

# Programme for the Promotion of Urban Regeneration and Renovation in the Old Town of Oliva



ÀREA DE REGENERACIÓ I RENOVACIÓ URBANES

A programme that is subsidised by the 2013-2016 State Plan for the Promotion of Rental, Rehabilitation, Urban Regeneration and Renovation, approved by Royal Decree 233/2013. Co-financed by:



**Ajuntament d'Oliva**  
Patrimoni i Centre històric

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An initiative that forms part of the Oliva Town Council  
ReViVal Programme



## What is the ReViVal Programme?

The regeneration programme for la Vila and el Raval (ReViVal) is a comprehensive set of initiatives designed to improve the Historical Centre, to make it more liveable and attractive.

The purpose of this set of initiatives is to comply with the plenary agreement dated 30th April 2015, which set out the creation of a "Multi-Annual Plan for the Improvement and Regeneration of el Raval and the Historical Centre 2015-2020". This was an agreement that was reached, among other factors, thanks to the tireless work of the neighbourhood associations of el Raval, Pinet and Raval-Gerreria.

The actions taken in 2015-2016 in this context are in response to this desire for regeneration. Such as the Centelles I Occupational Workshop (€319,132.92), the redesigning works of the les Eretes del Barranc Park, along with the El Caragol Infant School (€314,235.26), and of calle Comte d'Oliva (€523,900), both financed by the local government, the repair work of the pavement in calle Vall de la Safor (€80,000) and the Centelles II Occupational Workshop (€259,338.14).

The 2017 real estate tax (IBI) relief, which all the businesses and commercial activities located in the Historical Centre will enjoy, are also a response to this desire for regeneration.

All of these initiatives are designed to help ReViVal, along with this Programme for the Promotion of Urban Regeneration and Renovation. That is because ReViVal has planned to provide financial aid for the promotion of renovation in the Historical Centre, by implementing municipal subsidies for houses with a traditional style.

*(\* We should remember that the Historical Centre and the Old Town are not exactly the same)*





### **What is the Programme for the Promotion of Urban Regeneration and Renovation in the Old Town of Oliva?**

It is a programme of financial aid arising from the 2013-2016 State Plan for the Promotion of Rental, Rehabilitation, Urban Regeneration and Renovation. This aid is used to finance the regeneration or renovation of properties in the area named the "Urban Regeneration and Renovation Area of the town of Oliva" (ARRU), and includes the following neighbourhoods in the Old Town:

La Vila – Ancient centre within the town walls

El Raval – Ancient centre within the town walls (montaña de Santa Anna)

El Raval - Gerreria Zone (expansion of 17th-18th century Raval)

El Raval - Pinet Zone (expansion of 18th-19th century Raval, montaña de la Creu)

Expansion area for la Vila outside of the town – Neighbourhood of Sant Francesc

La Carrasca - Cementeri Vell - Senda dels Lladres

### **Who is managing and financing it?**

The Directorate-General for Architecture, Housing and Land of the Ministry of Development, The Directorate-General for Housing, Urban Renovation and Regeneration of the Department of Housing, Public Works and Integration of the National Territory, and the Office for Heritage and the Historical Centre of Oliva Town Council.

## What actions does this programme include?

ACTION	COST OF ACTION	MINISTERIAL CONTRIBUTION	REGIONAL GOVERNMENT OF VALENCIA CONTRIBUTION	TOWN HALL CONTRIBUTION	CONTRIBUTION BY DEVELOPERS /PRIVATE PARTIES
RENOVATION	€1,880,000	€658,000	€376,000	€282,000	€564,000
REBUILDING	€1,020,000	€357,000	0	€153,000	€510,000
REGENERATION	€944,000	€144,000	0	€800,000	-
TECHNICAL MANAGEMENT TEAM	€105,000	€36,000	0	€69,000	-
TEMPORARY RELOCATIONS	€50,000	€40,000	0	€10,000	Amount unknown
<b>TOTAL</b>	<b>€3,999,000</b>	<b>€1,235,000</b>	<b>€376,000</b>	<b>€1,314,000</b>	<b>€1,074,000</b>
% SHARE	100%	31%	9%	33%	27%

## What properties is this aid used for?

All those included in the scope of action of the ARRÚ (see plan on last pages) that match the types for protection based on unique features, type and environmental reasons, as described in arts. 102-113 of the Land-Use Planning Regulations.

## Who can apply for aid?

Whoever takes on the complete execution of the work: owners, authorised tenants, owners associations, groups of owners associations, consortiums and associated management bodies.

## Amount of aid available for RENOVATION work

The contributions from public authorities could reach 70% of the eligible cost, with maximum aid per project of €22,000, divided as follows:

- Ministry of Development: up to 35%; maximum amount: €11,000.
- Regional Government of Valencia: up to 20%; maximum amount: €6,286.
- Oliva Town Council: up to 15%; maximum amount: €4,714.

