

APPENDIX D. INSTRUCTIONS: ABSTRACT FOR POSTER

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THEME (Commons, or Work or Democracy) Commons

ABSTRACT (max 600 words): Social housing as common good

Along his evolution, the man has gradually abandoned the nomadic condition in order to take a shelter where to live: a house, a common good around which the life of the individual, of the tribe and of the community started to constitute itself. Housing is a fundamental topic in the history of towns and urban territories. Also ATER's real estate can be considered a common good: institutions and communities attend to ensure everyone the possibility to get this primary good.

ATER's action belongs to another important common source, the ground. Social housing estate is widespread in many places and all actions that belong to it variably involve the life of human communities as a whole.

The urban territory of Mestre and Venice was an area of intense building activity, notably in the post-war period. Peripheral districts were built, occupying large areas of soil in order to build homes in the shortest time, without any attention to public environments where the new complexes were placed, which should have been vital hearts for the new quarters.

Nowadays, public residential buildings must meet demands promptly by respecting the environment and the individual and ensuring low rent and sales prices whilst helping to renovate quality buildings integrated into their surroundings.

The process brought about by the Research Unit Construction – Preservation of IUAV University in co-operation with ATER of Venice, also referring to institutional previsions, begins with the identification of the demand for transformation and of the social-economic premises to be implemented.

The example of Venice is a way to understand how social housing has ever worked in the urban history of the city itself: keeping the common soil to give life both to the man and both to the lagoon ecosystem.

The principles of sustainable energy upgrade become the driving force for the quality transformation which takes place at different levels, codified into five strategic points of intervention.

First of all, a strong densification of the existing buildings, the open spaces and the urban environments in which they are inserted that generates a choice of types and intervention strategies to ensure the quality of urban services, without occupying free grounds. Then, the abandonment of distributional patterns based on rigorous surfaces to introduce a concept of home based on "experiencing space", not only on living in it, leading to the conception of flexible homes, capable of evolving along with the change in needs, families and inhabitants, and therefore to implement the quality perceived.

The analysis of urban space quality is needed to introduce new activities suited to the economic and social fabric, thus fostering neighbourly relations aimed at an effective use of space. The identification of sustainable technologies, based on the use of local, low-cost building materials, has been a priority to guarantee the fulfilment of the standards set by the institution in co-operation with end users. That paves the way to the creation of more liveable homes, promotes the awareness of unexpressed needs and makes social housing once again an intelligent tool for the quality of living through the steady change of the territory and its inhabitants.

The transformation of the buildings led also to improve the performance and the qualities of the façades and of the roofs. In this way the whole system generate a more enjoyable and usable use of the built common good. An osmotic diaphragm that can satisfy the needs of living and allows the free soils to be a common heritage for the future generations.