

EU Eastern Partnership Culture Programme II



Community – led Urban Strategies in Historic Towns THE COMUS PROJECT

PHILIP STEIN – LEAD EXPERT COMUS
TRAINING WORKSHOP N° 6, SIBIU - ROMANIA
APRIL 26-27TH, 2017

Funded
by the European Union
and the Council of Europe



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by the Council of Europe

Housing Rehabilitation and Funding Possibilities – Day 1

WHY THIS TOPIC ?

- Heritage in the COMUS context (Community – Heritage Led Urban Strategy)
- Historic towns and cities in transition
- Not simply historic monuments and sites

BRUGES

Listed Sites and Monuments: Bruges 1970



Architectural (heritage) Evaluation: 1972



VILLA TUGENDHAT, BRNO, CZECH REPUBLIC



BRUSSELS

LOGEMENT - HUISVESTING



BUREAUX - KANTOREN



ENTREPRISES - BEDRIJVEN



EQUIPEMENTS - UITRUSTINGEN



COMMERCE - HANDEL



ESPACES VERTS - GROENE RUIMTEN

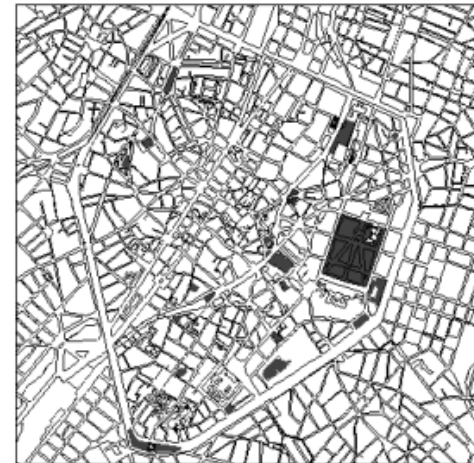


Fig.7: Distribution spatiale des fonctions/affectations urbaines

PLANNING PHASE GUIDELINE S: URBAN THEMES

- **Level of Influence of Pilot Town**

Administrative status, force of attraction, growth perspective, connectivity

- **Relationship between project area and F.U.A.**

Perimeter of project area, physical / economic development perspectives

- **Position of local heritage in urban development context**

Heritage and urban renewal, ownership, change of use

- **Urban Functions**

Essential urban activities and services, urban and public space, mobility

- **Housing**

Socio-economic conditions / physical conditions, heritage values

- **Capacity for intervention**

Assets and resources, organisational / financial / human capacities

ZHOVKA, UKRAINE



ARCHITECTURAL PRESERVE, ZHOVKA, UKRAINE



ZHOVKVA, UKRAINE

заповідник у м. Жовкві

State Historical and Architectural Prezerve in Zhovkva



сновний зап'ядний об'єкт —
ренесансне місто в мурах
XVI-XVII ст.

Площа заповідника — 2 га
Кількість пам'яток — 62 в т. ч.

