

Interreg
CENTRAL EUROPE



RESTAURA

European Union
European Regional
Development Fund

Revitalising
Historic Buildings through
**Private-Public
Partnership Schemes**



RESTAURA PROJECT

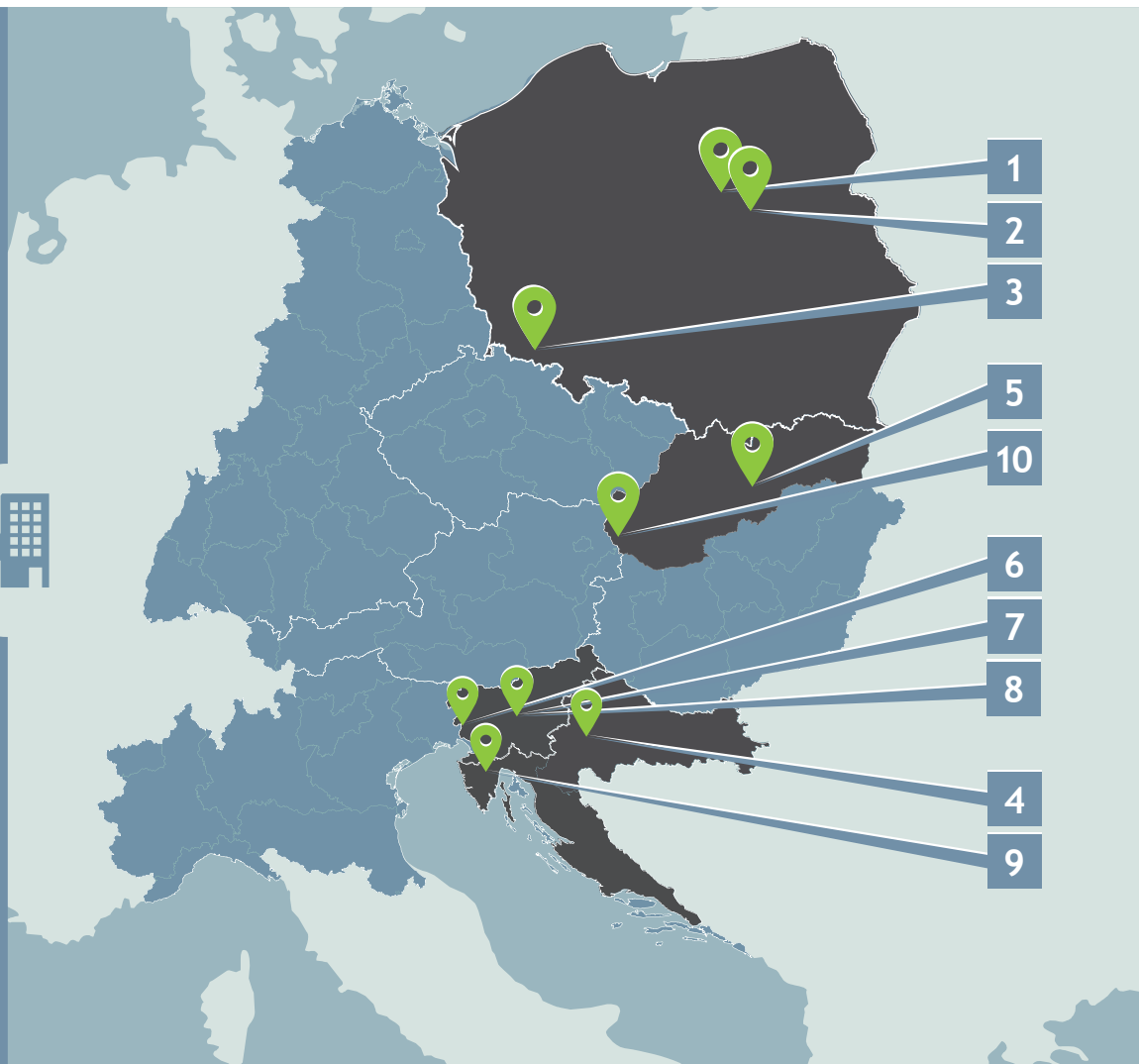
WHO WE ARE

We are a partnership of 10 institutions from 4 countries, focused on the promotion and deployment of investments in revitalisation of historic buildings with the use of private and public financing through Public-Private Partnership schemes.

