

A NEW DELIVERY MECHANISM FOR THE REHABILITATION OF THE CITY CORE

urban regeneration company

Nicosia Master Plan – NICOSIA MUNICIPALITY

Nicosia Master Planning Process

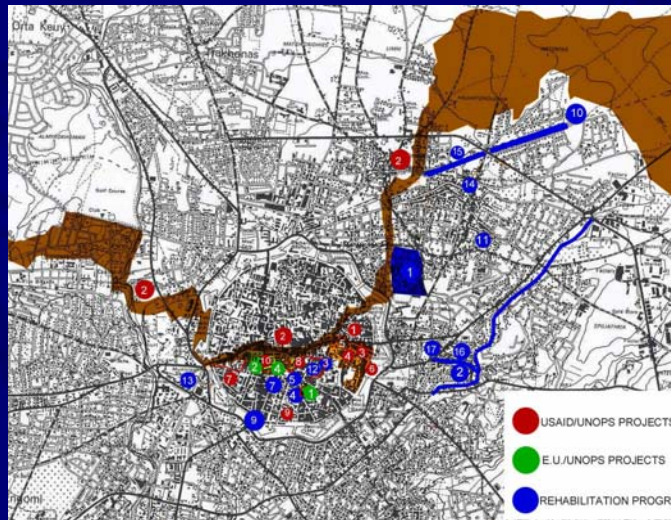
1979-1985

Nicosia Master plan



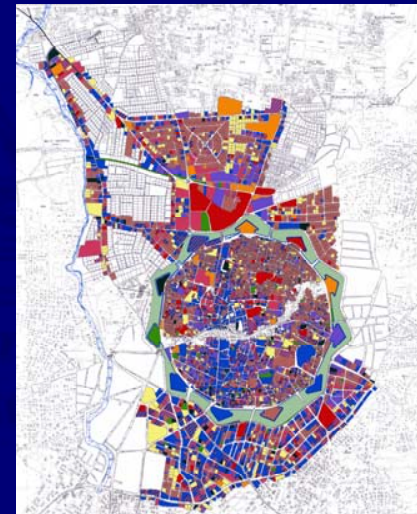
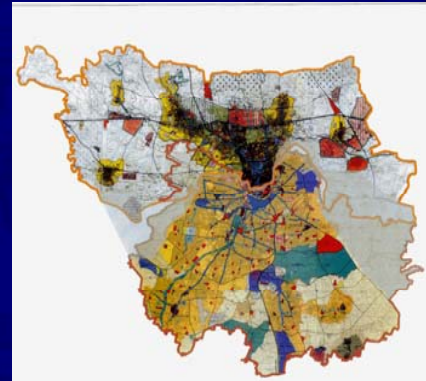
1986-2003

