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HERITAGE

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ADAPTIVE HERITAGE REUSE: POLICY CONTEXTS ACROSS EUROPE

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This project has received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement No 776766

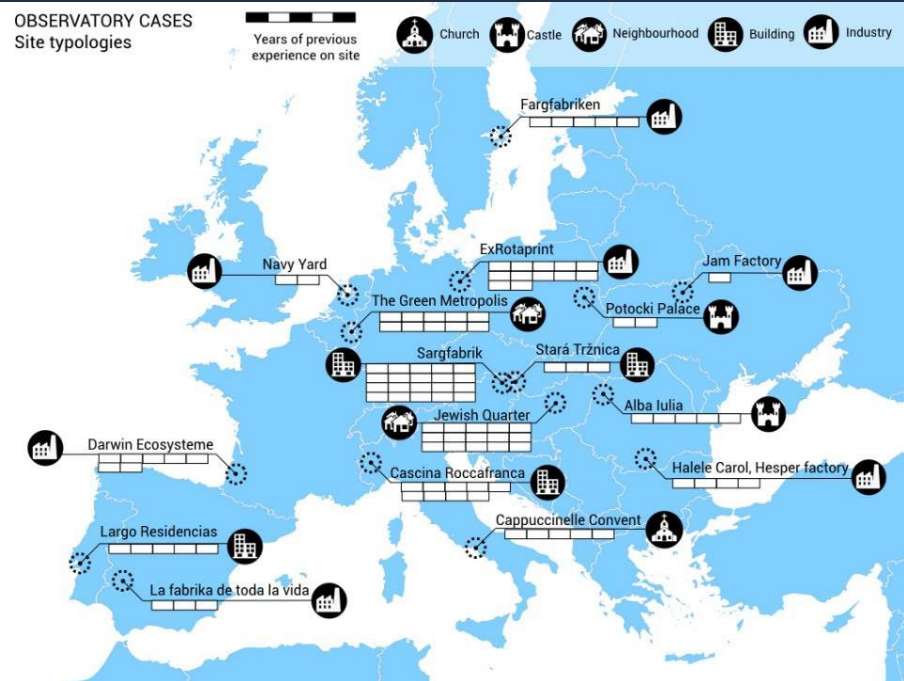


People. Places. Potential.

RESEARCH

- Macro level analysis and understanding of the institutional and regulatory context, as well as the funding and economic landscape of adaptive re-use of heritage across Europe
- Focus on the 15 countries, regulatory & Funding frameworks: Heritage, Planning, Building Regulation, Design, Culture, Sustainable, Participation, and more;
- Understanding system as well as identifying bottlenecks & barriers, supportive measures & good practice;
- Broad, inclusive heritage concept





AT Austria	HU Hungary	RO Romania
FL Belgium (Flanders)	IT Italy	SK Slovakia
EN UK (England)	NL Netherlands	ES Spain
FR France	PL Poland	SE Sweden
DE Germany	PT Portugal	UA Ukraine



GENERAL POLICY CONTEXT



- Adaptive re-use often **not included in policy** (not or very common practice)
- **Terminology varies** a lot, different terms & different practices
- **Heritage & Planning** domains
- **Other domains:** wide ranging, e.g. energy-savings programmes, crisis recovery acts, economic development, participation, culture and youth.
- **Links to major events / agreements:** financial crises, joining (leaving?) the EU, global goals (SDGs), 2018EYCH

GENERAL POLICY CONTEXT



- **Making exceptions** is not uncommon, though experienced and seen in very different ways, from deregulation, ‘grey zones’ and practices emerging ‘against the odds’ to discretion and collaboration.
- **Complexity and Contradictions** within the planning and heritage systems in terms of overlapping responsibilities and plans.
- **Lack of Coordination and Cooperation** between different levels/authorities.
- **Temporary reuse** can (if not supported by policy illegal, activism) show potential, protests demolition, or provides alternative

GENERAL POLICY CONTEXT



- Adaptive Reuse is often seen as a **catalyst for development:**
- Tool for **urban regeneration** of (deprived) urban areas, **quality of environment.**
- **Solving vacancy and restricting urban sprawl**
- Create more direct links between **heritage and (their) communities**
- **‘Political’ nature** seems often overlooked

GOVERNANCE



- What is protected is heritage, but **not all that is heritage is protected**, or protected in the same way.
- Heritage legally (i.e. listed building) is often **broadened by cultural and or planning policies** (historic environment, culture, intangible) and International conventions
- Character, significance, quality, in planning help adaptive reuse, **create a ‘grey zone’** where reuse is more likely, and protection more negotiable.
- Discretion (locally) is significant in defining **limits of acceptable change**.

GOVERNANCE



- **Process depends on approvals from both sides:** Planning devolved to local government level, heritage decisions remain much more at national level
- **Local level power in heritage** varies a lot, and the less power to decide on this level, the more difficult adaptive reuse seems to be.
- Harder, or at least longer, when **key decision are taken in different levels** / organisations
- Working within wider programmes **requires knowledge of system, creativity & risk** (energy, social, growth, recycling).

POLICY SUPPORT



- **Flexibility** in heritage (care for, rather than protect from)
- **Temporary use, Temporary change the use**, possible and not a long process.
- **Vacancy maps, understanding**, making (the need for) adaptive reuse **visible**
- **Match making / Matchmakers**, connecting
- **Process / Project Mentors**, positive **examples**, **peer-to-peer learning**, supporting, **sharing** knowledge
- **Training and / in education** (all levels)

POLICY SUPPORT



- Advice: Not just ***what*** advice is offered, but also ***how***
- **Building codes and regulations**, proportional, flexible criteria, community-led
- Public-private-people (quadruple helix) **partnerships**, collaboration
- **Procedural aspects**: public tenders, fees, guarantees, principles of “low expenditure” or “construction efficiency” counter productive to innovation and risk.
- Focus on **process and evaluation frameworks**



RESOURCES



- **Heritage funding and tax reliefs** still mainly for protection and preservation of (material) heritage only – not use / reuse.
- Focus on **funding development**, often comes with new built, increasing income, tourism, growth.
- There are tax reliefs **for heritage preservation**, repairs, maintenance for listed buildings. Not Adaptive reuse.
- **Heritage is used as a branding and marketing tool**, attractive to certain groups e.g. artists, education workers, start-ups;
- **Package deals**: low rent and longer lease options, rent & facilities, shared facilities.
- **Trend**: slow shift to funding “people-oriented” projects and use, rather than on buildings – but varies per country.
- **Barrier**: Low on community led re-development funding programmes like cooperative, crowd funding, community shares and other community funding mechanisms.

Greetings from Sunderland

