

**Annual Report 2018**  
**BICC Regeneration of Property Working Group**  
**Presented by Perit Amber Wismayer**  
**29.12.2018**

The BICC Regeneration of Property Working Group was appointed by the BICC Chairman, Perit Charles Buhagair, through nominations put forward by the represented stakeholders. The undersigned represents the Kamra tal-Periti and has accepted the role of Working Group Coordinator. The Working Group is appointed for one year, starting from 1st January 2018, and met five times over this period. This report summarises the topics discussed during the meetings held during this past year.

1. **Regeneration of UCAs and Heritage Buildings** - The working group discussed the obstacles encountered when undertaken a regeneration project within a UCA, and put forward proposals to address the issues raised. The WG felt concluded that a guidance document should be drafted by a core group with representatives of key stakeholders in this field.
  
2. **Pilot Project** - In order to draw up a brief for the aforementioned Core Group, and simultaneously assess the situation with regards to dilapidated properties within UCAs, it was decided to pilot an analysis using a case study village core. Perit Amber Wismayer and Dr Rebecca Dalli Gonzi were assigned to draft a brief and design a survey for the assessment of vacant properties in the Urban Conservation Area of Qormi. The Qormi UCA was selected as a prototype for similar investigations to be carried out by the BICC throughout the Maltese Islands in the future. The survey was designed to quantify the number of properties that seem to be vacant and/or disused, starting with the Qormi UCA as prototype based on outlined criteria. The exercise also sought to validate the need for regeneration of particular streets in the UCA, thus simultaneously attempting to determine the reasons for property vacancy in these areas. The brief and survey were both approved by the WG and a call was issued to students to undertake the work over the summer period. No responses were received, and the survey was not undertaken.
  
3. **Miscellaneous** -
  - a. **Meeting with MDA** - A meeting was held during which the MDA were invited to express their views regarding the obstacles encountered by developers working within UCAs.
  - b. **Meeting with PA** - The WG proposed inviting the PA to attend a discuss policies referencing UCAs. The meeting has not yet been held.