City of CELJE

Target area: Old City Centre

FACTS ABOUT US

<table>
<thead>
<tr>
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<th>Celje</th>
<th>Old City Centre</th>
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<tbody>
<tr>
<td>Number of inhabitants</td>
<td>48,776</td>
<td>2,898</td>
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<tr>
<td>Average age of inhabitants</td>
<td>42.6</td>
<td>40.9</td>
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City of Celje:
- old town from Roman times
- third largest city in Slovenia
- urban center of the Savinja region,
- 260,000 inhabitants, 31 municipalities
- food processing industries
- chemical and metal industries
- service industries

EPOurban Team from Municipality of Celje:
- Saša: Steering committee
- Sandi: Project manager
- Tadeja F.: Town center marketing
- Tadeja L.: Town planner
- Barbara: Constructor
- Mateja: Lawyer

DIFFICULTIES/CHALLENGES
- lack of money and high cost for historical buildings renovation
- restrictions of cultural heritage
- no subsidy from the national/regional/local level
- inconsistent legislation
- passive role of building managers
- competition from big shopping centres in the peripheral zones of the city

FACTS ABOUT TWO CONSULTING PHASES
- new Municipality co-financing program for 2014/2015
- architecture
- inventory of necessary work with the cost estimate
- energy recommendations
- feasibility study and funding possibilities
- Cultural heritage protective opinion
- municipality urban planner opinion

Number of pilot cases:
- 26 buildings have been selected

Way of selection/invitation:
- pilot cases: first set of 72 buildings
  - needed for renovation
  - narrower set of 41 buildings
  - final set of 27 buildings
- private owners direct with the meetings

PROCEDURE OF CONSULTATION

2 stakeholders:
- Nepremičnine d.o.o., City of Celje, company established and owned by the Municipality for managing Municipality’s real estate in particular social and non-profit housing
- Institute for the Protection of Cultural Heritage of Slovenia, City of Celje

12 steps of action plan

Inputs:
- building data, meetings, forms for urban planner and cultural heritage opinion, some outputs of previous steps

Outputs:
- minid, urban planning opinion, cultural protection opinion and permit, project design, inventory of necessary work with pro forma invoice, feasibility study with cost benefit analysis, proposal for funding
- costs = 2,700 €/fraction/plumbing

STRUCTURE OF OWNERSHIP

private 82%;
private owner and corporate owner 14%;
public 4%;
others 2%

EXPERIENCES

GOOD:
- great interest of private owners and building managers for cooperation in EPOurban project
- on the meetings we learned a lot about the life in Old City Centre
- better communication between Municipality, Institute of Cultural Heritage, private owners and building managers
- first time new Municipality co-financing program for 2014

BADD:
- lack of building managers active role
- some buildings are in very bad condition
- no data about buildings
- experience with the procedure of public procurement for the selection of external consultants
- no co-financing programs on the national and EU level

IMPROVEMENTS planned in:
- provide Municipality co-financing program for the next years
- improve better communication between private owners, building managers and Institute of Cultural Heritage
- continuation with contacts of private and other owners of the other buildings needed to be renovated and implementation of simply consultation activities for this 43 objects
- organize consulting within the municipality after the conclusion of the project
- to keep the network of external experts alive at least on minimal level
- good practice from other cities and projects

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