A NEW DELIVERY MECHANISM FOR THE REHABILITATION OF THE CITY CORE

Nicosia Master Plan – NICOSIA MUNICIPALITY
Nicosia Master Planning Process

1979-1985
Nicosia Master plan

1986-2003
Implementation Phase

2003-2005
New Vision Project

[Images and maps related to Nicosia Master Planning Process]
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.
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 NICOSSIA

Founder Members

- Nicosia Municipality
- The Nicosia Chamber of Commerce and Industry

Potential Members

- Public sector
- Private sector
- Scientific and professional chambers/associations
- Funding organizations
- Community groups
- Academic institutions

INPUT OF THE PUBLIC SECTOR

- Experience in the definition of a planning strategy
- Coordination of the company's priorities within the framework of those of the public sector
- Facilitates the provision and approvals of funding
- Supports the company and mobilize the public services in favor of the company
- Secures the priorities that are necessary for the public interest

INPUT OF THE PRIVATE SECTOR

- Offers funding
- Its functions are flexible and not bureaucratic
- Provides properties for development
- Provides innovative ideas
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

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
Planning Director
Chief Architect

Development Director
Project Managers
Administration

Programme Director
Finance Manager
Marketing Manager
Programme Manager
Regeneration Company: The Process

**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

**BUSINESS PLAN**

1. Formation of Company
   Selecting the company’s status

2. Selecting the area of operation

3. MARKETING / Promotion

4. Supportive Studies
   Assessment of the proposed Developments
   Market Research
   Feasibility Study
Delivering of Projects - How to mobilize investors

Public intervention
The Regeneration Company can increase the investors’ confidence by delivering schemes via direct public contribution. These relate mainly to public infrastructure projects such as public squares, transport etc.

The company can also mobilise private investment through the following:

Confidence:
By pulling all the partners together around a long term strategy with a business plan, which identifies responsibilities for delivery.

The first point of contact:
The executive team of the company can help, support and advise the investors in respect of planning, funding and local issues in a pro-active and speedy way.

Highly skilled executive team:
Professional team able to supply specialized support because of the range of skills available.
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**
- David McLean Artisan
- Mc Aleer & Rushe / Jurys Doyle

**Residential Development**
- £450m millions 1800 units
- 18000 m² offices, 6000 m² leisure
- 2 Hotels, £45m, 442 rooms

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

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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.

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**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

£72 m

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

10.5 m

Private Investors
Joint Venture: Neptune Developers & Countryside Properties

£6.5 m

£115 m

Project
The new Museum of Liverpool

£224 m

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

£20 m

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

£6.5 m
Collaboration of:
Regeneration Company-The Public Sector- the Private Sector

Illuminating Liverpool’s Historic Central Area

PROJECT MANAGEMENT
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