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Public-private partnership to finance urban regeneration (Carlo Ippolito- PLAINET – Italy)

Urban regeneration is one of the most heartfelt need of modern time. Technological progress, communication systems and city life claims and requirements, have expanded much faster than urban basic situations have been able to face up ,to utilize and to develop. Private initiatives and public efforts have deservedly taken initiatives and implemented urban improvements but results have not always been completely satisfactory due to lack of synergy between public and private actions.

It is a to-day reality that cities grow and expand, in population and building industry , at a higher rate than what they can offer as far as services, as far as the utilization of the resources and for the creation of activities which should primarily be based on and exploit local history, culture and art. It is not possible, in my opinion, that private initiatives and efforts, as well as public ventures, undertakings and enterprises can offer ideal results if working separately. Let us give for a moment a look at the areas where investments, made in the proper financial and technical way, could assure best results and contribute to the expansion and development of the areas involved both in the interest of the community and of the public authorities.

WATER. The possibility of assuring water supplies to the nowadays growing populations is a real and a great problem of modern times. Initiatives aiming at utilizing systems of desalination, softening, modern or future technologies or discoveries, will need a close cooperation between public and private not to be based on independent roles but on operating joint-ventures whereby the public entity contributes to financing the project while assuring, in the mean time, a close participation to the management and to the conduct of the business. The appreciation of factual and constant support of the public entity , merging with the utilization of know-how, skill and operating participation of the private entity, will certainly assure best results to any initiative. .

ART , CULTURE. And SPORT. These areas , in all their expressions, are a patrimony and heritage of our civilization but they are not always and easily made available to people. Here again we identify a strong necessity for a close cooperation between public and private. For private entrepreneurs very often they are seen just as a business. It would be much easier to plan and carry out constructions, such as stadiums or dedicated museums to special aspects of city tradition and culture. The study, the elaboration and the enhancement of specific projects should be the result of a deep analysis which take in consideration public requirements and private business experience in order to get the appropriate necessary. financing. I like to point out that music, in my own city of Naples, well known and loved everywhere in the world, lacks the presence of a dedicated structures offering history, tradition and music combined in one accessible structure to be enjoyed by visitors. **A good example of the association of public and private abilities and authorities is shown by the creation of a pavillon in Korea. The challenge was to harmonize tradition and modern technologies to present the theme “New road to the Millenium” to 10 million people over a three month period.**

TRANSPORTATION. As it is now, almost everywhere in the world, transportation and communication systems, conceived and operated by public authorities, are faced with heavy traffic problems only. In fact private interests take care only of producing and selling private means of transportation very often in conflict with public systems. Probably private experience and technologies could very well contribute to improve traffic situations by planning and producing special means of transportation. Financing and cooperation from public structures would be ideal in these cases.

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TOWN PLANNING. Highly urbanized areas have very often been the result of private pressures for obtaining construction licences in industrial estates, from a more convenient financial standpoint, and building techniques aiming at providing satisfactory results with the minimum financial impact. While this can be understood from a practical point of view we are certain that the creation of structures with public and private equity shares could immensely contribute to rationalize and improve cities expansions. Financing, also in this case, would be the appropriate reply to the problem if supported by even-minded joint ventures between public and private structures. **A good example is the layout of the stretch of waterfront that faces the old city of Reggio, Southern Italy, implemented in the early 2000 which contributed to a recovery of an urban space degraded by the railway cross and wasted by men.**

HEALTH. Research in the sanitary field have certainly highly contributed to improve modern health conditions. The truth, however, is that access to hospitalization has only two clear ways. Public hospitals, where waiting lists are terribly discouraging or private clinics where the fares are discouraging. Here again financing should not be, as said before, monetary support to private entities only, but close participation between public and private for the creation of mixed structures to combine and utilize public authority and private knowledge.

In conclusion I wish that the future of our world, walking in the right direction of associating public and private assets will eliminate the fractures between public and private and assure a better life to the present and next generations. **As a last example, negotiations are taking place between public and private concerns for a very important realization that is the Nibelunge bridge over the Danube river in Regensburg which will highly contribute to improve the economy of the area.**

Thank-you