-  **1** City of Nowy Dwór Mazowiecki
Lead Partner
-  **2** Institute for Public-Private Partnership
Project Partner
-  **3** FUNDACJA Ochrony Krajobrazu
Project Partner
-  **4** IRMO
Institute for Development and International Relations
Project Partner
-  **5** Agency for development of Gemer region
Project Partner
-  **6** Municipality of Nova Gorica
Project Partner
-  **7** Faculty for Business Studies
Project Partner
-  **8** Research Centre of the Slovenian Academy of Sciences and Arts
Project Partner
-  **9** GRAD BUZET
City of Buzet
Project Partner
-  **10** UNIVERSITY OF ECONOMICS IN BRATISLAVA
Project Partner

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WHAT WE DO

The lack of accessible financial resources is one of the key problems for most governments in the protection and maintenance of their cultural heritage. This issue is of particular importance to the Central European region, where the turbulent history and the geopolitical reconfiguration resulted in a large number of neglected or abandoned historic buildings, which have been suffering from ongoing decay. These buildings are often connected to deprived areas with economic and social problems which require immediate intervention.

RESTAURA is aiming at identifying, testing, evaluating and promoting good practice on the use of Public-Private Partnerships for the revitalisation of historical cities and buildings. PPP allows organisations to combine the unique assets and skills of the public and private sectors to protect heritage resources. With limited public resources available for this purpose (e.g. national and EU funds), the involvement of private financing and expertise through PPP is the only alternative to save and provide ongoing management to the unique built heritage of Central Europe. Until now, there have only been a few examples of PPP used in revitalisation projects within Europe, RESTAURA's aim is to promote a real change for the better in the use of PPP across Central Europe (innovation).



RESTAURA brings together 4 CE countries: **Poland, Slovakia, Slovenia and Croatia**. In each of these countries a mix of public and private institutions (local authorities, research and education institutions, PPP associations and NGOs, development agencies) participate to jointly develop and implement revitalisation projects. This is an area that is still very new to EU Member States from Central Europe, and a transnational exchange of experience will improve the success rates of these projects.

THE OUTPUTS OF THE PROJECT ARE:

- Clear strategies and action plans,
- Access to existing tools, and the development of new ones,
- Support for pilot actions and the provision of workshops for public authorities who aim to use PPP models to renovate and bring a new life to abandoned and deteriorated historic buildings.

Training and strengthening the capabilities of the public sector

RESTAURA encourages and supports professionals to build up their capability to revitalise heritage buildings through the PPP approach. The first specific objective follows the RESTAURA project intervention logic, that we can only make a change by training and raising the awareness and competences of professionals who will be involved in future PPP projects.

RESTAURA improves the skills available within institutions involved in such projects, and also the skills of target groups facing similar challenges, taking into account key aspects such as revitalisation, conservation, financial, legal and technical specialisms.

The RESTAURA project will conduct 20 workshops for public authorities:

- 4 workshops in Poland,
- 4 workshops in Croatia,
- 4 workshops in Slovenia,
- 8 workshops in Slovakia.

These workshops will be delivered by the end of 2018.



