



IURS

An invitation to a seminar

## Learning from other countries about brownfields solutions

This seminar is organized as a part of the research program of the Czech Ministry of Regional Development (MMR)  
Project number 41/04 Brownfields for public administrations, part 9 international approaches to brownfields solutions

**Seminar will take place on 21.3. 2005**

at the ground floor hall "Stables" of MZV building Toskany palace, Hradčanské náměstí, Praha 1

**Seminar will be in Czech and English with a simultaneous translation into both languages**

### For whom is this seminar?

Seminar is prepared especially for the directors of department and other top civil servants from the different ministries that touch upon the various issues of brownfields reuse. It is also suitable for top administrators from the regions and for representatives from public development agencies or other national institutions. It may also be of an interest to other involved stakeholders, who have a direct involvement in formulating workable brownfields solutions.

300Kč fee for the seminar will be charged to participants at the registration table. If you are interested in attending, please fill in the enclosed application form and return it by an email to seminars organizers.

### Seminar's objectives

- Deepen the brownfields solutions understanding and learn how it is approached in other countries
- Compare approaches of different countries
- Benefit from understanding, approaches and tools that have developed and are being used in other countries
- Identify possible approaches and tools suitable for use in Czech republic
- Identify areas in which our legal framework blocks effective brownfields solutions
- Initiate creation of a working party, which would aim to reduce some of the barriers in so that Czech legislation becomes brownfields friendly.

Meeting of selected international and local experts would present an opportunity for a broad information and experience exchange. This should help the Czech participants to identify the key information. It will also enable them to meet colleagues working on the brownfields issues in other departments and other ministries.

