

International design competition announced for the regeneration of “Villa Mater - Riccardo De Angeli” in Rivoli: Senior Social Housing for active longevity

Turin, 7 July 2023 - Fondazione Ufficio Pio, in collaboration with Fondazione Compagnia di San Paolo and Fondazione per l'Architettura/Torino and with the sponsorship of Rivoli City Council, has formally announced the launch of a two-stage competition for the regeneration of the “Villa Mater – Riccardo De Angeli” building complex in the municipality of Rivoli (in the province of Turin), on the Concorrimi platform operated by the Milan Order of Architects.

Built in the 1800s, Villa Mater was donated to Ufficio Pio in 1977 by a charitable organisation called “Pro Milite italico”. Following the transfer of ownership, Ufficio Pio carried on providing the existing service for “deserving elderly people in need of help and support”. The complex was therefore used as a care home for seniors until 2012, since which time it has been disused.

The regeneration project will encompass the historic villa, the surrounding gardens and the three low buildings adjoining it. Fondazione Ufficio Pio intends to remodel this building complex with a view to providing a highly innovative housing solution for people over the age of 60, to meet the social and cultural challenge posed by the demographic evolution of our society.

A collaborative residence for longevity

The aim is to create a “collaborative residence for longevity”, by road-testing new approaches to dwelling that defer the loss of independence associated with advancing years.

The regeneration project involves the construction of rental dwelling units for a self-sufficient population, with communal spaces and services that foster interaction with the neighbourhood. More specifically, the aim of Villa Mater’s dwelling units, in conjunction with basic and ancillary services, is to provide a safe and welcoming environment in which people can remain healthy and independent for as long as possible. The gardens and rustic buildings will be open to the whole neighbourhood and will host social and cultural services. Preference will be given to a design that reconciles the identity of the location, permeability between indoor and outdoor spaces, social interaction and intergenerational relations, while maintaining residents’ privacy in everyday life.

Marco Sisti, Chair of Fondazione Ufficio Pio, explains: “*The Villa Mater regeneration project stems from a dual purpose. Firstly, the intention is to resolve the problem of housing hardship that elderly people often face, by road-testing solutions that help people retain full independence for as long as possible. Over 25% of the population of Turin is over 65 years old and this percentage is set to rise over the next 20 years. A significant proportion of these people live in inadequate housing environments, marked by a lack of services and increasing isolation. The Senior Social Housing complex is a response to this phenomenon, designed to offer future inhabitants a place where they can live comfortably, actively and healthily, while interacting with others and enjoying a gratifying way of life. The second aim of the Villa Mater project is to help regenerate a neighbourhood that needs more services and new spaces for social interaction. The gardens and rustic buildings in it will be open to everyone, not just the residents of the villa. These buildings will be used to host socio-cultural initiatives and provide solidarity and health-promotion services, thus*

turning the site into a community hub with a focus on active longevity. This will make a major contribution to countering social isolation and fostering new forms of active citizenship.”

The design competition

In order to select the best project, Fondazione Ufficio Pio, in collaboration with Fondazione Compagnia di San Paolo, has announced an anonymous, open-procedure design competition divided into two stages. The design teams are invited to propose high-quality architectural solutions for the remodelling of the existing site, which meet the specified functional requirements and build upon the historical identity of the villa, while adhering as far as possible to socially, economically and environmentally sustainable solutions. The selected design teams are published on Concorrimi, the platform operated by the Milan Order of Architects, which is hosting the competition in collaboration with Fondazione per l'Architettura/Torino.

“Thanks to our collaboration with Fondazione Ufficio Pio and the synergies we have in place with Compagnia di San Paolo, we have been able to work quickly and efficiently on the formulation of a new, two-stage design competition, of the highest quality, for the complete remodelling of the interior and exterior of the Villa Mater - Riccardo De Angeli complex in Rivoli in the Turin metropolitan area. The specific theme is the renovation of existing buildings. Rather than focusing on new buildings or major, avant-garde, urban transformation projects, such as towers and offices, this competition shines the spotlight back on a medium-sized building that is a typical example of Italy’s cultural and environmental heritage and needs to be handled and curated with the respect, dedication and sensitivity that are the hallmark of Italian architects. It provides an ideal opportunity for reflecting on the role played by organisations and foundations such as Compagnia di San Paolo and Ufficio Pio in supporting design-competition policy and culture in Italy. It is also a clear and concrete statement of intent, in view of the new Procurement Code on the question of guaranteeing architectural quality,” say **Stefano Rigoni** and **Alessandro Ali** of the **Board of Directors of the Milan Order of Architects**.

“We are fully committed to deploying innovative procedures in competitions,” explains **Gabriella Gedda**, **Chair of Fondazione per l'architettura/Torino**. *“Our Foundation has always promoted the use of competitions as a way of spawning high-quality transformations in our local area, because they are undoubtedly the fairest, most reliable and most transparent way of proceeding. On the strength of our long experience of public-sector competitions, we have also adopted new competition procedures for private entities in recent years. In line with these latest pilot initiatives, we are delighted to have taken part in this new design competition for Villa Mater.”*

In order to ensure anonymity and uniform entry conditions, the competition procedures and all interaction between Ufficio Pio and the competitors will take place exclusively by electronic means via the website www.abitarevillamater.concorrimi.it.

Competitors will be able to access the above website by registering with it and will then be able to download the material they need to take part, ask questions, view the relevant “news” page and upload the files they wish to submit for both the first and second stages.

All of the competition documentation is available at www.abitarevillamater.concorrimi.it.

Competition timetable and prizes

The first stage, which closes on **19 September 2023**, is aimed at selecting the five best design proposals for admission to the second stage, which will close on **19 December 2023**.

The winner of the competition will be awarded a prize of €30,000.00 (thirty thousand euros and no cents) net of social security contributions and VAT if due. Each of the remaining 4 (four) finalists that submit their project will have their expenses reimbursed in the amount of €5,500.00 (five thousand five hundred euros and no cents) net of social security contributions and VAT if due.

The winner of the competition may also be appointed, by negotiated procedure without any call for tenders and with the application of a 20% discount, to take charge of the subsequent design stages, such as drafting the final and executive design, directing the works, keeping the accounts and coordinating safety at the implementation stage.

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