Implementation Phase



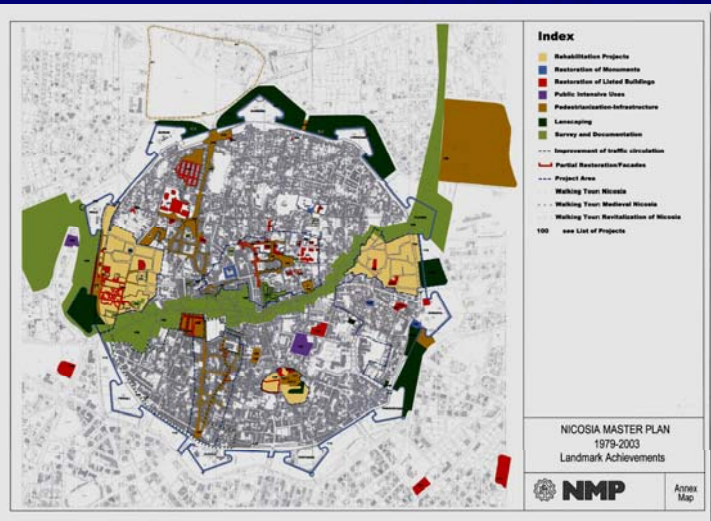
2003-2005

New Vision Project

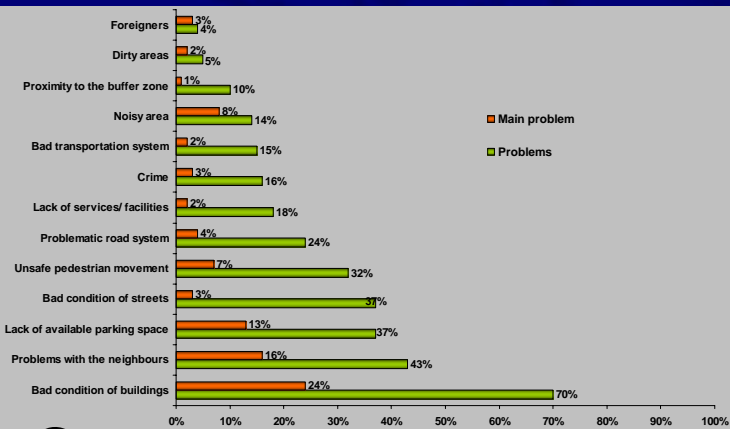


The new vision project- objectives

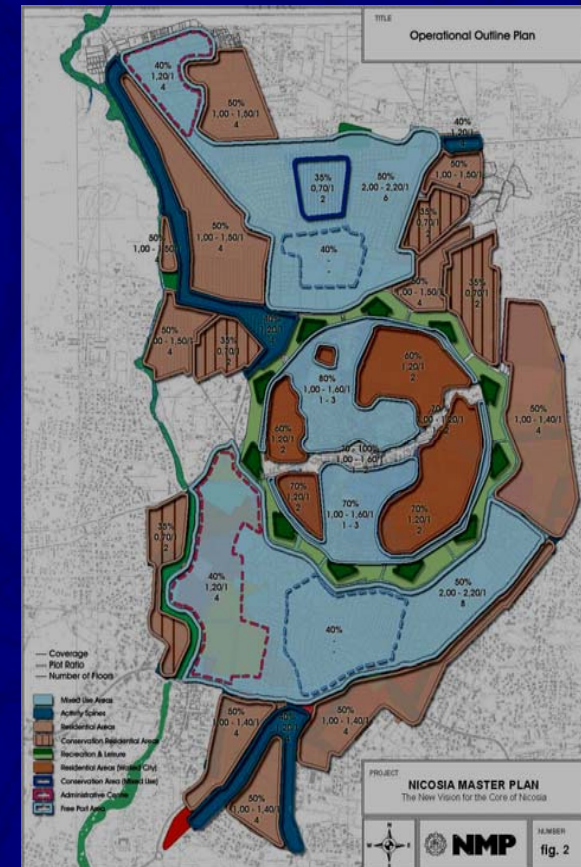
1. Assess achievements and problems of policies experienced since 1985 NMP.
2. Develop a common vision for the regeneration of this landmark area to guide long-term planning and implementation actions.



•Achievements made



Problems remaining



COMPANY FOR THE REHABILITATION OF THE CORE OF NICOSIA

TYPE OF COMPANY

Company limited by guarantee and not having a share capital which will be established by the Nicosia Municipality ,the Nicosia Chamber of Commerce and Industry and their public and private key stakeholders

WHY AN URBAN REGENERATION COMPANY ?



Adding value:

- ✓ Greater benefits and cost savings, than would be achieved through the separate organisations acting alone.
- ✓ Achieve co-ordination, co-operation, integration and concentration of additional skills
- ✓ It can secure focus of all the stakeholders on the vision and become the guardian of a common strategy
- ✓ All partners streamline their decision-making processes in relation to the selected area of action
- ✓ It creates a structure that is capable of engaging the private sector
- ✓ Can be an influential lobby in favour of the city core

Establishment of a

COMPANY FOR THE REHABILITATION OF THE CORE OF NICOSIA



The role of an urban regeneration company

To Lead :

To promote the principles and the priorities of the Strategic Vision for the development of the area and to co-ordinate its implementation. To contribute to the amendment of this development strategy so that to be flexible and adaptable to the new trends

To Co-ordinate:

The available funding and the priority projects of the public and private sector ,so that to be successfully implemented the objectives of the regeneration strategy

To facilitate agreements for development projects:

The company needs to become the contact point for any investor in the area and to assist, promote and encourage existing and new business, industry and commerce within the focused Area, including the provision of financial support, business counselling and re-location programmes

To Participate

The company can enter in Joint Venture with other partners for the coordination and implementation of Development Projects

To Promote:

The strengthening of the image of the city core and its sense of prestige to the partners and the community and to promote its use as an attractive area for living, to visit or to invest.

To act as a Pressure Group:

To mobilize all its partners in order to form a strong lobby for the protection, the promotion and the development of the city core

The creation of a regeneration company

The board composition

Preconditions for a successful Board

Chairman



Deputy Chairman



Personalities with special interest and vision for the area

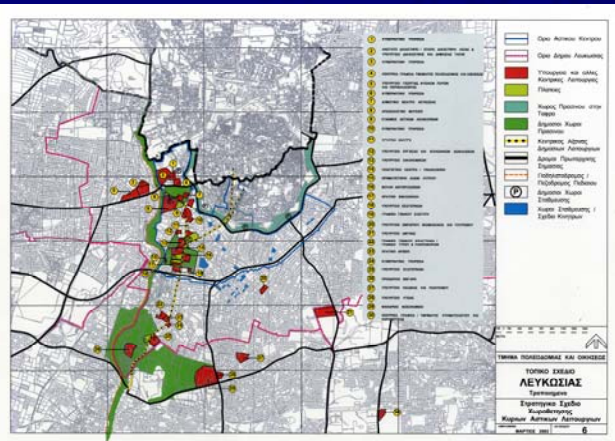
Balance stakeholder representation with expert knowledge

Personalities with a high profile and strong set of contacts / networks

Recrute the right people rather than about ensuring representation of all senior public and private sector individuals, from the core funding partners



