

# D.T.2.3.1 MONITORING PLAN FOR HBA



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PP1 MANTOVA

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## INTRODUCTION

The objective of the monitoring plan identified by Mantua concerns the theme of Urban Regeneration, defined as the development of a multi-sector analysis system in order to identify areas within the historical center, to be subjected to urban regeneration policies.

In particular, in the monitoring plan, the necessary and useful data are identified, of which a continuous or ad hoc monitoring can be provided, which allows the public administration to define the various intervention

policies in the short/medium term, favoring a decision-making and management system. more efficient and sustainable.

The following table identifies the relevant data and the main technical components that imply data management, monitoring and management of the building to be implemented through the Web-GIS platform, on which Mantova will carry out the testing phase of the integrated monitoring system

Area of interest	Purpose (partial aim of monitoring)	Dataset	Main indicator	Next indicators and variables	Source	Who will collect and process	When?	Output	Challenges
Basic data about use	These are basic data; from them it's possible to start monitoring	Existing Buildings	General current use planed	Geometry of objects, city property, legal protection,	Land-use plan/ cadastral map/ property list/	Responsible municipal department	Available at any time	GIS databases	Different sources of information
Services and facilities	Description of the use of objects within land-use plan	Functional use	Proposed use		Land-use plan	Responsible municipal department	Available at any time	GIS databases	Smaller scale
Tourism impact	These are basic data; from them it's possible to start monitoring	Social impact	n. of visits (museums) n. day of permanence n. of accommodation facilities n. of events	Touristic areas of HBA	Touristic statistics	Responsible municipal department	Available at any year 2018	Databases	Connect with GIS database
Gentrification vs. mixité	These are basic data; from them it's possible to start monitoring	Social impact	Inhabitants numbers, age, nationality qualification	Population	Population register	Responsible municipal department	Available at any time	Databases	Connect with GIS database
Maintenance costs	The costs of maintenance of public spaces	Public spaces costs	Street / Square / Park maintenance costs at years	Total maintenance cost	Local maintenance company	Responsible municipal department/ local maintenance company	Available at any year 2018	GIS databases	Connect with GIS database

## WHY THOSE DATA

The significant data, existing and to be collected, to be systematized and monitored are linked to the possibility of transformation and reuse of private and public buildings included in the city centre. The data will allow a more detailed analysis of current and permitted uses in relation to the building typologies, to the conservation status of the asset that insist on the asset itself as well as to the verification of area vocations as a pole of attraction (both in terms of services and cultural and tourist attractions).

## CHALLENGES TO BE TACKLED

The identification of the areas to be subjected to regeneration, on the basis of decay conditions definitions at different levels, and of inhabitants decay perception, will allow to identify different types of homogeneous areas in terms of architectural, functional, of proprietary and legal structure. The goal is the definition of regeneration policies and possible processes to provide facilities for the recovery, reuse and renewal of existing city and building heritage.

The most important challenge refers to the data collection from cityzens, city-users and associations.



The involvement of people represents a delicate phase most of all considering this pilot action in which the Public Administration calls for informations without the possibility to directly give sure and concrete answer in the short period (the Municipality of Mantova in 2018 experimented the participatory budgeting, the citizens where asked to suggest fields of intervention, the most voted interventions would then be included in the municipality budgeting. In this case the mechanism of involvement and response was clearly defined and, in a certain way, easier).

The Municipality is setting up a system in order to involve cityzens explaining them the importance of participation for a wider analysis of the sustainable governance and management best strategy.

## HOW THE MONITORING WILL BE RUN

The data analyzed in the context of the pilot action could be divided between existing data and to be collected data. The existing ones come from departments within the Municipality and from external subjects insisting on Mantova HBA.

The data to be collected are acquired thanks to ad hoc surveys. Future analysis imply new field surveys.

