



INTEGRATED URBAN REGENERATION IN EUROPE

SUMMARY DOCUMENT

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REPORT
by

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SUMMARY

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ATTACHED DOCUMENTS:

Document I: List of countries surveyed

Document II: Questionnaire

Document III: Responses to the questionnaire by countries

Document IV: Detailed reports of several selected countries (France, Germany, Hungary, Italy, Spain, United Kingdom).

1. EXPLANATORY INTRODUCTION TO THE QUESTIONNAIRE

1. CONTEXT, OUTLINE, AND CONTENTS OF THE "QUESTIONNAIRE ON INTEGRATED URBAN REGENERATION POLICIES"

This report is intended to show the results of the questionnaire entitled "Questions on integrated urban regeneration policies", sent to all European Union 27 Member States, to the three candidate states, and to Norway and Switzerland, and has been developed by a team of experts from the Urban Institute at the University of Valladolid, for the Spanish Ministry of Housing as part of the Spanish Presidency of the Council of the European Union.

Developed as part of the preparatory work of the "Informal Meeting of Urban Development Ministers" which will take place on June 22nd 2010 during the Spanish Presidency of the EU Council during the first semester of 2010; the questionnaire is intended to provide a panoramic view of how the various European countries focus on, amongst others, the objectives set out in the "Leipzig Charter on Sustainable European Cities" (adopted at the Informal Ministerial Meeting on Urban Development and Territorial Cohesion in Leipzig on 24/25 May 2007).

As indicated in the introduction of the questionnaire:

"Urban regeneration may be understood as a practice that is applied to existing urban spaces at a variable scale, although always greater than that of the single building. Until now, in some European countries, urban regeneration has been understood mostly as a building practice carried out outside housing policies applied to the city as a whole, intended to recover traditional housing to make it available as an exclusive, top-quality real property product in central urban areas. However, in some countries, urban regeneration has acquired a less elitist character and has focused on deprived, underprivileged and vulnerable urban neighbourhoods and areas, etc. In any case, in Europe, "urban regeneration" seems to be mostly understood as a practice that is to some extent exceptional, rather than substantial, and supplementary to other urban-development practices generally orienting the real property sector.

The two areas of recommendations of the Leipzig Charter —making greater use of integrated urban development policies, and paying special attention to deprived neighbourhoods within the context of the city as a whole— may converge in the ambit of "integrated urban regeneration". In this regard, it may be worthwhile to explore the possible construction of this concept in the context of EU thinking on sustainable urban development, but to do so it is necessary to begin with the knowledge of urban regeneration as it is conceived by all the Member States. This is the basic purpose of this questionnaire..."

Effectively, the Spanish Presidency of the Council of the European Union is an opportunity to delve into a broad and ambitious guidance of the principles outlined in the Charter, beginning by examining how they have been carried out in the European countries through different strategies or policies of urban regeneration. There are various situations in which urban regeneration actions take place in Europe, reflecting the diverse contexts which characterize the institutional, administrative and regulatory framework for the town-planning in each of the Member States.

This diversity is multiplied by the differences we can find among the social, cultural and economic situations in the European regions.

It is therefore essential to address the differences in an effort to overcome the contextual disparities in which planning practices take place in each case and search, where possible, a shared profile of a strategy, the "integrated urban regeneration", which we consider essential to improve our cities and to make them more sustainable. The differences may, in fact, bring nuances and contrasts, highlighting certain experiences by one or another unique aspect and, from a comparative positive exercise, facilitate learning highlighting objectives and tools.

We are conscious that the EU does not have a common policy for cities, largely as a result of the perception that urban development has always been considered a subject to the specific

policies of individual Member States. This does not mean that cities do not concern the EU. In fact, there have been numerous documents and agreements relating to cities, especially from an environmental perspective, and in many cases these texts have stressed that cities play a primary role in the definition of the cultural, social and economic heritage of Europe. In fact, the recent report "The urban dimension in European Union policies", presented in 2010 by the DG REGIO and implemented by the Inter-Service group on urban development opens a clear perspective on the future.

In the framework of this new EU policy for cities, we have to place the different aspects of urban regeneration. This report addresses them in the context of the proposed structure of the questionnaire and from the questions included in it. Below, we summarize this structure. But the answers received constitute the main contribution of this report, since the report only orders them with the aim to explain the results of the questionnaire, offering an summarized overview of the contents of each of the questionnaires received and, raising, by way of reflection, conclusions that may let us approach to the concept of "integrated urban regeneration" regarding the reality of its ordinary practice in the different European countries.

In this regard, we note that not all questionnaires have been filled with similar criteria, and that they show the varying administrative complexity of each Member State, the existence of an established tradition in the actions of urban regeneration, the great or lesser development of laws and organisational structures meant for the field as well as the specific conditions of the property and real estate markets of each country. It is even possible to detect the greater or lesser experience in this issue of those who completed the questionnaire. The questionnaire was addressed to each State, more precisely to the departments responsible for urban development policies, in order to work directly with the institutions that orientate urban regeneration policies. In fact, it is essential to emphasize that both the report and the questionnaire have focused on urban regeneration not solely as a local issue, but from its inclusion into or its relationship with the national and regional urban planning policies. We are not just interested in outstanding cases of urban regeneration, but specifically in those that are based upon general policies for the cities in each State.

At the same time, and in order to facilitate a more precise approach to the subject and taking into account the complexity and diversity of the varying European perspectives, this report has benefited from cooperation of experts from other States that have produced reports on the specific situation in their respective countries. Germany, Great Britain, France, Hungary and Italy have been chosen, and at the same time, we have done a specific and detailed report of the Spanish situation.

Thus we have a complementary panoramic, more intense, to the questionnaires, that allows us to make a more precise reflection on the subject. Such reflections are, however, only accessory. What is relevant and the core of the report are the objective results of the questionnaire. Therefore, a quantitative assessment has been done, when possible, adding a comment that only seeks to explain the generous response we received from each Member State, and that we earnestly appreciate.

The questionnaire has the following structure:

A. IMPORTANCE OF REGENERATION

The purpose of this set of questions is to obtain an approximation of what regeneration means for the construction business and sector, and, more specifically, the value and meaning of urban regeneration in each country's public policies.

- QUESTION 1. BASIC STATISTICAL INFORMATION
- QUESTION 2. IMPORTANCE OF URBAN REGENERATION IN GOVERNMENT POLICIES
- QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

To assess the scope of ongoing regeneration policies, it is useful to establish whether legal frameworks or specific legislation have been implemented to channel or facilitate the development of specific urban-regeneration practices and their jurisdictional level.

- QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK
- QUESTION 5. SECTORAL PERSPECTIVE ON URBAN REGENERATION

C. OPERATIONAL ISSUES OF URBAN REGENERATION

Urban regeneration is usually undertaken in response to some problems or demand of some kind, usually focusing on urban sectors that present any kind of “urban pathology”. In this regard, it is useful to explore the most common motivations for urban regeneration, whether it effectively corresponds to some kind of urban pathology or rather constitutes an overall response, a general interpretation of the construction process within the city’s territory.

- QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION
- QUESTION 7. FUNDING
- QUESTION 8. MANAGEMENT
- QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

D. INTEGRATED APPROACH TO URBAN REGENERATION

The Leipzig Charter stresses its recommendation of an integrated approach to urban-development policy in general, which would seem to potentially include urban regeneration. The purpose of this set of questions is to find out to what extent sectoral policy developed in relation to urban regeneration has been integrated.

- QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES
- QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

E. LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

In an integrated approach to urban regeneration, urban planning is called upon to play a key role. Conceiving, proposing and implementing urban-regeneration actions requires a global framework of thinking about the city that can be identified with all scales of town planning. In this framework it is possible to define regeneration practices that channel the process of building a city and a territory via the reuse and optimisation of what already exists. Also, from planning, an urban model with a social base can be proposed, to address exclusion and segregation. Urban planning, and particularly the planning of the urban physical space, is an effective instrument to address the realisation of the condition of integrating sectoral policies and actions inasmuch as it can propose ways and means of using the territory, including preventing or hindering the waste of non-renewable resources (particularly the occupation of new land) and fighting against urban socio-spatial segregation.

- QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

F. MONITORING OF URBAN-REGENERATION POLICY

The questionnaire asks if some kind of follow up or evaluation system exist for the policies or programmes of urban regeneration.

- QUESTION 13. MONITORING
- QUESTION 14. ASSESSMENT TOOLS
- QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS
- QUESTION 16. GENERAL ASSESSMENT

G. GENERAL RESULTS

This part of the questionnaire aims to determine the extent to which current regeneration policies in different EU countries are framed in the ambit of the objectives of the Leipzig Charter, which considers the project of making economic development and growth in which cities play the leading role compatible with the demands of sustainability and the consolidation of an equal, fair society, in which social, cultural and economic asymmetries have no place.

QUESTION 17. EFFECTS OF URBAN REGENERATION

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

This is a wide and complex questionnaire that attempts to finalise the answers, while leaving each of the subjects open to the potential reflections of those who asked to complete the questionnaire, usually high level civil servants working in areas related to urban development in each country. On one hand, from a few precise questions/graphs the homogeneity of information is facilitated, although, on the other hand, it expresses the possibility to raise differences and clarify, synthetically, what is deemed appropriate in each case. Therefore at the end of the questionnaire it is proposed, that a general assessment of the topic is fulfilled.

In the framework of ideas established in the Charter of Leipzig and what has been advanced, the questionnaire has been designed to obtain complete information on the practice of regeneration in Europe, what is meant by urban regeneration and its coexistence with other exercises belonging to the same category of strategies, and some other related to her, like urban renewal. The questions in the questionnaire allow for verification of integrated urban regeneration as a current practice in each country, establishing its scope -quantitative impact on housing production- and the legal and institutional context in which it is carried out.

Furthermore, the questionnaire understands the integrated concept involves at least three dimensions: the coexistence of regeneration actions with social, economic and environmental objectives, framing and interest of regeneration actions by the city as a whole or limited to the defined spatial areas, usually disadvantaged neighbourhoods, the level of collaboration between urban agents and the participation of local residents. Lastly, the design of the questionnaire includes the possibility that the regeneration answers to planned urban actions and the urban planning that supports interventions may or may not answer to comprehensive plans and programmes, paying attention to the city as a whole and not only focusing on the personalized and autonomous project on small urban areas.

As a result, the analysis of the questionnaire will be highly complicated, so that the report tries not to lose sight of the initial objectives, prioritizing the response objective, even quantitative, aware of the limitation of partial reflections.

2. STATISTICAL RESULTS AND GRAPHICAL TREATMENT OF RESPONSES AND IN ITS QUALITATIVE COMPONENTS

A. IMPORTANCE OF REGENERATION

QUESTION 1. BASIC STATISTICAL INFORMATION

The first question in the questionnaire sent to all 27 member states, the three next candidate states, plus Norway and Switzerland, relates to "Basic Statistical Information" and inquires about the variables we consider to be the most relevant to inform us on the extent of the property and real estate market dynamics exerted on each of the countries, in order to obtain an overview of "the construction sector" in each state analyzed.

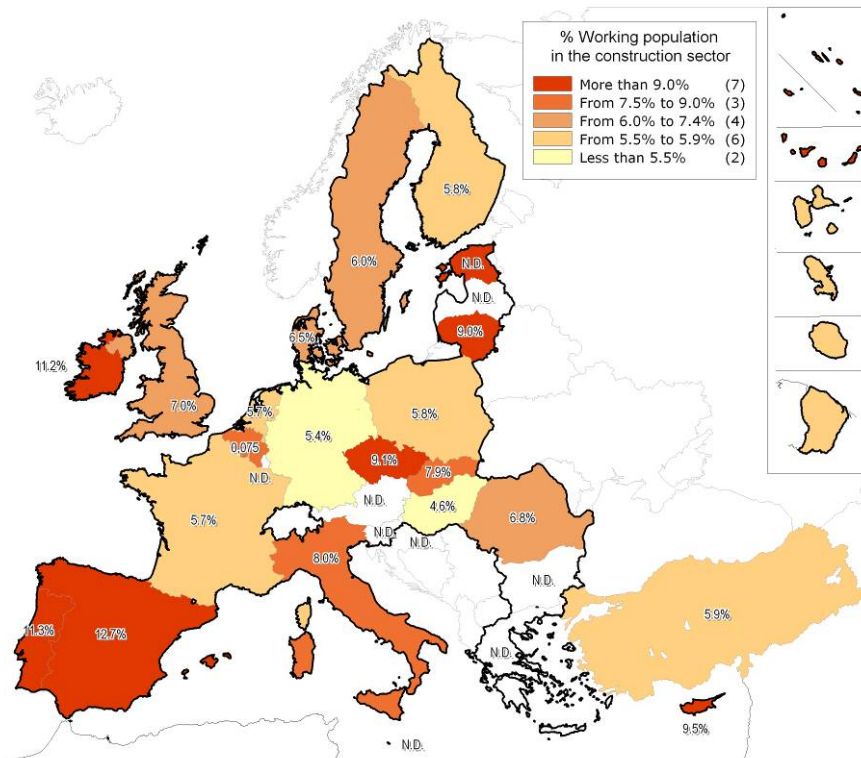
The questions raised, in this regard, refer to items such as the percentage of the "employed workforce population" in the "construction sector"; what this sector represents in the "gross domestic product"; "number of built houses" between 2004 and 2008; "refurbished houses" in the same period; "prices of new houses and refurbished houses".

It is important to note that this set of questions has been particularly difficult to answer, resulting, as a final statistical and graphing process, the maps referred to all the studied countries outlined below.

The maps are as follow:

- 1.1. European work force in the construction sector
- 1.2. Average number of houses built between 2004 and 2008
- 1.3. Number of houses built in 2006
- 1.4. Number of houses built per 1,000 residents

1.1. European working population employed in the construction sector

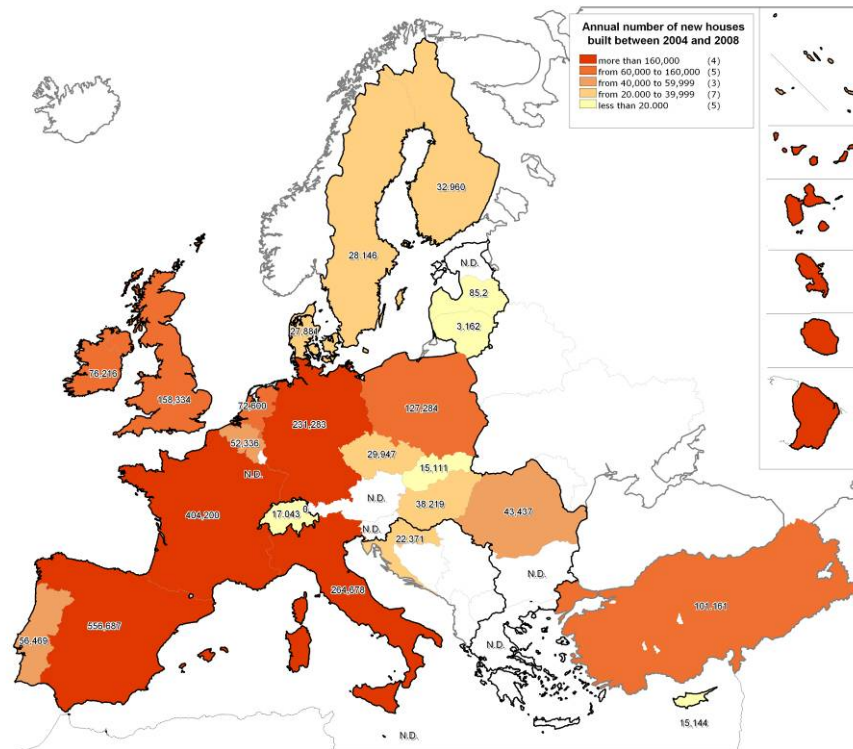


Emphasizing, above all, Spain with 12.7% of the workforce in the construction sector.

Secondly, Portugal and Ireland have 11.3% and 11.2% of their workforces, respectively, dedicated to this sector. Thirdly, cases such as Cyprus, the Czech Republic and Lithuania, each have approximately 9% of the workforce in the construction sector. Fourth, countries such as Italy, the UK and Slovakia, where the construction sector employment is 8%.

Below these figures are France and Germany with 5.7% and 5.4% of their population engaged in the construction sector, respectively.

1.2. Average Number of homes constructed between 2004 and 2008



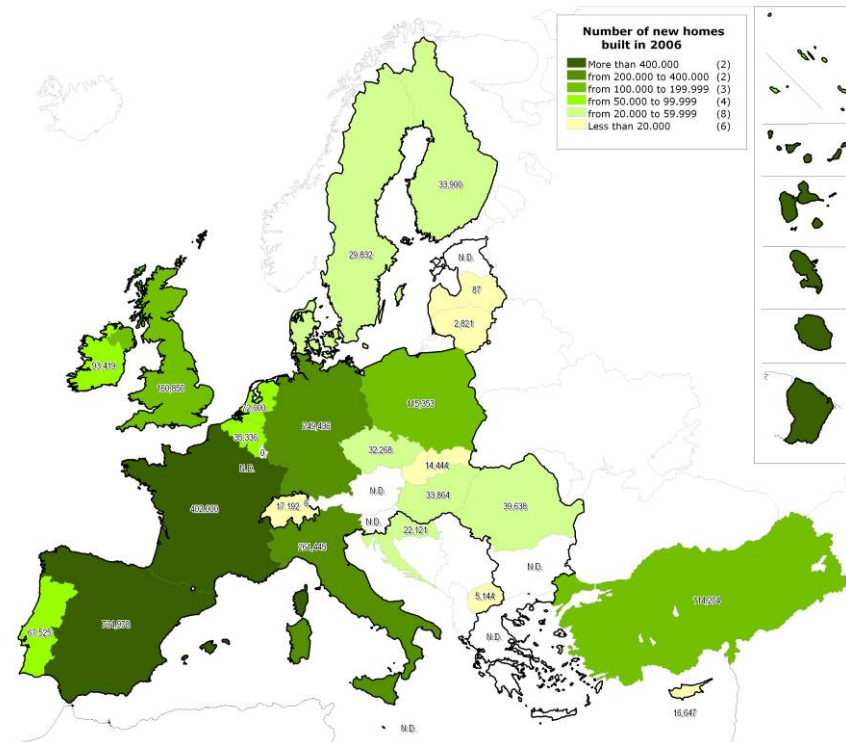
The map stands out how Spain built an average of more than 556,687 homes per year, being by far the country where most houses were constructed per year. The second highest amount was constructed by France, with an average 404,200 per year.