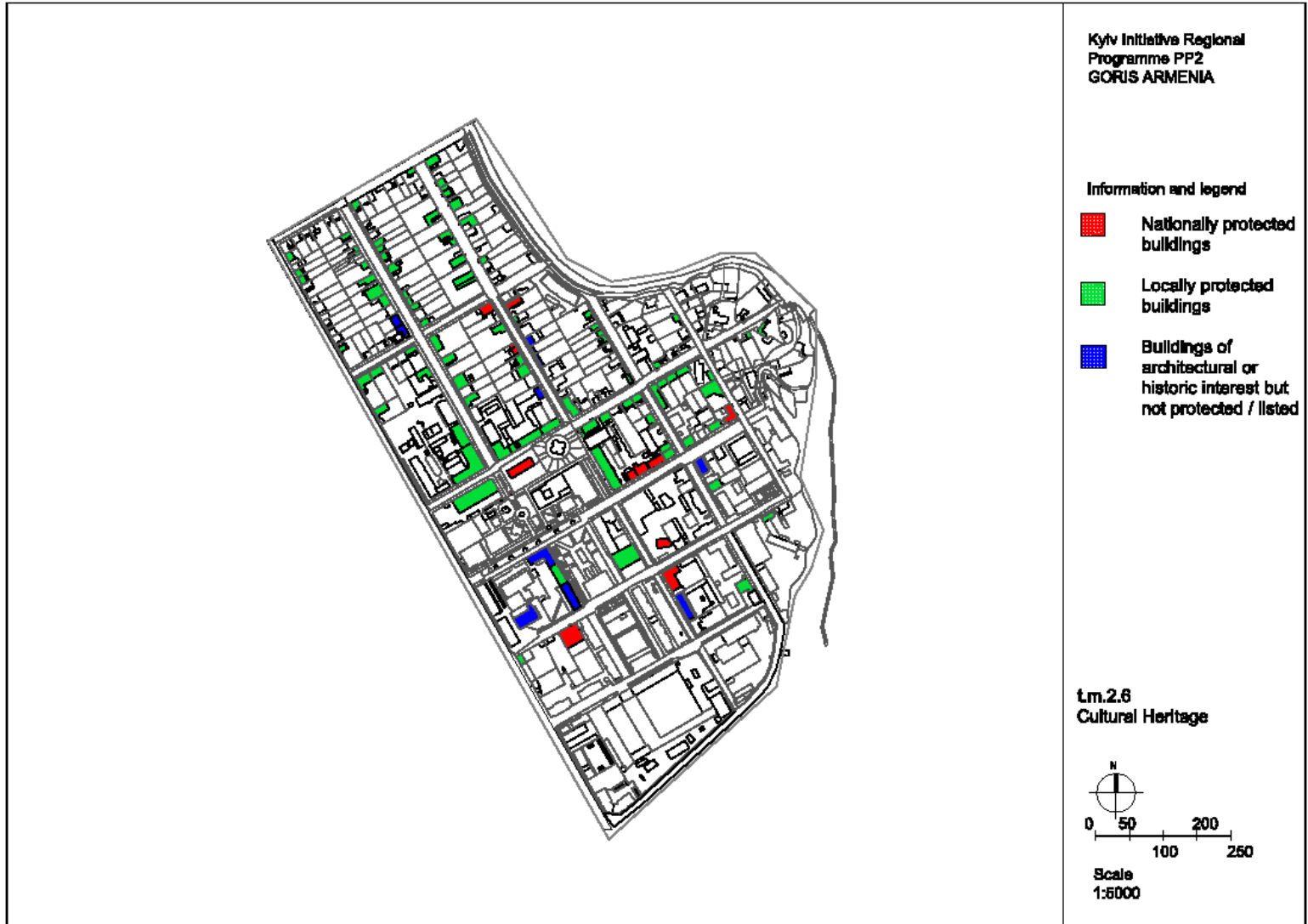
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ZHOVKA, UKRAINE



PTF GORIS, ARMENIA



Across Europe as problems associated with (affordable) housing and neighbourhoods have increased, resources available for repair and improvement have often proved correspondingly inadequate.

In the search for new forms of owner-resident responsibility the incapacity of many owner-occupiers, co-ownership structures or private landlords to contribute to maintaining their homes is a specific and real concern – especially deterioration of ageing (historic) properties

COMUS Realisation

STREETSCAPE, SOROCA, MOLDOVA



DWELLING ? SOROCA, MOLDOVA



MSTISLAV, BELARUS



MSTISLAV, BELARUS



PRYLUKI, UKRAINE



LUTSK, UKRAINE



DUSHETI, GEORGIA



DUSHETI, GEORGIA



DUSHETI, GEORGIA



CHIATURA, GEORGIA



GORIS, ARMENIA



ROOFSCAPE, GORIS, ARMENIA



BLACK STONE HOUSES, GYUMRI, ARMENIA



GYUMRI, ARMENIA



L'AQUILA, ITALY 2009



CAUSAL FACTORS – MORE THAN JUST INCOME LEVEL ?

- Local economic activity (employment)
- Housing fit (size and design)
- Poor quality of construction or materials
- Demographic change (ageing society)
- Migration patterns
- Concentration of populations with low political, social or cultural capital
- Inadequate urban management
- Property speculation
- Blight
- Tax burden
- ...

TARANTO, ITALY



TRADITIONAL SUPPORT MEASURES – FIT FOR PURPOSE ?

