la SEMIRELY achète la plupart des immeubles pour les revendre après restauration mais durant deux décennies, son action sur le bâti s'arrête à cette échelle. Au total, en 20 ans d'activité, 36 immeubles ont été touchés sur les 570 de la Vieille Ville (6,5 %), malgré un fort soutien de la collectivité locale et des offices de H.L.M. Toutefois, si la SEMIRELY n'a restauré que deux îlots, elle a contribué à donner à ce quartier une image de marque valorisante. Ainsi, durant les années 1970, malgré des résistances multiples, les autorités réussiront à imposer la piétonisation du Vieux-Lyon.

A l'issue de cette première phase, le résultat de la réhabilitation du Vieux Lyon est mitigé. Le quartier se vide peu à peu de ses habitants, les coûts de réhabilitation s'avèrent assez élevés et la SEMIRELY connaît des difficultés financières. Le peu d'empressement des propriétaires pour la remise aux normes et leur choix de vendre illustre encore la cherté de la restauration dans ce quartier.

Une montée en charge du programme avec le changement de municipalité

Le changement d'équipe municipale à l'issue des élections de 1978 amène de nouveaux acteurs : notamment la nomination d'un adjoint à l'urbanisme et d'un nouvel architecte en chef du Vieux Lyon, Jean-Gabriel Mortamet. Dès lors, une nouvelle politique d'urbanisme démarre dans le Vieux Lyon, une « étude préalable » est ainsi lancée avec la participation active des associations et acteurs du quartiers qui débouche sur la décision de préempter au profit de sociétés HLM et en vue de les restaurer, une dizaine d'immeubles que la SEMIRELY n'avait pas les moyens financiers de mettre en valeur.

Le 4 août 1981, le Plan de Sauvegarde et de Mise en Valeur du Vieux Lyon est enfin publié. Soumis à l'enquête publique à la fin de l'année, il fait l'objet d'une exposition sur le thème: "Quel avenir pour notre passé?", préparée en commun par l'Etat et la municipalité, qui présente aussi son "Etude Préalable" sur le Vieux Lyon.

Mais surtout, En 1982, le Vieux Lyon est le premier quartier de France à faire l'objet d'une opération programmée d'amélioration de l'habitat (OPAH)³⁷, financée par l'ANAH qui vise à revaloriser le cadre bâti de ces deux secteurs (par la réhabilitation de 420 logements, dont 250 logements locatifs privés) et à transformer leur image (grâce à diverses « actions urbaines d'accompagnement »), et secondairement à améliorer les conditions d'existence des habitants en les maintenant sur place. Pour cela, cette opération offre aux propriétaires bailleurs privés qui s'engagent dans la réhabilitation de leur patrimoine la possibilité (pendant trois années) de bénéficier de subventions majorées de l'Agence Nationale pour l'Amélioration de l'Habitat, qui peuvent être majorées une seconde fois si le propriétaire conventionne ses logements, c'est-à-dire s'il accepte d'appliquer pendant neuf ans des loyers fixés par l'État, à des montants souvent très inférieurs à ceux des loyers libres établis selon la loi du marché.

A cette même époque le système des déductions fiscales offertes par la loi Malraux aux investisseurs privés dans les secteurs sauvegardés est introduit à Lyon. C'est ainsi que la restauration privée vient peu à peu s'ajouter aux opérations publiques, permettant à près de 500 logements d'être restaurés dans le cadre des Associations Foncières Urbaines Libres (AFUL) entre 1985 et 1995. Le Vieux Lyon change alors considérablement d'image : le tourisme et la vie nocturne s'y développent considérablement, et à titre d'exemple, un groupe de quatre immeubles très dégradés est ainsi racheté par un groupe d'investisseurs pour le transformer en hôtel quatre étoiles luxe.

³⁶ Les Zones d'Aménagement Différé ont été créées par une loi du 26 juillet 1962 dans un but anti-spéculatif, afin d'éviter que des terrains nécessaires à la réalisation d'un projet d'aménagement public soient renchérissés lors l'annonce de ce projet.

³⁷ La procédure OPAH a été créée en 1977. Son but est de créer des conditions plus favorables pouvant inciter des propriétaires à investir dans l'amélioration ou la réfection de logements existants dans un périmètre précis. Elle est instaurée pour une durée déterminée, généralement comprise entre trois à cinq ans, pendant laquelle des aides financières sont accordées par l'État (ANAH), le Conseil Régional, le Conseil général, les EPCI (selon les cas) et la Ville. Cette mission de "suivi-animation" est confiée à un opérateur externe qui est en charge de la mise en œuvre et du bon déroulement de l'opération.

Le quartier développe alors son image historique. Les premières conventions « cours-traboules » sont signées en 1991 avec 2 offices de HLM destinés à ouvrir au public les cours intérieures des immeubles (« traboules ») remarquables au niveau architectural et historique. Enfin, le 2 décembre 1998, le Vieux-Lyon est inscrit sur la liste des 582 sites inscrits par l'UNESCO au Patrimoine Mondial de l'Humanité.

Une gentrification progressive

À partir des années 1970, on assiste à une série de mutations qui s'opèrent (en dehors de toute intervention publique) dans le sens d'une revalorisation du Vieux Lyon et notamment du quartier Saint Georges. Ainsi, des nouvelles figures commerçantes s'installent dans les locaux commerciaux abandonnés depuis longtemps ou depuis peu par des commerçants « traditionnels » de proximité, et créent des établissements qui drainent une clientèle extérieure. De même, des immeubles sont « rénovés » (souvent superficiellement) par des marchands de biens puis débités en copropriétés, ou sont achetés par des propriétaires bailleurs extérieurs au quartier en vue d'une restauration prochaine.

Mais surtout, un renouvellement considérable de la population résidante se produit, qui se caractérise par l'installation dans les logements en copropriété de jeunes couples actifs en quête d'historicité et de convivialité appartenant aux nouvelles couches moyennes salariées ; par l'arrivée massive de locataires, célibataires, mi-étudiants mi-actifs, attirés à la fois par la position centrale de Saint-Georges et par les faibles prix des loyers ; et par le retour de ménages plus âgés, issus de la frange supérieure de la classe ouvrière, qui avaient quitté le Vieux Lyon pour le confort moderne des grands ensembles périphériques dans les années soixante et qui reviennent habiter le quartier, en tant que propriétaires, en mobilisant leur capital technique. Le vieux Lyon se gentrifie alors « par îlots », renforçant ainsi les divisions spatiales à l'intérieur du quartier, et les clivages entre les habitants³⁸.

C'est progressivement, tout au long des trois dernières décennies du XXe siècle, que, tout en appréciant le renouvellement des paysages urbains, les pouvoirs publics furent confrontés aux conséquences négatives de leurs politiques de préservation des centres historiques. C'est ainsi que les rues piétonnes, auxquelles les commerçants furent souvent les premiers à s'opposer, se révélèrent, en définitive, plutôt favorables à la valorisation des commerces, mais en remplaçant ceux de proximité par des boutiques de mode, des bars, des restaurants et des boîtes de nuit, affectant ainsi la fonction résidentielle de ces quartiers. Mais surtout, la mise en évidence, dès les années 1970-1980 par diverses études de type universitaire, des transformations sociales entraînées par les opérations de restauration a montré comment les secteurs sauvegardés avaient contribué à une gentrification de la plupart des centres anciens, voire pour certains à une transformation en « villes musée ».

La restauration a en effet bien souvent favorisé l'apparition, souvent en copropriété, d'une nouvelle petite et moyenne bourgeoisie tertiaire, en particulier culturelle. Mais c'est surtout du côté des locataires que le bouleversement a été le plus profond. Pour rentabiliser le coût des travaux, les propriétaires ont souvent morcelé les grands logements pour pouvoir les louer à des étudiants, à de jeunes couples ou à des familles monoparentales, soit, comme l'explique Emmanuel Amougou, « un ensemble de catégories qui se caractérisent par une mobilisation résidentielle et sociale de nature à favoriser les hausses de loyers en centre ancien. A l'évidence, les catégories sociales économiquement fragiles furent contraintes d'aller grossir les rangs des demandeurs de logements sociaux en périphérie de la ville³⁹ »

Quoi qu'il en soit le dispositif mis en place par la loi Malraux s'est, de l'avis de tous, révélé fonctionnel. Ainsi, le futur Programme National de Rénovation des Quartiers Anciens Dégradés destiné à réhabiliter des quartiers marqués par un bâti obsolète et une grande pluralité d'acteurs, notamment de propriétaires privés, reprend à son compte le dispositif fiscal Malraux afin de faire bénéficier les propriétaires et les investisseurs d'avantages identiques à ceux qui sont proposés en secteur sauvegardé dans le but d'inciter à la création de logements privés.

³⁸ Jean-Yves Authier, « Formes et processus de ségrégation dans les quartiers anciens centraux réhabilités : L'exemple du quartier Saint-Georges à Lyon », *Sociétés Contemporaines* (1995) n° 22/23 (p. 107-126)

³⁹ Emmanuel Amougou, « Diversité et mixité sociales en centres anciens », *Actes des Assises du Patrimoine du Grand-Ouest*, Bordeaux, Ed. Confluences, 2003

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Loi n°2009-179 du 17 février 2009 pour l'accélération des programmes de construction et d'investissement publics et privés

Règlement général de l'ANRU,

Loi n° 62-903 du 4 août 1962 complétant la législation sur la protection du patrimoine historique et esthétique de la France et tendant à faciliter la restauration immobilière.

Décret n° 2007-452 du 25 mars 2007 relatif aux secteurs sauvegardés et modifiant le code de l'urbanisme

Loi n°97-179 du 28 février 1997 relative à l'instruction des autorisations de travaux dans le champ de visibilité des édifices classés ou inscrits et dans les secteurs sauvegardés

GERMANY

Urban regeneration in Germany

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1. Introduction: the context of urban regeneration in Germany, trends and challenges

Urban development and urban regeneration are complex processes, which are influenced by many general conditions. The most pressing problems in urban development today are the impact of demographic and economic change: demographic changes in terms of Decrease of population, Ageing, Diversification (e.g. pluralised lifestyles, broadening income spread) and Immigration; economic changes in terms of Globalisation, Deregulation of markets and Internationalisation of the financial markets, De-industrialisation, Privatisation and Rise in unemployment.

Demographic change

It is evident (several forecasts confirmed) that the population of Germany will soon be on the decline. Germany currently has a population of around 82.5 million. Following the results of the 10th Co-ordinated Population Forecast of the German Department of Statistics (*Statistisches Bundesamt*), according to the “middle variant”, after a slight increase to 83 million, population figures will start to decline from the year 2013, and by the year 2050 will fall to the level of 1963 – around 75 million inhabitants (see Table: Long-term Population Development 2001 to 2050). If a lower life expectancy is used in the calculation, and assuming immigration figures of only 100,000 people per year, this scenario produces a population level in Germany in the year 2050 of around 67 million inhabitants. This corresponds approximately to the population of the former West Germany including West Berlin. Although many decision-makers look at these forecasts and advocate that everything must be done to prevent these developments, this overlooks the fact that the dynamics of population development have the inertia and momentum of “a super-tanker at sea”. Rapid turning manoeuvres are simply impossible.

Table: Long-term demographic development 2001 to 2050 (in 1000)

	2001	2020	2050	2020-2001	2050-2020	2050-2001
Germany	82440	82823	75117	383	-7706	-7323
Old Länder	65327	67338	62217	2011	-5121	-3110
New Länder	17113	15485	12900	-1628	-2585	-4213

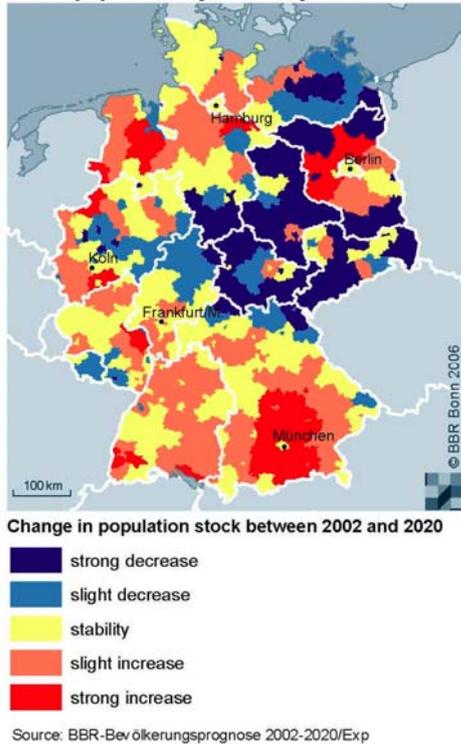
Source: 10th co-ordinated population projection of the Federal Statistical Office Germany, calculations of the BBR

A further aspect of demographic change is the dramatic decline in the size of the household average. In large towns with 100,000 and more inhabitants, half of these are already single-person households, the largest group consisting of elderly people aged 65 and over.

The latest population forecast by the German Department of Building and Regional Development (*Bundesamt für Bauwesen und Raumordnung – BBR*) up to 2020, which in its basic assumptions roughly follows the middle variant of the 10th Co-ordinated Population Forecast, points out the closer consequences of demographic change. At the regional level of districts, there will be a roughly equal number of growing towns and towns with high population losses. In the 1990's, districts with growing populations were still clearly in the majority. By 2020 this trend will gradually have reversed itself (Map: Future population dynamics by 2020). The number of districts that can still expect growth will decline.

Foreseeable changes in the age structure of the population are even more drastic. By 2020, the number of young people (< 20 years old) in the west will decline by almost 20 %, while in the east, the nadir will be reached as early as 2010, with rural areas been particularly affected by a decline of approx. 30 %. The number of elderly people over 60 years old will increase in the west and east in all categories of regions, particularly in urban and rural districts (approx. 20 % and more).

Future population dynamics by 2020



Trends and problems of urban development in Germany

Up to the middle of the 1970's, urban development was characterised by economic growth and a socially balanced society. Globalisation, economic and demographic change interrupted this development. All towns and municipalities are today directly exposed to wider European conditions and global market developments. The political, economic, cultural and social influence previously exerted by nationalised companies is on the decline. The result is a more rapid and far-reaching change in the general conditions for the development of towns and city regions. This has significant consequences for urban development in Germany:

First, the development of towns and city regions is no longer uniformly characterised by growth. The coexistence of expanding and contracting towns and city regions will in future be observed even more strongly than today. Furthermore, small-scale population are declining in inner cities and continuing growth processes can be found on the edge or in the immediate environment of towns. Population decline is already recognised in the East of Germany as an

urgent problem. Urban "change without growth" is also forcing a rethink in an increasing number of West German towns. As in other areas of policy, these trends also create particular challenges for urban development policy. Even more than in the past, urban development will in future therefore be characterised by the interaction of new strategies of urban restructuring, traditional measures of urban renewal and careful municipal expansion projects.

Second, social developments are reflected geographically in cities. Many urban areas therefore have districts inhabited by an above-average number of low-income households and households in other difficult social situations. The condition of buildings, land values, rent levels and the image of the district are all closely related to each other. They are both conditioning factors and results in the formation of disadvantaged districts. Urban development policy will therefore continue in future to be directed both at building development and the social stabilisation of disadvantaged districts; this will be assisted and supported by measures of social housing support. Urban living environments must be secured in the long term, and all social groups who have been marginalised or are threatened by marginalisation given the opportunity for economic, social and cultural integration.

Third, major consequences will also result in future from the increasing differentiation between regional housing market development and the change in housing markets. Still growing city regions with a high housing demand will contrast with housing markets with a supply surplus. Some regional housing markets are characterised by highly dynamic development, while in other areas above-average population declines are leading to significant levels of vacant housing. In many urban districts, these have already developed into problematic urban planning situations.

Forth, at the medium term, the changing economic structure will influence which towns in the West and East Germany will continue to grow, and which will contract or decrease. Urban development policy must therefore also be seen above all as a location policy. All towns are under more or less continual pressure to be identified as locations. In the light of growing competitive pressure on the European and worldwide scale, no town can be permanently sure of maintaining its current economic basis. Processes of economic change must therefore be shaped on the basis of municipal contracts.

Fifth, the continuing increase in the mobility of the population indicates an increase in the scale

of geographical interactions, with a corresponding new demand for land for residential and transport purposes. The intersection of undeveloped areas and the increasing noise pollution are noticeable to all city-dwellers. Traffic noise has now become the main problem of life in the city. Over recent decades “local habitability” has been sacrificed in favour of seductively quick “long-distance accessibility”. The necessary mobility must be designed so as to ensure the quality of urban living conditions.

And finally, the demand for land for residential purposes at the cost of undeveloped areas continues at a high level. This is associated with a continual geographical spreading of towns into the surrounding area and the thinning out of towns. The fall from the previous 130 hectares per day to the current 105 appears to be due mainly to the economic situation (130 hectares land take per year in Germany until 2008), and without further efforts does not give any grounds to anticipate a further significant decline. Inner development over outer development, priority urban development of existing housing stocks and reuse of existing vacant site potential are therefore central considerations in the future.

All these described trends in urban development have already been able to be observed for a long time, and are well confirmed empirically. This results in new requirements for future urban development policy, if the quality of urban living is to be maintained in the long term – at the same time taking into account social responsibility toward needy social groups with regard to their housing supply.

Focal urban development tasks: urban renewal, urban restructuring, and urban expansion

Towns are subject to continual change, and undergo phases of growth, stagnation, decline and revitalisation. Accordingly, the tasks of urban renewal, urban restructuring and urban expansion have differing levels of importance over the course of time and at different places. In the long term however, all three areas of activity will remain relevant to urban development, since urban development in Germany is characterised by simultaneous growth and population decline. This means that there are still growing towns and city regions, while others will increasingly begin to contract. At the same time, there will be districts within towns with different development dynamics. Growth and the decline in both population and employment can be found in close geographical proximity.

Growth and population decline can be defined by means of the following indicators:

- Population development age stratification
- Population migration
- Employment development
- Unemployment
- Real tax power
- Purchasing power

Growth and population decline are correlated by the selection of these indicators not only with demographic factors, but also with economic development. Overall therefore, the indicators provide information on the structural strength or weakness of towns. In the event of a steady negative change in these indicators, which reflect demographic and economic circumstances, it can be assumed that this is an expression of a structural weakness. Steady positive rates of change indicate a structural strength. The town is considered to be in the process of severe contraction if it falls in the lower part of the national ranking scale for the majority of the six indicators. This area is defined as the class containing the 20 % of municipalities at the lower end of the scale.

Growth and population decline are unevenly distributed in Germany (Map: Shrinking and growing cities in Germany): most contracting towns lie in the East, while the majority of growing towns and municipalities are to be found in the West, although individual regions of contraction can now also be identified here. Long-term retrograde development will therefore increasingly be encountered for West German towns with structural problems. Urban restructuring will no longer remain restricted as previously to the demolition of individual buildings, and particularly not just residential buildings. Vacant property will soon also include commercial and infrastructure facilities. An orderly clearance process will have to be designed as a viable future strategy at overall municipal level with concomitant urban planning consequences for individual town districts. Urban development policy must therefore be viewed more strongly in the future as a

combination of traditional urban renewal measures with further structural urban restructuring concepts and on to careful clearance strategies.

Urban renewal remains a permanent task

Since the introduction of urban development support in the year 1971, a change has again taken place in the understanding of the task of dealing with existing housing stocks. The early stages were still determined by the area clearance of inner-city blocks of buildings. The predominantly technical renovation of old districts pursued the aim of rectifying “urban development abuses”. This was quickly followed by a change in direction in favour of careful urban renewal with the objective of socially responsible renewal, which maintained existing stocks.

The area scenario changed over the course of time. The inner cities and older areas from the late 19th Century were joined by other types of areas, such as newer residential areas, also town districts not devoted primarily to residential use. The deficiencies in these districts were counteracted by flexible usage and action concepts, which combine ecological, urban development, housing, social and employment policy, construction and district culture objectives into an integrated approach. The urban structural objective became to preserve the quality of life in these districts, and to maintain or revitalise mixed structures. Increasing consideration was given in maintenance and modernisation to the requirements of ecological building. In the improvement of the living environment, the focus was increasingly placed on achieving widespread improvement effects instead of costly individual construction measures. Increasing dialogue and co-operation was also sought with residents and other bodies in order to jointly develop renovation solutions supported by residents. This planning approach continues today.

Special importance was always attached to the upgrading and revitalisation of inner cities. Strengthening the centres of towns is more important than ever today, in order to prevent migration to the surrounding area and the fragmentation of towns into individual residential areas. The upgrading of central locations restores their attraction in comparison to suburban districts. For the former West Germany, the tendency can be observed in the model towns of the inner-city survey (*innerstädtische Raumbewachung - IRB*) of the BBR that in the large towns, the population decline of inner cities was stopped at the end of the 1990's. In the former East Germany, a slight overall increase in population has been recorded since 1997 in the inner cities taking part in the survey.

Careful urban renewal is therefore an essential component of sustainable urban development. Continual environmental and socially responsible care of existing stocks ensures the continued usability of the existing building substance. In addition to the protection of listed buildings, careful urban renewal makes a major contribution toward maintenance of the architectural heritage. This has been impressively confirmed for example by the preservation of old inner-city areas and housing stocks dating from the 1950's. Urban renewal thus remains an ongoing task as the manifestation of the national sustainability strategy with urban development funds.

Urban restructuring is growing in importance

Urban restructuring is initiating a further change in the understanding of the task. In many areas of towns, urban restructuring is a matter of further and ongoing changes in previous building and usage structures. Economic structural change, coupled with the decline and ageing of the population, are being accompanied by contraction processes in towns and changes in supply and demand in all areas of life. The overriding objective of urban restructuring is therefore the adaptation of the residential structure to the demands of population and economic change. Even under difficult general conditions, the improvement of living and working conditions and the environment must be the objective of a sustainable urban development policy.

In particular, the task must be to make adjustments in order to create sustainable urban development structures in areas affected by significant urban development functional losses. Particular attention must thereby be paid to strengthening inner-city areas, especially through the preservation of old inner-city building stocks.

From an urban development point of view, various areas of action can be distinguished for urban restructuring:

- The *change of use and reuse of buildings* must be considered extremely important from the point of view of sustainable, space-saving residential development. Urban restructuring areas are characterised by the fact that the current use of the buildings no longer corresponds to present requirements. In the case of old inner-city building stocks and landmark buildings in particular, alternative usage concepts must be developed, and the quality of the building substance improved by means of dedicated renovation measures. In this way, buildings can be modified to meet new requirements. Building renovation and modernisation can however also contribute to restoring and continuing the previous use of the building.

- *New construction* can contribute to internal development particularly in inner-city and adjoining districts. Closing the gaps in formerly closed structures is a major contribution toward internal development. However, it is also essential at the same time, taking into account the corresponding urban development situation, to meet the needs of residents for park and relaxation areas, which high-density inner-city residential districts often fail to do.

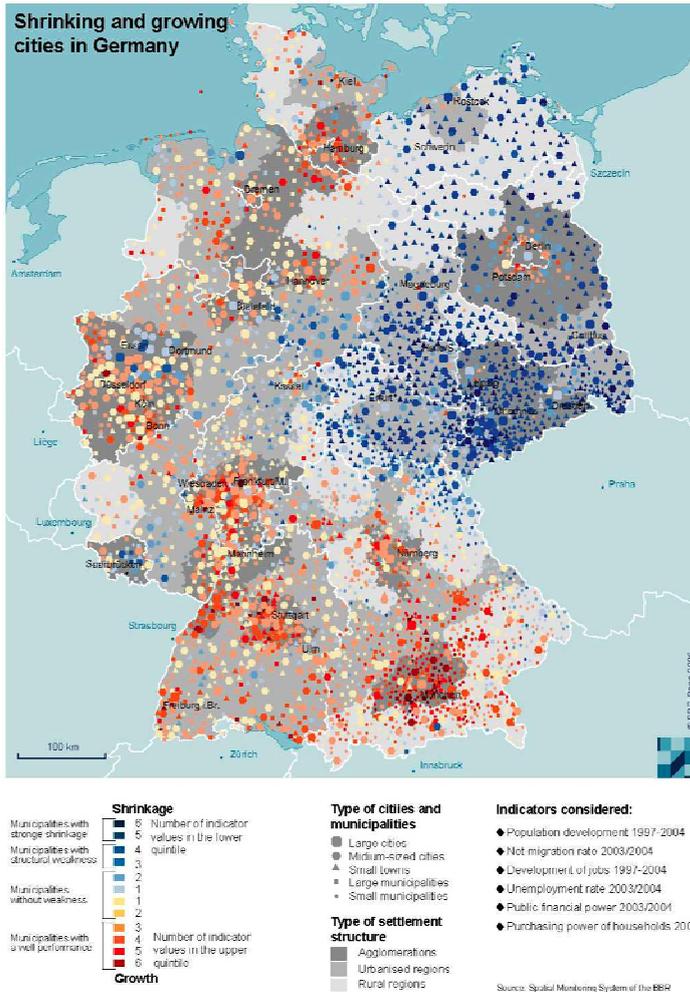
- *Demolition and clearance* then comes into question when it becomes apparent that buildings can no longer be put to proper use. By combining clearance with specific upgrading measures, urban restructuring offers the opportunity of creating new qualities in towns, which benefit all residents and thus serve the welfare of the whole community.

- Such cleared areas should be used for the purposes of *sustainable urban development* or put to *corresponding contractual interim use*. The range of possible types of subsequent use of cleared areas can of course be very broad: this may extend from simple planting immediately after clearance to the setting up of sports, games and other recreation areas. The *renaturalisation of cleared sites* is very important particularly in peripheral urban areas, where this offers the opportunity of contributing toward environmental urban development by means of extensive green areas and establishing relaxation and recreation areas close to the town.

- Urban restructuring does not always have to mean that buildings for which no proper purpose currently exists necessarily have to be demolished and cleared, since clearance in the sense of demolition means the irretrievable loss of building stocks. Careful consideration should therefore be given to whether vacant sites and empty property should initially be preserved under a strategy of *provisional preservation and maintenance* as a reserve for later, as yet unknown use.

Urban restructuring in this sense can contribute towards supporting internal development, i.e. avoiding having to develop new land and promoting sustainable residential development. Urban restructuring can therefore be used as an opportunity to create a better quality of life in towns. And because of tight public resources, increasing importance must be attached to the involvement of residents.

As a complex task of urban development realignment in the face a declining population, urban regeneration demands just as much planning and conceptualisation as the tasks of urban renewal and urban expansion. It therefore requires the development of an “urban restructuring culture”. What are required are approaches and solutions aimed at creating new qualities that can be maintained in the long term. Architectural and urban development concepts should help to design towns as places worth living in. Solutions are also required which in the medium to long term also keep the necessary changes and thus the costs within acceptable limits.



The development of local and regional models remains an important task of urban development policy. Urban restructuring should also be seen as a wider task, in which special instruments of urban development policy are used in combination with other fields of policy affecting the overall environment, such as housing, transport and economic policy.

Urban development must in the course of these conversion processes also take into account the growing importance of environmental protection. In addition to energy-efficient new construction, the potential for reduction in existing building stocks must also be exploited. The cost-efficient implementation of measures to reduce the use and emission of harmful substances in existing building stocks must be achieved by incorporation into forthcoming maintenance and renovation measures. Even though the exploitation of such potentials for reduction in existing buildings requires a long-term perspective, short-term measures can still be

initiated, and thus brought into the public eye. The implementation of the EU directive on the overall energy efficiency of buildings will bring important progress in this respect.

In order to reduce energy consumption and CO2 emissions in towns, the integration of previously separate fields of action must be improved – reduction of harmful emissions is a cross-sectoral urban development task. This requires the intensive co-operation between various specialist disciplines and above all the intensive involvement of private bodies. This offers the opportunity of extending the influence that can be exerted by municipalities, normally limited by the need to preserve existing stocks, by measures of information, qualification and imagination.

2. Regulatory Framework in Germany

Germany has a federal structure, and housing policy comes under the individual Länder (Federal States).

This means that urban regeneration policy is implemented differently in the different parts of the country. In practice, however, it is the local authorities that do the local planning. The local authority acts, while the Federal Government and the Länder support, advise and control

Germany has been practising integrated urban regeneration for 25 years. The relevant legislation provides support schemes for improvement of streets and squares, design of green areas, development of the social and cultural infrastructure, resident involvement, and many other drives. Integrated urban regeneration is the most common form of urban regeneration in Germany.

Despite the broad access, experience shows that the basis is always physical, architectural improvements. These can always be linked with other measures, and urban regeneration can in this way form the basis for social and employment initiatives.

The town-planning basis for urban regeneration is the so-called framework plans, which are an informal planning instrument.

Urban Development in the framework of Federal-Länder-Programmes

Since the 1970's, the Federal Government and the Länder are providing in the framework of the Urban Development Programmes financial support for investments in the renewal and development of cities and municipalities. The central aim of the program is the stabilization and development of cities as places of economy and living.

Programmes of Urban Development and Regeneration:

- Urban Development and Redevelopment measures
- Social City Programme
- Social City – Education, Economy, Work in the Neighbourhood (BIWAQ)
- Protection of the urban architectural heritage
- Urban restructuring in the new federal states (East Germany)
- Urban restructuring in the old federal states (West Germany)
- Active district and neighbourhood centres (development in inner urban areas)
- Investment pact to improve the energy efficiency of schools, kindergartens, gymnasiums and other social buildings in municipalities

All documents, laws and regulations for the implementation of the different programmes are in the Federal Law, in the National Building Code and in the administration agreements between Federal Government and Länder.

Also, the Federal Government developed different actions for the improvement of the implementation and attractiveness of the different Urban Development Programmes; regularly evaluation and monitoring of the programmes and the results, combined with a practice-oriented research projects, take place.

At present, in Germany three comprehensive and multidimensional approaches are directed at coping with problems of shrinking cities: The federal-state programmes “Urban Restructuring in the new/old federal states” (*Stadtumbau Ost/West*) have a focus on physical measures and are ruled by the philosophy of revitalisation without growth. The programme “Social City” (*Soziale Stadt*), eligible for growing as well as shrinking cities, is directed at strengthening social inclusion (cf. <http://www.sozialestadt.de>).

In 1999 the federal and state governments adopted the “Districts with special developments needs – the “Social City” programme (*Soziale Stadt*). Its goal was to create socially stable resident structures and to counteract the widening socio-spatial rifts in the cities. The programme fosters participation and cooperation in 214 cities and towns and represents a new integrative political approach to urban district development. Among others, the fields of activity are employment, social activities, urban district culture, integration of diverse social and ethnic

groups, living environment, public space and image improvement (cf. also <http://www.sozialestadt.de/en/programm/>).

The programme “Urban restructuring in the new federal states” (*Stadtumbau Ost*) has been launched by the German Federal Ministry of Transport, Building and Housing with a duration from 2002 to 2009 and a budget of 2.7 billion €. Federal funding depends on state governments and municipalities each contributing one third of total project costs. It reacts to the oversupply of housing in East Germany, which has its origin in the extensive construction of new buildings by the end of the 1990’s, stagnating household figures and migration to West Germany. It aims at strengthening inner cities, reducing oversupply of housing and re- vitalising cities affected by deconstruction in East Germany (BMVBS/BBR 2006). Focusing on the most visible part of urban shrinkage - the housing vacancies – the declared goal of the programme is the demolition of up to 350.000 vacant buildings by 2009. Nearly all eastern cities are participating in the programme. Meanwhile, the demolition has led to a far lower increase in vacant housing. However, the means available for demolition are regarded as in- sufficient by far.

To help towns and cities in East Germany as well as the housing industry to reduce the number of vacant dwellings, to promote inner-city development, and to adapt the technical and social infrastructure, the Federal Government will continue the programme of urban restructuring in the new federal states at a higher level beyond 2009 by combining existing programmes.

In addition to this programme for the eastern part of Germany, the programme “Urban restructuring in the old federal states” (*Stadtumbau West*) was launched in 2004. It is tailored to the towns and cities in the old federal states to create sustainable urban development structures in areas affected by significant functional losses (BMVBW, BBR 2003 and <http://www.stadtumbauwest.info>).

In summary, social urban development and urban restructuring have become a new planning paradigm for shrinking cities in Germany. The holistic approach of the three explained programmes is based on a broad analysis and an interactive decision making process that involves both public and private actors. Nevertheless, it would be useful to ensure better linking of these three programmes with other promotion initiatives (e.g. housing promotion, labour-market programmes, infrastructure programmes). All these programmes affect urban space but obey different spatial or subject-related criteria.

As an example: Procedure of urban regeneration

Urban regeneration is treated as a unified whole, which means that one agrees upon and coordinates a variety of measures in a specific area over a 10-15-year period.

The basis is a comprehensive analysis that identifies potentials and conflicts in the entire problem area.

Urban deficiencies include weaknesses in the quality and equipment of buildings, homes and workplaces, together with functional weaknesses in the area (transport, trade and industry, supply and social and cultural infrastructure). It is always the buildings - the physical, architectural aspects -that forms the basis for assessment of the area.

The local authority receives government support when an urban regeneration area has been included in one of the federal programmes to promote urban regeneration. The support is given in the form of a cash grant. The financing of the urban regeneration measures is regulated in agreements between the Federal Government and the Länder. In principle, the local authorities receive 2/3 from the Federal Government and the Länder and must themselves provide the last 1/3.

The grant money for urban regeneration is only paid when all other possibilities of financing the planned projects have been exhausted.

The framework plan/ town planning

The framework plan is the main planning instrument in urban regeneration in Germany. There is no fixed form for the framework plan. On the contrary, it can be formulated to suit the task. It is not legally binding but constitutes a working hypothesis, and certainly provides an overall mission for the area.

The framework plan is continuously developed with the formulation of detailed plans for selected geographical cells (Blockkonzept).

National programmes as models

Germany also has a number of national programmes that serve as models. ExWoSt is one of the best-known examples.

ExWoSt: Experimenteller Wohnungs- und Städtebau (Experimental Housing and Urban Development) is a national research programme under the Federal Ministry of Regional Planning, Housing and Urban Development. Within the framework of this programme the Federal Republic supports model projects in the form of showcase studies of selected planning and building measures. The projects achieving a grant are monitored scientifically in order to learn from the practical experience gained from them.

The research field in question "Städte der Zukunft" (The Towns of the Future) - is of importance to integrated urban regeneration. Here, within the framework of Local Agenda 21, researchers are trying to link the experience gained in all ExWoSt research areas. Besides Güstrow, the cities of Münster, Heidelberg and Dessau have been selected as model cities. In addition, Güstrow, has been included in the research area "Städtebauliche Erneuerung von Städten, Kleinstädten und Dörfern" (Urban Regeneration of Towns and Villages). The aim is to test the use of integrated solutions in the subsidisation of urban regeneration under the special conditions in the new German Länder.

3. Operational issues of urban regeneration in Germany

Instruments of urban regeneration in Germany are concentrated under one central axis of urban development funding and policy (Städtebauförderung).

Aims

Substantial bases and targets of the urban development policy are determined in articles 104b of the Basic Law:

“(1) the Federal State can, as far as this Basic Law lends legislation powers to him, the countries financial assistances for particularly important investments of the countries and the communities (of community federations), which are necessary

“1. for the protection against a disturbance of the overall economic equilibrium or”

“2. for the balance of different resource in the federal territory or”

“3. for the promotion of the economical growth.”

“(2) the details, in particular the types of the investments which can be promoted, are regulated by Federal law, which requires the agreement of the Upper House of Parliament, or due to the Federal Budget law through agreements. The means are to be granted limited and be checked regarding their use in regular time intervals. The financial assistances are to be arranged in timing with falling annual amounts.”

“(3) Bundestag, Bundesregierung and Bundesrat are on demands about the execution of the measures and the obtained improvements to be informed.”

Federation and countries attach great economic, social and cultural importance to the town planning promotion on this base. They see an important in it interior and local-political function and in the sense of a directive program a central instrument in the sustainable development of cities.

Financing and promotion-legal regulations are summarized in §§ the 164 A and b of the BauGB (Building Law). From this paragraphs it results besides that the further enunciation of content-wise emphasis of the urban development policy (programs) as well as the regulation of height and distribution of the financial support are a substantial aspect of the administrative agreements.

These are closed in accordance with Federal Budget law between the Federal State and the Federal States.

On the base of the administrative agreement, the funding guidelines of the countries determine the promotion ability and - emphasis of the measures and determine the specific selective criteria. The municipalities are responsible finally in the context of their planning competence for the preparation and execution of the measures regarding urban regeneration.

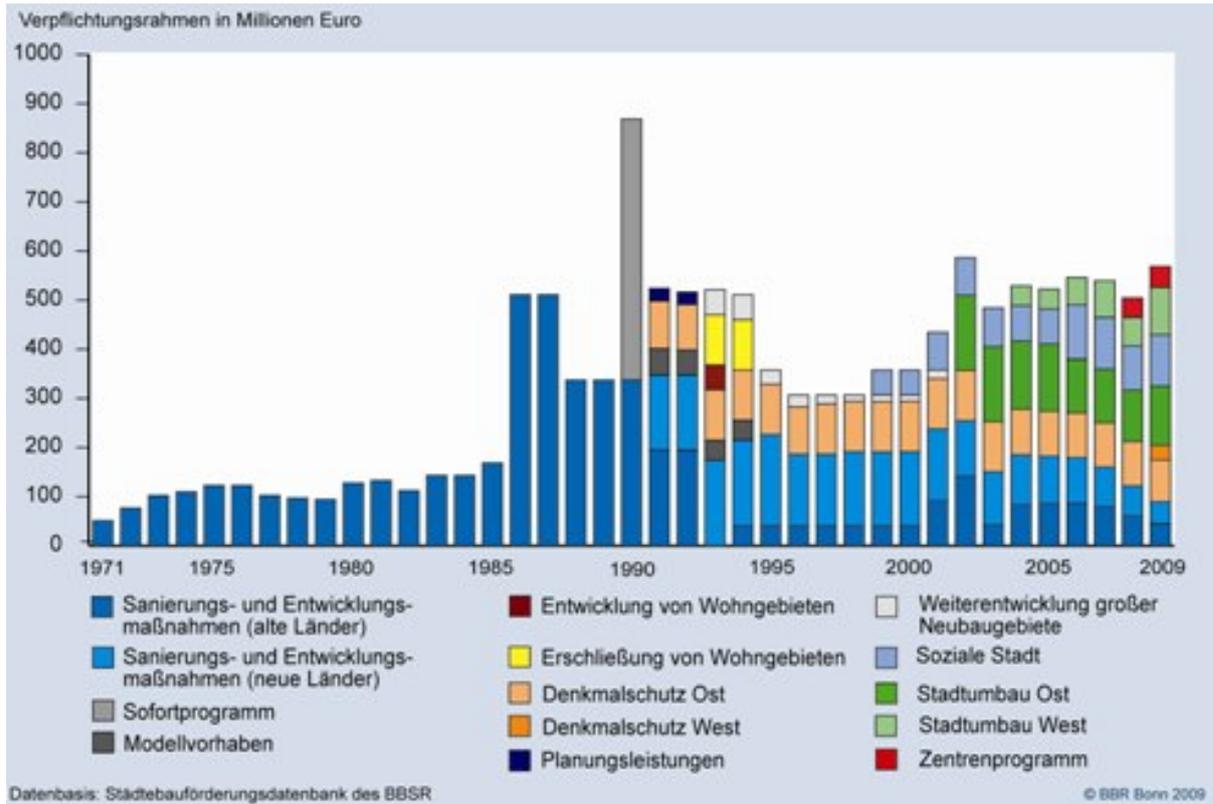
Main purpose of the urban development policy is it to strengthen the cities and communities effectively as economic and housing places and to recover opposing lack or drawbacks permanently.

Emphasis for the application of the financial support are:

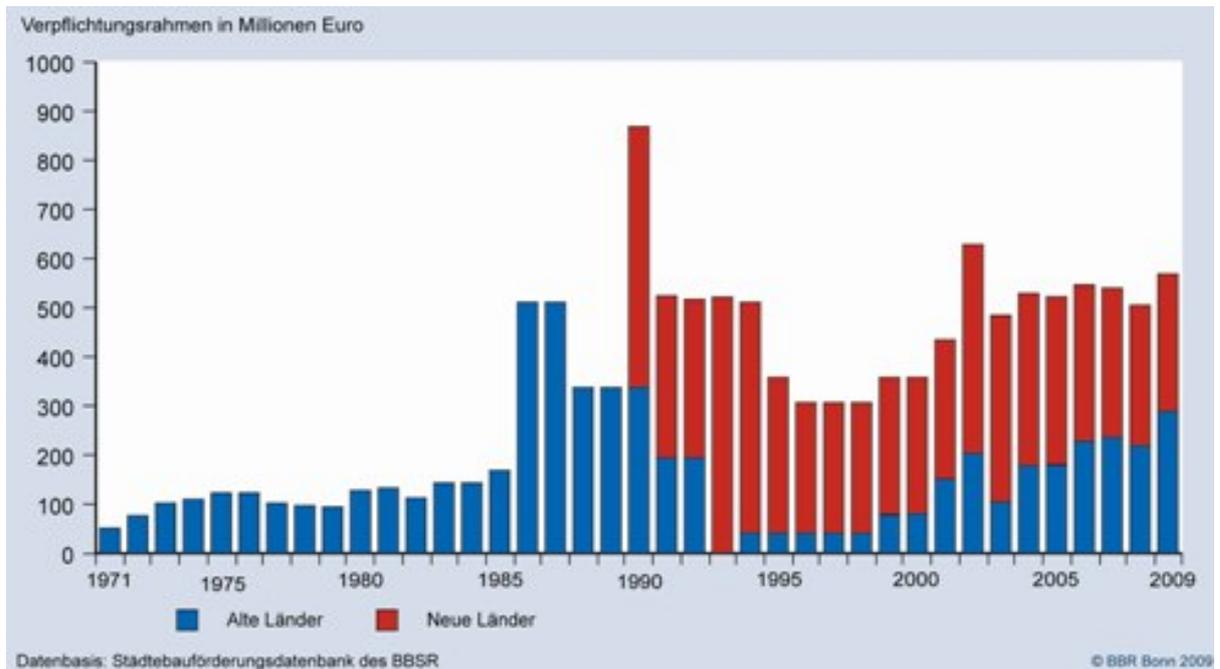
- Stabilization of city centres and community centres in their function regarding urban functions with special consideration to housing and aspects of historic preservation,
- Measures of the Social City
- Urban transformation measures in the old and new federal states
- Re-use of areas, especially in the inner cities, under the aspect of their functional logical use (Mixed use).

Finance

In the financing of the urban development policy, Federal Government, Federal States and Municipalities are involved. The basic rule is that the Federal participation is about a third of the total amount. Exceptions are the programmes “Protection of the Urban Architectural Heritage” (40%), as well as the “Urban restructuring in the new federal states” – Division “Rückbau” (50%). The Länder participate equally as the Federal Government. The rest of the subsidies is distributed between the municipalities as own participation, but the Länder decide about the financial distribution.



Use and distribution of financial support in urban development in Mio EUR – 2009



Financial Amount used in the urban development programmes in Mio EUR - 2009

The main effort of financial support can be found in the demand from the eastern cities.

As an example of sustainable development for deprived neighbourhoods: the Social City Program

In order to prevent and counteract social and spatial polarization in cities, in 1999 the Federal Government and the federal states jointly launched a national programme called "Neighbourhoods with development priority - the Social City". This urban renewal programme has an integrative and thus a cooperative approach: in order to enhance the effectiveness of

financial assistance provided, urban development assistance is to be combined with other departmental programmes and resources. It is not only about renewing buildings in the neighbourhoods funded by the "Social City" programme, but also about more public green spaces and playgrounds in the residential environment, an improved infrastructure, leisure centres for children and young people. In addition to structural investment the programme also focuses on socially inclusive actions in the fields of education and employment promotion to achieve an overall improvement of the housing and living conditions of the people in these neighbourhoods.

During the programme period from 1999 to 2008, the Federal Government provided financial assistance amounting to around 760 million EUR for the "Social City" programme, which is a third of the overall programme costs. Together with the additional funds provided by the Federal States and local authorities a sum of more than 2.2 billion EUR was made available for the implementation of the programme. Thus it was possible to promote more than 520 neighbourhoods in almost 330 cities and local communities. In 2009, an additional 105 million EUR of federal funds will be made available for the programme.

The "Social City" programme provides an opportunity to work together with the inhabitants of problem neighbourhoods in order to find new solutions to counteract the downward trend in their neighbourhoods. After the initial phase of the programme, an interim evaluation was carried out in 2003/2004 by the independent Institute for Urban Research and Structural Policy (Institut für Stadtforschung und Strukturpolitik GmbH). This interim evaluation has shown that, in terms of its basic approach, the programme is heading in the right direction and that important objectives, such as the activation of citizens' participation in deprived neighbourhoods, the development of efficient local structures and the cooperation among the different departments have already been achieved. But it also contains recommendations for further improvement, for instance, when it comes to bringing together different measures. The Federal Government intends to combine the "Social City" programme in an even more targeted manner with other programmes and to interlink it particularly with measures in the fields of labour market, health care, integration and education policy. For this reason, in 2006, it established new priorities for its funding policy.

In 2006, the financial assistance provided by the Federal Government was increased. At the same time, it became possible to fund pilot projects aimed at enhancing the coordination of interdepartmental measures, among others, in the fields of local economy and employment policy, but also in the areas of youth and education policies as well as integration. ■By 2008, 400 pilot projects in the "Social City" programme areas had been supported. Assistance for pilot projects can also be provided in 2009-2010.

A complementary program: "Social City - Education, Economy, Work in the Neighbourhood (BIWAQ)" - a programme funded by the ESF and the Federal Government

It is planned to continue and sustain the complementary, socially inclusive funding in the areas covered by the "Social City" programme. For this reason, the "Social City - Education, Economy, Work in the Neighbourhood (BIWAQ)" programme was started in 2008. This new ESF- Federal Government programme aims at creating positive economic prospects for the people living in deprived neighbourhoods, because it is the basis for successful integration, social inclusion and social coexistence. To strengthen the local economy, the European Social Fund and the Federal Ministry of Transport, Building and Urban Development have provided 160 million EUR for promoting on-the-ground projects specifically tailored for long-term unemployed and young people in the fields of education and employment.

