

1.02 Pregledni znanstveni članek

UDK 719:334.012.3(497.4Črnomelj)  
72.025.4(497.4Črnomelj)

Prejeto: 5. 1. 2018

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## Revitalizacija stavb kulturne dediščine preko javno-zasebnega partnerstva: primer Občine Črnomelj<sup>1</sup>

### IZVLEČEK

Prispevek obravnava problematiko javno-zasebnega partnerstva v Sloveniji z vidika materialne kulturne dediščine, za obnovo ali obranjanje katere pogosto primanjkuje finančnih sredstev. Dolgoročni okoljski, energetske in gospodarski cilji Evropske unije in Slovenije so spodbudili udeležanje kompleksnejših oblik sodelovanja med javnim in zasebnim sektorjem tudi na področju kulturne dediščine. V prispevku so predstavljeni javno-zasebno partnerstvo v Sloveniji ter okoljski in drugi cilji Evropske unije in Slovenije, ki so med drugim botrovali dobri praksi energetskega pogodbeništvu, ki se izvaja v Občini Črnomelj. V okviru sodelovanja med javnim in zasebnim partnerjem sta bili prenovi deležni tudi stavbi kulturne dediščine, in sicer črnomaljski grad in t. i. bivoši dijaški dom.

### KLJUČNE BESEDE

*javno-zasebno partnerstvo, kulturna dediščina, energetske pogodbeništvu, Črnomelj, črnomaljski grad.*

### ABSTRACT

#### REVITALISATION OF CULTURAL HERITAGE BUILDINGS VIA PUBLIC-PRIVATE PARTNERSHIP: THE EXAMPLE OF THE MUNICIPALITY OF ČRNOMELJ

*The article discusses the problem of public-private partnership in Slovenia from the perspective of material cultural heritage, which struggles with the chronic lack of sufficient funds for restoration or preservation. Long-term environmental, energy-related and economic objectives of the European Union and Slovenia spurred the implementation of more complex forms of cooperation between public and private sectors in the area of cultural heritage as well. The article presents the public-private partnership in Slovenia, along with environmental and other objectives of the European Union and Slovenia that have contributed to the establishment of the good practice of energy performance contracting, which is currently being implemented in the Municipality of Črnomelj. The public-private partnership here has also led to the restoration of two cultural heritage buildings, i.e., the Črnomelj Castle and the so-called former pupils' residence hall.*

### KEYWORDS

*Public-private partnership, cultural heritage, energy performance contracting, Črnomelj, Črnomelj castle.*

<sup>1</sup> Članek je rezultat aplikativnega in raziskovalnega dela, izvedenega v okviru projekta RESTAURA – *Revitalising Historic Buildings through Public-Private Partnership Schemes* (Program transnacionalnega sodelovanja Srednja Evropa 2014–2020), sofinanciranega s strani Evropskega sklada za regionalni razvoj, ter raziskovalnega programa št. ARRS-NRU/P6-0052-0618-2017/3, ki ga je sofinancirala Javna agencija za raziskovalno dejavnost Republike Slovenije iz državnega proračuna. Najlepša hvala vsem deležnikom, ki so preko intervjujev in anket prispevali k boljšemu poznavanju obravnavane problematike; prav tako tudi kolegici dr. Jasni Fakin Bajec za konstruktivno diskusijo o obravnavani problematiki.

## USTNI VIRI

Intervju – Občina Črnomelj. Izvedba polstrukturiranega intervjuja s predstavnikom Občine Črnomelj v Črnomlju dne 20. 12. 2017.

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## S U M M A R Y

### Revitalisation of cultural heritage buildings via public-private partnership: the example of the Municipality of Črnomelj

Although Slovenia boasts a rich material cultural heritage, securing sufficient funds for the maintenance, restoration or valorisation of such buildings

poses a particular challenge. One solution to it may be in public-private partnership, which may ensure the acquisition of private financial resources.

The attempt to identify good practices of public-private partnership on the example of Slovenian material cultural heritage has until recently presented an arduous task, especially due to the difficulty to clearly recognise good practices of more complex forms of the said mechanism in the area of culture. In the recent period, however, the environmental, energy and economic efforts of the European Union and Slovenia have contributed to an accelerated development of the above-mentioned mechanism or, more accurately, energy performance contracting, under which publicly owned buildings of cultural heritage have undergone energy-efficient renovation as well. Renovations of this kind frequently involve higher investments and certain deviations from the prescribed renovation parameters that apply to other buildings. And it is precisely the endeavours mentioned above that open possibilities to establish good practices of public-private partnership on the example of the revitalisation of material cultural heritage.

One such example of good practice is presented by the Municipality of Črnomelj, which in 2017 entered into a public-private partnership (energy performance contracting) with a private partner for a period of fifteen years to provide seven buildings in its ownership with an overall energy-efficient renovation. The renovated buildings include two of cultural heritage, i.e., the Črnomelj Castle and the so-called former pupils' residence hall. The renovation of both buildings also involved the Institute for the Protection of Cultural Heritage of Slovenia. Some other Slovenian municipalities undertook similar energy-efficient renovations of their own buildings and now serve as examples of good practice regarding the use of more complex forms of public-private partnership also in the case of historical building renovation.

Such examples demonstrate that the mechanisms of public-private partnership may also be successfully used in the area of cultural heritage and that they constitute an important step towards achieving a greater understanding and use thereof in Slovenia as well. Good practices, experiences of the public and private sectors with such a form of collaboration, and a better recognisability of this mechanism among the general public may have multiplier effects as well as encourage the application of other complex forms of public-private partnership in the revitalisation of cultural heritage buildings.