

PUGLIA

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11.09.2023

Esperienze di Housing Sociale a
confronto tra Europa e Italia

Giovanna Mangialardi

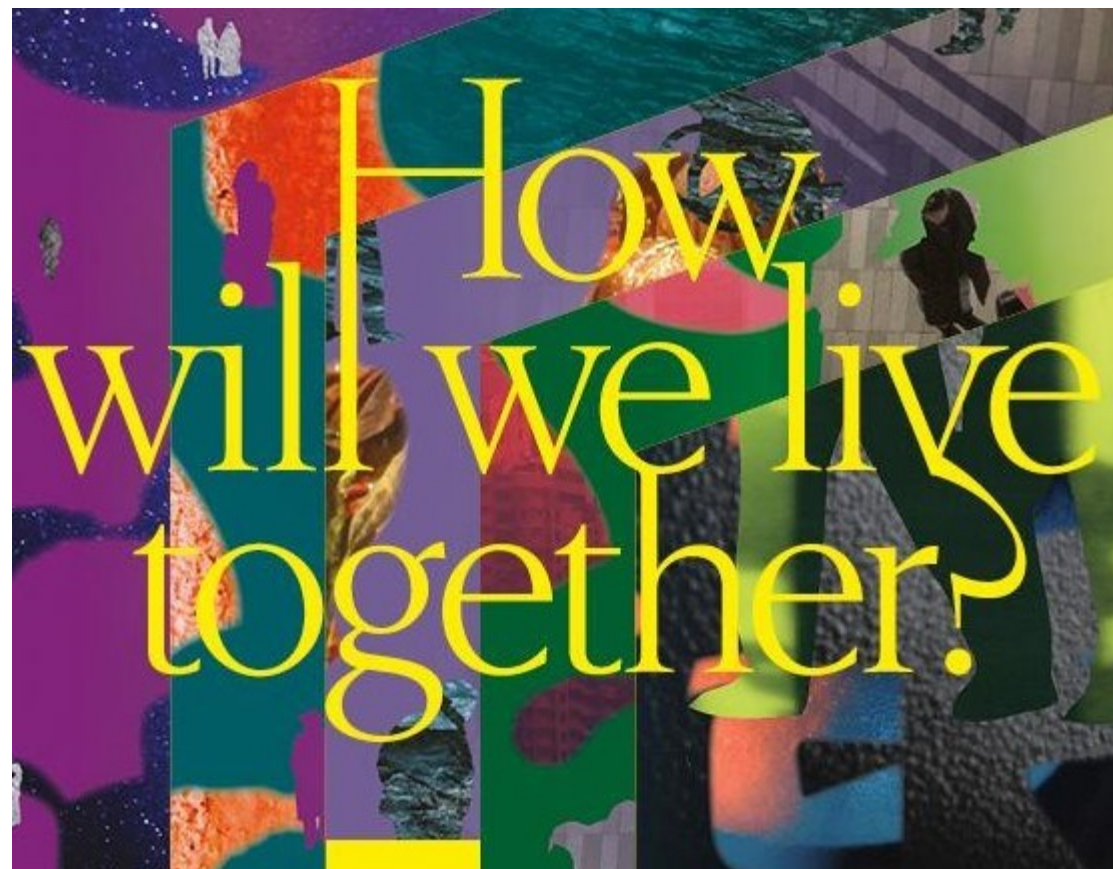
Sommario

Contesto

Definizioni

Iniziative

Casi



*Biennale Architettura 2021
17th International Architecture Exhibition
22 mag 2021 - 21 nov 2021*



Contesto

Contesto

Oltre 82 milioni di famiglie dell'UE hanno difficoltà economiche per sostenere i costi della casa

(Fonte: Policy Guidelines for affordable housing in European cities, 2018, European Urban Agenda, Housing Partnership)

Il 17,1% della popolazione dell'UE vive in alloggi sovraffollati e il 10,3% della popolazione spende più del 40% del proprio reddito per l'affitto

(Fonte: Report on access to decent and affordable housing for all, January 2021, European Parliament)

Il disagio abitativo in Italia riguarda poco meno di 1,470 milioni di famiglie. Di queste 1,150 milioni vivono in affitto e le altre 320.000 in case di proprietà. 780.000 sono in uno stato di disagio "Acuto", 690.000 in disagio "Grave".

(Fonte: Dimensione del disagio abitativo Pre e Post emergenza Covid-19, 2020, Nomisma e Federcasa)

La povertà energetica nel nostro Paese riguarda 2,2 milioni di famiglie, circa 125 mila in più rispetto al 2020.

(Fonte: www.e-distribuzione.it/archivio-news/2023/06/poverta-energetica--la-situazione-in-italia)



