

University and Right-to-Study Facilities as a Tool for Urban Regeneration

CHAIR SESSION 1

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Law No. 338 of November 14, 2000, is the norm that has changed the paradigm of student housing more than any other regulatory reference for any other type of building in the last two decades.

The objectives that the Law, commissioned by former Minister Ortensio Zecchino, are quantitative and qualitative.

The first objective of a quantitative nature is to increase the number of housing places, to reduce the difference between demand and supply,¹ as well as the gap with the main European countries; the second objective of a qualitative nature, is to recover disused or underutilized architectural heritage so as to constitute a tool for building and urban regeneration.²

To these objectives is added the possibility of intervening for building energy efficiency, which, combined with the possibility of conferring the value of the property to cover the costs borne by the proposing party, favors interventions on the existing and zeroes the financing borne by the beneficiaries.³

Through multiscale actions and with a strongly operational character, the Law has also pursued other objectives, such as the integration of services, the adaptation of existing residences to the latest demanding and regulatory frameworks, the openness to public-private partnerships, and the attitude toward environmentally sustainable solutions. In relation to this last issue, with the fifth call, the principle of architectural heritage recovery has been further reinforced: Article 15 of Legislative Decree 152/2021 adds paragraph 4-bis to Article 1 of the Law, specifying that according to the European Green Deal and the NRP, "high environmental standards must be pursued in the implementation and management of interventions," while Legislative Decree 1257/2021, in Article 4 (1), specifies that new green-field construction is not

¹ A phenomenon related to the low availability of university residences is that 68 percent of Italian students live with their parents, in spite of a European average of 34 percent.

² The objective was found to be so shared that it accounted for as much as 60% of the total interventions, committing the prevailing share of available resources.

³ Adolfo F. L. Baratta and Claudio Piferi, *"Le residenze universitarie come strumento di rigenerazione urbana. L'esperienza del Programma 338/00,"* *Abitare il futuro. Giornate internazionali di studio*. Napoli: Clean Edizioni (2015): 485-493.

permissible, unless it is included in existing campuses or in areas adjoining university settlements.

In the five calls for applications of the Law, equal to the substantial economic resources allocated by the state and supplemented by private stakeholders and public administrations, an important social and cultural impact has emerged.

The latter is evident from the contributions received in the first session of the conference "Universities for Cities and Territories. Proposals for the integration of university and urban policies." The Session initiated a discussion aimed at expanding knowledge on two interconnected topics, namely, university facilities and services and urban regeneration.

The session, which was attended by researchers and professors from all over Italy, highlighted how university residence has now gone beyond the domestic and private dimension to approach a new urban model based on co-neighborhood i.e. weaving a complex of relationships able to activate the creation of a sharing system that generates transformations. Virtually all the papers emphasized how the rehabilitation and renovation of the existing heritage, introducing a use in which the idea of urban regeneration is inherent, attributes to the city and the territory on the one hand the new vital and economic lifeblood that off-site students bring with them and on the other hand the spaces and services made available by residence to citizens. In the more than 20 years that the Act has been in operation, facilities have been built with libraries, fitness centers with fields and swimming pools, recording rooms, cinemas, restaurants on scenic terraces, and shopping centers-all of which expand the offerings for students and help integrate the student residence into the city.

The papers confirmed how the student's quality of life depends mainly on the type and nature of the shared places i.e., the complementary activities and support services that are considered not only within the residential facility but also the relationship with the city.

Finally, all contributions show how important Law 338/2000 still is in "contributing to the formulation of a thought about cities and territories based on sustainability, oriented to people's lives and declined on new lifestyles".⁴

References

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⁴ Nicola Martinelli e Mariavaleria Mininni, "Introduzione. L'Urbanistica italiana di fronte all'Agenda 2030. Portare territori e comunità sulla strada della sostenibilità e della resilienza." *Proceedings of the XXII SIU Conference, Matera-Bari June 6-8 2019*. Roma Milano: Planum Publisher (2020): 7.

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