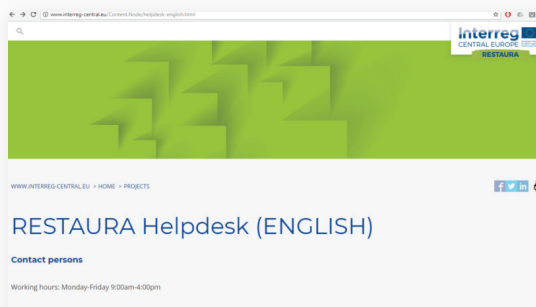
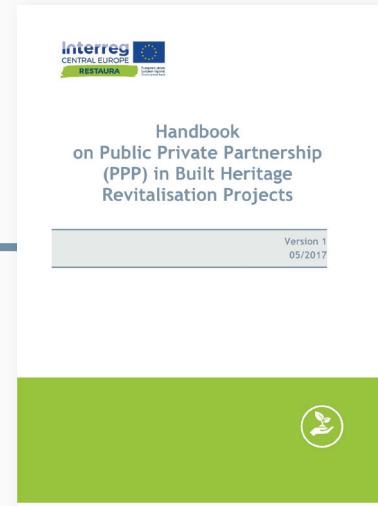


Better strategies and tested tools to identify heritage revitalisation needs and sites as well as to take full advantage of PPP schemes

Within the RESTAURA project the following strategic documents have been created to define the vision, objectives and priorities for revitalisation of historic buildings and sites:

HANDBOOK on Public-Private Partnership in Built Heritage Revitalisation Projects

The Handbook on Public-Private Partnership (PPP) in Built Heritage Revitalisation Projects is a document developed to help both public and private potential PPP stakeholders optimally prepare for, and successfully implement the projects within the PPP scheme dedicated to revitalisation issues.



RESTAURA HELPDESK

The RESTAURA Helpdesk is a tool developed to provide quick responses to questions related to Public-Private Partnership (PPP) in revitalisation from both public and private institutions interested or involved in PPP projects.

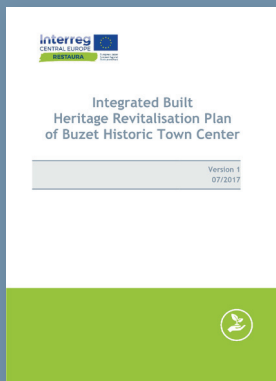
The aim of the RESTAURA Helpdesk is to be a service for people and institutions looking for information on the use of PPP in revitalization projects.

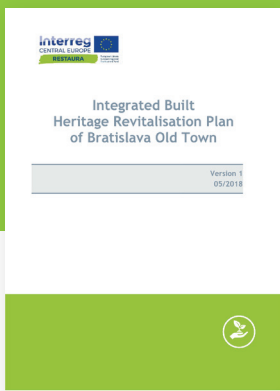
INTEGRATED BUILT HERITAGE REVITALISATION PLANS (IBHRP) for 4 cities: Bratislava (Slovakia), Buzet (Croatia), Nowy Dwór Mazowiecki (Poland), Nova Gorica (Slovenia)

IBHRP - Documentation of public strategies and action plans, including defined vision, objectives and priorities in the revitalisation of historical buildings and areas. Plans prepared in order to identify revitalisation needs and the possibilities of taking PPP approach by all 4 cities.

IBHRP for the Buzet Historic Town Center

- This document defines the vision of a revitalized Historic Town Centre as an ecologically, socially and economically sustainable settlement. It has been based upon European Cultural Heritage Strategy for the 21st Century. This strategy implies involvement of the local population in all crucial decisions, protecting the sense of place, respect for environmentally responsible practices, coordinated activities of the stakeholders, and creating prerequisites for improving entrepreneurial activities as well as rational and focused investment. This strategy will be implemented based on The Verzi Palace example.
- The IBHRP of Buzet Historic Town Centre key goals are:
 1. creation of a favourable social environment, meaning that the historic old town needs to provide quality housing, modern communal infrastructure including waste disposal, satisfactory traffic and parking solutions as well as improved social and cultural facilities and content;
 2. diversification of economic activity, meaning that various types of commercial, educational, cultural and research activities/enterprises are located in the old town, creating employment and revenue for the inhabitants of the historic centre itself;
 3. enhancement of the old town's attractiveness, meaning that the historic centre needs to 'reclaim' its landscaped gardens, promenades and squares, as well as renovate and/or reconstruct buildings and facades.