In second place are Italy and Germany, with half as many homes built in the recent years: 264,768, and 231,283 respectively.

In third place are the UK and Poland, with half the number of homes constructed per year over 100,000; 158,334 and 127,284, respectively.

The remaining countries featured in the survey did not have housing construction rates exceeding 100,000.

1.3. Number of houses built in 2006



2006 was, especially in Spain, the time when new housing construction reached its peak. We thought it was a good opportunity to compare this with the rest of EU countries, checking that its order, with respect to the average number of housing construction between 2004 and 2008, it's almost the same.

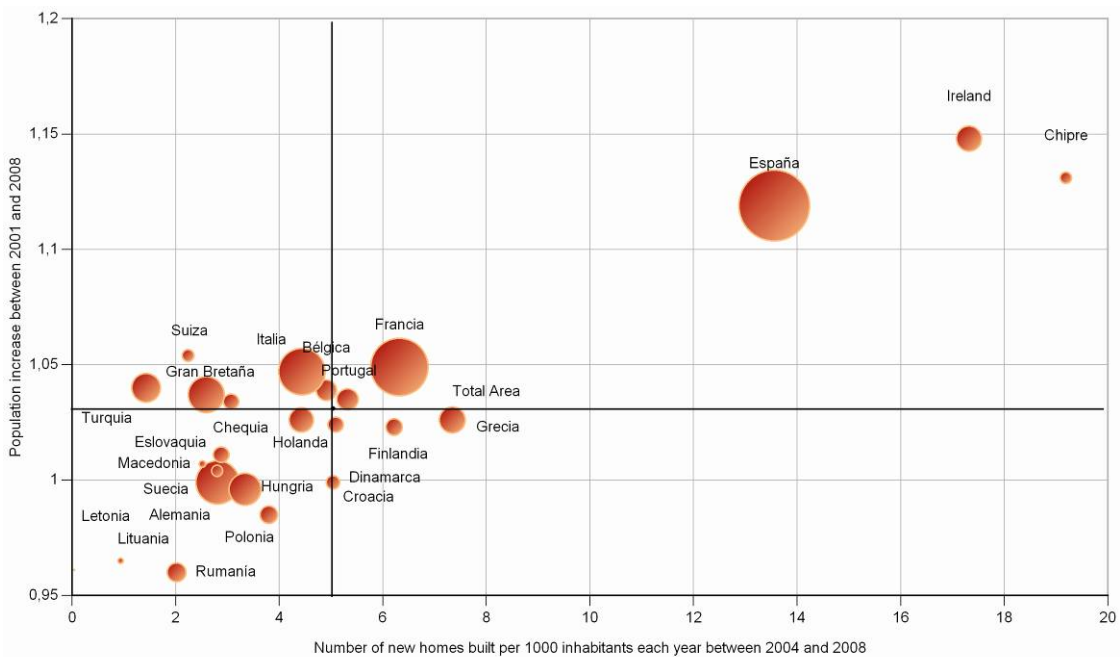
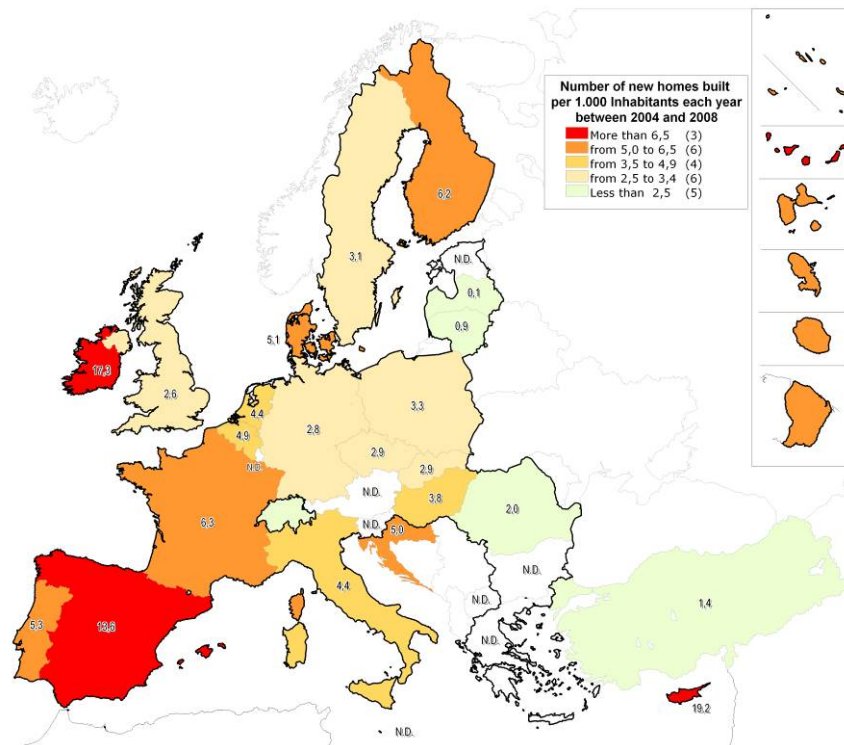
Of note, above all, we find again Spain with 734,978 new houses built in 2006, followed by France with 402,000.

In a second place are Italy and Germany, with new home construction figures over 200,000; 261,445 and 249,436, respectively.

In third place, the UK and Poland, each with more than 100,000 units; 160,850 and 115,353, respectively.

The remaining countries had less than 100,000.

1.4. Number of houses built per 1,000 inhabitants



This type of information processing, referring to the number of new houses constructed per thousand residents, reveal what we might call the "density of housing production". The figures allow us to see, from another point of view, the importance the "construction sector" have in the European Union.

In this context, it's remarkable that Cyprus is the country with the highest ratio of new houses built per 1,000 inhabitants, followed by Ireland and Spain, with 19.2, 17.3 and 12.3, respectively.

These countries are followed by France and Finland, with 6.3 and 6.2 per 1,000 households.

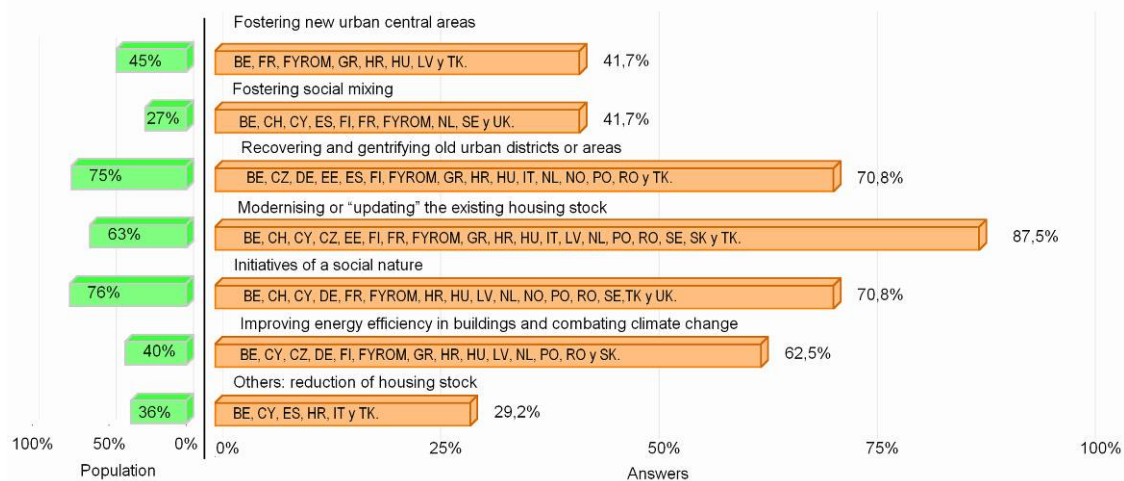
At a third level, with 5.1, 5 and 4.9 new homes per thousand residents, are Denmark, Bosnia and Belgium.

In fourth place, Hungary, Poland and Norway have 3.8, 3.3 and 3.1 new homes per 1,000 inhabitants.

In the fifth place appear Germany and the UK, with 2.9 and 2.6 new homes per 1,000 inhabitants, followed by other countries with very low figures

QUESTION 2. IMPORTANCE OF INTEGRAL URBAN REGENERATION IN GOVERNMENT POLICY

2.1. In your country, urban regeneration is a practice that is commonly considered as being related to:



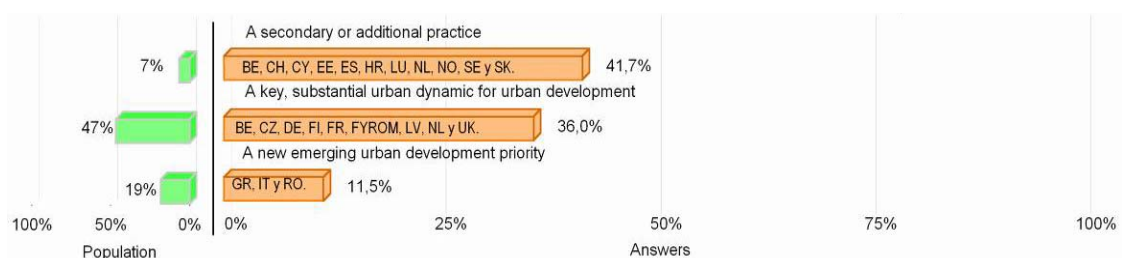
Almost 90% of the countries surveyed, representing 63% of the European population, maintain that "urban regeneration" is directly related with "modernizing or updating the existing housing stock".

70% of the countries surveyed, representing 75-76% of the population, confirm that "urban regeneration" projects are linked with the "recovering and gentrifying old urban districts" and a similar percentage with "initiatives of a social nature".

"Fostering new urban central areas" is often identified with "urban regeneration" programmes. This is assured by more than 40% of the countries surveyed, representing 45% of the total European population.

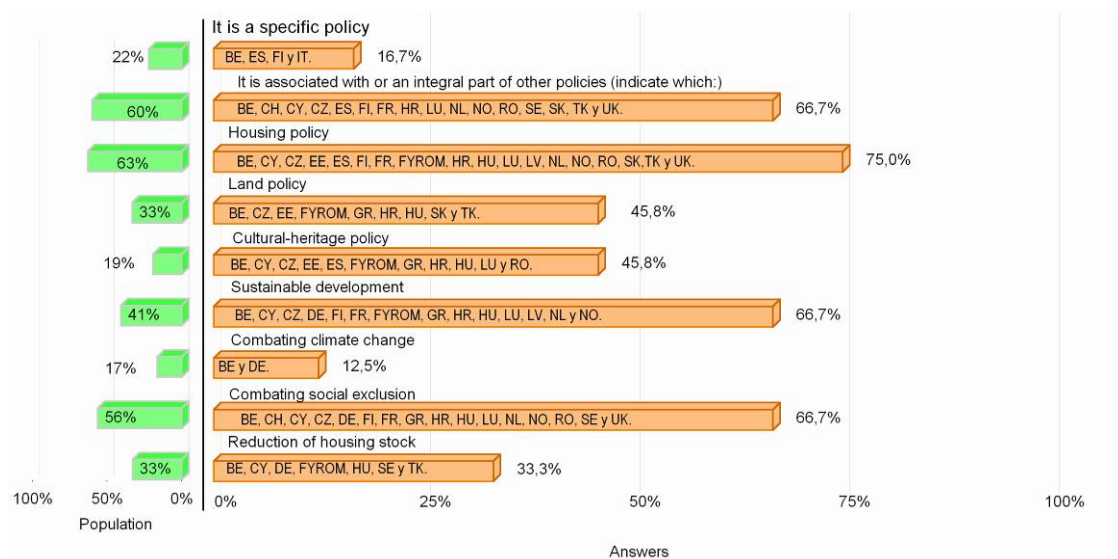
It is also important to highlight the relationship between "urban regeneration" and actions to combat "climate change" and to promote "energy efficiency" in buildings. 62.5% of the countries, 40% of the population, confirm the relation between regeneration and these measures.

2.2. Within your country's urban policies, comparing the importance given to urban regeneration compared with new urban developments, urban regeneration could be said to be:



For nearly 42% of the countries surveyed, although only accounting for 7% of the total European population, "integrated urban regeneration" is a secondary practice. A minority of the countries surveyed, 36%, though representing 47% of the European population, declare that the practice of "urban regeneration" is a key or substantial dynamic for urban development.

2.3. In your country, does urban regeneration correspond to a specific policy or is it associated with or an integral part of other policies?



For 75% of the surveyed countries, representing 63% of the European population, regeneration actions are associated with "housing specific policies". On the other hand, 66.7% of those countries questioned, representing between 41% and 60% of the population, assure that "integrated urban regeneration" programmes are associated with "sustainable development" policies, or are used for combating "social exclusion".

QUESTION 3. STRATEGIC NATURE OF URBAN REGENERATION

3.1. Is there political thinking or debate in your country on whether the future regeneration of existing cities should play a leading role in urban policy, being given preference over new urban developments? If yes, in what terms is the debate on the future role of urban regeneration being considered?

The aim of this set of questions is to investigate how the action of urban regeneration is perceived in every state either from the perspective of its inclusion or not into a wider policy for the cities and also to examine if urban regeneration plays a strategic role in such policies. For this, it is posed whether if is given priority to urban regeneration versus urban expansive development.

Offering a general perspective, Great Britain emphasizes the uncertainty context generated by the financial crisis and its effects on public income. At the same time, recognizes that the attention to the most fragile social groups is indispensable. For that reason, the urban regeneration has to be focused on employment and on economic activity and not to be limited to the improvement of the existing housing stock.

Great contrasts are emphasized. In some countries like Italy, the relevance of its historical cities

has generated an extended culture of urban regeneration, although now a debate about city regeneration is starting (evolution since the “*Piani de recupero*”, in 1973 to the “*Programmi di riqualificazione urbana*”). On the opposite extreme, Finland does not consider urban regeneration policies necessary in main cities and the problem is directed to the peripheral neighbourhoods where there is more immigration concentration, ageing of the population and environmental problems and where regeneration must be applied to the obsolete stock of social housing as well as to improve services.

Other countries like Rumania and the Czech Republic emphasize the emergency of a debate about regeneration within urban policies, although Holland regrets that such debate is not central yet. Slovakia says that they are beginning to elaborate a national strategy.

A constant feature on the questionnaires among the countries in Western Europe is the assert that town planning policies must prioritize sustainable urban development and the fight against the Climate Change. Urban regeneration is seen as a key point on this policy, which has to consider the specific situations in every country, whether it is answering to the deep internal demographic changes in Germany or paying more attention to the urban centres in France trying that people doesn't live far from its working places or even looking for the right integration of the new eco-projects (*ecocités*). Countries like Sweden or Denmark are clear about the fact that urban development must avoid the unnecessary transformation of non-urban land (Greenfields). Belgium clarifies that policies for the cities are a priority nowadays. In the case of Flanders it is focused on the existing city and in the urban region of Brussels it is aimed to the quality of live of its inhabitants.

In countries like Cyprus and in some countries in Eastern Europe urban regeneration policies are seen as an issue related to the EU, whereas in others, like Hungary, it is a town-planning issue of local province. After a national planning process and in a changing context with financing difficulties, the Polish cities' association has detected those urban areas where actions are more important. General frames are also mentioned, like the Sustainable Development Strategy of Latvia, the Physical Planning Strategy and Programme of the Republic of Croatia or the Lithuanian Housing strategy.

In Spain a change of model is being made. This change is without any doubt given to the real estate crisis dimension and to the failure of an expansive urban model: urban regeneration begins to be seen as a great strategy for the future.

3.2. What is the position of the leading economic actors and, in particular the private real estate sector regarding the possible outlook for change regarding urban regeneration?

This question sets out the participation and the interest of the economic agents in urban regeneration, investigating if public or private actors think that urban regeneration is an opportunity to change its perspective.

On the German questionnaire it's noted that: The main question for all actors is: “*How can we manage the change and urban development without growth?*”. Urban development must face new environmental, social and economic challenges as the ageing of the population, social heterogeneity, etc. However, while the participation of big economic agents is active in urban renewal actions in Belgium (Flanders and Brussels), this very participation is not sure when it is about urban regeneration, as it is indicated by France and Belgium (Wallonia). In these two cases we hardly know the effect of the incentives in public investment against private investment. In that way, in Hungary, Ireland, Italy, Poland and Portugal doubts still remain and it is stressed that the private sector has been oriented to make new developments or to develop new projects in brownfield sites.

Poland insists on the public resources shortage and on that many owners can't afford to invest in their houses.

With a different profile, Estonia stresses the private sector role when it comes to urban regeneration during the last ten years in its cities. Private promoters in Cyprus are waiting for some incentives. Some central areas like the Docklands in Dublin have aroused private promoter's interest in regenerating them. Austria remembers that economic agents like traders are always for urban regeneration.

Finland reminds that in this topic the interests of the Ministries of Environment, Housing and Social Affairs converge, while the opportunity of special funding as a trigger is added, which is generated by state innovation agencies.

In Spain, the private housing sector has a deep financial crisis, and the urban regeneration is beginning to take part of the discussion topic. Very recently, the Council of Ministers has agreed to instruct the Ministry of Housing to give a boost to a Social Platform to promote regeneration, accessibility and energy efficiency of buildings and homes.