# PROGRAM

Time	Content	Presented by
8.00 -8.30.	<b>Registration</b>	
8.30-8.40  10 min.	<b>Opening by a deputy minister MMR</b> <ul style="list-style-type: none"> <li>▪ MMR approach to brownfields</li> <li>▪ How and where to go?</li> </ul>	Ing Jiří Vačkář Deputy minister – regional development <b>Ministry for Regional Development</b> <a href="mailto:hrdhan@mmr.cz">hrdhan@mmr.cz</a> <a href="http://www.mmr.cz">www.mmr.cz</a>
8.40 -8.45  5 min.	<b>Project 41/04 Brownfields for public administrations</b> <ul style="list-style-type: none"> <li>▪ The aims</li> <li>▪ What it will deliver</li> <li>▪ Who are the project partners</li> </ul>	Ing Jan Šefrānek <b>EC HARRIS s.r.o</b> <a href="mailto:jan.sefranek@echarris.com">jan.sefranek@echarris.com</a> <a href="http://www.echarris.com">www.echarris.com</a>
8.45-8.50  5 min.	<b>Why it is important to understand other countries approaches</b> <ul style="list-style-type: none"> <li>▪ Our present approach to brownfields</li> <li>▪ Small and large countries solutions</li> <li>▪ National programs versus enabling public and private sector (where market allows) - providing effective solutions.</li> <li>▪ Solutions where there are no market solutions</li> <li>▪ Problem visibility</li> </ul>	Jiřina Bergatt Jackson, B.Arch, ARC, RIBA <b>IURS- Institut pro udržitelny rozvoj sídel o.s.</b> <a href="http://www.brownfields.cz">www.brownfields.cz</a> <a href="mailto:jjackson@volny.cz">jjackson@volny.cz</a>
8.50 – 9.10  20 min.	<b>Visibility of the environmental damage to land and property and securing systems to guarantee its removal in Flanders</b> <ul style="list-style-type: none"> <li>▪ Institutional and legal framework</li> <li>▪ Visibility of environmental liability in property register</li> <li>▪ Environmental liability agreements</li> <li>▪ Political influence on civil service performance</li> </ul>	<b>Patrick Ceulemans</b> adjunct van de directeur <b>OVAM</b> <a href="mailto:Patrick.Ceulemans@OVAM.be">Patrick.Ceulemans@OVAM.be</a> <a href="http://www.ovam.be">www.ovam.be</a>
9.10– 9.30  20 min.	<b>British approach to noncommercial brownfields</b> <ul style="list-style-type: none"> <li>▪ NGO as an instrument of national policy</li> <li>▪ GROWNWORK involvement in brownfields rejuvenation</li> <li>▪ Land trust as an active instrument for locations that have no commercial solutions</li> <li>▪ Mobilization of PPP for the most effective solutions</li> </ul>	<b>Stephen Bacon</b> BA(Hons),BLA, MLI Principal Landscape Architect Groundwork Lancashire West <b>GROUNDWORK</b> <a href="mailto:SBacon@groundwork.org.uk">SBacon@groundwork.org.uk</a> <a href="http://www.groundwork.org.uk">www.groundwork.org.uk</a>
9.30-9.50  20 min.	<b>French approach to urban brownfields using Structural funding</b> <ul style="list-style-type: none"> <li>• Who pays? And how much to pay? : French approach based on the June 2003 Bachelot law covering: <ul style="list-style-type: none"> <li>- Legal bases for liability of pollution to land and possible contractual amendments</li> <li>- Influence of dedicated land uses and contractual liability arrangements</li> </ul> </li> <li>• French practice : <ul style="list-style-type: none"> <li>- Financing of cleanups with mixed national and EU structural funds funding</li> <li>- Environmental cleanups realized by the owners and contractual guarantees and warranties</li> <li>- Environmental cleanups realized by the owners: insurances,</li> </ul> </li> <li>• French examples : Case studies from Nord-Pas-de-Calais - advantages and disadvantages of these approaches</li> </ul>	Mrs <b>Sonia Guelton</b> , Professor Department of land use economy <b>University Paris XII</b> economic consultant, collaboration with EPF Nord-Pas-de-Calais <a href="mailto:guelton@univ.paris-12.fr">guelton@univ.paris-12.fr</a> <a href="http://www.univ-paris12.fr/creteil//">http://www.univ-paris12.fr/creteil//</a>
9.50-10.10  20 min.	<b>Dutch approach to Brownfields</b> <ul style="list-style-type: none"> <li>▪ Short history last 2 decades</li> <li>▪ Risk assessment tools</li> <li>▪ Flexibility in design and realization</li> <li>▪ Remediation and redevelopment as 1 integrated process / project</li> <li>▪ Qualitatively described remediation targets</li> <li>▪ What to do ?</li> </ul>	<b>Peter van Meurs</b> Senior consultant / project manager unit Spatial and Soil Management <b>DHV Environment and Transportation</b> <a href="mailto:peter.vanmeurs@dhv.nl">peter.vanmeurs@dhv.nl</a> <a href="http://www.dhv.com">www.dhv.com</a>
10.10-10.30  20 min.	<b>British approach to commercially reusable brownfields</b> <ul style="list-style-type: none"> <li>▪ Institutional background of English Partnerships</li> <li>▪ English partnership involvement with brownfields</li> <li>▪ Brownfields policy</li> <li>▪ Emergence and preparation of the English National Brownfield Strategy</li> <li>▪ Single regeneration budget</li> <li>▪ Using structural funds financing for brownfields remediation</li> </ul>	Mrs <b>Corinna Hobbs</b> Regeneration manager on the national Brownfields Strategy <b>English Partnerships</b> <a href="mailto:CorinnaHobbs@englishpartnerships.co.uk">CorinnaHobbs@englishpartnerships.co.uk</a> <a href="http://www.englishpartnerships.co.uk">www.englishpartnerships.co.uk</a>
10.30-10.50 20 min.	<b>Coffee break</b>	
10.50-11.10 20 min.	<b>Discussion</b>	

