



REVVA B

CASE STUDIES

Przemysław Laskowski

1. INTRO

As a young entrepreneur I have decided to stay in the countryside. I believe that farming has a future therefore I have invested in arable land. In addition, I'm developing my enterprise linked to agricultural machinery, as with the various challenges each farmer is facing today we need to develop services linked to farming. Furthermore it is very important for me to ensure a stability for my family and create a business for the next generation.

2. PROMOTER PROFILE

- **Name:** Przemysław Laskowski
- **Age:** 42
- **Gender:** Male
- **Education:** Secondary education
- **Marital status:** Married
- **Number of children and children age:** 2 children (Both under 18)



3. REUSED/VALORISED BUILDING

- **Address - to be used for the building location map:** Żabikowo, Poland and Brodnica, Poland.
- **Reused/Valorised building type:** Barn.
- **Reuse/Valorisation purpose:** Living space, Storage space, Office space.

Building description before reuse/valorisation

The barn was belonging in the past to the Brodnica Mansion. I have bought it from the State together with the arable land, with the intention to use it as storage space. Developing my company we have added here also the offices and decide to adapt it also to living space.

Building description after reuse/valorisation

After 2 years of restoration the barn offers a multitude of services. It is a very good solution as we are using it as office space for our own company – the savings we are doing from the rent are re-invested in the restoration and valorisation. As our main activity is linked to farming services it helps as to maintain good contacts with the local community – we are offering our services being based very close to our customers.

In addition, the restoration of a historical barn ensures the valorisation of the local landscape – we are closely collaborating with the owner of the Brodnica Mansion for that too.

Building Pictures



4. FARM DESCRIPTION

- **Address:** Żabikowo, Poland and Brodnica, Poland.
- **Farm Area in ha:** 990

Farm description before reuse/valorisation

Buildings, including the barn, and the arable land was belonging to Brodnica Mansion before communist regime. Today, we have achieved a good collaboration with the owner of the Palace, to enhance the valorisation of local landscape. Our goal is to create additional services to farming when preserving local cultural heritage.

Farm description after the reuse/valorisation process:

The idea is to add to the farming landscape services which can maintain local community. In addition to arable land (sugar beet, corn, wheat, rape) the valorisation of the barn proved to be a very good investment. People coming to the region were interested in local tours



therefore we have decided to restore additional farm buildings adapting them for living space (short and long term accommodations). The region offers a lot of great places to be visit (castles, palaces and mansions), therefore services linked to tourism could be an additional income for the local population.

5. REUSE/VALORISATION PROCESS

In addition to being a farmer I have decided to offer services to other farmers in the area of agricultural machinery. When preparing my business plan I've noticed that it is better to restore existing farming buildings than to build new one. Being from that region my goal was also to preserve existing cultural heritage. That could be achieved as the touristic potential of that region is growing due to others entrepreneurs restoring old buildings and offering more and more services.

Threats/Challenges

Legal and "red tape": as a farmer I'm used to the bureaucracy; but preparing the restoration procedure I was surprised by the amount of the 'red tape'.

Main Training/Skills/Competences

- Management skills: a good investment plan is the first step you have to prepare carefully.
- Practical skills: useful at every stage.
- Long term vision.

Promoter advice

You have to be :

- well prepared with your investment ideas, especially be prepare if the restoration takes more time due to legal problems etc.
- have the support of your family.
- stay positive but be also business-minded.

6. CONSIDERATIONS, SKILLS/COMPETENCES INVOLVED IN THE REUSE/VALORISATION PROCESS AND QUERIES/QUESTIONS

General considerations

The key issue is to know why you want to restore, as very often to build a new building could be cheaper on a short term. It is very important to notice what kind of services are needed in the region – the support of the local community is always a good approach, and of your neighbours.

Skills/Competences especially relevant for the reuse/valorisation process

- Good planning
- Communication skills
- Management skills

Queries/Questions

- What is the added value of the restoration?
- What are the short term and long term goals?
- Where I can find the financing ?
- Is my dossier ready or should I ask advisers to double-check it?



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