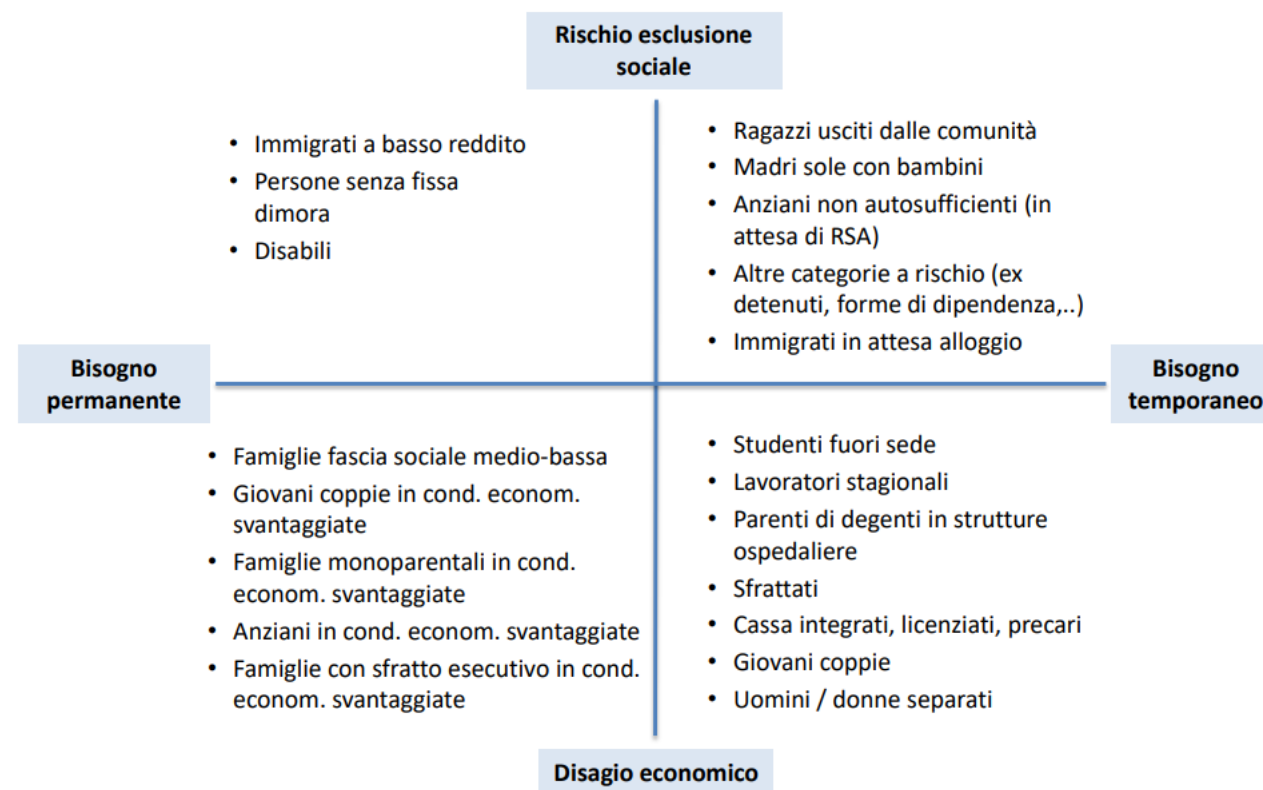
Contesto

La domanda abitativa è influenzata dalle dinamiche sociodemografiche, dai cambiamenti economici e culturali.

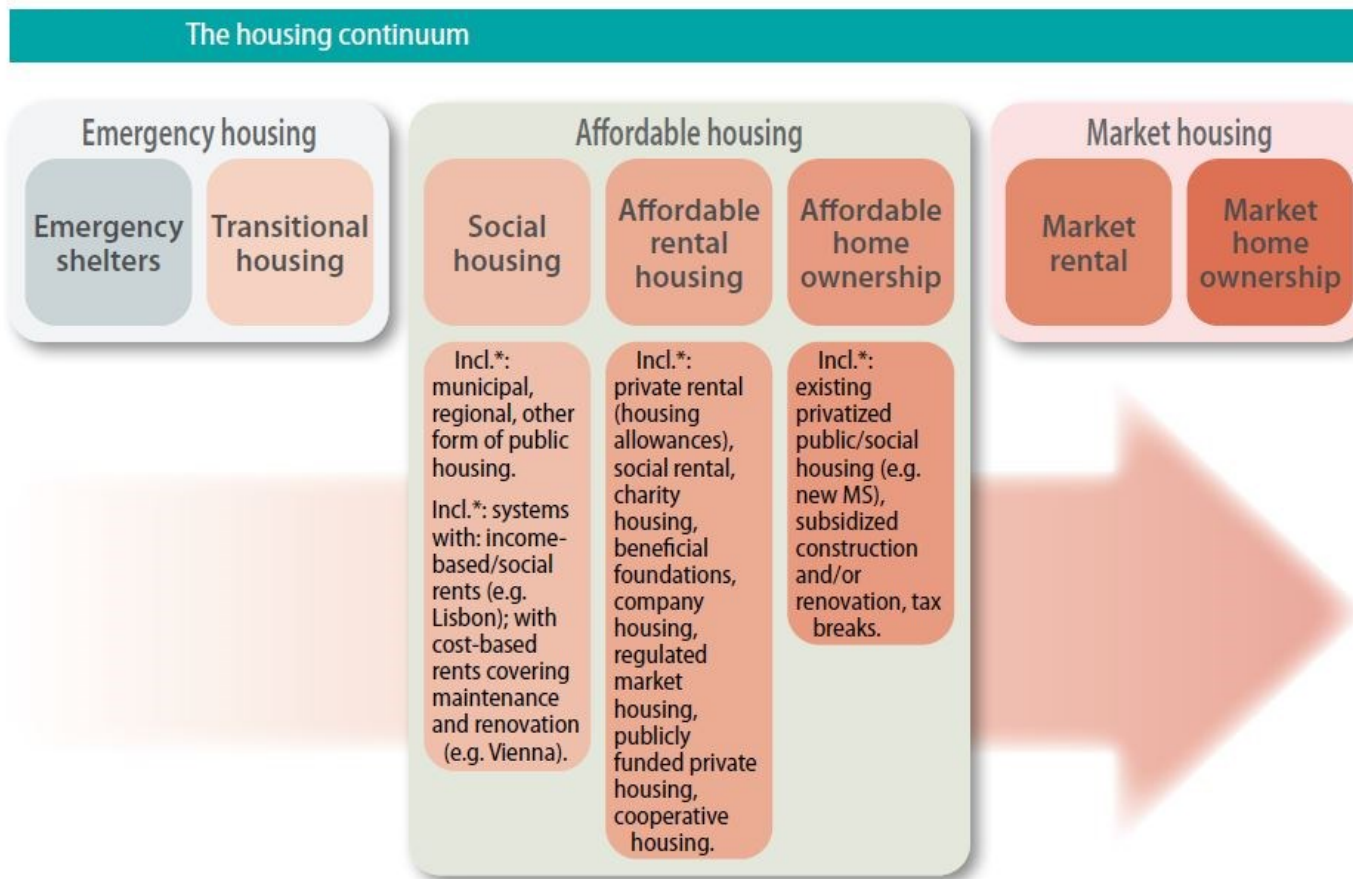
Ad oggi in Italia, gli strumenti di risposta sono perlopiù:

