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FORMER MILITARY SITES REDEVELOPMENT AND REAL ESTATE MARKET: THE CASE OF THE ART. 26 OF THE 2014 DECREE “UNLOCKED ITALY”

The proposal analyses the relation between the re-use of former military installation and the real estate market in Italy. After the 1989 Berlin Wall fall and, consequently, the end of the Cold War in 1991, in Europe started to appear this particular kind of abandoned space.

The methodology is the following.

First, the work aims at reconstructing the military abandonment issues in Italy, clarifying the difficulties to put into operation the legislation on ex-military zones to be regenerated in a context of neoliberalisation and urban austerity (focusing on legislation overlapping without intervention on the military premises' new use in urban planning instruments). Specifically, the attention will be focused on article 26 of the Decree “Unlocked Italy” (Law 11/11/2014, n.164) that intend to pursue social housing and self-recovery initiative for abandoned military assets.

Second, and consequently, state of the art regarding every asset included in this process (a dozen) will be uploaded in order to understand the relation between the urban transformation and the real estate market, demonstrating if the re-use responds to the goals of creating new affordable housing in connection with urban planning instruments.

Third, a specific case study included in this process will be analysed, the old Arsenal located in the capital city of Pavia (Lombardia Region). In the beginning, the new development aimed at the creation of an area of centrality, but after many local citizens' actions in resisting to put it into operation, nowadays a new kind of project seems to enable the provision and accessibility of adequate housing for vulnerable groups.

In the frame of the difficult re-use of former military sites in Italy, this analysis demonstrates how the military real-estate properties management can effectively lead to non-market driven housing development without creating forms of socio-spatial segregation processes.

Keywords: former military installations, social housing, urban regeneration, liveability

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