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THRIVE

Town Centre First Heritage Revival Scheme

Lessons Learned & Good Practices



New European Bauhaus
beautiful | sustainable | together

Rose Power & Catherine Connaughton, Southern Regional Assembly

12th December 2024



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Town Centre First Heritage Revival Fund - THRIVE

Objective: Develop or Enhance Integrated Urban Strategies and fund **Capital Projects** for Vacant or Derelict Heritage buildings in Designated Settlements

Intermediary Body: No Intermediary Body, Funding Awarded directly by Managing Authority to Local Authorities



Why: To Reduce Vacancy & Dereliction in line with Towns Centre Approach and values of the New European Bauhaus

When: Underway, next call to open on 16/1/2025 for Strand 2 – Funding €2m to €7m – Closing 15/4/2025

Total Strand 2 Funding remaining:

SEM: €60 million – 8/9

Awards – highly competitive



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THRIVE – European, National and Regional



Project Ireland 2040

**Draft First Revision
to the National
Planning Framework**

July 2024



- First ERDF Regional Programme to introduce New European Bauhaus scoring criteria for projects in Europe.
- First revision of the National Planning Framework (NPF) for Ireland, identifies ERDF and THRIVE as a key enabler of the National Strategic Outcome for Enhanced Amenities and Heritage.



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THRIVE – New European Bauhaus (NEB)

- THRIVE places citizens and their communities at the heart of the development of integrated urban strategies, the reimagination of town centres and the creative and sustainable reuse of vacant or derelict heritage buildings in public control or ownership.
- The promotion of the values and working principles of the NEB under THRIVE will ensure that the selected projects are conceived and developed with a reinforced citizen and stakeholder involvement.
- Reach out to the NEB National Contact Point and use the Guides and Resources on the NEB Website: https://new-european-bauhaus.europa.eu/index_en

Core Values & Principles of the NEB

- Sustainability Value - from climate goals to circularity and biodiversity.
- Aesthetics (Beauty) Value - quality of experience and style, beyond functionality.
- Inclusion Value - including accessibility and affordability.
- NEB Principles require a multi-level, participatory and transdisciplinary approach.



New European Bauhaus
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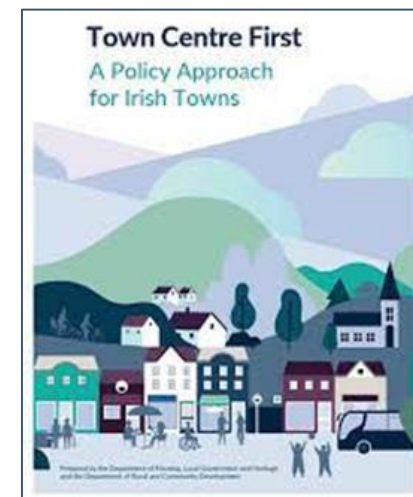
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THRIVE - Town Centre First (TCF) Framework

It is important to demonstrate how the THRIVE project aligns with the Town Centre First Framework key elements

- Collaborative and Plan led: Town Centre First Plans are integrated urban strategies produced by a Town Team of local community and business representatives, that set out a vision, and identify and develop priority projects to drive the revitalisation of their town centres
- Delivery Focused: Local authorities with eligible towns have been provided with a dedicated senior level Town Regeneration Officers who will lead Town Centre First implementation at a local level and support the preparation of the TCF Plan
- Integrated: A National Town Centre First Office has been established within the Local Government Management Agency to drive TCF actions, coordinate stakeholder engagement, and share best practice at a national level and across the local government sector.
- Local Authorities are encouraged to build capacity by using the supports and Resources of the **National Built Heritage Services** <https://www.buildingsofireland.ie/> and the National TCF Office in LGMA www.towncentrefirst.ie