- Alloggi temporanei per l'emergenza abitativa assoluta
- Edilizia Residenziale Pubblica
- Edilizia sociale a canone calmierato

(Fonte: Dimensione del disagio abitativo Pre e Post emergenza Covid-19, 2020, Nomisma e Federcasa)



Contesto



Incl.*: Including but not limited to.

Source: Urban Agenda for the EU, *The Housing Partnership Action Plan*, December 2018. Available at https://ec.europa.eu/futurium/en/system/files/ged/final_action_plan_euua_housing_partnership_december_2018_1.pdf.



Contesto

More than two years into the COVID-19 pandemic, it has become increasingly obvious that quality housing is **an essential human necessity**, inextricably linked to our **health** and **well-being**. Investment in **social housing has also been clearly identified** as key to a greener and more inclusive recovery of our economies in the post-pandemic (OECD, 2020).

Unfortunately, there has been a trend amongst EU countries to **deprioritise social and affordable housing in favour of other forms of public investment**

There are a **number of socio-economic benefits connected to social and affordable housing programs**.



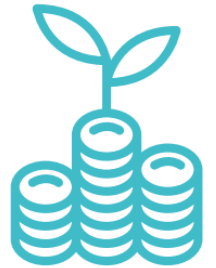
MORE INCLUSIVE GROWTH



FIGHTING POVERTY AND
INEQUALITIES



BETTER HEALTH OUTCOMES



INVESTMENT NOT
EXPENDITURE





2023 – TO OFFSET POTENTIALLY MASSIVE SOCIAL CONSEQUENCES, IT IS TIME TO JOIN FORCES TO GOVERN HOUSING FOR PEOPLE AND THE PLANET

For the first time in 13 years, housing Ministers met in 2022 for an informal EU housing ministerial meeting in Nice. That meeting and the resulting **Nice declaration** confirmed that we have entered an era of renewed public action on housing, a new dynamic exemplified by our responsibility to reduce the carbon footprint of the sector and accelerated more recently by the pandemic and the impact of the war in Ukraine.

AN EVOLVING EU FRAMEWORK:
THREE IMPERATIVES FOR THE SOCIAL, COOPERATIVE
AND PUBLIC HOUSING PROVIDERS

- ➔ 3.1. The social imperative
- ➔ 3.2. The economic imperative
- ➔ 3.3. The climate imperative



Contesto



French Presidency
of the Council of the European Union

Ministerial conference on housing and construction on 7 and 8 March in Nice

Sfida:

providing affordable, sustainable, decent and resilient housing which contributes to the quality of life

La **dichiarazione**, elaborata con la collaborazione di tutti gli Stati membri, **promuove le iniziative della Commissione Europea** (*European Green Deal, New European Bauhaus e Renovation Wave*) e gli strumenti per combattere l'eccessivo **consumo di suolo** per un ambiente di vita inclusivo, accessibile e adeguato.

Eu Ministers responsible for Housing declare:

15. Better **coordination of policies** in this area is needed
16. Requiring a **place-based approach in terms of social, cultural, historical, geographical, climate** aspects
17. Provides home of **good quality** which are well **connected**, situated **in mixed-use**, compact and dense areas with a **high-quality living environment** and are **close to working areas**
18. **Reuse of abandoned and unused buildings**
20. Circular building sector will guarantee **economic growth, long-term employment, and a positive impact on the climate and environment**
22. Reinforce **support for education and training** at all levels of the value chains
23. **Additional housing supply** takes into account criteria such as **qualitative spatial efficiency**, while actively reducing land take and **containing urban sprawl**
24. **Better promote Member States' policies** in order to draw **common lessons** and **share good practices** among the Member States and the local and regional authorities
25. The Ministers recommend the **exchange of good practices related to the challenges and opportunities created by tourist accommodation platforms**
28. Defining together with local authorities, strategies to **increase the availability of affordable, well connected, decent, energy efficient, decarbonized, sustainably designed, accessible and resilient housing**, situated in **socially mixed neighborhoods**
31. Development of **participatory and inclusive housing solutions**, based on sustainable strategies for the use of urban space (housing continuum)
34. **Facilitate access to information on European funding** dedicated to the housing sector

Contesto



→ **Austria**

Location: Bornwiesertal, Altes-Adler-Strasse 12, Wien10, Austria. Photographer: Stephan Hager.