This programme is the continuation of the "Employment, Education and Inclusion on the Ground" programme of 2007/2008. ■

The National Integration Plan emphasizes the importance of "Local Integration", meaning the integration of migrants in their local communities and neighbourhoods. It is here where problems, but also examples of successful integration, are most perceptible. "Local Integration" is viewed as a cross-cutting task. ■In neighbourhoods with a high ratio of migrants, there is a particular need for action. But the high ratio of migrants is not the key problem. It is when it is combined with high unemployment rates, poverty, low education degrees, professional skills of the inhabitants, social conflicts and a lack of economic activity, that there is a risk of sustained downward spirals developing. This is the approach followed by the "Social City" programme,

namely to bring about a change of course towards a stabilization and upgrading of the neighbourhoods. ■A first progress report of the National Integration Plan was presented in November 2008. A mid-term review, commissioned by the Federal Ministry of Transport, Building and Urban Development, has shown that many cities and municipalities are already very committed to meeting the challenges of integration. The "Social City" programme plays an important role within integration strategies, which attach special importance to social and spatial structures in neighbourhoods.

4. Integrated approach to urban regeneration in Germany

Approaches to integrated urban development are gaining importance in Germany and many other EU member states. This is emphasized in policy instruments like the "LEIPZIG CHARTER on Sustainable European Cities", which was signed at an informal ministerial meeting of the EU Ministers responsible for Urban Development and Territorial Cohesion during the German EU Presidency in the first half of 2007. The charter also points to the need to account for regional interrelationships when pursuing integrated municipal action. The German Association of Towns and Cities (Deutscher Städtetag) and its expert commission "Urban Development Planning" have formulated recommendations that coincide with the core ideas of these two positions. It was in this context that Difu investigated the following questions on the behalf of the German Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) in the framework of the ExWoSt Research Project "Integrated Urban Development in Urban Regions":

- what is generally understood by "integrated" development within German municipalities,
- the diffusion rate of municipal approaches towards integrated development in urban regions, and
- to what extent regional aspects are taken into account within these plans.

At the core of the study was a postal survey of all municipalities with more than 20.000 inhabitants and of smaller municipalities where the integrative federal-Land programme "Social City" and/or City Renewal East and City Renewal West are being implemented.

The results of the study confirm a trend towards the redefinition and restructuring of integrated municipal urban development, and clearly show that the current approaches - in contrast to the Integrated Urban Development Planning (STEP) of the 1960s and 1970s - commonly focus more pointedly on project- and implementation-specific aspects, and, depending upon motivation or aim, have citywide and/or district focuses, are in part more likely to pursue sectoral goals in integrative surroundings and exhibit a variety of different forms of governance. This leads to a certain "weakening of meaning" when it comes to defining precisely what "integrated" is. From the conceptual perspective, the scope of this term runs from citywide integrative models that include the region to sectoral concepts in which the various aspects of an area of activity (e.g. various modes of transport or different youth welfare areas) are to be considered in an integrative manner.

There appears to be a consensus that the "cooperation between various departments/agencies" and the "involvement of different sectoral areas of activity" are the central elements of integrated urban development; despite some restrictions, this also applies to the "involvement of players outside the spheres of politics and public administration". The question as to whether it is also necessary to develop a more specific definition in terms of minimum standards or quality criteria for integrated urban development is answered in a variety of ways: in a nutshell, the viewpoint that binding parameters are required is contrasted with the desire to provide flexible self-management in the face of the individual initial conditions and objectives in municipalities. As a result, one finding of the investigation that received broad acceptance was a "flexible" approach to the definition that offers the aspects of "spatial plane of reference", "special, subject-specific interrelationships", "involved municipal departments", "involved players within and outside the spheres of politics and public administration", "pooling of funding resources", "management of integrated action" as well as the "arrangement of development concepts" as the core elements of integrated urban development, yet allows them to be weighted variously between characteristics that are "comparatively weak" and "comparatively strong".

A general trend is emerging that, for all its diversity, it is generally Integrated Urban Development concepts and models that dominate at the citywide level while Integrated Urban Development concepts for the Social City and the City Renewal West or East dominate at the district and neighbourhood level. The motivations for formulating integrated concepts and planning can be divided into two types: endogenous motivations derived from pending local issues and tackled with the help of an integrated operational approach, and exogenous motivations driven by funding programmes and directives. As the study shows, funding programmes play a crucial role in inciting any kind of integrated action and ensuring aspects such as interdepartmental cooperation and the involvement of players from outside the spheres of politics and public administration (urban governance) are pursued.

When integrating different spheres of activity from the urban planning, economic, social, cultural and environmental areas, structural and urban planning topics act as a "brace", although, beyond this, different focuses are set according to (funding programme-dependent) thematic orientation. Looking closer it is apparent that intensive consideration of the social, work and employment areas only achieves peak values within the context of the Social City. On the one hand this is hardly surprising as these are the substantive focuses of the programme. Yet this raises the question as to whether or not these two rubrics should also be given increased significance in other interrelationships regarding integrated municipal action.

Overall it is evident that integrated development concepts of the Social City programme more commonly incorporate a broad spectrum of thematic spheres of activity than other concepts and/or plans, and this subsidy-driven approach, which was established at the implementation level, reflects "integration" in a particularly strong way. Integrated concepts with a more sector-specific reference produce a converse picture, one which is principally dominated by spheres of activity that correspond to the sectoral orientation of the respective concept (e.g. "economy" in integrated economic growth concepts). Although this comes as no surprise, it unavoidably raises the question of whether or not such concepts should strive for a stronger degree of integration by focusing on the spheres of activity that only first appear relevant "upon second glance". As expected, the involvement of different administrative areas demonstrates strong analogies to the integration of various spheres of activity: In this case too, structural and urban planning departments are most often considered; this is hardly surprising, especially when municipally integrated action was initiated through urban development promotion programmes.

In conjunction with district- and neighbourhood-related concepts, the involvement of players from outside the spheres of politics and public administration is more intensive than in the case of integrated action at the citywide level. Overall, a broad spectrum of mobilization and participation methods is employed: This extends from informational and discussion activities in conjunction with (nearly) finalized planning (in particular at the citywide level) to far-reaching (continuous) participation-based approaches that actively encourage codetermination, particularly within the framework of district- and neighbourhood-related development approaches (Social City, City Renewal West and City Renewal East). To make a sweeping generalization, at the citywide level advocacy groups and/or organizations and initiatives are more likely to be involved, while at the neighbourhood level, "normal" citizens and other local players such as businesspeople have a more prominent presence. The possibilities of influencing planning and concepts also seem to be much more clearly established at the actual implementation level than in the case of citywide interests. The question of whether these level-specific degrees of participation are due to the population's interest in participating or due to the participation tools used on the part of municipalities sometimes leads to controversial discussions.

In conjunction with the management of integrated urban development, the results of the study show that interdepartmental collaboration is not institutionalized in every case. Particularly in smaller municipalities, this appears to be less necessary due to the low number of administrative areas and to the "shorter administrative routes" that are common in such communities; cross-departmental cooperation is often the norm in such cases. Generally, a higher degree of institutionalization can be observed, especially in the case of strongly implementation-oriented approaches to integrated urban development that account for several goals simultaneously. In individual cases it is generally valid to pose the question as to whether an (even) more forceful institutionalization of interdepartmental committees for integrated municipal action would be helpful, both in regard to procedural matters (controlled information flows, secured exchanges with other departments, acquiring knowledge of different viewpoints, more binding cooperative structures) as well as in terms of a stronger orientation towards departmental interdependences to mirror the complex interrelationships that exist in reality.

Among other things, this concerns the spatial planes of reference of integrated municipal activity that portray just that "reality" (individual areas and neighbourhoods, whole city, region). The results of the study unambiguously show that integrated urban development refers principally to the citywide or the neighbourhood/district level, and in some cases to both levels equally. In contrast, consideration of regional aspects only occurs in very few individual cases and, as such, is the absolute exception. To explain the discrepancy between an idealized vision and

actual municipal practice, practitioners point to the great complexity of integrating different spatial levels. In the interplay between politics and public administration, they say it is at best possible to link either the region and the city as a whole or the city as a whole and neighbourhood(s), whereby one would choose - if at all - the latter. There are certainly reasons why intraregional cooperation in itself is not without problems: The reasons that have been mentioned as complicating factors include political "parochial thinking" and intermunicipal competition, increased resource expenditure within the administrations as well as the lack of experience with these types of co-operations. As an alternative to a systematic or even institutionalized integration of regional aspects in municipal action, a focus on thematic interfaces between neighbouring municipalities in terms of informal cooperation was mentioned. This concentration could also serve - if a corresponding climate of trust were created - as a "gateway" to further collaboration. In so doing they tend to begin their work with "soft" issues, such as tourism, and then to proceed to "hard" spheres of activity, such as the development of communal housing or commercial premises.

In the broader context, a large number of the elements called for in the LEIPZIG CHARTER regarding integrated action in cities and municipalities are, in effect, being implemented - although this applies less to resource pooling and regional harmonization aspects. However, the document itself appears to be unknown in many places or it is afforded little or no policy-determining function at the municipal level.

A glance at Denmark, the Netherlands and Switzerland shows that it is indeed easy to recognize similarities with integrated municipal action in German municipalities in these countries, although in some areas the framework conditions for intermunicipal collaboration exhibit stark discrepancies. As is the case in Germany, at the municipal level national funding programmes and support services play a central role when it comes to promoting "integrated" measures in cities and municipalities. In considering the framework conditions for intermunicipal cooperation one notices that in Denmark, following a reform of the planning system and of the territorial responsibilities, clear regulations are in place regarding intermunicipal collaboration (including a "compulsion" to harmonize municipal and regional planning) and formulation of a mutual planning schedule among several municipalities within each region. Transferring such elements to Germany is, however, more difficult, as German cities and municipalities have less financial autonomy and the responsibility for public responsibilities here is more strictly allocated to different state levels. In the Netherlands, the urban region of Rotterdam for example demonstrates how a "regional budget" can be set up and how to approach cross-municipal development planning, both in the urban planning as well as in the social and economic areas. In Switzerland, the large number of (sectoral-oriented) special-purpose associations, for example in the Zurich economic area, point towards an intensive intermunicipal collaboration, though not towards integrative procedures in the interaction between municipal planning and regional interests. However, the approaches show an institutionalized cross-canton and cross-municipal harmonization and collaboration that is paving a new path and is something that could also be of interest to policymaking for the conditions in Germany.

In order to consolidate and expand municipal integrated action and to promote involvement of regional interrelationships that have, to date, received little consideration, a range of recommendations for the federal, Land and municipal levels have been formulated. These include:

Recommendations for the municipal level

- Convincing top administrators and politicians of the necessity for integrated municipal action; making integrated action and the involvement of regional interrelationships a top priority and a guiding premise for action;
- Systematic demonstration of the "multiplier effect" of integrated action;
- Introducing an organizational structure that, in addition to the official "line", allows interdepartmental work with short decision routes (e.g. "matrix structure" or administrative units) and facilitates close connections to municipal policies;
- Adapting the municipal budgetary structure to the demands of integrated action;
- Qualification, personnel development;
- Examining whether, in matters regarding integrated development concepts, spatial references, various spheres of activity, different administrative areas, players from outside the spheres of politics and public administration, different financing sources can be considered to a greater extent than was previously the case.

▣ Recommendations for the Land level

- Cross-Land harmonization of the relevant aspects of regional and Land planning;
 - Stronger embedding of the integrated municipal action and consideration of regional interrelationships within the funding regulations of the Länder;
 - Creating the framework conditions for improved qualification of the players involved in integrated action (strengthening qualifications of trainees; where necessary, adapting the Bachelor and Masters course curricula in regard to the requirements of integrated municipal action);
 - Using "regional facilitators" / "regional management" structures;
 - Promoting evaluations of integrated municipal action.
- Recommendations for the Land and federal levels
- Improving the conditions for integrated action at the municipal level:
 - Establishing interdepartmental committees;
 - Strengthening of (socio-) spatial orientation of departments;
 - Resource pooling;
 - Interdepartmental development of funding programmes (with harmonized requirements in regard to integrated approaches as a prerequisite for funding);
 - Harmonization of different funding programmes which (could) relate to identical eligibility areas within the municipalities;
 - Orientation of funding programmes to pre-existing spatial priority regions;
 - Creation of incentives for urban regional cooperation.
- Recommendations for the federal level
- Maintaining the promotion of integrated municipal action and of integrated development concepts within the scope of urban development aid;
 - Examining avenues to more firmly embed/position integrated urban development concepts in the German Building Code (BauGB);
 - Promoting evaluation of integrated municipal action;
 - Formulating/offering guidelines for integrated action in regard to "low-threshold", pragmatically oriented basic standards;
- Intensifying information work for integrated action (dissemination).

5. Links between urban regeneration and urban planning in Germany

Urban Development and Urban Policy as a Municipal Task

In Germany spatial development for the respective municipal area is a special task at communal level. The municipality takes on these tasks for its respective municipal area under its own responsibility and consequently assumes responsibility for the use of space in its communal area. In fulfilling this task the most varied of fields of action – the natural necessities of life, the economic activities, housing or transport – effect the arrangement of land use. Each municipality must coordinate the different interests of these fields of action and integrate them in an inter-disciplinary, cross-sectionally oriented comprehensive plan of its communal area. In contrast to the planning of private companies, which aims to maximise profit, this comprehensive planning pursues objectives aimed at the common good of the community.

Comprehensive spatial planning of municipalities

The task of urban development is coordinating the comprehensive development in a municipal area. This brings in the basic principle of the planning of the municipal development. It therefore comprehensively deals with all aspects of the development. In an ideal case it manages to coordinate a spatial comprehensive planning with the individual requirements of the whole city and individual districts of the city. In contrast to such comprehensive spatial planning there are spatial sectoral planning, which deal with sectoral problems and areas of duties. This includes, for instance, communal transport planning or the various types of planning in the sphere of environmental protection. The sector plans deal more specifically with the individual sectoral interests.

Increasing importance of the subregional level

Urban development does not stop at the urban boundaries. Despite the municipal area reorganisation in the 1960s and 1970s, cities and municipalities have grown beyond their administrative boundaries. Urban development is increasingly taking place in regional contexts. Within the urban regions new divisions of labour have emerged. In recent years the city centres have lost their previous pre-eminence as economic and cultural centres. Individual urban districts or municipalities in the hinterlands of the large cities have taken over important functions. They compete with the originally clearly dominant city centres. New divisions of labour between core city and hinterlands as well as between the individual urban districts have developed in the urban region. Polycentric urban structures with new divisions of labour have also emerged within the urban regions.

However, as political action and creative power levels these urban regions have up to now only developed to a limited degree. Since subregional planning has only incompletely exercised inter-communal coordination, the creation of urban regions as a new political and administrative level of action is being debated. Communal associations could be new forms of cooperation between the municipalities for tasks, which go beyond the own municipal area – and these are increasingly becoming questions of urban development.

“Rules of the game“ by building law and land law

Urban development is hence the task of organising and controlling the spatial and constructional development in a city, an urban district or also in individual construction areas of the city. In concrete terms this means

- stipulating uses in the urban region and hence creating offers,
- authorising curtailments on uses or also ruling this out,
- developing new locations or also reactivating old locations and
- ensuring infrastructural links to plots of land (roads/paths, water, sewage) – in particular guaranteeing utility supplies and waste and sewage disposal.

The communal organisation of urban development follows “rules of the game”, which are set by building law and land law. In Germany building law and land law are not regulated in one single law. Aspects of building planning and the reallocation of land are nationally regulated in the Federal Building Code for the municipalities, aspects regarding prevention of danger are regulated at the “Länder” level in the building regulations of the respective „Land“. The reason for this separation is the legislative competence, which is regulated in the German Basic Law. This stipulates that the Federal Government does not have legislative competence for the entire

building law. For policy on land it has the competence within the framework of the “competing legislation” between the Federal Government and the “Länder” (according to Section 74, No. 18 of the German Basic Law) and the “Länder” have the legislative competence for building regulations in accordance with Section 70 of the German Basic Law.

The central tool for the communal level is the urban land-use planning. It aims to serve the common good, and is intended to create a balance between the different interests in the use of land. In a general form the common good is formulated in Section 1, Subsection 5, Clause 1 of the Federal Building Code. This stipulates that urban land-use plans must guarantee sustainable urban development and a socially-correct land use which serves the good of the general public, and should contribute towards ensuring a humane environment and protecting and developing the natural necessities of life.

It mainly depends on the political decision of the municipality, which concrete content the urban development contains for its municipal area. Here public and private matters have to be weighed up against each other and amongst each other. This principle of weighing up matters is apparent throughout the entire spatial planning.

When making decisions, the cities and municipalities are generally subject to state supervision. However, since the municipalities – guaranteed through Section 28, Subsection 2 of the German Basic Law – exercise planning sovereignty for their municipality area, the communal supervision is limited to the legal examination of land-use plans. The usefulness of the respective planning is up to the discretion of the cities and municipalities, which have to weigh up public and private considerations against each other.

The communal activities for urban development have an impact in different directions. On the one hand, the definition of possibilities for use have a considerable influence on the property market. Land prices are not only influenced by the location in the respective urban district but also by the definition of the type and intensity of utilisation. However, with the allocation of building land the development opportunities of other urban districts in the municipal area and neighbouring municipalities are also influenced.

The building and planning law becomes effective for citizens via the building permission. For most building projects citizens require a building permission. For this a building application must be made at the local responsible building supervisory authority. The building supervisory authority examines the plan to see if it is authorised under building and planning law – for instance, to what extent the intended building project conforms with a legally binding municipal land-use plan. Furthermore, the building project is tested for its authorisation under administrative law. Hence the building authorisation for the citizen links the Federal building and planning law with the administrative laws of the “Länder”. Building can only begin when building permission is given in the form of the building authorisation.

6. Monitoring of urban regeneration policy in Germany

Urban regeneration programmes have been regularly evaluated in the past. This has been already demonstrated in the previous chapters. Here, the evaluation:

As an example, the Urban Renewal in the new federal states programme evaluation

Two years after the Eastern Urban Renewal Programme came into force, the task was to study scientifically what progress has been made in its implementation into practice already and what the objective and subjective factors are that stand in the way of a speedier implementation. Oral interviews of 61 selected housing corporations and 25 municipal administrations in Eastern Germany make up the core of the study.

Cooperation relations

Usually, the municipal corporation and all relevant cooperatives are involved in the negotiations on a town's renewal. The interim purchasers were not and still are not prepared to cooperate, be it as private companies or newly founded cooperatives. However, the fact that they do not get involved in the demolition, due to their restricted scope of action, is accepted by the other players. The private individual owners are not included at all.

Formalised rounds of negotiations between the town and the housing corporations are continued, in part, also after the concept has been drawn up, and in some cases the utilities have been involved as well. Frequently, the regular working bodies have been replaced by operative, mostly informal coordination. Where there is no dialogue at all, the town's renewal has been blocked. This only applies to a few cases, though.

So far, it has been mainly the housing parts of the urban renewal concepts that have been implemented. As regards the more town-planning oriented measures, there is often no consensus yet. The support for the demolition does have the effect that the concepts and the main focus of demolition are not called into question by the companies. However, the concepts still require considerable coordination, especially with regard to the volume scale and the time frame. As disputed buildings have been delayed so far, obstacles are yet to be expected in this area.

In some 80 percent of the cases, the companies interviewed are not affected in the same way. However, there are no concepts of equalising the burden or sharing it in any way, except for a few cases of minor compensation payments when a tenant switched between the housing corporations. There have not yet been any planned mergers in order to ward off the bankruptcy of any one company. A joint, institutionalised renewal management is to be found only in one case, and even there, it is not supported by all the housing corporations.

Promoting demolition

The attitude still to be observed among the housing companies at the beginning of the support for the Eastern Urban Renewal Programme has only survived in case of a few exceptions. The alleviation of demolition finance and the financial relief of the companies meanwhile represent a great incentive for them to accept the subsidies. In actual fact, the average demolition cost has dropped close to the lump sum subsidies.

However, the housing corporations are meeting considerable problems in availing of the subsidies. Up to the autumn of 2003, the demolitions were implemented to a large extent only with the help of federal state money or by means of interim finance through the housing corporations, who had to mobilise their own cash for this purpose. Furthermore, the approval procedure underwent massive teething problems and displayed a certain degree of vagueness during the first two years of the Programme, which increased the sense of insecurity considerably.

The time between the application of the entire measure by the municipality and the approval of the individual projects was usually over a year.

However, meanwhile the parties involved do not call into question the subsidising procedure in principle any longer. The suggestions for improvement mainly refer to an organisational streamlining and its speedy implementation. Further suggestions for improvement relate to a more flexible use of the subsidies and a streamlining of the approval procedure itself.

Help with old debts

There is more or less no demolition without a parallel or at least promised partial relief from the old debts. The subsidies for demolition only works in connection with a partial relief from the old

debts pursuant to § 6a, which, in turn, creates considerable obstacles for the implementation of the urban renewal concepts: companies without the prospect of an relief from the old debts are usually not prepared to demolish buildings just with the subsidies for the demolition work, even if they have committed themselves to the demolition within the framework of the concepts of action. They restrict themselves to promises with a time schedule comprising several years.

The companies mainly quote business management considerations for this attitude. The resolve not to participate also hails from a "gap in justice" that is generally perceived. The quantitative contribution to urban renewal of the companies not eligible to benefit from the § 6a ruling is usually limited, but lacking ability of demolition for such companies may thwart demolition that may be desirable from a town planning point of view.

Applications for partial relief that have not yet been approved of represent a considerable factor of insecurity for the companies affected. Companies with applications that have not been decided upon so far, act hesitantly in part, as the demolition represents a considerable business risk in the case the approval is not issued at all, which the boards of these companies would have to defend against the supervisory bodies. There is also a great sense of insecurity in case of belated applications or additional applications, which become necessary regularly when a greater scope of demolition is agreed with the companies in the continuation of the urban renewal concepts.

Business relations with the banks

The scope of action among the companies interviewed is limited in the majority by a lack of cash and debt servicing. The banks are hesitant when asked to extend loans; however, they are ready to cooperate with the exception of a few mortgage banks who are striving to terminate most of the loan agreements. Generally, the banks have agreed to the previous demolition measures as part of the corporate concepts pursuant to § 6a AHG. A problem with the role of the banks arises when there are new debts connected with the demolition objects, due to purchase or modernisation or there are old debts that develop in connection with the sites without a secured § 6a-relief. When more and more burdened buildings have to be involved, as the renewal progresses, the companies expect considerable resistance by the banks.

Implementing the demolition

The demolition has meanwhile led to a far lower increase in vacant housing among the companies studied. However, there are only a few examples to date in which this has sufficed to turn the tide. Up to the year 2001, the share of vacant housing made up only 2 percent of the demolition volume among the companies interviewed. Meanwhile, some 10 percent are planned between the years of 2003 to 2006. This could cope with a quarter of the entire vacant municipal housing by the year 2006.

The duration for moving all tenants out of buildings to be demolished has been quite short to date, amounting only to three quarters of a year. The companies usually achieve quite high re-housing rates of the tenants within their own housing stock (70 to 80%). However, replacement housing is becoming scarcer, especially as the tenants to be moved are very closely linked to their familiar neighbourhood.

Large-scale demolitions are aspired to as a rule but are only implemented in exceptional cases. Sometimes, partial demolition schemes are preferred because of the fact that the possibility of renting out the 5th and 6th floor is called into question permanently. However, the means available for demolition are not regarded as sufficient for this purpose by far. Other companies are planning to put out of service the upper floors permanently instead of a total demolition, but there is insecurity on the issue of whether this is regarded as sufficient for the partial financial relief.

The adjustment of the technical infrastructure does not yet pose serious problems. Up until now, the financing of the necessary measures was secured through the own funding by the companies themselves, the utilities or the municipalities. However, this practice is to be replaced more and more by permanent contractual solutions over the years to come. In some towns, the utilities have meanwhile 'woken up' and are playing poker for the subsidies. This is where obstacles are on the horizon for several towns.

The Programme's mode of action

The Eastern Urban Renewal Programme has been mainly a programme for large housing estates and the major housing corporations to date. The municipal housing corporations are the most involved. The cooperatives are affected and are participating to a differing degree. And the private housing corporations and the interim purchasers are the fewest on board. The Eastern Urban Renewal Programme does not really represent any kind of incentive for individual owners of real estate.

The Eastern Urban Renewal Programme has been mainly regarded as a demolition programme so far - refurbishment measures only played a minor role at the moment. One of the inhibiting factors, above all, is the necessary municipal financial contribution. Furthermore, the refurbishment focus is disputed and the efforts in the inner-city areas are meeting with additional problems of implementation.

In most cities, the necessity is stressed to interpret the urban renewal concepts in a flexible manner. In some cases, the population development forecasts had to be adjusted downwards and the demolition volumes had to be increased. There will be considerable additional coordination need here and a number of currently settled issues are going to be reopened once more.

7. Towards a new urban development policy in Germany

In 2009, the Federal Ministry of Urban Development and Housing (BMVBS) started a moderation process with the aim of development of a new urban development strategy for Germany. One of the results of this process was a Memorandum, proposing a national approach for the urban development.

Following aspects have been approved:

- Making cities a public issue: the political position of the federal government has shifted as a result of the federalism debate. Issues concerning urban problems at national level will correspondingly strengthen policies at federal state and municipal levels.
- Secure investment funds: public discussion and raised awareness of urban policies at national level will strengthen the opportunities of securing investment funds in the long-term.
- Coordinated support programmes: contents, timing and location of the different public programmes need to be better coordinated, and carried out at a national level. However, there must be a prerequisite agreement on accepted objectives and priorities for action.
- Problem-related and flexible support: this requirement can only be met with a contents profile, easy access to scientific infrastructure and close dialogue of various planning levels.
- Overcome obsolete task distribution: regional planning is getting more detailed while town planning is becoming more European. The segregation into different levels of spatial concepts and operations (national spatial planning / federal state planning / town planning) is losing plausibility. The federal government must define its position in relation to these processes – likewise with a view to exporting German urban planning expertise.
- Become European: with an increasing number of societal and economic issues being decided at European level, the federal government must pool and represent German interests relating to spatial planning. Germany's position on departmental policy needs to have more weight in the European integration process. This requires a clearly defined policy, which is also needed for the acquisition of European support funds and the definition of European financial instruments.
- Assess the consequences: national urban development policy must examine the contributions of cities and city networks (metropolitan regions) which are indispensable in the sustainable national and European growth policy (Lisbon Strategy). This presupposes that the legislation and support programmes will take more notice of the space-related effects of economic and societal conditions in the future.

In Article 104b, introduced with the reform of the basic constitutional law, the German authorities stipulate a vibrant and dynamic support policy, which in turn is based on active and dynamic urban policies. As a result, the basic constitutional law formulates new responsibilities for a political process related to activities, priorities and consequences of urban development in Germany.

Urban development policy at national level is much more than urban planning policy. It operates in a complex field of diverse interests and reaches across the boundaries of numerous professions and competences. Urban policy can only be effective and convincing if it adopts open, integrated and integrating strategies.

Actors and Partners

The instigator of a German urban development policy must be the federal government as the responsible body for unified spatial planning, infrastructure and urban development policies in the Federal Republic.

The growing integration of European policies requires the federal government to work in close association with European Member States and the EU Commission.

The impetus for the new National Urban Development Policy and its coordination comes from the Federal Ministry of Transport, Building and Urban Development. In addition, the open and

integrating direction of this policy approach provides opportunities to set up strategic and project-oriented partnerships for numerous departments within federal government. This provides a chance to overcome the traditional 'spatial blindness' of sectoral concepts.

In the federal structure of Germany and its diverse urban landscapes, the close co-operation of the federal states is essential for the success of this initiative. The federal states combine a high level of expertise on spatial problems with active control instruments.

Essential partners of a national urban development policy are the cities and urban regions that provide economic, social and cultural impulses. Cities are magnets for investors, scientists and the professional workforce. Strong cities and urban regions, along with great flexibility at local level, are the preconditions for an efficient urban development policy. A new culture of responsibility is required which is administered by cities together with the citizens, the local economy, educational facilities, cultural institutions and other stakeholders. This will allow locally organised 'alliances of urbanity' to make a significant contribution towards strong urban development policies. When linked, these alliances can have a widespread effect and contribute to a citizen-centric urban development policy. Such co-operations are successful if they focus on actual problems by prompting clearly defined actions ('economy takes responsibility', 'better schools for the quarter, ...).

Urban development policy can only be successful if it reaches citizens through activities, events and information, and if it stimulates participation.

Sustainable urban development can only take place with the cooperation of all stakeholders connected to a problem or place. Hence, the initiative for a national urban development policy must involve chambers, associations, academies and the scientific community. Urban development policy, in the context of active economic and social politics, must reach a new standard of collaboration between the public sector and the economy.

Urban development is not a task for the federal government, the federal states or municipalities alone – it concerns all. To make it effective, it requires political organisation and coordination.

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HUNGARY

Urban rehabilitation in Hungary.
Case study for the Spanish Presidency

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1. The special legal and institutional framework for urban rehabilitation

The different aspects of urban rehabilitation can be examined as part of a wider concept of urban and territorial/regional development. The significance of urban rehabilitation development has changed substantially through the different periods in national and local policy priorities.

Before the transition, in the socialist era, the urban planning development policy was strongly centralised. The priority of central planning was the development of larger cities, industrial centres that meant that the smaller cities, towns did not receive almost any development resources. Furthermore the central planning preferred the construction of new industrialized housing estates to ease the severe housing shortage thus left the old part of the cities including historical city centres neglected without any renewal activities. It was only the mid-eighties when the territorial development policy started to deal with the counterbalance of the evolved territorial disparities and as a part of this process the rehabilitation of city centres started to receive more attention.

After the change of the regime (1990) a general radical decentralization process started that meant that the majority of public services - e.g. education, social services, public utility services – became the responsibility of local governments. This process also affected the field of urban development in which the local governments gained sovereignty. The related assets – infrastructures, building stock – were transferred to the local governments together with all the related development responsibilities. Initially it seemed that the required resources of developments can be generated from the local governments' own resources, from the shared personal tax revenues, the local tax on economic activities and centrally distributed normatives. But even from the beginning of the nineties the local governments received gradually smaller share from the personal income tax, which significantly limited their scope of development activities. For larger infrastructure development the local governments could apply for central grants, but no central grants existed for urban rehabilitation activities.

Urban rehabilitation and development was not a priority of central policies during the nineties and this fact is proved by the relevant national policy documents as well. The Law on Regional Development and Spatial Planning (1996/XXI.) and the National Regional Development Concept (1998) emphasized the importance of equalization of territorial disparities, the revitalization of historical monuments and handling the environmental problems but did not deal with the problems of urban rehabilitation and development. Issues related to complex approach of urban rehabilitation and development appeared in national development policy documents only with the EU accession of Hungary and with the inflow of the related EU funds. (Baráth and Szépvölgyi, 2006)

The housing policy developments of the last twenty years also significantly affected the potential level of rehabilitation. The one-time significant public housing sector (18% in 1990) was transferred to local municipalities and then the majority of the stock was privatized to the sitting tenants by the end of the nineties. The new private owners had no resources to renew the highly deteriorated buildings which problem was further aggravated by the insufficient legal background and the underdeveloped condominium management system. The underdeveloped owner awareness/responsibility and the low level of cooperation between the owners of the condominiums also significantly impeded the renewal of the residential buildings. Recognising the severe situation of the new condominiums the local governments started to establish special grants⁴⁰ for condominium renewal from the end of the nineties. However even with this help the poorer people could not implement any renovation activities and the local governments of underdeveloped cities had no sufficient resources for such subsidy provision. Thus areas with the higher renewal needs could not take advantage of such subsidies. The local governments

⁴⁰ Such grants usually support condominium renewal by contributing with the 30-50% of the renewal costs, which support can be refundable (usually in the form of interest free loans) and non-refundable as well.

also tried to help the renewal of the multi-family buildings by introducing subsidized loans for condominiums also in the same period.

A new central housing policy direction was introduced in 2000 of which main elements were the subsidized housing loan, the construction of public rental units and the subsidy for the energy efficient renewal of residential buildings built by industrialized technology (so called “panel programme”). These housing programs affected rehabilitation on different scales. The subsidized housing loan programs preferred new construction (together with other substantial housing subsidies) and this distorted the housing market and disadvantaged the renewal of existing buildings. The public rental program lasted for three years only and thus could not have real effect on local governments’ rehabilitation activities. The panel program that is still going on actually affected the renovation of the existing housing stock however it also concerns only individual buildings as it is not an area based program. (See more on the programme in chapter 2.5.) It should be mentioned that also a so called block-rehabilitation program was introduced that local governments could apply for but the condition of the program could be hardly met therefore it was almost not used at all, and it was terminated after one year.

Consequently the area-based rehabilitation approach and related tools were lacking from the central government’s policy and those tools that affected (either negatively or positively) the rehabilitation process were related only to individual buildings. No such tools on central government’s level have been introduced so far that give incentives to rehabilitation activities, like tax deduction or special spatial development regulations, which are very common in Europe.

As we have mentioned before, the urban development and thus rehabilitation is the responsibility of the local governments. However legally it is not defined what the concept of rehabilitation means exactly: what kind of renewal activities are covered by the concept.

Nevertheless some local governments especially the larger cities started rehabilitation activities that mostly concentrated on the city centres and sometimes on areas that formerly were used for industrial purposes. These rehabilitation activities differ significantly, some of them mainly concern only the public spaces and public buildings and often no housing elements are included. In some cities especially where the share of public housing is high in the centre there is higher possibility to involve housing in rehabilitation. Although housing is a part of rehabilitation in some cities, the lack of municipal resources limits substantially the scope of renewal of the housing stock. The involvement of private developers in rehabilitation is limited mainly to new housing construction and the renewal of non-housing buildings.

The most complex area based rehabilitation program was developed in the capital city of Budapest. Budapest has a two-tier government system: the Municipality of Budapest and 23 district municipalities. The Municipality of Budapest operates a special Fund for subsidizing urban rehabilitation since 1994. This Fund provides co-financing for district municipalities to finance public actions in complex rehabilitation programmes, such as the renovation of municipally owned housing, support for condominium renewal or renewal of public spaces. Since 2005 this municipal fund includes also the socially sensitive type of rehabilitation, which aims at rehabilitating those socially and physically run-down areas, which are not under strong market pressure, and the goal is to enable the residents rather than fully renew and restructure the whole urban environment. So far two pilot projects have been implemented of such socially sensitive rehabilitation. Even this Budapest fund has been operating for fifteen years and it has considerable achievements in supporting rehabilitation activities of both the districts and the individual condominiums it still has deficiencies in operation as the financial resources behind the programme change annually. There are practically no resources in it for public space and condominium development for years now.

As it was mentioned the approach of the area-based complex rehabilitation programme was developed and was built into the regional development policies with the appearance of EU funding. Even during the Phare programs 2001-2003 this approach was used in the case of urban rehabilitation that continued on between 2004-2006 and 2007-2013. Since 2007 the integrated urban rehabilitation policy of the Regional Operational Programs contains two types of programmes: market oriented rehabilitation of city and district centres and the socially sensitive type of rehabilitation of deprived urban areas. Both types of rehabilitation programmes are designed with an integrative approach. As for the market oriented rehabilitation the projects have to include activities that increase the functional diversity and enhance the economic

activities of the city centres, and also private partners have to be drawn into the projects. Another important factor is that soft programs have to be part of the projects that for example stimulates the cultural and community life of the city center, or that contributes to a better marketing of the city. Regarding the socially sensitive rehabilitation housing renewal must be part of the projects and the soft elements have to aim at the capacity building, the increase of employment and community development of the disadvantaged local people.

A significant consequence of the EU funding urban rehabilitation program was that it affected the strategic planning of urban development. In 2007 there was a new tool implemented with the aim to lay down the basis for urban development. Under the regional operational programme no city can obtain subsidy for any kind of urban regeneration in case it does not prepare an Integrated Urban Development Plan (IUDP). This Plan must follow a strict thematic structure prepared by the Ministry for National Development and Economy. The Plan contains the overview of the situation of the whole city and defines all the potential areas for development – not only regeneration, but greenfield developments as well. Since 2010 it is legally compulsory for all cities to elaborate IUDP, this stipulation was included in the modification of the Law on Built Environment.

Regarding the institutional framework of urban rehabilitation on central level the Department of Regional Development in the Ministry for National Development and Economy is responsible for defining the main conceptual and policy guidelines of urban development. The management of the European Structural Fund resources in this field is operated by the Management Authority of the Regional Operational Programmes (one MA for 7 ROPs) within the National Development Agency. The policy making activity of the ROP MA in the field of urban regeneration is supported by the Ministry for National Development and Economy.

On local level usually it is the chief architect office and/or the development department and/or the municipal property management company that are responsible for urban development and rehabilitation. These activities usually do not have a separate institutional unit that is responsible for project planning and management. However EU funded programmes have also changed the local institutional framework as the largest cities must, the smaller ones may establish a municipally owned urban development company. The reason for this requirement is that central policy makers would like to create a more effective, efficient organizational background of area-based complex urban rehabilitation and development activities.

2. Case studies on urban rehabilitation

2.1. Rehabilitation of historical city centres: Inner-Erzsébetváros (Belső-Erzsébetváros)⁴¹

In this chapter we show the attempts of upgrading an inner city area of Budapest with substantial historical and cultural values highlighting the process of forming different approaches, strategies of rehabilitation and the main related failures and success.

1.1 Basic feature of the area

History of the area

The quarter of Inner-Erzsébetváros (Elisabeth-town) is the oldest part of District 7 of Budapest. It is located next to the historical center of Pest belonging to the present city center and it is bordered by Károly Boulevard, Király street, Erzsébet Boulevard and Rákóczi Avenue. The edification began at the beginning of the 19th century; a dense urban structure of great variety was born on the narrow but long plots which are characterized by the 1-2 storey classicistic-style buildings, 3-4 storey eclectic-style mansions, narrow streets and passages and also by 20th century edifications. By the end of the 19th century a plenty of Jewish inhabitants moved to the quarter and it became a bustling and crowded area. The first synagogue of the city was built here and it was followed by two other churches and further institutions. During the World War II a part of the Inner-Erzsébetváros were converted to a “ghetto”.

In the first half of the 20th century in order to improve the hygienic conditions and to get more developed area the development of a new avenue was planned (Madách Avenue) in the area with demolishing a significant part of the old housing stock and replacing them by modern ones, but only the very first part of it (the so called Madách Gate) was realized. Since then different forms of the reconstruction of the area has been planned however none of them were implemented.

As in the socialist era the housing policy preferred the construction of new housing estates, ignoring the renewal of the inner parts of the city, the low rents paid by the tenants of the state-owned flats did not cover even the maintenance costs, came off the physical deterioration of the neighborhood with all of its social consequences – aging, influx of low-status population and population loss. Even so among professionals emerged various concepts of urban renewal. In 1978 the first pilot rehabilitation project was implemented in this area concerning only one block (No. 15). It was an early example of “block rehabilitation”, the initial plan intended to keep the housing stock in the state “social housing sector”, but the costs of the operation were too high compared to the budget of limitations of state housing therefore after the completion of the block no further area was rehabilitated. (Locsmándi, 2008)

After the political changes some of the occurrences of the early nineties determined the further development possibilities of the area. Two of the most important factors were the privatisation of local government owned social rentals and the emergence of plans for the continuation of the new Madách Avenue/Promenade.

Housing conditions

Housing conditions in Inner-Erzsébetváros are traditionally slightly worse than in the neighbouring areas with the similar dense, old building stock. The 2001 census registered in Inner-Erzsébetváros 378 buildings including 9878 flats and inhabited by 17758 persons. The rate of low-comfort, substandard units (13.8 percent) is higher than the average figure for Budapest (9.8 per cent). The rate of small, one-room units is also higher, while the share of large flats is lower than in the neighbouring districts. General physical deterioration can be observed and a relatively high rate of dwellings is still municipality owned as many buildings were designated for rehabilitation thus they were exempted from the compulsory privatisation

⁴¹ This case study is based on the manuscript of Gábor Locsmándi (2008): Large-scale restructuring processes in the urban space of Budapest.

despite that the tenants wanted to buy them. The condition of publicly owned buildings continued to worsen as no resources were spent to renewal partly because of the uncertain plans regarding the future demolition. The spatial distribution of substandard units is uneven in the area, the highest concentration is found in the line of the planned Madách Promenade.

Social features

The quarter has been losing population since the beginning of the 20th century. The population between 1990-2001 decreased significantly, but it is not outstanding compared to downtown areas with similar status (between 28 and 37 per cent in areas with better quality of residential stock; between 15 and 20 per cent in areas with worse conditions).

Inner-Erzsébetváros has a heterogeneous social composition. According to a survey in 2005 the inhabitants of the quarter can be classified into the following groups:

- old people, many of them living alone (widows) who moved to the area long time ago and are willing to remain,
- single persons and young couples without children who moved to the area 5-8 years ago and want to move after the birth of their children,
- couples in their middle years with young children whose adherence to the area – often together with their children – is relatively strong (school, friends, pubs etc.) (Csanády et al., 2006).

An important finding of the survey was that the mobility had speeded up significantly in Inner-Erzsébetváros in the last one and a half decade. 26,9 percent of the population moved to the area between 1990 and 2001. Between 2002 and 2005 another 19,9 per cent moved, that is, almost the half of the inhabitants are “newcomers”. It is also remarkable that these population dynamics (including out-migration) were more significant in other parts of Inner-Erzsébetváros than in the area of Madách Promenade and in the Jewish Quarter (Locsmáncsi, 2008). An explanation could be that the public rental stock was largely concentrated in these two areas and mobility was lower in the stock remaining in public ownership than in the privatised one partly because of the administrative hindrances (tenants can only exchange their apartments while the new owners could sell their units on the market), but also partly because in the substandard stock poorer people lived who had no resources to move.

The survey also showed that the status of areas affected by the rehabilitation plans (around Madách Promenade, Jewish quarter) had risen quickly in the past few years. The proportion of higher educated people and young people is growing; meanwhile the status of other areas has not changed significantly.

1.2 Urban development and regeneration policies after the political and economical changes of 1989-90

According to the legal framework, the district municipality plays a key role in the development and renovation activities in the area. The central government, state institutions and Municipality of Budapest have only few instruments through which they could effectively realize their interests opposite to the ones of the district municipality. Due to the fact that areas of considerable size had been designated for rehabilitation (e.g. Madách Promenade), which was a decision of the district municipality and also that the poor families usually housed in the worst stock were unable to buy their apartments the privatization process started years later than in other places and 20-40% of the dwellings are still nowadays municipally owned. This created an ideal ground for urban rehabilitation managed by the district municipality. However a crucial problem was that the decision makers have not realized the importance of the preservation of the values of the district and because of the lack of financial funds, subordinated the development of the area to the alleged market interests for a long time.

Meanwhile along market oriented renewal a number of sociological issues should be addressed like upgrading areas with better development capabilities were accompanied by strong gentrification processes. However the exchange of the population was considered as a natural consequence, or moreover it was regarded as a necessary condition of the developments. With the high rate of demolition (more than 20 buildings by now) and the extremely high density of new constructions the architectural atmosphere of the area has changed significantly and a lot of architectural values have been lost.

Development policies of the district municipality

Privatisation and the concept of Madách Promenade

As the ownership of the state rental housing stock was transferred to the district municipalities also the new, democratically elected local government of Erzsébetváros had to face the question whether to sell its flats to the sitting tenants or keep at least a part of them in order to promote urban renewal by using its own property base⁴². At the beginning of the nineties the district decided to fasten urban renewal operations. This intention of the district municipality was confirmed also by the revival of the old plan of Madách Promenade (Locsmándi, 2008). The basic object of the planned operations was to “stimulate the market” by great scale interventions. The idea was to extend the city centre in eastern direction. The realisation seemed to be rather easy: buildings in the large publicly owned territory in the middle part of the blocks were planned to be demolished and their sites subdivided for new building plots. These new plots were planned to be sold to developers, and the revenues from the transactions used for the renovation of the district owned buildings along Király Street and Dob Street. After an architectural design competition the plan of the new avenue was substituted by the concept of a broken line of a pedestrian “promenade”. 25 buildings would have been completely or partly demolished with 382 flats together with 334 rental premises. On the 29 new building plots 20 office buildings, banks and other commercial developments were planned together with only 6 (!) residential buildings and 3 parking garages. The district municipality accepted the plan in March 1992 (Locsmándi, 2008).

Planning confusions and the second regulatory plan of Madách Promenade

In the following years numerous criticism appeared about the project and after fierce debates the district municipality decided to enlarge the circle of those publicly owned units that could not be privatised, meanwhile the implementation of the project of the Madách Promenade was slowed down.

The concept of the promenade reawakened in 1998, but the real estate development trends substantially changed since the early 1990s. Owing to the widening of state housing subsidies given to the new housing construction – especially from 2000 - demand for new residential development became dominant (Locsmándi, 2008).

The so called “normativity principle” introduced by the new Hungarian Urban Planning Law in 1997 became an important legal requirement in the planning methodology but the use of this principle caused serious confusions also in the process of planning a new version of Madách Promenade. In 2000 the District adopted a local building and planning code that, with some minor alterations, applied the regulations of the “Framework Urban Planning Code” of Budapest⁴³, which includes very high permitted building densities for the centrally located “mixed-use” zones. (In these zones of Erzsébetváros densities as high as 5-5,5 m²/m² floor-space index are permitted, while in the densely built inner areas of Budapest the measurable existing figures rarely exceed 3,5 m²/m².) (Locsmándi, 2008) In this rather contradictory situation the consultant planners worked out a realistic and environmentally acceptable official (regulatory) plan, but in a fear of losing investors who would choose other districts, the district municipality wasn’t interested in lowering the possible building densities. The district municipality was also afraid of the possible compensation requirements from the part of investors - to whom several plots, buildings had been already sold - in cases of “down-zoning”.

⁴² It has to be emphasized that local municipalities had to privatize the public rental units during the compulsory privatization period of 1993-1995 and according to the Housing Law of 1993 only those units were exemption that were in buildings designated for rehabilitation or that were in buildings under heritage protection. However the local governments did not have any concrete responsibilities related to implementation of rehabilitation, e.g. time schedule.

⁴³ In the tow-tier governmental system of Budapest it is the responsibility to define the so called Framework Urban Planning Code”, which determines the basic development features of an area (zoning and construction density) but to elaborate the detailed regulation, the so called district regulatory plan, is the responsibility of the district municipalities.