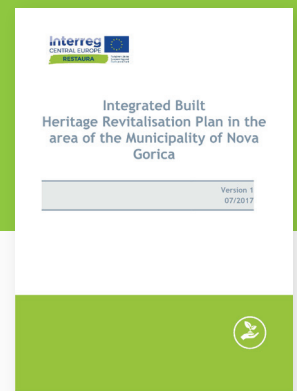




IBHRP for the Old Town of Bratislava

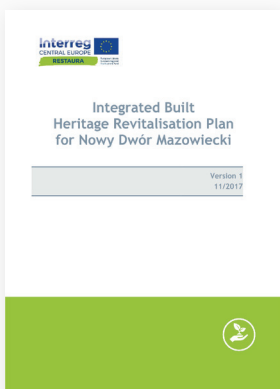
- This strategic document focuses on the analysis of the development of the Bratislava Old Town with regard to its economic, ecological and social sustainability while respecting a certain degree of urbanization and multi-functionality of historical buildings located in the center of the capital city. The IBHRP is based on the available strategic documents and it takes into consideration the municipality's area and planning objectives. Moreover, it takes into account the adopted revitalization plans approved by the city council of Bratislava - Old Town. The IBHRP includes principles and procedures for the preparation and implementation of PPPs of the revitalization projects as well as a procedure for their further implementation, and evaluation of the achieved benefits.
- The below are the key objectives of the IBHRP for the Bratislava Old Town:
 1. To use the built-in heritage in the light of the current social order, with the emphasis on preserving its historical character and functionality.
 2. To ensure the diversity of the activities with emphasis on the social, commercial, cultural, educational and research use of the real estate heritage.
 3. To make the historical part of the municipality Bratislava - Old Town more attractive by creating better conditions for the inhabitants, visitors and other stakeholders and to consider the use of the existing historical monuments located in the parts of the historic centre of Bratislava which have not been previously revitalized but take into consideration interconnections of housing, employment and social welfare.

IBHRP for the Municipality of Nova Gorica



- This is a strategic document which contains analysis of the need for strategic development documents in the area of the pilot action - renovation of the Rihemberk Castle, the foundation of the pilot action in the existing framework, the SWOT analysis of strengths, weaknesses, opportunities and threats in the realisation of the existing plans for restoration of the Rihemberk Castle. This strategy assumes that the Rihemberk Castle will be completely renovated by 2025 and will become an internationally recognized palace of creative thinking and an economically successful cultural and tourist centre.
- The IBHRP of the Municipality of Nova Gorica key goals are:
 1. to make use of all cultural, natural and tourist potential of the Castle area, and to respect cultural monument guidelines in the management and development of the castle;
 2. to set up the castle as a generator of sustainable development for the region and the long-term prosperity of the local population;
 3. to develop and strengthen the brand name of the Rihemberk castle as "the Palace of Creative Thinking and Creation", making it one of the most recognizable areas on the Slovenian and European level;
 4. to strengthen the strategic partnership and cooperation with neighbouring castles and cultural monuments, within the tourism sector and related institutions at home and abroad, in order to strengthen the importance, role and common market position within the global tourism market.

IBHRP for Nowy Dwór Mazowiecki

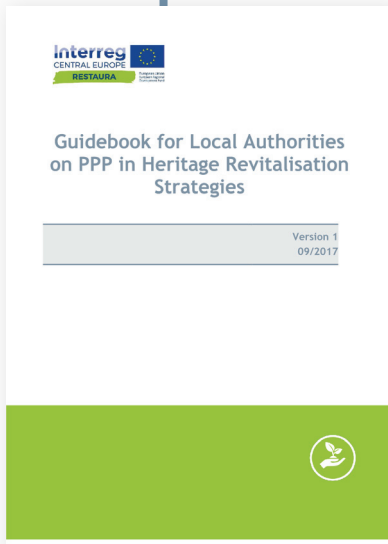


- This is a strategic document which determines the possibility of social and economic growth for the pilot area, leading to the development of the whole town. It has been created considering the social aspect of people and their needs as the centre of the revitalization actions. This strategy will be implemented based on The Salt Square and waterfront areas example.
- The IBHRP for Nowy Dwór Mazowiecki key goals are:
 1. developing tourism, recreation and sport offerings;
 2. building new meeting points to enhance integration and the sense of local identity;
 3. creating better living conditions for current and future inhabitants of the town.