→ HOUSING STOCK **3,988,400**

- Social housing: 944,100 (24%)
 - Of which, limited-profit rental: 667,300
 - Of which, municipal rental: 276,800
- Private rental: 732,600 (18%)
- Owner-occupied: 1,946,700 (49%)
- Other/Unknown: 365,100 (9%)

Total Social Housing: **24%**

SOURCE: Statistik Austria, Mikrocensus 2020.

Österreichischer Verband Gemeinnütziger Bauvereinigungen – Revisionsverband (GBV) - The Austrian Federation of Limited-Profit Housing Associations brings together 185 limited-profit housing associations managing about one million homes across the country.



→ **Finland**

Location: 2022 Nummijärvi 4, Espoo, Espoon Asema-ot Oy.

→ HOUSING STOCK (permanently occupied dwellings) **2,816,206**

- Tenures:
- Owner occupied: 61.7%
 - Private rental: 24.3%
 - Social rental: 11%
 - Right of occupancy: 1.8%
 - Other/unknown: 1.2%

Total Social Rental: **11%**

SOURCE: Statistics Finland.

New construction: 39,000 dwellings in 2020, out of which 9,000 social housing units built by not for profit rental housing companies and foundations.

KOYA is a national umbrella association for non-profit rental housing companies and foundations in Finland. It has 21 members that own and manage about 160,000 rental apartments



→ **Italy**

Location: 2010 Gola, La Grande Madre.

→ HOUSING STOCK (occupied dwellings) **25,690,057**

- Tenures:
- Owner-occupied: 19,432,745 (76.7%)
 - Rent: 4,306,112 (17%)
 - Other: 1,607,666 (6.3%)

Total Public Rental: **3.5%**

SOURCE: Istat, Population and Housing Census 2021.

FederCasa is an association bringing together 144 public housing companies and housing bodies at the provincial, communal and regional level, providing over 850.000 social dwellings

The Alliance of Italian Cooperatives in the Housing Sector is the main organization representing housing cooperatives and their consortia in Italy. It brings together 4.700 coops with about 550.000 registered members.

Fondazione Housing Sociale is a private, non-profit entity, whose mission is to experiment innovative solutions for planning, financing, building and managing social housing initiatives.



Contesto



HOUSING STOCK 8,045,850
(in 2022, incl. vacant homes)

- Social housing: 2,300,050 (29%)
- Private rental: 1,134,450 (14%)
- Owner-occupied: 1,134,450 (57%)
- Other: 365,100 (0.2%)

SOURCE: CBS

Total Social Housing: 29%

Aedes is the sector association of social housing companies in the Netherlands, whose 262 members employ around 28,000 people. The members of Aedes are jointly responsible for approximately one third of all homes in the Netherlands.



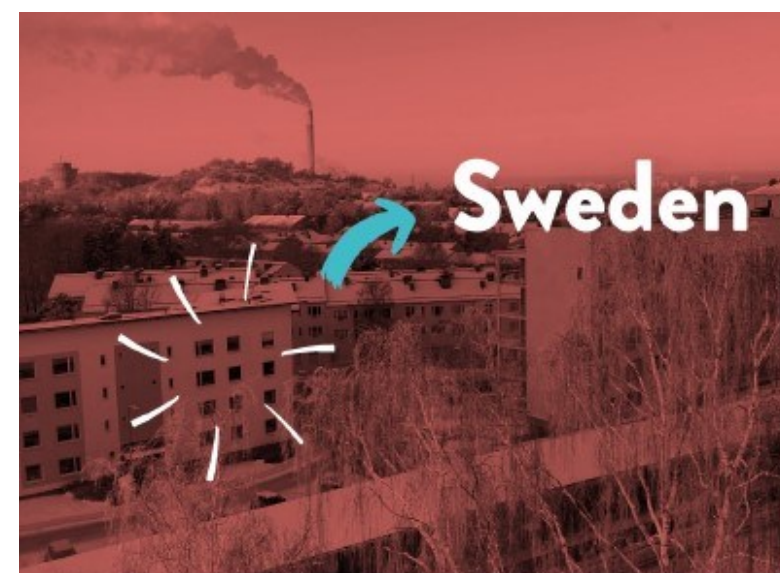
HOUSING STOCK 2,694,000
(occupied 2022)

- Municipal Housing: 108,000 (4%)
- Cooperative Housing: 371,000 (14%)
- Apartment Associations: 363,000 (13%)
- Independent Owner-Occupiers: 1,347,000 (50%)
- Private Rent: 385,000 (14%)
- Non-commercial Rent: (e.g., student housing) 55,000 (2%)
- Other rental: (e.g., from family) 65,000 (2%)

SOURCE: NBBL, based on statistics from SSB - Statistics Norway
NOTE: "Independent owner-occupied" are those who are neither part of a housing cooperative or a condominium association, and primarily represent private single-family dwellings. Apartment associations are distinct from cooperative housing, as they represent a collection of individuals, rather than a single legal "company", as is the case for cooperatives.

The Cooperative Housing Federation of Norway (NBBL) is a national membership association that represents 41 co-operative housing associations—so-called building co-operatives. 14,700 housing co-operatives and condominiums, counting 570,000 housing units, are managed by these member associations. The 41 associations have a total of 1,135,000 members.