B. JURISDICTIONAL AND REGULATORY FRAMEWORK

QUESTION 4. GENERAL JURISDICTIONAL AND REGULATORY FRAMEWORK

4.1. In your country, what entity or entities is/are responsible for urban-regeneration policy? (indicate in each case whether national, regional or other types of organisations)

The legal regulatory framework for urban regeneration is very diverse and without doubt related to the different legal cultures in regards to urban planning in each of the states surveyed and to the profile of their specific administrative structures.

Who is ultimately responsible for the policies of urban regeneration in each country? First, it is important to know if these policies are set out at the state level or are under the responsibility of the regions or even of local entities.

The German questionnaire points out very clearly that it is a common task at all levels. The state establishes the legal framework and the financing, the *Länder* are responsible for the implementation and the local authorities are responsible for its direct implementation, where the actions are carried out. The same occurs in Portugal or in Italy, where the Ministry responsible launches the urban regeneration programmes and the regions or municipalities are the ones which turn them into reality and develop more precisely the regulatory framework. The actions are carried out in the municipalities which are the necessary collaborators.

However, quite a few countries like Austria, Croatia, the Czech Republic, Estonia, Holland, Hungary or Rumania remind us that urban regeneration is a local responsibility, only linked to the powers of the state, as is pointed out by Austria, in specific matters such as conservation of heritage monuments or financing issues. Rumania stresses the diversity of the participants who intervene in urban regeneration.

Some countries have specific bodies such as the *Instituto da Habitação e Reabilitação Urbana* (IHRU) in Portugal or the SG CIV in France (General Secretariat for urban and social development) whose action is aimed at the most deprived areas, in collaboration with other organisations such as the ANRU (National Agency for Urban Renovation). In Great Britain, the “*Department for Communities and Local Government*” (DCLG) leads the policy of urban regeneration at the national level throughout its different agencies, promoting local development with a special focus on the people and allowing the local authorities to use their funds in a flexible way, starting from its specific projects. Countries such as Belgium display regional differences, since there, the regions are the ones directly responsible for urban regeneration policies, although there is a convergence in the priority given to actions of urban renewal and revitalisation.

Finland has the “*Suburban Redevelopment Programme*”, aimed at “improving competition” in the suburban areas, but also carries a general rehabilitation programme geared towards introducing the culture of maintenance and improvement of the existing real estate heritage. Some countries such as Ireland, Greece or Cyprus and Eastern European countries such as Estonia, Hungary, Latvia, Poland or Rumania, within the current framework of the scarce state economic resources, underline the link of urban regeneration to the financing received from European programmes: Phare, ROPs (*Regional Operational Programmes*), etc. In each case specific programmes take shape from the ERDF, such as the “*Urban Area Developments*” in Estonia which are closely linked to the goals of sustainable urban development. Rumania emphasises the importance of actions to improve the energy efficiency of buildings.

In Spain, the state Ministry of Housing is responsible of the “Housing and Rehabilitation State Plan” (General State Administration), in close collaboration with the Autonomous Communities, (Regional Administration). Some of these Autonomous Communities have their own

programmes. In both cases, they usually implement local specific policies and establish agreements with the City Councils.

4.2. Do national urban regeneration programmes exist in your country? If so, briefly describe them and also describe any relevant regional programmes or instruments.

Regarding the second part of this fourth question (4.2), the existence of national urban regeneration programmes is a highly relevant aspect. There may, however, be interesting experiences on the regional scale.

In Germany, the Federal State, in its task of promoting more sustainable urban development, has proposed a great variety of programmes: “Urban development and redevelopment measures”, the “Social City” programme, “Urban restructuring” programmes, actions to revitalise the economy of the urban centres and actions to encourage energy efficiency in public facilities. In Great Britain, the “HCA Property and Regeneration Programme”, aimed directly at the physical improvement of the housing and the “Housing Market Renewal Pathfinders” aimed at having a bearing on the market in rundown areas, among other actions geared towards improving neighbourhoods and communities, stand out. But the most remarkable aspects about Great Britain are the regional urban development agencies, linked to the financing of large-scale projects and the complexity of some of these projects such as the “Thames Gateway”. In France, since 2004, the ANRU has unfolded a broad programme with the objective of renewing 530 neighbourhoods, interacting with local agents and with state subsidised housing organisations.

In highly regionalised countries like Belgium, the federal government promotes links between the economy and the cities and directs specific actions regarding “Social Integration, Fight against Poverty and Social Economy”. This priority concern for the urban deprived areas is a regular feature in the questionnaires. In general, as is underlined by Italy which has a great variety of programmes, there is a move towards “complex programmes”, where the different strategies may converge, each one starting from their specific profiles, ever more founded on local commitments (neighbourhood contracts), on environmental improvements (sustainability and energy efficiency) and on social development. The main strategy may also be the financing of specific local projects, such as in the case of Denmark, the Czech Republic, Luxembourg or Sweden, directed from state programmes. Some European programmes, such as the URBAN initiative, have encouraged strategies and generated replicas such as URBAN Italy or the Portuguese Polis XXI programme, with goals broadened out for the cities as a whole.

There are also very singular experiences such as that promoted by “The Ministry of Refugee, Immigration and Integration Affairs” in Denmark which has developed a successful experimental programme of integrated urban regeneration named “Kvarterløft”.

In Ireland, the recent state planning (spatial national strategy) promotes sustainable urban development and consolidates the urban regeneration programmes carried out with European financial backing. We should bear in mind that countries which are very different, like Ireland or Latvia, consider urban planning as the instrument which should define the actions of urban regeneration, in coexistence with other sectoral planning documents, such as the Programme for revitalising the deprived areas of Riga.

In Spain, the National Housing and Rehabilitation Plan 2009-12 defines a set of goals and situations (Integral Rehabilitation Areas, Urban Renovation Areas, etc.). In the regional field, it's remarkable in first place, the Decrees of the Autonomous Communities developing their Housing Plans, in coordination and according with the National Housing and Rehabilitation Plan. Besides, some regions have developed their own specific legal frameworks, as is the case of Catalonia (Law 2/2004 for the improvement of districts, urban areas and villages) or the Balearic Islands (Law 2/2009 for rehabilitation and improvement of districts in the municipalities of the Balearic Islands)

4.3. Does a specific legal framework for urban regeneration exist in your country? If yes, please describe it briefly, specifying whether it is national or regional. Also include the main regulatory reference and, if possible, any links or websites to access them.

This third question is aimed to describe whether or not each state has a specific legal framework, to facilitate the action of urban regeneration, even considering the specific origin and evolution in each case. The profile of the legislations, in which we cannot enter into detail, may be innovative to a lesser or greater degree.

In France, the National Law of 2003 (*Loi d'orientation et de programmation pour la ville et la rénovation urbaine*), represents a landmark, which focuses its attention on the most deprived areas, introducing innovations such as those agencies and programmes previously mentioned. Some countries, such as Great Britain, do not have a specific legal framework, although the guideline *Planning Policy Statements* (PPS), establish a clear system of references. In Belgium, each region establishes its own profile in this regard by means of government decrees, in a context of promoting sustainability which, in the case of Flanders, prioritises innovative redevelopment projects. In Walloon, it is aimed at areas of "priority action" and in Brussels it encourages the "sustainable neighbourhoods' contracts".

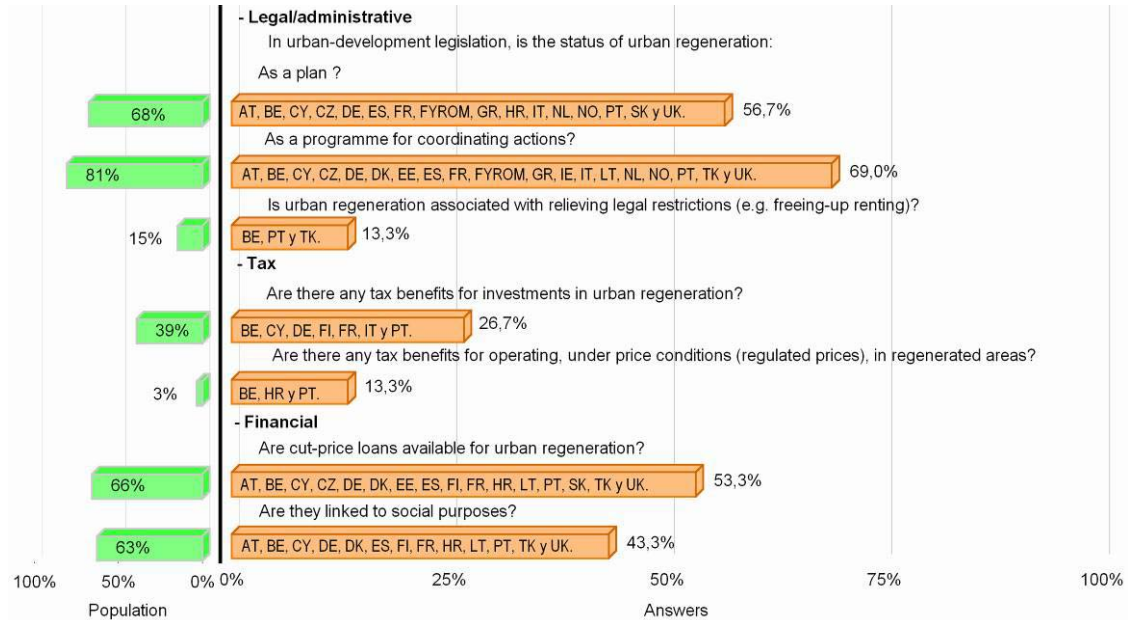
In some countries reference is made to specific statutory systems for the regeneration of particular areas, as is the case of the Dublin Docklands. In other cases, as in Cyprus, Sweden or Denmark, reference is made to the overall town planning legislation, and in others, such as Germany, specific regulations stand out (the "*Baugesetzbuch*"), a general building code which establishes a framework for construction work.

The question of financing is very important. Thus, Italy stresses the potential of its fiscal policy and the need for flexibility in the application of public funds, with experiences such as that of its "single fund" to be applied in underutilised urban areas. In Hungary, without any relevant legislation, since 2007 the cities have had to rely on an Integrated Urban Development Plan if they wish to benefit from the funds for urban regeneration. Poland indicates, clearly, that the regeneration concept does not exist in its legislation.

Spain, highlights the linkages between the different administration programmes, from the "State Housing Plan and Rehabilitation 2009-2012 of the Ministry of Housing, regional programmes implemented by some Autonomous Communities (Catalonia, Balearic Islands, see question 4.2) In both cases, actions are achieved by signing specific agreements with the municipalities (local authorities) involved

QUESTION 5. SECTORAL PERSPECTIVE ON URBAN REGENERATION

5.1. In your country, is urban regeneration an activity that is granted any administrative, tax or financial benefits or advantages of any of the following types?



Legal/administrative

For most of the countries surveyed, 69%, representing 81% of the European population, "integrated urban regeneration programmes" are "programmes" which "coordinate actions". While 56.7%, 68% of the population ensures that these programmes have the status of a "plan". "Integrated urban regeneration", is not associated with the easing of restrictions, since confirmed by only 13.3% of the surveyed countries, 15% of the population.

Fiscal

26.7% of the countries questioned, representing 39% of the European population, claim that there are tax advantages for investors in "regeneration". 13.3% also claim that there are tax benefits operated, under "price controlled" models in "regenerated areas". This low level represents just 3% of the European population.

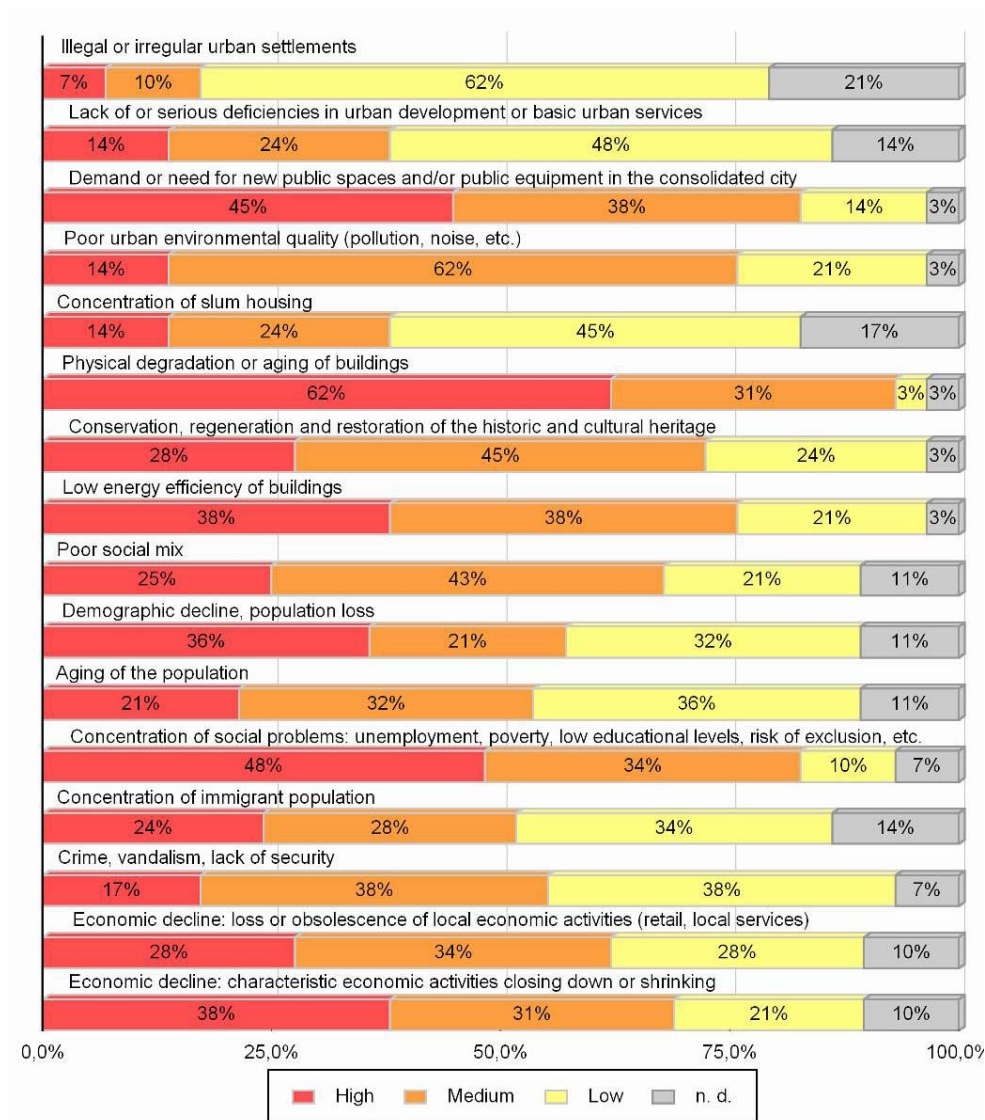
Financial

In regard to financial benefits, 53.3% of the countries surveyed, representing 66% of the European population, confirm that subsidized loans are available to proceed with "urban regeneration". 43.3% answered that "regeneration programmes" are linked by their funding to social purposes. A group of countries representing 63% of the European population confirmed this.

C. OPERATIONAL ISSUES OF URBAN REGENERATION

QUESTION 6. PROBLEMS THAT JUSTIFY URBAN REGENERATION

6.1. Mark with an X the most representative problems leading to the launch of urban- regeneration processes in your country, indicating with an X their degree of frequency (L = low; M = medium; H = high).

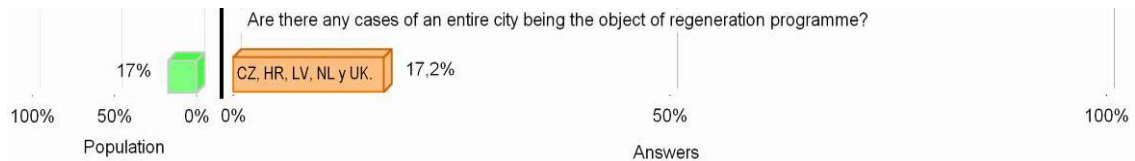


The highest frequency, representing 62% of the surveyed countries, relates the implementation of "urban regeneration" programmes with the "physical degradation of buildings". For 48% of the countries surveyed, the "concentration of social problems" is the most common justification for "regeneration".

The second highest percentage, 45% of the countries surveyed, insist that "regeneration" is implemented in order to meet the demand for "new public spaces and facilities".

Important to note is the fact that they hardly implement "urban regeneration" programmes in order to address "irregular or illegal settlements". 62% of the countries surveyed confirm that these practices are not very common and seldom happen.

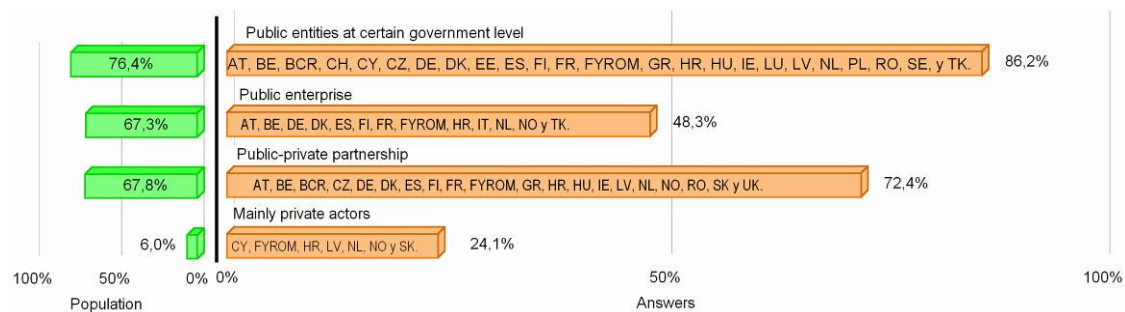
6.2. Are there any cases of an entire city being the object of regeneration programme?



Only in 17.2% of the surveyed countries, similarly representing 17% of the European population, claim that the city as a whole, as part of its territories, has been the object of an entire "integrated urban regeneration" programme.