GUIDEBOOK for Local Authorities on PPP in Heritage Revitalisation Strategies

The Guidebook for Local Authorities on PPP in Heritage Revitalisation Strategies is a document for local authorities which contains the guidelines for preparing and implementing Integrated Built Heritage Revitalisation Plans (IBHRPs), including principles and procedures that can accelerate revitalisation through the use of a Public-Private Partnership (PPP) model. It offers step-by-step guidance on the procedures necessary for heritage revitalisation based on PPP. It starts by defining an Integrated Built Heritage Revitalisation Plan, a contemporary tool of heritage revitalisation, and outlines the key principles in creating the plan. Also, it sets out the key principles related to good governance within a Public-Private Partnership. Further, IBHRPs are put in context within the overall strategic urban development perspective, and the main structure of the IBHRP ends with the listing of heritage revitalisation projects/ideas gathered from the Action plan. This serves as a basis for implementation of the Public-Private Partnership. The next step entails the analysis of different delivery options for revitalisation plans (from traditional public procurement schemes, PPP models, up to full privatisation options), which is followed by specific procedures recommended for heritage revitalisation strategies using PPP models (Assessment of the justification for using the PPP model and Preparation and approval of the project proposal). Finally, the procedures for the procurement of the private partner as well as concluding, implementing and monitoring the PPP contract are explained.



4 PILOT ACTIONS on PPP application in revitalisation projects

The pilot actions are the activities undertaken in Bratislava (Slovakia), Buzet (Croatia), Nowy Dwór Mazowiecki (Poland) and Nova Gorica (Slovenia), consisting of planning and preparing PPP projects for revitalisation (as indicated in the Integrated Built Heritage Plans created by each of the cities), evaluation of their results, and preparing guidelines for their further dissemination.

The pilots aim to determine the effectiveness of the PPP approach, identify the right PPP procedure, and to prepare documentation prior to further PPP tenders.

The pilots will be completed in September 2018.

CITY OF NOWY DWÓR MAZOWIECKI for the historical „Plac Solny” (Salt Square) and waterfront areas

Pilot actions in Nowy Dwór Mazowiecki will consist of several activities.

The city plans to create promotional video to present

“before” and “after” view as a result of the project. This video will focus on those parts of the City that are subject to the project, which is the Salt Square, the Narew river bank, and residential areas on the North-East outskirts of the city.

By applying the pilot actions, Nowy Dwór Mazowiecki plans to bring the project to the attention of private investors, and to present the unique potential of the city as a location for investments, especially for PPP. As PPP is often considered to be complicated and legally challenging, Nowy Dwór Mazowiecki wants to present a complete concept, where all potential questions have clear and definite answers. This will be achieved through detailed legal and financial analysis.



THE UNIVERSITY OF ECONOMICS IN BRATISLAVA for the Konventa Residence



The pilot action of The University of Economics in Bratislava is the Konventa Residence located in the center of Bratislava's Old Town.

The advantageous location of the Konventa Residence in the heart of Bratislava's Old Town makes the building very interesting for various groups of investors. However, the building itself does not meet the basic requirements for standard operation, so changes need to be introduced to allow better use of it.

The pilot action will concern preparation of the Technical Design Documentation, PPP legal and financial analysis, and meetings with potential investors interested in PPP.

The aim of the pilot action is to achieve the revitalization of this building and its use by means of the private sector. The University of Economics in Bratislava is planning to run the Business Transfer Hub within this building.