Management of renewal by the District Municipality

Instead of founding a public or PPP company for the management of the rehabilitation projects, the district municipality decided to coordinate them by its own staff. Two statutes adopted in 2000 regulate the conditions of selling, privatisation of the public rental flats, buildings to the sitting tenants and to developers and the general rules of the management of public assets. The continuously revised so called “alienation lists” including the publicly owned, mainly residential buildings indicate the way the District wants to implement the rehabilitation: through renovation, modernisation, conversion to new use, protection of national heritage buildings or through new construction after total or partial demolition. As a result of the regulations more than 20 buildings have been vacated by re-housing the tenants and owners. Up to recently the District has managed its renewal, restructuring program almost exclusively through a special “sell-demolish-build” method and only very few renovations were accomplished on its own rental buildings.

In a political-cultural journal an article, after summarising the turbulent processes until that time, wrote about the phenomenon of „state capture”, the situation in which groups possessing exorbitant power and wealth might hold the (local) state in captivity. According to the author the alienation procedure “enrich a group of lawyers and owners who can be associated with the property management company of the District”, because at the re-sales of properties they and the developers who vacate the sites are able to acquire the “betterment” value that appears between the cumulated market value of the vacated old flats and the potential “development value” of the cleared building sites (Zolnay, 2006 referred in Locsmándi, 2008)

The third regulatory plan for Madách Promenade

The intensive civil protests led by Veto! (Óvás!) civil organization and the interventions of the Office of Cultural Heritage (KÖH) owing to the demolitions induced the District to elaborate a new regulatory plan. The principle of normativity has been favourably “derogated” in many fields from the view of producing an environmentally acceptable spatial structure and living environment, but neither this new plan was able to solve the contradictions of the regulations. namely that the Framework Urban Planning Code of Budapest enabled the investors to construct new buildings with higher density than the district regulatory plan.

Emergence of the “Old Jewish Quarter” concept

In 2003 a study of a conservationist architect was published (Ladányi, 2003) with the intention to survey and summarize the architectural and environmental values in a part of the district that since the coming out of the paper is called The “Old Jewish Quarter” of Budapest. The authors’ outspoken intention was to argue for the protection and renovation of as many of these buildings as possible, that is, against the demolition of them in order to keep the quarter characteristic image with architectural monuments going back to various architectural periods. Another clearly visible intention of the paper was to protect and strengthen the Jewish heritage of the area.

The mayor of the District and his colleagues argued that parallel with the new developments the preservation was also an important goal of the district municipality, and for that reason the District might modify the regulatory plan. But as state help was missing they would not be able to move forward without other external, that is private, sources.

In December 2007 the president of KÖH together with the mayor of Erzsébetváros introduced a development freeze until April 2008 in the area. According to the president the 226 buildings of Inner-Erzsébetváros will “scrupulously” be surveyed, including those that are already under protection. The purpose of this work is, on the one hand, not to hinder renewal and building activities through individual protection measures and, on the other, to provide the investors with a new “catalogue” about “what they should calculate with” (Locsmándi, 2008).

Subsidies to the condominiums

The position of District Erzsébetváros concerning the subsidies of the Rehabilitation Fund of Budapest is rather controversial. Despite the fact that it has remained indebted to the municipal budget according to the provisions of the 1993 Housing Act, the District successfully participated in two “action area” tenders (for instance blocks along Klauzál Street), but it didn’t utilise the awarded sum.

Beside the subsidies of the Municipality of Budapest to districts and private condominiums, Erzsébetváros, similarly to other inner districts, operates a rather generous condominium subsidy scheme. In 2006 inhabitants of 347 building applied for district subsidies. The District Development Committee distributed 189.975.140 HUF (about 745 thousand euros) among 289

buildings. Relatively few applications from Inner-Erzsébetváros were accepted (49 buildings, 17,0 per cent) but the sum provided to them was rather high as compared to the total amount: 87.657.324 HUF (about 344.000 euros, 46,1 per cent). It means that there is an effort to concentrate these subsidies to the area.

In addition to condominium subsidies the local government operates also other “smaller” programs, the impact of which on the population is rather significant. Among these the program of building new flats in attic space of residential buildings, the program of “green courtyards” are successful (Locsmándi, 2008).

Public space renewal projects

The renewal of Király street, traditional main commercial street of the area on the border of the districts Erzsébetváros neighbouring Terézváros induced dynamic up-grading processes in the surroundings. This public space renewal project was implemented by the two districts and with the significant support of the Municipality of Budapest.

Policies of the Municipality of Budapest

In October 2004 the district municipality also joined to the discussion about Jewish Quarter. The mayor of Budapest and the chief architect proposed the adoption of a development freeze order to the District in order to secure the working out of a new regulatory plan. They also mentioned that the District could successfully participate in a tender of Budapest Rehabilitation Fund, if the Jewish Quarter area were designated as an official “action area”. In this way the District were able to apply for a part of the 1,4 billion HUF rehabilitation fund of the city. According to the mayor of Erzsébetváros this would not help because the District was unable to cover the prescribed self-contribution. At the same time officials of the Municipality of Budapest called the attention of the District to the fact that the precondition of the support from Budapest was to pay its debt into the municipal budget according to the regulations of the 1993 housing act, although this sum would have been paid back to the district as a part of the subsidy of the rehabilitation fund. As a consequence of lack of consensus between the municipalities of the District and of Budapest regarding the preservation of architectural values of the area, the chief architect of Budapest expressed that the plan of Madách Promenade would be deleted from the development program of the City.

The confusions around preservation issues and the controversial building regulations led the staff of the leading planning institute of Budapest (BFVT) and some municipal planning officials to revise the Framework Urban Planning Code of Budapest. (Locsmándi, 2008).

Policies of the central government

The Hungarian State was mostly represented by the National Office of Cultural Heritage (KÖH) in the renewal processes of Inner-Erzsébetváros. There are two significantly different policies to be contemplated.

After the first protests of the civil organizations in 2004 the former president of the KÖH decided to put the Jewish Quarter under a “temporary territorial protection”, which paralyzed some of the planned development projects. According to this decision the KÖH would survey all buildings in one year and also would start the preparatory work for the protection of the most valuable properties. In February 2005 the Minister of National Cultural Heritage (NKÖM) decided on placing 51 buildings in Inner-Erzsébetváros under protection as national heritage buildings. The most important consequence of the multiplication of heritage buildings in Erzsébetváros is that almost hundred buildings fall under an “alienation ban” as the relevant stipulation of the 1993 Housing Law says that heritage buildings can be sold to the sitting tenants only after renovation until then they have to remain as public property.

The actual president of KÖH (since 2007) says that instead of putting a great number of individual buildings under protection preservation management plans should be worked out on area-wide level. Induced by the situation of the area he also started a strong lobby activity at the Ministry of Finance in order to improve conditions of support the renovation of heritage areas and buildings. Up to December 2007 two detailed proposals were accomplished. According to one option exemptions due to subjects of personal income tax could be provided, another proposal suggests that exemptions could be given from VAT. By the time none of the proposals have been accepted by the government.

Since 2002 the area of the Jewish Quarter belongs to the background zone of the World Heritage site Andrásy Avenue. In 2007, after numerous civil protests the ICOMOS requested a French architect-urbanist Mr. Michel Polge to investigate the effects of the demolitions and new

edifications in the area. At his visit Mr Polge expressed his view that the Jewish Quarter represented a very valuable cultural asset measurable also on international scale and warned that the attitude of investors thinking only in demolition was not reconcilable with the world heritage status. In accord with KÖH's intentions he stressed that adequate economic measures are required in order to "lead the activities of investors in the desired channel" but also the "playground" of the capital should be secured. (Locsmándi, 2008)

The Parliamentary Commissioner for Future Generations investigated the contradicting situation of Inner-Erzsébetváros, disclosed the defaults of the local government and prepared a proposal of Autonomous World Heritage act emphasizing the sustainability aspects. (Report: 2009)

Civil organizations, inhabitants

VETO! (ÓVÁS!), a civil organization, came into existence in 2004 because of the growing number of proliferation of demolitions in order to prevent future demolitions and encourage the rehabilitation of protected values. The organization has reached significant results by the help of publicity and media (first in Hungary as a civil society organization). They prepared also an alternative rehabilitation programme.

For the inhabitants the biggest problem is the lack of information that results in confusion (e.g.: launched and then abandoned projects). In a representative sociological survey 500 local persons were asked to what extent they were informed about the plans of Madách Promenade and to what degree they agreed to it. The results showed that the people could envisage the improvements in their situation only through a large scale, comprehensive intervention after half century neglect. Due to the difficult housing situation and the large burden of renovation, the interest of the district municipality and the inhabitants seems to coincide in case of significant part of respondents: to move from their current Inner-Erzsébetváros apartment means the solution for upgrading the area and to improve their personal situation. However many people are strongly attached to the quarter and therefore also the conservationist preservation initiative proposed by VETO! was supported by them.

Investors

Because of the long lasting conciliation processes with the flat owners and the uncertain position of renovated flats in the housing market investors are not really interested in implementing renewal projects, they prefer demolition and construction of new apartments.

In absence of efficient regulations, investors exploit the liberal framework and imperfection of the regulations, and - by ignoring value protection aspects in the interest of profit maximization - often poor quality buildings have been created that do not fit into the cityscape. The private developers and investors are aware of the fact that they are able to make better transactions if higher density figures refer to their properties – even if they do not want to build only to sell the acquired property.¹ As a result of this, the image of the district has significantly changed in the past few years, instead of the moderation of the density justified by city architectural aspects; the density of the area increased which deteriorates further the viability of the district. Such short term thinking carries the possible decrease in the attractiveness of the area and the intensification of the problems.

1.3 Recent policies

The interventions of civil society (VETO!) have drastically drew the attention of the public and policy makers to the development policy of the District and a general requirement was expressed to develop a policy that was more sensitive to cultural and architectural values. The aspects of value protection, function expansion and social aspects of rehabilitation come to the front as well as strategic thinking and sustainability – that is related to the protestation of the civil society, to the real estate speculation scandals, to pressures of the Municipality of Budapest and different state institutions, bodies and to the EU subsidies available from 2008.

A key role is devoted to the renewal of public spaces (and therefore the boom of the private investments) in the new rehabilitation approaches, the reduction of environmental burden (traffic, green areas, density of buildings) and community building. An important part of the rehabilitation ideas is the identification, reinforcement and utilisation of the area's potential of tourism based on and in accordance with the aspects of value protection. The future of the area has got in the focus of interest; many architectural ideas have been expressed in connection with its rehabilitation. Meanwhile substantial spontaneous processes have been evolved

increasing the functional diversity of the area: because of the area's atmosphere there are more and more cultural and entertainment opportunities.

Integrated Urban Development Approach of the District

According to the new regeneration policies the district municipality worked out the Integrated Urban Development Strategy of Erzsébetváros in 2008. In Inner-Erzsébetváros two urban renewal action areas have been marked out as priority rehabilitation areas for integrated city centre regeneration with the aims to improve the centres' public services and enhance their environmental conditions. The main priority of the District is the so called "Street of Culture" project that is located in Kazinczy street and with that the District apply for EU resources. The aim of the project is to combine the private market developments with the cultural upgrading of the area corresponding to the concept of the revival of the Old Jewish Quarter. The project is complement the development concepts of the Europe's Capital, Budapest programme, which was designed by a specific inter-governmental cooperation with other two neighbouring districts (District 6 and 8) and the Municipality of Budapest. There has been a hope that the chances for getting EU subsidies for larger scale urban renewal would be better if the districts, having similar problems, form a consortium. This ambitious inter-district program was adopted by the three districts in the Spring of 2007. However the Europe's Capital programme competed for EU resources with the so called Heart of Budapest program, which concerns the historical city center of Pest. Therefore it seems that the joint programme of the three districts has no chance to gain EU resources in the future.

I.4 Conclusion

The strategy of the district municipality regarding the rehabilitation of Inner Erzsébetváros including the Old Jewish Quarter has been of one-sided approach namely the demolition of the old smaller buildings of bad condition and their replacement with new construction usually of high density with the inclusion of private investors. This approach has totally neglected the preservation of the architectural values of the area. This strategy derived partly because of the lack of sufficient resources of the public sphere, both of the district municipality and of the city of Budapest. In addition the central state did not provide resources for rehabilitation either. However as it was shown the district municipality did not use even those opportunities that were offered her by the Municipality of Budapest through its rehabilitation fund. Another important factor was the unfavourable regulatory framework permitting unrealistically high building density in the area that enabled the investors to make extra profit. In connection with this extra profit also the involvement of the local political sphere in real estate speculation was suspected.

The main conclusion of the case study can be summarised as follows:

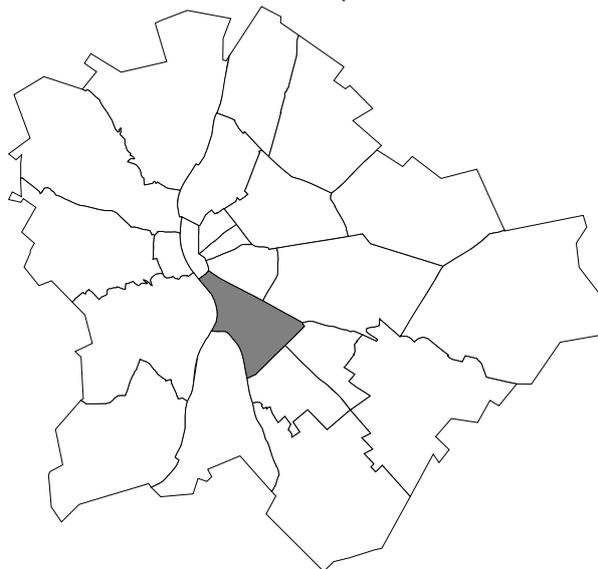
- Without a comprehensive rehabilitation strategy of the public sphere it is not possible to preserve the architectural and cultural values of historical urban areas especially that are exposed to strong market pressure. The historical centre of cities is typically of this type of areas. In our case study the former plans concerned the heavy reconstruction of the area, while new type of demands have been emerged from the beginning of the nineties to preserve more of the original atmosphere of the area. The district municipality could not or did not want to respond to these new requirements because of financial and regulatory reasons.
- The cultural, economic and touristic potentials of the historical centre can be very substantial and the rehabilitation strategies have to take into account this factor as well. By destroying the atmosphere of such areas can result in losing these potentials. The Inner-Erzsébetváros shows that the civil sphere can reveal such potentials and thus can efficiently contribute to the upgrading process of run-down historical centres. Therefore it is important to find a balance between new developments and preservation.
- To develop a comprehensive strategy and to ensure the sufficient resources for the implementation is not only the responsible of the municipality of the cities but also of the central state as the preservation of values is not only local but also national interest. In

the case of Inner-Erzsébetváros the different levels of the state could not act in time and no efficient and coordinated cooperation was developed between the concerned actors.

- The inclusion of the private investors' resources and activities in the rehabilitation is necessary and inevitable as the public actors are not able to cover the high costs rehabilitation but private investors' activities have to be channelled by the public sphere in order to preserve the values and the character of the area. In this regard one of the most serious problems is that the regulatory problem concerning the high building density and this has not been solved yet in Inner-Erzsébetváros. To find a solution the cooperation of the city and district municipalities would be needed and maybe also the involvement of the central state. However the interest of the latter one in rehabilitation issue has not been clearly declared in any relevant regulation.
- Those central state instruments that could increase the interest of the private investors in renewal of existing buildings (and which are common in Western Europe) e.g. tax exemptions are still missing. Furthermore the housing policy subsidies strongly prefer new constructions. However without the effective incentives to rehabilitation the inclusion of private resources in rehabilitation is very difficult.
- The involvement of civil actors, organisations is very important. The case of Óvás! (Veto!) civil organisation showed that the breakthrough of the new rehabilitation policy was only possible with its protests and active policy maker role.

2.2. Rehabilitation with the purpose of changing the market potential of the urban environment

The example for the rehabilitation with the purpose of changing the market potential of the urban environment is the District 9 of Budapest.



District 9 (Ferencváros) is around 13 km², and it stretches from the inner-city to the outer parts of Budapest. Ferencváros, just like most inner-districts in Budapest, has been facing from the beginning of the 1970s a steadily declining population. Currently it has around 62 000 registered

inhabitants (2009), down from the all time highest 114 000 in 1967. And just like the capital's, its population is also aging.

The Inner-Ferencváros area – between the Small and the Grand Boulevards - forms historically part of the city center. Looking at its solid, four-story houses, which even today host state institutions, the architectural continuity with the core is undeniable. Many of its buildings are declared monuments, and are on the preservation list of the city.

The neighbourhood in question, where the urban rehabilitation takes place, stretches from the Grand Boulevard to Haller street, and from the Üllői road to Mester street. This is the so called Middle-Ferencváros and was built between the middle of the 19th century to the beginning of the 20th. The area occupied a very low place in the social hierarchy of Budapest by the early 1970s. Throughout the period of Socialism, and especially from the end of the 1960s, when the production of the pre-fabricated housing blocks made it easier, the ongoing shortage of apartments was tried to be solved by the creation of huge housing estates in the outskirts, and often not yet used lands of Budapest. These new apartment buildings, for the time being were viewed as the most modern ones, and moving out there had a certain social prestige. Parallel to this development the apartment houses of the inner city – the 6th, 7th, 8th and 9th district - were not renovated, and with the influx of migrants from the country - often newly arrived Roma population - their social status has slowly, but persistently started to decline.

Ever since the nationalization of the housing stock the state had been responsible for the maintenance of all buildings. Itself being quite a sloppy landlord, and without enough money to do the maintenance work – for most of the money went to the building of the above mentioned new housing estates – the houses of these inner city neighbourhoods were not modernized. Often outdated even in the time when they were built – the use of second-hand, recycled brick was a common practice – by the 1970s the standards they represented had not met the ones of the new housing estates. Regularly they were without bathrooms and toilettes, and had been heated by electricity. By this time even their physical stability would come into question, so their renovation or demolition became inevitable. (Szemző, 2001)

Within this framework the rehabilitation plan of all these inner city districts was worked out. During the 1970s one block in District 7 – block number 15 – was completely rehabilitated. This rehabilitation, however thorough and complete, had drained away all available financial resources from the Budapest City Council, leaving all other perspective areas with meager means. So it was only the determination of the leadership of District 9 that with the surplus resources of the district, enabled the rehabilitation to begin in 1985. A totally new architectural concept was implemented, as the houses encircled a huge park instead of the numerous small court-yards. Even today, many praise it as the key to the success of the rehabilitation. Besides the creation of the inner-parks, the rehabilitation plan had also called for a total technical restructuring of the apartment houses. In order to accomplish this, in the designated blocks houses of any – often artistic - value were selected to be kept, while the others were demolished. The houses that were kept were totally rebuilt inside, so that often only their facades remained intact. The upgrading of the infrastructure quality was accompanied by the unification or a new division of the apartments. So some miniscule ones were abolished, and all apartments were redesigned. (Szemző, 2001)

By the eve of the new political system, in 1989 three blocks were 60-70% ready in Middle Ferencváros, but with the political changes taking place, the future of the rehabilitation became uncertain. In the fall of 1990 a new governing body was elected to the district. This new municipality had to make two crucial decisions: Whether to continue the rehabilitation at all? And if so, how? Was there any possibility to attract private investors to substitute for the previous state founding? For the skyrocketing costs of the rehabilitation required a stable and reliable financial source.

As an addition according to the housing privatisation process the whole housing stock that was in state ownership and than in municipal ownership before was sold to the sitting tenants for a symbolic price. This was not the case in District 9, where the local government decided not to follow the main stream, but stopped the privatisation process in the area that was appointed for rehabilitation. So in 1992, after the property transfer had been finished, the municipal government of Ferencváros could continue the rehabilitation of the Middle Ferencváros area.

To describe what the municipality had in mind in 1992, we could coin the term “social gentrification”. Originally they aimed for a steady rehabilitation where at least half of the old tenants could be kept. This goal turned to be too ideal in the end. The renovation process in the beginning of the 90s aimed more the renovation of municipally owned buildings (about 40-50 flats/year – IUDS of Ferencváros 2009). During the renovation process the tenants were offered

temporary accommodation, and they were able to move back if they could afford the higher rents – sometimes four times higher than the original ones. The tenants that could not afford higher rents were offered other municipal apartments in the outer parts of the district or in other districts.

As the process of rehabilitation went on the public resources for the renovation lessened and the importance of the involvement of private investors became more and more important, but naturally the investors were interested in constructing new apartments for sale, so a new scheme was applied: the less valuable buildings were demolished, the tenants were relocated and the investors built new residential buildings on the plots. (By 2009 about 900 municipal flats were renovated and about 5000 private flats were constructed – IUDS of Ferencváros 2009.) The former tenants were offered other apartments or their tenant's rights were paid off by cash.

In 1992 the municipal government of Ferencváros devised a new scheme for the rehabilitation that has not been changed ever since. It is based on three pillars:

- The municipality
- Private investors
- SEM IX. non-profit, joint-stock company

The first actor, the municipality renovates all its buildings, that are regarded to worth maintaining, handles the processes of eviction, reallocation, temporary sheltering, and oversees the whole process of rehabilitation. It also invests huge money into the renovation of public spaces and basic infrastructure in order to lure investors. All the public investments in the public spaces and in housing cost about 7-8 million Euros/year for the district municipality. Additional resources were provided by the Municipality of Budapest, which operates a renovation fund from 1994. This fund supports districts - that paid 50% of their housing privatisation revenues into this common fund – to renovate public spaces and to renovate municipally owned residential buildings. (This municipal fund is more or less suspended currently as a result of lack of resources.)

For the district municipality the rehabilitation process is a financial loss, as the price of the development plots for sale does not cover all the public expenses, and the district municipality allows the tenants to buy their newly renovated apartments⁴⁴ or the apartments they were moved to on lower than the market price.

The investors in the area were mostly small scale ones in the beginning of the process, but as the rehabilitation project in District 9 was the biggest one in Budapest that time it became very popular and more and more investors fought for the empty plots. As the municipality could establish the reliability of the renovation process, and the clear parameters the investors felt safe to invest in the area. This rehabilitation area was characterised by numerous investors that were driven by the regulations of the municipality, which resulted in a more or less uniform outlook of the area.

The invention of the municipal government, and the key to its success was the establishment of the SEM IX. joint stock company – currently owned by the district municipality and a small share is owned by a private company. Based on an imported French model, the municipality separated some activities related to the rehabilitation, and entrusted them to this non-profit organization. Namely the organization of the demolishing, the infrastructure upgrading and the selling of the “ready” plots became the task of SEM IX.

Main conclusions from the case study:

- The case of District 9 is considered to be an example of the so called “gentrification type of rehabilitation”. The object of the rehabilitation in this case is the urban texture, the built environment, and the goal is to replace the run down physical and social environment with a vital new one. The place itself had this potential as it is located next to the Grand Boulevard, by the heart of the city, and it had a relative low density of inhabitants, so the replacement of the 1-2 storey high buildings with 5-6 storey high ones resulted substantial market gain.
- The decision makers wanted to develop a model which is driven by market forces with additional but financeable amount of public money. This concept resulted some conclusions:

⁴⁴ If a municipal rental unit was renovated from the subsidy gained from the Municipality of Budapest, than it was prohibited to sell in 10 years.

- The pace of the development heavily depends on the market conjuncture: it was relatively moderate in the 90s, and speeded up in the first half of the 2000s – as a result of the new and generous state subsidies to new construction – and it slowed down again as the result of the current crisis.
- This type of rehabilitation has a “crowding out” effect considering the poor families formerly lived in the area. However the scale of such effect cannot be measured exactly as no research has been conducted related to the social impacts of the rehabilitation. Only qualitative information are available which prove the existence of the following problems. Some families that lived in the area had no official tenant’s contract, these families were mostly evicted, or moved to other slumming areas of Budapest. The official tenants were offered other apartments in District 9 or in other districts. These flats were mostly better equipped and having higher comfort than the former ones but that is why more expensive to maintain. Some of the poorer families lost their new flat as they were not able to pay the higher maintenance costs. A lot of families have chosen to get cash in exchange to their tenant’s rights. These amounts were a lot higher than they have ever seen, but especially for those who lived in small substandard apartments a lot less that is enough to buy a flat for. Some of these families moved to underdeveloped countryside areas where flats were a lot cheaper, but in those areas there was no proper education, health and working conditions, so these families got out of the urban social net easily.
- This type of rehabilitation may be carried out in relatively low density areas. The rehabilitation process in District 9 has stopped when it reached a high density, deeply slumming part of the district. The replacement of the tenants in this area would cost as much as it can not be covered from the price of the plot. That is why the policy makers in District 9 decided to try to get substantial EU funds (about 11 million Euros) to implement a so called “social rehabilitation” project, which theoretically aims at the improvement of the living conditions of the low status inhabitants. However it is still a big question whether it is possible to keep the families with unfavourable social conditions in areas where the market pressure towards the exchange of the inhabitants is as intense as in case of District 9 and especially in the Middle-Ferencváros.

2.3.Rehabilitation of socially deprived areas ⁴⁵

Rehabilitation of socially deprived areas⁴⁶ can be managed by two essentially different approaches: by rehabilitating the built environment and besides by changing its residential composition, or by trying to rehabilitate the built environment and the inhabitants themselves providing them more chance to a better quality life. (See more on this question in chapter 3.1) The next case study (Magdolna quarter in District 8.) is a programme characterising the second type of interventions.

The program is a kind of pilot project in Hungary introducing a new neighbourhood oriented urban renewal scheme with the strong participation of the local communities.

⁴⁵ This chapter was based on the reports of RÉV8, Urban Development Company of Józsefváros.

⁴⁶ There is no official definition of deprived area as such. However there is a definition of deeply deprived, slummed areas. This definition is based on indicators: that area is considered to be a slum that had more than 50% (35% in Budapest) of its active (aged 15-59) population that has no income from work and in parallel has no more education than primary school at maximum. This indicator is based on the Census of 2001. This complex indicator and the definition of slum areas was used in the process of preparation of Integrated Urban Development Plans, which were obligatory to work out in case a city wanted to get EU funding for rehabilitation purposes.

The Magdolna quarter is located in the inner city area of Budapest, in District 8 (Józsefváros) close – but not next - to the downtown. The quarter and the surrounding area is the largest deprived area in Budapest and in Hungary as well.

Among the local communities live in disadvantaged position the gipsy families are over-represented. Several figures show the current circumstances. The high rate of the lowest educated people is a crucial local weakness, the population rate with elementary school education completed or less between 15-60 years old is 35% (see Table below). The proportion of unemployment people is the highest here all over Budapest and also in the district (the rate of the unemployed people to economically active population is 13 %). Additionally the level of economic activity is the lowest. The EU indicator of the rate of overcrowded flats is 40% (more than one person per room), the indicator of overcrowded flats used by Hungarian Central Statistical Office is 14% (more than two person per room). The rate of households being in arrears of housing expenditures is 17%.

One of the most important features is the high rate of public rental flats (36%) and the high proportion of flats without bathroom (bath or shower) and toilet, that is 21%. There is a huge lack of the municipal reconstruction activities in the last few decades. All of public spaces are underused and in very rundown conditions.

The level of public safety could be represented by the rate of victimization. 12% of households fall a victim to crime during a year in 2007. Several charity organisations (high-representing homeless shelters and services) are concentrated in this quarter establishing conflicts with local citizens.

Basic social and economic indicators in Magdolna Quarter

indicators of 2001	data
Population rate with elementary school education completed or less between 15-60 years old	35,0%
Rate of the economically active population to the total population	40,3%
Rate of the unemployed people to economically active population	12,6%
Households with at least one unemployed member to the total number of households	11,0%
Rate of public rental flats	36,0%
Flats without comfort (no wc and/or bathroom)	21,0%
Rate of the overcrowded flats 1. (more than 1 person/room)	39,9%
Rate of the overcrowded flats 2. (more than 2 person/room)	13,8%
Rate of the arrears	16,8%
rate of the arrears between public tenants	21,1%
rate of the arrears between owners	12,0%
rate of the households who became victim in previous year (2007)	11,7%

Source: RÉV8

In the mid-nineties a rehabilitation company, the RÉV8 was set up in the district in a joint ownership of the Municipality of District 8 and the Budapest Municipality with the aim to stimulate the rehabilitation and urban development process of the district deprived and/or rundown areas. Gradually RÉV8 became a real urban development company that was able to plan and conduct fully integrated projects including the management of serious social problems beside the physical interventions. RÉV 8 has been developed and conducted several regeneration projects since then – mostly those types of rehabilitations, which result total regeneration with the help of market forces. The first socially sensitive type of rehabilitation project of RÉV 8 is the so called Magdolna Program. This is the first and by now the only one real social rehabilitation programme in Budapest and in Hungary.

The broader aim of the programme is to stop the deprivation cycle in the neighbourhood by enhancing the quality of life and reinforcing the social cohesion in the neighbourhood

The specific objectives are as follows:

- Social objective: to improve the living standard and the capabilities of disadvantaged people
- Economic objective is to decrease unemployment and increase the economic activity in the neighbourhood
- Environmental objective is to improve the living conditions including the improvement of the housing conditions and the quality of public spaces

The socially sensitive regeneration program started in 2005 and so far has been implemented in two phases. The first phase was implemented as a model program of socially sensitive regeneration program targeting a socially and physically deprived area and was supported by

the Rehabilitation Fund of Budapest Municipality. This first phase lasted between 2005 and 2008. The second phase is being implemented in the framework of the urban rehabilitation program of EU financed Regional Operation Program (2009-2010).

In this case study not all the elements of the program are described but those ones are emphasized that target to improve the housing conditions, the capability building of the disadvantaged groups and the restoration of the local community.

A substantial element and at the same time a main precondition of the Magdolna Program was the partnership building with the local community and the local economy. This partnership building included the direct participation of different levels of local communities in planning and implementation process, and building a cooperation network of the local NGOs also stimulating the self-organisation of the local civil society. The active involvement of the local communities in the regeneration programme proved to be a main tool for acquiring the trust and the support of the local people and sustaining the results on the long run. The establishment of a community house that also served as a local office of RÉV8 in the neighbourhood was an important step as it created a space for the community activities and for the permanent presence of the rehabilitation company.

The housing program targeted the improvement of the housing conditions for the neediest households. The interventions concerned those building that were fully owned by the local government (public social housing), as these were the most problematic buildings in the quarter regarding both the physical condition (many small, substandard units) and the social attributes of the households. The housing investments aimed to reach not the full renovation of such buildings as it would be very expensive but to renew the main technical structure of the buildings, to make them more attractive and to improve the living circumstances of the tenants. A very strict condition of the participation in the housing reconstruction program was that the communities of tenants had to take part actively in the intervention both regarding the planning and the implementation process and also that they had to take up responsibilities in the sustaining period as well.

The selection process of the municipally owned building in the housing reconstruction program started with a broad information distribution process: an event was organised in the central square (Mátyás square) of the neighbourhood and also leaflets were given to every concerned households. Then the buildings had to apply voluntarily for the program (it was a simple expression of interest). Then RÉV8 started the negotiation with the tenants' community of a building, through meetings with the tenants. The condition of the involvement of a building was that 50% +1 of the tenant households had to agree on the participation. Another important element was that the tenants had to elect representatives, 3 persons in a building with whom RÉV8 could have direct every day connection. During the negotiations the tenants agreed with RÉV8 on the exact terms of the renovation: the forms and concrete actions that the tenants' community would like to implement and the reconstruction works that would be the task of RÉV8. This agreement was included in a cooperation contract made between the tenants' community and RÉV8, with a schedule of implementation.

The inclusion of tenants in the planning and implementation process had two very positive results: first it generated trust between the two parties (tenants and RÉV8) making more committed the tenants toward the program while also enhancing the personal and microcommunity-level responsibility of the tenants.

The concrete works in which the tenants actively took part consisted of cleaning the basement of the buildings (usually it took several days), the reconstruction and greening of courtyards of the buildings. In these works the majority of the tenants and also the colleagues of RÉV8 participated. Naturally only those works were done by the tenants which did not require professional knowledge. The reconstruction works done by RÉV8 included mostly the change of the main systems of old electricity, waterpipes, gas pipes, strengthening the roof, substructure insulation against water, the reconstruction of the basement creating individual storage places for households etc. In the courtyard of one building cistern was built to make it possible to water the garden in an economic and environment friendly way. Inside the apartments the so called "compensation works" were done in the case of those tenants who participated in the one-year community reconstruction work or of those who were socially disadvantaged. The exact elements of such works were also negotiated with the tenants meeting.

In the first phase 4 municipally owned building were renewed, in the second phase 11 other will be renewed, furthermore 4 condominiums also will get support for renovation. In the second phase the use of EU funds for reconstruction makes the organisational works much more complicated but less efficient, as according to the structure and paste of the EU subsidy

schemes there is no such opportunity to follow a long negotiation process with the tenants and owners as the EU programme is not flexible enough. In an EU tender the municipality should decide – together with the owners and tenants association – what kind of works will be completed in which houses, and this decision can practically not be changed during the process. This fact is a serious disadvantage of the EU programmes, that they can not follow the changing needs of the rehabilitation process.

Innovative education program: One of the most important target groups of the regeneration program were the kids and young people living in the neighbourhood. A part of the interventions targeted the local elementary school that was a totally segregated school, attended almost 100% by Roma children. To make the school more mixed it was united with a secondary school also specialised on public safety issues. The school was turned to a so called “open institution” of the neighbourhood as well serving as community place in the afternoon hours where also adult education program was run.

The school was attended mostly by disadvantaged kids therefore special method of teaching should have been used. Such programs were introduced which made it possible to acquire IT knowledge for students, learning in small groups in alternative way using special art methods to gain the attention of students. The teachers were also trained to learn such new methods of teaching, furthermore several NGOs also hold special lessons. The school building was renewed and as a part of the renewal community rooms including exercise room were built in the basement. The main aim of the education program was to make kids more interested and stimulated in acquiring a higher level education that can found a better labour market position for them as it is a main problem that a considerable part of them do not finish even the elementary school.

Economic/Employment programs should have great importance in the deprived neighbourhood as it was shown above that the high unemployment and inactivity rates are crucial problems of the local active aged people. Furthermore many adults can find work only on the black labour market which often means a very uncertain position with irregular income. Thus the level of income is far insufficient for many households often resulting in the accumulation of arrears with housing expenditures and other kind of debts. The main cause of the disadvantaged labour market position is the very low education level, lot of people do not have even completed elementary school education. This is also true for the young people, which is a very negative tendency. The most disadvantaged group is the Roma people among whom the proportion of undereducated and/or unemployed people is the highest.

In the local school there are programs for adults to complete elementary school. These programs are attended by more and more people especially those without elementary school education, that cannot participate in other training programs. Regarding the organization of the training programs the main aim was to provide such skills to the unemployed with that they can find job on the long run. Therefore a strong cooperation was built up with the local unemployment office and with several training organizations. During the training a mentor helps the participants preventing them from falling out. A job-seeking and life leading counselling also supports local people to find new opportunities with a special emphasis on the women's needs. In the community house there is a permanent job centre as well.

Another part of the efforts to enhance economic activities in the quarter is the support to local entrepreneurs, especially to Roma ones. There are several entrepreneurs in the quarter mainly working in the construction industry but as they do not have sufficient knowledge (they are also often undereducated) they cannot participate in public procurement. In the housing reconstruction programs two Roma entrepreneurs worked who hired a few people who lived in the buildings to be renewed.

The crime prevention part of the programme included several elements. The introduction of the institution of neighbourhood patrols (who walks around the quarter) was an important step to increase trust between local people and police. This program was developed in close cooperation with the local police and a small office was set up in the quarter for the patrols. Their task is to provide permanent police presence and to build out a good relationship with the local people. They were especially trained for this task. Another field of the cooperation that the police give crime prevention lectures to schools, kindergartens, elderly clubs etc.

Finally a very important step of the community development process had been the establishment of the Neighbourhood Council which collects those NGOs and people who live in the quarter or are interested in the life of the quarter and want to take active part in the regeneration process in any form.

In such deprived neighbourhood as the Magdolna quarter it takes long time to achieve real results on social level, to change the social attributes of the local society, for example to increase the level of education and decrease unemployment. Furthermore also external factors have important effects on the level of economic activity of the quarter, for example a recession can increase unemployment despite sufficient programs. Since the launch of the program 4 years has passed, the first phase was completed and recently the second phase has been started.

The regeneration program of Magdolna quarter is a unique program in Hungary as this is the first real social regeneration project, other rehabilitation programs had a gentrification nature. The programme – although it has not finished yet – has some relevant conclusions:

- Firstly an important lesson is that to implement an integrated regeneration program an independent organization must be set up that works on the spot closely with the local people. The organization must have relevant competencies and has to enjoy the full support of the local government. According to the Hungarian experiences local governments usually do not prefer to delegate such tasks to a more or less independent organization but rather they keep it in-house distributing the different related tasks among their departments and institutions. However such organizational scheme is not able to ensure the needed high level cooperation among the relevant stakeholders and the permanent relationship building with the local people and other non-governmental players.
- The other very important lesson is that a main condition of such programs is the active involvement of the local people through intensive partnership building and community development. The Magdolna case gives a good example for the methods how local people can get involved actively in the planning and implementation process. Such methods also help to develop the individual and community responsibility of the affected people. However to achieve real results in this field the involvement process has to be started with activities that concern the direct interest of local people and micro-communities. For this the tenants' involvement in housing renewal program proved to be a good example as the concerned people were more willing to take part in the broader process of the regeneration program after they had been involved actively in the planning and implementation of their own building renewal.
- The presented case also shows that a main emphasis should be laid on the young people. This includes the provision of high quality education and a wide range of additional activities. It is also important to provide adequate space for such activities: the establishment of a community centre can be a good solution.
- The involvement of different other actors especially local and relevant external NGOs can contribute to the success of the program substantially as they can draw in additional resources and provide a wider range of activities in the program.
- Finally we should emphasize, that this type of rehabilitation has two unfavourable conditions: the programme can not finish after some years, in most cases it takes decades to reach sustainable results (if the programme may end up at all), and also this type of rehabilitation costs huge amount of public money and has very few market return – however there are returns on the scale of the society as such.

2.4. Rehabilitation of city centres with the purpose of preserving historical centres while using their market potential

This chapter contains two case studies on two different scale Hungarian cities. The two cities (Szeged and Kőszeg) differing in their size and importance have very different market potential and that is why very different strategy of rehabilitation.

1.5 Bigger cities with regional importance

Szeged is a city with approximately 167 000 inhabitants and located in the southern part of Hungary by the river Danube. The city is the centre of the South-Great Plain Region, with real attributes of a regional centre: multidisciplinary type of university with significant research capacity, regional heads of public administration, growing industrial and service capacity, motorway next to the city heading to the southern border of Hungary.

The city has a nicely structured city centre that was created after the floods in the second half of the 19th century. In the 60s and 70s the outlook of these emblematic buildings were simplified - the decorations were demolished - the functions of the inner city were limited: huge parking lots, substantial car traffic going through the inner city. (Novák, 2008)

In spite of the loss of architectural and functional values, the inner part of Szeged has always been a prestigious area of the city – opposite to a lot of city and district centres, where a serious slumming process could have been experienced in the 70s and 80s as a result of the crowding out effect of the construction of new housing estates. In Szeged the inner city could turn to the 90s with a relatively favourable composition of residents. (Egedy, 2006)

During the nineties rehabilitation and construction process has slowed down all over Hungary as a result of the transformation of the economy – which resulted serious fallback in GDP – and the fact that methods of housing finance were not developed yet and there were practically no affordable loans available for housing purchase or construction. In spite of these negative tendencies the rehabilitation of Szeged inner city has started in 1998, and the first phase was accomplished by 2003. (Using about 22 million Euros public money for this purpose.) The municipality has created a working group of rehabilitation - led by the chief architect – that developed the rehabilitation spatial plan of the inner city area (2000), and the municipality created a decree on the protection of the architectural values of the area. (Novák, 2008)

A very important advantage of the inner city must be emphasized here, which is the high rate of municipal ownership in the buildings of the inner city. In most cases all over Hungary the residential units were privatized into the sitting tenants in the 90s, but Szeged – and some other cities and districts of Budapest – decided to create a special rehabilitation area in the inner cities which made them eligible not to privatise the housing stock. The municipality of Szeged renovated a lot of municipal flats in the inner city, which resulted higher rents but opposite to the gentrification process in District 9 of Budapest it did not result the crowding out of lot of tenants as the composition of the tenants was more favourable, and they were more capable to pay higher rents. The private sector took its actions in parallel with the public sector. In the first phase of the rehabilitation 16 publicly owned buildings were renewed and 2 privately owned buildings were renovated as well. The municipality started to renovate the public spaces of the inner city as well (in 2000) and made them pedestrian streets. (Novák, 2008) By means of the structured rehabilitation which covered practically all buildings a “critical mass” of rehabilitation could take place which resulted immediately the reaction of the private sector: more and more restaurants, cafeterias, shops appeared in the city centre making it liveable. The vitality of the city centre can be explained by another factor: Szeged has a university of regional importance and some buildings of the university can be found in the downtown – although there were plans to relocate them – and the students fill the downtown area during the weekdays.

As it was mentioned the rehabilitation of the city centre was based into a carefully planned rehabilitation spatial plan and schedule: that is why the whole process was under public control and after the first steps financed from municipal resources the next phases financed from EU funds were prepared. In 2003 the city gained resources from the Phare programme (for the renovation of the emblematic water tower in the downtown and the surrounding area with infrastructure, parks and bicycle roads). Following that period the city is just implementing the third phase which is the continuation of the pedestrian street and the reconstruction of the market square with the construction of a new market hall with the cooperation of the tenants. (The cost of this phase is about 12 million Euros.)

The rehabilitation process in Szeged is very spectacular and can be considered quite successful. The success of it may be explained by the following factors:

- The detailed plans of the public sphere which made the whole process authentic from the beginning and made it trustworthy from the investors' point of view.
- The capital of the municipality that was put into the rehabilitation process in the first phase in order to create a "critical mass" for the following steps
- The approach of the municipality that wanted to preserve the architectural value rather than destroy it, and by this mean it laid down the theoretical basis for the whole process
- The favourable composition of the tenants in the downtown area that made them real partners in the renovation process

1.6 Smaller cities with micro-regional importance

The case of Kőszeg represents here the smaller scale cities with special historical inheritance. Kőszeg is a small town with only 12.000 inhabitants situated on the western part of the country, by the feet of the Alps, close to the Austrian border. Due to the beautiful environment and the historical values of the city centre it rates a popular touristic target.

In the medieval ages the town is an important handicraft centre, strategic place. From the 18th century the town became a significant administration and education centre. During the 19th the development slowed down, the main traffic roads avoided Kőszeg. The citizens tried to counterbalance the economical decline by establishing new educational and military institutions. After World War I the surrounding villages, the main markets of the town were annexed to Austria, but its educational role is still important. The border closure and its border-land position separated the city not only from the Austria but also from the inner parts of Hungary. Tourism started to emerge in the 1970s but because of the difficulties of accessibility the boom only arrived after the fall of the Iron Curtain in 1989.

This city has extraordinary valuable historical centre, with buildings built between the XIII-XIX centuries. In the socialist era as in all over Hungary the emphasis of urban development was put on the construction of new housing estates in order to ease the critical housing shortage. This type of construction had an effect on the historical centre as well, as in the eighties some buildings besides the historical city core were demolished and new blocks were constructed.

In the nineties the city of Kőszeg concentrated on the construction and renovation of the basic infrastructure – sewer, gas, IT. Small scale projects – like the renovation of building facades and public gardens – have been realized in the historical centre. At the same time these developments did not affect significantly the economy, the number of guest nights spent in the town haven't raised.

Also a rehabilitation fund was founded by the local government to subsidize the renovation of the facades of historical monuments.

In the 2000s a substantial change can be experienced: firstly a new and generous housing subsidy system was developed which accelerated the housing finance sector and resulted a serious booming in the housing (and other types of) construction sector. Secondly from 2003 new subsidy schemes were introduced financed by the European Union (so called Phare, pre-accession fund). This programme was the first to finance complex urban rehabilitation projects, and Kőszeg could attain about 1 500 000 Euros to renovate its main square and make it a touristic attraction. The project included the reduction of road capacity; the construction of new, well- equipped pedestrian areas; and also the renovation of old public utilities. The renewed square became a popular place for tourists and inhabitants. As a result of the project several restaurants and shops have opened, also some building facades have been renovated.

After the Phare project the city decided to continue on the rehabilitation process and the further renovation of the historical city centre. The city was able to gain appr. 2 000 000 Euros from the Regional Operational Programme, and has just started to accomplish the renovation of the square next to the main one in order to enlarge the publicly used area of the downtown.

The emblematic object of Kőszeg, the Jurisics castle – located at the heart of the inner city - is also about to be renovated by means of EU funds.

Beside the above mentioned projects the local government is preparing for other developments, like the modernization of the infrastructure of the castle theater; the renovation of the traffic road network around the city centre; the transformation of the parking system; development of green areas; renewal of the marketplace, etc.

As a summary we can characterise the concept of Kőszeg with the following statements:

- Kőszeg is a smaller city with no substantial industrial activities. As in the Hungarian system of decentralisation the major income of the cities comes from the tax on economic activities Kőszeg has a drawback by not being able to accumulate enough resources to finance urban development.
- The inner city of Kőszeg contains extraordinary valuable residential buildings where mostly social rental flats are located. These flats are owned by the city. These buildings are in very bad shape but the city does not have the resources to carry out renovation with special regard to the high requirements of historical preservation. The city should relocate the tenants into less valuable neighbourhoods but the municipality does not have resources for buying apartments for the tenants. The inner city of Kőszeg does not have the market potential yet to sell the municipal flats on that price which would cover the costs of relocation.
- Even the process of gentrification is very limited yet in the inner city of Kőszeg. As the price of renovation of residential buildings in the city centre is very high because of the high standards of conservation requirements the middle, or upper middle class of the city does not have enough reserves to finance it.
- That is why the strategy of the city is to upgrade the public spaces and public buildings in the centre by means of EU funds and create a vital and touristically interesting place. This upgrading process may result higher real estate prices that may take renovation process more profitable and interesting for the market in the future.
- The city by now did not cooperate closely with the market sector. The municipality concentrated on the publicly owned pieces of real estates and currently waiting for the market to react. There were no complex strategies on the development of the inner city area which would directly evaluate the market potential of the area and which would involve directly private investors with the purpose of developing a risk sharing PPP approach.

