



SUSTAINABLE REVITALIZATION OF DEGRADATED BUILDINGS AND AREAS



Erasmus+

SUSTAINABLE REVITALIZATION OF DEGRADATED BUILDINGS AND AREAS

REVITALIZATION: MANAGEMENT

BOGUSŁAW SZMYGIN

LUBLIN UNIVERSITY OF TECHNOLOGY

MANAGEMENT PLAN: COMPONENTS

- Analysis
- Revitalization area
- Social participation
- Self-government
- Coordination
- Collecting document
- Updating existing documents
- Financing
- Ideas
- Clarifications
- Revitalization Program

ANALYSIS

The first step is to perform **general and detailed analyzes** of the area. Such an analysis is the result of observation of an area, as well as conducting a dialogue with residents.

Accurately made analyzes will enable setting revitalization goals, area of revitalization, as well as its coordinator

REVITALIZATION AREA

The area should be of **strategic importance**. Another basis for determining the area is the **accumulation of negative, problematic phenomena** which can result in serious degradation and social deprivation.

A revitalization area **cannot be too big**. That may cause troubles with managing as well as financing the whole process

REVITALIZATION AREA

The area of revitalization cannot be greater than **20%** of the area of the commune and cannot be inhabited by more than **30%** of the population of the commune. The area of revitalization can be divided into **sub-areas**, including sub-areas without common boundaries

SOCIAL PARTICIPATION

At each stage, local authorities need to **inform citizens** about the actions. It is necessary to reach a **compromise**.

In this process this may be difficult due to the great number of stakeholders

SOCIAL PARTICIPATION

The scale of diverse requirements and imaginations about the city depends on the size of the city but the mechanisms remain universal.

Revitalization is a process that should **combine** and **not divide citizens**.

One cannot lead to a situation in which the revitalization of one district will cause degradation of another or will introduce hostile relations between residents

SELF-GOVERNMENT AND REVITALIZATION

Revitalization to some extent is a **political decision** (political but independent of the term of office) which is why an **agreement on the political level** is necessary.

It cannot be assumed that the authority will be able to carry out the process from the beginning to the end during one term of office. Such an assumption dooms the whole process to failure

COORDINATION OF THE REVITALIZATION PROGRAM

The National Center for Revitalization gives 3 models of revitalization coordination:

- Management with the participation of a task team,
- Management with the participation of the operator,
- Management in a mixed model

COORDINATION MODEL - TASK TEAM

The revitalization processes are coordinated from the inside by the local government.

Revitalization Coordinator - an organizational unit of the self-government responsible for coordinating and integrating the activities of other teams

Task team - task force set up by the president of the city responsible for the implementation of the revitalization program

COORDINATION MODEL - OPERATOR

The revitalization process is coordinated by an external entity.

Revitalization Operator – an external unit responsible for coordinating and integrating the activities of other teams / units / companies

Revitalization Team - a team of people employed by the Revitalization Operator

COLLECTING DOCUMENTS

Before creating the Revitalization Program the appointed task team must become familiar with all **documents and legal regulations.**

Each document containing information on a selected area must be analyzed for **consistency with the revitalization plan**

UPDATING EXISTING DOCUMENTS

Documents which legal records must be compliant with the Revitalization Program on:

- Spatial Development,
- Economic Development,
- Environmental Protection,
- Heat, Electricity and Gas Supply,
- Road Infrastructure,
- Water Supply,
- Housing Management,
- Strategy for Solving Social Problems,
- Public Schools,
- Monument Protection, Heritage Protection,
- Cultural Park Protection,
- Health Programs

FINANCING THE REVITALIZATION PROGRAM

In order to ensure that the changes are not only of a theoretical nature it is necessary to determine the sources of financing.

Sources of funding:

- Public funds,
- Private funds,
- Funds from Public Private Partnership

FINANCING THE REVITALIZATION PROGRAM

There are two approaches to that issue.

In the first one the **municipality takes over the total all revitalization costs.**

This situation seems to be the most beneficial from an organizational point of view but not many cities have sufficient funds to cover the costs of the entire process

FINANCING THE REVITALIZATION PROGRAM

The second approach defines **the commune as the coordinator of the real estate market and indirect investor.**

This is a beneficial approach for the city because, acting as the 'connecting' entity it has the opportunity to direct the process both at the public and private levels

GATHERING IDEAS AND DEVELOPING PROJECTS

The scale of the undertaking must correspond to **real possibilities of its implementation.**

Thanks to the list of revitalization objectives prepared at an earlier stage, the revitalization operator will be able to determine which projects should be completed, as well as to prepare a **preliminary estimated budget and schedule**

GATHERING IDEAS AND DEVELOPING PROJECTS

It should be noted that the projects collected at this stage of programming will not be final projects. They are only a foreground for further activities and binding arrangements

CLARIFICATIONS

The revitalization Operator has to:

- Check whether the designated revitalization area coincides with the planned activities,
- Check whether the budget is sufficient,
- Confirm the compliance of selected projects with strategic documents and local law provisions,
- Confirm the compliance of selected projects with the adopted objectives,

CLARIFICATIONS

The revitalization Operator has to:

- Appoint task groups responsible for individual programs,
- Clarify the schedule,
- Designate possible alternatives for individual projects,
- Create a system of evaluation and monitoring,
- Inform residents,
- Announce the implementation of the Revitalization Program.

CREATING A REVITALIZATION PROGRAM

The last step is **preparing binding documents.**

Those documents do not have to be made at the exact same time but their content must be pursuant



**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/).