11.10-11.30 20 min.	<b>Comparative study of approach to brownfields in 4 other countries</b> <ul style="list-style-type: none"> <li>▪ Reasons for selection of countries</li> <li>▪ Selection of comparing factors</li> <li>▪ Main findings and recommendations from the English approach</li> <li>▪ Main findings and recommendations from the French approach</li> <li>▪ Main findings and recommendations from the Belgian approach (Flanders)</li> <li>▪ Main findings and recommendations from the Dutch approach</li> <li>▪ Suitability of approach and tools transfers</li> <li>▪ Final recommendations</li> </ul>	<b>Lucie Doleželová PhD</b> IURS- Institut pro udržitelný rozvoj sídel o.s. <a href="mailto:lucidol@lycos.com">lucidol@lycos.com</a> <a href="http://www.brownfields.cz">www.brownfields.cz</a>
11.30-11.50 20 min	<b>Presentation of DTZ Consulting &amp; Research, Consultants on the Czech National Brownfield Strategy Project – UK Experience within a Czech Context</b> <ul style="list-style-type: none"> <li>▪ Brownfields in context – categories of brownfield</li> <li>▪ Future use – is this land needed and, if so, for what?</li> <li>▪ Determining priorities and subsequent action - remediation, regeneration or both?</li> <li>▪ Key issues relating to Brownfields in the Czech Republic</li> </ul>	<b>Gerry Brough BSc, MBA, DipM, MCIM</b> Director, <b>DTZ Consulting &amp; Research</b> , IBC Building, 3rd Floor, Pobrezni 3 186 00 Prague 8 <a href="mailto:gerry.brough@dtz.com">gerry.brough@dtz.com</a> <a href="http://www.dtz.com">www.dtz.com</a>
11.50-12.10 20 min.	<b>Presentation of the Ministry of Industry and a CzechInvest on Brownfields know-how transfer</b> <ul style="list-style-type: none"> <li>▪ Brownfields know-how transfer to CzechInvest</li> <li>▪ Main findings from the PHARE project Brownfields strategy</li> <li>▪ How and where to go</li> </ul>	Ing <b>Jan Jírotka</b> , ředitel odb. technické realizace projektů <b>CzechInvest</b> <a href="mailto:jan.jirotka@czechinvest.org">jan.jirotka@czechinvest.org</a> <a href="http://www.czechinvest.org">www.czechinvest.org</a> <a href="http://www.regenerace.org">www.regenerace.org</a>
12.10-12.30 20 min.	<b>Ministries models for brownfields solution falling under the Ministry of Environment</b> <ul style="list-style-type: none"> <li>▪ Environmental damage, its visibility and risk perception</li> <li>▪ Effect of existing and prepared European Directives</li> <li>▪ Approach to the devastated urbanized area surplus to market</li> <li>▪ Models for solutions</li> <li>▪ How and where to go?</li> </ul>	Ing <b>Martina Pásková PhD.</b> Head of Urban Areas and Tourism Ecology Unit Ministry of Environment <a href="mailto:Martina_Paskova@env.cz">Martina_Paskova@env.cz</a> <a href="http://www.env.cz">www.env.cz</a>
12.30-12.55 25 min.	<b>Discussion</b>	
12.55-13.00 5 min.	<b>Conclusion</b>	
13.00-13.40 40 min.	<b>Refreshments</b>	

*Organizers reserve a right if need be to modify this program.*

## INFORMATION FOR PARTICIPANTS

Materials for the seminar would also be placed on the [www.brownfieldsinfo.cz](http://www.brownfieldsinfo.cz)

Participants to this seminar will receive following materials :

- a) A comparative study of the international approach to brownfields solutions (in English only the comparative tables, not the report (by an e-mail before seminar)
  - b) PowerPoint presentations - English presentation will be translated to Czech (by an e-mail before seminar)
  - c) List of participant and their contact e-mail addresses, and telephones (by an e-mail after seminar)
  - d) Seminar closing document (by an e-mail after seminar)
  - e) Supplementary promotion materials made available by seminars participants (during the seminar)
- All the presentations will be in PowerPoint and on CD. A mailable version of presentation (containing less graphics will be also prepared by presenters).
  - Organizers shall obtain these presentations from the individual presenters min 5 working days before the seminar. Presenters who will not produce their own Czech translation shall submit their presentations min 10 days before the seminar.
  - Organizers are not responsible for discipline of the presenters should they fail to submit their presentation in the set time.
  - For the reasons of intensity of this seminar, please keep your presentations to the set timetable. Please concentrate on the main points of your presentations.
  - Received presentations will be passed onto seminar participants 3 days before the seminar. For an easier following of the seminar, we recommend participants to print these presentations bring them to the seminar. Recommended size for printing 2 slides to a page.

*Technical garant: Jiřina Bergatt Jackson, IČO 49848445  
Seminar organizer*

# IURS

**Institut pro udržitelný rozvoj sídel o.s.**

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# About speakers and their institutions

## MMR

**Ing Jiří Vačkář**

Deputy ministr

[www.mmr.cz](http://www.mmr.cz)

**Ministry of Regional Development** is a central organ of state administration in for regional policy, housing policy, including policies for commercial and residential rents, spatial planning, building regulations, investment policy, tourist policy, and policy for public auctions. MMR manages national funds directed into housing, regional policy, and tourism. MMR also coordinates the processes of Czech regions integration into the EU structures.

**Ing. Jiří Vačkář** is a deputy minister responsible for regional policy. He directs the section of regional development, the section of Gross-border cooperation and is responsible for the state agency for regional development and for the empowered government civil servants for the North Moravia, North Bohemia and South Bohemia regions.

## CZECHINVEST

Ing **Jan Jirotko**,

Director ředitel odb. technické realizace projektů

[www.czechinvest.org](http://www.czechinvest.org)

**CzechInvest – Investment and Business Development Agency**. The main mission of CzechInvest is to support the competitiveness of Czech entrepreneurs. This involves especially support for manufacturing and innovation. Both Czech and foreign entrepreneurs here obtain high quality information on all forms of assistance in doing business in the Czech Republic. CzechInvest also continues to support the influx of foreign direct investment to the Czech Republic.