Lár Bailte ar dTús
Town Centre First



Southern, Eastern and Midland Designated Settlements*

Clare County Council:	Ennis	Dún Laoghaire-Rathdown County Council:	Dublin City
Cork City Council:	Cork City	Fingal County Council:	Swords & Dublin City
**Cork County Council:	Clonakilty & Mallow	Kildare County Council:	Maynooth & Naas
Kerry County Council:	Tralee & Killarney	**Meath County Council:	Navan
Limerick City & County Council:	Limerick City & Newcastle West	Laois County Council:	Portlaoise
Tipperary County Council:	Clonmel, Nenagh & Thurles	Longford County Council:	Longford
**Waterford City & County Council:	Waterford City & Dungarvan	Louth County Council:	Dundalk & Drogheda
Carlow County Council:	Carlow-Graiguecullen	Offaly County Council:	Tullamore
Kilkenny County Council:	Kilkenny	Westmeath County Council:	Mullingar & Athlone
**Wexford County Council:	Wexford & Gorey	Wicklow County Council:	Bray & Wicklow-Rathnew
Dublin City Council:	Dublin City		
South Dublin County Council:	Dublin City		

*This means within the existing built-up area of urban settlements as defined by the Central Statistics Office (CSO) and designated in the NPF and RSES

**Strand 2 Call 2 Excludes Local Authorities who have already received funding under THRIVE Strand 2 Call 1



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Lessons Learned - Before you Start Your Application

- Read the call guidelines
- Read the Frequently Asked Q&A
- Review all the capacity building training that has been provided to date (all available on Managing Authorities website and YouTube)
- Ensure your project proposal was identified in an Integrated Urban Strategy that had significant citizen and stakeholder engagement
- Ensure the reuse was identified by your citizens and stakeholders
- Ensure the local authority own the building
- Ensure the building is a heritage building that is vacant, derelict or underutilised
- Ensure a viable long-term use has been identified for the building, show evidence there is a need for such an amenity/service