2.5. Horizontal rehabilitation measures in case they result area affects

As it was emphasized in chapter 1 there is a renovation subsidy programme for residential buildings built by industrialised technology since 2001. In the first years this programme was not considered to be successful as very few buildings took part in the tendering process. We may consider, that that time the system was in its initial phase and it took some years for the actors to get used to the system. From 2005 the process has accelerated and annually about 20-50 million Euros were spent on it (from the state budget, the municipalities and the owners of condominiums contributed with practically the same amount). The banks developed special conditions to finance the own share of the condominiums/cooperatives, the owners of the buildings became more and more eager to cooperate – seeing the results on other buildings ... - and the municipalities developed their decrees and subsidy schemes to co-finance renovation activities. As a result more and more buildings went through any kind of energy efficient renovation (using about 2000 Euros/unit investment on average). By now the process reached about 20-25% of the housing stock built by industrialised technology. Astonishingly not the wealthiest municipalities and wealthiest regions of Hungary could reach the best results, the highest shares, but different cities throughout the country. Budapest, the wealthiest region in

Hungary has probably the worst position in this “competition”. This fact shows, that the success of this programme depends more on the organisational capacity of the local municipalities rather than the budget position of them. However it is also has to be mentioned that a lot of local municipalities took huge amount of loans in order to finance their share in the subsidy system as they considered the renovation of mostly panel buildings to be a political goal. The high debt level of such municipalities could hamper the further local support of renewal thus the process may slow down as without the contribution of the municipalities the owners of the condominiums have to cover the two-third of the costs.

In some cases the concentration of renewed residential buildings may have reached a certain level, and the area itself may look to be renovated nowadays. Some additional investments may strengthen this image: there is a must to renew playgrounds step by step in order to meet the EU standards. This resulted the renovation of lot of playgrounds which reshaped the outlook of the housing estates. Also some public institutions (schools, kindergartens etc) were renovated adding more modern buildings to the picture.

In some special cases municipalities decided to implement area based rehabilitation programmes in some housing estates using EU funds of the era of 2004-2006 in order to contribute to the renovation process of the residential buildings. By means of EU funds for public spaces and public institutions some housing estates had the chance to be upgraded (P.e. in Nyíregyháza).

Currently the area based rehabilitation programme of socially run down housing estates financed by EU funds is prepared for the favour of such estates where the renovation of individual residential buildings is not intense. The reason behind is that the estates with lowest status where the organisational and financial capacity is weak could not take part intensively in the national renovation subsidy programme and the EU subsidies (under the title of ‘social rehabilitation’) would like to target to these most disadvantaged areas. In exchange the EU programme contains also housing elements, and represents an area based integrated approach by targeting to the most needed areas and subsidizing several types of interventions.

3. Actual questions and debates concerning rehabilitation in Hungary

In addition to the problems of the legal framework that were emphasized in chapter 1, the problems and questions mentioned below can be described in details related to the implementation of area based rehabilitation programs in Hungary.

3.1. The object of rehabilitation: place versus people

In most cases municipalities and local residents experience run down physical and/or social environment and recognise the strong need for rehabilitation. The question is what focus this rehabilitation process should have. Most people think that rehabilitation by definition means redesigning the already existing urban texture and making it nicer, more functional, safer and less dilapidated. But the “small problem” is, that families are living in these run down urban environments. City contains not only bricks and mortar, but structures, functions and people. When urban experts – mostly architects – prepare regeneration plans they usually think of the areas as empty plots of potential developments, but this is never the case.

In all regeneration measures several factors - built environment, urban functions, residents - should be taken into consideration, but the focus can be different according to the potential of the action area and according to the political willingness of the decision makers. According to our understanding basically two types of regeneration can be distinguished:

- When a place has the market potential to be restructured (or renovated) totally, as the new value in the real estate market can be sold, so the investment in the long run has a return both for the private and the public sphere. In this case the emphasis is more on the built environment and the role of the public sphere is to generate private investments and alleviate the negative social affects of rehabilitation (Instead of crowding out totally the low status residents - by which the problem of deprivation is not eliminated only its target area changes – keeping some of them in place and replacing others in an integrated environment of the city).
- When a place do not have the proper market potential, or it would take too much money to create it, than it seems more realistic to implement social types of measures (besides the renovation of the built environment) in order to upgrade the social potential of the residents. This more socially sensitive approach may require the relocation of certain households to reduce the concentration of low status inhabitants, but the focus is on the “upgrading” of the current residents and their living conditions.
- The preservation of urban architectural and cultural values is a horizontal approach that can appear in both types of rehabilitation. However on larger scale and spatially more concentrated this requirement appear in areas near to the city centre and thus such areas usually have higher market potential. Nevertheless the important factor of preservation – beside the sufficient regulatory and strategic framework - is to create the incentive tools for the private actors (residents and investors) which decrease the financial burden of the preservation and make the actors interested in rehabilitation.
- In practice there is a third type of rehabilitation, which should not depend on the market potential of the area: when the social and physical degradation of an area is below a certain standard, and the whole area should be demolished, and the inhabitants should be relocated in order to diminish the ghetto itself. This process is usually taken place when the area has a market potential and the total replacement of a ghetto area is financed by a private developer. There are serious tasks of the public sector even in case the process is driven by market forces. The public sphere should secure that the relocation of the inhabitants and their integration takes place properly.

Policy makers and experts should decide at first what major type of rehabilitation has the most potential in a certain area and what the public sphere should do to provide the socially needed balance.

3.2. The question of integrated urban planning

Rehabilitation in many cases is not part of an integrated urban planning procedure neither on city level nor on action area level.

Cities detect certain rehabilitation needs, but do not think about it as an action having effects on the whole city or even on the urban area. However it is obvious that rehabilitation measures have serious effects on the city's transportation system, city's financial capacity, the sectoral policies, the mobility of the inhabitants, so factors that links outside the action areas. These effects are barely examined during planning or even recognised.

Moreover the rehabilitation measures in the action areas themselves are not integrated enough. The fact that rehabilitation in an action area means a complex use of sectoral actions in one definite area is not recognised enough. Rehabilitation in most cases means the renovation of public spaces or in some cases renovation of public buildings, or reconstruction of new housing in the area. "Rehabilitation" of people, rehabilitation of the urban functions, rehabilitation of the local economy is rarely taken into consideration and thus the related sectoral policies are not included in the rehabilitation strategies either.

From 2008 there is an obligation for cities over a certain size (which size differs region by region) to prepare an Integrated Urban Development Plan in case the city would like to get EU funds for urban rehabilitation. From the end of 2009 to elaborate such plans is a legal obligation of all cities, towns regardless their size. This Integrated Urban Development Plan (which detailed content is in the appendix) tries to cover the whole city with all of its development needs and tries to put the rehabilitation area into a wider context.

3.3. The problems of social participation and democracy

In Central-Eastern Europe there is no developed culture of social participation, the civil sphere is weak. It means that the decision makers have no real partners to negotiate with in connection with a regeneration process and it also means that most of the municipalities do not take public negotiation seriously. The culture rooted in the socialist era and also the Monarchy before resulted in a central type of decision making process, where those make the decisions that provide the framework and the funds. This is basically the local municipalities, the state and the developers.

The lack of proper cooperation between the decision makers and the users of the place results improper solutions as a result of the renovation process. The users – inhabitants, local entrepreneurs – do not take care as much for the new environment as they would do if they were involved in planning the rehabilitation process, and the results can easily be ruined. Furthermore this way their (financial and human) resources cannot be involved in the implementation. Thus they do not feel the results to be theirs. By this mean the energy that comes from the local people and the planners does not add up, rather eliminates each other.

3.4. The role of private funds

The practice concerning the use of private funds in the rehabilitation process has two main extremes, and the balance between them is quite uncertain:

- The rehabilitation driven by mostly market forces, and architectural or social values are sacrificed
- The rehabilitation focusing on public spaces and public institutions, practically ignoring private funds

The first version is mostly used in those areas where rehabilitation process started in the 90s, 2000s, with the use of mostly private funds, as there was (still is) a scarce of public resources. This type of rehabilitation restructures whole areas trying to demolish as much as possible in order to get property for investment. Unfortunately this approach can be observed also in areas, where serious architectural values can be found. (See in case 2.1)

The second variation is applied mainly in projects financed by EU funds. As municipalities prepare the tendering documentations they are able to plan till the barriers of their property. They do not think of rehabilitation or regeneration as a complex method, rather to reduce their maintenance defaults so as to renovate public spaces and public schools, offices etc. As EU funds are grants, they are not forced to prepare business plans with the careful calculation of the possible turnover on the project, as no one requires any kind of turnover. This will be a major issue after 2013 when the non-refundable resources for rehabilitation will reduce or even disappear in some regions of Hungary.

The healthy balance between the share and role of public and private actors (PPP) is very difficult to find all over Europe. However there are some extra barriers in Hungary that worth emphasizing:

- Decisions that would require pure expertise are overlapped with political motives. The calculations and decisions in connection with a PPP project are always uncertain to a certain extent as there are no objective measurement procedures for example to calculate the value of a piece of land or the future value of a PPP project. There are politicians who abuse this situation and “put their extra profits” in the projects – some of them are even arrested because of it. Because of this mistrust rooted on corruption members of political parties in the local assemblies are looking to each other suspiciously, not allowing any flexibility for the negotiations with the private investors. This suspicion paralyzes the bargaining processes with the private sphere, and leads to the restriction of possible actions.
- The actors on the public and on the private side are not equal. In the public sphere mostly underpaid civil servants with low motivation have to develop the same level of knowledge and arguments not only on the public sphere but on the market opportunities as the employees on the private side with high salaries and marketable knowledge. The public sector in Hungary is not an equal partner to developers and investors yet.

3.5. Lack of proper tools

The problems of the legal backgrounds are emphasized in chapter 1, but in addition we must highlight some more barriers that are built in the Hungarian structure, and may impede the process of rehabilitation:

- There is a serious shortage of public housing (around 4-5% in urban areas), which means that both the coordinated renovation of housing and both the relocation of residents is nearly impossible in relevant scale. That is why substantial regeneration measures happen only in areas where residential use is low or where housing privatisation did not take place in high scale as the local municipality stopped the process in time (like in District 9, Budapest).
- If the area for rehabilitation is not a residential but an industrial area than the problem of multi-ownership is also typical. As the former socialist firms were privatised mostly in small parts, their territories were also divided into pieces, and currently several owners should cooperate in order to revitalise the former industrial sites. In many cases these sites are dilapidated because of the lack of cooperation of the owners.
- In Budapest there is a two level municipal system, which means that the 23 districts have equal – or even more - rights than the Municipality of Budapest. Each district prepares their own small scale rehabilitation measures and Budapest Municipality has basically no rights to influence the results and alleviate the affects appearing in Budapest scale.

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4. Appendix: the structure of the Integrated Urban Development Strategy

As it was emphasized in the current document some times, Integrated Urban Development Plan (or Strategy) was compulsory to prepare for bigger cities (mostly over 15.000 inhabitants) if they wanted to get EU funds from the Regional Operational Programmes for urban rehabilitation purposes. By now more than 200 IUDSs had been prepared. All of the IUDSs were worked out according to a template that was developed by the Ministry for National Development and Economy.

There were (and still are) several debates on whether such strict template of an urban development plan should be described in national level, or whether the cities should get much more independency in developing their strategic plans. However the Hungarian reality shows, that despite the strict template and the serious evaluation system, the cities still try to avoid meeting the requirements and reaching relevant conclusions in their plans to introduce what they really would like to implement in middle-term. As most of the development decisions in the cities are taken according to political – and other – intentions, it is not in the interest of the decision makers to develop transparent plans and involve the civil society and the residents. Most of the Hungarian cities are not yet prepared to work out such plans but the national level requirements may fasten this preparation phase.

4.1. Approach and meaning of the IUDS⁴⁷

The integrated urban development strategy is a medium-term, implementation-oriented planning document with a strategic approach, which defines the medium-term urban development activities of cities. The integrated urban development strategy is elaborated by an area-based approach that integrates thematic aspects. It coordinates the different policy approaches (e.g. economy development, environmental development, transport development, implementation of social goals, etc.) on a territorial basis, gathers and compares the goals and requirements of the stakeholder partners (business sector, private sector, players of the public sector and the population), besides the decisive and decision-making role of the local municipality in urban development. A further element of the integrated approach is that it manages the development aims, their method of financing and the method of implementing and maintaining them, in its system of correlations.

The integrated urban development strategy is an efficient tool for each city for the coordination and optimisation of its developments. Sustainable urban rehabilitation planning does not depend on the size of the city. It has been proven even during the first period related to the 2007-2008 ROP funding, that the preparation of the integrated urban development strategy supplies important information that are not available in other documents for the financiers disposing over external, public-purpose funds for urban development activities. From the action plan period starting from 2009 the preparation of the IUDS is also a requirement or recommended for each city applying for central financing funds, irrespective of the size of the city. The integrated urban development strategy is a document with a medium-term time scope (7-8 years). Reasonably, aligning to the planning and programming cycle of the Structural Funds, the IUDS includes the objectives of the city and its districts to be achieved until 2015, the envisaged projects, and the funds intended to be mobilised in the interest of achieving them. An essential element of the IUDS is that, besides the determination of development objectives and orientations based on a status assessment, it also comprises an implementation element, in the framework of which it provides the most accurate estimate possible, by taking the opportunities into consideration, of funds that can be used for urban development purposes and their possible origin. It is why a regular annual review of the integrated urban development strategy is necessary – as well as, an in addition to that a revision in every 3-5 years, the updating of its contents, its adjustment to the eventually changed external conditions and the designation of further development areas by building on the implemented developments in the action area. So that the integrated urban development strategy can be applied in a legitimate

⁴⁷ The text about the compulsory content of the IUDS is from the official interpretation of the Urban Development Manual (Ministry for National Development and Economy, March 2009)

way, it is necessary that it is discussed and approved by a resolution of the body of representatives of the municipality. Thus the strategy primarily formulates the planned directions and objectives of the interventions for the local government of the city that can be managed and influenced by it. Nevertheless, besides the above function, another important role of the strategy is the maintenance of the support of the partners interested in its implementation – that have been involved in the planning process –, for the purpose of orienting the activities of the private and civil sector. Those external players will become also stakeholders in the strategy who wish to provide funds for the development of the city: in our country this role is exclusively fulfilled by the central government, through its institutions responsible for the implementation of its policies. An urban development strategy elaborated in a way and with an information content specified in this manual satisfies the requirements of the central government in relation to the strategy, and in addition to that, the strategy will serve – in the intention of the editor of the manual – as a useful tool for making the development work of the municipality more efficient.

4.2. Content-related elements of the IUDS

Chapters with a city-level scope:

I.7 The role of the city in the settlement network

This chapter should provide a brief, comprehensive survey focusing on the essential elements from the city's point of view, about the city's role in the settlement network, with the following contents:

- Presentation of the urban neighbourhood of the town or city
- The role of the town or city in the division of labour within the region

I.8 City-level status assessment

The basis of the assessment is the true situation of the town or city, an analysis based on factual data, and the basis of comparison are the long-term objectives, intentions and values defined in the vision of the town or city. When elaborating it, it is recommended to present the spatial differences, to outline problems or opportunities inherent in it, in a way connected to the thematic partial areas. In addition to spatial differences, it is also important that by using chronological data the processes of change in the city's social and economic situation and the main trends in the evolution of the processes can be identified. The utilisation of the structure below is recommended:

- Spatial structure of the city
- Economy
- Society
- Environment of the settlement
- Public services
- Experiences gained in respect of the developments of the previous period

Summary: The summary should reflect the integrated approach, i.e. it should reveal the correlations existing between the individual findings of the detailed thematic analysis, and e.g. it should identify the processes that strengthen or hamper each other, the major causal liens and should include concisely formulated conclusions that serve as a starting point for the strategy.

Chapters with an urban quarter-level scope:

I.9 Analysis of urban quarters

The urban quarters cover the inner area of the city without gaps or overlaps.

The essence of the urban quarter analysis is that

- It highlights the elements essential from the point of view of the urban quarter in question, in a way related to the findings of the city-level status assessment
- It presents the main strengths and weaknesses of the urban quarter in question (and thus it forms the basis for the area-level strategy)

The IUDS covers the whole city, makes findings in respect of each urban quarter and highlights those urban quarters that are of special importance in the medium term that will constitute key areas of concentrated urban development activities. The analysis takes as a starting point the analysis of the alignment of urban functions fulfilled by the urban quarter in question with the vision of the city as a whole and identifies the development needs that are necessary in the urban quarter for improving this alignment – and for approximating it to the vision. Thus the analysis lays the foundation for the need for strengthening or eventually extending certain functions of the urban quarter and supports the need for a marked change or rehabilitation of the urban quarter affecting its main functions. It is recommended to summarize the state and condition of the individual urban quarters in the framework of a concise urban quarter-level “SWOT” analysis. The municipality will designate the later development action areas on the basis of the status assessment of the identified urban quarters.

I.10 Status assessment of segregated areas or areas threatened by segregation (area-based and sector-based status assessment)

The purpose of the anti-segregation status assessment is to reveal that in which urban quarter(s) or unit(s) smaller than an urban quarter are such areas that concentrate the disadvantaged population in significant numbers. The status assessment should be elaborated in a “development-oriented approach” – so that it lays the foundations for development interventions (area- and sector-based) necessary for changing the situation.

4.3.Strategy

I.11 The vision of the city

The recommended planning methodology of the IUDS defines the strategy to be followed by the city as a path to achieving the vision. So that the methodology can be followed it is a precondition that the city should have – as a starting point for the IUDS – a long-term vision. The vision determines the targeted state and condition of the city – the city being interpreted together with its environment with which it is in functional relationship – to be achieved in the long term (in 15-20 years' time).

In general it is the city's spatial development concept that includes the vision set for the long term or its elements. However, a review in merits of the vision of the spatial development concept is necessary in relation to the elaboration of the IUDS.

I.12 Development objectives for the city and urban quarters

Setting of the objectives, correlations of the objectives

The objectives of the IUDS should be in harmony with the city's vision. It is necessary to demonstrate how the major development objectives formulated in the IUDS help the shift towards the vision and what the main considerations that have led to the setting of the objectives of the IUDS are. The concrete objectives formulated in the IUDS are of thematic nature (e.g. of sectoral nature) and concern the level of the city on the one hand, but on the other hand they bear a spatial nature and are determined at the level of urban quarters. The time scope for achieving the concrete objectives is 7-8 years.

I.13 Interventions – designation of action areas

In this sub-chapter the city demonstrates that the development of which concrete delimited action areas serve the strategic developmental objectives of the city. It is worth designating and presenting in outlines each action area in respect of which the city is planning significant interventions in the medium term.

The preparation of a cost estimate is recommended by action areas with logics complying with the contents of the methodology for the action area plan but obviously in conformity with the depth and accuracy of the available information. The estimation of funds necessary by action area is recommended to be presented in the following breakdown: The municipality's own resources

- from the sale of properties (within the action area or outside it but from the aspect of the financial plan in a way associated with the urban development action)
- the municipality's budgetary contribution
- to the debit of market-based credit borrowing or by the issue of bonds
- External funds coming from the public sector
 - non-refundable grants and subsidies
 - repayable assistance
 - preferential development credits

Other private funds When elaborating the strategy it is expedient to strive so that urban development-related expenses and receipts of the designated action areas preferably come close to the equilibrium. This is one of the factors of the long-term financial sustainability of urban developmental activities – during a period going beyond the actual time-scope of the IUDS.

I.14 Sustainability aspects

Programme of sustainable environmental development In this chapter, the expectable environmental impacts of the developments envisaged at city-district-, action area- or sectoral level should be explored on the one hand, by taking the principles and objectives of the National Strategy of Sustainable Development and of the National Climate Change Strategy into consideration, and, on the other hand, the endeavours should be demonstrated that ensure that the implementation of the strategy does not trigger such processes that would result in a significant deterioration of the state of the environment, either in the short term or in the long run.

I.15 Anti-segregation programme

The purpose of the anti-segregation programme is to present the series of measures to be taken in relation to the alleviation of the isolation of those living as a segregate or in an area identified as one threatened by segregation and to ensuring their social integration. (See the topics related to the anti-segregation programme in detail in 7. Chapter 7.)

I.16 External and internal correlations of the strategy

Main external correlations of the strategy

- Adjustment to and alignment with the local development concept and the spatial plan
- Alignment with the sectoral and thematic strategies of the Municipality
- Harmony with the objectives formulated in the Economic Programme of the Municipality
- Harmony with the Environment Protection Programme of the Settlement and with other environmental protection plans
- Spatial development plan documents (strategies and concepts)

Main internal correlations of the strategy

- Logical correlations of the objectives
- Feasibility of the strategy
- Mutual impacts of the activities envisaged to be carried out in the interest of achieving the objectives, on each other

I.17 Major risks in implementing the strategy

It is important that the IUDS should contain the risks identified at the level of the strategy, i.e. those events and happenings whose eventual occurrence could jeopardise the achievement of the strategy's objectives. The risks that jeopardise the implementation of the individual concrete interventions and projects should be included in the action area plans.

4.4. Implementation tools

I.18 Municipal activities of non-investment nature serving the achievement of the objectives

This chapter summarises those activities carried out by the municipality that help and support the achievement of the development objectives. Such activities may be, for example:

- Regulatory activities
- “Bargaining and reaching a compromise over the plans” (Local Development Agreement/Contract)
- City marketing-purpose activities (e.g. elaboration of the marketing strategy, marketing communication), involvement of private investors in the interest of establishing possible and mutually fruitful partnership cooperation and in order that the degree of exploitation of the facilities can be increased, the development achievements become more commonly known and the programmes envisaged by the city have as much attractive force as possible.
- Granting of local tax advantages and allowances on construction duties in certain cases in the interest of mobilising private capital.

I.19 Organisational requirements related to the implementation of the integrated strategy

The implementation of the integrated strategy requires such an organisational operation from the cities that ensures, on the one hand, the continuous maintenance of the entire strategy and the feedback of the results achieved into the strategy planning process („strategic management”), on the other hand, that ensures a professional-level and efficient implementation of the action area-based developments designated by the strategy („operational management”). The feedback of results is carried out on the basis of data gained from the follow-up („monitoring”) of the programme. Major tasks of strategic management:

- Continuous follow-up and evaluation of the implementation of the IUDS. Within that follow-up of the implementation of the decided developments, evaluation of their expected results and impacts, monitoring of the achievement of the objectives set by the IUDS.

- Follow-up of the changes in the socio-economic and regulatory environment of urban development, analysis and evaluation of the impacts of changes in the external system of conditions on the strategic objectives and tools.
- Exploration of the needs and opportunities of the city's society and economy, integration of their modifications into the system of objectives and tools of the IUDS.

Taking the following factors into consideration is recommended in the management of the IUDS as a strategy: A clear separation of the tasks of strategic and operational management is of fundamental importance in the interest of making scopes of responsibility unequivocal. The management of the strategy requires that the opinion of those affected by it is known. In most of the cases it means a continuation of partnership cooperation established in the course of the elaboration of the IUDS, but of course the involvement of new partners is not excluded, either. Based on the aforesaid, the strategy management organisation cannot be separated from the organisational system of the city's municipality. In the case of many cities, the tasks require a close cooperation between the professional staff of the municipality's office. 24

It is expedient to institutionalise the fora for the manifestation of partnership. It is worth considering the establishment of a formal „IUDS partnership forum” in the city and operating it by the municipal office where the civil society organisations and entrepreneurial groups interested in the strategy can also express their opinions. The forum will assist the city management in taking strategic decisions, therefore it is recommended for it to hold a session at least once – or twice – a year, at which it can review the IUDS as a whole and the implementation of the key developments.

I.20 Mechanisms for inter-settlement coordination

The purpose of the Chapter is to outline the coordination mechanisms going on in a territorial framework complying with the role the city fulfils in the region (e.g. centre of a micro-region, regional or area-level functions), whose operation ensures that the strategic development orientations of the city and the major interventions adjusted to them are in line with the strategies and projects of the major players of its environment (the state, other municipalities, significant economic players).

I.21 Elaboration of the real estate management concept

The municipality defines, in a real estate management concept to be adjusted to its asset management concept – or eventually to be elaborated as part of it – how it intends to utilise its real estate property located in the action areas in the interest of implementing the developments, that is how much is the real property that can be sold and put in the service of the development objectives and which are the real estates that the municipality intends to keep in the ownership and management of the local government. The concept should be in harmony with the objectives of the IUDS and should be adjusted to its system of implementation tools.

4.5. Partnership

The purpose of this Chapter is to determine and to show in what ways the following fundamental requirements related to social participation on the one hand, and to the coordination of policies on the other hand, are satisfied:

- City-level elaboration of the contents of the different policies constituting the contents of the IUDS, that is concertation of the situation and objectives related to the sectoral and thematic development directions with the local players of the sector, the partners directly concerned by the sectoral or thematic objectives
- Area-based coordination of thematic objectives, establishment of spatial objectives: concertation and coordination of the problems and objectives affecting the city as a

- whole or its urban quarters, and proposals for solving them with the concerned population, enterprises, civil society organisations and other decisive players
- Identification of stakeholders that can be involved in the implementation of the strategy, assessment of their cooperation and implementation capacities and abilities, preparation of their involvement in the implementation
 - Getting to know the opinion of the stakeholders concerned by the envisaged developments, integrating their ideas and proposals in order to improve the acceptance and impacts of the interventions
 - Institutionalised framework and applied instruments for building partnership and fora for dialogue with the partners,

The scope of “decisive players” concerned by partnership is wide, the most important of them are:

- It is recommended to establish the framework for a “structured dialogue” with civil society organisations (e.g. structured on the basis of their scope of activities or objectives), in many cases it is reasonable to couple the involvement of civil society organisations with training and preparatory elements
- Besides civil society organisations, it is expedient to extend the partnership to involving local enterprises (small and larger companies alike, usually in different groups that are adjusted to the local specificities) and institutions of adult training or local institutions of higher education and cultural life.

As part of the partnership, it is important to ensure an open and public nature of the development documents (IUDS and the action area plan) as well as the transparency of the planning process.

4.6. Follow-up (“monitoring”) of the results of the IUDS and regular review and updating of the IUDS

So that the implementation of the IUDS can be followed with attention, it is necessary to assign quantified indicators to the system of objectives. It is recommended to assign one or two „effect-type” indicators to the „comprehensive objective”, one „effect-type” indicator and 2-3 „outcome-type” indicators to the individual thematic and city-district-level objectives by objective. The setting of concrete objectives of output nature with a relative accuracy – i. e. the determination of the targeted value of the indicator – is only possible in knowledge of the funds available for the implementation of the IUDS. It is reasonable to carry out a review of the IUDS year by year, in a way connected to the annual evaluation of the individual action area developments. During the review the values of the „output-type” and „outcome-type” indicators of the development are determined and based on them the extent of progress towards the implementation of the objectives is assessed. The annual review serves exclusively the purpose of making minor adjustments. The adjustments, including the causes and considerations triggering them have to be recorded and made public.

A more detailed review and updating affecting the status assessment, the strategic objectives and the interventions is required every 3-5 year – if no material change happens in the external environment. At such occasions it is expedient to take the values of the “effect-type” indicators of the IUDS into account and to evaluate the results achieved based on them.

ITALY

Strumenti e politiche per la riqualificazione urbana in Italia

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1. La riqualificazione della città costruita, da tema culturale a politica urbana

In Italia il dibattito e gli strumenti per la riqualificazione urbana datano da alcuni decenni, anche se dagli anni '90 con i "programmi complessi" si è fatto strada un orientamento legato più agli aspetti economici e di urbanistica operativa che a quelli culturali, che avevano caratterizzato i due decenni precedenti.

Nel 1964 la Carta del restauro di Venezia afferma che "La nozione di monumento storico comprende tanto la creazione architettonica isolata quanto l'ambiente urbano o paesistico che costituisca la testimonianza di una civiltà particolare, di un'evoluzione significativa o di un avvenimento storico", estendendo gli obiettivi della salvaguardia dal *monumento* al *documento*. Negli anni '70 la "lezione bolognese" del piano per il recupero del centro storico di Pier Luigi Cervellati (tecnico e assessore, nella migliore tradizione della "amministrazione dell'urbanistica" di Bologna) consente di anticipare in via sperimentale l'unitarietà tra salvaguardia del contesto fisico e riqualificazione sociale.

Nei due decenni tra la metà dei '60 e la metà degli '80 si elaborano piani d'autore per i centri storici, zone che soffrono per il degrado fisico e sociale e si mettono a punto metodologie di analisi della città costruita finalizzate ad interventi di recupero, prevalentemente fisico, dell'esistente.

La rilevanza del tema è sottolineata dalla introduzione nella legislazione urbanistica nazionale di un nuovo tipo di piano attuativo del piano generale. Si tratta delle *zone* e dei *piani di recupero* (legge 457/1978), di iniziativa sia pubblica che privata. Un altro provvedimento che tende ad incentivare il recupero edilizio è l'introduzione della *concessione non onerosa* per questa tipologia di intervento (legge 10/1977). Per tutto questo periodo la questione del recupero edilizio è affrontata all'interno dei piani generali e dei piani per i centri storici, con strumenti normativi attuativi del piano generale. Il recupero del patrimonio residenziale è inserito nell'ambito dei temi della salvaguardia dei tessuti storici o di vecchia formazione, in esplicita associazione in alcuni piani con la salvaguardia di altre funzioni urbane (il riferimento è ai piani delle "cinque salvaguardie" ispirati dall'attività teorica ed operativa di Giuseppe Campos Venuti).

Dalla seconda metà degli anni '80 la questione si presenta con connotati decisamente diversi, soprattutto in conseguenza degli effetti territoriali dei processi di ristrutturazione produttiva e di modernizzazione dei sistemi infrastrutturali, che si cominciano a sentire nelle aree metropolitane più mature, come quella milanese. Nel 1984 Bernardo Secchi nel testo "Le condizioni sono cambiate" descrive molto efficacemente questo nuovo scenario.

"Le condizioni sono cambiate: progettare oggi vuol dire affrontare problemi, utilizzare metodi, esprimere intenzioni differenti da un pur recente passato. Vorrei descrivere il mutamento [...], ma è difficile dire di cosa sia fatto: al suo interno vi sono fenomeni ed esperienze diverse come l'arresto dei flussi migratori, della crescita delle grandi città, il rallentare dell'edificazione nelle aree urbane ed il suo spostarsi in altri luoghi dispersi, la delocalizzazione industriale, il progressivo emergere della campagna urbanizzata [...]. Sullo sfondo vi è il mutamento dei rapporti tra i settori industriali urbani ed i settori rurali, il mutamento dei prezzi [...], la fine di una fase di intensa proletarizzazione della forza lavoro, i mutamenti tecnologici, la scomposizione dei cicli produttivi [...], la scoperta della complessità e della contraddizione nella società, nella città e nell'architettura [...]. Lo spazio entro il quale vivremo i prossimi decenni è in gran parte già costruito. Il tema è ora quello di dare senso e futuro attraverso continue modificazioni alla città, al territorio, ai materiali esistenti e ciò implica una modifica dei nostri metodi progettuali che ci consenta di recuperare la capacità di vedere, prevedere e di controllare [...]. La complessità attuale ci dovrebbe spingere ad agire inizialmente selezionando relazioni semplici [...], a distinguere ciò che nella città e nel territorio è 'duro' da ciò che è 'malleabile', modificabile nelle sue proprietà, nel suo assetto fisico, nelle sue funzioni, nei rapporti con gli altri".

Questi rilevanti e repentini cambiamenti nello scenario socioeconomico vengono gradualmente registrati nell'adeguamento del quadro legislativo italiano, a livello nazionale e regionale. Le Regioni, che nel quadro costituzionale italiano hanno forti poteri e autonomia, anche di tipo legislativo, in varie materie tra cui l'urbanistica, introducono, in anticipo rispetto alla normativa statale, dei provvedimenti finalizzati a facilitare il riutilizzo delle aree dismesse e dei vuoti urbani, che sono l'esito più vistoso - anche se non l'unico - dei processi di ristrutturazione

economica. Il primo provvedimento che va in questa direzione è emanato in Lombardia: e non a caso, dal momento che si tratta della regione nella quale il processo di ristrutturazione produttiva è più precoce. Nel 1986 viene approvata la cosiddetta *Legge Verga (legge regionale lombarda n.22/1986)* finalizzata al recupero degli spazi urbani edificati e non, che consente l'approvazione di Piani di Recupero in variante (e non più in attuazione) degli strumenti urbanistici, anche in deroga ai regolamenti edilizi e di igiene, avviando quello che è stato definito il periodo della *deregulation*.

Dalla fine degli anni '80 il tema della riqualificazione urbana assume una rilevanza sempre maggiore, in corrispondenza con le grandi e piccole dismissioni di aree interne all'urbanizzato per l'obsolescenza di industrie e di altre attività urbane. Gli ambiti di intervento delle operazioni di recupero e di riqualificazione urbana non sono più limitati alle parti di città di antica formazione, ma riguardano aree, di varia dimensione e collocazione, che fanno riferimento a diverse "categorie":

- le *aree del primo sviluppo industriale*, in genere prossime al centro storico, che hanno spesso una funzione di cerniera tra il centro stesso e la prima periferia;
- i "*contenitori defunzionalizzati*" come gli ex-macelli, ex-caserme, ex-ospedali psichiatrici, ex-manifatture tabacchi, tutti spazi che in Italia sono in genere di proprietà pubblica e che quindi consentono all'attore pubblico di assumere un ruolo propositivo e strategico nella costituzione di partnership con i soggetti privati;
- le *aree che risultano dalla modernizzazione del trasporto ferroviario*, spesso in posizioni molto favorevoli per la localizzazione di residenza e altre funzioni urbane.

Accanto a questi ambiti dove gli interventi di riutilizzo consentono, spesso attraverso programmi funzionali di consistenti dimensioni, di ridisegnare parti significative della città consolidata, vi sono i *grandi quartieri della residenza pubblica*, realizzati in Italia con programmi estensivi tra gli anni '20 e '40 e poi tra gli anni '50 e i '70, in parte riscattati dai residenti e trasformati in grandi condomini, che necessitano di interventi sostanziali di riqualificazione, talvolta di totale o parziale sostituzione, talaltra di densificazione.

Nei *centri storici* gli interventi assumono per ovvie ragioni un carattere più contenuto, ma il ricorso ai "programmi complessi" di cui si dice più avanti, che caratterizzano l'operatività degli interventi di riqualificazione dagli anni '90, è stato utilizzato anche in queste parti di città, sostituendosi spesso ai piani di recupero ex lege 457, per beneficiare delle accelerazioni procedurali e degli incentivi economici.

Nel testo si usa in modo estensivo il termine "riqualificazione urbana", anche se le declinazioni delle modalità di trasformazione fisica e gestionale che caratterizzano gli ultimi decenni sono varie, ed ognuna sottolinea una particolare connotazione del modo di rapportarsi alla città costruita: con "ristrutturazione" si sottolinea in particolare il ruolo delle trasformazioni fisiche sia a livello edilizio, che urbanistico; la "valorizzazione" fa riferimento agli effetti delle trasformazioni fisiche e funzionali sul mercato immobiliare, mentre con "rigenerazione" intendiamo l'attivazione di processi economici e sociali di upgrading del contesto locale, più o meno sostenuti da politiche e finanziamenti pubblici, che possono accompagnare o seguire interventi finalizzati a migliorare le prestazioni di edifici e spazi urbani; fino alla "gentrification", esito "perverso" di sostituzione funzionale e sociale negli ambiti oggetto di interventi di riqualificazione urbana.

Malgrado questo ribaltamento di prospettiva che ha riportato l'attenzione degli operatori economici (proprietari dei suoli, developers, imprese delle costruzioni) verso la città costruita e da trasformare, soprattutto nelle sue parti "malleabili", l'ultimo decennio non ha certo visto in Italia un freno al frenetico sviluppo dell'urbanizzazione e del consumo di suolo, un ciclo nel quale è stato molto rilevante il ruolo del settore finanziario nella immissione nel mercato immobiliare di quantità di prodotto edilizio, soprattutto residenziale, sempre meno coerente con la domanda.

Qualche dato quantitativo di sintesi ricavato dalle elaborazioni realizzate da Paolo Berdini su dati ISTAT relativi agli esiti dell'ultima fase del ciclo edilizio è utile per capire la dimensione di queste dinamiche e per sostenere, indirettamente, un orientamento deciso verso politiche di contenimento di nuove urbanizzazioni e di riqualificazione del territorio urbanizzato e della città costruita.

"Nel periodo 1995-2006 sono state costruite quasi 9 milioni di stanze per abitazione (8.897.959 corrispondenti a 1.122.043.692 metri cubi realizzati). Alle stanze di nuova costruzione vanno aggiunte quelle realizzate attraverso ampliamento di edifici esistenti, pari a oltre un milione

(1.043 mila). Si arriva in totale a circa 10 milioni di stanze. Questa enorme offerta non ha alcuna relazione con l'aumento della domanda. La popolazione italiana dopo una sostanziale stasi in tutto il decennio 1990-2000 ha iniziato a crescere con tassi molto modesti soltanto per l'apporto della popolazione straniera, la cui presenza è emersa in particolare con i due provvedimenti di regolarizzazione del 2002. Il milione 900 mila abitanti di incremento demografico registrato dal 1995 al 2006 è rappresentato quasi esclusivamente dagli immigrati, persone che, salvo eccezioni, non hanno la minima possibilità di accesso alle abitazioni costruite nel quindicennio. Soltanto l'1% di queste, infatti, è costituito da alloggi pubblici: tutto il resto sono abitazioni private. Tant'è vero che in tutte le più grandi città italiane esiste una diffusa emergenza abitativa: ci sono fasce sempre più ampie di popolazione che a causa del fenomeno dell'impoverimento del ceto medio, della precarizzazione del lavoro e dell'impennata dei prezzi delle abitazioni, soffre di gravi disagi abitativi. Risulta dunque evidente che l'enorme mole di costruzioni realizzate non ha alcuna corrispondenza con la domanda, ma è evidentemente legata ad altri fattori. E', come noto, un fenomeno comune a molti altri paesi: si è costruito molto perché il fiume di denaro virtuale creato dall'economia finanziaria doveva trovare luoghi in cui materializzarsi: le città e il territorio". Con una serie di incroci dei dati quantitativi risultanti da questo rilevamento, l'autore ha ricavato "un indice di fabbricabilità fondiaria medio di queste nuove costruzioni residenziali pari a circa 0,9 metro cubo per metro quadrato (0,86 mc/mq), indice del tutto congruente con le caratteristiche prevalenti dell'urbanizzazione diffusa. Per tener conto delle urbanizzazioni primarie, dei servizi e dei parcheggi, considerando che per le zone a bassa densità il rapporto tra superficie fondiaria e quella territoriale è generalmente di 4 a 6, si devono aggiungere 196 mila ettari. Si arriva così a 326 mila ettari di territorio consumato. L'indice di fabbricabilità territoriale scende a poco meno di 0,4 mc/mq, valore anche in questo caso coerente con le caratteristiche delle trasformazioni diffuse. Si deve infine aggiungere al dato stimato una percentuale relativa all'abusivismo. Il peso dell'abusivismo è sistematicamente stimato da *Ecomafia*, pubblicazione annuale curata dall'Osservatorio ambiente e legalità di *Legambiente* che stima intorno al 20% la percentuale dell'abusivismo sulla quota legale". *In conclusione, la quantità di territorio consumata nel periodo 1995 – 2006 dal comparto residenziale è pari a 390 mila ettari.* L'Istat pubblica anche la quantità di volumetrie residenziali realizzate attraverso gli ampliamenti degli edifici esistenti. Si tratta di 146.267.196 metri cubi, per un totale di 287.996 abitazioni e 1.043.467 stanze, a fronte come si è visto dei quasi 9 milioni di nuove stanze (dati e citazioni sono tratti da Berdini P., *Il consumo di suolo in Italia: 1995-2006*, pubblicato su eddyburg il 19.11.2009).

Come si vede il tema degli effetti dello sviluppo immobiliare sul consumo di suolo è molto "caldo" anche in Italia e va affrontato con un insieme di strumenti e politiche. Tra questi si può citare

- un ulteriore sostegno alla promozione dei programmi di riqualificazione che indirizzano le risorse sul territorio già urbanizzato,
- politiche di premialità per Comuni e sviluppatori che intervengono sulle aree già urbanizzate,
- ricorso alle procedure di perequazione urbana e territoriale,
- densificazione in aree di alta accessibilità,
- vincoli rigidi sulle aree protette che vanno progressivamente estese.

2. Strumenti: dai Piani di Recupero ai Programmi Complessi

Ciò che caratterizza l'insieme di strumenti urbanistici "speciali" che definiamo nell'insieme "programmi complessi" è il fatto di essere una risposta – che si è dimostrata efficace – a quattro famiglie di questioni:

- la grande disponibilità di "risorse territoriali" (aree e edifici dismessi o sottoutilizzati) interni alla città costruita
- l'immissione nel mercato dei suoli urbani di aree prima vincolate ad usi divenuti obsoleti
- alcune rigidità poste alla trasformazioni di nuovo suolo non urbanizzato con la politica di vincoli per la realizzazione di parchi nelle cinture metropolitane

- la necessità di anticipare con degli strumenti operativi agili la lunghezza e la vischiosità delle procedure di variante dei piani regolatori generali, anche quando le loro previsioni si dimostravano con evidenza superate dai processi di trasformazione economica e sociale.

Tutto questo ha portato in un lasso di tempo relativamente breve alla formazione di una strumentazione legislativa nuova – i “programmi complessi” appunto -, non più attuativi ma “in deroga” negli obiettivi e nelle modalità operative ai piani urbanistici generali. Tale strumentazione ha avuto in Italia prima una codificazione a livello nazionale e quindi una ricca articolazione nelle leggi regionali.

Gli elementi che caratterizzano questi strumenti sono:

- l'esplicitazione dell'obiettivo della riqualificazione dei tessuti urbanistici, edilizi, ambientali, al posto del solo recupero edilizio richiamato dalla legge 457/78

- la presenza di una pluralità di funzioni, per cui la funzione residenziale che è dominante e che deve essere articolata nelle diverse componenti (sovvenzionata, agevolata, convenzionata e a libero mercato) va integrata con un mix variabile di funzioni non residenziali (attività commerciali e produttive, servizi di scala urbana o di quartiere, terziario)

- la pluralità degli attori e delle risorse e quindi l'integrazione fra risorse delle amministrazioni pubbliche e dei privati, investitori o proprietari.

Famiglie di programmi complessi in Italia

Fonte: Filpa, Talia

RIQUALIFICAZIONE URBANA (recupero e rifunzionalizzazione di patrimonio edilizio e urbanistico)	RIGENERAZIONE URBANA (integrazione tra più settori, cooperazione tra attori)	SVILUPPO LOCALE (valorizzazione risorse locali e sostegno ad occupazione)
Programma di Riqualificazione Urbana (PRIU)	Urban I/Urban II	Patti territoriali
Programma di recupero urbano (PRU)	Contratto di Quartiere (CdQ)	Programmi Leader
Programma di Riqualificazione urbana e Sviluppo sostenibile (PRUSST)		Progetti Integrati Territoriali (PIT)
Programma Integrato di Intervento (PII)		

(2009)

Per poter facilitare la comprensione della natura di questi strumenti, vengono delineate di seguito le caratteristiche essenziali di alcuni tra i più diffusi programmi complessi a scala urbana: i Programmi Integrati di Intervento (PII), i Programmi di Recupero Urbano (PRU) – da non confondere con i Piani di Recupero ex lege 457/1978 – ed infine i Contratti di Quartiere (CdQ) nelle due diverse edizioni, del 1997 e del 2001. Si sottolinea inoltre come i PII abbiano assunto in alcune regioni un ruolo cruciale nella pianificazione, arrivando in alcuni casi, come in Lombardia, quasi a sostituire i piani attuativi ordinari. Anche a proposito dei PRU una precisazione deve essere fatta: nonostante la legge stabilisca che l'ambito d'intervento prioritario di questo tipo di programma complesso debbano essere i quartieri di edilizia residenziale pubblica, generalmente gli edifici ERP sono stati interessati nella maggior parte dei casi solo marginalmente dai PRU, se si fa eccezione della Regione Piemonte. Infine i Contratti di Quartiere rappresentano lo strumento più vicino ad i programmi comunitari URBAN: con questo tipo di programmi complessi i quartieri ERP sono divenuti l'oggetto principale di un intervento multidimensionale, soprattutto nella seconda edizione (2001) dei CdQ. L'elemento che maggiormente differenzia le due edizioni è rappresentato dal diverso ruolo svolto dalle Regioni: da semplici organi periferici con compiti attuativi nel primo caso, divengono

protagoniste in seguito alla riforma del Titolo V della Costituzione, elargendo in prima persona i fondi e definendo le caratteristiche dei bandi. Si spiegano così la notevole diversità tra i Contratti di Quartiere nei diversi contesti regionali e la comparsa di nuovi temi (e di conseguenza strumenti) in alcuni casi, come ad esempio quelli della sostenibilità e della sicurezza in Lombardia.

Schede di sintesi delle caratteristiche di alcuni programmi complessi

1. I PROGRAMMI INTEGRATI DI INTERVENTO (PII)

(art. 16 l.179/1992; anticipato da Lombardia: L.r. 22/1986 e L.r. 23/1990: autorizzazione alla creazione di 'programmi integrati di recupero' come strumenti eccezionali di intervento con validità limitata nel tempo, possibilità di accesso a finanziamenti regionali. valgono come varianti a PRG)

Scopo: riqualificazione urbanistica, edilizia e ambientale

Ambiti di intervento: aree dismesse o con necessità di riqualificazione

Tipo di aree: in tutto o in parte edificate o anche zone da destinare a nuova edificazione

Potere di proposta: soggetti pubblici o privati, anche tra loro consorziati.