Cooperative Housing: 14%



HOUSING STOCK 5,158,699
(in 2022)

- Public Rental Housing: 834,081 (16%)
- Cooperative Housing: 1,245,806 (24%)
- Owner-occupiers: 2,056,234 (40%)
- Private Rental: 785,457 (15%)
- Other: 237,119 (5%)

Public Housing Sweden (Sveriges Allmännyttan) is the organisation of municipally owned public housing companies and long-term private housing companies that contribute to the public interest in Sweden. Their over 300 member organisation provide more than 950,000 homes in Sweden.

HSB Riksförbund is a member-owned, cooperative organisation that works with housing savings, construction and management. HSB has about 545,000 members, 3,900 tenant-owner associations, and 31 regional associations.

Riksbysggen is a cooperative company, and one of Sweden's largest property managers working with condominium associations, companies and public property owners. It manages over 200,000 apartments in over 4,400 local associations. In addition, they manage more than 100,000 rental apartments in Sweden.

Cooperative Housing: 24%

SOURCE: RÖDORINGEN/STATISTISKA

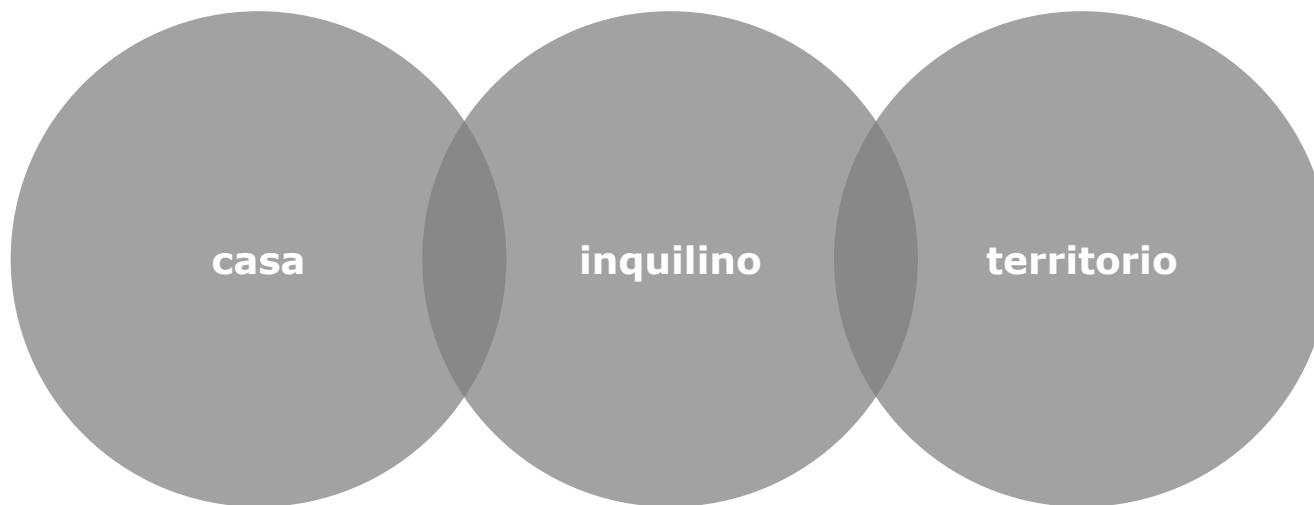
Definizioni

Definizioni

L'abitare

>> una questione multidisciplinare
Tra politiche abitative, sociali e urbane

>> un sistema complesso



Olagnero, 2008



Definizioni

Social Housing in Europa

>> The term **social housing** has been characterized as a **floating signifier**, a term with **no agreed-upon meaning**. The lack of a definition often leads to **misunderstandings**, rather than **constructive dialogue** on the advantages and disadvantages of such a system.

(Fonte: *Defining Social Housing: A Discussion on the Suitable Criteria*, Hansson & Lundgren 2019)

>> There are three common elements in **defining social housing across EU Member States**: a mission of **general interest**, the objective of **increasing the supply of affordable housing** and specific targets defined in **terms of socio-economic status** or the presence of **vulnerabilities**.

(Fonte: *Social Housing in EU*, Braga e Palvarini, 2013)

>> **Social housing** is a form of **government regulated housing provided and managed by the public agencies or non-profit organizations** using **public and/or private funds** for the benefit of many households, based on **degree of need**, made available at below-market price with the delivery of social service and not for-profit motives on a **short or long-term basis**.

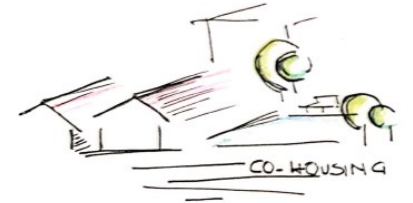
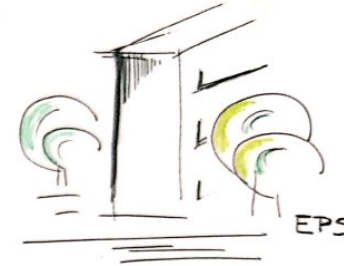
(Fonte: Oyebanji, 2014)



Definizioni

Sistema dell'abitare in Italia

- >> Edilizia Residenziale Pubblica (ERP)
Sovvenzionata, Convenzionata, Agevolata
- >> Alloggio Sociale e Edilizia Residenziale Sociale (ERS)
- >> Edilizia Privata Sociale (EPS)
- >> *Co-housing* e co-residenzialità (condomini solidali e cooperative)
- >> Alberghi sociali diffusi



Definizioni

Sistema dell'abitare in Italia

È definito «alloggio sociale» **l'unità immobiliare adibita ad uso residenziale in locazione permanente** che svolge la funzione di **interesse generale**, nella salvaguardia della coesione sociale, di **ridurre il disagio abitativo di individui e nuclei familiari svantaggiati**, che non sono in grado di accedere alla locazione di alloggi nel libero mercato.