Example of the maximum subsidy amount:

Total cost of work	Finance - contributions				Total aid
	Developer	Ministry	Regional government	Council	
€31,429	€9,429	€11,000	€6,286	€4,714	€22,000
100%	30%	35%	20%	15%	70%

\* We should warn that this aid is subject to the relevant income tax (IRPF) declaration.

## What RENOVATION works are eligible for subsidies?

- a) Those for the preservation of a building, such as:
- Those relating to the condition of the foundations, structure, roofs, terraced roofs, facades and shared walls.
  - Those carried out in the installations of electricity, plumbing, gas, drainage, collection and separation of waste and telecommunications, in order to adapt them to comply with current legislation.
- b) Those for the improvement of the quality and sustainability of buildings:
- Those for the improvement of the energy efficiency of a building, for the installation of renewable energies and centralised heating and air conditioning systems, those that promote sustainable transport and, in general, all other works devoted to reducing energy demand, reducing the emission of polluting gases and increasing the use of renewable energies.
  - Waterproofing and treatment of shared walls.
  - The installation of elements that will help to reduce the use of drinking water.
  - The improvement of protective conditions against noise.

c) Work to improve accessibility:

- The installation of lifts in buildings without them.
- The refurbishment of existing lifts, the installation of stairlifts, the creation of accessible pathways, ramps or other accessibility elements, including those adapted to meet the needs of people with sensory disabilities, including the adaptation of previous installations to comply with the relevant sectoral legislation.
- The installation of informative or warning elements, such as luminous or acoustic signs that will enable orientation in the use of stairs and lifts.
- The installation of electronic communication elements or devices between dwellings and the outside, such as video intercoms and similar.

d) Those for the aesthetic integration and improvement of buildings:

- The improvement and/or adaptation of facades, roofs and other external elements to comply with legislation relating to each degree of protection: special, concerning the type of building or environmental.
- The removal of inappropriate elements, such as air conditioning units, aluminium doors and/or windows, signs, plinths, aerials, etc.

### Amount of aid available for REBUILDING work

The contributions from public authorities could reach 50% of the eligible cost, with maximum aid per project of €42,857, divided as follows:

- Ministry of Development: up to 35%; maximum amount: €30,000.
- Oliva Town Council: up to 15%; maximum amount: €12,857.

#### Example of the maximum subsidy amount:

Total cost of work	Finance - contributions				Total aid
	Developer	Ministry	Regional government	Council	
€85,714	€42,857	€30,000	0	€12,857	€42,857
100%	50%	35%	0%	15%	50%

\* We should warn that this aid is subject to the relevant income tax (IRPF) declaration.

### **What REBUILDING works are eligible for subsidies?**

Demolition and building works of new-build housing will be considered as eligible for subsidies. New buildings must have an energy classification of at least “B” and must always comply with the Technical Building Code.

### **What RELOCATION works are eligible for subsidies?**

The costs of temporary relocation programmes for the legal occupants of properties that have to be evicted from their usual homes because of the work in question will be eligible for subsidies.

### **Are projects and pre-work reports eligible for aid?**

Yes. All of the eligible works described can include the cost of professional fees, the cost of drafting projects, the Building Assessment Report for the Valencian Community (IEE.CV), necessary certificates, etc. As well as expenses arising from administrative processing, provided that all of them are duly justified. These do not include taxes, rates or charges.

### **The Building Assessment Report (IEE.CV)**

Prior to an application for a subsidy, the building must have the relevant Building Assessment Report for the Valencian Community (IEE.CV), duly completed and signed by a competent technician, in accordance with the content of art. 180 of the Law on Land Management, Urban Planning and Landscape (LOTUP).

### **What is the deadline for the filing of applications for this aid?**

This is not yet known, because the signing of the special agreement between the Valencian Government and Oliva Town Council is still pending, and will take place in 2017.

Once this document is signed, the Valencian Government will pay Oliva Town Council 15% of the ministry contribution (€1,235,000), and 15% of the contribution from the Autonomous Community (€376,000).

As soon as this happens, Oliva Town Council will approve the regulatory criteria for the applications by the public for subsidies, and will advertise them.

When the aforementioned criteria are approved and are published in the Official Regional Gazette, there will be 30 working days to file applications.

### **Provisional regulatory criteria**

However, as guidance, and in order to give all people interested in this aid as much time as possible (so that they can properly prepare their applications and projects), Oliva Town Council has prepared some regulatory criteria that it provides to all potential applicants for aid (these can be consulted at [www.oliva.es](http://www.oliva.es)).