Rapporto con pianificazione generale: art. 16 l. 179/1992 emendato da sentenza Corte Costituzionale 393/1992 (abrogazione commi 3-7, che disciplinano "l'attuazione del piano nell'azione e negli effetti" che è materia di competenza regionale)

Peculiarità: pluralità di funzioni, integrazione tra diversi tipi di intervento (valgono anche opere di urbanizzazione), dimensione tale da incidere su riorganizzazione urbana, concorso di più operatori

2. I PROGRAMMI DI RECUPERO URBANO (PRU)

(art. 11 l. 493/1993; D.M. 1 dic. 1994)

Scopo: riqualificazione di patrimonio residenziale pubblico realizzato nel dopoguerra riducendo al massimo l'investimento pubblico

Ambiti di intervento: insediamenti di ed. res. pubblica o zone urbane che comprendono questi insediamenti

Oggetto: insieme coordinato di interventi urbanizzativi (realizzazione, manutenzione, ammodernamento di opere di urbanizzazione primaria e secondaria), interventi ambientali (miglioramento qualitativo del paesaggio urbano), interventi edilizi (recupero di edifici)

Competenza individuazione ambiti: Comune

Tipo di aree: parzialmente/totalmente edificate (in via eccezionale anche aree esterne a parz/tot edif ma cmq connesse a queste)

Potere di proposta: Aziende Regionali Edilizia Residenziale Pubblica, Comuni, Imprese di costruzione, cooperative, pubblici e privati anche in forma consortile

Rapporto con pianificazione generale: ex D.M. 1 dic. 1994 può costituire variante a PRG

Tipo di interventi: privati/pubblici

Natura giuridica: è programma complesso assimilabile a strumento attuativo

3. I CONTRATTI DI QUARTIERE 1 (CdQ I)

(l. 662/1996; D.M. 22.10.1997)

Scopo: attuazione di interventi sperimentali nel settore dell'edilizia residenziale sovvenzionata e annesse urbanizzazioni

Ambiti di intervento: quartieri di ed. res. sovvenzionata segnati da diffuso degrado di costruzioni e ambiente urbano e carenze di servizi in contesto di scarsa coesione sociale e marcato disagio abitativo

Oggetto: rinnovare caratteri edilizi e incrementare funzionalità di contesto urbano assicurando risparmio di risorse materiali ed energetiche; accrescere dotazione di servizi di quartiere; migliorare qualità abitativa e insediativa con standard ambientali più alti.

Potere di proposta: Comune (selezione ad opera di Ministero dei Lavori Pubblici)

Rapporto con pianificazione generale: sono compresi in PEEP, PR e comparti particolarmente degradati

Tipo di interventi: privati/pubblici

Natura giuridica: è programma complesso non assimilabile a strumento attuativo

Peculiarità: deve anche incrementare occupazione, favorire integrazione sociale (formazione professionale e giovanile, recupero evasione scolastica, assistenza anziani e strutture per accoglienza)

4. I CONTRATTI DI QUARTIERE 2 (CdQ II)

(l. 21/2001; D.M. 27.12.12 corretto poi da D.M. 30.12. 2001)

Scopo: v. CdQ I

Ambiti di intervento: v. CdQ I

Oggetto: v. CdQ I (priorità definite da Regione)

Potere di proposta: Comune (selezione ad opera di Ministero dei Lavori Pubblici e Regione)

Rapporto con pianificazione generale: v. CdQ I

Tipo di interventi: v. CdQ I

Natura giuridica: v. CdQ I

Peculiarità: v. CdQ I (variazioni regionali)

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3. Quattro casi studio: tre in aree periferiche e uno nel centro storico

Tra i molti casi che documentano l'ampio ricorso ai programmi complessi per la riqualificazione urbana ed il recupero di aree residenziali con diverse caratteristiche, sono stati selezionati tre esempi che consentono di rappresentare dei paradigmi delle politiche pubbliche e degli interventi privati che hanno cercato di rispondere alle nuove condizioni poste dalle trasformazioni economiche e dai loro effetti territoriali, in primo luogo con lo sviluppo crescente degli interventi di riqualificazione della città costruita. Un quarto intervento ha utilizzato invece come strumento per la trasformazione di aree destinate dal piano regolatore a funzioni pubbliche per la realizzazione di un "villaggio residenziale" una convenzione tra il Comune di Milano e una Fondazione no profit.

Anche se nel tema della "riqualificazione urbana" rientrano interventi funzionalmente molto articolati – anzi, come si è detto, l'obiettivo dei programmi complessi è realizzare nuove parti di città connotate da mixité funzionale e integrazione delle risorse economiche e degli operatori - abbiamo scelto di descrivere con una certa compiutezza esempi relativi in prevalenza al settore residenziale, selezionando casi piuttosto eterogenei per descrivere almeno alcuni aspetti della grande variabilità di obiettivi e delle relative azioni messe in campo per raggiungerli.

In ciascun caso si intrecciano più temi ed attori, ma gli esempi sono stati scelti in funzione dello strumento urbanistico (o delle politiche urbane e sociali) e del tema predominante, che è ogni volta diverso:

- **Torino. Programma di riqualificazione urbana di via Artom**, connotato da interventi di adeguamento, di demolizione parziale degli edifici, con la rilocalizzazione degli abitanti in altre parti della città, di riqualificazione ambientale e sociale.

- **Brescia. Progetto Carmine. Piano di Recupero di iniziativa pubblica**, sollecitato da obiettivi di miglioramento delle condizioni di sicurezza urbana e di integrazione della popolazione immigrata.

- **Cinisello Balsamo (prima corona metropolitana di Milano) S. Eusebio. Contratto di Quartiere I e II**, interessante per la continuità nel tempo dell'utilizzo di un programma di riqualificazione fisica, sociale ed economica, con la ristrutturazione e il frazionamento degli alloggi e la rilocalizzazione degli abitanti all'interno del quartiere. Rilevante il processo di progettazione partecipata attraverso un Laboratorio di quartiere.

- **Milano "Villaggio Barona". Convenzione Comune-Fondazione Cassoni (no profit)**, un intervento di minore dimensione interessante per l'obiettivo di innescare attraverso un'operazione puntuale esito di una partnership pubblico-privato un processo di miglioramento delle condizioni ambientali e sociali di un intero quartiere urbano.

3.1. TORINO. PROGRAMMA DI RIQUALIFICAZIONE URBANA DI VIA ARTOM

Strumenti urbanistici e politiche pubbliche

PRU (programma di riqualificazione urbana)
PAS (piano di accompagnamento sociale)

Localizzazione

Il quartiere interessato dal Programma di Riqualificazione Urbana di via Artom si trova in un'area periferica, che segna il confine sud della città di Torino con i comuni limitrofi (Moncalieri e Nichelino). L'area, chiamata Mirafiori Sud, fino alla seconda guerra mondiale era un borgo rurale e ospitava il Castello di Mirafiores⁴⁸, oltre a cascine, ville, l'ippodromo di Torino, numerosi maneggi, boschi, spiagge collocate lungo il torrente Sangone, oltre all' aeroporto militare Gino Lisa - Mirafiori, dismesso negli anni '50 perché insufficiente alle nuove esigenze dei voli civili. La prima grande trasformazione della zona avviene in breve tempo, intorno agli insediamenti della FIAT, che nel 1923 aveva inaugurato lo stabilimento del Lingotto e successivamente quello di Mirafiori, ed è riconducibile all'esplosione demografica postbellica, che vede nell'area la realizzazione di numerosi edifici residenziali di proprietà del Comune, della stessa FIAT, di singoli enti pubblici (Poste, IACP, INCIS, ECA) e privati in risposta alla crescente domanda di casa da parte di popolazioni costrette ad abitare in ricoveri di fortuna⁴⁹.

Il quartiere di edilizia residenziale pubblica (ERP) di via Artom

Storia Nel 1962, il Comune di Torino, in concomitanza con il Piano Casa del Governo Fanfani, promuove il Piano "Torino Casa" con cui tra il 1963 e il 1971 coordina la costruzione di 17 mila nuovi alloggi. Il Piano avvia diversi programmi di edificazione di edilizia economica e popolare, che utilizzano metodi costruttivi economici e veloci, che con il tempo diventano una delle cause del degrado fisico dei quartieri.

A partire dal 1963 il Comune realizza nella zona sud di Mirafiori un intervento residenziale, chiamato quartiere di via Artom, composto da 8 edifici di 10 piani fuori terra per un totale di 780 alloggi.

Forma L'insediamento occupa un lotto triangolare posizionato lungo via Artom e attraversato da via F.lli Garrone. Cinque edifici sono disposti in linea secondo criteri modernisti, seguendo l'asse elio termico nord-est/sud-ovest, gli altri tre, seguendo le caratteristiche del lotto, sono allineati lungo l'asse principale. La composizione planimetrica dell'insediamento disegna al suolo spazi aperti di natura differente: una serie di spazi aperti di piccole dimensioni lungo via Artom intervallati dalla presenza dei corpi di fabbrica; una grande piazza-giardino al centro dell'insediamento; alcuni cortili, usati come parcheggio per le auto, tra le stecche sul retro di via Artom e lungo via F.lli Garrone.

Popolazioni, difficoltà e risorse

Il complesso viene occupato nel giro di pochi mesi. Gli alloggi vengono assegnati alle famiglie senza casa e alle famiglie in attesa nelle liste del comune⁵⁰.

In poco tempo in via Artom si manifestano problemi di insicurezza e di ordine pubblico. Il quartiere diventa scenario di attività illegali, di spaccio e violenze. Se l'assegnazione degli

⁴⁸ Da cui il nome "Mirafiori", castello donato nel 1585 dal Duca di Savoia Carlo Emanuele I alla sposa Caterina D'Asburgo

⁴⁹ Di Biagi P., La città pubblica. Edilizia sociale e riqualificazione urbana a Torino, Umberto Allemandi & Co, Turin, 2008.

⁵⁰ Periferie è 1997-2005. Buone pratiche di comunicazione urbana, Città di Torino, Torino, 2005

alloggi di via Artom rappresenta la fine di un'emergenza cittadina, dall'altro il quartiere ripropone in verticale gli stessi problemi di coabitazione e di emarginazione sociale. Il quartiere in pochi anni cambia radicalmente la sua immagine, così come avviene in altre periferie della città di Torino. Ma mentre molti di questi con il passare del tempo vengono inglobati nella città e dotati di tutti i servizi necessari, via Artom rimane isolato e privo di servizi, strade asfaltate, trasporti pubblici. Il quartiere assume velocemente la fama di luogo misero e pericoloso, uno stigma che non riuscirà a togliersi di dosso per molto tempo.

LA RIQUALIFICAZIONE

Dalla fine degli anni '70, il Comune mette in campo una serie di ipotesi d'intervento, senza riuscire a risolvere i problemi che affliggevano il quartiere. Realizza spazi di aggregazione (bocciofile, campi di calcio, impianti sportivi), scuole dell'infanzia e dell'obbligo, servizi sociali e sanitari, migliori collegamenti con i trasporti pubblici.

Nonostante ciò, negli anni '80 la dimensione dei problemi è tale che il Comune ipotizza di abbattere tutti e 10 gli edifici. Il progetto non viene sviluppato per diversi motivi, tra cui il consistente importo economico che l'intervento avrebbe richiesto e la difficoltà a reperire alloggi dove trasferire gli abitanti. Bisogna aspettare la metà degli anni '90 affinché un programma di recupero dell'area si materializzi, dando luogo a diversi progetti di natura fisica e sociale.

Nel 1993 il Comune avvia il **Programma di Riqualificazione Urbana di via Artom**, che assume gli obiettivi generali definiti dal bando regionale, mostrando un approccio operativo originale. Infatti, *oltre agli interventi di carattere edilizio e sociale, il Programma si attiva su obiettivi di natura ambientale ed ecologica*, rappresentando per l'intera area un'opportunità per recuperare una situazione di emergenza e per colmare la carenza di servizi pregressa. *L'area interessata dal PRU non riguarda esclusivamente l'insediamento di via Artom, ma comprende l'ex campo di volo Gino-Lisa (oggi Parco Colonnetti), le sponde del torrente Sangone e gli spazi pubblici limitrofi al quartiere (P.za Monastir, via Pisacane).*

La finalità del progetto è stato quella di dare un nuovo volto al quartiere, modificando la percezione del luogo, creare un polo attrattore per la città, attraverso la riqualificazione delle risorse ambientali, la valorizzazione delle risorse fisiche e sociali del quartiere, il potenziamento dei servizi.

L'intervento si struttura attorno a sette obiettivi principali, ai quali si affianca la definizione dei relativi sottoprogetti⁵¹:

1. ritrovare la geografia dei luoghi, ricostruendo i legami storici dell'area;
2. inventare gli spazi di un centro di richiamo cittadino, insediando nuove attività capaci di attrarre visitatori;
3. riqualificare le risorse ambientali, attraverso il recupero e la valorizzazione delle sponde del Sangone e del Parco Colonnetti;
4. valorizzare la memoria storica del quartiere;
5. potenziare i servizi e i segni di identificazione collettiva, ribaltando l'opinione negativa diffusa nel resto della città sull'insediamento di via Artom;
6. costruire una città più solidale, intervenendo sulle situazioni di disagio sociale, di emarginazione e di disagio giovanile attraverso il coordinamento con i servizi sociali di zona e con tutti i soggetti operanti sul territorio;
7. innovare l'habitat, attraverso le trasformazioni urbanistiche del territorio, dagli spazi pubblici (per garantire una migliore qualità urbana) al complesso residenziale di via Artom (con il graduale raggiungimento di una più equilibrata composizione sociale).

In sintesi, il PRU ha articolato la propria azione seguendo tre linee principali:

- gli interventi di tipo ambientale, volti al recupero del Parco Colonnetti⁵² e delle sponde del Sangone.

51 Guiati F., (a cura di), Rigenerazione urbana e accompagnamento sociale. Il caso di via Artom a Torino, Celid, Turin, 2008.

52 IL PARCO COLONNETTI. Il programma riconosce in questo spazio una risorsa. Il parco occupa un'area di 3,5 ettari, quella che una volta era il campo di volo "Gino Lisa", si sviluppa da via Vigliani (confine nord) fino strada Castello Mirafiori percorrendo sul lato est via Artom e sul lato ovest gli impianti produttivi e di ricerca del CNR (Centro Nazionale di Ricerca). Il progetto del parco ha previsto la salvaguardia della vegetazione arborea, il rifacimento di 5700 m di percorsi di viabilità interna al parco, la rimozione delle aree asfaltate presenti. Il parco è costituito da 2 ambiti distinti. A nord (Colonnetti Nord) a confine con via Vigliani (aree di proprietà di singoli privati) sono state collocate diverse attrezzature come il maneggio per l'ippoterapia gestito

- gli interventi di tipo urbanistico, con la realizzazione di nuovi spazi destinati ad attività sociali, ad aree verdi, al miglioramento della viabilità e all'insediamento di nuove strutture che avessero capacità di attrarre pubblico grazie alla demolizione di due edifici Erp di via Artom;
- gli interventi di tipo edilizio legati alla manutenzione straordinaria degli edifici della zona Erp di via Artom;

Gli interventi in via Artom

La riqualificazione del complesso residenziale di via Artom è stata guidata da alcune azioni specifiche:

- la *manutenzione straordinaria* degli edifici di edilizia residenziale pubblica di via Artom e F.lli Garrone, gestiti attualmente dall'Agenzia Territoriale per la Casa (ATC);
- la *demolizione* del civico 73 di via F.lli Garrone e del 99 di via Artom;
- la *sistemazione dei cortili* dei sedi edifici della zona ERP di via Artom oggetto della manutenzione straordinaria;
- la *realizzazione di insediamenti di edilizia agevolata* da parte di operatori del terzo settore in via Garrone 73 (attraverso una variante al Piano Regolatore introdotta appositamente per evitare l'edificazione di una struttura equivalente a quella abbattuta).

Manutenzione

Gli interventi di manutenzione straordinaria avevano lo scopo di ristrutturare gli edifici e di risanare gli impianti per migliorare l'efficienza energetica. Le opere effettuate consistono in: rifacimento di tutte le facciate; riqualificazione delle parti comuni; ripristino delle coperture; posizionamento dei nuovi boiler.

Demolizioni

Il tema delle demolizioni era rimasto sullo sfondo delle politiche pubbliche torinesi, tantoché la prima proposta di intervento del PRU di via Artom prevedeva l'abbattimento di tutti gli edifici e la costruzione di nuove residenze a carattere misto. L'ipotesi viene abbandonata e vengono identificati per la demolizione 2 degli edifici più problematici: via F.lli Garrone 73 e via Artom 99, per un insieme di motivi legati sia alle condizioni di degrado dei manufatti sia a valutazioni più generali rispetto alle operazioni di demolizione e alle possibili ricadute sulla conformazione dello spazio aperto. (Nello specifico: il civico 73 di via F.lli Garrone presentava elementi di degrado fisico notevoli e l'intervento sarebbe stato più consistente (in termini economici) rispetto agli altri edifici; il civico 99 di via Artom ospitava il 75% dei casi seguiti dai servizi sociali). La scelta di demolire due soli edifici è stata frutto di una riflessione che ha messo insieme fattori economici, motivazioni di valore simbolico e considerazioni legate alla qualità urbana. La demolizione è stata l'azione portante dell'intervento, sia per il valore connotativo di cui era portatrice, che per il complesso processo di trasferimento di 200 famiglie in altri alloggi. L'obiettivo era quello di diminuire il numero di alloggi Erp presenti nell'area e di inserire nuove tipologie di residenza.

Nuovo intervento

La demolizione dei due edifici ha dato modo di ripensare l'intero assetto degli spazi aperti ai piedi delle residenze e di realizzare un nuovo intervento di edilizia residenziale. In particolare nell'area precedentemente occupata dall'edificio di via F.lli Garrone 73, è stato progettato un nuovo complesso residenziale. Nell'area il PRU ha previsto una gara pubblica (Nuova Artom

da una cooperativa sociale, la sede di una società bocciofila, diversi impianti sportivi. Il disegno è stato realizzato con il contributo dei bambini delle scuole del quartiere. Lo spazio è stato attrezzato con aree gioco, collinette verde, panchine, aiuole fiorite, che hanno il compito di accogliere e accompagnare i visitatori verso la parte sud. Quest'ultima ("Colonnati Sud") è caratterizzata dalla presenza di grandi prati, numerose specie arboree e da una zona con una forte valenza naturalistica (sul confine ovest). Viste le dimensioni, questa parte di parco è stata articolata in 3 aree funzionali: un parco attrezzato lungo via Artom, caratterizzato dalla presenza di attrezzature per il gioco e dalla "Casa Parco" (una struttura con funzioni di centro servizi che offre spazi per attività didattiche, noleggio bici, bar...); un parco storico-agricolo nella fascia centrale accompagnato da un percorso che racconta la storia del quartiere, uno che descrive le essenze vegetali e uno ginnico attrezzato per fare sport; un parco naturalistico a ridosso del confine ovest, che preserva valenze naturalistiche esistenti.

2005) aperta ad operatori privati chiamati a presentare un progetto in grado di rispondere a criteri di qualità architettonica e ambientale. All'operatore che si sarebbe aggiudicato l'intervento veniva destinato un contributo regionale di 3 milioni di euro. Il bando di gara prevedeva la realizzazione di un massimo di 14 mila mq di superficie lorda di pavimento, contenente un massimo di 80 nuovi alloggi, uno spazio commerciale, una nuova piazza e un parcheggio sotterraneo. Il raggruppamento che si è aggiudicato la gara è composto dalle Cooperative edilizie G. Di Vittorio e San Pancrazio e dall'Associazione Commercianti e Artigiani Mirafiori 200. Si presenta come un laboratorio di sperimentazioni in diversi campi. Sul piano urbanistico, il nuovo intervento modifica l'assetto morfologico dell'area, non ripropone un edificio in linea, ma un corpo di fabbrica a V che apre verso lo spazio interno dei cortili. Per ottenere ciò, l'Assessorato Casa ha proposto al Consiglio Comunale una *variante al Documento Urbanistico che faceva riferimento al Piano di Zona (L. 167/1962)*. Dal punto di vista architettonico sono state portate avanti sperimentazioni nel campo della bioedilizia, in termini di risparmio energetico, contenimento della dispersione termica, uso di forme alternative per la produzione di energia. Inoltre il progetto ha proposto una combinazione articolata di spazi e funzioni, mettendo al piano terra lo spazio commerciale, strutturato come una galleria passante. L'edificio ospita 71 alloggi, di cui 32 in proprietà e 39 in affitto agevolato, indirizzati a giovani coppie e famiglie di nuova formazione.

Gli spazi aperti di via Artom

La sistemazione dei cortili e delle aree verdi che si estendono ai piedi degli edifici di via Artom è stata una delle operazioni più importanti all'interno del PRU. Il progetto di riqualificazione degli spazi aperti è stato sviluppato dagli uffici tecnici del Comune di Torino ed è stato accompagnato dall'associazione Mentelocale.

Il progetto ha proposto la formazione di uno *spazio aperto continuo* che accoglie puntualmente l'edificazione, configurando un ambiente unitario ma costituito da elementi diversi capaci di caratterizzare diversamente il suolo dove si collocano. Ha modificato lo spazio aperto, non trasformandone radicalmente la forma, lavorando fra gli edifici e mutandone la percezione, la qualità, gli usi attraverso interventi minimi, quali gli elementi di arredo, le attrezzature per il gioco, i muretti, le aiuole, i percorsi, le pavimentazioni. Il progetto è intervenuto sulle inerzie, sui modi d'uso consolidati come il parcheggiare davanti al portone di casa, l'aver poca cura degli spazi verdi, il trascurare i cortili e vandalizzare gli spazi comuni.

La partecipazione. Per definire il nuovo assetto spaziale dei cortili sono state condotte esplorazioni progettuali, restituite attraverso disegni e immagini, presentate agli abitanti durante le riunioni del Comitato Inquilini coordinate dall'associazione Mentelocale. Le esplorazioni progettuali avevano il duplice ruolo di fornire suggestioni riguardo alla trasformazione futura dei cortili e allo stesso tempo mettere gli abitanti nelle condizioni di esprimere le loro esigenze e le loro idee di spazio. Contemporaneamente è stato condotto un esperimento di progettazione con i bambini delle scuole del quartiere, orientato a individuare la collocazione delle aree gioco e le loro caratteristiche, che ha portato alla scelta di realizzare un campo da calcetto, uno skatepark, un muro per giocare a palla e diversi spazi attrezzati per il gioco.

Lungo la via Artom, davanti al civico 55 e 81, sono stati introdotti (in sostituzione dei marciapiedi parcheggio) elementi verdi; le aiuole sono state recintate da muretti in cemento colorato che fungono da panchine. Sempre lungo via Artom, ad angolo tra via Artom e via Garrone è stata posta un'area gioco per il bambini più piccoli; invece sull'angolo opposto, la demolizione dello stabile di via F.lli Garrone 73 e l'edificazione del nuovo complesso residenziale hanno lasciato libero un ampio spazio, che è diventato la piazza principale del quartiere (dove sono stati collocati l'ingresso al parcheggio sotterraneo del nuovo edificio e un teatro all'aperto).

La diversa articolazione planimetrica del nuovo complesso è stato uno dei requisiti principali per la riqualificazione dell'area in modo da evitare l'eccessiva chiusura del giardino principale retrostante il civico 81 di via Artom. Questo è stato riqualificato, attrezzato per il gioco, arredato con muretti-panchina e l'area chiamata "montagnola" è stata coltivata con spezie e ortaggi e affidata alla gestione degli abitanti. Dove sorgeva l'edificio di via Artom 99 sono stati collocati il campo da calcio, lo skatepark e la parete attrezzata per il gioco.

Il Piano di accompagnamento sociale (PAS)

Il lavoro di riqualificazione è stato accompagnato per 10 anni da un percorso sociale, che aveva come obiettivo la comunicazione e il coinvolgimento degli abitanti nel progettare la trasformazione, ma anche il sostegno economico, lo sviluppo culturale e l'empowerment di soggetti locali⁵³. Il Piano di accompagnamento sociale (PAS) è lo strumento attraverso il quale gli interventi di riqualificazione sono stati trasformati in politiche di rigenerazione urbana, costituendo un punto di riferimento per il territorio e un'opportunità di sviluppo locale⁵⁴. Dal 1999 il PAS è stato gestito dall'Associazione Temporanea d'Impresa (ATI) chiamata Mentelocale, formata dalla Cooperativa Sociale "Biloba", dalla società DEMO- Ambiente e Territorio, e dall'Associazione UISP (Unione Italiana Sport per tutti). Dal 2004 è entrata l'associazione Arcobaleno. Il PAS di via Artom ha avuto il compito di intercettare e mediare i conflitti legati agli interventi previsti; di rafforzare la rete sociale e associativa locale; di accompagnare i lavori in corso rendendo comprensibile agli abitanti quali sarebbero stati i passi futuri; di progettare alcuni spazi insieme al quartiere; di gestire i trasferimenti degli inquilini di via Artom 99 e di via Garrone 73.

Ogni intervento operato nell'ambito del PRU è stato segnato da azioni informative, azioni progettuali partecipate, eventi e incontri guidati, che avevano l'obiettivo di comunicare le operazioni in corso e quelle in programma ed anche di raccogliere dal quartiere un contributo di idee, competenze ed esperienze utili per intervenire sull'area.

Nello specifico il PAS ha svolto le seguenti azioni:

- *Azioni di marketing territoriale.* (in collaborazione con l'Università degli studi di Torino e con il Politecnico di Torino)
- *La costituzione dell'Associazione Commercianti Mirafiori 2000*, per favorire la cooperazione ed il lavoro in rete degli attori economici locali.
- *L'accompagnamento alle imprese del territorio*, attraverso un servizio di sportello e consulenza sulle possibilità di finanziamento per la realizzazione di investimenti da parte delle imprese locali, con lo scopo di favorire nuove opportunità lavorative.
- *La promozione del commercio elettronico*
- *L'Incubatore sociale di imprese*, costituito nel 2005 nell'ambito del progetto europeo Yepp (Youth Empowerment Partnership Programme) con l'obiettivo di favorire la partecipazione dei giovani in attività connesse allo sviluppo locale del territorio. E' stato attivato attraverso la collaborazione della Compagnia di San Paolo e dello Sportello unico delle attività produttive della Città di Torino.

Gestione dei trasferimenti

Le operazioni relative alla demolizione degli stabili di via F.lli Garrone 73 e di via Artom 99 hanno comportato l'assunzione, nel tempo, di un apparato metodologico e teorico complesso e diversificato, orientato al supporto agli inquilini, e all'integrazione del processo all'interno delle altre trasformazioni in atto nel quartiere. La gestione di un intervento così complesso e delicato che prevedeva il diretto coinvolgimento di 176 famiglie, ha determinato *la costituzione di un tavolo di lavoro*⁵⁵ per la progettazione ed il monitoraggio di tutte le azioni relative ai trasferimenti degli inquilini e la composizione di criteri per la gestione dei trasferimenti.

L'accompagnamento ai trasferimenti ha avuto un ruolo importante all'interno del PAS. Il processo ha avuto inizio nel 1999 con le prime azioni conoscitive e di comunicazione ed è terminato il 6 ottobre 2004 con l'ultimo trasloco. Alle famiglie è stata data la possibilità di esprimere una preferenza rispetto a tre opzioni: trasferirsi negli edifici Erp adiacenti, restare all'interno della Circoscrizione, scegliere un'altra zona.

53 Guati F., (a cura di), Rigenerazione urbana e accompagnamento sociale. Il caso di via Artom a Torino, Celid, Turin, 2008.

54 Periferie al centro. I piani di Accompagnamento sociale, primo bilancio e azioni svolte, Città di Torino, Torino, 2001

55 Il tavolo di lavoro è stato costituito dalla Città di Torino (Settori Urbanistica, Edilizia pubblica, Convenzioni e contratti, e Periferie), Circoscrizione X, Servizi sociali di zona, ATC (Settore assegnazioni e contratti, Settore manutenzioni), la Polizia Municipale (Vigili di quartiere) e gli accompagnatori sociali (Mentelocale), Comitato inquilini.

La conoscenza delle preferenze espresse ha consentito al gruppo di lavoro di procedere lungo due fronti: 1. l'avvio delle assegnazioni e dei traslochi per i soggetti che desideravano rimanere in quartiere; 2. la pubblicazione del bando cittadino per l'acquisto degli alloggi necessari. Dal 2001 al 2003 sono state trasferite 80 famiglie.

Comune di Torino
Programma di riqualificazione urbana – via Artom

PROMOTORI	Comune di Torino, Assessorato alle Politiche per la casa; Assessorato alle Politiche per l'integrazione, (ente proprietario degli edifici di edilizia residenziale pubblica- ERP) ATC, Agenzia Territoriale per la Casa della provincia di Torino, (ente gestore degli alloggi di Edilizia residenziale pubblica)
RESPONSABILI DEL PROGETTO	
PROGETTISTI	
CONSULENTI	
SOGGETTI LOCALI COINVOLTI	Mentelocale (Associazione temporanea di imprese) (L'associazione ha gestito, su incarico del Comune, le azioni di accompagnamento sociale che hanno affiancato il PRU) Cooperative edilizie G. Di Vittorio e San Pancrazio (raggruppamento di imprese che ha vinto l'appalto per la costruzione del nuovo edificio di via F.lli Garrone 73) Associazione Commercianti e Artigiani Mirafiori 2000
SUPERFICIE TERRITORIALE DELL'AMBITO	Area territoriale 226,97 ha Area Complesso residenziale sociale
IMPORTO COMPLESSIVO	Euro 145.529.807 di cui: 51,2% Risorse pubbliche (Regione, Comune) 19,3% Fondi Gescal (per l'edilizia sociale) 29,5% Risorse private

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3.2. BRESCIA. PROGETTO CARMINE per la RIQUALIFICAZIONE DEL CENTRO STORICO

Strumenti urbanistici

Piano di Recupero

Localizzazione

Il quartiere Carmine, situato nella zona nord-ovest del centro storico di Brescia, compreso all'interno delle antiche mura (oggi trasformate in assi viari) rappresenta ormai da secoli il primo approdo per chi arrivi alla città. Tradizionalmente quartiere del commercio e dell'artigianato legati all'abbondante presenza di corsi d'acqua – oggi interrati –, ha in parte mutato la sua natura in seguito all'industrializzazione, ma è rimasto una sorta di 'porto'. La diffusione nella provincia bresciana di piccole e medie imprese ad alto impiego di manodopera (industria manifatturiera) in passato ha attratto l'immigrazione italiana e dagli anni Novanta quella straniera (Val Trompia, a nord: distretto del metallo; Botticino e Rezzato a sud-est: distretto del marmo), che in parte si localizza vicino ai distretti industriali, ma soprattutto all'interno della città di Brescia⁵⁶. La città, infatti, per la sua posizione strategica di importante crocevia nel sistema di trasporto pubblico locale, provinciale e regionale, ha offerto nel tempo alle popolazioni immigrate diverse opportunità residenziali e di apertura di attività commerciali nei tessuti porosi del Carmine, di via Milano e del Quartiere Primo maggio, rispettivamente a ovest e a sud-ovest del Carmine.

Il Quartiere Carmine

Storia

Per la vocazione di luogo commerciale di dubbia fama per la presenza di traffici illeciti, il Quartiere Carmine è stato oggetto di un piano di risanamento già alla fine XIX sec, che prevedeva la demolizione delle parti più degradate, piano che rimase sulla carta. Anche il Piano regolatore della fine degli anni Trenta prevede demolizioni consistenti per il Carmine, sospese a causa della guerra; il piano viene rilanciato negli anni Cinquanta dal Comune ma la sua attuazione viene impedita dall'opposizione del Ministero dei Lavori Pubblici, che vedeva nella demolizione un approccio caratteristico dell'epoca fascista e proponeva invece la salvaguardia del patrimonio edilizio storico. Anche il Piano regolatore del 1961, che riconosce la natura problematica del quartiere, non riesce a proporre una reale soluzione.

Solo alla fine degli anni Sessanta la situazione del Carmine muta in seguito alla realizzazione nella periferia sud orientale della città del grande complesso di edilizia economica e popolare di San Polo (13.500 stanze), previsto da una variante al Piano Regolatore. Buona parte delle famiglie residenti al Carmine si trasferiscono a San Polo, segnando il progressivo abbandono ed invecchiamento del quartiere del centro storico. Dall'inizio degli anni Ottanta, l'Amministrazione Comunale cerca di contrastare questa tendenza, acquisendo alcuni immobili, ristrutturandoli e destinandoli ad edilizia residenziale pubblica, ma lo sforzo economico si rivela al di sopra della disponibilità delle casse comunali e l'intervento viene interrotto dopo alcuni anni.

A partire dagli anni Novanta gli appartamenti abbandonati ed in condizioni di degrado vengono progressivamente abitati da immigrati stranieri.

Forma

Il Quartiere Carmine è caratterizzato da un tessuto edilizio particolarmente denso, di matrice medievale, che non ha subito come altri settori del centro diradamenti o profonde trasformazioni. L'essere stata tradizionalmente zona di residenza di bottegai, artigiani e operai

⁵⁶ La provincia di Brescia è quella che ha la maggior presenza di immigrati a livello nazionale (145.000 regolari e almeno 20.000 irregolari nel 2005) e la città di Brescia è la prima città in Italia per impatto degli immigrati sulla popolazione (dal 1993 al 2004 gli stranieri passano da 3.765 a 22.990).

si riflette nella sua struttura edilizia, caratterizzata da edifici a schiera su lotto gotico e a corte, di altezza media di quattro piani, particolarmente densi in alcuni isolati a ovest di via San Faustino. La presenza di edifici nobiliari è ridotta ed è concentrata lungo il percorso della prima cinta muraria. Nel quartiere del Carmine sono presenti alcuni grandi edifici unitari come tre chiese (Santa Maria del Carmine, San Giuseppe, San Giovanni), alcune scuole, conventi come Santa Maria del Carmine, San Faustino, Santa Chiara (oggi sede di strutture universitarie) o palazzi nobiliari. La rete delle strette vie ricalca l'andamento sinuoso dei numerosi fiumi oggi interrati.

Popolazioni, difficoltà e risorse

Già abitato dai primi immigrati alla fine degli anni Settanta, il Quartiere Carmine ha conosciuto un vero *picco dell'immigrazione straniera tra il 1993 ed il 1998*, che si è inserita nelle abitazioni degradate, ormai abbandonate dagli Italiani. Oltre che dalle caratteristiche del tessuto edilizio, l'accesso alle abitazioni è stato facilitato dalla presenza di quattro famiglie proprietarie della maggioranza degli immobili del quartiere, che hanno affittato agli immigrati abitazioni che perdevano sempre più valore, spesso sotto standard, senza contratto e consentendo il sovraffollamento, al fine di ricavare un maggiore profitto. La presenza degli stranieri nel quartiere tra il 1993 ed il 2004 passa dal 10% (553) al 36% (2290), mentre il numero di Italiani diminuisce (da 4.930 a 3948), non solo per via del progressivo degrado, ma anche per la ricerca di abitazioni più ampie dotate di verde privato all'esterno della città. Mentre i primi arrivi sono principalmente di uomini giovani, in seguito comincia a crescere la presenza di donne e minori, che porta all'avvio di un processo di radicamento nel quartiere, che per un numero esiguo di famiglie (5%) si traduce nell'acquisto dell'appartamento. Anche il numero di nazionalità rappresentate cresce fino a raggiungere la quota di 56⁵⁷.

La compresenza di italiani e di stranieri di diverse provenienze ha generato numerosi conflitti e, in una situazione di povertà ed irregolarità prevalente, non hanno stentato ad affermarsi traffici illeciti e prostituzione, che hanno portato alla ribalta il tema della sicurezza. Al tempo stesso però *dall'eterogeneità del quartiere hanno preso vita numerose iniziative imprenditoriali* (il 30% delle imprese straniere è localizzato al Carmine), *costituite in prevalenza dal riutilizzo⁵⁸ di negozi e locali abbandonati dagli Italiani*, spesso a causa della concorrenza dei centri commerciali. L'ossatura del sistema commerciale del Carmine è rappresentata dalla via San Faustino, centrale rispetto al quartiere. Oltre al commercio, un'altra risorsa significativa per il Carmine è costituita dall'elevata presenza di chiese parrocchiali, centri di aggregazione giovanile, associazioni (di italiani, miste e di immigrati⁵⁹) e luoghi di culto.

RIQUALIFICAZIONE

Il Piano di Recupero del quartiere Carmine (2001 e varianti 2005 e 2007)

L'intervento nel quartiere Carmine prende avvio intorno alla metà degli anni Novanta, quando viene stipulato un accordo tra l'amministrazione comunale e l'Università degli Studi di Brescia per il decentramento di alcune strutture universitarie (Facoltà di Giurisprudenza, Facoltà di Economia, biblioteca universitaria) all'interno di parte dei conventi presenti nel quartiere. A partire dalla fine degli anni Novanta, però, quando la presenza di stranieri all'interno del quartiere comincia a diventare molto consistente, il Carmine comincia ad essere sempre più presente nelle cronache locali e talvolta anche nazionali per fenomeni di spaccio, prostituzione e più in generale di degrado. A Brescia il quartiere comincia ad essere connotato dall'"emergenza sicurezza".

⁵⁷ Le nazionalità prevalenti sono: Albania, Bangladesh, Egitto, Filippine, India e Ucraina.

⁵⁸ Le popolazioni con maggiore capacità imprenditoriale al Carmine sono Cinesi, Pakistani, Albanesi e Marocchini; tra le attività prevalenti: telefonia internazionale, negozi di alimentari e abbigliamento.

⁵⁹ Particolarmente attive sono quella ghanese e quella pakistana.

Proprio da queste premesse prende avvio un intervento forte ad opera dell'Amministrazione Comunale: **il Piano di Recupero del quartiere denominato "Progetto Carmine"**.

Finalità principali del "Progetto Carmine" sono il *superamento delle condizioni di degrado fisico e di insicurezza in cui versa il quartiere e la valorizzazione di quest'area unica sia per patrimonio storico e artistico, che per diversità e ricchezza culturale*. L'intervento si confronta con alcune questioni, come la possibilità di un margine di azione pubblica su un patrimonio essenzialmente privato e la complessità di un contesto sociale multietnico ancora in forte mutamento. Non tutti i temi vengono affrontati e problematizzati nello stesso modo, ma sono state definite chiaramente alcune priorità che si riflettono anche nella scelta dello strumento da adottare per la riqualificazione.

Il Piano di Recupero (ex lege 457/1978), infatti, è uno strumento più tradizionale rispetto ai programmi complessi introdotti negli anni Novanta, attraverso il quale l'Amministrazione Comunale può imporre ai privati la ristrutturazione degli edifici di loro proprietà. Ciò che tuttavia contraddistingue il Piano di Recupero del Carmine (2001 e varianti successive) da altri PdR di epoche precedenti è l'affiancamento del recupero del patrimonio edilizio ad altre politiche e azioni come:

- riqualificazione dello spazio pubblico e riduzione del traffico;
- sostegno alle attività economiche locali;
- inserimento di nuove funzioni in grado di attrarre nuove popolazioni;
- ripristino del controllo e della sicurezza.

Per poter portare a termine le diverse azioni è stata necessaria la creazione di una *partnership tra il Comune e diversi attori, primi tra tutti i proprietari degli immobili, poi ALER, l'Istituto per il diritto allo Studio Universitario (ISU), l'Università degli Studi di Brescia e delle forze dell'ordine*. Proprio il consolidamento della collaborazione tra attori diversi rappresenta uno dei principali punti di forza del progetto, insieme alla creazione di una *struttura tecnica comunale, l'Ufficio Progetto Carmine, localizzata all'interno del quartiere*, che svolge il ruolo al tempo stesso di coordinamento dei lavori, di "antenna" rispetto alla situazione del Carmine e di punto informativo. *Lo sviluppo di reti di relazione e di competenze tecniche ha permesso infatti la continuità del piano di recupero negli anni e la promozione di nuovi interventi di natura simile, come quello approvato per la vicina via Milano nel 2009.*

Nonostante il 'Progetto Carmine' si dimostri coraggioso per la capacità di affrontare con determinazione più temi di difficile trattazione, lascia qualche perplessità, però, il modo in cui le questioni sociali sono state scarsamente tematizzate. E' assente infatti sia nel Piano del 2001 che nelle varianti successive una forma di accompagnamento sociale per le persone più deboli, come i numerosi immigrati ancora non radicati nel quartiere; *a causa della crescita poco controllata dei prezzi, infatti, parte della popolazione immigrata - e dei bisogni che essa esprime - si stanno spostando all'esterno del quartiere lungo via Milano, che sarà anch'essa oggetto di un Piano di Recupero*. Tali limiti del 'Progetto Carmine' vengono messi in luce in particolare da chi è più attivo sul fronte sociale a livello locale, come gli insegnanti, la parrocchia e le associazioni, sia italiane che di immigrati, presenti nel territorio. Proprio questi soggetti, spontaneamente, a fatica, ma con determinazione stanno cercando di trovare alcuni spazi all'interno del progetto: ne è un esempio la creazione di un asilo nido creato all'interno di un edificio comunale ora ristrutturato, che è gestito in prima persona dalla parrocchia e fornisce servizi ad una trentina di famiglie, di cui la metà sono straniere.

Dallo studio dell'evoluzione del "Progetto Carmine" risulta molto forte la regia pubblica, forse anche a causa della limitatezza del proprio campo di azione in quel contesto, ma sembra tuttavia assente una capacità di apprendimento e di riformulazione delle questioni nel tempo. Sembra mancare sostanzialmente una vera (e certamente difficile) innovazione all'interno delle istituzioni, che forse potrà avvenire solo grazie alla partecipazione che i soggetti locali al momento auspicano.

Gli interventi

Il recupero del patrimonio edilizio

In seguito all'approvazione del Piano di Recupero del 2001 è stato avviato un lavoro capillare di mappatura delle condizioni edilizie ed abitative all'interno di tutti gli edifici ad opera dell'Ufficio Progetto Carmine, con la collaborazione delle forze dell'ordine.

Gli edifici degradati individuati sono stati suddivisi in due categorie sulla base della gravità delle loro condizioni:

- “Degrado 1”, qualora gli edifici non siano stati oggetto di manutenzione e siano interessati da fenomeni di dissesto statico e lesioni strutturali accompagnate da degrado igienico-sanitario;
- “Degrado 2”, laddove gli edifici siano stati sottoposti a interventi di manutenzione modesti e discontinui e siano interessati da un deperimento dei materiali utilizzati.

Per gli edifici appartenenti alla categoria “Degrado 1” è stato previsto il recupero obbligatorio (71 edifici, a cui ne sono stati aggiunti altri 35 dalla variante del 2005 e 17 dalla variante del 2007), mentre per quelli della categoria “Degrado 2” il recupero è stato definito opportuno.

In accordo con le disposizioni previste dalla legge 457/1978 il “Progetto Carmine” impone ai proprietari di procedere al recupero integrale entro i termini stabiliti (1 anno), oltre i quali l'immobile verrà espropriato dal Comune. A conclusione della prima fase di lavori il 98% degli immobili erano stati recuperati dai proprietari e solo per i restanti (3) sono state avviate dal Comune le pratiche di esproprio, in seguito interrotte, a causa della collaborazione dei proprietari.

Allo scopo di incentivare il recupero il “Progetto Carmine” attraverso le norme tecniche prevede:

- *l'esonero dal pagamento degli oneri di concessione, del costo di costruzione e dell'ICI;*
- *il sostegno economico a fondo perduto per le parti comuni;*
- *la collaborazione per il reperimento di alloggi sostitutivi per gli inquilini con regolare contratto degli edifici occupati alla data di adozione del piano.*

Proprio quest'ultimo elemento solleva le maggiori perplessità, dal momento che parte degli abitanti, in prevalenza stranieri, sono stati spostati verso il quartiere ERP di San Polo, già considerato problematico e periferico; altri invece si sono mossi verso i margini del Carmine e lungo la via Milano. Solo gli stranieri maggiormente radicati, proprietari o comunque in grado di sostenere l'aumento del costo dell'affitto, hanno beneficiato del miglioramento delle condizioni delle abitazioni. E' mancata dunque una politica della casa più vicina alle esigenze degli abitanti e non solo concentrata sugli aspetti fisici della riqualificazione.

Il campus diffuso

Una delle azioni maggiormente caratterizzanti il Progetto Carmine è rappresentata dall'introduzione di residenze e servizi per studenti universitari all'interno degli edifici ristrutturati attraverso il Piano di Recupero. La progettazione di questo tipo di intervento ha portato alla creazione di una collaborazione continuativa tra ALER Brescia, il Comune di Brescia e ISU Brescia (Istituto per il diritto allo Studio Universitario). Obiettivo dichiarato dai tre attori coinvolti nel progetto è la creazione di condizioni per trasformare l'area in una sorta di campus universitario diffuso, che possa ospitare studenti e docenti al fianco degli abitanti del quartiere.

ALER Brescia, dopo aver acquisito nel 2004 un edificio di quattro piani nel Quartiere Carmine, ha avviato il percorso di ristrutturazione e di introduzione di nuove funzioni. La ristrutturazione è stata finanziata in parte da fondi regionali destinati ai Piani di Recupero ed in parte da fondi ALER. I lavori sono stati seguiti dall'Ufficio Progettazioni di ALER Brescia, che ha presieduto a tutte le fasi dei lavori (appalto, direzione lavori, collaudo e consegna dell'immobile).

Il progetto ha previsto la cessione in permuta del piano terra, che ospita la nuova sede del Museo Nazionale della Fotografia, mentre per i restanti tre piani sono stati creati alloggi per studenti universitari. In particolare l'accordo con ISU prevede la vendita del primo piano (300 mq circa), cui si devono aggiungere 80 mq circa di piano terra destinati ad ingresso indipendente della struttura da vicolo Borgondio. Il secondo ed il terzo piano restano invece di

proprietà ALER, che ha ceduto in locazione i due piani (circa 900 mq complessivi) all'ISU, ad un canone annuo di circa 35 mila euro. La struttura offre circa dieci posti letto al primo piano ed oltre trenta posti ai piani superiori.

Il sostegno alle attività economiche

Sostenere ed incentivare le attività economiche come negozi, laboratori artigianali, uffici e servizi significa nell'ambito del 'Progetto Carmine' ampliare la gamma dei servizi e diversificare la frequentazione del quartiere, così da superare la sua condizione di *enclave*.

Il 'Progetto Carmine' si propone inoltre di ricreare un equilibrio perduto nel tempo tra le attività tradizionali, le attività gestite dagli immigrati e nuovi servizi per gli studenti universitari e per giovani in generale. Le principali azioni previste sono:

- l'assegnazione di contributi (finanziamenti a fondo perduto) per la ristrutturazione dei locali attraverso bandi pubblici rivolti alle attività esistenti ed alla creazione di nuove attività;
- la locazione a prezzi contenuti dei locali acquisiti dal Comune;
- la riduzione del 50% del pagamento del canone per l'occupazione del suolo pubblico per bar, ristoranti etc. per 4 anni a partire dal 2006;
- l'elargizione di contributi a fondo perduto per le attività economiche interessate da cantieri;
- il sostegno indiretto, sotto forma di contributi economici alla Circostrizione in cui il Carmine è situato, per la realizzazione di manifestazioni a valenza artistica, culturale e sociale.