L'alloggio sociale si configura come elemento essenziale del sistema di edilizia residenziale sociale costituito **dall'insieme dei servizi abitativi** finalizzati al soddisfacimento delle **esigenze primarie**.

Rientrano nella definizione (...) gli alloggi realizzati o recuperati **da operatori pubblici e privati**, con il ricorso a contributi o agevolazioni pubbliche - quali esenzioni fiscali, assegnazione di aree od immobili, fondi di garanzia, agevolazioni di tipo urbanistico - destinati alla locazione temporanea per almeno otto anni ed anche alla proprietà.

Il servizio di **edilizia residenziale sociale** viene erogato da operatori pubblici e privati **prioritariamente tramite l'offerta di alloggi in locazione** alla quale va destinata la prevalenza delle risorse disponibili, nonché il **sostegno all'accesso alla proprietà della casa**, perseguendo l'integrazione di diverse fasce sociali e **concorrendo al miglioramento delle condizioni di vita dei destinatari**.

(Fonte: DM del 22 aprile 2008, art. 1)



Definizioni



Sistema dell'abitare in Italia

Perseguire la **riduzione del disagio abitativo di individui e nuclei familiari svantaggiati** attraverso l'aumento **dell'offerta di alloggi sociali in locazione**, senza **consumo di nuovo suolo** rispetto agli strumenti urbanistici vigenti, favorendo il **risparmio energetico e la promozione**, da parte dei comuni, di politiche urbane mirate ad un **processo integrato di rigenerazione delle aree urbanizzate** e dei tessuti edilizi esistenti attraverso lo sviluppo dell'edilizia sociale.

(Fonte: Legge n. 80/2014, art. 10)



Iniziativa

Iniziative

Housing 2030 Time to think and do differently



#Housing2030

Effective policies for affordable housing in the UNECE region

*UNITED NATIONS ECONOMIC COMMISSION FOR EUROPE
HOUSING EUROPE
Geneva, 2021*

Placing housing at the centre of urban policy
*accelerates the achievement of the **SDGs and goals** of the **Geneva UN Charter on Sustainable Housing** and progresses implementation of the **Housing Partnership Action Plan** towards the provision of decent, adequate, affordable and healthy housing for all.*

Iniziativa



#Housing2030

Effective policies for affordable housing in the UNECE region

#Housing2030 and its **online repository of best practices** makes clear what **affordable housing entails:**

- *effective governance*
- *strategic land policy*
- *purposeful circuits of investment*
- *active promotion of climate neutral and affordable housing and neighbourhoods.*

The study draws on the experience of over **100 researchers, policymakers, housing providers and advocates** from across the United Nations Economic Commission for Europe (**UNECE**) region and beyond, to define useful approaches, outline their advantages and disadvantages, and illustrate their **practical application**. The study involved an extraordinary level of stakeholder engagement, despite the constraints of the coronavirus disease 2019 (COVID-19) pandemic, using **survey instruments, online workshops and podcasts in order to maximize the exchange of policy experience and good practices.**

Iniziativa

#Housing2030

Effective policies for affordable housing in the UNECE region



Iniziativa

#Housing2030 Effective policies for affordable housing in the UNECE region

#Housing2030 TIME TO THINK AND DO DIFFERENTLY

AN INITIATIVE OF



HOME REPORTS MEDIA EVENTS ABOUT GET IN TOUCH

AFFORDABLE HOUSING

GOOD GOVERNANCE

LAND POLICY

BETTER FINANCE

CLIMATE SUSTAINABILITY

FILTER

Clear filters

Arctic Ocean

Arctic Ocean

North Pacific Ocean

North Atlantic Ocean

South Pacific Ocean

South Atlantic Ocean

Indian Ocean

Southern Ocean

Allowances for low-income households – Lithuania, Slovakia, France, the Netherlands
BRUSSELS, BELGIUM
CLIMATE SUSTAINABILITY

Public loans, funds and grants in EU Member States, Ukraine & the UK
BRUSSELS, BELGIUM
CLIMATE SUSTAINABILITY

MEDIA

Taming mortgage

Central banks influence

Iniziative



Housing Evolutions Hub

L'Housing Evolutions Hub mette in evidenza le **innovazioni nel campo dell'edilizia sociale, pubblica, accessibile e responsabile.**

Fornisce una **piattaforma a livello europeo** per condividere le sfide dell'innovazione sociale, finanziaria e ambientale cruciali per migliorare e promuovere gli obiettivi abitativi.