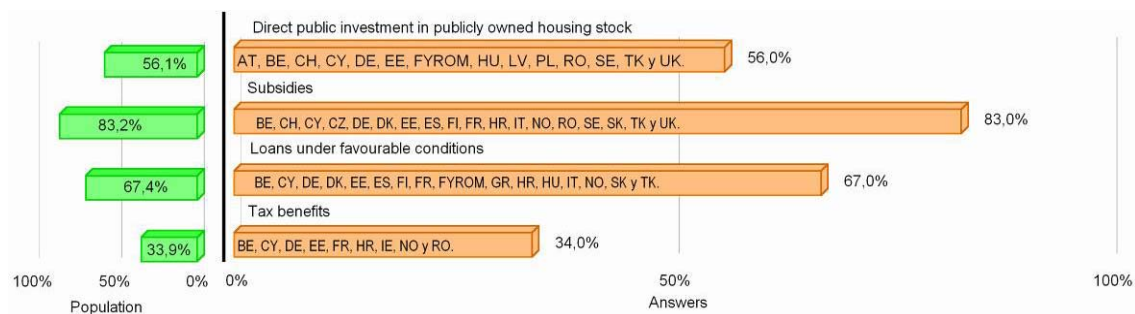
QUESTION 7. FUNDING

7.1. In general, which actors fund urban regeneration in your country?



86.2% of the countries surveyed, representing 76.4% of the European population, assure that "urban regeneration" programmes are funded by public bodies linked to a specific state department. 72.4% of the countries surveyed, representing 67.8% of the population, answered that "regeneration" programmes are financed by public corporations ruled by the private law. In any case, it seems that these projects are often financed by public institutions.

7.2. What are the most common means of public funding for urban regeneration in your country?

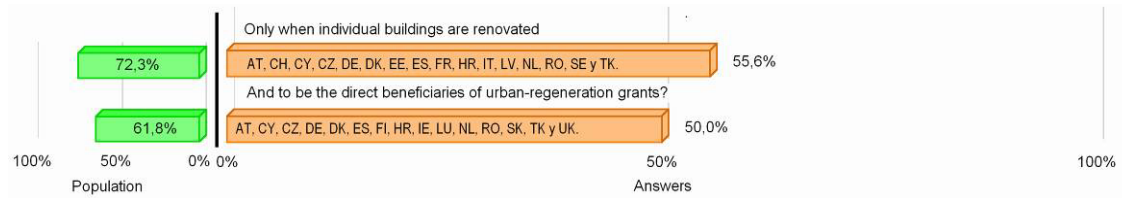


The most common method of financing, confirmed by 83% of the countries surveyed, representing 83.2% of the European population, are those with "subsidies", followed by those with special and favourable condition "loans". The latter method was confirmed by 67% of the surveyed countries, representing 67.4% of the European population.

The least common model is that relating to "tax benefits" for those who undertake "regeneration" programmes. This method was confirmed by only 34% of the surveyed countries, representing 33.4% of the European population.

Of note is the direct public investment focused on rehabilitating "public housing.", as is assured by 56% of the countries surveyed, representing 56.1% of the European population.

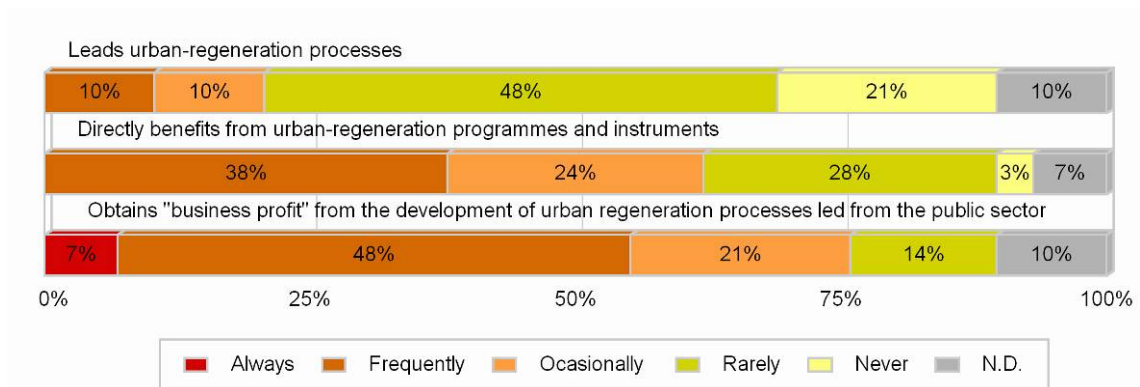
7.3. In your country, are individual occupiers or owners generally expected to contribute towards the funding of urban regeneration?



Only when proceeding to a "individual regeneration" of buildings or homes, according to 55.6% of surveyed countries, representing 72.3% of the European population.

Also, inhabitants can be the direct beneficiaries of grants, as confirmed by 50% of the countries surveyed, representing 61.8% of the population.

7.4. Does private business initiative play a role in urban regeneration in your country?

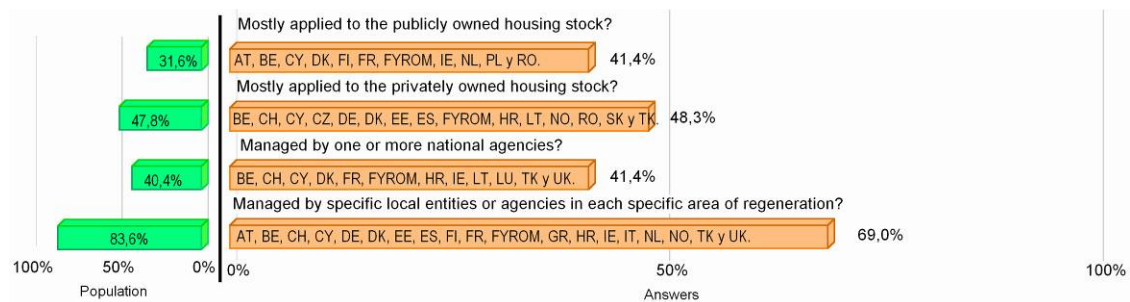


Private business initiative doesn't usually lead these processes. 48% of countries surveyed answered that only rarely this form of leadership is used. However, 38% of the countries surveyed, say that private enterprise does benefit from "urban regeneration programmes and instruments".

Also, private enterprise frequently benefits from "urban regeneration" programmes led by the public sector. This was the case for 48% of the countries surveyed.

QUESTION 8. MANAGEMENT

8. In general, urban-generation developments in your country...

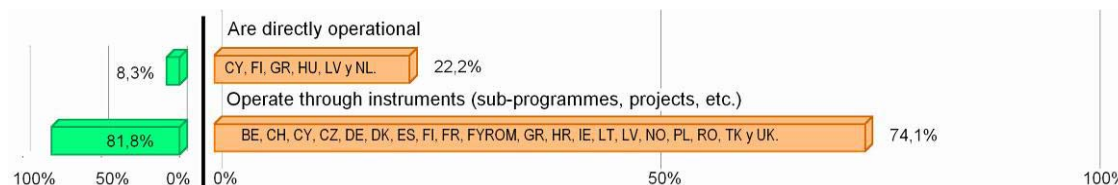


"Urban regeneration" actions are distributed almost evenly between housing of public and private ownership, with a slight predominance of the latter. The fact that "urban regeneration programmes" fall within privately owned housing is confirmed by 48.3% of the surveyed countries, representing 47.7% of the European population. This is also the case with publicly owned homes, but by a slightly smaller percentage, 41.4%, representing 31.6% of the population.

These "urban regeneration" programmes are also usually managed by "local agencies" specifically created for each particular area of regeneration. This is confirmed by 69% of the surveyed countries, representing 83.6% of the population. A lower percentage, 41.4% of the countries, 40.4% of the population, answered to this question by saying that these programmes are managed by one or more "national agencies".

QUESTION 9. OPERATIONAL INSTRUMENTS FOR URBAN REGENERATION

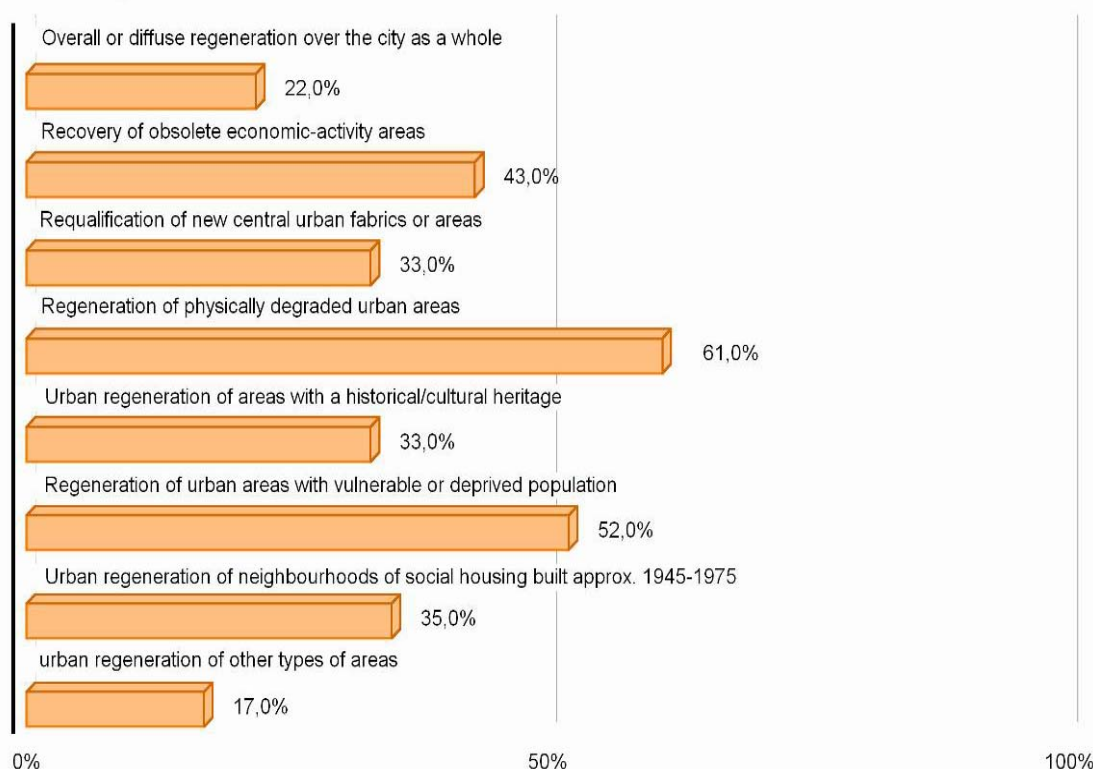
9.1. In your country, national urban-regeneration programmes are directly operational or operate through instruments?



For 74.1% of the countries surveyed, representing 81.8% of the European populations, "integrated urban regeneration" national programmes are developed by instruments, not being directly operational. Only 22.2% of the surveyed countries, representing merely 8.3% of the population, confirm that are directly operational, without the need of using any other instrument, programme, project...

9.2. Describe the instruments or, as the case may be, programmes that are directly operational through which public action is developed in respect of urban regeneration in your country.

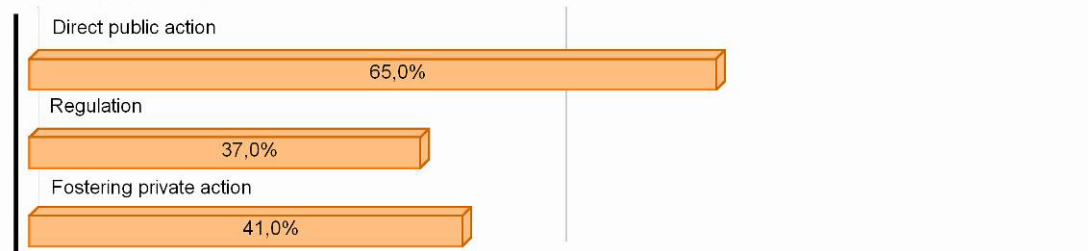
General objectives



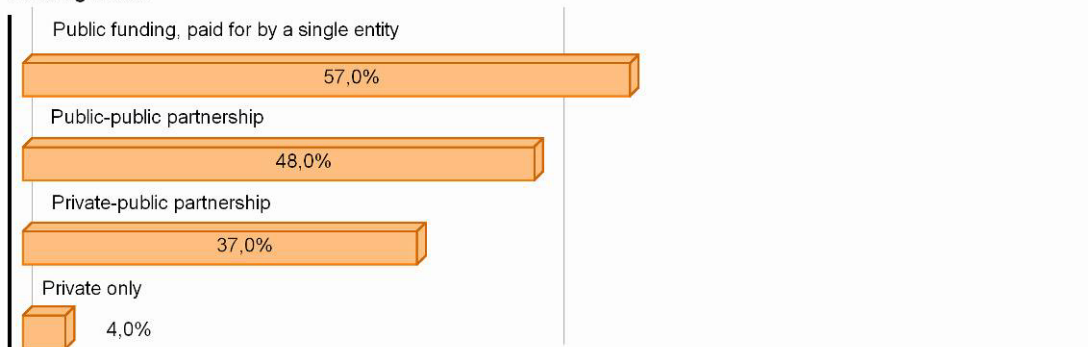
The most common objective in "operational programmes", as confirmed by 61% of the surveyed countries, is the "physical regeneration of degraded urban areas". The next in importance, as confirmed by 52% of the answers, refers to the "regeneration of urban areas with vulnerable or deprived population". A third option, no less important, confirmed by 43% of the surveyed countries, refers to "the recovery of obsolete areas" that formerly allocated some sort of economic activity.

Models for public intervention, financing and ways to proceed with the latter

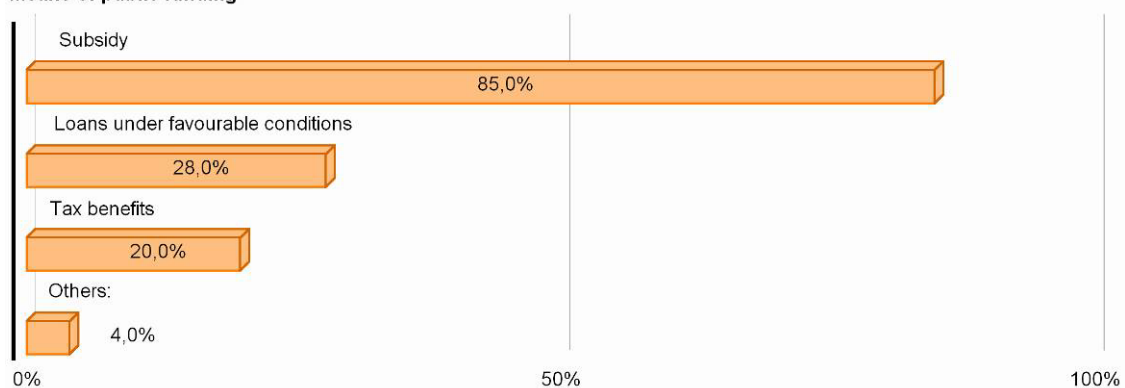
Public-intervention model



Funding model



Means of public funding



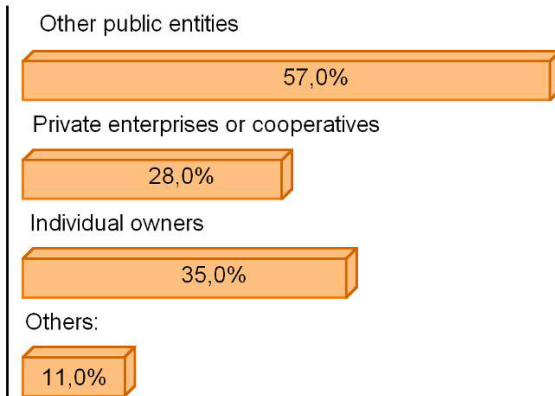
65% of the countries surveyed said that the programmes of "integrated urban regeneration" are the result of "direct public intervention". 37% answered that the "intervention model" is through regulations issued by the relevant administrative documents. It is worth noting the importance of "fostering private action", confirmed by 41% of the surveyed countries.

As regards "funding models", 57% of the surveyed countries answered that they are only "public", through a single agency. 48% said they are "public-public" partnerships, and 37% that they are "private-public" partnerships. Only 4% of countries surveyed said that they were "purely private".

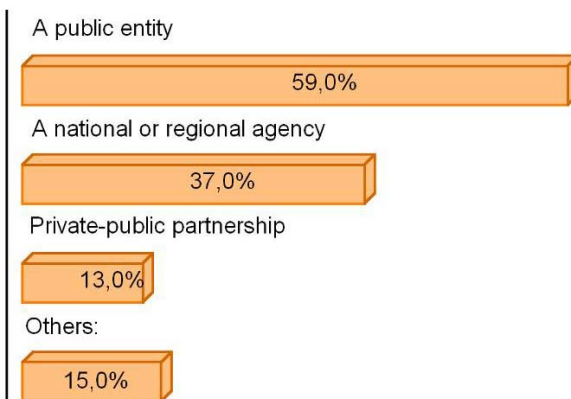
Among the ways of financing, of note are the "subsidies", which are confirmed by 85% of the surveyed countries. "Loans" are another way to proceed, say 28% of respondents, while "tax benefits" are applied in 20% of cases

Who benefits from public funding? Who manages the operational instrument? Who manages the execution of each operation?

Who is the beneficiary of public funding?



Who manages the instrument?



Who manages the implementation of each operation?



Who benefits from public funding?

For the 57% of the countries surveyed, the primary beneficiaries of public funding are "public bodies". 35% assured that "individual owners" are the primary beneficiaries. While 28% answered that "private businesses" are the primary beneficiaries. We can assume, therefore, that the primary beneficiaries of public financing are, primarily individuals or in the private sector. This is confirmed by 63% of the surveyed countries.

Who manages the operational instruments of "integrated urban regeneration?"

