

POLITECNICO DI TORINO
FIRST SCHOOL OF ARCHITECTURE
Master of Science in Architecture Construction City
Honors theses

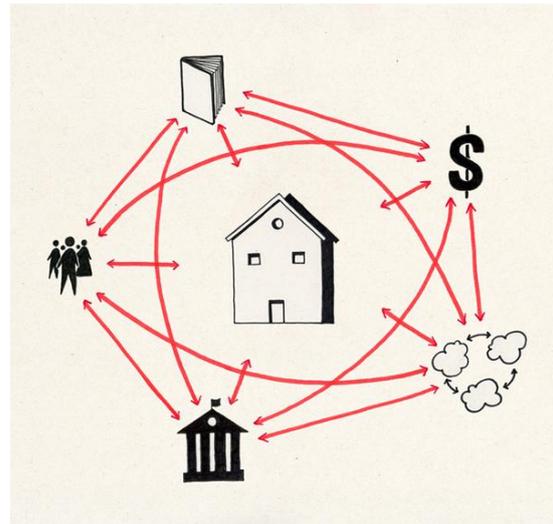
The unexploited public estates

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The unexploited public estates, have for a long time been one of the major issues to deal with and convert into an opportunity. The Tesi's aim was to work out an administrative process aiming at supporting and engaging the PMI (small and mid-size companies) into the regeneration and conversion of these properties to create new opportunities. As a matter of fact the unexploited public properties are a drawback for the city councils, which have little resources to invest in the refurbishment of their estates.

The deterioration of the public buildings and the lack of interest from a weak private

sector affects the potential to rent or give away the properties. In fact the vast majority of them is granted, through ad hoc administrative procedures, to charities paying a fee proportionate to the social services they provide to the communities. However, as a consequence of a staggering economic climate and the subsequent decreasing support from the city councils, the charities are engaging in "commercial activities", alongside their traditional social functions, to be able to stay afloat. Notwithstanding the controlled rent is a cheaper option than a common rent and can only be legally justified if the charity run community "non profit generating"

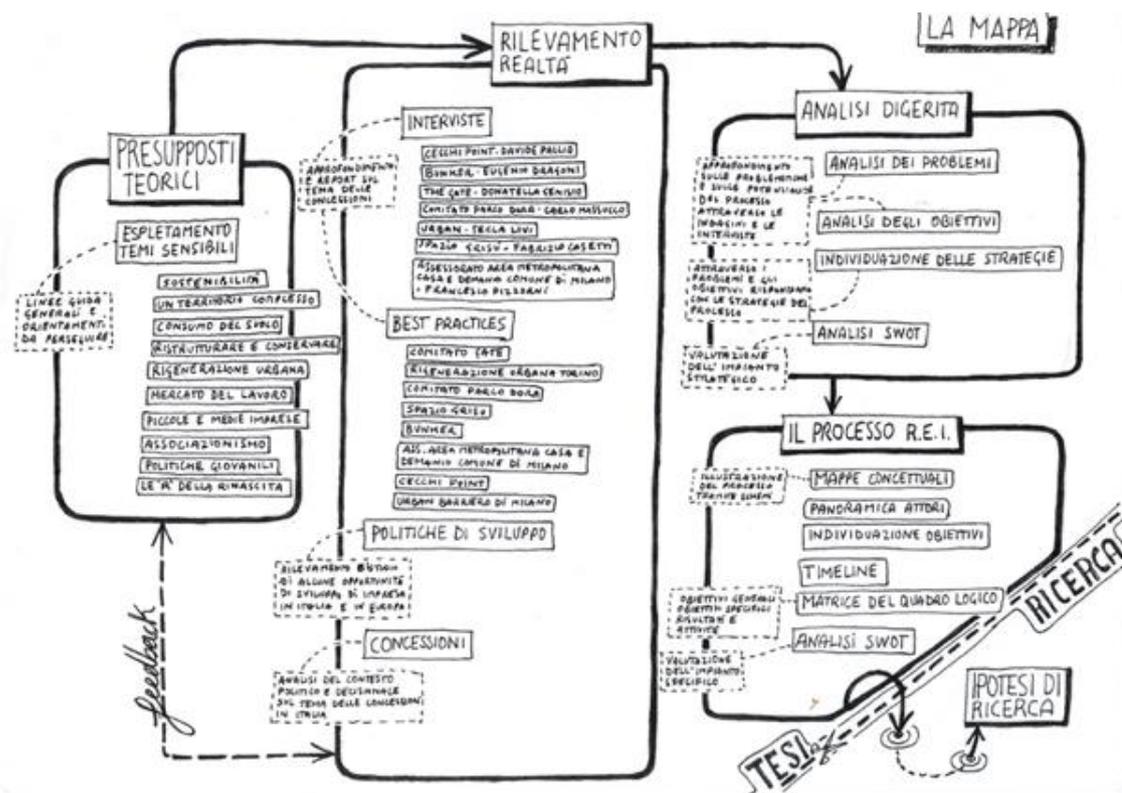


services. The need for them to start commercial and "profit generating activities" make it necessary to rethink the matter and to dig into the opportunity to extend the controlled rent also to private companies. As a matter of fact, in a sluggish economic growth, isn't subsidizing new job creation a form of social and public interest activity? Our idea is that the huge amount of unexploited city council estates could support start-ups and private financially distressed companies by benefiting of the available spaces to run their daily operations. The concept is to make the public estates available to them, charging not a common rent but a controlled rent, usually reserved to charities. This could also facilitate the creation of business centers and networks including professionals and artisans from different sectors.

The big advantage would be for them to pay a rent cheaper than a common rent, reducing the operational costs.

Moreover the proximity with other companies in the same estate could create the opportunity for best practise sharing and networking. On the other end the city councils would be relieved from buildings maintenance and administration costs. The plan of granting public estates for long term periods (30 years for instance) could have not only a financial return but also lead to an urban landscape regeneration, since the privates would take an interest in refurbishing the buildings for the area of their competence and the communal parts; in this way the conversion would happen at zero or little cost for the tax payer whilst generating job opportunities and revitalizing the local economies.

It comes without saying that at the bottom of this project it should be a detailed study of the functional and spatial characteristics of the property. We have explored how this could become true by leveraging the experiences of entities (city councils, privates, charities) who have started similar initiatives. We also had the opportunity to analyse the solutions put in place by entity like Milan city council, deliberating the law 1978 of 28/9/12, to prove to the "Corte dei Conti" that the missed income for not fully renting public estates was a measure of public support to private companies, highlighting the opportunities generating by this model. By investigating these past solutions we have identified a number of bureaucratic and administrative procedures, that simplified and standardized could facilitate the success of similar projects.



Tesis' synthesis scheme

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