I pilastri dell'*Housing Evolutions Hub*:

- riunire le **migliori pratiche nel campo dell'edilizia sociale, economica, cooperativa e pubblica.**
- possibilità **per gli attori e i professionisti dell'edilizia residenziale di scambiare informazioni sull'innovazione in diversi settori** e di organizzare incontri nell'ambito di comunità tematiche.
- contributi di esperti **sull'innovazione digitale, architettura, costruzione, pianificazione, modelli di business e di governance, finanziamento, ruolo delle autorità pubbliche.**
- **esperienze e benefici dell'innovazione da parte dei membri di Housing Europe.**

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Housing Evolutions Hub

Le innovazioni e le migliori pratiche sono modellate intorno alle **categorie** definite **dall'European Responsible Housing Initiative's** (ERHIN):

- Sostenibilità economica e responsabilità
- Sostenibilità sociale locale
- Ambiente e risorse naturali
- Rapporti equi con gli stakeholder e buona governance
- Gestione responsabile delle risorse umane
- Dati e soluzioni ICT
- Costruzione e sviluppo
- Finanza
- Uso del suolo
- Strutture organizzative
- Gruppi target (ad es. categorie demografiche e gruppi con specifiche vulnerabilità)



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Housing Evolutions Hub

HOUSING EVOLUTIONS

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BATTERY STORAGE PARTEON IN WORMERVEER, NETHERLANDS
DATA AND ICT SOLUTIONS
ENERGY COMMUNITIES

A REGENERATION PROJECT FOCUSING ON A COMMUNITY AGEING IN PLACE DUBLIN, IRELAND
CONSTRUCTION AND DEVELOPMENT
LOCAL SOCIAL SUSTAINABILITY

Privacy - Termini

Iniziative

SHAPE - EU



European Affordable Housing Consortium: Sustainable Housing for Social Impact (SHAPE-EU)

The European Affordable Housing Consortium is the point of reference for a socially inclusive Renovation Wave and New European Bauhaus



The project is the point of reference for a socially-inclusive Renovation Wave and New European Bauhaus.

Together with communities and experts on the ground, 10 dedicated partners are shaping the envisaged by the EU Affordable Housing Initiative by creating blueprints for a just energy transition with affordability and liveability at their heart.



100
local partners supported



20
lighthouse projects

We have embarked on a real journey – to support affordable and social housing providers, public authorities, and SMEs to deliver lighthouse renovation districts that include innovative features, such as the use of smart and circular technologies, and new approaches devised and managed jointly with residents and tenants.

This is #SHAPE_EU
www.shape-affordablehousing.eu

European Affordable Housing Consortium Partners



Affiliated Partners



The European Affordable Housing Consortium, SHAPE-EU has received funding from the European Union's Single Market Programme under Grant Agreement no. 101069909

Iniziative



SHAPE - EU

What are "Lighthouse Districts"?



*When the European Affordable Housing Consortium speaks about 'Lighthouse Districts' we usually **mean working models of affordable, decent homes that include one (or more) of the following features:***

Projects that use technologies

This could be digital, smart energy efficient solutions, circular and modular renovation toolkits and eco-design, use of renewables as energy sources to improve energy efficiency, sustainability of the district.

People-centred business models

Here we are referring to energy communities, common spaces, co-investment in renovation, frameworks to empower residents, such as co-investing and resident-owned services, integration of circular economy approaches, as well as innovative financial models that promote social innovation, access to health and social services, opportunities for social economy enterprises, improving social inclusion, and fighting energy poverty.

Experiment co-creation and engagement practices

More specifically, these are approached to renovation at a district level, engaging several disciplines (creative, green, digital, mobility) as a link to the New European Bauhaus.

Casi

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#Housing2030 TIME TO THINK AND DO DIFFERENTLY

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Tenant democracy in Denmark

COPENHAGEN, DENMARK

GOOD GOVERNANCE, TENANT AND OWNER-OCCUPIER INVOLVEMENT FRAMEWORKS

Description



Social housing landlords in most European countries have arrangements for involving their tenants in governance. These arrangements have progressed furthest in Denmark and have evolved into which is popularly known as "tenant democracy". This system enables tenants of housing associations to exert significant influence over estate management. Every year at an annual tenant meeting, the tenants of each housing estate elect a tenant board responsible for estate management and financial governance. At these meetings, tenants also approve rents, estate budget, estate management rules, and major maintenance and refurbishment projects. A majority of tenants must also approve any proposed sales of dwellings in their estates.^[1]

These arrangements are attractive for tenants because they give influence over the management of their homes without requiring them to take responsibility for running estates themselves. Furthermore, there is evidence that the tenant democracy system has helped to strengthen the Danish social housing sector. This is in part because tenant democracy arrangements have increased tenants' commitment to the sector and ensured that landlords are responsive to their needs, and that rent increases are kept to affordable levels. In addition, tenant boards have generally voted against sales of dwellings, limiting the impact of central government efforts to privatize social housing.^[2]



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Print case study



In Europa



LES SOUFFLEURS – ENERGY PRODUCTION IN BORDEAUX SOCIAL HOUSING

BORDEUX, FRANCE

ENERGY COMMUNITIES, ENVIRONMENT AND RESOURCE EFFICIENCY

ACTORS INVOLVED

*Gironde Habitat
Enedis*

SCALE

Local

MORE INFORMATION

Beginning in 2018, the “Les Souffleurs” social housing complex in the French city of Bordeaux has been, thanks to the installation of solar panels and batteries, producing a part of its own electricity needs. In the first phase of the project, this has been sufficient to provide electricity for the common spaces in the building.

In the second phase of the project, agreed in 2021, residents are now able to consume the electricity produced in their building directly in their own home.