Anche in questo caso, nonostante il "Progetto Carmine" abbia fatto lo sforzo (in parte riuscito) di rilanciare le attività economiche e di promuovere l'occupazione dei locali dismessi e degradati da tempo, emerge però una scarsa attenzione per il commercio gestito da immigrati, basato su reti informali di conoscenza. Quasi nessun commerciante straniero ha preso parte ai bandi, scritti esclusivamente in lingua italiana, che prevedevano di pagare le sanzioni amministrative pregresse e di mantenere l'attività per almeno tre anni. Un ulteriore elemento controverso è rappresentato dall'introduzione con la variante del 2005 al Piano di Recupero di un regolamento comunale che proibiva l'apertura di nuovi esercizi di questo tipo e regolamentava gli orari ed i requisiti di quelli esistenti.

A partire dal 2009 la porzione più centrale del Carmine, lungo via San Faustino è stata inserita nel Distretto Urbano del Commercio del Centro Storico di Brescia, un programma di co-finanziamento della Regione Lombardia di attività di riqualificazione e rigenerazione economica, mentre parte delle attività commerciali gestite da stranieri si sono spostate verso i margini del quartiere e oltre.

La sicurezza

Il tema della sicurezza rappresenta uno dei pilastri fondamentali del "Progetto Carmine" ed è stato affrontato sia attraverso le azioni sul patrimonio fisico – affiancate da un controllo estensivo delle condizioni di abitabilità e dunque anche delle presenze -, che attraverso interventi specifici resi possibili da un finanziamento previsto dalla legge regionale lombarda 4/2003⁶⁰.

In particolare le azioni per accrescere la sicurezza del quartiere si sono tradotte in:

- apertura di un nuovo commissariato, in collaborazione con la Polizia di Stato, al cui interno è stato creato anche un Ufficio Passaporti decentrato. Il commissariato è situato in un immobile acquisito da parte del Comune nel 2001 e concesso in comodato d'uso nel 2003 alla questura;
- creazione di una sede distaccata (Centro Storico) della Polizia Locale, in un locale "a bassa soglia", che svolge il ruolo anche di punto informativo;
- creazione di un sistema di videosorveglianza del quartiere, attraverso l'installazione di oltre 20 telecamere fisse.

⁶⁰ Attraverso un bando la l.r. 4/2003 mette a disposizione dei comuni risorse finanziarie utili per la promozione e l'attuazione di progetti e programmi per il rafforzamento della sicurezza.

Anche in questo caso, nonostante siano state sviluppate forme di collaborazione proficue e l'obiettivo di mutare l'immagine del quartiere sia stato in parte raggiunto, si è registrata però la difficoltà della pubblica amministrazione di affrontare con pratiche innovative un tema certamente complesso.

Comune di Brescia
Piano di Recupero – “Progetto Carmine”

PROMOTORI	<ul style="list-style-type: none"> ▪ Comune di Brescia
RESPONSABILI DEL PROGETTO	<ol style="list-style-type: none"> 1) dott. R. Moreni (Comune di Brescia)_responsabile Area Gestione Territorio 2) dott.ssa D. Rossi (Comune di Brescia)_responsabile Ufficio Progetto Carmine
PROGETTISTI	<p>per gli spazi pubblici:</p> <ul style="list-style-type: none"> ▪ arch. M. Lorusso (Ufficio Progetto Carmine) <p>per l'edificio per studenti: (ALER Brescia)</p> <p>per le proprietà private: ▪ vari</p>
CONSULENTI	
SOGGETTI LOCALI COINVOLTI	<ul style="list-style-type: none"> ▪ Polizia Locale ▪ ALER Brescia ▪ Università degli Studi di Brescia ▪ Istituto per il diritto allo Studio Universitario
SUPERFICIE DELL'AMBITO	TERRITORIALE 28.000 mq
IMPORTO COMPLESSIVO	

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3.3. CINISELLO BALSAMO (MILANO). LA RIQUALIFICAZIONE DEL QUARTIERE SANT'EUSEBIO

Strumenti urbanistici

Contratto di Quartiere I

Contratto di Quartiere II

Localizzazione

Il quartiere Sant'Eusebio si trova in un'area periferica di Cinisello Balsamo - a nord di Milano - delimitata dalla tangenziale e caratterizzata, oltre che dalla presenza visibile degli edifici di edilizia residenziale pubblica (Erp), da un cimitero e da grandi contenitori commerciali ed industriali (solo in parte attivi). Unica traccia storica ancora riconoscibile è la chiesetta longobarda di S. Eusebio (V sec.), nata come oratorio di campagna al centro di un'area interamente agricola che ha mantenuto questa natura fino al momento in cui ha iniziato ad affermarsi il processo di industrializzazione del Nord Milano, intorno agli anni Venti. L'industrializzazione ha preso piede in particolare lungo i principali assi infrastrutturali ed ha avuto come centro il comune di Sesto San Giovanni, a sud-est di Cinisello Balsamo. Lì sono state create le fabbriche Breda, Falck, Ercole Marelli e Magneti Marelli, che negli anni Cinquanta contavano rispettivamente 11.600, 7.670, 5.270 e 5.100 operai provenienti da tutta Italia (in particolare Sud e Veneto). Solo una parte degli operai risiedeva nei 'villaggi industriali' creati dagli imprenditori a Milano e Sesto S. Giovanni; la maggioranza viveva invece in baracche e nelle cosiddette "coree", abitazioni autocostruite su aree rurali di estrema periferia – come S. Eusebio⁶¹.

Il quartiere ERP di S. Eusebio

Storia

In seguito alle crescenti pressioni migratorie a partire dagli anni Sessanta il Comune di Cinisello Balsamo avvia un programma di edilizia residenziale pubblica (ex lege 167/1962), che porta alla realizzazione di un edificio di proprietà comunale in via Mozart e degli edifici dell'ex Istituto Autonomo Case Popolari (dal 1996 divenuto ALER) in via Carroccio 3, 14 e 15 a nord del Comune, nel cosiddetto Borgo Misto. Nel 1974 viene avviata una seconda fase di edificazione di residenza pubblica, che coglie l'opportunità fornita dalla legge nazionale 865/1971⁶². Nel 1974 vengono realizzati i due complessi principali di S. Eusebio – a nord di Borgo Misto - definiti "Il Palazzone" e "Le cinque torri" (via Cilea). I due complessi contengono circa 370 alloggi, per un totale di circa 1400 abitanti. Oggi tra S. Eusebio e Borgo Misto si concentra l'80% dell'edilizia residenziale pubblica della città.

Forme fisiche

Accomunati dall'altezza considerevole (8 piani), dalle ampie dimensioni degli alloggi e dalla tecnica costruttiva della prefabbricazione pesante, "Il Palazzone" si distingue da "Le cinque torri" principalmente per la tipologia: è un grande edificio a corte su pilotis, orientato in modo perpendicolare rispetto all'asse principale e contiene 288 alloggi (115, 98 e 81 mq), distribuiti su 15 scale. Sia "Il Palazzone" che "Le cinque torri" sono caratterizzati dalla presenza di ampi spazi a verde di cui è sempre stato difficile il controllo degli usi, rispettivamente all'interno della corte e fra le Torri. Le altre abitazioni costruite in epoca precedente presentano caratteristiche diverse: edifici in linea di 4 piani (da uno a quattro corpi scala) che seguono l'orientamento del

⁶¹ Sono state definite 'Coree' quelle abitazioni di fortuna autocostruite dagli immigrati in Lombardia negli anni Cinquanta (al tempo della Guerra di Corea). Le 'Coree' venivano costruite di notte o nei fine settimana, con l'aiuto di amici e parenti. Agli inizi degli anni 60 si calcola che ci fossero 70.000 persone che vivevano nelle 'Coree' tra Bollate, Cinisello Balsamo e Limbiate (Nord Milano).

⁶² La legge 865/1971 prevede il riordino generale delle competenze in materia di edilizia residenziale pubblica, il finanziamento di un programma triennale ERP e la costruzione di grandi quartieri unitari.

lotto con giardino condominiale recintato di dimensioni ridotte (via Carroccio 14 e 15); case a schiera (“Le villette”) di tre piani con orientamento nord-ovest sud-est in via Carroccio 3 con piccoli spazi verdi di risulta recintati; un edificio a L di otto piani su pilotis in via Mozart con un ampio spazio verde al proprio interno.

Popolazioni, difficoltà e risorse

Mentre negli edifici costruiti a partire dai primi anni Sessanta hanno trovato alloggio le famiglie di immigrati provenienti dal Nord (in prevalenza Veneti), i due complessi degli anni Settanta hanno ospitato l'immigrazione più consistente delle numerose famiglie operaie provenienti dal Sud Italia; tra le due parti del quartiere, già distinte dal punto di vista tipologico, si è dunque creata anche una divisione culturale e sono spesso sorti conflitti, che si sono acuiti in particolare in seguito al peggioramento delle condizioni economiche a partire dalla fine degli anni Settanta. Il processo di degrado che riguarda in particolare “Il palazzone” e “Le cinque torri” è rapido e coincide con la chiusura delle principali fabbriche della zona e con le trasformazioni delle famiglie insediate. Gli alloggi, non più commisurati alle esigenze degli abitanti, cominciano ad essere abbandonati o più spesso occupati abusivamente; negli ampi spazi aperti difficili da controllare avvengono il traffico di droga, di armi, il contrabbando; la disoccupazione, la tossicodipendenza ed il carcere cominciano ad essere esperienze che riguardano sempre più famiglie. Proprio a causa del degrado e dell'abbandono (soprattutto istituzionale) che riguardano buona parte del quartiere sorgono però anche numerosi comitati, cooperative, gruppi autorganizzati o afferenti alla Parrocchia che combattono con le istituzioni e all'interno di S. Eusebio per migliorare la qualità degli spazi di vita e per valorizzare il loro territorio. Ottengono perciò il collegamento con l'autobus dal centro di Cinisello Balsamo, il mercato rionale, una struttura comunale destinata alle associazioni locali e a servizi di prossimità e di assistenza; la recinzione del “Palazzone”; maggiori controlli delle forze dell'ordine.

RIQUALIFICAZIONE

Il Contratto di Quartiere I “Sant'Eusebio”

Grazie all'attivismo di parte degli abitanti, a partire dagli anni Novanta il quartiere di S. Eusebio, pur continuando ad essere fortemente isolato ed oggetto di stigmatizzazione, ha cominciato ad essere oggetto di maggiori attenzioni da parte dell'amministrazione comunale. Nel 1998 infatti, poco dopo la pubblicazione del bando del Ministero dei Lavori Pubblici per il programma “Contratto di Quartiere I”, il Comune stipula un Protocollo d'Intesa con ALER per la partecipazione al bando, che si aggiudica l'anno successivo (17 miliardi di lire pari a più di 8 milioni di euro). Tra febbraio e novembre del 1999 vengono avviate le procedure istituzionali, al termine delle quali viene approvato il progetto definitivo, e viene stipulato il Protocollo d'Intesa tra il Comune, ALER e la Regione per l'attuazione degli interventi. Il progetto è sottoscritto anche da Assnm (Agenzia Sviluppo Sostenibile Nord Milano), dal Sindacato Inquilini, dal Comitato Inquilini, dalla Parrocchia e da 4 associazioni di volontariato. A partire da dicembre 1999 e poi per tutto il 2000 le azioni istituzionali vengono affiancate dal lavoro del Laboratorio di Quartiere, che rappresenta l'occasione per gli abitanti di essere informati e di partecipare attivamente al Contratto di Quartiere.

Il Contratto di Quartiere I ha come oggetto i due complessi delle “Cinque torri” e del “Palazzone”, sul quale si concentra in modo particolare. In estrema sintesi gli scopi principali del progetto sono il miglioramento dell'efficienza gestionale del patrimonio ERP, lo sviluppo dei servizi in una logica di autogestione ed infine il sostegno all'occupazione. Il progetto dunque si articola in tre sezioni principali: il Progetto Casa, il Progetto Spazi Pubblici, il Progetto Lavoro; accompagna l'intero progetto l'attenzione alla Comunicazione e all'organizzazione di eventi.

Al di là dei singoli interventi promossi – spiegati di seguito-, *il Contratto di Quartiere S. Eusebio rappresenta un'esperienza notevole grazie ad alcuni elementi: la costruzione di una struttura tecnica dedicata (l'Ufficio Contratto di Quartiere, oggi Unità di progetto Programmi partecipati di riqualificazione urbana, responsabile anche della gestione del Programma Urban Italia), il disegno di un processo strutturato di partecipazione dei cittadini (Laboratorio di Quartiere), la capacità di gestire un network di attori molto complesso. In particolare è stata importante la collaborazione tra ALER e Comune.*

Gli interventi

Il Contratto di Quartiere I – Sant'Eusebio si articola in una serie di interventi che ricadono all'interno delle tre principali linee di azione Casa, Spazi pubblici e Lavoro:

PROGETTO CASA (*Laboratorio di Quartiere, ALER, Polizia di Stato, Polizia Municipale, Servizio Socioeducativo, Sicut, Ufficio Casa, Abitanti*)

- manutenzione straordinaria complessiva degli stabili, introduzione di nuovi ascensori e di una nuova rete di impianti e ristrutturazione leggera di tutti gli alloggi e degli spazi comuni;
- ristrutturazione pesante, cioè frazionamento di un terzo degli alloggi per ottenere nuove abitazioni (80) più adeguate alla domanda di alloggi pubblici e relativo piano di mobilità che organizza i cambi alloggio degli inquilini interessati;
- trasformazione di alcuni alloggi con l'introduzione di particolari caratteristiche distributive e tecnologiche da destinare a nuove tipologie di utenza (ragazze madri, studenti etc).

PROGETTO SPAZI PUBBLICI (*Laboratorio di quartiere, abitanti, Biblioteca di Cinisello Balsamo, Comitato genitori delle scuole elementari e medie, Scuole elementari Zandonai, Scuole medie Garcia Villas, Comune di Cinisello Balsamo - Settore socio educativo*)

- realizzazione di un 'volume interno' integrato con la residenza nel quale troveranno posto: uno spazio per incontri, feste, ritrovi di quartiere; uno sportello di consulenza che riunisca le attività dei Sindacati inquilini, del Comitato Inquilini, del Laboratorio di Quartiere, dell'Aler; la portineria sociale; una comunità alloggio per anziani non autosufficienti (300 mq) ricavata dall'accorpamento di più alloggi;
- realizzazione di un volume 'esterno' nel quale localizzare un servizio per la prima infanzia (320 mq) dotato di un'area verde dedicata e protetta, uno spazio (90 mq) per attività culturali, formative e ricreative per giovani che andrebbero ad interessare uno spazio di circa 90 mq.; uno sportello di servizi postali, un servizio di natura socio-sanitaria.

PROGETTO LAVORO (*Laboratorio di quartiere, abitanti, Agenzia Sviluppo Nord Milano, Centro Lavoro di Cinisello Balsamo-Sesto San Giovanni*)

- realizzazione di una struttura collocata tra il cortile e l'edificio dei servizi (volume esterno) composta da cinque moduli (circa 170 mq. l'uno di cui 100 mq. a piano terra e 70 in interrato) in grado di ospitare attività commerciali e artigianali. □L'assegnazione degli spazi avviene tramite apposito bando e prevede forme di supporto finalizzate alla consulenza tecnica e al sostegno della fase di start-up delle nuove attività.

Il Laboratorio di Quartiere

In accordo con le richieste del bando ministeriale, nell'ambito del Contratto di Quartiere il Comune di Cinisello Balsamo ha deciso di investire molto sulla *partecipazione*. E' stato perciò creato il Laboratorio di Quartiere, struttura che ha riunito le associazioni, i cittadini e gli abitanti del Palazzone e delle Cinque Torri ed i tecnici comunali. Questa nuova istituzione leggera è diventata un punto di riferimento all'interno del quale ogni attività del Contratto è stata discussa e spesso ridefinita almeno una volta al mese, il luogo dove sono stati costruiti linguaggi comuni. Al termine del CdQ I il Laboratorio di Quartiere continua a rappresentare una reale possibilità per gli abitanti e gli altri attori coinvolti di proseguire il percorso di miglioramento delle condizioni di vita del quartiere. Il lavoro del Laboratorio di Quartiere è stato affiancato dal Gruppo di Coordinamento (Comune), che ha offerto supporto tecnico e progettuale, oltre che dall' Ufficio Contratto di Quartiere, che ha garantito la realizzazione degli interventi previsti dal Laboratorio e presidiato le attività, garantendo il rispetto dei tempi di finanziamento.

Nell'ambito della progettazione degli spazi pubblici il ruolo del Laboratorio di Quartiere è stato cruciale: il lavoro si è articolato in tre fasi - una prima di natura istruttoria, una seconda di carattere esplorativo e una terza più strettamente progettuale – ed ha portato alla definizione di diverse questioni. Tra i principali temi emersi: la natura delle attività e dei servizi da introdurre in

base alle diverse esigenze degli attori coinvolti (ludoteca, ufficio postale, mini-nido, sala lettura, laboratori creativi, spazi di aggregazione e di ritrovo, farmacia); □ gli aspetti organizzativi e gestionali connessi alla partecipazione al tavolo di attori differenti (abitanti, associazioni, inquilini, Comune e scuole); □ gli aspetti di integrazione territoriale collegati alla scala di riferimento delle diverse attività proposte. □ Di fronte a questi temi il lavoro di progettazione ha cercato di definire un modello organizzativo e un'articolazione tra i servizi attraverso il quale tenere in equilibrio le diverse realtà e le diverse esigenze.

Anche nell'ambito del Progetto Lavoro il Laboratorio di Quartiere ha svolto un ruolo centrale: ha utilizzato infatti i primi mesi di attività per costruire una banca dati sullo stato del mercato locale (nel quartiere e nel Comune). □ Insieme con i soggetti coinvolti nel Laboratorio, è stata dunque creata una rete di contatti utile all'individuazione di alcune prime linee guida progettuali. E' stata in seguito discussa la natura e la localizzazione delle nuove attività commerciali ed artigianali.

L'ambito in cui la partecipazione è maggiormente emersa, spesso in forma conflittuale, è quello del Progetto Casa ed in particolare a proposito del Piano di Mobilità (v. paragrafo successivo).

Gestione dei trasferimenti

Una delle azioni che maggiormente caratterizzano il Contratto di Quartiere I – Sant'Eusebio è rappresentata dal Progetto Casa: buona parte degli alloggi infatti, aveva ancora dimensioni (e di conseguenza spese) eccessive rispetto alle reali esigenze degli abitanti, che hanno così progressivamente iniziato a contrarre debiti nei confronti di ALER. A questo scopo il Progetto casa ha innanzitutto individuato alcuni settori del "Palazzone" (9 su 15), all'interno dei quali effettuare il *frazionamento degli alloggi* di dimensioni maggiori (creazione di due alloggi da 74 e 37 mq da uno di 113 mq), la ricomposizione degli alloggi con dimensioni più contenute (da due alloggi di 98 e 81 mq ne vengono creati tre di dimensioni variabili) e l'inserimento di nuovi ascensori e nuovi impianti. Affinché queste azioni potessero essere portate a termine con successo è stato necessario che gli abitanti degli alloggi interessati dai lavori potessero essere spostati in altre abitazioni: a questo scopo, in estrema sintesi, è stato creato il Piano di Mobilità che dal punto di vista tecnico prevedeva:

- l'individuazione di alloggi già liberi nel palazzo da ristrutturare e rendere disponibili per la prima mobilità;
- la selezione di un primo settore su cui effettuare i lavori;
- lo spostamento di tutti gli inquilini negli alloggi disponibili;
- la ristrutturazione e la realizzazione dei nuovi alloggi;
- il trasferimento nei nuovi alloggi realizzati degli inquilini della seconda scala su cui intervenire,
- ...

Nonostante dal punto di vista tecnico e procedurale il Piano fosse stato ben congegnato, esso si è dovuto presto scontrare con la naturale resistenza degli abitanti spaventati dal trauma che avrebbero subito cambiando alloggio e più in generale dal timore di perdere, insieme alla casa, anche la propria identità. Il confronto tra le istituzioni ed il quartiere si è svolto nel corso di 15 riunioni coordinate dal responsabile del Gruppo Casa e dalla responsabile per il Comune del Contratto di Quartiere I: il conflitto è giunto all'apice quando, in seguito alla conclusione delle riunioni, è nata una nuova Associazione di Inquilini che si opponeva all'attuazione del Piano di Mobilità. Nonostante questo significasse mettere a rischio il finanziamento del Contratto di Quartiere I, l'Amministrazione Comunale ha deciso di prestare ascolto al conflitto e di riconoscerne il potenziale creativo. Sono stati così stabiliti alcuni punti irrinunciabili, ma sono state concordate con gli abitanti una serie di variazioni, come ad esempio una nuova collocazione del centro polifunzionale e la previsione che il frazionamento degli alloggi fosse realizzato solo quando ci fosse la disponibilità degli abitanti, a patto di non ridurre il numero complessivo di frazionamenti. Inoltre è stata avviata una serie di colloqui individuali a domicilio con le singole famiglie, che ha prodotto una base di conoscenza fondamentale per sperimentare forme innovative di affrontare i problemi.

Comune di Cinisello Balsamo
Contratto di Quartiere I – S. Eusebio

PROMOTORI	<ul style="list-style-type: none"> ▪ Comune di Cinisello Balsamo ▪ ALER Milano, Direzione tecnica, Ufficio Manutenzione Straordinaria
RESPONSABILI DEL PROGETTO	3) arch. L. Canaia (Comune di Cinisello Balsamo) 4) arch. F. Salvador (ALER Milano)
PROGETTISTI	<ul style="list-style-type: none"> ▪ arch. A. Foglio (Comune di Cinisello Balsamo) ▪ arch. F. Salvador (ALER Milano)
CONSULENTI	<ul style="list-style-type: none"> ▪ Consorzio Metis (Progetto Sociale) ▪ DiAP Politecnico di Milano ▪ Istituto per la Ricerca Sociale (Milano)
SOGGETTI LOCALI COINVOLTI	<ul style="list-style-type: none"> ▪ Circoscrizione 4 ▪ Amici del Grugnotorto ▪ Associazione Guide e Scout Cattolici Italiani ▪ Associazione Inquilini S. Eusebio ▪ Comitato Inquilini 5 Torri ▪ Cooperativa Il Torpedone ▪ Cooperativa Sociale 'Sammamet' ▪ Croce Rossa Italiana ▪ Gioventù Operaia Cristiana ▪ Gruppo Accoglienza Disabili ▪ MARSE, Movimento Antidroga Rione S. Eusebio ▪ Parrocchia S. Eusebio ▪ Siset
SUPERFICIE DELL'AMBITO	TERRITORIALE
IMPORTO COMPLESSIVO	Euro 13.500.000 di cui: Euro 9.000.000 Ministero dei Lavori Pubblici Euro 4.500.000 Comune di Cinisello Balsamo, ALER, Regione Lombardia

RIQUALIFICAZIONE
Il Contratto di Quartiere II “Oltre Sant'Eusebio”

In seguito all'approvazione da parte della giunta regionale nel 2003 della seconda edizione del programma nazionale dei Contratti di Quartiere e alla pubblicazione del bando nel 2004, il Comune di Cinisello Balsamo ha presentato nuovamente la propria candidatura e nel 2005 si è aggiudicato il finanziamento ministeriale di 14 milioni di euro. Tra il 2005 ed il 2007 è stata messa a punto la progettazione degli interventi, avviati all'inizio del 2008.

Caratteristica principale del CdQ II è la continuità con gli interventi già realizzati e con gli attori già attivati dal CdQ I, che sono stati nuovamente coinvolti nel processo decisionale. A differenza del CdQ I, “Oltre Sant'Eusebio” non si limita ad intervenire esclusivamente sul “Palazzone” e sulle “Cinque Torri”, ma estende il proprio raggio d'azione anche agli altri interventi di edilizia residenziale pubblica presenti nell'area (via Carroccio 3, 14, 15; casa comunale di v. Mozart) e

si concentra sullo spazio pubblico compreso tra queste. Obiettivo finale è quello di innescare processi che abbiano un impatto anche a scala urbana, in grado di ridurre l'isolamento dell'intero quartiere.

Il Contratto di Quartiere II può essere suddiviso in due ambiti principali, quello delle azioni sullo spazio fisico e quello delle azioni sociali. Caratteristica comune a tutti gli interventi è l'assetto a "geometria variabile", ossia la presenza di ambiti d'azione differenti per i diversi progetti.

Gli interventi

Dal punto di vista del *patrimonio fisico* vengono promosse azioni per ristabilire il decoro, la funzionalità e l'efficienza gestionale dei principali edifici di edilizia residenziale pubblica. In particolare continuano all'interno del "Palazzone" gli interventi di ristrutturazione e di frazionamento degli alloggi con la creazione di nuove unità immobiliari, così da completare il lavoro in larga parte già svolto con il CdQ I; la ristrutturazione 'leggera' e quella 'pesante' vengono estese anche alle "Cinque torri", dove il frazionamento degli alloggi grandi e l'accorpamento e successiva suddivisione di quelli di medie dimensioni danno vita non solo a nuovi alloggi, ma anche a nuovi volumi per l'insediamento di funzioni strettamente connesse alla residenza.

Viene inoltre prevista la manutenzione degli spazi a verde, con una regolarizzazione dello spazio riservato alle auto, prima parcheggiate spesso senza regole all'interno spazi comuni e verdi. I medesimi interventi sul patrimonio edilizio e sullo spazio aperto sono previsti anche per le "Villette" di via Carroccio 3, mentre per gli edifici in linea di via Carroccio 14 e 15 – i meglio conservati e meno problematici – è prevista solo la manutenzione straordinaria delle parti comuni. Per l'edificio comunale di via Mozart è previsto questo stesso tipo di manutenzione, insieme alla riqualificazione delle aree a verde e dei parcheggi condominiali, oltre che la creazione di nuovi volumi connessi alla residenza. Infine su un'area limitrofa all'edificio di via Mozart, anch'essa di proprietà comunale, è prevista la realizzazione di un nuovo edificio ERP (via Petrella) con un totale incremento di 20 alloggi.

Per quanto riguarda gli *spazi pubblici* è prevista la creazione di un nuovo sistema costruito lungo via Cilea che, attraverso un incremento delle funzioni esistenti ed un ridisegno dello spazio, possa mutare la sua natura da barriera a spina dorsale del quartiere. Condizione essenziale per l'efficacia di questo intervento è la creazione di un nuovo asse di scorrimento urbano che all'interno del quartiere è composto da via Cilea e da via Petrella, esteso fino a via Beethoven e non più a fondo cieco. In questo modo sono resi possibili l'accesso alle nuove case ERP e la diminuzione del traffico lungo l'asse di via Cilea. Il ridisegno dello spazio non riguarda solo la strada, ma anche aree pubbliche a margine, come ad esempio il parcheggio del mercato comunale di via Cilea, divenuto nel tempo luogo di grande socialità, gli spazi comuni delle "Cinque torri", gli ingressi al Parco del Grugnotorto e le connessioni tra le aree sportive e la residenza, oggi separate dall'asse viario. In generale gli interventi sullo spazio pubblico mirano a facilitare le condizioni di convivenza, ad aumentare la complessità dei luoghi e a creare un sistema di percorsi privo di barriere fisiche.

Le *azioni sociali* previste dal CdQ II sono cinque, tre delle quali previste alla scala del quartiere, una alla scala della circoscrizione ed una alla scala dell'intera città. Si tratta in particolare dei seguenti interventi:

- 1) Laboratorio di Quartiere (scala di quartiere): consolidamento dell'esperienza sviluppata nell'ambito del CdQ I e coinvolgimento di nuovi soggetti locali e non; sviluppo di competenze di management dei processi progettuali locali;
- 2) Progetto Occupazione (scala di quartiere): creazione di due centri per l'occupazione (Cinque torri e ERP v. Mozart) e azioni di accompagnamento alla creazione di nuove imprese sociali che coinvolgano direttamente gli abitanti del quartiere;
- 3) Servizi di Prossimità (scala di quartiere): creazione di nuovi servizi strettamente connessi alla residenza, in grado di rispondere anche alle domande di abitanti temporanei (studenti, lavoratori temporanei, emergenze)
- 4) Patto Locale per la Sicurezza (scala della circoscrizione): in continuità con il Tavolo operativo sull'illegalità e l'insicurezza nel quartiere avviato dal CdQ I e gestito dal Laboratorio di Quartiere, vengono promosse la crescente attivazione e assunzione di

responsabilità da parte degli abitanti e al tempo stesso l'impegno delle istituzioni (controllo di forze dell'ordine, creazione di portinerie sociali da parte di ALER e Comune);

- 5) Progetto Strada (scala urbana): già illustrato a proposito della progettazione degli spazi pubblici, il Progetto Strada è considerato anche un'azione di tipo sociale, poiché sono previsti un incremento ed una diversificazione delle funzioni, oltre che un lavoro sul superamento della percezione della strada come luogo pericoloso.

Comune di Cinisello Balsamo
Contratto di Quartiere II – Oltre S. Eusebio

PROMOTORI	<ul style="list-style-type: none"> ▪ Comune di Cinisello Balsamo, Assessorato alla Riqualificazione urbana, Unità di Progetto Programmi Partecipati di Riqualificazione Urbana ▪ ALER Milano, Direzione tecnica, Ufficio Manutenzione Straordinaria
RESPONSABILI DEL CONTRATTO	5) Edoardo Marini (Comune) 6) Franco Salvador (ALER Milano)
PROGETTISTI	<ul style="list-style-type: none"> ▪ Marina Basso ▪ Luca Imberti
CONSULENTI	<ul style="list-style-type: none"> ▪ Consorzio Metis (Progetto Sociale) ▪ Studio di Architettura Imberti-Basso
SOGGETTI LOCALI COINVOLTI	<ul style="list-style-type: none"> ▪ ACLI Circolo S. Giuseppe ▪ Associazione Inquilini S. Eusebio ▪ Circoscrizione Comitato Inquilini 5 Torri ▪ Comitato Inquilini via Mozart ▪ Cooperativa Sociale 'Sammamet' ▪ MARSE, Movimento Antidroga Rione S. Eusebio ▪ Parrocchia S. Eusebio ▪ Parrocchia S. Giuseppe ▪ Polizia di Stato ▪ Sicut ▪ Unione Commercianti
SUPERFICIE DELL'AMBITO	TERRITORIALE 110.000 mq
IMPORTO COMPLESSIVO	Euro 14.616.885,50 di cui: – Euro 11.280.270 Regione – Euro 2.122.572,60 Comune – Euro 1.214.042,86 ALER

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3.4. MILANO.

IL “VILLAGGIO BARONA”. UN INTERVENTO DI RIQUALIFICAZIONE IN UN QUARTIERE SEMIPERIFERICO

Strumenti

Convenzione tra Comune e Fondazione Cassoni (terzo settore)

Localizzazione

L'area del quartiere Barona è situata nella periferia sudoccidentale di Milano ed è compresa all'interno di confini ben definiti e sedimentati nel tempo: a Nord il Naviglio Grande, a nord-est la linea ferroviaria, a est e sud-est il Naviglio Pavese e, a partire dagli anni Sessanta, soprattutto l'Autostrada dei Fiori (A7). Il confine meridionale è meno netto, essendo costituito dai campi del Parco Agricolo Sud Milano. Il quartiere Barona sorge su un'area fertile attraversata da numerosi corsi d'acqua (oggi in buona parte coperti), nella quale si insediarono a partire dal XII secolo i monaci benedettini, dediti alle attività agricole (riso, marcite,..). Tracce dell'epoca medievale rimangono nella Cascina Barona, in via Zumbini 39, nel borgo rurale lungo le vie Binda e Biella e nella parrocchia dei SS. Nazaro e Celso, in via Zumbini 19, oltre che nelle numerose cascine e rogge a sud del quartiere. L'agricoltura rappresentò l'attività principale fino all'inizio dell'Ottocento, quando si sviluppò nella parte settentrionale dell'area, lungo il Naviglio Grande, una fabbrica di porcellane (1823), che nel 1842 fu rilevata dalla ditta Richard Ginori; la fabbrica fu ampliata in seguito alla creazione della linea ferroviaria (1870), fino a coprire un'area di oltre 200.000 mq. Al suo interno vennero create anche abitazioni e servizi per i dipendenti (asilo, scuola, ambulatorio etc). Il territorio dell'attuale quartiere Barona rimase indipendente dal Comune di Milano fino al 1873, quando insieme ad altre aree periferiche chiamate “Corpi Santi”, fu annesso alla città.

Il quartiere Barona

Storia

In seguito all'ampliamento della fabbrica di porcellane, il numero di operai aumentò notevolmente (da 800 a 1600 tra la fine del XIX sec. ed il 1930), provocando una richiesta di alloggi che fu in parte soddisfatta dalle abitazioni create dalla Richard Ginori, in parte da edifici privati costruiti a ridosso del borgo agricolo della Barona, ma soprattutto dalle case comunali “Barona” create alla fine degli anni Venti in un'area agricola a sud, oltre l'attuale via Famagosta, che rappresenta oggi il principale confine interno del quartiere. Mentre nella parte settentrionale della Barona, la più antica, avvenne un processo di progressiva diffusione di piccole imprese industriali ed artigianali, la parte meridionale fu interessata tra gli anni Sessanta e Settanta dall'insediamento di grandi quartieri di edilizia residenziale pubblica (S. Ambrogio I e S. Ambrogio II), costruiti a ridosso della nuova Autostrada dei Fiori (1960). Tra il 1964 ed il 1978 venne inoltre creato tra i nuovi grandi complessi pubblici anche l'Ospedale San Paolo, punto di riferimento per l'intera parte meridionale della città di Milano (bacino d'utenza: 500.000 persone). Tra gli anni Settanta ed Ottanta si svilupparono anche gli alti edifici privati sorti su entrambi i lati di via Famagosta e venne creato in un'area ancora libera della parte settentrionale del quartiere il grande complesso di edilizia residenziale pubblica di via Lope de Vega. Risale anche agli anni Settanta la dismissione della Richard Ginori e di altre fabbriche di minori dimensioni del quartiere; più in generale si manifesta la crisi dell'intera industria milanese, nella quale erano impiegati molti abitanti della Barona.

Il processo di riqualificazione delle aree dismesse è stato avviato negli anni Novanta soprattutto ai margini dell'area ed è ancora in corso: nella ex Richard Ginori sono stati creati uffici, outlet di abbigliamento, la School of Audio Engineering, loft etc. e nell'ex area industriale a ridosso del ramo ferroviario (nord-est), in prossimità di una fermata della metropolitana, è stato creato un Istituto Universitario. Alcuni edifici industriali di dimensioni minori localizzati intorno al nucleo storico della Barona sono stati progressivamente trasformati in attività commerciali ed artigianali, ma buona parte di essi è ancora dismessa. Nella porzione meridionale del quartiere, caratterizzata dalla presenza dei grandi complessi di edilizia residenziale pubblica e

dall'ospedale, la lenta trasformazione in corso consiste essenzialmente nell'inserimento di servizi assenti nell'area e di nuovi interventi residenziali.

Forma

All'interno del quartiere Barona è possibile distinguere numerosi tessuti edilizi: gli edifici di due o tre piani a corte delle cascine e del borgo agricolo, il cui orientamento segue l'andamento sinuoso dei corsi d'acqua un tempo visibili nell'area; i quattro complessi di edilizia residenziale pubblica degli anni Venti a corte aperta sul lato meridionale (pianta rettangolare), di quattro piani, orientati perpendicolarmente all'asse di via Famagosta; i quattro edifici in linea di sette piani su pilotis - notevolmente dilatati nella lunghezza (tra 10 e 20 corpi scala per edificio) del Q.re S. Ambrogio 1, due dei quali sono a ridosso dell'autostrada, ne seguono l'andamento e creano un ampio parco insieme agli altri due edifici. Il Q.re S. Ambrogio 2, realizzato in seguito e composto da sette edifici in linea di otto piani su pilotis (da 6 a 17 corpi scala per edificio), mantiene la stessa impostazione insediativa creando un grande spazio verde interno, ma perde le geometrie curvilinee dell'intervento precedente. Altri interventi significativi e riconoscibili sono rappresentati dall'edificio ospedaliero, costituito da una serie di blocchi disposti a doppia T e dall'edificio ERP di via Lope de Vega, un'ampia corte quadrata di nove piani con cinque corpi scala per lato. Fanno parte del tessuto complesso del quartiere anche i bassi edifici industriali di epoca ottocentesca, i capannoni a pianta quadrata degli anni Sessanta e successivi, le torri per uffici (15-20 piani) degli anni novanta e numerosi edifici di edilizia privata in linea, disposti a formare una corte, o a torre di altezza compresa tra i sei ed i dieci piani, concentrati soprattutto lungo via Famagosta.

Popolazioni, difficoltà e risorse

La localizzazione periferica del quartiere e la presenza di numerosi insediamenti di edilizia residenziale pubblica, hanno cominciato a rappresentare un elemento problematico nel momento in cui si è verificata la crisi delle attività industriali, che ha provocato la dismissione di numerose aree all'interno del quartiere, oltre che l'aumento del tasso di disoccupazione degli abitanti e più in generale la crescita del disagio. Negli anni Ottanta il quartiere ha cominciato a divenire famoso in ambito urbano per lo spaccio, il consumo di droga e per la criminalità diffusa, fenomeni meno gravi oggi, ma pur sempre presenti. In particolare gli abitanti del quartiere, in parte originari di Milano ed in parte provenienti dall'Italia Meridionale, hanno sofferto la mancanza di numerosi servizi, che ha colpito soprattutto le fasce più bisognose degli anziani – spesso con situazioni di disagio psichico - e dei ragazzi, il cui tasso di abbandono scolastico era ed è molto elevato. A partire dagli anni Novanta ha iniziato ad essere presente negli edifici ERP anche una componente di immigrati, che esprimeva ulteriori bisogni. Fenomeni come la morosità e l'abusivismo sono presenti anche nel quartiere Barona, come in molti altri quartieri ERP italiani. Dalla metà degli anni Novanta sono comparse negli spazi dismessi anche insediamenti Rom, che hanno generato numerosi conflitti tra gli abitanti del quartiere.

Proprio per affrontare questi bisogni, sono nate nel tempo una serie di iniziative promosse da attori locali tra cui si distinguono la Parrocchia SS. Nazaro e Celso e l'Associazione Sviluppo e Promozione (ASP), localizzate nei pressi della parte antica del quartiere ma rivolte a tutti gli abitanti. La parrocchia dalla metà degli anni Ottanta, grazie alla presenza di due preti e di circa 300 volontari, ha come obiettivi principali quello di togliere i ragazzi dalla strada e cercare di mettere un freno alla dispersione scolastica; ASP, nata nel 1986, promuove numerosi servizi, articolando la propria azione per progetti: Progetto Accoglienza (Campo di Accoglienza per senza fissa dimora), Progetto Giovani (doposcuola, aggregazione, gestione di una casa-vacanze), Laboratorio Arcobaleno (Centro Diurno per il disagio psichico, in collaborazione con Ospedale S. Paolo), Progetto Le Spighe (Laboratori, momenti di ritrovo, feste e uscite per per persone con handicap fisici), Progetto Terza Età (Casa di accoglienza temporanea, presa in carico, laboratori per anziani), Progetto Insieme nella Speranza (sostegno a malati di AIDS e loro famiglie in collaborazione con Azienda Sanitaria Locale), Progetto Il Giardino (centro di sostegno per famiglie in difficoltà). Inoltre a partire dagli anni Novanta sono comparse numerose altre forme di associazionismo, come l'apertura del circolo ARCI Metromondo (1992), che

organizza momenti di aggregazione ed iniziative rivolte al quartiere e alla città; la creazione del Centro d'Aggregazione Giovanile Barrio's (1997), nella parte a sud di via Famagosta, per l'iniziativa dell'associazione religiosa Comunità Nuova ONLUS, dell'associazione Amici di Edoardo ONLUS (finanziamenti) e del Comune di Milano, che ha concesso lo spazio. Oggi il Barrio's promuove attività artistiche, culturali e ricreative per tutti i giovani della città con un programma ricco di concerti, cinema, teatro, musica e anche iniziative per i più piccoli. E' anche promotore di importanti iniziative di solidarietà volte all'integrazione sociale degli immigrati e degli emarginati.

Si segnala infine la recente nascita di un'emittente radiofonica – Radio dei Navigli – gestita da giovani del quartiere e collocata negli spazi della parrocchia SS. Nazaro e Celso.

RIQUALIFICAZIONE Il progetto “Villaggio Barona”

Tra le iniziative organizzate da gruppi di abitanti per la riqualificazione del quartiere rientra anche il progetto “Villaggio Barona”, promosso a partire dalla metà degli anni Novanta dalla Parrocchia SS. Nazaro e Celso, con il sostegno dell'Associazione Sviluppo e Promozione. La realizzazione del progetto (1994-2009) è stata resa possibile dalla disponibilità della Fondazione benefica Attilio e Teresa Cassoni⁶³, proprietaria dell'ex area industriale di oltre 40.000 mq su cui è stato realizzato l'intervento. Per la Fondazione Cassoni questa esperienza ha rappresentato un'innovazione nelle modalità d'intervento: è passata cioè dalla beneficenza ad un modello di utilizzazione del proprio patrimonio, dentro cui dare spazio a progetti a valenza sociale. L'area che fino a pochi anni fa ha ospitato depositi industriali e piccole attività produttive è compresa tra le vie E. Ponti, Svevo e Zumbini, nelle immediate vicinanze della parrocchia SS. Nazaro e Celso.

Il progetto ha come finalità principale quella di realizzare un intervento organico sull'area, che da un lato risponda ai bisogni espressi dalla comunità locale – riqualificazione del tessuto urbanistico, recupero di qualità ambientale, completamento di servizi di vicinato – e dall'altro consideri i bisogni di gruppi di abitanti in situazioni di emarginazione e di esclusione sociale, valorizzando capacità progettuali e risorse che il territorio è stato in grado di esprimere negli anni. In particolare vengono mantenute le esperienze già avviate⁶⁴ e a queste ne vengono aggiunte di nuove in un'ottica di integrazione funzionale e sociale. Il Villaggio Barona aspira dunque a diventare un nuovo centro per il quartiere, un territorio denso di funzioni e di significati possibili.

Dal punto di vista dell'articolazione funzionale si tratta di un'iniziativa che affianca *residenza in locazione a canoni moderati, commercio, servizi alla persona, attività di promozione culturale, strutture ricettive e di accoglienza temporanea, spazi pubblici aperti al quartiere e all'intera città*. Il progetto scommette dunque sulla possibilità di collocare al centro della vita del quartiere una serie di realtà e situazioni sociali tradizionalmente poste al margine.

Per quanto riguarda la metodologia progettuale, la comunità locale è stata coinvolta in un *processo di progettazione partecipata* con l'intento di avvicinare gli abitanti alla trasformazione di un'area che per molti anni è rimasta chiusa al quartiere: sono stati organizzati perciò una serie di incontri strutturati, manifestazioni pubbliche e momenti di festa. Insieme ad una rappresentanza della popolazione locale, agli operatori ed agli utenti dei servizi alla persona già presenti sull'area, i progettisti hanno elaborato una serie di soluzioni per definire il disegno degli

⁶³ Ente morale nato grazie ai lasciti di Attilio e Teresa Cassoni. I suoi fondi hanno permesso tra il 1965 e il 1975 di costruire due stabili di abitazione civile alla Barona, risolvendo così il grave problema dell'alloggio per 150 famiglie. Nel 1982 sono stati poi acquistati quindici appartamenti di nuova costruzione nel Comune di Peschiera Borromeo ed è stato costruito un nuovo stabile a Baranzate di Bollate, destinato alle famiglie dei malati dell'ospedale Sacco e degli infermieri dello stesso. Nel 1993 grazie alla vendita di appartamenti in via Lecco e in via Compagnoni, di proprietà della Fondazione, è stato realizzato un pensionato per circa 150 studenti, poi donato alla Fondazione San Carlo. Tra il 1999 e il 2006 tutti gli sforzi sono stati rivolti al progetto Villaggio Barona.

⁶⁴ Una quota significativa degli edifici dismessi è stata occupata dagli anni novanta da alcuni dei servizi gestiti dall'Associazione Sviluppo e Promozione e da altri enti del Terzo Settore convenzionati con la Regione, il Comune e l'Azienda Sanitaria Locale

spazi pubblici (la nuova strada, la piazza pedonale, il parco di quartiere, il nuovo sagrato) e la disposizione dei diversi edifici.

Il progetto inoltre si è confrontato con un'ulteriore sfida, costituita dai vincoli amministrativi che insistevano sull'area e che sono stati usati come opportunità per la definizione di una modalità di intervento innovativa: l'area infatti è vincolata a standard dal Piano Regolatore Generale del 1976 e dunque può essere destinata esclusivamente a 'servizi collettivi di interesse comunale'. E' stato dunque necessario per i progettisti e per i promotori della proposta concentrarsi dunque sui contenuti del progetto, sottolineando un forte orientamento sociale dell'iniziativa. E' stata così definita una convenzione tra il Comune di Milano e la Fondazione Cassoni che, anticipando l'introduzione del concetto di "standard urbanistico qualitativo"⁶⁵ avvenuta in Lombardia grazie alle leggi regionali 1/2001 e 12/2005, regola l'attuazione del progetto. La convenzione prevede:

- l'asservimento perpetuo dell'area ad uso di interesse pubblico. La proprietà del terreno e degli immobili resta alla Fondazione, ma tutto ciò che si realizza viene orientato all'interesse generale sotto il controllo e la verifica dell'Amministrazione Comunale;
- la compatibilità tra la destinazione a standard dell'area e le funzioni previste che rende il Villaggio Barona, dal punto di vista procedurale, un progetto di attuazione convenzionata;
- l'approvazione di un modello di gestione che, attuando il principio di sussidiarietà, descrive le modalità dirette ed indirette attraverso cui nuovi abitanti e realtà ospitate nel villaggio perseguiranno l'interesse generale e le finalità sociali.