- Pre-purchase initiatives (safeguards, guarantees)
- Grant assistance for owner-occupiers (Housing improvement grants, Historic building repair grants)
- Loans (interest free), Micro-credits
- Grant assistance for private landlords
- Fiscal incentives (tax benefits, reduced VAT)
- Personalised housing allowance
- Provision of technical support and working with inhabitants

SUCEAVA Bucovina village museum

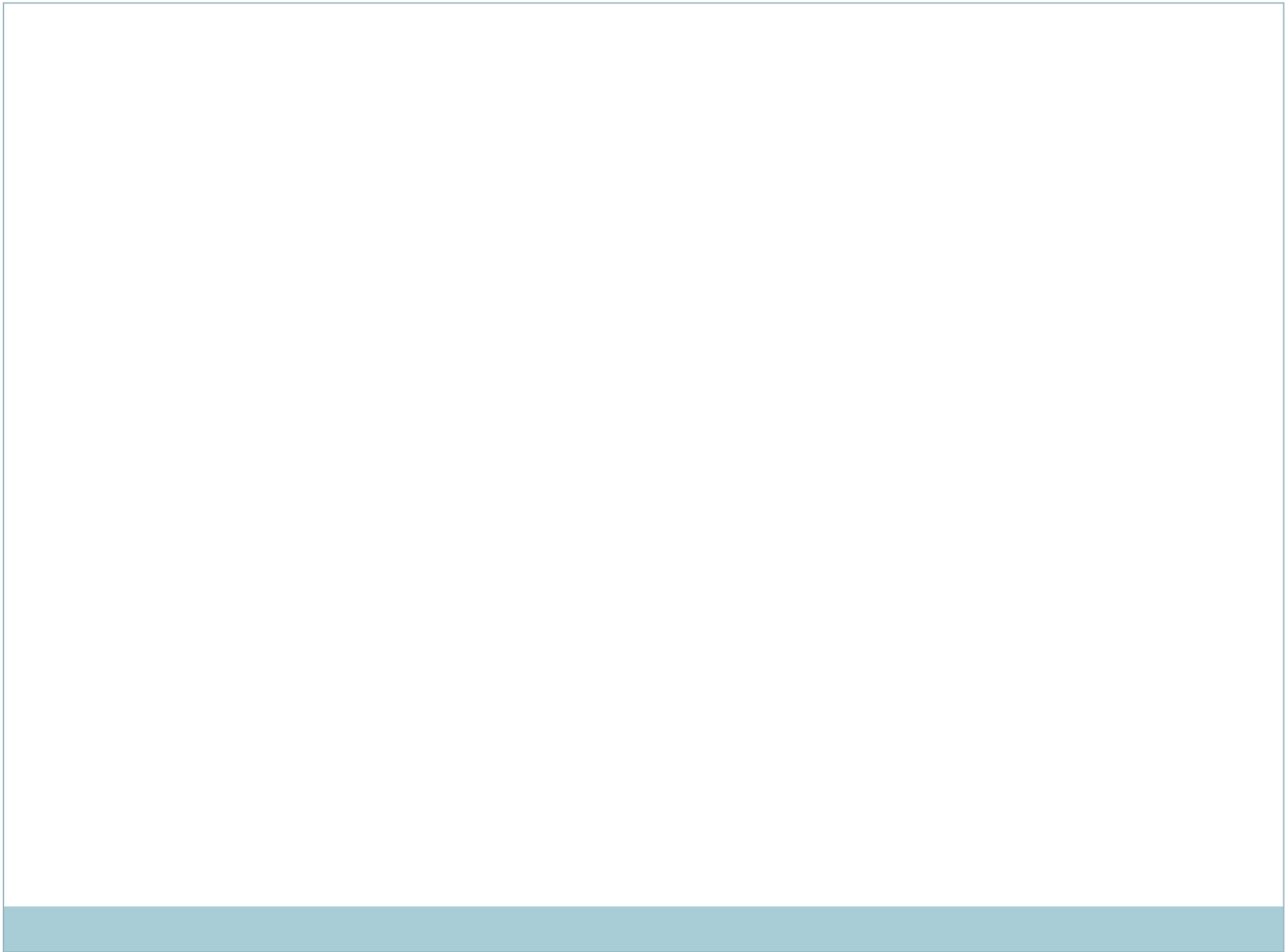


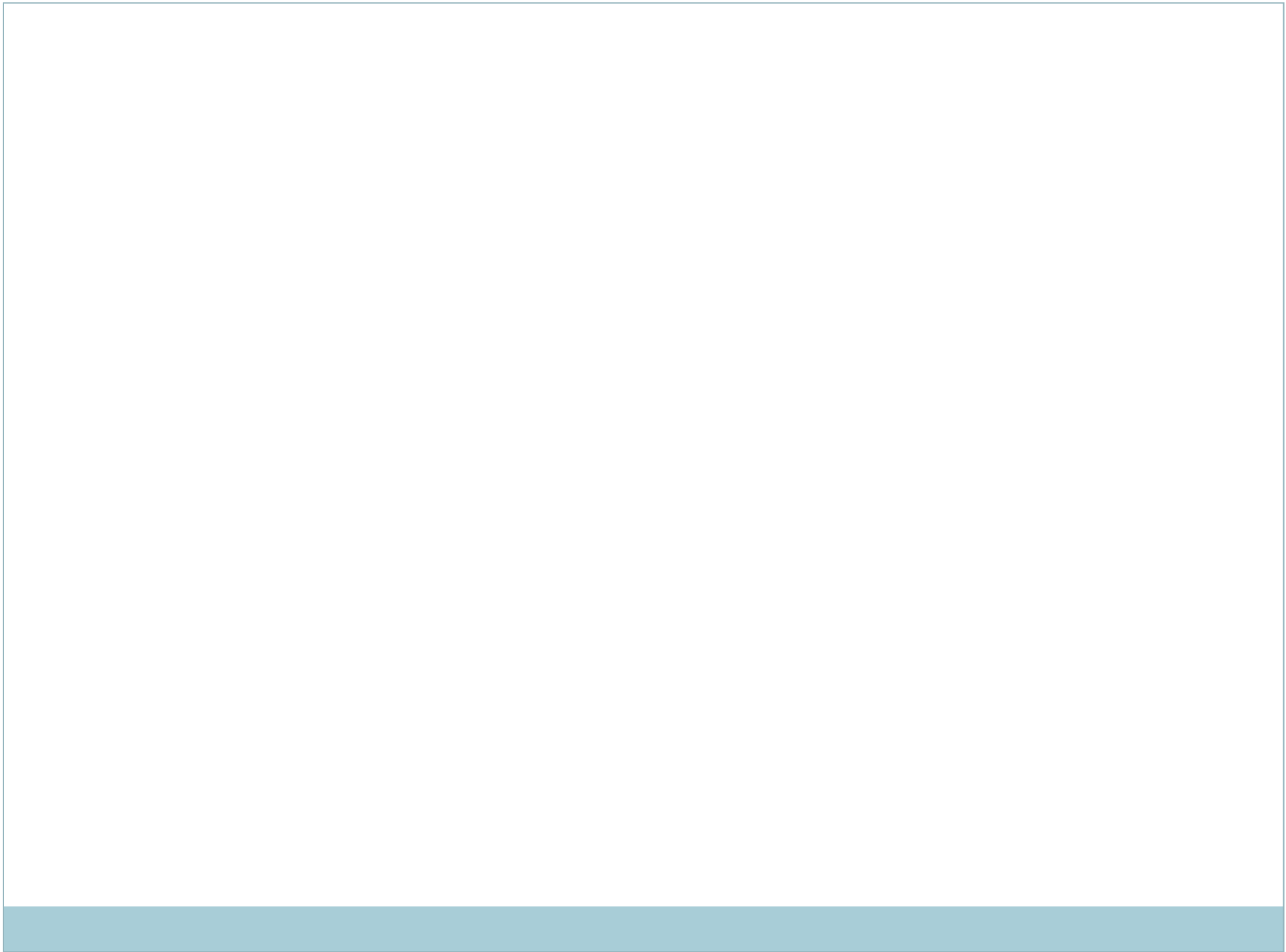
WRAP-UP

Are there important lessons to take away from our workshop ?

Can you identify any potentially effective measures that you could transfer to your local situation ?

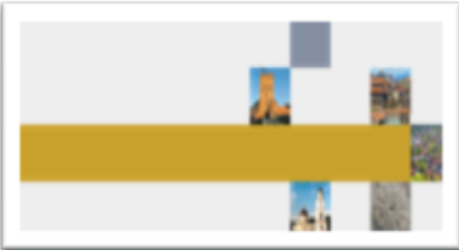
Who can drive change ?





ANY THOUGHTS – QUESTIONS?





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