For 59% of the surveyed countries, this management is the responsibility of "public bodies". For 37%, this management is executed by "national or regional agencies, while 13% of countries surveyed say there are" private actors "who take over management of urban regeneration programmes"

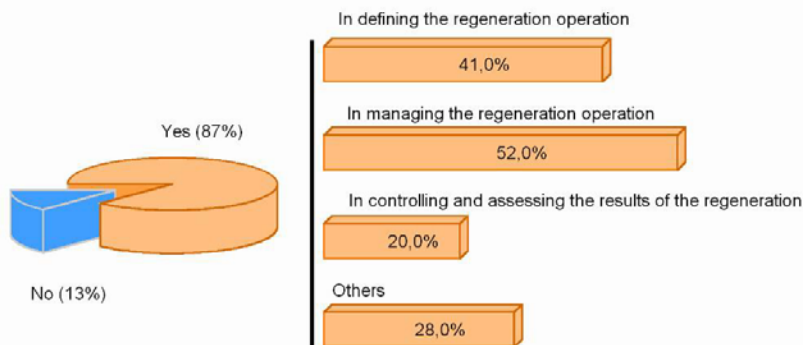
Who manages the implementation of each operation of integrated urban regeneration?

For some 63% of the countries surveyed, this implementation is referred to "municipal authorities"

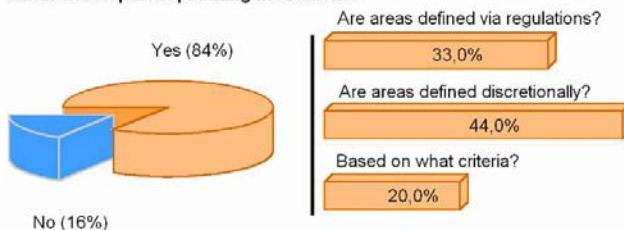
For 30%, the implementation of "urban regeneration" programmes is under the responsibility of "public agencies or administrative agencies", while 15% of countries surveyed said that implementation is controlled by" public-private entities. "It is clear that the majority of the executed urban regeneration programmes are managed by public entities"

Participation of social partners

Is the involvement of social actors or residents representative



Must intervention areas previously be defined by a local urban-development planning instrument?



Do the operations have a prefixed duration?

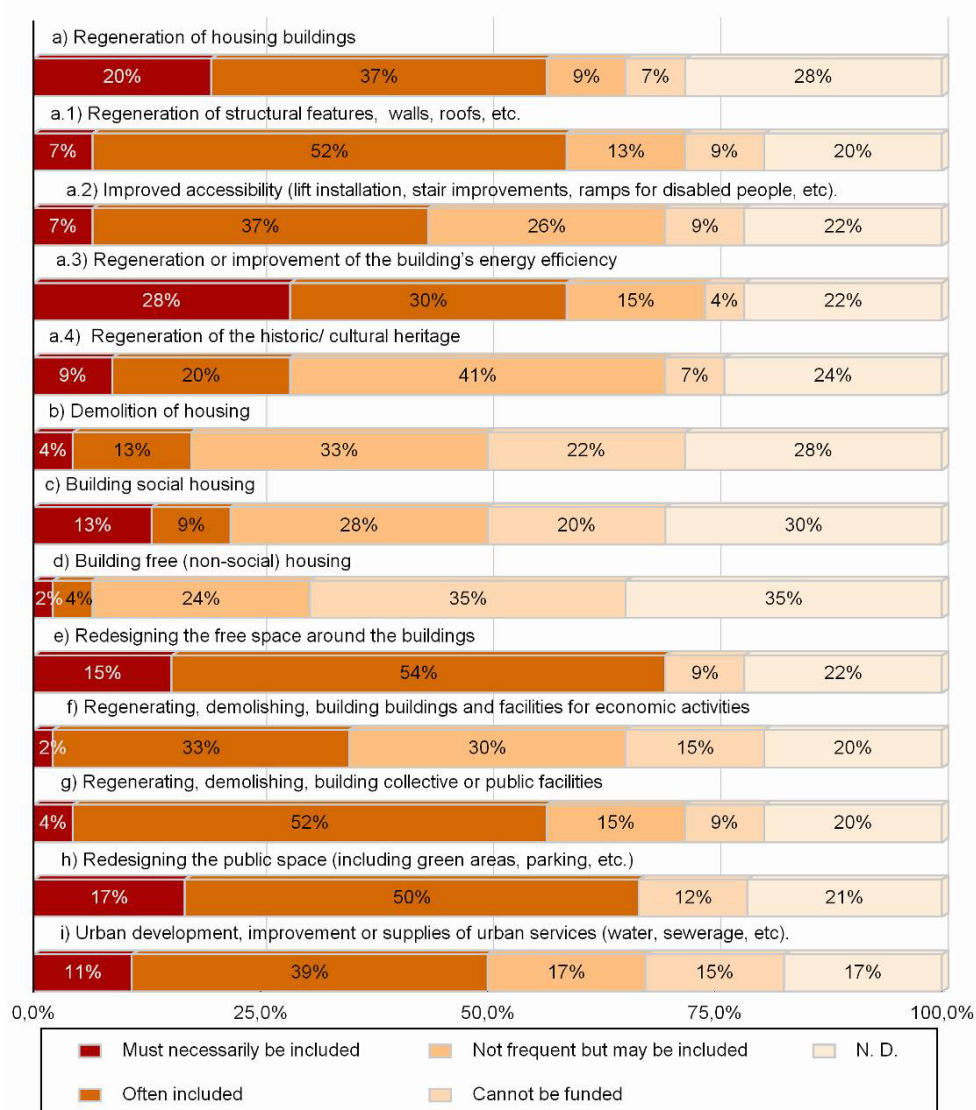


For 87% of the surveyed countries, participation of "social partners" or "representatives of inhabitants" is expected in decision making relating to "regeneration". This participation makes reference to the "definition of the regeneration operation", as confirmed by 41% of the countries surveyed; the management of the operation, confirmed by 51%; to the control and evaluation of the results, confirmed by 20% of the countries surveyed.

Intervention areas

84% of the countries surveyed confirm that they proceed with "urban regeneration programmes" following the previous definition of "perimeters of intervention", therefore, using established instruments of urban planning. In this regard, 33% of the countries surveyed confirm that areas for intervention are defined using some planning instrument, while 44% answered that these areas are defined on a discretionary basis. "Urban regeneration" programmes have a pre-determined duration, according to 43% of countries surveyed.

Fundable building actions



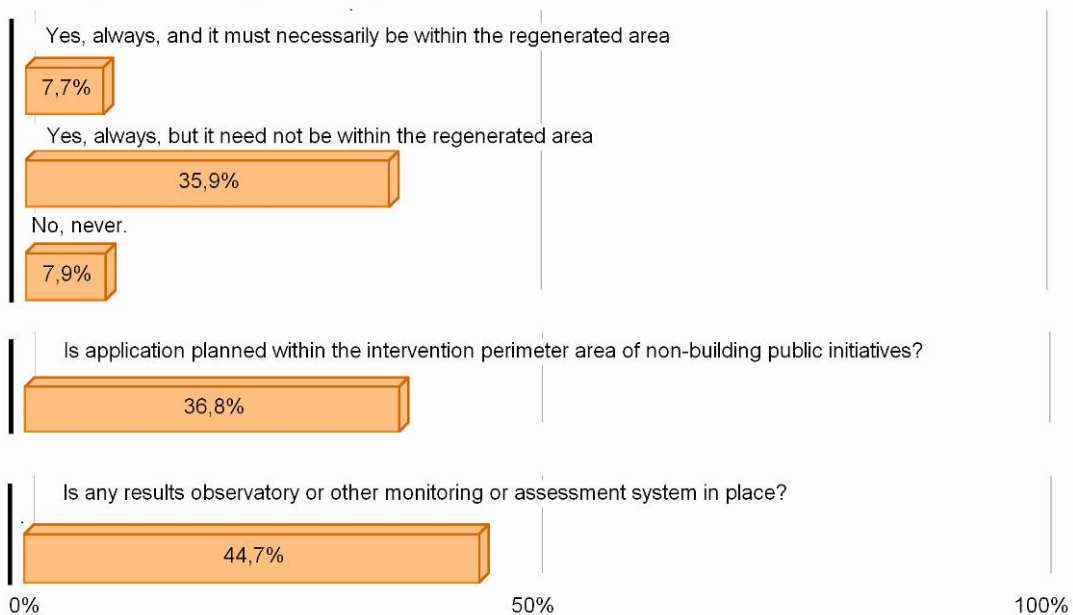
If we sum up the percentages that make reference to programmes that include "compulsory", with those that are "frequent", we can find in first place, that those actions that have the objective of "redesigning the free space around buildings" are noted by 69% of the countries surveyed. In the second place actions on "regeneration of housing buildings" are funded at least

in 57% of the surveyed countries. Among these actions they include those that have the objective of improving the "building's energy efficiency, which is confirmed by 58% of respondents. This is followed closely by the "renovation of structural features" as confirmed by 56% of the surveyed countries. Also important, from the funding point of view, are those works whose objectives are "regenerating, demolishing, or new building of public facilities" according to 56% of the countries surveyed, as well as the "urban development, improvement or provision of urban services", which was confirmed by 50% countries

Rehousing, not-building initiatives, and assessment observatories

If the demolition of housing is included...

Is the right to rehousing acknowledged?



The inhabitants' rehousing rights within the intervened areas are only covered by 7.7% of the countries surveyed. However, the rehousing right outside of these areas, that involves, of course, moving or removal of the original resident population, constitutes a fact that is confirmed by 35% of the countries surveyed.

On the other hand, other measures on "non-building public initiatives", like employment, education measures, etc..., are often applied, in a low percentage, even though it is confirmed in 36.8% of the countries surveyed.

Lastly, the percentage of positive answers to the question on the existence of some kind of observatory, monitoring, or assessment system of the results of "urban regeneration" did not reach 50% of the countries surveyed.

D INTEGRATED APPROACH TO URBAN REGENERATION

QUESTION 10. COORDINATION AND INTEGRATION OF PROGRAMMES

10.1. Do urban-regeneration programmes or instruments usually include other public-action measures besides building actions? If yes, please state what type of actions are involved and whether they are direct or indirect.

This question explores the sectoral aspects which, as well as the building ones, are commonly considered to be integrated in urban regeneration. The answers received make it possible to identify four main integration profiles of public action measures in the programmes or instruments of urban regeneration:

- Urban regeneration adopts, in general, an integrated approach. This is the case of Germany, Finland, the Czech Republic, Austria, Latvia, Denmark, Estonia and Holland, where this approach is extended to the whole of the development practices. Within this profile we should also consider countries such as Hungary and Poland where the integrated approach to urban regeneration is shown, at least in part, as a decision adapted to the demands for access to financing from European funds. In both cases, when they are explicitly mentioned in the questionnaire, the areas involved use to be the environment, accessibility, safety, public facilities, culture and education, economic activities, citizenship participation, public transport and infrastructures, training, social integration measures, health, etc.
- Urban regeneration is aimed principally at vulnerable or deprived urban areas or state subsidised housing and incorporates, in general, direct or indirect public action measures regarding employment and training (the most frequent) but also others like: strengthening social cohesion, students' support, delinquency prevention, economic regeneration or incentives, etc. This is the case of the United Kingdom, France and Belgium, as well as Ireland.
- Only certain urban regeneration programmes include public action measures apart from physical improvement of buildings and that is, often, due to obligation or outside influence, mainly from Europe (financing from European funds, Urban Community initiatives, etc): Italy, Latvia, Portugal, etc.
- In some cases, such as that of Spain, the integration of public action measures other than buildings' improvements in urban regeneration programmes, is, in general, barely compulsory, although is planned sometimes.

Certain countries have answered that they do not have an urban regeneration policy or that this only foresees actions regarding building.

10.2. Are administrative mechanisms in place for coordination between urban- regeneration programmes or instruments and other sectoral programmes or plans in different ambits, such as boosting employment, education, social integration, mobility, environmental quality, etc.? Please specify which.

To have an idea of the real implementation of an integrated approach in urban regeneration in the European Union, it is interesting to ask about the way in which the inter-sectoral coordination becomes effective, which is crucial in the performance of this approach. Hence the question regarding the administrative mechanisms in place for coordination between urban regeneration programmes or instruments and other sectoral programmes or plans in different

ambits. And hence also that, in view of the responses obtained, the first relevant consideration is the great frequency with which the participants in the survey point out the inexistence of these coordination mechanisms, as in the case of Poland, Spain and Estonia.

Nevertheless, where the replies are affirmative, it is possible to identify two general models of inter-sectoral coordination, two models that are able to coexist in the institutional structures of various countries.

On the one hand, there is the model which recognises, in the local level, the instance where the sectoral action is integrated, whether it is by means of the work of local authorities or by an *ad hoc* local institution, prompted to a greater or lesser extent by regional or state policies. This is the case of Germany, the United Kingdom, France, Belgium, Hungary, Ireland, Austria, the Czech Republic and Denmark.

On the other hand, a minority model, which foresees a certain degree of coordination at the state level of the convergent sectoral action in the urban regeneration programmes, can be identified. The case which most clearly illustrates this model is France and its *Comité Interministeriel des Villes* (CIV), although we should also cite the case of Germany and its BIWAQ programme, the overlapping of the Irish ministerial offices in organisations of different levels, the inter-ministerial coordination in the case of Finland and the *Coordination Council* of Latvia...

10.3. Are there any administrative mechanisms in place for coordination between national and regional urban-regeneration programmes? Please specify which.

In the case of inter-administrative coordination, which we could denominate “vertical”, the answers given to the questionnaire follow a pattern to a certain extent similar to that of the inter-sectoral coordination (See, 10.2).

On the one hand, there are a significant number of answers which, for different reasons, simply demonstrate the inexistence of formal and effective mechanisms of coordination between the region and state levels in regard to urban regeneration.

On the other hand, among the positive answers, it is often frequent that the coordination model described also incorporates the local level (going beyond the proposed question) and reflects the prevalence of planning or regulations or the different role of the diverse levels of the administration with regard to financing. Thus, for example, there are abundant responses in which the “coordination” is described in terms of the accommodation of initiatives or regeneration programmes to the objectives of strategic planning (spatial, economic or both) in the state or regional ambit, according to the case (for example, in the United Kingdom).

Even more frequent are the answers in which “vertical coordination” adopts a scheme by which the local authorities (which are generally those which have the initiative and manage the operations of urban regeneration) adapt their activity of regeneration to the conditions established by the state or regional financing institutions. This is the case of the “neighbourhood or city contracts” which are developed in France, Belgium etc.

Some countries have developed vertical coordination systems based upon the flexible competencies of certain public bodies (Ireland) or on the capacity to promote agreements in networks, forums, and associations of public bodies (Austria, Denmark, etc). The case of Spain can also be cited as illustrative of the existence of coordination mechanisms between state and regional action with regard to urban regeneration: bilateral commissions exist (State and Autonomous Communities) for monitoring the National Housing and Rehabilitation Plan and the integrated regeneration operations financed by this plan have to be approved at both levels.

It is significant to observe that in many cases the URBAN and URBACT European Commission initiatives are cited as well as the structural funds linked to the origin or reinforcement of the

instruments of coordination with regard to urban regeneration (Spain, Austria).

QUESTION 11. INSTITUTIONALISATION OF THE INTEGRATED APPROACH TO URBAN REGENERATION

11.1. Does your country apply any specific definition that affects urban regeneration and links it to a certain “integrated approach” in a sense similar to that of the Leipzig Charter, even if it does not directly stem from or is not directly related to the Charter? If so, what is it?

The Leipzig Charter may be considered as the first institutionalisation in the European Union of the *integrated approach* to sustainable urban development. Three years after the approval of this text, we should ask ourselves how its provisions pervade (formal or informal) in the concepts of institutionalised urban regeneration in each country. In other words: as urban regeneration is a practice with enormous potential affinities with the two central topics of the Leipzig Charter (integrated approach and paying special attention to deprived areas), has an effective appropriation been made of it, even of its basic concepts in national policies?

In general and despite the specificity of the question, the responses given are far from specific and from adhering to the two proposed terms: urban regeneration and the Leipzig Charter. It could be said, in many cases, that the answers are very imprecise and do not provide any clear information concerning the question posed.

Within the lack of specificity of the responses, we should point out that, in many cases, reference is made to the general priority given to the integrated approach of urban development (Germany, Ireland, Austria, Finland, the Czech Republic, Latvia and Cyprus). In other cases, reference is made to the definition of the integrated approach alluding (with diverse intensity) to aspects such as innovation, “transversality”, the creation of added value, economic competitiveness and territorial planning (Italy and Lithuania). Other answers, from a clearly pragmatic perspective, place the demand for an integrated approach in direct relation to access to funding (Hungary and Denmark). In certain cases, it is also reported that the integrated approach is adopted discretionarily, according to the characteristics of each initiative (Ireland). Finally, there are answers which refer to the definition of terms such as “urban regeneration”, “integrated urban regeneration” or others alluding to circumstances of physical, social or economic decline of specific areas. This is the case of the United Kingdom, Portugal and, to some extent, Spain, where, although there is not an official specific definition of integrated urban regeneration, the practice is regulated by a set of rules which incorporates – in a non binding way - an integrated approach.

11.2. Is this “integrated approach” required in your country in order to access any type of European, national or regional funding for urban regeneration? If so, what are the specific requirements?

The response is, in general, positive, despite the diverse possible details in relation to each country. However, the degree of binding or obligation to have an integrated approach is not always similar, and so can be said about its specific requirements.

There is a large number of references – as one would expect – on the demand for sectoral integration established by the URBAN Initiative or by the ERDF, when funding urban regeneration programmes in a great number of EU member countries (Italy, Belgium, Hungary and Ireland).

A significant number of answers, also expressed that obtaining strictly national or regional funding for urban regeneration operations is conditioned on having an integrated approach -not always necessarily true (Poland)-.. Nevertheless, when referring to the specific requirements,

the diversity of effective interpretations of the concept becomes clear: from cross-sectoral integration (Germany, France and Poland), to the identification with “difficult neighbourhoods” (Belgium)), or to being consistent with the local and regional plans "setting out the integrated strategy for the development of each region and each municipality" (the United Kingdom, Ireland, Slovenian and Lithuania...)