Anche dal punto di vista economico il Villaggio Barona presenta aspetti innovativi, dal momento che l'intervento è stato finanziato in parte dalla Fondazione Cassoni (50%) ed in parte da una fondazione bancaria (Fondazione Cariplo; 25%) e da una banca (Banca Popolare di Milano; 25%). *A partire da quest'esperienza è stata in seguito creata una partnership tra la Fondazione Cariplo, l'Associazione Nazionale Comuni Italiani e la Regione Lombardia che ha portato nel 2004 alla creazione della Fondazione Housing Sociale allo scopo di promuovere ulteriori progetti innovativi di edilizia sociale in Lombardia.*

Gli interventi

A partire dal 1995 la Fondazione Cassoni avvia un lavoro di ricerca e progettazione finalizzato a definire una proposta di intervento per l'intera area. Nel 1999 viene organizzato un evento pubblico che vede la partecipazione di molti abitanti del quartiere ed è l'occasione per suscitare interesse intorno al progetto ed invitare i futuri residenti potenziali ad esprimere le proprie idee sul modello proposto. Nello stesso anno vengono organizzati vari workshop sui diversi temi del progetto (spazi verdi, aree comuni, strutture di utilizzo pubblico, servizi), in modo che gli abitanti possano contribuire alla definizione dell'intervento. Nel 2000 le cooperative e le associazioni responsabili dei progetti sociali che troveranno spazio all'interno del Villaggio Barona vengono chiamate per discutere insieme il progetto. In quell'occasione vengono ridefiniti gli spazi destinati a persone con bisogni specifici. Alla fine del 2001 viene sottoscritta la convenzione tra Fondazione Cassoni e Comune di Milano e prende avvio il cantiere. Nel dicembre 2003 viene consegnato il primo lotto (78 appartamenti in locazione a canone calmierato⁶⁶, 4 comunità alloggio per persone in condizioni di difficoltà, 12 spazi commerciali ed una piazza pedonale) ed iniziano ad entrare nelle case le prime famiglie assegnatarie. I servizi immobiliari vengono gestiti da una micro-impresa di inquilini. A marzo 2004 apre il cantiere del secondo lotto (il pensionato integrato), mentre gli spazi del commercio cominciano ad essere occupati da

⁶⁵

Gli standard urbanistici sono stati introdotti in Italia dalla legge 765/1967 e rappresentano in termini quantitativi i rapporti massimi tra gli spazi destinati agli insediamenti residenziali e gli spazi pubblici riservati alle attività collettive, all'edilizia scolastica, al verde pubblico, etc. Recenti riforme legislative avvenute in più regioni italiane prevedono il passaggio da uno standard quantitativo ad uno qualitativo, ossia la possibilità di considerare standard anche edifici non previsti dalla l. 765 che rappresentino comunque un servizio per la collettività (residenze per anziani, per studenti, edilizia residenziale pubblica etc).

⁶⁶

Grazie alla collaborazione di enti differenti, dei progettisti e delle imprese di costruzione si riesce a realizzare un intervento di housing sociale di qualità al costo di 900 euro/mq.

diverse attività. A settembre 2005 viene inaugurato il pensionato "Cassoni" ed iniziano a svilupparsi i rapporti tra le diverse realtà presenti nell'area: vengono così organizzati mercatini, feste, cene e spettacoli rivolti spesso all'intero quartiere. Nell'estate 2008 viene completata la ristrutturazione di un edificio in linea di due piani (3600 mq), che ospita servizi diurni di assistenza e cura alla persona, in molti casi già attivi da anni nel quartiere e gestiti da realtà di volontariato. Nel 2009 viene concluso l'ultimo lotto, ossia il parco pubblico del quartiere. E' attualmente in corso la realizzazione di uno spazio per gli spettacoli e la cultura su un'area limitrofa (tra la Parrocchia ed il canale scolmatore) di proprietà del Comune che è stata recentemente aggiunta al progetto. L'area, di circa 5000 mq, ospiterà un teatro di 270 posti, parcheggi ed un campo giochi.

Gli edifici per la residenza sociale e gli spazi per il commercio

Le residenze sono organizzate su due corpi di fabbrica disposti lungo il lato orientale dell'area e contengono 82 alloggi di diverso taglio, prevalentemente bilocali e trilocali, organizzati intorno a spazi comuni. Per gli appartamenti, destinati alla locazione permanente, si prevedono due fasce particolarmente agevolate di canone d'affitto. Il 15% degli alloggi è destinato alla prima fascia con un canone di circa 2,8 euro mq/mese (spese escluse), mentre il restante 85% è destinato alla seconda fascia con un canone di circa 5,4 euro al mq/mese (spese escluse).

All'interno degli stabili residenziali si trovano le tre comunità alloggio destinate ai malati terminali, agli anziani non completamente autosufficienti e ai disabili intellettivi.

Al piede degli edifici è presente una galleria commerciale coperta (costituita da moduli di circa 35 mq.) che, nella zona centrale, delimita una piazzetta pedonale aperta sul giardino di quartiere accessibile al pubblico. All'interno dei moduli commerciali si collocano un centro di animazione e promozione culturale, una libreria, uno spazio per la qualificazione professionale e l'inserimento lavorativo rivolto a donne senza lavoro patrocinato dal Comitato Femminile della Croce Rossa Italiana, un'officina per la riparazione di biciclette gestita da una cooperativa ed orientata all'avviamento al lavoro dei giovani, un bar ed una galleria d'arte.

Il pensionato sociale integrato

L'edificio situato nella parte meridionale dell'area e gestito dalla Cooperativa Sociale 'La cordata' contiene 120 posti letto ed è articolato in tre sezioni differenti:

il pensionato sociale integrato per studenti e soggetti deboli: 80 posti letto con tempi di permanenza massima di quattro anni, 10 dei quali sono riservati a studenti con difficoltà economiche e 14 a soggetti con disabilità intellettiva e/o giovani (18-21 anni) in situazione di disagio sociale;

la foresteria/ostello: 30 posti letto con tempi di permanenza di 6 mesi, rivolta a giovani (lavoratori, stagisti, etc), a turisti, a persone in situazione di post-degenza ospedaliera, a parenti di pazienti ospedalieri che provengono da regioni al di fuori della Lombardia, ecc.;

l'area autonomia abitativa: 12 posti letto in 4 mini alloggi da tre persone con stanze riservate e spazi di uso comune. L'area è rivolta a soggetti che necessitano di soluzioni alloggiative emergenziali e provvisorie a basso costo (giovani, disabili, famiglie monogenitoriali, piccoli gruppi di stranieri); la permanenza massima è di un anno.

Il pensionato è affiancato da spazi per attività collettive aperti anche al quartiere: una mensa/ristorante, una biblioteca-sala di lettura e una sala per incontri e conferenze.

Gli spazi per i servizi alla persona

All'interno di un edificio ristrutturato lungo via E. Ponti, nella parte settentrionale dell'area, sono localizzate le iniziative di assistenza e accompagnamento sociale, tra cui:

- un centro diurno integrato per anziani autosufficienti;
- un micro-nido per bambini provenienti da famiglie bisognose;
- un centro formativo di orientamento ed inserimento occupazionale per giovani in difficoltà;
- un laboratorio ergoterapico per persone interessate da forme di disagio psichico;
- un centro di aggregazione per disabili fisici;
- una palestra aperta a tutti i servizi presenti nell'edificio ed all'intero quartiere.

Il parco di quartiere ad uso pubblico

Uno spazio verde di circa 22.000 mq occupa la parte centrale ed il lato orientale dell'area, facilmente accessibile da tutto il quartiere e posta in collegamento diretto con la Parrocchia SS. Nazaro e Celso. All'interno del parco sono presenti:

- un'area attrezzata per il gioco dei bambini nei pressi dei nuovi insediamenti residenziali;
- un campo polifunzionale per le attività sportive all'aperto;
- un'ampia zona a prato;
- un'area a parcheggio alberata.

Il parco è pensato come un elemento di connessione tra le diverse unità edificate e tra il Villaggio Barona ed il territorio circostante. L'area è recintata ed aperta alla città secondo gli orari e le modalità previste dal regolamento per i giardini comunali. Gli accessi principali sono quattro (dalla nuova piazza pedonale, dal Sagrato della chiesa che viene esteso fino ad essere integrato con il parco, dalla via E. Ponti e dalla via I. Svevo) ed i percorsi ciclopedonali interni raggiungono i principali riferimenti esterni rendendo il Villaggio Barona permeabile rispetto al contesto circostante.

Comune di Milano

Convenzione Comune di Milano/Fondazione A.T. Cassoni – “Villaggio Barona”

PROMOTORI	▪ Fondazione A. T. Cassoni
RESPONSABILI DEL PROGETTO	7) dott. G. Rabaiotti_project management 8) arch. P.L. Saccheri_responsabile progetto architettonico
PROGETTISTI	▪ arch. P.L. Saccheri_direzione lavori ▪ ing. D. Maglie_strutture ▪ ing. M. Villani e ing. R. Montagna (Ebner Europe snc)_impianti ▪ dott. G. Sala (Land srl)_verde
CONSULENTI	▪ prof. A. Balducci (DiAP/Politecnico di Milano)_coordinamento scientifico ▪ Istituto per la Ricerca Sociale (Milano)
SOGGETTI LOCALI COINVOLTI	▪ Parrocchia SS. Nazaro e Celso ▪ Associazione Sviluppo e Promozione ▪ EnAIP Lombardia ▪ Cooperativa A77 ▪ Cooperativa La Cordata
SUPERFICIE DELL'AMBITO TERRITORIALE	43.340 mq di cui: 6) 6.400 per residenza in locazione 7) 1.600 per attività commerciali e artigianali 8) 3.600 per servizi alla persona 9) 2.903 per parcheggi pertinenziali (in superficie) 10) 2.442 per viabilità 11) 21.895 per giardino
IMPORTO COMPLESSIVO	Euro 23.000.000 di cui: – 50% Fondazione A.T. Cassoni – 25% Fondazione Cariplo – 25% Banca Popolare di Milano

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SPAIN

La rehabilitación urbana en España: marco jurídico estatal y
práctica de las “Áreas de rehabilitación integrada”

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1. Introducción. Institucionalización España en de la rehabilitación urbana

La rehabilitación urbana es una práctica que se inicia en España en torno a la década de 1980 y que se ha desarrollado hasta la actualidad amparada, por un lado, en un marco jurídico de regulación que, como se explica más adelante, tiene un cierto carácter inespecífico y, por otro lado, en un marco normativo de fomento de la rehabilitación de viviendas que incorpora la denominada “rehabilitación integrada” como una modalidad de acción por perímetros urbanos, contrapuesta a la rehabilitación “aislada”, es decir, edificio a edificio.

Dos son los instrumentos básicos de la rehabilitación urbana practicada en España: los “planes especiales” regulados por la legislación urbanística autonómica desde la década de 1990 y las “áreas de rehabilitación integrada”, articuladas como medida de fomento en los planes estatales de vivienda desde 1983. A ellos habría que añadir los instrumentos de fomento autonómicos que trasponen estas medidas y, en ocasiones, que desarrollan sus propias políticas; así como diversos instrumentos de las administraciones locales, como las ordenanzas de fomento de la rehabilitación, la creación de oficinas de gestión, etc.

Este informe se centrará en las medidas estatales de regulación y fomento de la rehabilitación urbana. Por ello, de manera previa, conviene observar que las competencias legislativas en materia de vivienda, de urbanismo y ordenación del territorio, y, en buena medida, también en materia de patrimonio cultural están formalmente descentralizadas desde 1978, si bien en muchos casos esa descentralización no ha sido efectiva hasta mediados de la década de 1980 o inicios de los 90. De esto se desprende que el marco regulador estatal de la rehabilitación urbana tiene un alcance muy pequeño que, como veremos en el epígrafe que sigue, se forma en la confluencia de la normativa estatal de diversas competencias descentralizadas: el urbanismo y el patrimonio cultural, por no citar más que dos principales.

Por el contrario, en cuanto a la normativa de fomento de la rehabilitación urbana, hasta muy recientemente, las administraciones públicas y, en concreto, el Estado se han reservado un papel protagonista como agentes impulsores y financiadores de procesos de “rehabilitación integrada” que, en su mayor medida, afectan a espacios privados. El compromiso asumido por el Estado en estas políticas podría explicar que la normativa estatal de fomento de la rehabilitación urbana haya tenido un desarrollo específico sensiblemente mayor que la normativa de regulación. El aparato jurídico de las medidas de fomento estatales se analizará sobre sus principales textos normativos pero también sobre dos casos de estudio que ilustran la práctica más común de las “áreas de rehabilitación integrada”, instrumento fundamental de dicha política.

Por último, dado que algunas Comunidades Autónomas han adoptado en los últimos años normas propias para el fomento de la acción municipal en materia de “rehabilitación urbana integrada”, y que estas normas son, en buena medida, complementarias y adicionales a la política desarrollada por el Estado, se hará también una breve referencia a sus aspectos básicos.

2. El marco jurídico estatal de la rehabilitación urbana en un contexto de descentralización de competencias: inespecificidad de la normativa reguladora y especificidad de la normativa de fomento

Como se menciona arriba, el marco estatal regulador de la rehabilitación urbana está conformado básicamente por elementos de la normativa de urbanismo y de patrimonio cultural, aunque cabría también citar otros como la legislación de edificación (Ley 38/1999, de 5 noviembre, de ordenación de la edificación; Real Decreto 314/2006, de 17 marzo, por el que se

aprueba el código técnico de la edificación, y sus modificaciones), la legislación de propiedad horizontal (Ley 49/1960, de 21 julio, de propiedad horizontal y la Ley 8/1999, de 6 abril, que la reforma, y sus modificaciones, en particular la Ley 3/1990, de 21 junio, y la Ley 19/2009, de 23 noviembre) y la de arrendamientos urbanos (Ley 29/1994, de 24 noviembre).

El actual marco jurídico estatal del urbanismo en España está formado fundamentalmente por el Real Decreto Legislativo 2/2008, de 20 junio, por el que se aprueba el texto refundido de la Ley del Suelo. Este texto no establece ninguna regulación específica de la rehabilitación urbana, aunque sí declara en su exposición de motivos que:

“el suelo urbano -la ciudad ya hecha- tiene... un valor ambiental, como creación cultural colectiva que es objeto de una permanente recreación, por lo que sus características deben ser expresión de su naturaleza y su ordenación debe favorecer su rehabilitación y fomentar su uso”.

Arraigando en este concepto, el art. 2 del mismo Real Decreto Legislativo establece que las políticas públicas relativas a la regulación, ordenación, ocupación, transformación y uso del suelo “tienen como fin común la utilización de este recurso conforme al interés general y según el principio de desarrollo sostenible”, por lo que deben procurar, entre otros, la “eficacia” de las “medidas de protección del patrimonio cultural y del paisaje”, y “un medio urbano en el que la ocupación del suelo sea eficiente, que esté suficientemente dotado por las infraestructuras y los servicios que le son propios y en el que los usos se combinen de forma funcional y se implanten efectivamente, cuando cumplan una función social”. Pero llegado este punto, enmarcando la finalidad de las políticas públicas de suelo, la norma posiblemente agota el marco competencial del Estado: en España, la legislación de ordenación de los usos del suelo y de la actividad urbanística es una competencia autonómica.

Escapa al alcance de este informe hacer un análisis detallado de la regulación de los instrumentos de planeamiento relacionados con la rehabilitación urbana previstos en las 17 Comunidades Autónomas. No obstante, si cabe señalar que estos instrumentos engarzan con la tradición de los “planes especiales” de protección y reforma interior en la legislación de suelo española.

En el año 1956, la aprobación de la primera ley del suelo (Ley de 12 de mayo de 1956 sobre régimen del suelo y ordenación urbana) puso los cimientos de los que han sido hasta hoy los instrumentos fundamentales de planificación urbana en España, entre ellos el Plan general de ordenación urbana (PGOU). Entre los planes territoriales, la Ley perfila en este momento por vez primera los planes especiales de reforma interior, “concernientes al caso urbano y encaminados a sanear barrios insalubres, resolver problemas de circulación o de estética, mejorar servicios públicos o realizar otros fines semejantes”. La regulación de los “planes especiales” refiere que:

“Sin perjuicio de la inclusión en Planes territoriales, el planeamiento urbanístico podrá referirse especialmente la ordenación de ciudades artísticas (...) saneamiento de poblaciones y a cualesquiera otras finalidades análogas”.

Por esta vía la Ley del Suelo convergía con la Ley de 13 de mayo de 1933, de Patrimonio Artístico, que establecía que podrían formar parte del catálogo de **Monumentos Histórico-Artísticos**

“los conjuntos urbanos y los parajes pintorescos que deban ser preservados de destrucciones o reformas perjudiciales”. Con ello, las prescripciones referentes a la defensa, conservación y acrecentamiento de los monumentos serían también aplicables a “los conjuntos urbanos y rústicos (...) calles, plazas, rincones, barrios, murallas, fortalezas, ruinas fuera de las poblaciones que por su belleza, importancia monumental o recuerdos históricos puedan declararse incluidos en la categoría de rincón, plaza, calle, barrio o conjunto histórico-artístico”.

La Ley del Suelo hace de este patrimonio el objeto de planes especiales, pero no en clave

de rehabilitación sino bajo un enfoque alineado con la conservación monumental:

“1º La conservación y valoración del Patrimonio histórico y artístico de la Nación⁶⁷ y bellezas naturales en cuanto objeto de planeamiento especial, abarcará, entre otros, estos aspectos: a) Elementos naturales y urbanos cuyo conjunto contribuye a caracterizar el panorama; b) Plazas, calles y edificios de interés; (...) d) Realce de construcciones significativas; e) Composición y detalle de los edificios situados en emplazamientos que deban ser objeto de medidas especiales de protección; y f) Uso y destino de edificaciones antiguas y modernas.

2º A los efectos expresados podrán dictarse normas especiales para la conservación, restauración y mejor de los edificios y elementos naturales y urbanísticos, previo informe, cuando tales normas tengan carácter nacional, de la Dirección General de Bellas Artes”.

La Ley de Régimen del Suelo y Ordenación Urbana sería reformada en 1975 (Ley 19/1975, de 2 mayo, texto refundido aprobado por Real Decreto 1346/1976) y sus tres reglamentos se promulgarán en 1978. Dos innovaciones muy importantes para la rehabilitación serán introducidas por esta reforma y permanecerán hasta nuestros días: por un lado, la creación del catálogo de bienes inmuebles protegidos y, por otro, la redefinición de los planes de reforma interior (PERI) en la forma que quedará consolidada hasta 1992 y prolongada en figuras análogas de las legislaciones autonómicas aun vigentes.

Entre las finalidades del PERI se contemplan la “protección del medio urbano para su conservación y mejora en determinados lugares” y la “ordenación de recintos y conjuntos arquitectónicos, históricos y artísticos”. Cabe observar, que el texto de la Ley del Suelo de 1975 no hace referencia explícita a la rehabilitación urbana pero, como señala un importante informe realizado durante la década de 1980:

“Vienen desarrollándose en la práctica diversas actuaciones con apoyo en la propia Ley del Suelo, utilizando de un modo adecuado las figuras y previsiones de dicha norma para amparar importantes actuaciones de carácter rehabilitador del patrimonio urbano. Concretando estas posibilidades de utilización del citado marco normativo (...), resaltaremos el uso que se viene haciendo de la figura de los Planes Especiales de Reforma Interior como instrumento de planeamiento adecuado para abordar la recuperación del tejido urbano y proceder a la rehabilitación de determinadas áreas o zonas especialmente degradadas”⁶⁸.

En una primera aproximación, parece que ni la **Ley 8/1990, de 25 de julio**, de reforma del régimen suelo y valoraciones, que introdujo pocos cambios en relación con los planes especiales de protección y de reforma interior, ni las legislaciones de urbanismo y ordenación del territorio autonómicas, desarrolladas principalmente en la década de 1990, hayan superado la inespecificidad de los instrumentos de planeamiento que aquel informe publicado en 1990 señalaba para el marco regulador de la rehabilitación urbana. De hecho, una investigación reciente afirma:

“cabe preguntarse si la reciente legislación española sobre suelo y urbanismo ha recogido esta preocupación por la rehabilitación... Parece que no ha sido así, por lo que, aunque el contexto social, político e incluso económico es, en principio, propicio a la rehabilitación urbana, es difícil llevarla a la práctica porque, entre otras causas, faltan los instrumentos de planeamiento y gestión adecuados”⁶⁹.

⁶⁸ RUBIO DEL VAL Juan (coord.), *La política de rehabilitación urbana en España. Evolución, experiencias y efectos*, Madrid: MOPU, 1990, p. 26.

⁶⁹ MOLINA COSTA Patricia, *La intervención urbanística en suelo urbano. Análisis de instrumentos*, trabajo de investigación inédito. Universidad Politécnica de Madrid, 2007.

En todo caso, esto no ha obstado para que “planes especiales” (PE) de diferentes modalidades hayan sido la herramienta común de la rehabilitación urbana en España desde mediados de la década de 1970 hasta nuestros días. Además, la articulación de este tipo de instrumentos en Planes Generales de Ordenación Urbana permitió -cuando esto fue objetivo de la política urbanística municipal- construir un marco normativo local a diferentes escalas capaz de pautar correctamente la rehabilitación urbana en su dimensión espacial.

Pese a haber sido diseñados para una amplia panoplia de objetivos (algunos ajenos a los que serían propios de la rehabilitación urbana), el desarrollo de planes especiales de reforma interior, planes especiales de protección y reforma interior, etc. ha sido muy importante en la práctica urbanística de recuperación de áreas urbanas en España, al punto que podría conjeturarse que hayan sido los instrumentos de rehabilitación urbana más habituales, muy especialmente en el caso de los centros históricos.

La aplicación de PE a la rehabilitación de centros históricos ha resultado impulsada por la legislación de patrimonio, en particular, la **Ley 16/1985, de patrimonio histórico español**. Esta ley que derogó la ya mencionada de 1933, no supuso precisamente un nuevo entendimiento de la conservación como “una alianza necesaria entre la herencia expresada físicamente en las piedras seculares y lo que proporciona sentido histórico a dicha ‘física’ (...) un proceso amplio de producción social” (Alvarez Mora). Por el contrario, el patrimonio histórico español, según la ley de 1985, se seguirá definiendo por el interés artístico, histórico, paleontológico o arqueológico, a los que se añaden el etnográfico, científico, técnico y antropológico. La ley definirá entonces como “conjunto histórico”,

“la agrupación de bienes inmuebles que forman una unidad de asentamiento, continua o dispersa, condicionada por una estructura física representativa de la evolución de la comunidad humana, por ser testimonio de su cultura o constituir un valor de uso y disfrute de la colectividad. Asimismo, es conjunto histórico cualquier núcleo individualizado de inmuebles comprendidos en una unidad superior de población que reúna esas mismas condiciones y pueda ser claramente delimitado”.

La novedad más trascendente incorporada por la ley de 1985 es que institucionalizó un vínculo formal entre la política patrimonial y la urbanística. De este momento en adelante, será obligatoria la redacción de **Planes especiales de centros históricos** (PECH). Sin embargo, los objetivos que quedan encomendados a estos documentos no son estrictamente de ordenación urbanística –como preveía la legislación urbanística para los PERI- sino que orientarán a la conservación, reafirmando la pervivencia de la perspectiva “petrificante”:

“...en los instrumentos de planeamiento relativos a conjuntos históricos se realizará la catalogación, según lo dispuesto en la legislación urbanística, de los elementos unitarios que conforman el conjunto, tanto inmuebles edificados como espacios libres exteriores o interiores (...) A los elementos singulares se les dispensará una protección integral. Para el resto de los elementos se fijará, en cada caso, un nivel adecuado de protección (...) Excepcionalmente, el Plan de protección de un conjunto histórico podrá permitir remodelaciones urbanas, pero solo en caso de que impliquen una mejora de sus relaciones con el entorno territorial o urbano o eviten los usos degradantes para el propio conjunto (...) La conservación de los conjuntos históricos declarados bienes de interés cultural comporta el mantenimiento de las estructura urbana y arquitectónica, así como de las características generales de su ambiente. Se considerarán excepcionales las sustituciones de inmuebles, aunque sean parciales, y sólo podrán realizarse en la medida en que contribuya a la conservación general de carácter del conjunto. En todo caso, se mantendrán las alineaciones urbanas existentes”.

A modo de valoración sintética de la ya larga experiencia de los PECH y de otros PE orientados a la rehabilitación urbana, y en ausencia de un estudio específico, puede afirmarse que:

“El planeamiento urbanístico se ha demostrado un marco adecuado para realizar el análisis y diagnóstico de los problemas, proporcionar metodologías adecuadas a cada situación, soporte legal y normas o sistemas de actuación, o el establecimiento de prioridades. Sin embargo no ha sido suficiente, al no poder resolver proyectos concretos, la gestión y el estímulo, los problemas sociales, económicos y otras barreras legales que concurren en esos procesos.”⁷⁰

De hecho, en la crítica especializada a los PE como instrumentos de rehabilitación urbana, hay una serie de elementos que aparecen con frecuencia:

- La aplicación de PE para la rehabilitación urbana ha estado muy dirigida a la protección y conservación del patrimonio edificado y ha dejado con frecuencia al margen la discusión sobre la ciudad en su conjunto y la cuestión de la mejora del medio urbano en todos sus aspectos físicos, sociales y funcionales.
- Los instrumentos de actuación disponibles (compensación, cooperación, expropiación), articulados en legislaciones urbanísticas aun claramente orientadas al crecimiento, se han revelado, en general, poco adecuados a la rehabilitación.
- No se han controlado las plusvalías generadas por la acción pública rehabilitadora y, en consecuencia, tampoco se han limitado sus efectos en términos de expulsión de la población originaria (“elitización” o “gentrificación”) o de terciarización de los usos del suelo.

Pero estas deficiencias no son en absoluto un problema reciente. De hecho, pocos años después de la promulgación de la Ley del Suelo de 1975, en el contexto inicial del desarrollo de PERIs como instrumentos de rehabilitación urbana, y frente a las dificultades de gestión de sus previsiones menos normativas, se creó un instrumento dirigido específicamente al fomento de la rehabilitación urbana: el Área de Rehabilitación Integrada (ARI).

Con precedentes en el “Programa de operaciones piloto de actuación conjunta en áreas urbanas y asentamientos rurales” (1979) y en los “Estudios básicos de rehabilitación” (1980) del Ministerio de Obras Públicas y Urbanismo⁷¹, las ARIs fueron creadas en la estela de la primera normativa de fomento de la rehabilitación (Real Decreto Ley 12/1980, de 26 septiembre) por el Real Decreto 2555/1982, de 24 de septiembre, que tenía por objeto “ordenar las actuaciones de las Administraciones Públicas y fomentar las de la iniciativa privada dirigidas a rehabilitar los centros urbanos y núcleos rurales de interés arquitectónico y, en su caso, de conjuntos histórico-artísticos, mediante la declaración de Áreas de Rehabilitación Integrada”.

Esta norma fue pronto derogada por otro texto, todavía vigente, que desvinculaba el fomento de la rehabilitación del carácter patrimonial (en el sentido de “monumental”) de los tejidos urbanos. El Real Decreto 2329/1983, de 28 de julio, que, a su vez, se desarrolla en dos órdenes ministeriales de Obras Públicas y Urbanismo (de 21 y de 30 de noviembre de 1983), vigentes todos ellos a día de hoy, establecen el marco jurídico de referencia de la rehabilitación residencial y de las ARIs, que permanece hoy como único dispositivo estatal de fomento de la rehabilitación urbana en un sentido estricto.

El **Real Decreto 2329/1983, de 28 de julio**, de protección a la rehabilitación del patrimonio residencial y urbano, tiene por objeto “la protección y financiación de las actuaciones de rehabilitación de viviendas y su equipamiento, incluidas o no en áreas integradas, así como el régimen y funcionamiento de dichas áreas”, entendiéndose que la rehabilitación comprende tanto las adecuaciones constructivas o funcionales de viviendas o de edificios cuyo destino principal sea el de vivienda como las adecuaciones del “equipamiento comunitario primario, entendiéndose por tal los espacios libres, las infraestructuras y las dotaciones”.

⁷⁰ RUBIO DEL VAL Juan (coord.), *Políticas de rehabilitación urbana en España (1989-2009). Estrategias recientes seguidas por algunas ciudades y comunidades autónomas*. Informe, 2009.

⁷¹ RUBIO DEL VAL Juan (coord.), *La política de rehabilitación urbana en España. Evolución, experiencias y efectos*, Madrid: MOPU, 1990, p. 24-25.

Este texto se planteó como respuesta a los escasos efectos reales de la normativa anterior en el fomento de la rehabilitación y bajo un múltiple propósito: fomentar la rehabilitación y la creación de empleo en el sector de la construcción, abarcar toda la variedad de actuaciones de rehabilitación previsibles, mejorar la protección de las mismas apoyándose en el esquema competencial de las Comunidades Autónomas y en un creciente protagonismo municipal en la gestión inmediata de esta materia. Hay que señalar que entre sus objetivos declarados en la exposición de motivos está también el de crear “régimenes protegidos de rehabilitación que eviten el riesgo de expulsión de las clases populares residentes en los centros urbanos como consecuencia de su mejora ambiental”, enunciado que, leído a contrapelo, deja traslucir una crítica a los comprobados efectos “gentrificadores” de la rehabilitación de las áreas históricas.

En concreto, el Real Decreto 2329/1983 establece como objeto de las AARRII “la mejora o recuperación de conjuntos urbanos o áreas rurales, de sus condiciones naturales, de las actividades económicas y sociales y de las condiciones de vida de sus residentes, a través de las necesarias actuaciones sobre edificios, espacios libres, infraestructuras, servicios y equipamientos necesarios” y que la declaración de áreas de rehabilitación integrada tiene por objeto “la coordinación de las actuaciones de las Administraciones Públicas y el fomento de la iniciativa privada, dirigidas a rehabilitar de forma integrada los conjuntos urbanos y áreas rurales de interés arquitectónico, histórico y artístico, cultural, ambiental o social”.

En orden a comprender las relaciones establecidas en este momento entre los marcos jurídicos urbanístico y patrimonial, es interesante observar que, entre los requisitos para la declaración de área de rehabilitación integrada se establece que ésta se encuentre “afectada por un planeamiento urbanístico que contenga y desarrolle criterios de protección, conservación y rehabilitación integrada de la misma” y que, en caso de conjunto histórico-artístico, “será necesaria resolución previa de la Dirección General de Bellas Artes y Archivos en la que se establezcan las condiciones específicas complementarias”.

De las dos órdenes del Ministerio de Obras Públicas y Urbanismo que desarrollan el Real Decreto 2329/1983, la **orden de 30 de noviembre de 1983** se centra en la rehabilitación integrada en centros urbanos, áreas rurales y conjuntos histórico-artísticos, estableciendo que:

- Podrán ser declaradas ARI “las actuaciones de rehabilitación integrada en conjuntos urbanos y áreas rurales que se planteen en el marco de un planeamiento urbanístico adecuado, se apoyen en estudios pormenorizados de rehabilitación y afecten a un área delimitada” de acuerdo con una serie de criterios y condiciones. “Para poder ser declaradas como áreas de rehabilitación integrada los conjuntos urbanos o áreas rurales, deberán cumplir alguna de las siguientes condiciones: a) Cuando se trate de conjuntos urbanos, que constituyan sectores de tejido urbano claramente definidos respecto a la unidad superior de asentamiento a la que pertenecen. b) Para la actuación en áreas rurales, que exista una interrelación económica y funcional entre el asentamiento rural y el territorio en el que se integra, así como, en su caso, unas características urbanas, arquitectónicas y culturales comunes entre los distintos núcleos comprendidos en el área de rehabilitación. c) Que estén declaradas conjunto histórico-artístico o que se encuentren en trámite de obtención de la citada declaración. d) Que estén incluidas en programas municipales de rehabilitación de acuerdo con el planeamiento urbanístico”.
- Para cada ARI “se establecerá la acción coordinada de la Administración, que a través de los órganos de gestión que se señalan, promoverá las actuaciones sobre edificios, espacios libres, infraestructuras y equipamientos que se considere necesario y emprenderá las medidas de acción social y económica que fueran precisas”.
- La actuación en áreas de rehabilitación integrada deberá apoyarse en un planeamiento urbanístico que “proponga medidas para: frenar el deterioro en que se encuentra el área de actuación, salvaguardar el patrimonio arquitectónico y sociocultural existente y evitar el desarraigo de las comunidades residentes” y que incluya “previsiones o determinaciones de actuación, especificando el grado y forma

de intervención de las Administraciones sectoriales, a través de un programa coordinado de acción conjunta”.

- Se considerará como factor prioritario para definir la delimitación de ARI la viabilidad económica y real en función de las propuestas contenidas en el planeamiento y los estudios de rehabilitación.

Desde la década de 1980, por vía de las ARIs, la rehabilitación urbana pasó a formar parte de las políticas urbanísticas activas hasta nuestros días. Las ARIs han permanecido, con pocas adaptaciones, en todos los planes de vivienda hasta la fecha. De hecho, el único cambio significativo se produjo al tiempo de la asunción efectiva por parte de las CCAA de sus competencias en materia de vivienda, lo que conducirá a una redefinición de la intervención estatal en la materia. Así, el Real Decreto 726/1993, de 14 de mayo, por el que se regula la financiación de actuaciones protegibles en materia de rehabilitación de inmuebles y se modifica determinados artículos del Real Decreto 1932/1991, de 20 de diciembre, ampliaría las áreas de rehabilitación sujetas a protección oficial a “cualquier otra Área o Programa de rehabilitación que previo convenio con el Ayuntamiento afectado sea, así, declarada por el órgano competente de la Comunidad Autónoma”. Además es importante también que, en el mismo texto, se produce una relegación efectiva de los criterios de valor histórico-artístico, que desaparecerán del orden de prioridades para la rehabilitación:

“El Ministerio de Obras Públicas y Transportes valorará las propuestas que le hagan las Comunidades Autónomas en función de los siguientes criterios de prioridad: a) La recuperación de zonas o barrios en proceso de degradación, mediante actuaciones de carácter integral. b) La recuperación de edificios desocupados para su oferta en el mercado de alquiler. c) La existencia en la zona objeto de la actuación de inmuebles predominantemente arrendados con contratos en vigor sujetos a prórroga forzosa. d) Los ingresos medios ponderados de los ocupantes de las viviendas afectadas por dichos convenios.”

La política de ARIs quedaría estabilizada a lo largo de los sucesivos planes de viviendas desde el de 1996-1999 hasta la actualidad. El vigente Real Decreto 2066/2008, de 12 de diciembre, por el que se regula el Plan Estatal de Vivienda y Rehabilitación 2009-2012 (PEVR) incorpora el “Programa de Áreas de Rehabilitación Integral de conjuntos históricos, centros urbanos, barrios degradados y municipios rurales (ARIS)”, además de crear el “Programa de Áreas de Renovación Urbana (ARUS)” y el “Programa de ayudas para la erradicación del chabolismo”.

El art. 45.1 de ese Real Decreto, relativo al objeto del programa de ARIS, establece:

“El programa de ARIS recoge las condiciones básicas para obtener financiación del Plan en las actuaciones de mejora de tejidos residenciales en el medio urbano y rural, recuperando funcionalmente conjuntos históricos, centros urbanos, barrios degradados y municipios rurales, que precisen la rehabilitación de sus edificios y viviendas, la superación de situaciones de infravivienda, y de intervenciones de urbanización o reurbanización de sus espacios públicos.”

Las condiciones generales exigibles a las ARIS son (art. 46.1):

“a) Deberán haber sido declaradas por las Comunidades autónomas y ciudades de Ceuta y Melilla. b) El perímetro declarado del ARI habrá de incluir al menos 200 viviendas. Excepcionalmente, esta cifra podrá ser inferior en casos suficientemente motivados, acordados en las comisiones bilaterales de seguimiento. c) Las viviendas y edificios objeto de rehabilitación deberán tener una antigüedad superior a 10 años, excepto en supuestos suficientemente motivados y acordados en las comisiones bilaterales de seguimiento. d) Las viviendas que hayan obtenido ayudas de este programa, habrán de destinarse a domicilio habitual y permanente de su propietario, o al arrendamiento, al menos durante 5 años tras la finalización de las obras de rehabilitación.”

Las medidas de fomento previstas consisten fundamentalmente en la concesión de préstamos convenidos y subvenciones a una serie de actuaciones:

“a) En elementos privativos del edificio (viviendas), las obras de mejora de la habitabilidad, seguridad, accesibilidad y eficiencia energética. b) En elementos comunes del edificio, las obras de mejora de la seguridad, estanqueidad, accesibilidad y eficiencia energética, y la utilización de energías renovables. c) En espacios públicos, las obras de urbanización, reurbanización y accesibilidad universal, y el establecimiento de redes de climatización y agua caliente sanitaria centralizadas alimentadas con energías renovables”.

También están previstas las ayudas a la promoción de nuevas viviendas protegidas que se construyan en el área de rehabilitación integral pero sin condiciones ni sistemas de financiación distintas de las generales establecidas en la misma norma.

La documentación exigida para la solicitud de un ARI (art. 48.4) debe incorporar una “Memoria-programa” que contenga, entre otros, un “Programa de Acciones Integradas” que “incluirá las medidas propuestas en los siguientes ámbitos: socio-económico, educativo y cultural; dotaciones y equipamientos públicos; eficiencia energética y utilización de energías renovables; y mejora de la habitabilidad y accesibilidad del entorno urbano y de las viviendas y edificios incluidos en el área”. No obstante, sólo la concesión de subvenciones “para obras de urbanización o reurbanización dentro del ámbito delimitado” queda condicionada concretamente “a la programación de actuaciones destinadas a la mejora de la calidad medioambiental y la utilización de energías renovables, a la recualificación de la urbanización y de los espacios públicos, y a la mejora de las infraestructuras urbanas”, el resto de actuaciones protegibles (es decir, susceptibles de ayuda del PEVR, todas ellas de tipo edificatorio) no se condicionan al cumplimiento de ninguna condición de integración de otros campos de acción pública (socio-económico, educativo o cultural).

Pese a que los supuestos para la declaración de ARIs son muy diversos, los tejidos históricos han capitalizado la aplicación de las ARIs. Además, la Ley 16/1985, de patrimonio histórico español, establece que los PECH podrían incluir la previsión de Áreas de Rehabilitación Integrada (ARI) que “permitan la recuperación residencial y de las actividades económicas” dentro de ámbitos delimitados, quizá en la hipótesis de que este instrumento pudiese contener, vía gestión urbanística, la terciarización y elitización que amenazaba a las áreas históricas. Sin embargo, si así fuere, no parece que el desarrollo de esta disposición haya supuesto un cambio sustancial, y mucho menos generalizado, en las tendencias de evolución de los centros históricos, como se ilustrará en un estudio de caso más adelante.

La escasez de estudios globales y actualizados sobre el desarrollo de las ARIs en España dificulta la aproximación de una valoración de los resultados de esta política hasta la fecha. No obstante, diversos expertos coinciden en algunas consideraciones como:

- La coordinación de todos los niveles de la administración que se hace efectiva en los ARIs puede constituir una respuesta adaptada a las necesidades de rehabilitación urbana. No obstante, las ARIs ponen el acento en la rehabilitación de los edificios y marginan aspectos sociales y económicos propios de la rehabilitación urbana integrada.
- Dentro de su carácter edilicio, las ARIs parecen haberse centrado preferentemente en fomentar la rehabilitación residencial, dejando en un segundo plano la provisión de dotaciones, el apoyo a la reactivación de actividades económicas, etc.

Por último, en otro orden de cosas, escapando al ámbito estatal, por su carácter innovador en el contexto español, resulta conveniente apuntar aquí los marcos de normativa de fomento de la rehabilitación urbana de las comunidades autónomas que han legislado a este respecto:

- Cataluña se ha dotado de Ley 2/2004, de 4 de junio, de mejora de barrios, áreas urbanas y villas que requieren una atención especial, que crea el Fondo de fomento del programa

de barrios y áreas urbanas de atención especial⁷². El art. 5 establece que: “se entiende por área urbana de atención especial el barrio o el área urbana geográficamente diferenciados, mayoritariamente destinados a viviendas habituales, que se encuentran o se pueden encontrar, si no se actúa, en alguna de las siguientes situaciones: a) Un proceso de regresión urbanística, como la degradación progresiva de la edificación o la persistencia de déficits de equipamientos, o bien la insuficiencia o la falta de calidad de la urbanización, de las redes viarias, de saneamiento y del espacio público. b) Una problemática demográfica causada por la pérdida o el envejecimiento de la población, o bien por un crecimiento demasiado acelerado para que pueda ser asumido desde el punto de vista urbanístico o de servicios. c) Una presencia característica de problemas económicos, sociales o ambientales especialmente graves. d) Una persistencia de déficits sociales y urbanos importantes, y una problemática de desarrollo local”.

- Baleares ha promulgado la Ley 2/2009, de 19 de marzo, de rehabilitación y mejora de barrios de los municipios de las Illes Balears, con el objeto de (art. 1) “establecer el marco normativo para una acción pública y complementaria entre la Administración de la comunidad autónoma y los municipios de las Illes Balears destinada a la rehabilitación y mejora de barrios susceptibles de ser considerados de atención especial” (y define éstos de manera muy similar a la ley catalana arriba citada)⁷³.

3. La práctica común del ARI en España. Dos casos de estudio

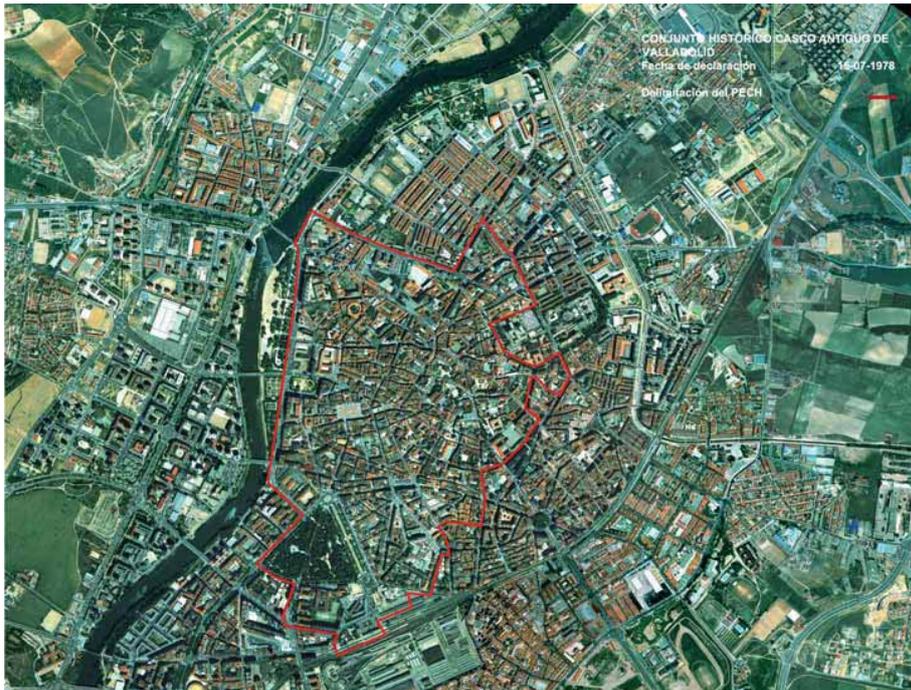
Para ilustrar la práctica de la rehabilitación urbana en España se han seleccionado dos casos de estudio que bien podrían representar la práctica ordinaria en nuestro país en relación tanto con la rehabilitación consolidada de áreas históricas como con la emergente, que tiene como uno de sus objetos preferentes los barrios de vivienda social. Se trata de dos ARIs desarrollados en la misma ciudad –Valladolid–, que han afectado un número similar de viviendas y cuya aprobación y gestión han sido obra de corporaciones municipales y equipos técnicos que presentan una notable continuidad, pese a los ocho años transcurridos entre una y otra iniciativa. Una de las ARI se ha desarrollado sobre un área que es parte de un conjunto histórico-artístico (ARI Platerías-Catedral) y la otra, sobre dos polígonos públicos de mediados del siglo XX (ARI Rondilla). No se trata aquí solamente de analizar estas prácticas de forma separada, sino también de someterlas a una cierta confrontación que permita esbozar algunos elementos de análisis comparativo.

3.1. La práctica más consolidada: la rehabilitación de áreas patrimoniales conjuntos históricos-artísticos. Caso del ARI Platerías-Catedral, en Valladolid.

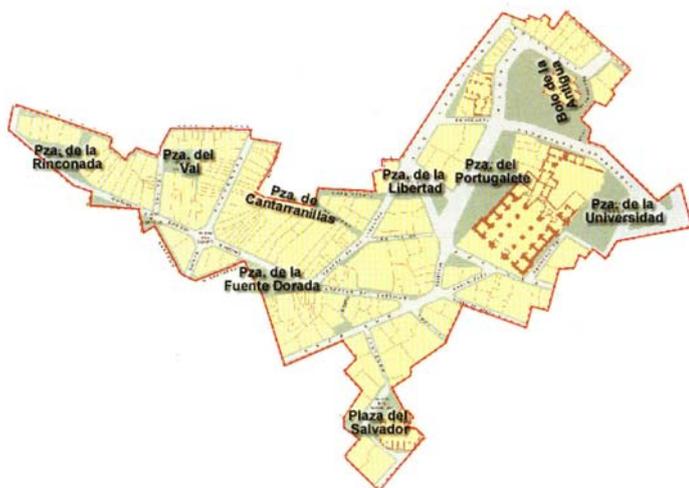
El ARI “Platerías, la Catedral y sus entornos” es la primera Área de Rehabilitación Integral aprobada en Castilla y León conforme a los cambios introducidos por el Real Decreto 726/1993, de 14 de mayo, financiada por el Plan estatal de vivienda y suelo para el periodo 1996-1999 (Real Decreto 2190/1995, de 28 de diciembre). Fue aprobada en 1998 y su desarrollo duró hasta 2004, afectando 56 edificios que sumaban un total de 500 viviendas. El presupuesto total aprobado fue de más de 21 millones de euros. Se trata de un ARI que se enmarca en el conjunto histórico-artístico de Valladolid, declarado en 1978, sujeto al PECH de Valladolid, aprobado definitivamente en 1997.

⁷² <http://boe.es/boe/dias/2004/07/07/pdfs/A25075-25078.pdf>

⁷³ <http://boe.es/boe/dias/2009/05/19/pdfs/BOE-A-2009-8275.pdf>



Perímetro del PECH de Valladolid (Fuente: RIVAS SANZ Juan Luis de las (coord.), Atlas de conjuntos históricos de Castilla y León, [Valladolid]: Consejería de Cultura y Turismo, 2009).



Perímetro del ARI Platerías-Catedral, de Valladolid (Fuente: FRAILE CASARES Carlos Cándido (coord.), El corazón de Valladolid: Área de Rehabilitación Integrada Platerías-Catedral, Valladolid: Ayuntamiento de Valladolid, 2005).

La memoria-programa para la solicitud del ARI, arroja los siguientes datos: una extensión de 12 Ha, de las cuales la mitad está ocupadas por edificación; un total de 205 fincas en tramas urbanas de diversas épocas; un 75% edificación anterior a 1900; y un 32,33% de la edificación en “buen estado” de conservación junto a un 20,71% en “deterioro ligero”, lo que supone que la mitad del área se encuentra en buenas condiciones.