However, we must warn that these criteria are PROVISIONAL and that therefore they DO NOT HAVE NORMATIVE VALUE until they are approved by the competent body.

### **Can interested parties personally receive relevant information as it arises?**

Yes. Anyone interested can express their interest at the municipal offices (both at the Public Information Office and at the Urban Planning Office) and register themselves on a list prepared so that they can personally receive any relevant news as it arises.



### **Things that interested parties in applying for this aid can start doing**

Anyone interested in participating in this aid programme can prepare themselves for when they are announced. How? By registering at the Town Hall to receive relevant personalised information, requesting estimates for the possible work and requesting the Building Assessment Report (IEE.CV), making calculations, completing the relevant forms (or at least familiarising themselves with them) and having everything required (in accordance with the provisional criteria) to be ready to file all the required documentation when the public call for applications is opened.

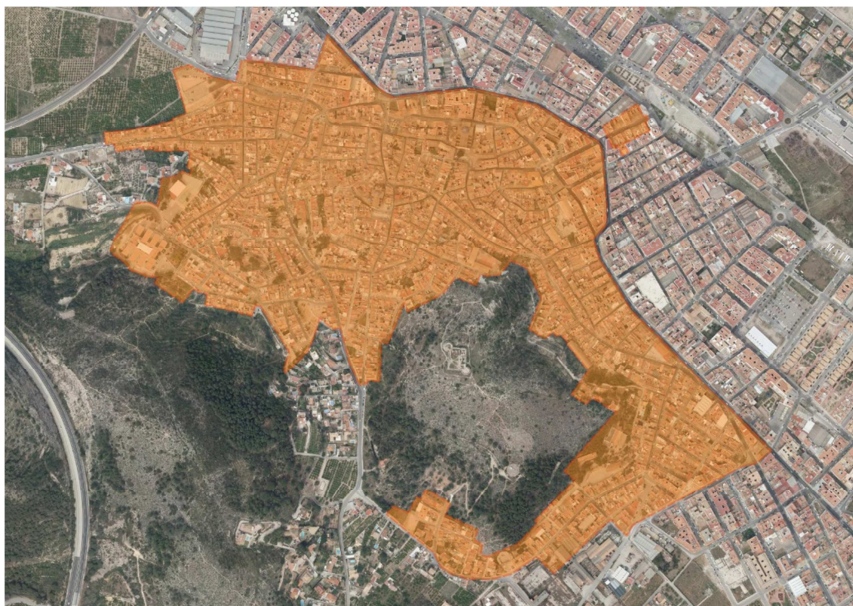
### **The Technical Management Office**

The Programme for the Promotion of Urban Regeneration and Renovation in the Old Town of Oliva has its own Technical Management Office, to facilitate the procedural steps of people who are interested.

As soon as this office is operational, the public will be informed using all available media, particularly those interested parties who have registered on the aforementioned information list.

## Scope of activity

The territorial demarcation of the Urban Regeneration and Renovation Area of Oliva basically consists of the Old Town as specified in the Land-Use Plan (PGOU). Properties in calle Cervantes and calle Puríssima have been added to this, which the special modification of the PGOU of 1996 (Official Regional Gazette dated 31-07-1996) included within the protection based on type.



Therefore, the scope is demarcated by the following streets:

C/ García Ordóñez

Part posterior cases C/ Verge del Rebollet (en la seua confluència amb Zona Esportiva Sant Vicent)

C/ Cantereria

Part posterior cases tram final C/ Sant Blai

Avinguda Font d'en Carròs (ambdós costats)

Part posterior cases Avda. Font d'en Carròs fins final C/ Sant Marc

CPC El Pinet

Part posterior Residència 3a edat Germanetes Ancians Desemparats

Part posterior cases C/ Alta

Part posterior cases plaça Frai Humilde

C/ Rausell

C/ Sant Felip  
Connexió fins C/ Covatelles (pel Barranc)  
C/ Covatelles  
Camí Collado  
Carrer Senda dels Lladres  
C/ Francisco Ferrando  
C/ Carrasca  
C/ Comte d'Oliva (\*)  
Ctra. de Dénia (\*)  
Raconada de les Ermites (\*)  
C/ Carretera Gabriel Ciscar (\*)  
C/ Carretera Poeta Querol (\*)  
C/ Carretera del Convent (\*)  
C/ Carretera Alejandro Cardona (\*)  
C/ Carretera de Gandia (\*)  
C/ Arquebisbe Reig, fins arribar a C/ García Ordóñez

(\*) See art. 115 of Town Planning Regulations regarding the Ensanche junction.

To this are added the small perimeter composed of the properties with protection based on their type in calle Cervantes and calle Purísima (number 7 and 9).