**Jan Jirotko**, is Director of the Project Technical Support Department in CzechInvest's Division of Business Properties and Regions.

## DHV

**Peter van Meurs**

Senior consultant / project manager unit Spatial and Soil Management

**DHV Environment and Transportation**

[www.dhv.com](http://www.dhv.com)

**DHV Environment and Transportation**

A total of 3,800 socially committed DHV professionals develop innovative concepts in the fields of consultancy and engineering. DHV offers its recognized expertise worldwide to clients in the public and private sectors through its closely-knit knowledge network. DHV provides multi-disciplinary services for the sustainable development of our living environment based on mutual loyalty with clients, employees, partners and shareholders.

DHV's services include management consultancy, advice, design and engineering, project management, contract management and operational management.

- Aviation
- Building, Manufacturing and Telecommunications
- Spatial Planning and Environment
- Transportation and Infrastructure
- Water

**Peter van Meurs**

Senior consultant / project manager in the field of Soil Management. 15 years experience in the relevant consultancy and contracting business

## DTZ

**Gerry Brough** BSc, MBA, DipM, MCIM

Director,

DTZ Consulting & Research,

[www.dtz.com](http://www.dtz.com)

**DTZ Consulting and Research** is a subsidiary company of DTZ Pieda Consulting (which in turn is a subsidiary of DTZ Holdings Plc) and is responsible for delivering DTZ's consultancy services outside of the UK. Within Central and Eastern Europe, their main areas of expertise are Real Estate and Management Consulting.

**Mr Gerry Brough, Director** - Gerry is DTZ Consulting and Research's Director for Central and Eastern, based in DTZ's Prague Office. He has spent the last four years in Eastern Europe advising on strategic consulting issues across a wide range of industries, primarily relating to business relocations, economic regeneration, the attraction of foreign investment and the provision of public sector equity, loans and grants to expanding businesses. Most recently, he worked full-time for DTZ in the Czech Republic, acting as team leader for a major €1.7m EU funded consultancy project. The project was managed by CzechInvest on behalf of the Ministry of Trade and Industry and involved identifying former industrial (brownfield) sites in the Czech Republic with potential for redevelopment, together with the production and implementation of specific re-development projects for a number of these sites. Prior to becoming a consultant, Gerry worked for Scottish Enterprise, Scotland's National Development Agency.

## EC HARRIS

**Ing Jan Šefránek**

EC Harris s.r.o Prague

[www.echaris.com](http://www.echaris.com)

**EC Harris** is a unique global consultancy in the real estate, infrastructure, industrial and construction sectors. EC Harris' reputation is founded upon delivering better value results to clients through the provision of business support and project services. The firm has worked on projects in more than 80 countries.

**Ing. Jan Šefranek**, the Chief, co-founded the Prague office and his extensive managers experience has contributed to the successful development of the office. He has been responsible for the teams of Project Managers and Cost managers and has managed major commercial, residential, retail, and hotel projects.

## ENGLISH PARTNERSHIPS

**Mrs Corinna Hobbs**

Regeneration manager on the national Brownfields Strategy

English Partnerships, Warrington office

[www.englishpartnerships.co.uk](http://www.englishpartnerships.co.uk)

**English Partnerships**

In a governmental institution for regeneration attached to the ODPM office. Its task is to help government to support sustainable development in England and to help the government achieving these and similar goals:

- 60 % of new housing to be built on brownfields
- Promote sustainable development and sustainable communities

**Miss Corrina Hobs** was born in England, but raised in the Middle East, Singapore and Canada, Corinna has now settled in the North of England. After completing a degree in Law, Corinna embarked on an MSc in Urban Regeneration. She began working for an international Construction Consultancy firm until she was chosen for a 12 month secondment with English Partnerships to work as a Regeneration Manager on the National Brownfield Strategy. She will be managing half of the 14 pilot projects through site selection, feasibility study stage and into delivery.

## GROUNDWORK

**Stephen Bacon BA(Hons), BLA, MLI**

Principal Landscape Architect

Groundwork Lancashire West

<http://www.groundwork.org.uk/>

**Groundwork** is a leading environmental regeneration charity making sustainable development a reality in communities in the UK which are in need of investment and support. First established in Merseyside in 1981 there are now 50 Groundwork Trusts in the UK.

