Motivation of Private Owners for Renovation of Historical Buildings in Celje

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City of Celje

- a historic city
- third largest city in Slovenia
- urban center of the Savinjska region, 260,000 inhabitants, 31 municipalities

<table>
<thead>
<tr>
<th></th>
<th>Celje</th>
<th>Old City Centre – Pilot area</th>
</tr>
</thead>
<tbody>
<tr>
<td>number of inhabitants</td>
<td>48,776</td>
<td>2,898</td>
</tr>
<tr>
<td>average age of inhabitants</td>
<td>42,6</td>
<td>40,9</td>
</tr>
</tbody>
</table>

a lot of social dwellings with young people in Old City Centre

unoccupied dwellings 24%
Mayor's goal – revitalisation of the Old City Centre:

- **Paving and renovation of infrastructure - EU funding 2 projects (ERDF)**
- **SUGAR - logistic solutions in the Old City Centre (Interreg)**
- **Prince's Mansion – static renovation, archaeological basement …**
- **City Marketing - modeling, organizational structure, required staff, funding and professional guidance to revive the old city center**
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Why EPOurban?

- **renovation of facades was not included in these projects**
- **no EU funds for private owners renovation of facades**
- **no direct option to encourage renovation of facades by private owners to improve the appearance of the city**
- **no strategy for the development of the Old City Centre**
• **number of experts for consulting** = 15

• **internal consultants:**
  – 1 EPOurban manager
  – 1 energy expert
  – 1 urban planner
  – 1 construction engineer

• **external consultants:**
  – 3 architects
  – 2 construction engineers
  – 1 finance expert

• **external partners:**
  – **Institute for Protection of Cultural Heritage of Slovenia** - 3 cultural heritage experts
  – **Nepremičnine d.o.o., City of Celje**, company established and owned by the Municipality – 2 real estate legal experts
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- **set criteria:** 26 buildings – 11 in phase I. and 15 in phase II.

- **action plan for buildings:**
  - architecture
  - bill of labour for construction work with the cost estimate
  - energy savings recommendations
  - feasibility study and funding possibilities
  - Cultural heritage protective opinion
  - municipality urban planner opinion
  - other attachments
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private owners

• mistrust at the start
• during the project expressed a strong interest
• help needed in particular to:
  – provide funds for co-financing
  – obtain consents
  – provide necessary needed documentation

building Managers

• inactive in the past in this field
• now they are motivated and actively cooperate

evaluation of the project made by private owners and building managers → very good and useful results
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- for the first time 100,000 € in the municipality budget 2014, the idea resulting from the EPOurban

- two public tenders:
  - renovation of street facades
    - facade with elements of the facade (windows, doors, gutters...)
    - 50% for private owners, up to 50,000 € / building
    - 5 buildings gave the tender application
    - 3 approved co-financing
  
  - removal of graphites
    - street facade graphite
    - 100% for owners
    - 17 buildings approved
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EPOurban building from phase I., Stanetova ulica 18, used EPOurban action plan

- renovation of street and courtyard facade, roof and the main hallway

| action plan cost estimation | 110,000 € | investment | 90,000 € |
**EPOurban building from phase I., Cankarjeva ulica 8, used EPOurban action plan**

- renovation of street and courtyard facade
- **Municipality co-financed 45,000 € for street facade**

<table>
<thead>
<tr>
<th>action plan cost estimation</th>
<th>investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>street facade</td>
<td>160,000 €</td>
</tr>
<tr>
<td>street facade</td>
<td>160,000 €</td>
</tr>
<tr>
<td>courtyard facade</td>
<td>66,000 €</td>
</tr>
<tr>
<td>courtyard facade</td>
<td>55,000 €</td>
</tr>
</tbody>
</table>
EPOurban building from phase I., Ljubljanska ulica 10+Gledališki trg 8, used EPOurban action plan

- renovation of street facade
- Municipality co-financed 31.000 € for street facade

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<tr>
<td>street facade</td>
<td>129.000 €</td>
</tr>
<tr>
<td>street facade</td>
<td>108.000 €</td>
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</table>
building from the second EPOurban selection of 41 buildings, Savinjsko nabožje 5

- renovation of street facade

- Municipality co-financed 24,000 € for street facade

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<tbody>
<tr>
<td>street facade</td>
<td></td>
<td>48,000 €</td>
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</table>
• **great interest and motivation of private owners and building managers for cooperation**

• **improved communication between Municipality, Institute of Cultural Heritage, private owners and building managers**

• **first time new Municipality co-financing program for 2014: three EPOurban buildings have started with renovation in September 2014**

• **private owners of „NON-EPOurban“ buildings now call us by themselves**

• **we learned a lot about the life in Old City Centre**

• **RESULTS are already visible creating more interest**
Outs

• Strategy for the Old City Centre
• consulting team
• 26 action plans
• Brochure - step by step instructions for renovation
• municipality EPOurban web page:
  – basic data about EPOurban
  – instructions for renovation of private owners
  – contacts:
    • internal and external consultants
    • stakeholders
  – list of buildings
  – possibilities for co-financing
• AF core output indicators - Volume of investment prepared = 461.000 €
Future Activities

• to continue with internal consulting team work

• to publish information about the renovation process as determined through EPOurban and a list of external consultants and contractors on the municipality web page

• to prepare Municipality co-financing program 2015 for future facade renovation
Thank you for your attention