

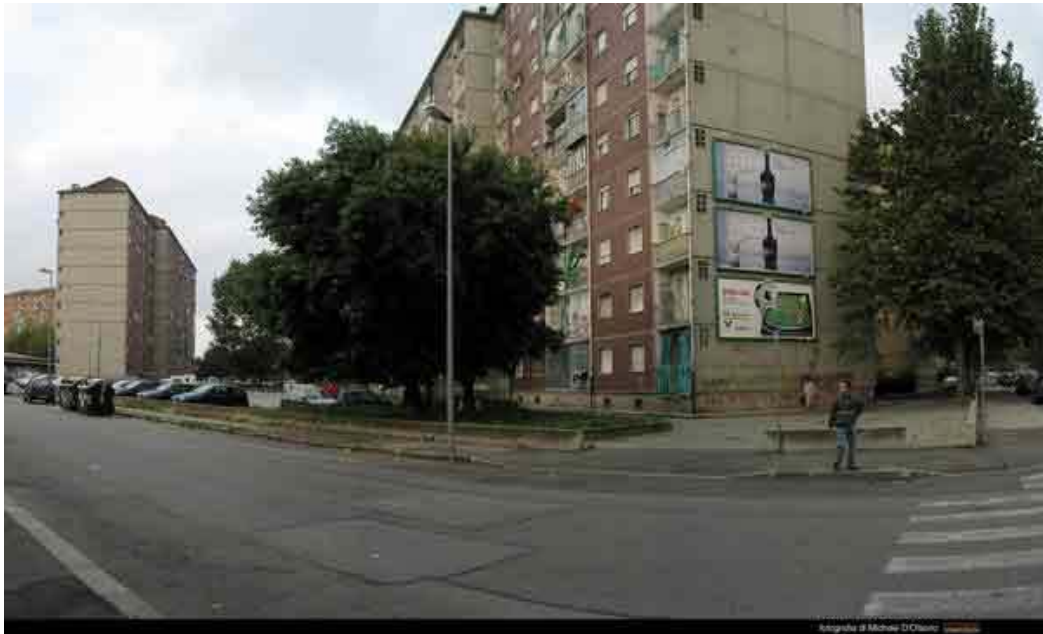
POLYTECHNIC OF TORINO  
FACULTY OF ARCHITECTURE 2  
Degree in Architecture  
***Honors theses***

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**The role of private capitals in public housing estate renewal. The case of Artom Street in Turin**

by Antonella Ardizzone  
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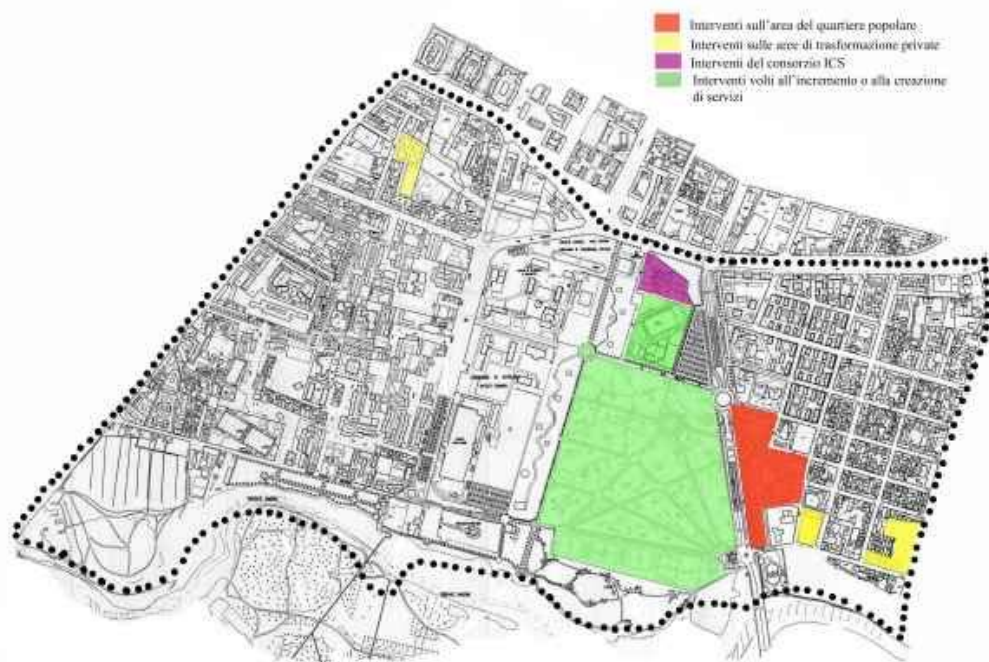
The main aim of this graduation thesis is to focus on the role played by private subjects and private capitals in Urban Renewal Plan of Via Artom, public housing estate in the south area of Turin: the public-private relation, indeed, is a problem in complex programmes of territorial transformation, particularly when the transformation concerns a public housing estate.