BRIXTON ENERGY – SOCIAL HOUSING TENANTS FROM ENERGY OWNERSHIP TO A P2P NETWORK

LONDON, UNITED KINGDOM

ENERGY COMMUNITIES, LOCAL SOCIAL SUSTAINABILITY

ACTORS INVOLVED

*Brixton Energy
Lambeth Council
EDF*

SCALE

Local

MORE INFORMATION

*The development of alternative business models for community energy; Solar PV and energy storage, anaerobic digestion, energy efficiency, on-site electricity supply, heat networks
Internships for young people aged 16-24
Energy advice sessions for local residents
Solar panel-making workshops*

In Italia

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OSPITALITÀ SOLIDALE DAR=CASA PROGRAMMES FOR YOUNG PEOPLE

MILAN, ITALY

[ORGANIZATIONAL STRUCTURES](#), [RELATIONS TO STAKEHOLDERS](#), [TARGET GROUPS OF HOUSING](#)



“CREATING SOCIAL MIX AND SOLIDARITY AT LOCAL LEVEL IS KEY ”

DESCRIPTION

“Ospitalità Solidale” was started in 2014 DAR=CASA cooperative (in partnership with the Municipality of Milan, Comunità progetto cooperative and the association ARCI Milano) started a project addressing young people (18-30 year old) who study or have a temporary work.

CONTEXT

Between 2009 and 2014 the city of Milan registered a significant increase in the number of young residents. Data from universities confirm this tendency: 50.000 students out of the total amount of 200.000 come from outside the region. However, the 5 biggest universities in Milan only accommodate one out of every 17 students coming from outside the region. The cost of living in Milan is higher than the Italian average. The major barrier for young people coming to the city is the costs of housing and this concerns not only students but also young workers, who have to rely on the private rental market that is increasingly expensive.



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Print case study

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FROM ABANDONED MANOR TO CIRCULAR QUALITY HOUSING

BOLOGNA, ITALY

CONSTRUCTION AND DEVELOPMENT, ENVIRONMENT AND RESOURCE EFFICIENCY

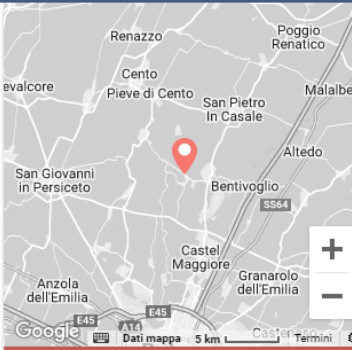
DRIVE 

DESCRIPTION

The DRIVE 0 concept is based on developing circular deep renovation solutions and supporting consumer centered business models for 7 specific study and demonstration cases as real environments. The selected cases are already in preparation and each of these cases have a specific local driver for the need of a holistic and circular deep renovation, which is translated in 'case specific challenges and tasks' and case specific key performance indicators. The latest demo site addition is the following case study in the rural outskirts of Bologna.

CONTEXT

The abandoned agricultural building stock has a very strong potential, especially for social purposes (it will be used for disabled people after renovation). It's also a typical building type with reiterate presence in different rural territories in Southern Europe and Italy. This specific case study could represent an example of building recovery and renovation and start a cycle of re-qualification of this architectural type. In the mentioned case there will not be any volumetric addition but an enhancement of the territorial rural construction with the re-use of the original materials.





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SUPPORTIVE COHOUSING

TURIN, ITALY

LOCAL SOCIAL SUSTAINABILITY, ORGANIZATIONAL STRUCTURES, TARGET GROUPS OF HOUSING


DESCRIPTION

The aim of the ATC del Piemonte centrale project is to favor the social integration in public housing neighborhoods. The main feature of this project is to build up a real social network that includes ATC, volunteers and tenants, Young volunteers go live in the public housing neighborhoods, and they get a rent reduction in exchange for at least 10 hours per week in volunteering (in the framework of an action plan dedicated to the tenants). Every action in the plan is evaluated by a working group made up of social service workers, ATC, local police, organizations and associations that manage the supportive cohousing project. Today there are 7 supportive cohousing projects in different neighbourhoods in Turin, and the total amount of flats involved is 30 for about 50 cohabitants in rotation. The project is carried out in cooperation with the Municipality of Turin and it receives funding from "Housing Programme" by the foundation Compagnia di San Paolo.


SCALE

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PORTO 15 – INNOVATIVE PUBLIC CO-HOUSING

BOLOGNA, ITALY

[FINANCE](#), [LOCAL SOCIAL SUSTAINABILITY](#), [RELATIONS TO STAKEHOLDERS](#), [TARGET GROUPS OF HOUSING](#)

 Porto 15

“BOLOGNA CONSIDERS THE AFFORDABLE HOUSING ISSUE A MATTER OF CITIZENSHIP”

DESCRIPTION

A future, based on the past, and built on collaboration and shared ownership, is gaining ground in Bologna. ‘Porto 15’ is the first public housing in Italy dedicated to people under 35 years old and one of the first in Italy to be realized by initiative of the public administration alone. Given that in Italy around 67% of this age group lives with their parents, this represents a real social innovation. In total, 18 apartments (about 45 beds) were renovated in a building belonging to the city council and located in the historic city centre. Each floor of the modernised building now contains shared service and spaces. By working with the young people, who pay a lower than average rent, via the creation of a ‘charter of values’, which set out an agreement of what is to be expected, both the municipality and the local community benefit.

CONTEXT

The Italian cooperative movement, which saw people grouping themselves together to have more say on economic and social matters, can be traced back to the mid-nineteenth century. Bologna was home to many such cooperatives and in 1884, when workers from a tobacco company banded together, it gave birth to one of the first dedicated exclusively to housing. Although this model of community organisation was halted during the fascist era, the post-war period has witnessed cooperatives blooming anew. “With the cooperative model, we are still living this idea of Bologna,” says Silvia Calastri, who is employed in the public housing policy office for the city. “Now we would like this to be more spread, as it was before.”



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Grazie per l'attenzione

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