Monitoring intervals (and availability) of existing data:

### *Constantly*

- Gentrification and mixite provided by Municipality Registry Office

### *Every month:*

- Basic data about use provided by the Territorial Agency
- Services and facilities provided by the Territorial Agency
- Maintenance costs provided by the Territorial Agency

### *Every year:*

- Tourism impact provided by the Territorial touristic observatory

While the surveys ad hoc are:

- Building condition/building typology
- Building condition/condition of exterior
- Building level of usage,
- Ground floor usage,
- Building predominant use (residential, business, commercial)

Area of interest	Purpose (partial aim of monitoring)	Dataset	Main indicator	Next indicators and variables	How	Who will collect	Who will process	When?	Output	Challenges
Building condition data / Condition of Exterior	Building conservation have a significant impact on the public space	Conservation map	Degree of conservation		Survey - descriptive information	External expert - architect	Responsible municipal department / External expert - GIS specialist / spatial planner	2018 (depends on public procurement)	GIS databases	Ability to identify and to know building decay
Building condition data / Building type	Building type have a significant impact on the admitted uses	Typological map	Building type		Survey - descriptive information	External expert - architect	Responsible municipal department / External expert - GIS specialist / spatial planner	2018 (depends on public procurement)	GIS databases	Ability to identify and to know building type
Services and facilities/Tourism impact	Detail current use shows differences vocations of the areas	Current use map and	Current use of the grand floor and prevalent use of the buildings		Survey - descriptive information	External expert - architect	Responsible municipal department / External expert - GIS specialist / spatial planner	2018 (depends on public procurement)	GIS databases	Detail and scale of the processing
Social perception	Collects decay informations	Decay map	Areas		Survey - descriptive information	Inhabitants and technicians	Responsible municipal department / External expert - GIS specialist / spatial planner	2018 (depends on public procurement)	GIS databases	Ability to identify people perceptions

- Building facades level of conservation,
- Presence of abandoned or unfinished building sites,
- Construction codification data
- Decay social perception

GIS external expert is in charge of data intersection and analysis. This phase will be made once all data will be available then after the collection of informations from citizens/city users/associations/groups of interests phase. The analysis will allow the municipality to identify areas to be subjected to regeneration on the basis of decay conditions definitions at different levels and of inhabitants decay perception. Thanks to monitoring it will be possible to define regeneration policies and possible processes to provide facilities for the recovery, reuse and renewal of existing city and building heritage.



DATA OWNER <i>(who has the data now)</i>	DATA COLLECTOR <i>(who should search for and collect the data)</i>	VALUE <i>(why to monitor those facts, which purpose and importance)</i>	PROBLEMS <i>(main difficulties in collecting and using the data)</i>
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BUILT SPACES AND OBJECTS CONDITIONS

Several Building offices of the Municipality & private owners and technicians for "common" historic buildings National offices, big private owners and municipal officers for monumental buildings	Ideal solution would be a shared Data Base where every involved subject inserts its specific data. Then, 1 responsible person monitors the situation	These are basic data; from them it's possible to start specific monitoring activities	The data, if existing, are sprawled among different actors. The ICT solution to collect and process the data are often not interoperable.
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ENVIRONMENTAL FEATURES

Municipal Offices Energy Agency Energy/ Multiutility company Private/public owners or lodgers	According to the goal of monitoring.	Environmental behaviour of HBA is not to be treated as the one of a new built area, it needs specific competences and specific approaches, when environmental issues should be balanced with aesthetic and cultural-historic value.	Often, environmental data are really technical and related to single buildings; the challenge is to find a way to identify the right level of degree to involve this phenomena among the general monitoring on a HBA.
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SOCIAL COMPONENTS

Municipal offices (often not related to constructions or heritage)  Private associations	The involvement of private subject could be the best way to collect data in a shared DB	The social dynamics should be integrated among the policies related to spaces and buildings, because pro-active participation of final users, possible financiers and managers is the only effective way to ensure durability and effectiveness of the actions, especially on areas with cultural and identity's value like HBAs	Moreover, many data are not already available and would be to be ad hoc collected for this approach to the management.
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ECONOMIC ASPECTS

Municipal Offices Energy Agency Energy/ Multiutility company Private/public owners or lodgers	Municipal offices (only for public goods)  National Bodies (for monumental public goods)  Private owners  Technicians.	The monitoring of maintenance and intervention's costs on HBA represents the base to plan priorities and urgencies and to identify the possible sources of financing processes.	The data are sprawled among different subjects and also not so easy to be interpreted in an effective, shared way
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