STRUCTURE OF THE URBAN REGENERATION COMPANY



BOARD
Chairman
12-15 MEMBERS



Executive Director

Design Director

Development Director

Programme Director

Planning Director
Chief Architect

Project Managers
Administration

Finance Manager
Marketing Manager
Programme Manager

Regeneration Company: The Process



1

Formation of Company

Selecting the company's status

2

Selecting the area of operation

3



BUSINESS PLAN

KEY DECISIONS

Approval of a Vision
(Master Plan)
Definition of Objectives
Selection of Actions
Fund Raising
Budget

SUPPORTIVE STUDIES

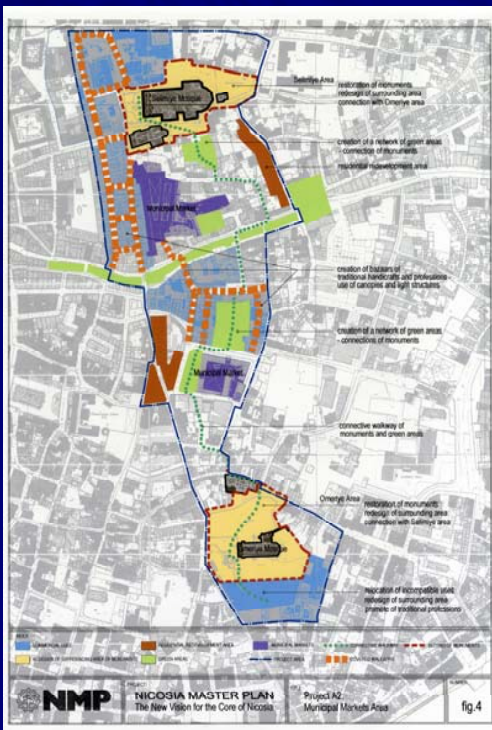
Assessment of the
proposed Developments
Market Research
Feasibility Study

SELECTION OF PRIORITY PROJECTS

Public Investment Projects
Private investment
Revolving Fund

4

MARKETING / Promotion



Collaboration of: Regeneration Company-The Public Sector- the Private Sector



KINGS WATERFRONT

the largest development on the
Liverpool City Centre Waterfront
14,6 hectares – public land EP



PARTNERS FROM THE PUBLIC SECTOR

Liverpool Vision
English Partnerships £68m
Liverpool City Council £12m
Northwest Regional
Development Agency £15m
EU & Merseyside £50m

PARTNERS FROM THE PRIVATE SECTOR

Residential Development
£450 millions 1800 units

18000m² offices, 6000 m² leisure
2 Hotels, £45m, 442 rooms

David McLean
Artisan

Mc Aleer & Rushe / Jurys Doyle

Arena 10600 seats
Auditorium, 1350 seats
Multi-Purpose Hall 7000m²
Meeting Rooms 18
Parking places 15000



Collaboration of:

Regeneration Company-The Public Sector- the Private Sector for the implementation of Development Projects

- **East Midlands Property Investment Fund**

- PARTNERS: East Midlands Development Agency ,English Partnership AND

A private investor Igloo Regeneration who was selected through a competition process.

- INPUT OF THE PARTNERS:
- The Private Partner owns 50% , provides for funding and offers knowledge on property investment matters.
- English Partnership which is the Government's National Regeneration Agency and the East Midlands Development Agency own 50% . They oversee and secure that the implementation is according to the objectives of the commonly approved Business Plan.

Joint Venture

East Midlands Development Agency
And English Partnership 50%

Private Investor
50%

Collaboration of:

Regeneration Company-The Public Sector- the Private Sector



MANN ISLAND & PIER HEAD

Liverpool's Waterfront Regeneration within the conservation area . includes a package of projects



Main Partners
Liverpool Vision
Liverpool City Council

£224
m

Partners for a specific project:
National Museums Liverpool £30m
Funding:
Northwest Regional Dev. Agency

£ 72m

Project
The new Museum of Liverpool

Partners for a specific project :
British Waterways £ 7,25m
Funding:
Northwest Regional Dev. Agency

10.5m

£ 20m

Project
Extension for the Leeds Liverpool Canal. Connection of the Albert Dock with the Leeds- Liverpool canal

Private Investors

Joint Venture: Neptune Development & Countryside Properties

£ 6.5 m

£ 115m

Project
Mixed –use Development
commerce, housing , leisure
Public spaces

Collaboration of:

Regeneration Company-The Public Sector- the Private Sector

Illuminating Liverpool's Historic Central Area

PROJECT MANAGMENT

Liverpool Vision & Liverpool City Council

Total Cost Phase A

£ 1,541,459



ERDF Objective 1 Fund
£350,000 (European Union)

SRB Single Regeneration Budget
£ 505, 998 (Public Grand)

NWDA North West Regional Dev. Agency
£ 419, 994 (Regional Agency)

LCC Liverpool City Council
£ 11,750 (Local Authority)



Private Sector
£253 , 717