**Mr Stephen Bacon**, Principal Landscape Architect at Groundwork Lancashire West, has worked for Groundwork for 8 years at three different Trusts. During this time he has worked on some the organisation's largest brownfield projects and will present here Groundwork's unique approach to 'soft end use' (non-commercial) reclamation, along with further detail of Groundwork's structure and support from UK government and business.

## MŽP

**Ing Martina Pásková PhD**

Head of Urban Areas and Tourism Ecology Unit,

Ministry of Environment

[www.env.cz](http://www.env.cz)

**Ministerstvo životního prostředí** bylo zřízeno jako ústřední orgán státní správy a orgán vrchního dozoru ve věcech životního prostředí. K zabezpečení a kontrolní činnosti vlády České republiky Ministerstvo životního prostředí koordinuje ve věcech životního prostředí postup všech ministerstev a ostatních ústředních orgánů státní správy České republiky.

Ing. Martina Pásková, PhD. works at the Czech Ministry of the Environment more than two years. She is a head of the Department of Ecology of Urban Areas and Tourism. She is also a lecturer at the Department of Social Geography and Regional Development, Faculty of Natural Sciences, Charles University of Prague and is a member of the Urban Environment Expert Group of the Commission of the European Communities, which elaborates the Thematic Strategy of Urban Environment.

## OVAM

**Patrick Ceulemans**

adjunct van de directeur

[www.ovam.be](http://www.ovam.be)

**OVAM** is the Public Waste Agency of Flanders. It is an authority responsible for soil contamination and decontamination. OVAM also has a number of tasks concerning waste management including prevention, recycling, imposing environmental taxation, raising awareness etcetera.

**Mr Patrick Ceulemans** is an engineer and joined OVAM in April 1996. The 1996 year was important for OVAM, because it was the start of the soil policy in Flanders. Patrick is leading a team of experts which supervises the soil decontamination projects in Flanders. His specialist expertise are the different sanitation technologies for decontamination of the soil.

## **University Paris XII. Institute of Urban planning and Policies (IUP)**

**Sonia Guelton**, HEC, PhD in Urban Planning and Finance

Professor, Department of land use economy

<http://www.univ-paris12.fr/creteil/>

**IUP is a department of University- Paris XII**, which welcome about 200 students with a License of any discipline (geography, law, economy, engineer, social sciences...), in order to prepare a master "Urbanism and spatial organization" which enable to apply to private or public institutions for Urban and Territorial planning, analysis and Development Policies, or to follow a PhD program.

**Mrs Sonia Guelton** has joined the Institute in 1991 after an experience in Industry (Cables and Wires) and other educational activities. She is specialized in Local Economy and Finance and develops both research activities and consultancies in the field of urban development financing and economic impact evaluations. She has worked with the Public Land Institution– EPF- in Nord-Pas-de-Calais and the Region in order to identify issues for land managing and urban redevelopment, especially on financial aspects like public grants or private risks guarantees.

## **IURS- Institut pro udržitelný rozvoj sídel o.s**

**Jiřina Bergatt Jackson** B.Arch, ARB,RIBA,

director

**Lucie Doleželová**, PhD-

senior researcher

**IURS** is a non-profit advocacy, research and project implementation organization, working to forward sustainable development practices. IURS aims to foster broad coalitions that enhance the competitiveness of accessible city centre development and redevelopment (retail, residential, and other) relative to out-of-town "greenfield" developments, which tend to be sprawling, car-based, and wasteful of resources that undermine city centre vitality. The NGO strongly focused on issues of underused urban land and the containment of sprawl in Czech Republic, Poland, Slovakia and Hungary.

**Mrs Jirina Bergatt Jackson** is a UK registered Architect and worked as a planner and architect, including work for a large Development Corporation in Britain. Her activities in the Czech Republic include extensive experience in the real estate and development fields, with special interests in project management and spatial planning. For a number of years she held a position of the Development Manager for a major international developer. Her interest in brownfield redevelopment stems from this period, in which she encountered at first hand some of the problems facing developers in tackling such sites. Rockefeller Brother Foundation grant has enabled her to establish the IURS and thus to support, expand and continue her brownfield advocacy work.

**Ms Lucie Doleželová** is a postdoctoral researcher in the laboratory CRETEIL which is part of the Institute of Planning and Urban Policies, University Paris XII. She has obtained her PhD in 2004, writing a comparative analysis of French and Czech policies and legal tools used for brownfield regeneration. In the past years, she worked as architect in the D.A. Studio in Prague and as town-planner consultant in the TEA Company in Paris. Her specialisation fields are : town and regional planning, regeneration policies and tools, sustainable land use development and industrial major hazard and environmental law. Lucie collaborates with different public institutions and NGO's in France and in the Czech Republic.