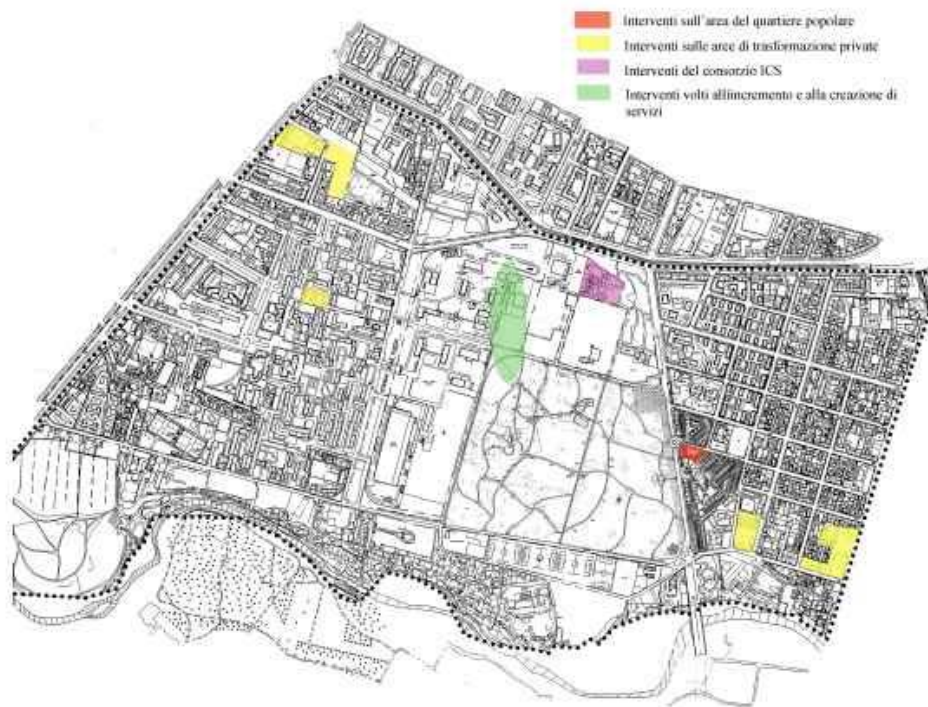
In the first chapter I analyze various experiences of public housing estate renewal, from second post-war to the early nineties. In the eighties, when Italy experienced the deregulation, new needs arose in housing estates: social mix and functional mix, the search of a new quality of life, deghettoization, integration with contest. The goal is the introduction in the Italian Law of Urban Renewal Planes (PRU), tools expressly created for regeneration of public city.

I analyse PRU in the second chapter, where I examine the Ministerial Decree, paying attention to aspects concerning private subjects. There are three knotty problems: the relation with ordinary planning, the evaluation of public and private profits, the selection of areas for PRU. I dedicate a section to the role of Regions, that distribute the state sponsoring, and that have function of valuation of PRU; Piedmont is the only Region in Italy dedicating a particular attention to the social aspect of urban renewal.

In the third chapter I analyse Via Artom's PRU. I underline all aspects concerning private capitals: the role of private subjects in area's choice, the public notice for collection of ideas and intervention's suggestions, the role assigned by Municipality at private transformation's areas inside the boundary of PRU, private capitals inside PRU's financial plan, the difficult implication of investing, hard solution of managerial aspect.



I try, finally, to answer a question: what role have been played by private subjects and private capitals in renewal so far?



It's necessary to absorb private subject and private capitals in public city's renewal, through a different conception of public-private relation too, with the target to create a solid negotiating table directed by a strong Municipality. The difficulties are a lot if the objective is the social and economic renewal: it is necessary the coordination of all actions and all financial resources (ex-Gescal funds, structural funds, state sponsoring for entrepreneurial development in depressed areas...). Finally, the plans for urban renewal must become ordinary tools, with the target of steady regeneration; tools which must accompany the quarters along all route of renewal.

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