

Regeneration

Component Factor

Yes, part of Redevelopment Plans

Ranking

Regeneration	Rank	Score	Descriptor
Influence	83 rd out of 237	3.95 out of 5	Influential
Control	132 nd out of 237	2.90 out of 4	Somewhat controllable
Priority	90 th out of 237	11.48	High priority

Description/Definition

Interventions aimed to solve urban problems and urban decline, strengthen economic linkages, attract commercial investment and consumers, and connect with sustainability goals. In the context of the High Street, regeneration is the main strategy to deliver an integrated vision that combines economic, social, and environmental benefits (Guimaraes, 2021).

Why does it matter? (Influence)

Regeneration is designed to improve the economic, physical, social, and environmental condition of settlements and regions and thus influences appearance, attractiveness, community engagement and visitor satisfaction (Levy et al., 2021). Quality of life in the area can be improved through regeneration of neglected and disorganized city blocks, as well as from planning and construction of new public spaces (Majstorovic et al., 2021). Without regeneration, in time, physical decay and social and cultural decline can stigmatise entire towns, and certainly those parts of town centres displaying obvious signs of abandonment and disrepair (Levy et al., 2021).

What can you do about it? (Control)

To control regeneration, city planners should focus on the importance of long-term strategies supported by collaborative effort, effective governance, and locally-based leadership (Majstorovic et al., 2021). The lack of well-landscaped green areas (squares, outdoor gyms, small parks) near one's own home, coherent bike paths, as well as attractions for visitors and meeting places for residents is becoming a serious challenge, especially in the post-pandemic era (Majewska et al., 2022). That could be controlled by generating community centres on vacant spaces or community focused activities and events to promote community engagement, which is crucial to regeneration. The creation of a

policy agenda that would help local government and allied stakeholders to engage more effectively and cooperatively with local property developers is a good step for effective regeneration (Levy et al., 2021). In addition, the incorporation of retail (having more than an accessory role) in urban regeneration must be seen as a part of an evolutionary path due to their link with economic development (Guimaraes, 2021). Regeneration is designed to improve the economic, physical, social, and environmental condition of settlements, so regeneration measures should meet environmental and social objectives along with focusing on the economic development in the long term (Roberts et al., 2017).

See also

Appearance, pedestrianisation

References

Guimaraes, P. (2021) Business improvement districts: A systematic review of an urban governance model towards city center revitalization, *Land*, 10(9), 922.

Levy, D., Hills, R., Perkins, H. C., Mackay, M., Campbell, M., and Johnston, K. (2021) Local benevolent property development entrepreneurs in small town regeneration, *Land Use Policy*, 108, 105546.

Majewska, A., Denis, M., Jarecka-Bidzinska, E., Jaroszewicz, J. and Krupowicz, W. (2022) Pandemic resilient cities: Possibilities of repairing Polish towns and cities during COVID-19 pandemic, *Land Use Policy*, 113, 105904.

Majstorovic, I., Ahac, M. and Ahac, S. (2021) The City of Zagreb Lower Town Urban mobility development program, *Transportation Research Procedia*, 60(17), 362-369.

Roberts, P., Sykes, H. and Granger, R. (2017) *Urban regeneration*, 2nd edition, Sage: London.