

Idea: Reduction in the rent by the expenditure incurred on the renovation of a commercial premises rented from the city

Number in the database: 26

Area: 12

Idea description

<p>Title:</p>	<p>Reduction in the rent by the expenditure incurred on the renovation of a commercial premises rented from the city</p>
<p>Idea objective</p>	<p>The aim of the initiative is to increase the level of renting public commercial premises by introducing rules that shorten and simplify the procedures for renting commercial premises and support SMEs that rent commercial premises from the city to undertake renovation and modernization works in these premises. The program applies only to vacancies, esp. long-term ones.</p> <p>Solutions that may be applied under the program include:</p> <ul style="list-style-type: none"> - rent holidays up to 12 months; - introducing the possibility of reimbursement of part of the expenses incurred for the renovation of the premises in the rent, - reduction of the rent due to the worse tenant's financial situation for important random reasons, - reduction of rent rates in the case of construction works in the area directly adjacent to the property or in the property that hinder access by customers, - the possibility of subleasing part of the premises in the event of temporary financial difficulties (linked to phase 2. Transforming a vacant council office building into a hybrid workspace delivering co-working rooms, jobs, event space, supporting the growth of the evening economy and community uses) - guarantee of business stability - subsequent contracts are concluded for a minimum of 5 years, unless the tenant requests a shorter lease period. <p>You can also consider preferences for different groups of tenants:</p> <ul style="list-style-type: none"> - preferential rental rates for unique craft services, - rent preferences for unemployed people starting a business, - rent with preferential rent rates, without competition or tender for non-governmental organizations. <p>In cities where there is a particular intensity of problems with renting in revitalization areas, the program can be additionally enriched with:</p> <ul style="list-style-type: none"> - letting, outside the tender, for a period of more than 3 years, in the mode of a competition, premises requiring a comprehensive renovation (possibility to consent to the sublease of the premises (entire), after it has been renovated by the tenant; - conducting a tender for the joint lease of at least three, but not more than ten premises, adjacent to each other or located in close proximity, to one tenant (leasing operator), provided that a comprehensive renovation of the given premises is carried out while maintaining historical values and architectural coherence with the nearby buildings . The operator may sublease the premises after they have been renovated in accordance with the approved visualization. Renovations are not included in the rent. The activities conducted should be conducive to the needs of the residents and be diverse. <p>Possible alternative approach/additional element of the idea:</p> <ul style="list-style-type: none"> - Sharing the idea with other public and private owners of business premises. - Sharing the program with other cities to pool the public rented business premises in the program. - Branch approach – specific rules dedicated to the type or size of companies.
<p>Sharing process (max 1000 characters)</p>	<p>Sharing will be organized in the following steps:</p> <ol style="list-style-type: none"> 1) Analysis of the needs for support for SMEs that rent commercial premises from public entities, are temporarily in a difficult financial situation or carry out renovations of commercial premises of significant value 2) Internal discussion at the City Hall regarding possible improvements for mSME in the field of vacancy rental.

	<p>3) Changes or preparation of new documents (resolution, orders). 4) Consultation meeting with potential and current tenants regarding the planned changes. 5) Adoption of a resolution and implementation of the programme.</p> <p>Access to program is free of charge but limited to entities that meet the requirements specified in the regulations, e.g.</p> <ul style="list-style-type: none"> - mSME status, - location within the city, - in some cases – difficult financial situation for limited time.
<p>Restrictions/rules (law, skills, time, other)</p>	<p>The initiative requires an analysis and answers to the following questions:</p> <ul style="list-style-type: none"> - Are there vacancies in the stock of public commercial premises in the city? - What causes the presence of vacancies? - Is the above the described program has a chance to encourage mSME to rent available commercial premises? - How to modify the applicable local regulations to make the implementation of the program possible? - How to monitor the effects of the program? <p>The initiative requires the involvement of the following resources:</p> <ul style="list-style-type: none"> - human resources: legal competences, real estate administration, Public Relation, - infrastructure: long-term vacant commercial premises.
<p>Procedures (if applicable)</p>	<p>The implementation of the initiative requires several formal procedures:</p> <ul style="list-style-type: none"> - conducting analyses (as above), - drafting a resolution amending the existing lease rules, - developing ordinances detailing the rules for renting commercial premises belonging to the city's resources, - announcement of changes (along with the adoption of regulations), - execution of the application implementation of new rules, - monitoring changes.
<p>Costs for public institutions (if applicable)</p>	<p>Costs of organizing the program (working hours). Program administration. Maintenance costs.</p>
<p>Expected result (if possible)</p>	<p>It is expected that a solution pozwoli zmniejszyć liczbę pustostanów wśród miejskich commercial premises.</p>