Finally, we should point out some answers which would only partially correspond to what is described above. These concerns countries where an integrated approach is required on a limited basis and just in relation to the access to specific public funding (Spain) or only in certain specific programmes or cases (Italy and Finland).

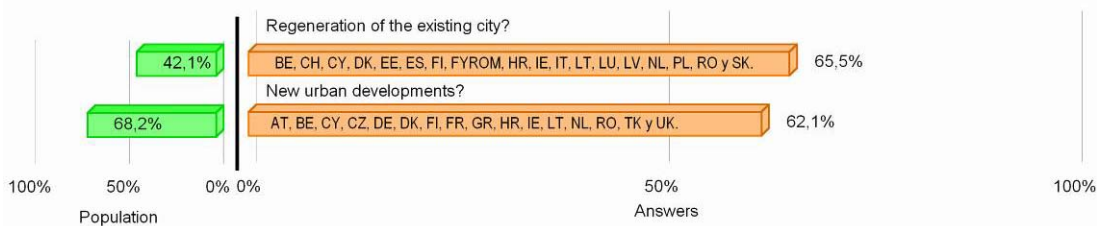
E .LINKS BETWEEN URBAN REGENERATION AND URBAN PLANNING

QUESTION 12. URBAN REGENERATION IN TOWN OR CITY PLANNING

12.1. In your country, does the legal framework for urban development urban regeneration as one of its objectives?

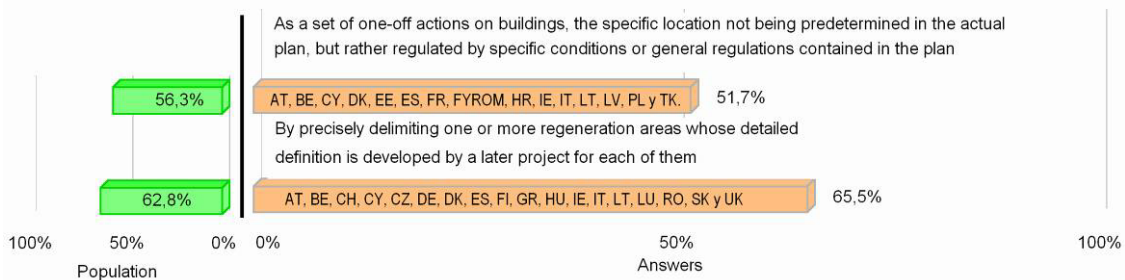


12.2. In your country, urban planning focuses on a preferential basis, in practice, towards ex-novo new urban developments or to the regeneration of the existing city?



For 48.3% of the countries surveyed, representing 60% of the European population the legal framework of the "Urban Planning" includes among its objectives "integrated urban regeneration". However, when answering whether "urban planning" is geared more towards "new urban developments" or to the "regeneration of the existing city", 65.5% of the countries, representing 42.1% of the European population, agreed with the first option, while 62.1% , 68.2% of the population chose the second. Developing the city, occupying new land, or regenerating it, taking advantage of existing urban practices are practices to be distributed almost equally according to the responses given.

12.3. How do urban development plans include the regeneration of the existing city?



To 65% of the countries surveyed, representing 62.8% of the population, "urban development plans" consider that regeneration have to be developed by precisely delimiting specific areas, where regeneration programmes should be conducted, although their development can be

carried through specific "urban projects" not defined in the Plan's framework. 51.7% of the countries, accounting for 56.3% of the population, ensure that "urban regeneration actions" are defined only via normative regulation and therefore not predetermined or spatially pre-located in the urban provisions of the Plan.

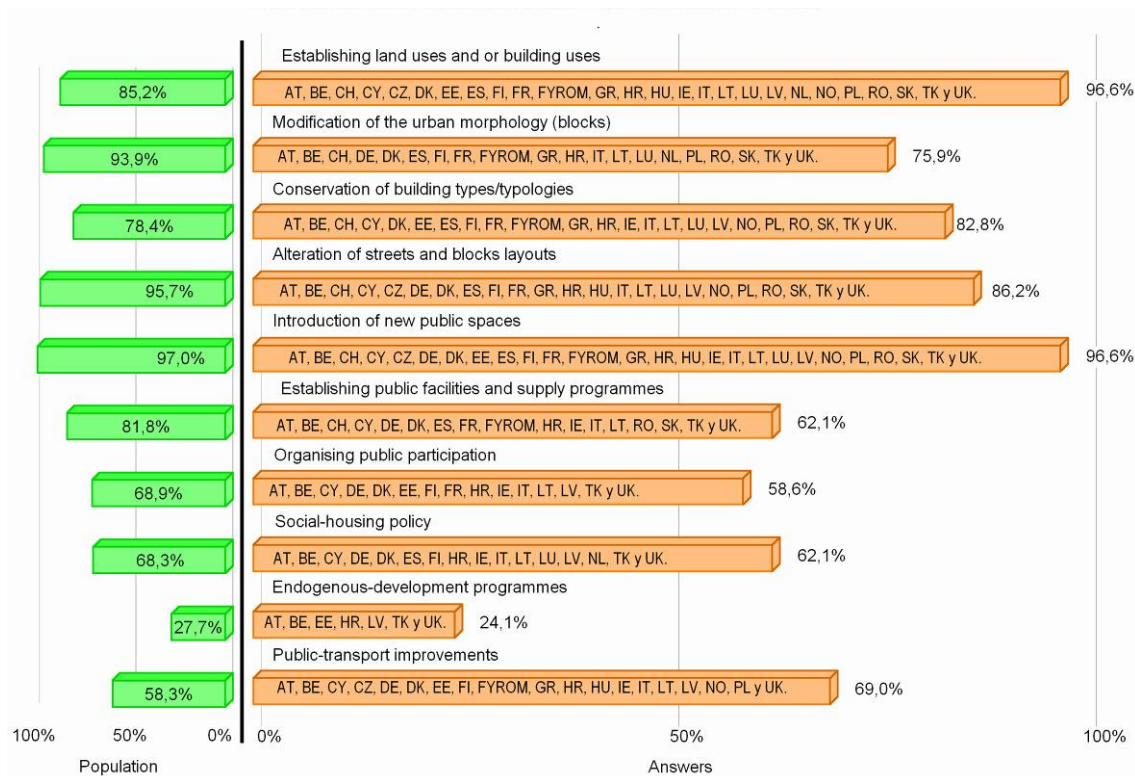
12.4. Are the regeneration initiatives included in urban-development plans managed and funded by local authorities as part of their planning or do they need to seek support from national or regional programmes and funding?

This question refers to the degree of local autonomy with respect to regeneration and, implicitly, to the possible degree of coordination of the initiatives of this type in town planning which is generally a local competence.

From the answers received we must conclude that, in terms of urban regeneration, a model of power sharing is completely prevailing, in which the initiative and project management correspond to the local level, while the financing may (or may not) be shared by the local powers and one or more of the higher levels of the public administration.

There are, nevertheless, exceptions to this model. In these cases, local self-financing is the rule (Austria and Finland) and the use of state or European funding occurs only when justified cases (Austria and Slovenia).

12.5. In your country, does urban development planning affect the following issues?



Mostly, represented by 96.6% of the countries surveyed, "urban plans" involved, especially, the introduction of "new public spaces," as is assured by those countries which constitute 97% of the population. There is also a majority of answers (96% of the countries surveyed, representing

85.2% of the population) on which the essential issue of urban planning is to establish urban land uses .

Urban planning is related with the "alteration of streets and blocks layouts" in 86.2 % of the countries, accounting for 95.7% of the population, and with the "conservation of building types", in 82.8% of the countries, with 78.4% of the population.

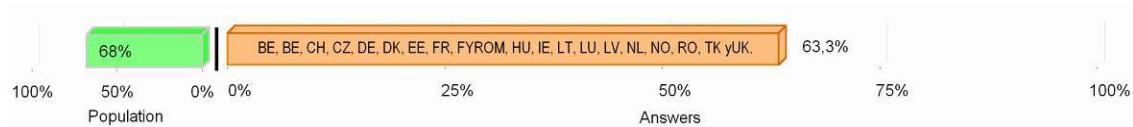
However the organisation of "citizen participation", constitutes one of the lowest percentages when compared with those reported, as it is supported by only the 58.6% of the countries surveyed, representing 68.9% of the population.

The improvement of "public transportation" and "social housing policies" are also highlighted. The first is confirmed by 69% of the countries surveyed, representing 58.3% of the population, while the second is recognised by 62.1% of these countries, which represent 68.3% of the population.

F. MONITORING OF URBAN-REGENERATION POLICY

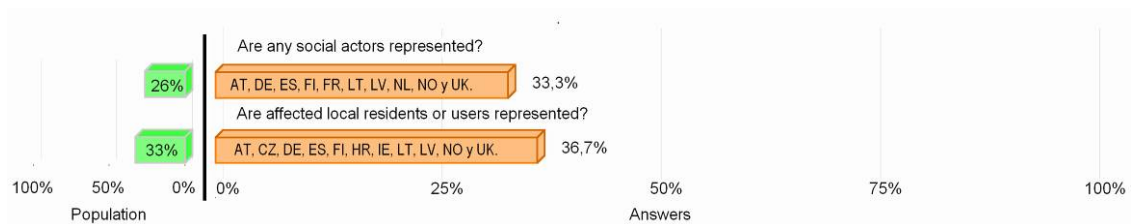
QUESTION 13. MONITORING

13.1. Is there a monitoring or assessment system in place for urban-regeneration policy and programmes?



63.3% of the countries surveyed, representing 66% of the total European population, say that "they do have some system of monitoring or assessment," for "integrated urban regeneration" Policies and Programmes"

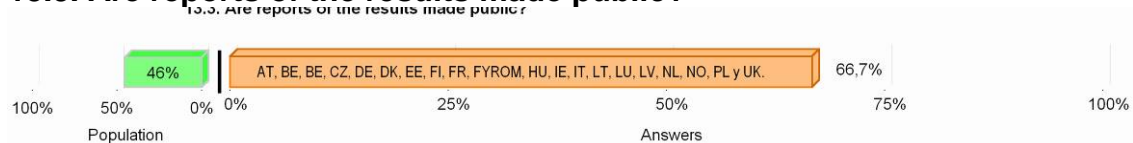
13.2. At the body or bodies responsible for this monitoring or assessment: Are any social actors represented? Are affected local residents or users represented?



However, the answers confirming that social partners or representatives of affected citizens were involved in the monitoring or evaluation of these policies are more rare. Only 33.3% of the countries surveyed, representing just 26% of the European population, answered that "social agents" are indeed represented in these assessment processes.

Regarding the involvement of "affected local residents", the figure is slightly higher but not by much. In this case 36.7% of the countries surveyed, with 33% of the European population, confirm that affected inhabitants are represented in the monitoring and assessment process..

13.3. Are reports of the results made public?



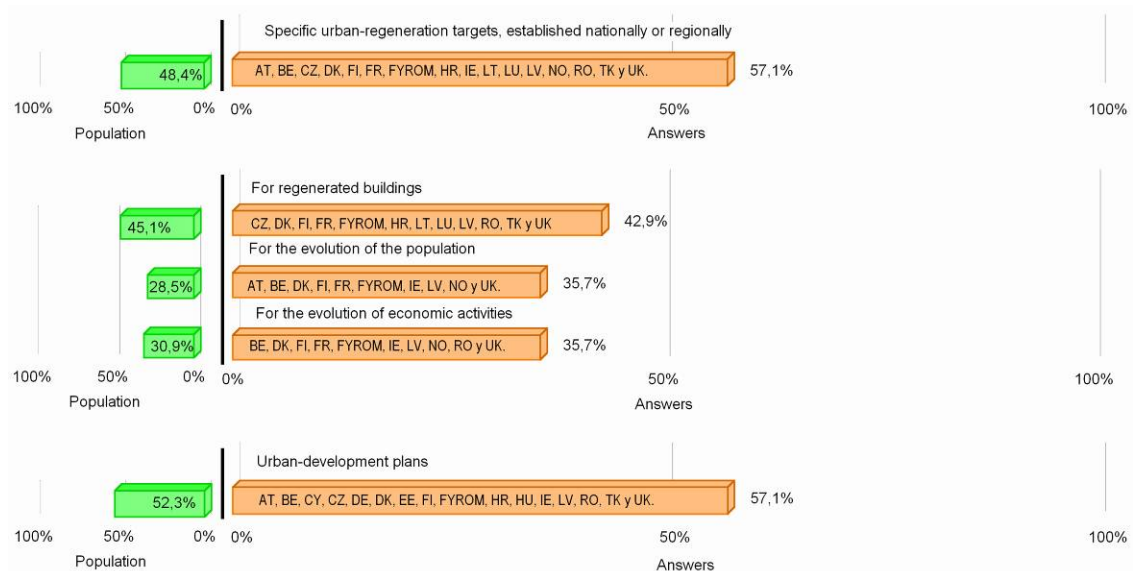
The results of this monitoring are usually made public, although not in the majority of European countries.

This is at least confirmed by 66.7% of the surveyed countries, even if those countries do not reach, in population, half of Europe (46%)..

QUESTION 14. ASSESSMENT TOOLS

14.1. Please indicate the tools that are used in your country to assess the results of urban regeneration:

We asked about how the "achieved goals" are measured, at national and regional levels; according to the "urban plan"; pre-established indicators system: housing "price trends" observatory; observatory of "urban vulnerability and quality of life" observatory; even if "discussion forums" were created.



As regards to the existence of tools related to the verification of compliance with the "objectives of urban regeneration", 57.1% of the surveyed countries, representing 48.4% of the European population say they have used them, specifying that the scope has been verified as follows:

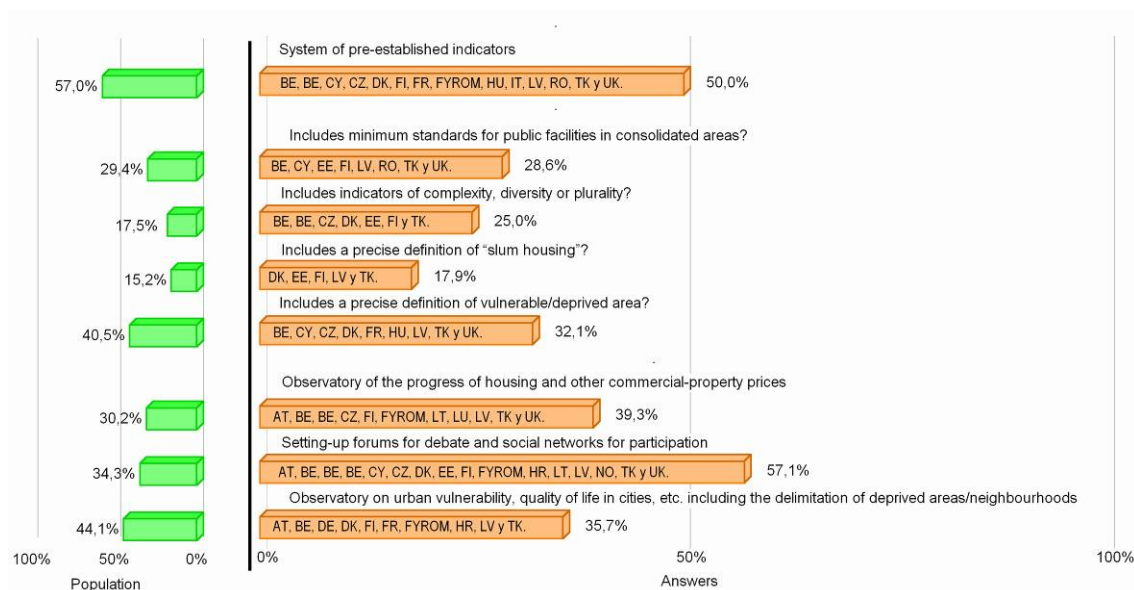
- As regards to "regenerated buildings", 42.9% of the surveyed countries, representing 45.1% of the population, say they have met these objectives.
- Regarding the "evolution of the population", 35.7% of the countries, 28.5% of the population, confirm that they have met the objectives in this field.
- The same can be said of the "evolution of economic activities", confirmed by 35.7% of the surveyed countries, representing 30.9% of the population.

In this sense, it can be said that the achieved objectives are not high, barely on average, 50% of those raised.

As regards the "urban development plan", 57.1% of countries, 52.3% of the total European population, confirm that they have met these objectives.

In regard to the "established indicator systems", we can conclude the following:

- When asked if they include "minimum public facilities standards in consolidated areas", 28.6% of the surveyed countries confirmed it, representing 29.4% of the population.
- 25% include "complexity indicators"
- 17.9% include a precise definition of "slum housing"
- and 32% includes a precise definition for "vulnerable areas"



The observation of the "evolution of housing and prices" is followed by 39.3% of the surveyed countries, while "urban vulnerability" observatories exist in 35.7% of countries. However, "discussion forums" were the ones that achieved the highest level of support, confirmed by 57.1% of the countries surveyed

In this sense, we can say that all that has to do with monitoring of the performance of "integrated urban regeneration" as well as the implementation of indicators to verify the results, is not a widespread practice in the European Union.

QUESTION 15. DEFINITION AND OBSERVATORY OF DEPRIVED AREAS/NEIGHBOURHOODS

15.1. Does your country have any objective definition of "deprived area/neighbourhood"?

Among the EU Member States that have answered the questionnaire, very few have a fixed definition of "deprived area/neighbourhood" or similar (United Kingdom, France, Slovenia, Cyprus, Holland, Portugal...). Other decentralized countries might be added where a definition of deprived area/neighbourhood or similar is formulated effectively by the regions (Germany, Belgium, Spain...).

On the other hand, some countries answer the questions referring to the establishment of several effective indicators at state or regional level – or even local – for the regulation of the application of funding for urban regeneration, although this is not necessarily linked to urban deprivation (as in Poland, for example). It is also quite frequent among the answers, to make a reference to definitions or indicator systems set specifically for the management of some very specific urban regeneration programmes (Italy).

