



# SUSTAINABLE REVITALIZATION OF DEGRADATED BUILDINGS AND AREAS



Erasmus+

# **SUSTAINABLE REVITALIZATION OF DEGRADATED BUILDINGS AND AREAS**

## **REVITALIZATION: STAKEHOLDERS**

**BOGUSŁAW SZMYGIN**

**LUBLIN UNIVERSITY OF TECHNOLOGY**

It is difficult to identify all stakeholders of revitalization, because the process applies to **every user** of the revitalization area.

The classification can be presented as followed:

- State,
- Self-governance,
- Residents of the city,
  - Residents of the revitalization area,
  - Residents from outside the revitalization area,
- Owners, perpetual users, property managers,
- Economic entities,
- Non-governmental organizations, informal groups, non-profit groups,
- Tourists

# STATE

The state's contribution to the revitalization process are **budgetary funds**, which are allocated to revitalization programs (targeted subsidies).

For the authorities revitalization brings benefits in the form of an **increase in tax revenues** (Value-Added Tax, corporate tax, Personal Income Tax, real estate taxes), as well as a drop in the **number of citizens requiring social security**

# SELF-GOVERNANCE

Mainly self- government authorities are involved in the revitalization processes. They are responsible for **conducting a dialogue** with the residents of revitalized areas.

The commune is responsible for **defining** the degraded area and revitalization area and **creating the Revitalization Program**

# SELF-GOVERNANCE

An important role of local governments when discussing revitalization is to **find funds**.

The most common financing methods:

- Treating the commune as a direct investor of the process (the municipality uses its own budget, bank loans and the European Union structural funds),
- Performing the function of a real estate market coordinator, being an indirect investor

# **RESIDENTS OF THE REVITALIZATION AREA**

Their main task is to **actively participate** in the entire revitalization process - from determining tasks and scope until monitoring the effects



# RESIDENTS FROM OUTSIDE THE REVITALIZATION AREA

Although revitalization activities are conducted within one district, their effects will impact the residents of the entire city.

First of all, residents from outside the area have the opportunity to find out about the **possitive effects of activities** which serve the city's advertising and consequently the increase in the number of tourists and external investors

# RESIDENTS FROM OUTSIDE THE REVITALIZATION AREA

The benefits also include **attractive housing, public and private services.** The **growth in competitiveness** means the increase of the attractiveness of prices, services and better quality.

**Negative: Gentrification** (a change of the character of the district). Inhabitants may sometimes be forced to resettle which can lead to social exclusion

# OWNERS, PERPETUAL USERS, PROPERTY MANAGERS

The indirect effect is the **improvement of the economic situation** of the area.

**Negative:** Tenants may be forced to leave flats (too high rental costs which, on the other hand, allows property managers to increase the income)

# ECONOMIC ENTITIES

**Improving competitiveness** on the market and **increasing income** (the main determinant of the business continuation).

The inflow of people means that employers can afford to select more qualified, experienced employees and thus develop their business

# ECONOMIC ENTITIES

The **reduction of the crime rate** and the **improvement of public safety** (entrepreneurs are not forced to invest in providing security on their own, which in the long-term becomes financially noticeable).

A **wider offer of contractors** favors the development of the company (more people means greater demand for products and services) and gives the **possibility of cooperation** between companies and institutions, improving the **quality of services**

# **NON-GOVERNMENTAL ORGANIZATIONS, INFORMAL GROUPS, NON-PROFIT GROUPS**

Enabling **public order**, inhibiting the chaotic growth of the city and creating **conditins for the social activity**

# TOURISTS

**Increased attractiveness** of the personal development offer, **increased opportunities** to spend free time, **greater availability** of medical care as well as a **richer offer** in the services sector







**Project "SURE - Sustainable Urban Rehabilitation in Europe"  
implemented in frames of Erasmus+ Programme  
Key Action 2: Strategic Partnership Projects  
Agreement n° 2016-1-PL01-KA203-026232**

**This publication has been funded within support from the European Commission.**

**Free copy.**

**This publication reflects the views only of the author, and the Commission cannot be held responsible for any use which may be made of the information contained therein.**

**Co-funded by the  
Erasmus+ Programme  
of the European Union**





# Project "SURE - Sustainable Urban Rehabilitation in Europe" implemented in frames of Erasmus+ Programme Key Action 2: Strategic Partnership Projects Agreement n° 2016-1-PL01-KA203-026232



This work is licensed under a [Creative Commons Attribution-NonCommercial-ShareAlike 4.0 International License](https://creativecommons.org/licenses/by-nc-sa/4.0/).