CITY OF NOVA GORICA for the Rihemberk Castle

The pilot action of the Municipality of Nova Gorica is centred on the Rihemberk Castle, a cultural monument of national significance, located in the southwest Slovenia, which links two important natural and cultural heritage areas: the Vipava Valley and the Karst Plateau.

During the pilot action, it was possible to establish good communication with local stakeholders, conclude the Integrated Built Heritage Revitalization Plan for Nova Gorica, discuss and propose new usage of the castle complex, and prepare the Conservation plan for the Rihemberk castle (currently under review). Additional technical, legal and financial surveys and documentation are planned to be prepared, as well as specific tools for promotion of the pilot location on PPP market.

Aim of the pilot action for the Rihemberk castle is to get a broad public consensus on the castle's future usage, study the situation as well as prepare all documentation necessary to plan new possible usage of the castle, and use these conclusions and documentation to apply for funds from various sources, including the PPP market.



CITY OF BUZET for the Bigatto Palace

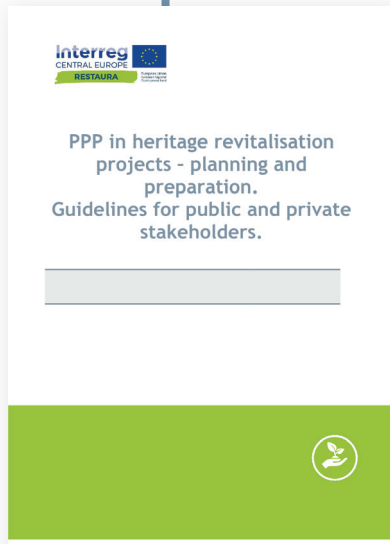
The Bigatto Palace is a pilot action site and a home of the local county museum collection, located in the western part of Buzet Old Town, next to the ramparts, and its imposing facade dominates the surrounding city area. The palace presents remarkable monumental value in the Buzet's Old Town district, and as such requires consistent restoration, which began in 1972 and 1973, when it was adapted for the local county Museum. Like every other local county museum, the museum in Buzet collects and exhibits a variety of traditional and modern materials typically found within this area.

Through the pilot action activities in the RESTAURA project, the City of Buzet will create all the documentation needed for the use of PPP in connection with the Bigatto Palace, including the "Conceptual design documentation", "Legal, financial and economic analysis", "Analysis to determine the most favourable market needs and an action plan", and will promote the pilot in forums such as meetings with investors. All of these activities are needed in order to establish a PPP for the Bigatto Palace, and to renovate the Local County Museum exhibition in order to create a new attraction for the visitors of the Museum and the Old Town as a whole.



Rihemberk castle,
Municipality of Nova Gorica, 2012.
Photo: Boris Macarol

GUIDELINES: PPP IN HERITAGE REVITALISATION PROJECTS - PLANNING AND PREPARATION



„PPP in heritage revitalisation projects - planning and preparation - the guidelines for public and private stakeholders” based on the results of the 4 pilot action plans implemented by 4 local entities:

- City of Buzet,
- University of Economics in Bratislava,
- City of Nowy Dwór Mazowiecki,
- Municipality of Nova Gorica.

The guidelines will include recommendations adapted to the Project Partners’ country context, and practical templates and procedures from the pilot actions that are ready to use by other authorities.

The guidelines will be available in December 2018.

INTERACTIVE WEB-BASED TOOL for PPP use in revitalisation projects

The interactive web-based tool provides benefits through a practical focus on revitalisation projects, and is available in English as well as local languages (PL, SK, SI, HR), with informative and relevant content specific to each country. This tool aims to raise professional competences and managerial capacities for revitalisation and PPP schemes, so that users will be confident initiating future PPP projects.

The tool will operate in English and in each of the languages of the participating partner countries - Croatian, Polish, Slovene, and Slovak.

The web-based tool will be available in May 2018.



DISCOVER MORE ABOUT
RESTAURA

www.interreg-central.eu/restaura

CONTACT US

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