Other countries declare being through processes related to the creation of a common definition of "deprived area" (Lithuania, Spain...). As for Spain, with the aim of building a national observatory of urban vulnerability, an specific research carried out by the Ministry in 1996 (with data of 1991 census) is being updated (with 2001 and 2006 data) in order to define and identify deprived areas in Spain.

15.2. Please list and briefly explain the quantitative, statistical and/or qualitative criteria used to define "deprived areas/neighbourhoods" in your country.

Opposed to the broad scope of cases resulting from the existence or non-existence of an institutional definition of deprived areas/neighbourhoods, from their applicability and from the distribution of powers between the different administration levels, a clear common set of characteristics can easily be found in the answer to this question in relation with the quantitative, statistical and/or qualitative criteria used to define “deprived areas/neighbourhoods”. Among the most frequent are: unemployment, income level and social problems (poverty, school failure or illiteracy, immigration, age profile, crime rate...), but also: environment and housing quality (facilities, size, age, occupancy rate ...), rate of access to housing and services, presence of social housing and housing appreciation. Occasionally, health-related indicators are also mentioned. In particular, in Slovenia, deprived areas are matched to brownfields, but an indicator system has not been established; the Czech Republic refers to European regulations; in Cyprus it is related to deprived historic places and urban neighbourhoods adjacent to United Nations Buffer Zone.

As for Spain, the research conducted by the Ministry with reference date to the 2001 Census, established the following criteria to identify “deprived urban areas”: unemployment rates, illiterate and uneducated population, population living in dwellings with no toilet or bathroom and extra-communitarian immigration. As for Catalonia, the indicators to determine “urban areas of special needs” are related to real state being underrated in relative terms, the preservation of facilities and buildings, population density and accelerated demographic change, socioeconomic characteristics of the population (dependency, extra-communitarian immigration, pensioners, unemployment, education level, risk of exclusion), lack of green areas, public transportation and parking, and level of economical activity.

15.3. If your country has any kind of observatory — at a national or regional scale — on urban vulnerability, living conditions and quality of life in cities or that includes deprived areas/neighbourhoods, briefly describe its objectives and content.

Parallel to the scarce number of positive answers in relation to the existence of a state definition of deprived areas/neighbourhood, few countries have a national or regional observatory on urban vulnerability, living conditions and quality of life in cities. Among the positive proposals, outstand those of France (ONZUS, national), United Kingdom (national and regional observatories), Germany (all levels of administration) and the Czech Republic. Others, such as Austria or Spain, declare the recent and forthcoming creation of such an observatory or a specific research body.

On the other hand, in the overall set of answers given to this question in the questionnaire, unspecific attitudes referring to the existence of urban observatories that are not specifically directed to urban vulnerability, living conditions and quality of life in cities are more common. Other answers refer to the existence of observatories or public bodies specialized in the analysis of other variables with some affinity with the problem of vulnerable urban areas (Italy, Ireland...)

15.4. Is there any connection between the deprived areas/neighbourhoods included in this observatory and the urban-regeneration policies developed through the programmes and operational instruments/plan aforementioned?

The amount of positive answers is even lower in this last question of the series corresponding to the definition and existence of an observatory of deprived areas/neighbourhoods. Only France, Belgium, the United Kingdom, Holland and Portugal recognize a close connection between deprived areas/neighbourhoods included in their observatories and urban-regeneration policies. In some cases, there exists a general relation between urban research and the formation of urban plans (Austria...). In others, it is highlighted, that even if there are no observatories, indicators systems that allow a close connection between urban regeneration polices and deprived areas/neighbourhoods (Denmark, Cyprus, Spain) have been established.

QUESTION 16. GENERAL ASSESSMENT

16. Please define, as succinctly as possible and in accordance with official reports on monitoring or results, the general assessment of urban-development policy in your country over the last few years (please indicate the specific period in question).

There are very few questionnaires that truly answer with a synthesis of a general assessment of urban-development policies in accordance with official reports on monitoring or results, and, which is even more striking, in none of those cases, the appreciation is positive in general terms.

France declares that the National Programme of Urban Renovation, after some delays accumulated during the very first years, has speed up strongly since 2007 and that the measures of the ONZUS indicators since 2003 reveals:

- some difficulties of the young people living in the ZUS (critical urban areas) to access to the employment market;
- a slowdown of the economy is observed in the context of crisis;
- the incomes of the inhabitants remain low;
- the success at school "is in progress".

United Kingdom says that, "while individual regeneration programmes have tended to offer good value for money, there is a broad consensus that the delivery landscape is too complicated and cluttered, and that there are too many programmes and reporting mechanisms to permit effective co-ordination. There is also a sense that programmes are often too short-term to effect change, which (particularly for major capital programmes) may take decades to deliver results"

Portugal has, to some extent, its current "Policy for the Cities POLIS XXI" (that includes "Partnerships for operating in Urban Regeneration/Regional Operational Programmes") as a result of several previous experiences in urban regeneration programs. URBAN, PROSURB, Expo'98 have "paved the way for today's Portuguese urban policy".

In Spain, there are regular reports about the "Housing and Rehabilitation State Plan 2009-2012" and recently, it has been presented the Report of the Housing Sector, which presents the first partial outcomes of its urban regeneration measures, showing that up to 153% of its objectives have been already achieved regarding the implementation of the agreements with the regions for the development of the Urban Rehabilitation Areas foreseen in the Housing and Rehabilitation State Plan 2009-2012, besides 43.724 refurbished dwellings and 26.949 jobs resulting from an investment of 110 million Euros from the Special State Fund for the Dynamization of Economy and Workforce (Plan E) to finance housing regeneration and urban spaces starting in 2009.

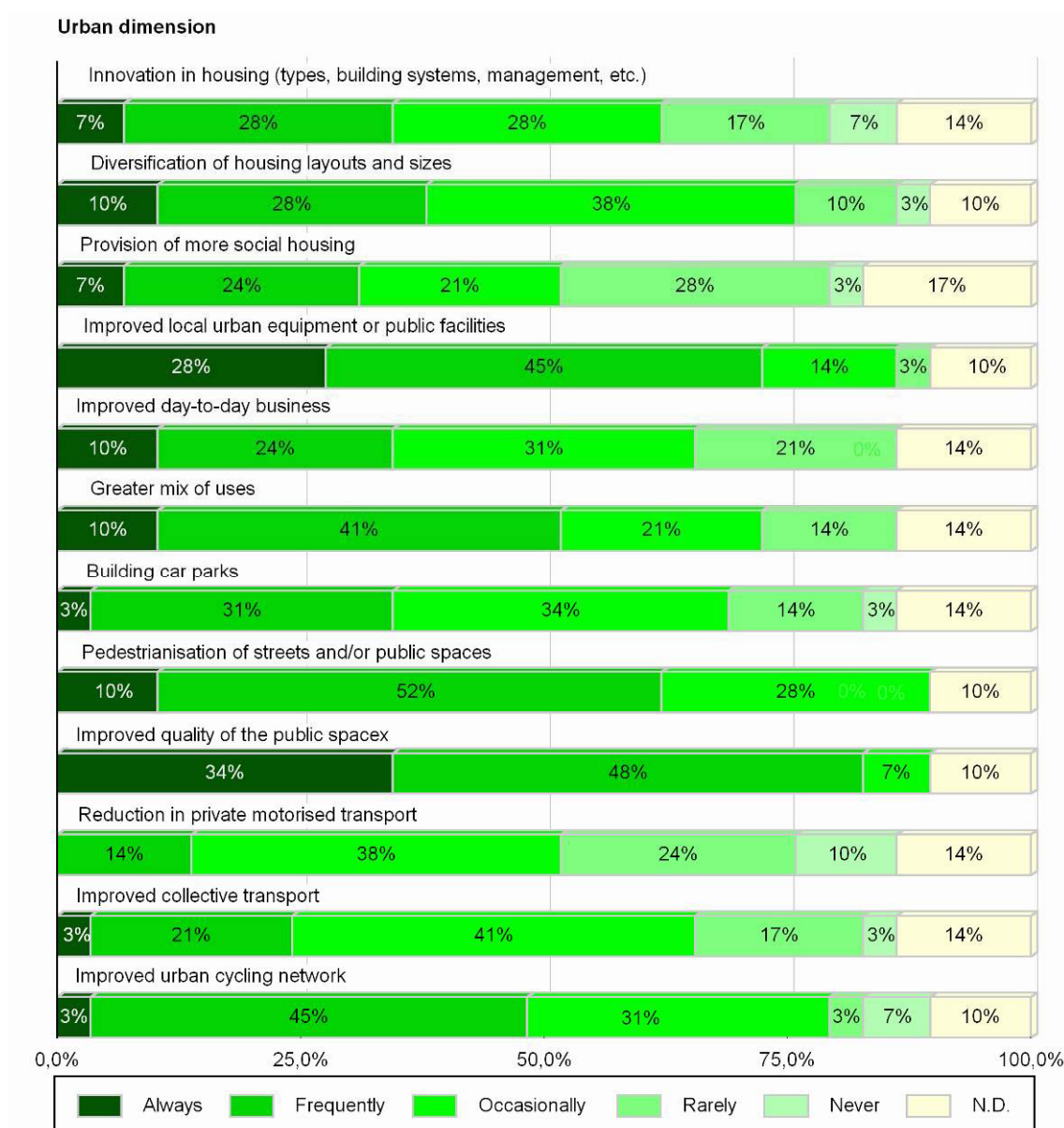
G. GENERAL RESULTS

QUESTION 17. EFFECTS OF URBAN REGENERATION

17. Please rate the extent, to which urban regeneration in your country has had the following effects:

We have considered three types of effects that have been, or not, expressed upon the completion of "integral urban regeneration" projects. These are "effects on the urban fabric", the "social effects" and the "economic effects".

Effects on urban fabrics:

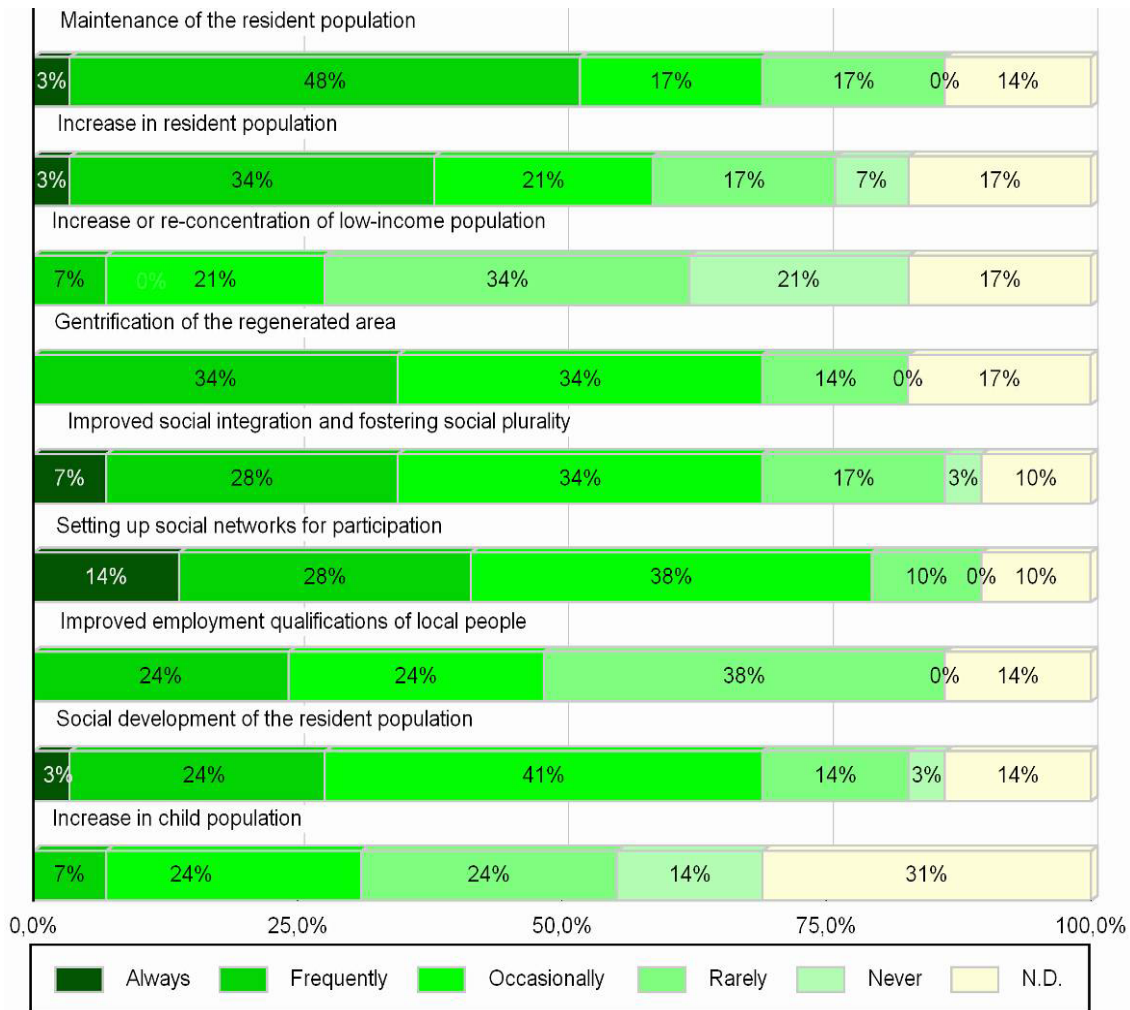


Among the effects always produced are noteworthy those that "improve the quality of public spaces", that is, at least the case for 34% of the surveyed countries: If we add, those that noted that this occurs "often", 48%, we have that 82% of the countries surveyed confirm this type of effect.

Next in importance is the "improvement of urban equipments and public facilities". Those that say "always" represent up to 28% of the surveyed countries. And if we add to this the percentage of countries who answered "frequently", 45%, we find, in the end, that 73% of countries confirm this result.

One of the less significant effects, noted only occasionally for 41% of the countries, is the "improvement in public transport". In relation to this, the "reduction in private motorised transport" is only listed as occasionally by 38% and very rarely by 24% of the countries surveyed.

Social effects

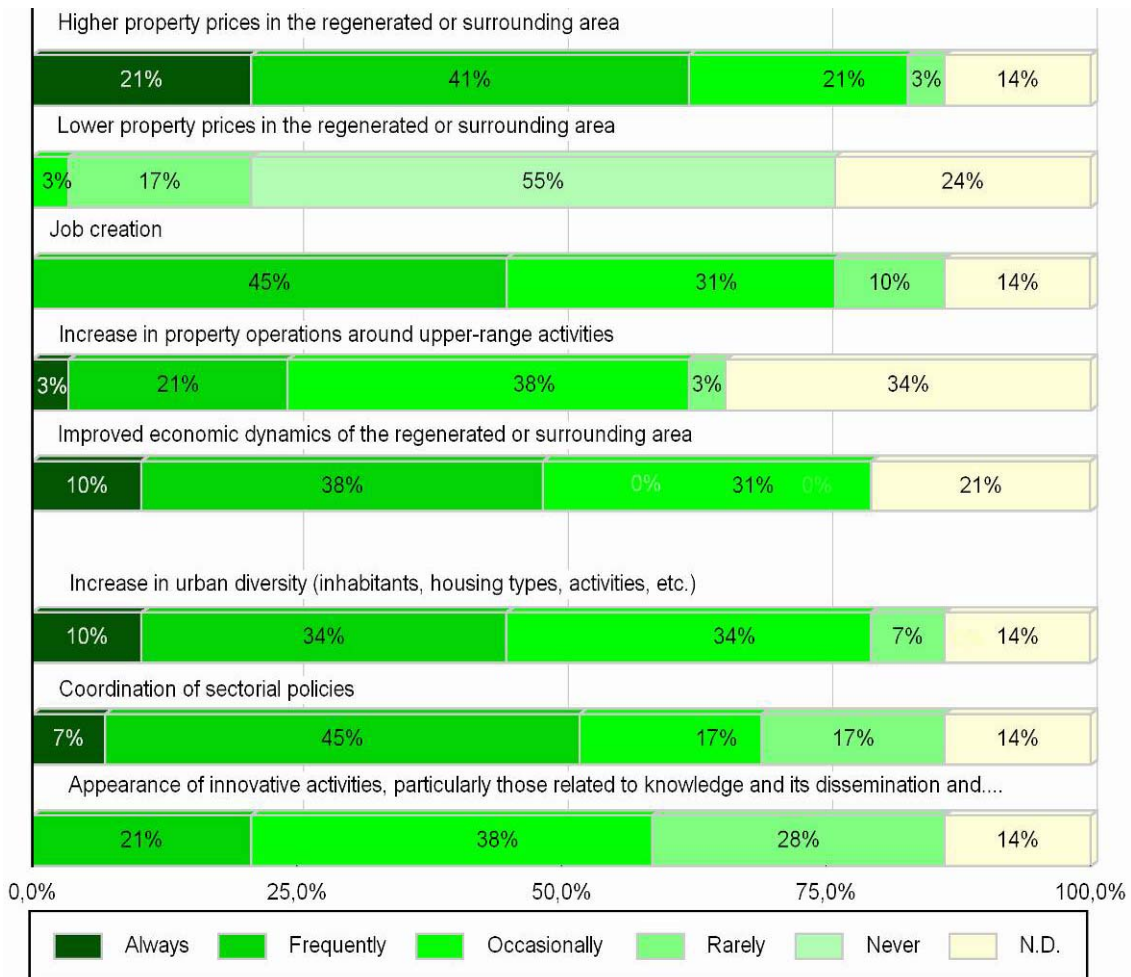


The most noticeable effect, with the highest percentage, is the "setting up of social networks for participation". Although this percentage is not particularly high, as only 14% of the respondent countries confirm that is always produced, the effect is the most observed. If we add this percentage to the other, which speaks of simple "frequency" of this effect, 28%, we find that up to 42% of the countries surveyed confirm the effect of the creation of social networks.