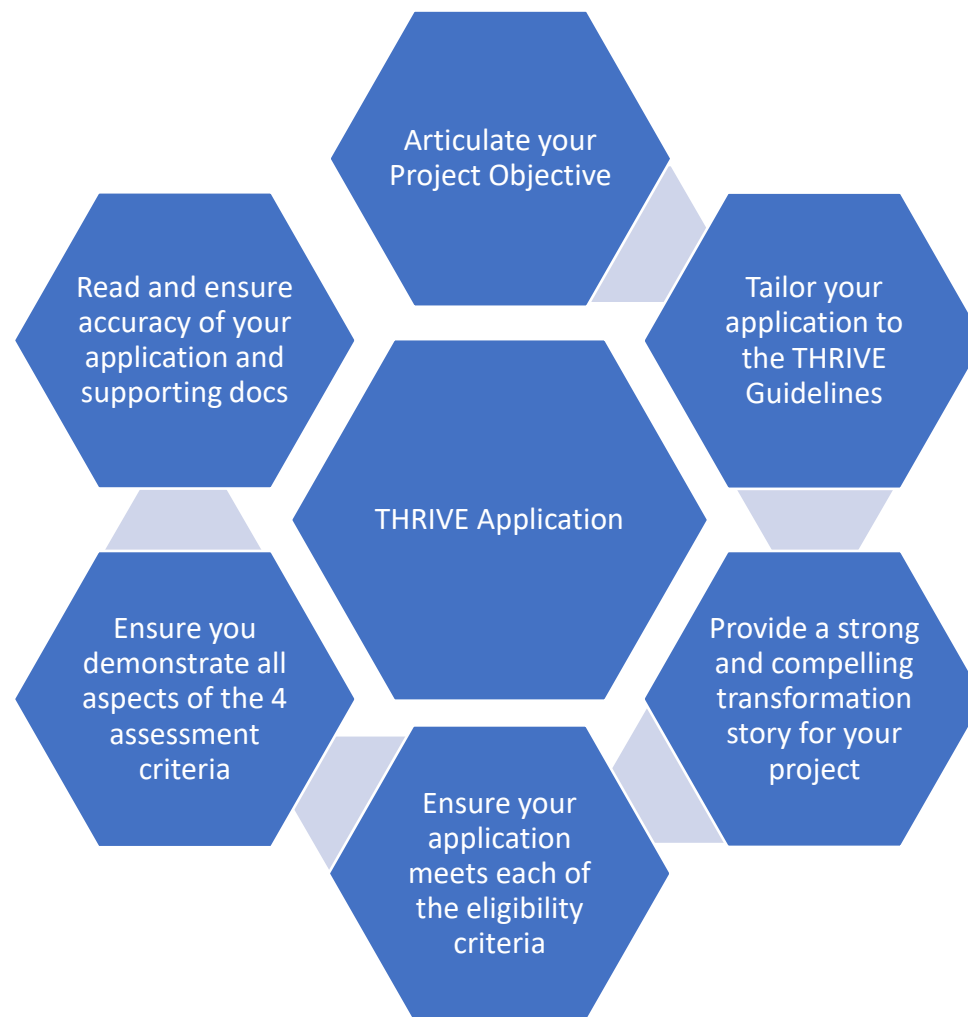
Preparation is the key to success





Lessons Learned – The Basics

- Leave plenty of time for your application. The **deadline will not be extended**, and no exceptions will be made.
- Your application must demonstrate all the assessment criteria. “You need to sell the transformation” The Evaluation Panel highlighted the fact that applications received in advance of the deadline were **significantly better articulated than those submitted very close to the deadline**.
- Prior to submission, someone should take responsibility for a **final read through** to ensure everything is legible, all attachments are included and all links work.





Good Practice 1 – Make is easy for Evaluators

- Evaluators will have between 12-15 applications to assess each between 80-130 pages long with between 10-30 attachments.
How can you make it easy for them to score you as high as possible?

- **Application wayfinding** – Where you are making a point that relates to something in a supporting document – then reference the pages in the supporting document where this information/evidence can be found.
- **Number and Sequence your Supporting Documents:** For Example: 1. Integrated Urban Strategy 2. Stakeholder/Citizen Engagement 3. Letters of support etc.

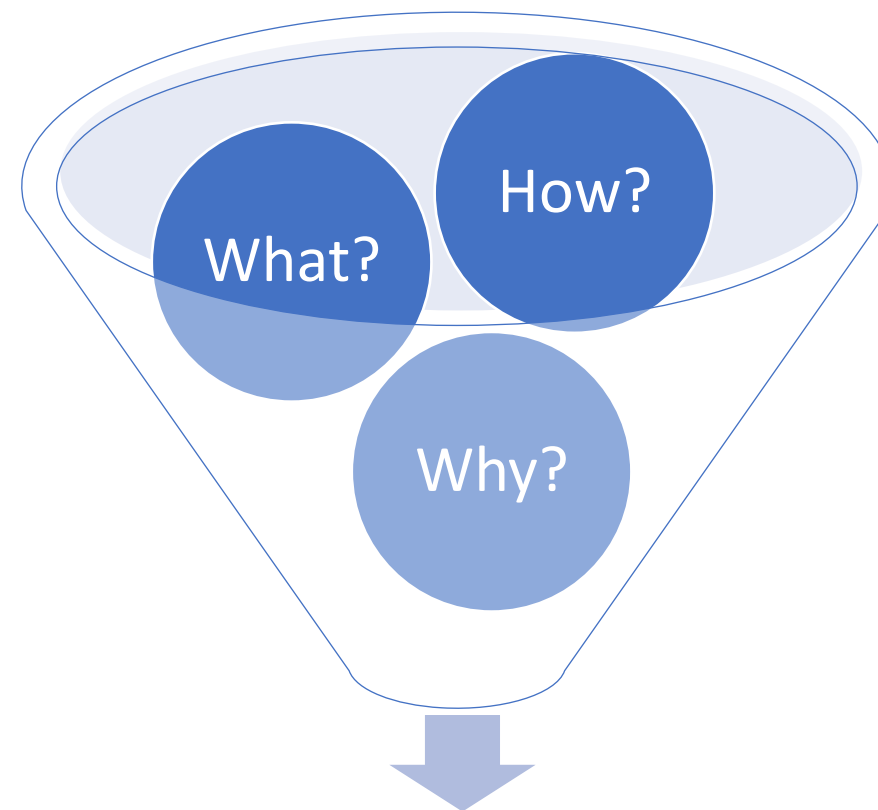


- **How are you planning to transform the building** – Use artists impressions, photographs, video or drone footage or a combination. The more the evaluators understand what you are trying to achieve the higher it will score.