El dato más relevante es que las situaciones de deterioro medio y extremo o en ruinas corresponden a edificios de propiedad de empresas inmobiliarias, seguidos de otro grupo de edificios de propiedad unitaria privada con viviendas en alquiler, que corresponde con el grupo en “deterioro medio”. Sin embargo, los edificios antiguos en propiedad horizontal presentaban mejores condiciones de conservación: deterioro ligero o medio.

De los edificios analizados, sólo el 56% mantenían la función para la que fueron diseñados, la residencial. El uso residencial era inexistente o despreciable en el 24% de los edificios (dedicados a oficinas, comercios, almacenes...) y un 17% de los edificios estaban desocupados o ruinosos o eran solares. La tasa de ocupación de viviendas y locales era, aproximadamente, de un 75%.

El 40% de los residentes en la zona tenían más de 65 años y el 17%, menos de 35, siendo el porcentaje de desocupados casi despreciable. Esto muestra, por un lado, una tendencia al envejecimiento de la población del área con llegada de nuevos ocupante jóvenes. Por otro lado, significaba que el área no era lugar de población muy desfavorecida.

El interés del Ayuntamiento por desarrollar el ARI de forma inmediata se argumentaba, entre otros, en la solvencia de la población residente y en la intención de evitar deterioros más graves derivados de los abandonos de edificios por defunción de sus ocupantes.

La rehabilitación realizada afectó finalmente a 479 viviendas, 22 locales y 5 espacios urbanos, si bien los cambios más importantes dentro del perímetro del ARI corresponden a las intervenciones realizadas en inmuebles cuyo estado de deterioro era medio o extremo, y que fueron sometidos a “reestructuración” –es decir, a demolición- parcial o total. Muchos de estos casos se concentraban en el entorno de la emblemática calle Platerías, donde la mayor parte de los edificios fueron objeto de vaciado y sustitución en un periodo de tiempo sensiblemente coincidente con el desarrollo del ARI.

En síntesis, en el ARI Platerías-Catedral se verifican algunos rasgos generales de la intervención de rehabilitación urbana de centros históricos en España: dirigida a lo edificado y desinteresada de su relación con los cambios sociales, no parece que haya permitido la recuperación residencial y de las actividades económicas que preveía la Ley de Patrimonio de 1985 más que en clave de elitización o gentrificación. De hecho, su desarrollo no parece haber supuesto un cambio sustancial en las tendencias dominantes de evolución del centro histórico.

3.2. La práctica emergente: la rehabilitación de barrios de vivienda social. El caso del ARI de la Rondilla en Valladolid

Dos son los polígonos de vivienda pública insertos en el barrio de La Rondilla, en el sector norte de la corona periférica de Valladolid: “18 de julio” y “25 Años de paz”. El polígono “18 de Julio” fue edificado entre 1955 y 1959 por el Instituto Nacional de la Vivienda y está formado por 550 viviendas reunidas en 44 bloques, en su mayoría de planta baja más cinco (sin ascensor) y dos viviendas por planta. Hay además seis torres de nueve plantas y completaban el polígono las únicas edificaciones no residenciales que eran las escuelas de niñas y de niños limítrofes con el Convento de Santa Teresa, hoy sin uso.





Vistas aéreas hacia finales de la década de 1990 de los polígonos 18 de julio (arriba) y XXV Años de paz (abajo).

El polígono público “XXV Años de paz” fue edificado entre 1962 y 1967 por la Obra Sindical del Hogar. Reúne 512 viviendas repartidas en edificios monofuncionales: cuatro torres de ocho plantas y 42 bloques de cinco plantas (sin ascensor), con dos viviendas por planta. La edificación se agrupa en el perímetro de tres manzanas liberando amplios patios que alojan, uno, un parque, y los otros dos, sendos edificios escolares (de los que actualmente sólo uno queda en uso: el Colegio Público “José Zorrilla”). El conjunto se completaba con una guardería, un centro social, dos pequeños garajes, un consultorio social, una escuela sindical, un cine y 30 locales comerciales.

Toda la edificación residencial se ajusta al régimen de propiedad horizontal y la tasa de ocupación de las viviendas es muy alta. Desde el punto de vista edificatorio, tres de los problemas más marcados de ambos polígonos son: la deficiente accesibilidad a las viviendas en planta alta, la grave carencia de garajes en relación con el índice de motorización registrado en el polígono y su entorno, y la baja eficiencia térmica de las viviendas.

Desde un punto de vista demográfico, ambos polígonos sufren pérdida de población y envejecimiento, y presentan un bajo nivel de estudios. La merma de la población ha sido detenida en cierta medida por la recepción de inmigrantes de la provincia y del extranjero, pero estos nuevos contingentes (de los que, en general, dan mala cuenta las estadísticas oficiales) parecen haber influido poco en el bajo perfil del nivel de estudios y de nivel de renta.

Antes de las elecciones municipales de 1995, la Asociación familiar Rondilla, asociación de vecinos con varias décadas de existencia y una larga experiencia urbanística, había venido reclamando la rehabilitación del barrio de La Rondilla por medio de la declaración de un Área de Rehabilitación Integrada. La reivindicación fue asumida por el partido que resultó ganador de los comicios y, para dar respuesta a su compromiso, contrató la elaboración de un Estudio para la remodelación de los barrios de Pajarillos y Rondilla de Valladolid (2000-2002). Las conclusiones de dicho estudio condujeron a que, finalmente, el ARI reclamado por la asociación de vecinos se concretase sobre los dos polígonos públicos y se incorporase al Plan Municipal de Suelo y Vivienda de Valladolid (2004-2007).

Los objetivos fijados por el Plan Municipal de Suelo y Vivienda 2004-2007 para el ARI eran, en “18 de julio”: la rehabilitación de 550 viviendas y el espacio público a ellas ligado, la reurbanización de la Avenida de Rondilla de Santa Teresa y la intervención sobre el colegio “San Juan de la Cruz”, donde se preveía una nueva plaza pública que, engarzada en una estrategia más general, intentaba recuperar el eje de Cardenal Torquemada como núcleo de actividad del barrio. El presupuesto de todo ello se situaba en más de 10.200.000 euros que deberían ser aportados por la Junta de Castilla y León, el Ayuntamiento y “agentes privados”. Para “XXV Años de paz”, se hacía referencia a “un proyecto específico de intervención en el que se resuelva la ordenación del espacio de uso público, se establezcan las mejoras

necesarias de las condiciones de habitabilidad y confort de las viviendas” y se preveía la rehabilitación integral de las viviendas y la reurbanización del espacio público ligado a ellas.

Por Acuerdo 164/2006, de 23 de noviembre, de la Junta de Castilla y León, se declaró un ARI discontinua que englobaba los dos polígonos públicos y cuya gestión era encomendada a la sociedad Municipal de Suelo y Vivienda de Valladolid (VIVA)⁷⁴. El planeamiento urbanístico operante era el PGOU de Valladolid y el presupuesto total de la operación, algo menos de 11 millones de euros, que serían aportados por la Junta de Castilla y León, el Ayuntamiento de Valladolid y los propietarios.

En la rehabilitación de los edificios de viviendas, se ha primado la intervención en las fachadas y, en particular, se ha hecho hincapié en la homogeneización del cerramiento de tendedores y terrazas, condición establecida como *sine quae non* para la percepción de subvenciones para cualquier otra actuación protegible. También se ha priorizado la concesión de subvenciones a las actuaciones que permitan la intervención sobre la totalidad o mayoría de la manzana (en un intento de velar por la “salvaguarda de la unidad de cada uno de los dos polígonos”⁷⁵, calificados como “conjunto con proyecto” por el Plan General de Ordenación Urbana de Valladolid) y a las actuaciones que contemplen el programa de mejoras más amplio.

Las subvenciones máximas previstas por vivienda oscilan entre 15.000 y 5.000 euros, y la aportación mínima de los promotores de la rehabilitación (propietarios, usufructuarios o inquilinos) se fijaba, para todos los casos, en un 29% de la subvención máxima prevista.

Finalmente, las ayudas concedidas han sido 526 y permitirán, en el polígono “18 de julio”, la rehabilitación de 29 edificios (en un total de 6 grupos o “manzanas”) de los 43 edificios recogidos en el perímetro del ARI. En el polígono “XXV Años de paz”, los resultados de la convocatoria han sido relativamente menores (se rehabilitarán 16 de 46 edificios y ninguna manzana resultará intervenida en su totalidad).

El análisis del ARI de la Rondilla vuelve a poner de manifiesto la primacía de la intervención edificatoria y la marginación de la consideración de sus efectos sociales y de la integración de políticas sectoriales. Sin embargo, la confrontación de este caso con el ARI de Platerías-Catedral arroja algunos elementos comparativos interesantes relativos, en buena medida, a la dimensión social de la rehabilitación urbana. Quizá el más destacable de todos ellos es que, con dimensiones similares en número de viviendas rehabilitadas y sin intervenciones reseñables de otro tipo más allá de la reurbanización de algunos espacios públicos, la intervención en el centro histórico supuso un presupuesto casi del doble aplicado a un área caracterizada por procesos de vaciamiento residencial y elitización.

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⁷⁴ La gestión del ARI se organiza en base a dos documentos: Bases reguladoras para la concesión de las subvenciones relativas a actuaciones protegidas dentro del Área de Rehabilitación Integral de los Polígonos “18 de julio” y “25 años de paz” en el barrio de la Rondilla de Valladolid, aprobado por el Pleno del Excmo. Ayuntamiento de Valladolid de 4 de diciembre de 2007 (Boletín Oficial de la Provincia nº 292, de 20 de diciembre de 2007) y Convocatoria para la concesión de subvenciones destinadas al ARI del barrio de la Rondilla en Valladolid (Boletín Oficial de la Provincia nº 288, de 15 de diciembre de 2007).

⁷⁵ Prescripciones técnicas de intervención para los polígonos “18 de julio” y “XXV años de paz” en el barrio de la Rondilla de la ciudad de Valladolid.

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UNITED KINGDOM

Reflections on Urban Regeneration in the United Kingdom

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Introduction

It is some one hundred years since the founders of modern planning were working in Britain. When Howard published *Garden Cities of Tomorrow* in 1898 Patrick Geddes was working on community self help projects in Edinburgh. Concepts of regeneration and rehabilitation were therefore fundamental to the beginnings of the new profession and have remained a major element ever since even though their modes of application and focus, just like any other aspect of planning, have shifted with changing contexts and transitions in social and economic circumstances.

Peter Hall (2000) has pointed out how the time line of modern planning can be considered in approximately quarter century segments from the garden city movement as a solution to problems of the city, through the birth of modernism on continental Europe (CIAM etc) to the post war reconstruction, resulting in such achievements as the British New Towns. He suggests that between 1971 and 1975 i.e. a generation ago, there occurred a shift in paradigms and a questioning of the conventional wisdoms which had underpinned planning practice hitherto.

This review of British experience in the field of regeneration and rehabilitation will start from this period although its main narrative will be on the period starting with the election of the Thatcher government in 1979. This was to set a market orientated approach to urban issues which was to be the context for development over the next thirty years and the results of which can now be seen on the ground.

This reflection is not arranged chronologically but is ordered according to eight major themes in an attempt to trace some of the important characteristics of the British experience over this period. By rehabilitation we understand take those processes, which are concentrated on the individual building, usually dwellings. **It must be noted that the term rehabilitation is not often used in the UK context. The terms refurbishment or improvement are usually used in relation to the practice of bringing dwellings up to acceptable performance standards.** Regeneration is understood to be a process affecting urban areas. The potential field of these topics is enormous with a vast literature ranging from housing finance and management to detailed issues of building and open space design, so any aspiration to be comprehensive in a short paper would be, at the least, misguided. This is a snapshot taken from the viewpoint of an urban designer but, necessarily, it has to be informed by the wider social, political and economic context.

1. The 1970s watershed

Regeneration as part of general planning policy is subject to the same cultural, political, social and economic pressures as any activity in the public sphere. In this period they were broadly similar in all the developed economies; the energy crisis, the rise in participatory movements with concern for “bottom up planning”, with a subsequent formal incorporation of public participation in the planning process and with architects and planners questioning the modernist paradigms that had underpinned the post war reconstruction.

In Britain this resulted in the abandonment of the New Towns programme and a halt to the wholesale demolition and rebuilding of whole districts of cities. The collapse of the project for rebuilding Covent Garden in the heart of London and the cancellation of the plans to build the London Motorway Box were two events emblematic of these processes. A more adaptive planning was favoured and there was an acknowledgment of the qualities of the inherited built environment as well as an appreciation of the virtues of historical forms. The publication of the Club of Rome report “The limits to growth” in 1972 was evidence of a growing concern for the well-being of the environment.

If these characteristics were present to a more or less degree in all the developed economies, then they were tempered by the particular circumstances of each country - its traditions and legal and fiscal systems. This reflection will try to identify those that distinguish the British experience from that of other European countries.

The political economy with respect to urban development was distinguished by, first, the 1979 Tory government of Margaret Thatcher which sought to free the market to generate wealth which would be used to provide public goods. This was followed by the Labour government of Tony Blair elected in 1997 which extended this policy of property development led by the private sector to deliver programmes of social inclusion and neighbourhood renewal. Public investment in infrastructure would be used to lever much larger amounts of private capital. The intention was that wealth created privately would trickle down through all income levels and, in this way,

the market could deliver social benefits. The implications of this attitude for urban form will be discussed below.

Before considering specific locations and cases it is necessary to consider two overarching issues which have determined the policies of successive governments. The first is that of economic decline and the second that of the successive crises of housing.

2. Economic decline and cycles of regeneration

In the period under consideration there was a growing need to tackle the problems of cities which had been badly affected by the decay of their economies through the increasing pressures of globalisation with shifts in patterns of production from the older economies to newer industrial regions where costs were lower. Even the more successful parts of the country which had attracted the newer advance services and knowledge based industries suffered. For example, London lost 304,000 jobs between 1981 and 1991 even though this was the time of a boom in financial and business services and it was considered that the future for regeneration lay in the creation of new employment in these sectors. With the recession we have now seen the unfortunate results of an overdependence on these sectors and a reduction in manufacturing employment.

Within a general framework of reducing the differences between different parts of the country detailed tactics have changed depending on the prevailing economic conditions and what has or has not worked in the recent past. (Audit Commission 2005) They have swung between policies which focus on property and those which focus on people. Another principal variable is the extent to which they are area based or aimed at specific population sectors. Hence we have seen:

1. Initiatives that were based on a property-led approach to regeneration, (Urban Development Corporations of the 1980s (see section 5 below) and others that focused on promoting social inclusion and building skills and capacity in local communities such as New Deal for Communities. This was an area-based initiative introduced in 1999. Funds were directed to areas selected because they demonstrated considerable deprivation in relation to such indicators as health, education and crime. The selection of a longer than usual time horizon of ten years for the programme was intended to overcome the problem of short-term funding. However, the programmes were still subject to shifts in overall government policy.

After more than a decade the results can be seen on the ground in such schemes as playgrounds and parks, street improvements and other projects in the public realm. In contrast to these physical changes people focused improvements in such sectors as education and health need a longer time scale for any measurable results. These areas have also been subject to demographic change with, in particular, a process of gentrification whereby the original target population has been replaced by those of greater means

2. Relatively laissez faire approaches, where public intervention has been limited to clearing sites and planning policies, have been fairly unrestrictive such as Enterprise Zones. This concept is derived from United States practice and was perceived as a way of reviving Britain's declining industrial cities the intention was to remove taxes and regulatory barriers from distressed business communities. It involved the relaxation of governmental regulation such as planning and local taxation so as to reduce the cost of establishing new businesses. A relatively modest number of new jobs were created in 38 Enterprise Zones and these were often in such sectors as call centres whose long term future was doubtful and which did not require skilled labour. Many of these were replaced by Urban Development Corporations which had a much broader scope (see below)

3. Public policy driven approaches such as City Challenge. This was a very closely targeted, people focused programme, concerned to break the cycle of underachievement among disadvantaged children in primary and secondary schools in three urban regions: London, the Black Country and Greater Manchester. This three year programme is the expansion of a successful initiative in London. It is tailored to local needs and delivered in partnership with the education authorities of the three city regions whose resources will be supplemented by additional investment.
4. Initiatives based on areas of opportunity i.e. where public money will have the most significant impact and where local agencies have the capacity to spend it. Capital Challenge was a programme of this sort introduced in May 1996 to distribute extra government funding in support of the capital expenditure of local authorities. The method of authorities bidding competitively for the funding was intended to foster local choice and local decision-making and provide an incentive to develop local partnerships and initiatives. It was also intended to encourage local authorities to take a strategic approach in the planning of their capital investment, because some of the controls which central government had over the investment decisions of local authorities were removed. Evaluation of the results suggested that there was no evidence that the scheme had provided an incentive to develop local partnerships. It mainly relied on existing partnerships and collaborative arrangements since the three year period of the programme was not long enough to promote new initiatives. Furthermore, a government change one month after the start of the scheme meant that other reforms were to frustrate the original intentions of this project. It was also suggested that the many and varied objectives of this scheme were another reason for its failure.
5. Programmes such as the Single Regeneration Budget (SRB) which is focused on areas where deprivation is most acute and aimed to address structural economic failure, skills gaps, unfit housing, poor environment and deprivation. It was started in 1994 to bring together a number of programmes from several government departments with the intention of simplifying and streamlining the assistance available to regeneration in general. If the Enterprise Zone was derived from US practice it has been suggested that the SRB has parallels with the French *contrat des villes* (Noon et al 2000). It has been used to fund the Urban Development Corporations as well as such initiatives as the local authority and railway companies partnership to regenerate the Kings Cross area of Central London.

3. The Housing Crises

As a broad generalisation, housing policy in the UK since the Second World War has been described as having swung between a concern to alleviate quantitative deficiencies and a greater emphasis on housing quality (Balchin, 2002). It must be noted that the English housing stock is relatively old. In 2003 39% of dwellings were over 50 years old and 21% over 85 years old (4.4 million dwellings). Since 95% of houses built before 1919 are privately owned any policy to improve this stock has to be directed at the private sector.

With respect to rehabilitation of housing four periods can be identified (Mullins 2006):

- **1950-69** Following post war new house building the emphasis moved to the clearance of slum housing with refurbishment essentially perceived as a temporary measure until all unfit and substandard housing could be demolished.
- **1969-89** Publically funded private sector renewal where the owner occupiers of older houses were given grants to assist them with refurbishment work. There was an area based focus through the designation of Housing Action Areas and General Improvement Areas.

- **1989-2002** Public funds were focused on those sectors of the population by a system of means testing and restricting grants to disadvantaged groups.
- **2002 onwards** Local authorities were required to produce strategies to improve the housing stock through a mixture of private funds and public grants or low interest long term loans. These loans were tied to the ownership of a dwellings since they had to be repaid if the dwelling was sold or the occupier moved.

Until the mid 1950s there was a high degree of public sector involvement in providing new houses to be followed by more than a decade of slum clearance programmes which, in turn, was replaced in the 1970s by an emphasis on maintenance and improvement. This period coincided with the rediscovery of the virtues of traditional urban forms. The end of the 1970s saw a withdrawal of public sector form housing to be replaced by the private market and non profit housing associations. This was the start of the right to buy policy by which the best of the public housing stock was sold to the tenants. Public housing was thus reduced to that part of the stock which was least attractive occupied by those on incomes too low to enter the private market.

Nevertheless, the concern for quality ignored the shortage of homes in relation to demand. A review of 2004 estimated the excess of demand over supply to have resulted in a need for an additional 3.8 million new dwellings by 2021 if the trend of rising house prices was to be reduced to the European average. This demand was driven by the shrinking size of households (in 1961, the average household size was 3.1 persons but by 2001 the figure had shrunk to 2.4), a rise in immigration and a trend to invest in property in a context of reduced public pension provision and investment mis-selling scandals

The recent credit crunch has seen this situation exacerbated with a drastic reduction in house building rates. According to the Department of Communities and Local Government (DCLG), housing completions in England have fallen to their lowest level since World War II. Only 118,000 properties were completed during the 2009 year - 17% lower than the amount completed during 2008. The figure is almost half the amount of the 240,000 new homes target and is below the peak of 168,140 homes which were built during the 12 months to March 2008. The government has been obliged to intervene by granting credits to private house builders to continue with stalled schemes – the Kickstart programme. Over 20 years in the south east of England the shortfall is forecast to be between 800,000 and 1.7 million homes (Lainton, 2010).

Regeneration of the inner City

4. Urban development corporations – London Docklands

An early initiative of the neo liberal Thatcher government was the setting up of quangos (quasi autonomous national/ nongovernmental organisations) which were area based executive agencies responsible directly to government ministers and which by-passed local authorities. These were intended to establish for the inner city the type of government agencies which had been set up to develop the New Towns. Eleven Urban Development Corporations were launched as part of a first generation and all have now been terminated.

However, a new generation was initiated in 2003 and includes the UDCs for Thurrock Thames Gateway and the East London Thames Gateway which also covers part of the 2012 Olympic Games site and West Northamptonshire which was established as a growth area. Their powers under a 1980 Act of Parliament were to bring land and buildings into effective use by acquiring, managing and disposing of land and other property, constructing buildings and infrastructure and ensuring that housing and social facilities were available to encourage people to live in these areas. Unlike the earlier UDCs the new ones have less extensive planning powers and have been set up to ensure a more collaborative relationship with local, regional and state governments.

The most notable of the first generation was the London Dockland Development Corporation (LDDC). It was established in 1981 against fierce opposition by the local councils who opposed it in every way possible including through the courts (Jones 2008).

In London the closure of industrial activities and, in particular, the abandonment of ports had left large tracts of land available for development to the east of the City of London, the core financial district. In their heyday West India, East India, St Catherine's and the Royal Docks were symbols of Britain's industrial economy and its trade with the Empire.

The essential concept was the American one of leverage whereby public assets and investments are used to generate private investments. In this case public sector land was assembled and handed over to the private sector and, after a long delay, an existing Underground line was extended into Docklands. In effect, this public action "pump primed" land values and started a property boom with the creation of an office district to rival the city and create a property market where none had existed before.

The skyscrapers of Canary Wharf on the Isle of Dogs are the most notable result of this initiative. In spite of the collapse of the office market of the 1980s it has brought new employment and new housing to an otherwise derelict dockland. But they have not been for the benefit of the local people – trickle down has not worked. These dramatic changes to the skyline have been brought about at the cost of social polarisation by creating enclaves of manifest wealth in areas of deprivation and have left the large neighbouring deprived populations largely untouched (Minton 2010).

Furthermore, the expensive offices for global companies and luxury waterfront apartments have been erected around spaces which have been privatised and are patrolled by private security firms. Gated communities have been built where access is restricted to the owners and their guests. The public realm has been privatised with the excuse of ensuring security for the new occupants.

London's Dockland is the most spectacular of a number of schemes – some on former docklands such as Bristol, Gateshead, Cardiff and Salford. It has served as a model to be emulated on a smaller and less ambitious scale in other urban regeneration projects. Many of these projects had key iconic buildings by "star" architects (Foster at Gateshead, Liebeskind at Salford) in attempts to replicate the "Bilbao Effect."

The latest of these schemes to be completed is in the centre of Liverpool. Named Liverpool One it is a mixed-use scheme which is intended to raise the city in the regional shopping hierarchy and attract back retail trade which had deserted the city in favour of Manchester and other smaller towns. Although it is primarily a shopping centre it has rejected the form of the indoor mall to return to streets which are apparently open to the public and connect to the city's existing shopping district while linking to the harbour front redevelopment of Albert Docks.

However, these new streets are privately owned and managed by a private security agency with 24 hour guards and CCTV surveillance so that access can be denied to those considered undesirable. It is in fact an open air shopping mall with all the chain stores which are found in every new shopping centre. In spite of the care taken over the architecture (twenty two different architects have been employed) it could be anywhere. The quality of the architecture, the up market shops and the design of the street furniture all help to create a distinct brand identity for the project. And this is an identity which, deliberately, has little to do with Liverpool. In spite of the money spent on this regeneration project it is debatable how much benefit will trickle down to the rest of the city which is one of the worst districts in the country according to indices of multiple deprivation (Minton 2010).

In these new developments social housing was provided by an agreement with the property developer to build a certain proportion of housing for rent or sale through housing associations. This housing was often in less prominent location and enjoys less spectacular views, although, paradoxically, it is often of a higher quality internally and with higher space standards than the adjacent private housing.

5. The Urban Task Force (UTF) and the Urban Renaissance

The first of these urban projects established some of the precedents which were to be codified by the Urban Task Force in its publication of 1999 *Towards an Urban Renaissance*. The Task Force was established in 1998 and chaired by the eminent architect Richard Rogers. It was

intended to achieve an urban revival through “a new vision for urban regeneration founded on the principles of design excellence, social well-being and environmental responsibility within a viable economic and legislative framework (UTF, 1999, internal front cover page).

The report's main recommendations were a design-based approach for urban development with a vision of a compact city through higher urban densities to achieve viable local services and public transport. An increased density also maximised values for developers and from these increased land values it was to be possible to generate funds which could be used for social housing. The planning framework would link “the self-interest of profit and the equity of affordable housing to deliver mixed development communities.” (UTF 1999) Agreements with private developers would ensure that investments could also be made in transport infrastructure.

The model of development was the European compact city with Barcelona often cited as an ideal. However, in adopting this paradigm the UTF ignored the historic morphology of English towns. These had lost their enclosing fortifications centuries before their Continental European equivalents and thus had been able to develop a tradition of suburban morphology much earlier. This vision tended to downplay this British suburban culture and the Garden City tradition. It has also been criticised as promoting an elite vision of the city and the return of the middle classes to urban centres to initiate a process of gentrification which would result in an even deeper social exclusion as house prices inflated.

Although welcomed by architects, it was suggested that *Towards an Urban Renaissance* was a version of architectural determinism and showed a limited understanding of social realities and that there were limits to what design alone could contribute to achieving successful urban regeneration. Although the modernist architectural vision of this new high density city was very different there are interesting parallels with another version of architectural determinism which had some success ten years earlier. In 1985 Alice Coleman, a geographer, published a critique of modern housing which adopted the concepts of Oscar Newman by which all the problems of new housing estates could be overcome by modifying the design. In this case the answer was a system of culs de sacs which discouraged anyone not living in them from entering whilst ensuring surveillance by the residents. This viewpoint, although it found favour with the government of the time, was much criticised for ignoring the human dimension. Many of the problems of these estates could be attributed to social and economic deprivation rather than urban form.

The Coleman critique was echoed by the Prince of Wales who accused planners of having destroyed communities with their regeneration projects and advocated a return to traditional vernacular housing forms (1989). Although his personal involvement has been very influential the most important projects he has been associated with have been urban expansions such as that at Poundbury rather than regeneration projects.

Housing in the neo vernacular style of architecture supported by the Prince of Wales, was seen by aspiring home owners as the acceptable antithesis of the modernism associated with the failed social housing estates of the 1960s. One consequence of this popular support has been a proliferation of buildings in a stripped down neo vernacular all over the country. The volume builders (the UK house building industry is dominated by half a dozen very large building contractors which have their own internal design offices) therefore claimed a popular assent for this style. The result is a plethora of monotonous and grim dwellings at, for Britain, relatively high densities. Their small windows are justified by reference to traditional vernacular models but they are really derived from the fact that it is cheaper to achieve modern thermal performance standards with solid walls than large windows.

As well as a concern about the form and intensity of development, there were worries that urban green space would be reduced and the quality of residential areas reduced by the higher densities. It was also pointed out that, as agriculture was becoming more industrial, suburban gardens were an important reservoir of biological diversity which would be reduced by these policies. Finally, there was a contradiction between the striving for a European compact city with increased apartment living and the aspirations for homes as manifest through the free market, which in Britain is mainly for houses with gardens.

6. The rehabilitation and rebuilding of the 1960s estates

The wholesale slum clearance and comprehensive rebuilding of large areas of the older cities represented the heroic period of modern movement in Britain. It is notable for such projects such as Hulme in Manchester, Park Hill and Hyde Park in Sheffield and the Brunswick Centre

and the Aylesbury Estate in London. They were all very large projects, nearly 3,000 dwellings in the case of the latter scheme, built of insitu or precast concrete systems and all demonstrate the mixture of symptoms that make them unsustainable without large investments. The heating systems are inadequate and they suffer from condensation, pest infestation and security problems – especially in the schemes which were characterised by the use of gallery access systems described optimistically as streets in the air. Families who could have moved out and the empty houses are often used to accommodate a population that was socially and economically disadvantaged – in this way exacerbating the cycle of deterioration (Levitt, 2010).

Their fates have been very different varying from complete or partial reconstruction to careful rehabilitation. At Hulme, where four eight storey crescents accommodated 1,000 units of municipal housing a long debate led to their demolition in the 1990s. They were replaced by a postmodern scheme of traditional streets and squares to provide a framework which clearly distinguished private from public space, unlike the previous development. Within this a design code allowed for different developers and designers to build houses and two and three storeys apartments of traditional construction with a variety of tenures.

At the Aylesbury estate attempts at partial building have been abandoned and the intention is now to redevelop completely the estate by housing associations which are currently the main providers of social housing for rent although they also build for sale and shared ownership. In stages over several years it is intended to provide over 4,000 homes, an increase of 25% which requires a doubling of the density to 220 dwellings /hectare. Again the blocks set in undifferentiated free flowing space are being replaced by buildings which address streets to form a network of urban blocks which connect to the surrounding street system.

In the centre of Sheffield one modernist estate, Hyde Park, has been completely demolished redeveloped whilst another, Park Hill, was listed i.e. protected as a historic building in 1998. This process has saved it from demolition and it has been bought by a private developer who has stripped it down to a concrete frame with the intention of recladding it with more efficient insulation and reconfiguring the internal arrangement to provide smaller units. Two thirds of these would be for sale while previously it was all municipal rented housing. The credit crunch of 2008/9 has jeopardised this project where the requirements of English Heritage (the quango charged with the care of the architectural and cultural patrimony) to protect and conserve the structure have increased costs.

The Brunswick Centre in Bloomsbury is an interesting interpretation of *case a gradinate*. Fortunately it is located in a high desirable district of Central London and was listed in 2001. It has now been purchased by a private developer and the intention is to add an additional floor of apartments in order to fund the repairs needed after thirty years of neglect.

Another London development, Robin Hood Gardens, is a current *cause celebre*. These two blocks in East London designed by famous “Brutalist” architects Alison and Peter Smithson, according to the model of streets in the air, have been the subject of a campaign to get them listed after a proposal to redevelop them was made by their owner, the local council. In spite of exhibitions, publications and a mobilization of the most prominent members of the architectural profession listing has been refused by English Heritage and demolition seems the most likely fate. There is an interesting debate here since protection by listing would be likely to make the necessary alterations impossible on cultural grounds. On the other hand demolition and rebuilding is difficult to justify in environmental terms since it would result in a great loss of the embodied energy in the existing structure.

7. Housing rehabilitation

Between 1954 and 1975 1 million dwellings were demolished as part of a large-scale urban renewal exercises. Initially this clearance provoked little controversy but by the early 1970s this policy began to be questioned. The worst of the houses had been cleared and through the late 1960s local authorities were confronted with areas of owner occupiers who protested at proposals to compulsory purchase their homes. Nevertheless, in addition to the problems of the

large post war estates discussed previously, there was a large stock of older houses under private ownership which were in some respects substandard and which had been a target of government policy in the 1970s. At the beginning of our period this was estimated to be 3.1 million in 1976 and, in spite of the problems and changes in policy discussed below, this figure had been reduced by half by 1996 (Balchin 2002). These had been tackled by directing improvement grants to supplement the investments of landlords and owners in specific areas designated as Housing Action Areas. However, the rate of improvement (around 200,000 in 1979) was only half of that needed to keep up with the backlog and the rate at which dwellings were becoming obsolete. Furthermore, there was a low take up of grants in the inner cities which were the areas in greatest need of improvement.

One practice which developed in the 1980s was that of “enveloping” where the local council undertook the work of repairing the external envelope (roof, gutters, windows etc) with the intention of encouraging private owners to apply for loans to undertake internal improvement works. In spite of these initiatives rehabilitation did not keep up with the rate of deterioration of housing and the sector received a blow in 1984 when Value Added Tax was applied to renovation works although it has never been applied to new house building.

In section 4 above we have referred to the swing towards the practice of targeting funds at sectors of the population rather than focussing on areas. The housing market renewal programme discussed below is an exception. Since the 1980s public aid to the private sector for repair and improvement of housing has been offered on an increasingly selective basis i.e. it is directed towards those sectors of the population who are considered most vulnerable – the disabled, those on benefits of various types and the elderly. They also became means tested since a practice had developed of wealthy landlords receiving grants to renew their rented housing stock.

Decent homes

Rehabilitation policy for most of the twentieth century had been concerned with making homes fit for human habitation through construction and sanitary standards. Legislation introduced in 2001 extended this concept with the Decent Homes standard to include such factors as thermal comfort, and reasonably modern kitchens (20 years old or less) and bathrooms (30 years old or less) and adequate sound insulation as well as being in a reasonable state of repair. Thermal comfort was defined in terms of minimum levels of loft and cavity insulation and the presence of an effective space heating system. This was linked to the definition of fuel poverty which is considered to be a critical problem when households spend more than 10% of their income on fuel. These criteria have been criticised since they ignore aspects of the living environment that residents regard as important. These include safety and the quality of the external surroundings which bridge the gap between the rehabilitation of single housing and the regeneration of urban areas (Lund 2006).

This standard applies to both the private sector and to those homes owned by Housing Associations and Local Authorities and did not relate to building typologies – single houses and apartments were considered to be equally subject to the application of these norms.

Even before the Decent Homes standard was introduced there was a considerable need to renovate much of the public sector housing stock. It was partly as a response to this that the right to buy policy sought, by selling homes to tenants, to take this responsibility away from the public sector and make the new owners responsible. The other response to this need was that of stock transfer whereby public housing has been transferred to housing associations – the third or non profit sector.

Stock transfer

In order to meet the target of all public sector housing meeting decent standards by 2010 a number of measures were introduced, in particular, allowing local authorities to use the private sector to finance and execute housing improvements on their stock. Few authorities have taken this up but many more have transferred their housing stock to registered social landlords (RSLs) the housing associations. These associations were not subject to the same tax regimes as the local authorities and unlike these were able to borrow funds on the private market without affecting the politically sensitive Public Sector Borrowing Requirements. Given the size of deficient public sector housing- in 2005 it was estimated that 43% of the 2.79 million council

dwellings did not meet the standard, it was necessary to use private funding to achieve government targets.

8. Density and space standards

The UTF in its quest for more compact and vibrant cities with reduced dependency on the motor car recommended densities of 100 or higher if regenerated urban neighbourhoods with a threshold population of 7,500 were to achieve fully viable public transport and local amenities, all accessible on foot (UTF, 1999). The problem is that many of these facilities which are provided by the private sector which, in a time of recession, is in great difficulties with both small and large enterprises (e.g. Woolworths) closing. Even such an important public institution as the Post Office is charged with being profitable and is shutting local branches to meet its financial targets .

The unpopularity of higher density housing can be attributed to the fact that without facilities and transport links and given problems of poor acoustic isolation, the small size of units (see below) there was no perceived advantage to living at high density (Figs 1.)

This argument coincides with one that seeks to preserve the countryside. This is a powerful British planning tradition represented by the Green belts of many major cities so any attempt to reduce these is fiercely resisted by the country side lobby. This can be regarded as a false argument due to the relatively low percentage of urban land (16.9% overall) in the UK compared with the 83.1% undeveloped. Of course, most of this land is in locations where there are no development pressures.

In 2000, a year after the UTF document, the government issued guidance that required a minimum density of 30 dwellings/ha. The contradiction between density guidance is apparent when one considers that the average UK household size in 2001 was 2.4 persons/ha. This means that a density of 42-63 dwellings/ha would be needed to reach the population density recommended by the UTF. More recent demographic data suggest that family sizes are even smaller so that dwelling density would need to be increased even more.

Another contradiction arises from the UK tendency of quoting density in terms of dwellings/hectare. This means that the recommended density of 30 dwellings/ ha could be achieved by a development of single bedroom flats or thirty detached houses – each of which represents a very different population density or floor space index. With the excuse of providing dwellings for small families, developers have used this contradiction as an argument for achieving the required densities with many small units (see comment below on space standards). These units have also satisfied the demand for flats to be purchased by investors in the “buy to let market.” This was a sector of the market fuelled by investors trying to get onto the rising house price boom and, after a series of mis-selling scandals, wary of investments in the financial sector. With the end of this boom it is notable that the majority of unsold units in northern cities such as Manchester and Leeds are of this type of small dwelling.

In the suburbs the introduction of higher densities was an incentive for developers to acquire and demolish larger houses on bigger plots of land and build apartments on the same site. This process is resented by local residents who see the character of their neighbourhoods eroded. However, the way social housing is provided has encouraged a tendency to build a large number smaller schemes. This is because today half of social housing is provided by private developers who are obliged to build a proportion of the homes on their sites for sale to Housing Associations (Registered Social Landlords RSLs). Since there is a minimum size of development before this requirement becomes obligatory developers usually try to aim at development just below this threshold which is set by the local planning authority. For example, this might require any site with more than ten dwellings or larger than 0.25 hectares to make available 50% of the dwellings as affordable i.e. not for open market sale.

If these densities were achievable in inner city locations they were resisted in others such as lower-density suburbs, where they were considered to be inappropriate in terms of design and character and in weaker market areas where the priority was to increase the number of low-

density higher-value dwellings. There was also the problem of economically accommodating car parking in apartment developments which has resulted in most of the open space in these projects being dominated by lines of parked cars. In a programme to increase the quality of new housing as part of urban expansion schemes as well as regeneration, housing audits have been undertaken by the Commission for Architecture and the Built Environment (CABE) which have exposed the poor quality of so much recent developments.

Space standards

Internal space standards were abolished as part of the general policy of the Tory government and they have not been reintroduced. Twenty years of development have led to a serious situation where the average size of the British new dwelling is only half the size of the average new Danish dwelling. Houses in the UK are not sold by floor area but by the number of bedrooms nor are total floor areas advertised only room sizes. This makes it very difficult to compare house prices in different locations. It also makes it advantageous for developers to produce dwellings with a large number of small rooms. The result is a house or apartment plan where a relatively high proportion of the floor area is taken up by circulation space or bathrooms (even in the smallest dwelling more than one bathroom is considered to be an important marketing asset) thus reducing habitable space and storage.

Paradoxically, social housing, where minimum space standards are still enforced by Housing Associations, often have more generously sized rooms with better storage than their open market neighbours in the same project.

9. The Housing Market Renewal Programme

There has clearly been success in the physical regeneration of parts of city centres such as Manchester, Newcastle and Gateshead and, latterly, Liverpool even though the social benefits have not been so obvious and the economic benefits have failed to trickle down. But the initiatives largely failed to anticipate or halt the decline of some residential areas. It was clear that a different approach to this problem was needed, one that understood and addressed the causes of low demand instead of simply dealing with the symptoms.

Towards the end of the 1990s, while housing shortages in the south east of England began to be acutely felt and the economic effects were becoming apparent, concern was growing in areas of the North and the Midlands about the opposite problem - low demand. The housing market in these regions was clearly dysfunctional across large sections of urban areas. In some localities, where demand had collapsed altogether, housing was abandoned. Houses in some areas of Liverpool and Manchester were routinely selling for under £20,000. (Approx 24,000 Euros); in 2001 Manchester City Council estimated that 17 per cent of houses sold in the city cost less than this figure.

Those residents that could move out of these areas did so and the result was a significant number of neighbourhoods characterised by boarded-up houses, under-utilized public services, marginal shops, high crime and a poor environment. In addition to those localities already affected, a number of other places were starting to show early signs of this process of deterioration.

The elements of the problem are:

Housing stock obsolescence, The housing stock in low demand areas is no longer attractive to existing or potential residents because tastes, aspirations and income levels have changed;

- *Surplus housing stock*, any areas in the north (and to a lesser extent the midlands) have more houses than households, partly because of the depopulation of urban areas as the more affluent residents opted to move out to the suburbs or further afield to rural areas;
- *Unpopular neighbourhoods*, a range of factors, including high levels of crime, poor environment and a concentration of deprivation, lead to an area being seen as unattractive both to its existing population and to prospective residents.

It has been argued (Nevin 2007) that where these processes come together, the result is neighbourhood abandonment. As a visiting group of parliamentarians discovered when they visited one of these areas:

'We received many moving letters from those trapped in areas of low demand. They did Not prepare us for the desolation that we saw on our visit to the North West. The rows of abandoned terraces, the broken windows and the burned out houses were shocking. There are 280,000 houses in and at risk of low demand in the M62 corridor alone. The already gigantic costs to individuals, communities and the businesses and public services working in those areas will be even greater if markets at risk collapse.' (Leather et al 2007 page 7)

As a result of this growing concern to the government, the HMR programme was started in 2001 in nine areas the so called Pathfinders in the north and the midlands. These areas were designated to receive funding of £500 million over three years.

The concept of housing market renewal differs from previous approaches because it is explicitly aimed at restructuring the housing market in a particular area. It is based on an assumption that sustainable communities have healthy housing markets. HMR interventions should, therefore, take into account local aspirations and preferences for housing, with a view to developing a more balanced mix of residents, through anticipating future market conditions. It is important that this purpose remains central although some pathfinders have so far not demonstrated a significant difference in approach between market renewal and previous regeneration approaches, partly because of political pressure to make an early impact whereas to turn around a local housing market is a long term project.

The task facing pathfinders is to:

- understand what drives the housing market, identifying the extent to which different factors encourage people to move into, stay in or leave an area;
- understand why previous attempts to regenerate their area may have failed;
- promote conditions that will restore market confidence in response to the main drivers identified, for example, by reducing dereliction, and working with partners to improve the quality of the urban environment and particularly to reduce crime;
- influence the market in the future so that the housing on offer meets the diverse needs of a mixed and sustainable community; and
- reduce the need for continued public investment as the programme progresses over time. (Audit Commission 2005)

6

Having been set up with a sub regional focus the HMR Pathfinders have an opportunity to consider issues across the boundaries of local government. The pathfinder boundaries have been drawn up to reflect the operation of housing markets within a subregion and not local administrative boundaries. This, in part, is a response to the problems that beset some previous regeneration efforts: that they have an impact, which can be positive or negative, on adjacent areas. All of the pathfinders therefore cover more than one local authority area.

The character of HMR areas.

Many low-demand areas are characterised by uniform housing stock, often small, two-bedroomed Victorian terraced housing. Such areas do not give households the opportunity to trade up if they have children or if their incomes rise. In order to satisfy their aspirations and preferences, residents must move out of the area, often to modern estates on greenfield sites. Such flight has been made easier in the past by planning policies that allowed developers to build out of town or on the edge of towns, at the expense of the vitality and viability of town and city centres. Recent changes to planning policy have started to reverse this trend by directing development to brownfield sites. Britain also has perverse Value Added Tax regime which works against the rehabilitation and alteration of existing buildings since it charges a full rate on home improvements but nothing at all on new housing.

The HMR programme aims to restructure the offer of housing in pathfinder areas to give existing and potential residents a wider choice of properties that meet their needs better than the existing housing. It requires working in partnership to tackle social and environmental problems in unpopular neighbourhoods. For example pathfinders need to ensure that proposals

take into account the location and conditions of the local labour market, since access to employment is one of the main drivers of the housing market. If the pathfinders are successful in these tasks, they will help their areas to retain their population and attract new people by;

- improving the income mix of the area;
- increasing demand for local private and public services, in particular, schools and local shops;
- widening the household mix of the area. (Audit Commission 2005).

Together, these factors should improve the sustainability of the pathfinder communities and reverse the cycle of decline.

11. Conclusions

The experience of regeneration and rehabilitation in Britain over the last thirty years has been undertaken under a rapidly changing and bewildering number of policies, initiatives and funding arrangements. Running through them all, however, have been two themes which distinguish this period from earlier ones. The first is the incorporation of the private sector into these processes through a rapidly growing property market. The second is an attempt to return to the design qualities of the traditional city which includes higher densities and a closer mix of uses than characterised the projects of the previous thirty years. This reflection will conclude with an attempt to assess the extent to which the implementation of these themes has resulted in better places for all sections of the population – which, after all, must be the ultimate test of policy.

Some major schemes have taken place in some of the older city centres and they have produced some notable, even monumental special buildings such as the Imperial War Museum (designed by Liebeskind) in Salford or the Sage Centre (designed by Foster) in Gateshead. They have also brought residential use back to these city centres. However, in the interests of security, these are often gated (e.g. Brindley Place, Birmingham) and even where apparently public streets have been configured (Liverpool One) they are often private and controlled by the landowners. This new residential population often represents a gentrification of these city districts and is not integrated with the remnant of existing populations.

The ideals of the Urban Task Force of a design led renaissance have often been corrupted in another way. Developers have used the argument for increased density to build many very small apartments which can hardly be called sustainable if we define that term as meaning that they will be capable of meeting the needs of future generations.

The vision of local facilities accessible to all has been frustrated by the demise of small businesses – even the traditional local British Pub is in rapid decline as drinking habits change, smoking has been banned but, above all, rising property values for housing have tempted pub owners to realise their assets. Following European models a cafe culture has been promoted for parts of the city but where successful, these areas have been taken over by chains of bars catering for an 18 -30 age group, which has rendered those parts of our cities no go areas for anyone outside this age group.

This experience shows the dangers of “policy tourism” i.e. the transfer of experience from one context to another without taking into account all the particular characteristics of each context. In Britain, for instance, local taxation is very different from continental Europe. Local authorities are dependent on central government for their finance and can only raise part of their expenditure by local taxes. Development control systems are also very different – much less prescriptive but also more rigorously enforced than in some European states. Even drinking habits are different! Above all deregulation has been much more vigorously pursued according to the Anglo –Saxon model.

This paper is being written at a time of great change and uncertainty. An election is imminent which threatens to break the century old two party British parliamentary system and the country is trying to emerge from its worst financial crisis since the Second World War with an enormous public debt. This must make very questionable any future public sector involvement in regeneration and rehabilitation. At the same time, credit has become very tight and both the commercial and the residential property markets have fallen, and, according to some forecasters, are likely to fall further. Without the public and private sources which have driven the recent regeneration schemes, the future must look doubtful for new initiatives.

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Figure 1 The Virtuous and Vicious Circles (source Samuels, I. (2005) *What homebuyers want*, Commission for Architecture and the Built Environment