Other effects only occur frequently or above all, occasionally. The "increase or re-concentration of population in low income levels", for example, is only confirmed as a phenomenon rarely expressed, as expressed by 34% of the countries surveyed. And, occasionally, another 21%.

Gentrification was confirmed by 34% of the countries, showing that it occurs with some frequency. On the other hand, 48% of the surveyed countries answered that the maintenance of the resident population is produced frequently, which does not fit properly with the fact of no increase in low-income population. It's likely, that the increase indicated the resident population refers to those social sectors that have managed to cope with the costs of operations undertaken

Economic effects



The "economic impacts" are more conclusive and may better clarify the "ambiguities" detected in the two previous questions. The most significant aspect is the "increase of real estate prices in the regenerated areas or its surroundings". 21% of the countries surveyed confirm that this rise occurs always, while 41% answered that it happens frequently. We can say, therefore, that for 62% of the countries surveyed, the rise in real estate value is a phenomenon that always or frequently accompanies "urban regeneration" processes.

In return, the "fall in housing prices in a regenerated area or its surroundings", is not a phenomenon that accompanies this process of "regeneration". For 17% of countries surveyed it occurs occasionally, for 55% it is very rare, and 24% state that it never occurs. We can, therefore, conclude that for 79% of the surveyed countries the decline in property values is not something that usually accompanies the "urban regeneration" process.

We also enhance the improvements of the "economic dynamics of the regenerated area", driven, we assume in most cases, primarily by the "tertiary sector". 10% of countries confirm that this phenomenon always occurs, while 38% confirm that it happens frequently, which may mean that for 48% of the surveyed countries, the deployment of tertiary sector activities in the regenerated areas is a common phenomenon.

QUESTION 18. CONTRIBUTIONS AND DISSEMINATION OF THE NATIONAL EXPERIENCE IN URBAN REGENERATION

18.1. Please indicate any major contributions, new developments or unique features of the urban-regeneration policies developed in your country that you consider to be potentially relevant on a European scale.

The diversity of national contexts and experiences in urban regeneration policy, together with the openness of the question about the main contributions, innovations or unique features of the urban-regeneration policies that could be considered potentially relevant on a European scale, have produced the reception of scattered answers.

United Kingdom summons the long history of his activity in urban regeneration and points out that there is recognition of the fact that one-size-fits all approach will not work and that physical regeneration and investment in people are complementary activities that need to be co-ordinated locally or sub-regionally. Besides, UK points out as the main contributions and developments during the last decade:

- holistic strategies to tackle urban deprivation and promote urban renewal, building on the lessons from the “Single Regeneration Budget” about the need for local flexibility to meet the unique challenges that affect distressed areas;
- new partnership structures developed locally through “Local Strategic Partnerships” and across functional economic areas through Multi-Area agreements;
- “new flexibilities” granted to allow different areas face the “major barriers to change”.

France, meanwhile, responds by referring to the creation of a national fund for urban renewal allocated to local authorities on the basis of an urban renewal project for deprived areas; a partnership between the national agency (ANRU) and local authorities formalized by a multi-annual agreement (5 years); and a national review of the projects by the ANRU partners that allows an improvement of the quality of those.

Belgium states that, in Flanders, the concept of regeneration (*herwaarderingsgebieden*) is being developed since the 1980's., and in 2002, a “Decree on supporting Urban Renewal Projects” has been approved, granting cities for innovative urban renewal projects; in Brussels Capital Region, since 1995, the «*contrats de quartier*» have been redefined as an “operative” and “evolutionary” tool in relation with the necessities of social equipment, whereas some projects which didn't find funding in the regional or European programmes, could be accomplished as socially innovative urban pilot-projects with Federal Program's funds.

Germany points out as unique features: population loss, ageing of inhabitants and “higher ecologic standards for modernisation of housing stock”. Italy insists on the integration between physical/spatial and social/economic objectives, whereas Hungary highlights their efforts with “anti-segregation” measures.

Austria mentions the incorporation of considering gender as a part of urban planning and urban renewal. Finland names the sustainable character of their urban development policies and the low age of their urban building stock as factors that downplay on the importance of the regeneration activity in this country. Czech Republic insists on its active role in different European Community initiatives and its experience in the “Health Cities Network”. Denmark emphasizes their integrated programme that brings together physical improvements with social and cultural programmes, and which is implemented in municipalities. Estonia, where the issue of deprived urban neighbourhoods still do not claim much attention, is developing since 2008 the “Development of Urban Areas” programme. Lithuania, meanwhile, inform of its integrated territorial planning documents (comprehensive plans).

Spain considers as its major contributions to urban regeneration: the experience in the recovery of cities in the 1980's by means of urban master plans and the self-management of residents,

the “vertical” coordination among the three levels of its public administration, the progress made in introducing the integrated approach to urban regeneration in several regions (Catalonia, Balearic Islands) and implementation of urban regeneration programmes in an context of absolute private housing ownership.

Finally, it is interesting to observe that some countries that recognize an initial stage of urban regeneration policies, such as Poland, mentioned the influence that the experiences of France, Germany or the United Kingdom are having on their formation.

18.2. Based on the accumulated experience in your country, what — in your opinion — are the key elements for the success of integrated urban regeneration?

Although the answers to these questions about the key elements for the success of integrated urban regeneration are necessarily very much influenced by the diversity of contexts and experiences in each country, the results obtained present some repeated coincidence, which can be interpreted as a certain degree of implicit agreement on the desirable characteristics of urban regeneration. The most frequently mentioned as important elements can be synthesized as follows:

- Division and coordination of responsibilities among the three levels of the government (Germany) and the commitment and monitoring of public operators throughout the whole process of regeneration (Belgium, Greece...), the importance of projects based upon multi-level governance, the capacity of government agencies involved and the operation of the technical teams (France...).
-
- Local management capacity (Belgium, Czech Republic...), especially in a transversal sense or “horizontal” coordination (France, ...) to conduct, monitor and assess regeneration projects. In fact, several countries stressed the importance of strengthening local capacity building (United Kingdom...) by providing cities with tools, financial support and expertise (Poland...)
- Effective mechanisms for coordination (United Kingdom, Spain...), both between public agencies (Belgium) and public-private (Belgium, United Kingdom, Estonia...) and in general, cooperation, coordination and communication among all potential stakeholders (Hungary, Greece...) and since the beginning of the projects (Italy).
- Support, involvement or participation of the resident population or developing economic activities in the area of intervention (Belgium, United Kingdom, Ireland, Austria, Czech Republic, Greece, Estonia...).
-
- Facing urban regeneration problems in the appropriate scale (United Kingdom) in specific limited spatial contexts subject to a unitary and global vision or strategy, and also from its inter-scalar perspective (Italy, Spain). It is important to frame interventions in global strategies or structural plans (Hungary, Spain...)
- Availability of financial resources (Hungary, Estonia). Some countries insist on the fact that resources should be concentrated and focussed on areas which need them (United Kingdom) and also sequenced properly in time (Spain).
- Functionality of the regulatory framework (Austria, Spain, Slovenia, Estonia).
- Integration of different sectors or ambits of public action (Ireland, Spain, Latvia, Greece, Lithuania, Denmark and Estonia) and especially the establishment of a strong relationship between urban planning and infrastructure plans (Italy) or development plans (Estonia).
- An appropriate time programming (Spain, Greece) and a long term perspective (the

United Kingdom, Greece), considering the need for a clear economic future which can support over time the changes introduced by urban regeneration (the United Kingdom).

- Maintenance or promotion of housing supply (Ireland) and of the social profile of the area of intervention, protecting it from the social (gentrification) or functional specialisation processes (invasion of tertiary activities, theme-park conversion for tourism and/or trade, etc.) (Spain).
- The importance of urban design (Ireland, Estonia).
- The significance of involving the private sector (the United Kingdom).
- Investment profit (Latvia).
- The importance of preventive factors, especially an urban structure of small, well administered cities within the framework of the welfare state which makes the economic differences among population smaller (Finland).

18.3. As an example, please name 2 or 3 specific integrated-urban-regeneration initiatives developed in your country that could be considered as being model or “best practices”.

The number of integrated-urban-regeneration initiatives which have been considered exemplary or “best practices” is very large and varied and impossible to reduce to a short number of outstanding cases. Nevertheless, a classification is possible based upon the generic urban characteristics of the areas subject to regeneration:

- Brownfields of mining, industrial or infrastructure areas (Germany, Poland, Belgium, Ireland).
- Old quarters, central areas, deprived old quarters (Germany, Finland, Luxembourg, Lithuania)
- Historical centres and archaeological sites (Italy, Spain, Greece)
- “Urban gates” and the surroundings of railway stations (Italy)
- Neighbourhoods and suburban residential areas (Germany, Austria)
- Areas or neighbourhoods of state-subsidised housing built in (approx.) 1945-1975 (France, Spain)
- Global regeneration programmes for cities (Lithuania, Spain, Ireland, Austria)

3. WORKING CONCLUSIONS

CONCLUSION 1: ON THE SPECIFIC NATURE OF INTEGRATED REGENERATION

The great variety of intervention forms, funding mechanisms, regulation tools and levels and fields of competences involved in the processes of urban regeneration in European cities (not to mention the plurality of combinations and roles assumed by the private and public actors involved, or the explicit objectives, to a greater or lesser extent, pursued) probably composed the most eloquent testimony of the fact that we are in the presence of a practice which is far from being an institutionalised activity and which clearly suffers the lack of a sufficiently precise and widely assumed background and of an experienced operational framework with a reliable fine-tuning. Despite all this, one of the most significant conclusions resulting from the analysis of the questionnaire on integrated regeneration (whoever it is understood in each country -which indeed is also a cause of considerable confusion-), is that it has an instrumental and specific nature. This means that, in all cases, it is considered merely as an instrument which is limited to dealing with specific questions and problems of very particular ambits and that, far from leading to or inspiring global approaches to the city, reduces its field of action or application to a limited repertoire of scenarios and situations.

Indeed, since it is just considered as an instrument, its functions are mainly to develop specific aspects in particular ambits of the city, either as a tool that directly runs certain sectoral policies, or as planning tool (of a certain special nature) aimed to develop plans and programmes for certain ambits conceived for the city as a whole and which generally guide its growth.

Its fields of intervention may also be very diverse, from those related to the management of cultural heritage (often just interested in cultural aspects, in identity or simply related to the tourist industry) to those which seek improvements in facilities, public spaces or transport. However, there are many intending to implement certain housing policies which, in turn, may pursue different purposes. Hence it can be said that urban regeneration, more or less integrated, has become an instrument for the implementation of housing policies in certain neighbourhoods, but which neither imbues nor directs the policies of the city as a whole, although its operating principles and its decisions may have decisive effects on the current growth of the whole city itself, on its needs, on its transport patterns and on the general efficiency of the whole urban system, not to speak of social cohesion and other questions which might affect the democratic quality of our cities.

On the other hand, the particular “integrated” approach to “urban regeneration” which can ensure the “integrative” effect is often missing. In many cases, quite the contrary, “urban regeneration” might be contributing to the “social disintegration”, as expressed in the context of a segregated organization of space, enhanced -among others- by the sort of urban regeneration policies that is being undertaken. However, on other cases, specific “social integrated policies” accompanying some other “regeneration” operations can be observed, affecting especially deprived neighbourhoods, although in these cases, what is rarely questioned or avoided is the marginal status of these neighbourhoods.

CONCLUSION 2: ON THE RELATION BETWEEN THE ADMINISTRATIVE ORGANIZATION OF THE COUNTRY AND THE REGENERATION URBAN POLICES.

In those countries where the administrative centralization grade is very high, like in France, we can see the regulatory frameworks emanating from the central government in the decisions taken concerning regeneration operations, revealing a strict compliance with these contents. On the contrary, in those other countries where a widespread territorial decentralization is evident, all the urban planning decision taken by the diversity of regional or local actors, often contributes to greater conceptual dispersion.

CONCLUSION 3: ABOUT THE INTEGRATED NATURE OF THE URBAN REGENERATION

What presents no doubt is that these ways to procedure or intervene in the problems of the city, whatever its type may be, constitute fragmentary and partial approaches (often strictly) whose consequences on the whole the city are difficult to be evaluated because they are not inscribed in a general framework which considers the city as a whole and designs strategies of a greater scope. In some cases, palliative protocols or opportunity ones in others are followed, without having a comprehensive view of the entire urban organism: without being able to estimate the social and economic effects of these specific operations on the whole city and its territory. Nor is there a vision or an overall planning strategy framework in which the necessary actions and policies are integrally coordinated and formulated. Less common is the opposite case: in other words, in almost no case does the culture of integrated urban regeneration, which as noted is at a very elementary stages, which guides or inspires its own comprehensive strategy of urban development in the whole city.

The questionnaire can also show the possible grouping of the envisaged actions in urban regeneration processes in two groups: one, more focused on physical intervention (on buildings, housing, public space and/or infrastructure), and another, focused on the actions of a social or socioeconomic nature. The realization of the difficulties of coordination between the actions of both subsets shows the lack of truly integrated approaches addressing all the dimensions of urban problems which exceed sectoral and partial approaches

CONCLUSION 4: ON THE TYPOLOGIES OF THE URBAN REGENERATION OPERATIONS.

But in fact, this diversity observed does not prevent the most frequent regeneration operations from being grouped, around two main types:

- First, those which act in central areas such as historic districts or neighbourhoods of the traditional city (to a greater or lesser extent in decline), whose results can confirm gentrification processes (and hence the replacement of the original population) or new centralities and functional specialization (and hence, the replacement or removal of the traditional activities of daily living).
- Second, those which coordinate various programmes and policies of social and housing improvements in so-called “vulnerable” or “deprived” areas.

Those that fall into the first type are, generally speaking, new central operations associated with the development of programmes of new economic activities or with substantial changes in the social content of the area and in which real estate benefits play a decisive role. These cases often include the use of mixed formula in which private and public property developers become partners to overcome the economic and legal difficulties which are characteristic of such operations. In general, as is clear from the protocols used, we can say that transferences of public resources to the private operators often occur in these cases (to a greater or lesser degree) and, ultimately, to the beneficiaries of the operation: ultimate users and owners. These operations frequently entail evictions, rises in property values and, processes -more or less intense and more or less delayed in time-, of exclusion of the lowest-income population and of the least competitive (although not the less necessary for daily living) activities.

In general there is no evidence neither of the analysis of the performance or of rigorous and systematic assessments of the medium and long term impact of such operations, which, on the other hand, are usually very positively assessed in the answers provided in the questionnaires.

Those which formed the second group can be considered as a sort of “standardization” process, since their main objective is to mitigate potential social conflicts and to reduce the distances that separate living conditions in the most deprived neighbourhoods from those other of mid-range or “normal” range, especially in housing, public spaces, education and transport terms. Frequently, these second type of interventions are related to processes of integration of immigrant population. These operations, of low interest to property developers, are usually

carried out by public authorities but also use to involve users -if they are owners- in funding. Unlike what happened in the first group, here the demographic and social contents of the areas are usually maintained, contributing to the stability and thus to the consolidation of a pre-stratified social space.

There are also interventions which could be considered intermediate in character although their actual effects and their objectives are closer to those of the first group. Indeed, they are becoming more numerous and consist in the transformation of certain semi-abandoned industrial neighbourhoods (usually called "brownfields") occupied by vulnerable population and / or by obsolete activities which, due to the particular evolution of cities, have "improved" their position in the hierarchy of the social and functional space of the city. In these scenarios of vulnerability (in which they look more alike to the second type of interventions) there is a discrepancy between the existing social content and activities and those that could potentially be assigned to them by the evolution of the city, which are clearly closer to those that can be observed in the interventions of the first group. This divergence is generally resolved under regeneration formula based on processes of gentrification, more or less attenuated,, and relative changes in the economic activities that entail more or less substantial expulsions of the population, and that sometimes includes partial rehousing.

CONCLUSION 5: ON THE RELATION BETWEEN URBAN REGENERATION POLICES AND THE URBAN PLANNING.

In general, the relationship between "urban planning" and "urban regeneration" policies is often scarce, if not insufficient. The adoption of "urban regeneration" as a practice has aiming to have a real impact on the whole "city model", should involve thinking, an alternative real estate model to the prevailing and current model, which is just based on the extensive occupation of land, but this is not clear in most European countries. .

CONCLUSION 6: THE CITY AS AN ECONOMIC INSTRUMENT COMPARED TO THE CITY AS A SOCIAL ORGANISM

The questionnaire responses tend to show views of the city and its parts as purely economic instruments and, more specifically, in the service of a certain prevailing view of the economy and their productive and accumulative logics. Interventions which are associated with regeneration projects are often marked by their economic interest, insofar as the social prestige and the range of the area involved (derived from its position in the economic and social space of the city) allow either the direct incorporation of these "economies" which consist mainly of values of location and prestige for specific activities (including certain residential formulas) especially sensitive or willing to receive such benefits, or, to accomplish this appropriation of values by means of operations of a distinct real estate nature and content; but often do both things simultaneously. Sometimes, these economies have a more mechanical or functional nature and derive directly from the position of the ambit in the transport system: that is to say, of the degree and quality of its accessibility and good connection with the traffic system of the city.

In any case, these "productive" qualities of the area under regeneration tend to hide or exclude other qualities more related to the needs of the economic and social reproduction of their inhabitants and are usually less competitive, but not less necessary. In fact, it is unusual that such aspects have any relevance in urban regeneration programmes, especially in those included within the first type in Conclusion 4. It can be said that the most common regeneration protocols are seriously impair to the organic properties and qualities of the urban fabrics subject to intervention, which thus loose a good deal of its reproductive capacities and, consequently, a large part of its efficiency in terms of sustainability. That is to say, these fabrics become more profitable in the short term but economically less sustainable and more costly in the long term, for the whole economy of the city. This is yet another reason to claim for a truly integrated global approach, view or overall city strategy in regeneration interventions, and to suggest that

the principles of balance, complexity and sustainable efficiency, which are supposed to characterise the practice of “integrated urban regeneration”, should be fully integrated into the strategies of urban and territorial development and in the regeneration of the existing city. .