Good Practice 2 – Explain What, How and Why?

- Outline the heritage status, unique elements to be conserved and the age and historical use of the building.
- Why is this building so important within the community?
- Clearly describe the current condition of the building and the actions that you will be undertaking to conserve and restore the building?
- How will you ensure the cultural heritage and original features are conserved?
- How will the proposed end use benefit the community?
- How will this regeneration be transformative?



Your Heritage Building



Good Practice 3 – Business Case

- Ensure this is submitted even if it shows a deficit.
- Ensure the business case only relates to the building you are now seeking funding for.
- Ensure you explain how any operational deficit will be covered.
- Ensure the assumptions that underly the figures in the business case are included.
- Ensure that a full profit and loss for a minimum of 3 years are included.
- Be realistic about operational costs and revenues.
- Ensure that you take account of seasonality.
- Be conscious of State aid, a space leased to an enterprise at a reduced rate could be classed as 'DeMinimis aid'.





Good Practice 4 – Project Build Budget

State the design stage your project is at –

- Preliminary Design (Stage 1)
- Developed Design (Stage 2 (a))
- Detailed Design (Stage 2 (b))
- Tender Action (Stage 3)

Separate Build Costs:

- Existing Building Renovation Costs
- New Extension Costs
- Public Realm Costs

Ensure your build budget outlines **all costs** including preliminaries, abnormal costs, contributions etc and rates thereof, outlining pre-requisites, assumptions, constraints, dependencies and any exclusions, if there is risk to works outside boundary or any requirement for diversion of works to existing services.

Ensure your build costs include **contingency** budget for tender price inflation, construction price inflation, design contingency that is in line with the design stage of your project.

Ensure you the budget and remainder of the document are consistently advising the same Gross Internal Floor Area (GIFA) – any differences should be explained





Good Practice 5 – Attachments to application

- Integrated Urban Strategies (M)
- Stakeholder and Citizen engagement descriptions
- Stakeholder and Citizen support letters
- Environmental Impact Assessment Screening (M)
- Appropriate Assessment Screening (M)
- Bat Surveys
- Ecological Impact Assessments
- Conservation Reports
- Cultural Heritage Impact Reports
- Architectural Heritage Impact Assessments
- Archaeology Reports
- Structural Engineers Reports
- Quantity Surveyors Reports (M)
- Drainage Reports
- Climate Proofing Reports (M)
- Site Investigations Report
- Do No Significant Harm Assessment Reports (M)
- Dilapidation Survey
- Part VIII Planning consents and reports
- Business Case (M)
- Site Layout and Maps
- Architectural Drawings of development
- Copy of Deeds or Land Registry Folios providing evidence of ownership (M)
- Order of Magnitude Costs (M)
- Detailed delivery schedule (M)
- Ministerial Consent if required
- Funding shortfall letters or evidence if applying for more than €7 Million of how this will be funded (M)
- Drone Footage and video of existing site and future developments of site.
- Link to Record of Protected Structures and reference No. (M)
- Link to National Built Heritage Service and reference No. (M)

**What you include
informs the Evaluation
Panel how ready you
are to deliver the
project**



THRIVE Next Steps

- THRIVE Strand 2 **Call 2 to open 16th January 2025** open to all Local Authorities with the exception of Local Authorities who have already had a Strand 2 Project approved under Strand 2 Call 1
- This call is **restricted to 1 application per Local Authority**
- This call will be **open for a period of 3 months**.
- This call will be **highly competitive** and not all applications will be approved for funding even if they meet the minimum scoring thresholds.
- **Further capacity building** for the beneficiaries of THRIVE in relation to payment claims and public procurement will be announced shortly.



- All call documents will be available on the Southern Regional Assembly website as soon as the call opens
- Email thrive@southernassembly.ie for further clarifications and application forms



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THRIVE Call 2 – Spring 2025

For further information please contact:

Rose Power – rpower@southernassembly.ie or 087 71588258 or

Catherine Connaughton – cconnaughton@southernassembly.ie or 087-6257192

Additional information is available at:

<https://www.southernassembly.ie/eu-programmes/sem2127>