

GUARDIA SANFRAMONDI 2035

Document 1: Funding, Partnership, Workforce, and Implementation Research Dossier

Prepared as a working civic planning document for discussion with Comune officials, residents, associations, businesses, universities, cultural partners, agricultural partners, and funding bodies.

Version: June 2026

Important note: This document is a research-backed planning dossier, not a legal, engineering, procurement, or grant-application opinion. Before adoption, every action should be reviewed by the Comune, technical office, legal counsel, grant specialists, and qualified professionals.

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1. Executive Summary

This first document is the research base for the larger Guardia Sanframondi 2035 master plan. It focuses on the practical question: what funding, partners, workforce tools, and organizational structure can move the plan from discussion to implementation?

The central finding is clear: Guardia should not wait for one large grant or one perfect partner. The strongest path is to build several small, fundable, grant-ready projects immediately, then combine municipal seed funding, regional programs, national funds, EU partnerships, private business incentives, university field programs, and civic maintenance funding.

- The proposed 50,000 EUR Bilancio Partecipato should be used as leverage, not as the main budget.
- Fondo Piccoli Comuni, PR Campania FESR, GAL Titerno/CSR Campania, SNAI/Internal Areas, Erasmus+, Creative Europe, Cultura Cresce, Resto al Sud 2.0, ON Nuove Imprese, and Programma GOL are all relevant to portions of the plan.
- The most urgent bottleneck is not publicity. It is implementation capacity: owner paperwork, mobility planning, grant coordination, skilled trades, maintenance, and long-term governance.
- Guardia needs a Revitalization Director or Grant/Project Coordinator, even if part-time or contract-based at first.
- The plan should create a pipeline: property readiness, funding readiness, partner readiness, workforce readiness, and maintenance readiness.

2. What the Research Confirms

2.1 Guardia already has official planning and funding context

- The Comune has a published Bilancio di Previsione 2025/2027 and Piano degli indicatori 2025/2027 available through its transparency portal. These documents should be mined in the next master-plan section for actual municipal capacity, program categories, debt constraints, and recurring expenditure limits.
- Local press reports indicate Guardia has recently secured approximately 2 million EUR in railway compensation and territory safety funds, including substantial hydrogeological-risk mitigation. This matters because it demonstrates that the Comune can participate in larger external funding processes.
- Guardia is capofila in the Titerno Distretto Vivo commerce-district initiative, which should be folded into the economic development chapter rather than treated as separate from the historic-center plan.

2.2 The 1 euro house program is real but not enough

- Public reporting describes the Guardia 1 euro house initiative as a way to recover abandoned or degraded buildings in the historic center and support repopulation and revitalization.
- Reporting indicates the properties are likely private-owner based, with the Comune serving as facilitator and coordinator. This means the bottleneck is not only buyer demand. It is owner consent, succession, cadastral status, title status, technical condition, and buyer confidence.
- The launch should only promote Green-ready properties: clear owner consent, condition notes, photos, access notes, utility status, and realistic obligations.

2.3 The grant environment supports a multiprong strategy

- Fondo Piccoli Comuni supports environment, cultural heritage, hydrogeological risk mitigation, historic-center renewal, road/school safety, economic/social development, and new productive activities. Maximum

project funding has been described as 700,000 EUR for a single Comune project, multiplied in associated municipal projects.

- PR Campania FESR 2021/2027 is a major regional development channel and should be used for infrastructure, digital, mobility, inclusion, cultural, tourism, and territorial regeneration projects.
- GAL Titerno and CSR Campania are relevant for rural tourism, wine/olive routes, smart villages, small rural businesses, cooperation, and agricultural diversification.
- Erasmus+ provides manageable entry-level partnership grants of 30,000 or 60,000 EUR for small-scale partnerships, with larger cooperation partnerships at 120,000, 250,000, or 400,000 EUR.
- Creative Europe cooperation projects and Culture Moves Europe can support arts, residency, heritage, creative villages, cultural networks, and transnational programming.
- Invitalia programs can support private businesses and nonprofit cultural/creative enterprises, reducing the need for the Comune to fund every activity directly.

3. Immediate Funding Targets

The first stage should convert ideas into fundable project sheets. The following funding targets are the most relevant based on current research.

Funding lane	Scale / amount	Best Guardia use	Likely applicant	Immediate action
Bilancio Partecipato 2027	50,000 EUR proposed locally, split into two 25,000 EUR projects	Access/mobility feasibility + public launch/creative-quarter pilot	Residents, groups, associations under local rules	Prepare September 2026 proposal package if timeline holds
Fondo Piccoli Comuni	Up to 700,000 EUR for a single Comune project; larger if associated with other municipalities	Historic-center access, safety, lighting, stairs, mobility, public spaces, small productive activity support	Comune	Prepare now; watch annual/renewed calls
PR Campania FESR 2021/2027	Regional program over 5.5 billion EUR overall	Mobility, digital infrastructure, cultural/tourism infrastructure, accessibility, public spaces	Comune/eligible public-private partnerships	Map project to current regional calls
GAL Titerno / CSR Campania	Call-specific amounts	Rural tourism, smart villages, wine/olive routes, cooperation, small rural businesses	Comune, businesses, associations depending on call	Contact GAL now and request calendar
SNAI / Tammaro-Titerno internal area	Strategy/project-specific	Mobility, services, digital access, youth return, rural services	Comune/ intermunicipal area	Coordinate with area strategy, not alone
Erasmus+ Small-scale Partnerships	30,000 or 60,000 EUR lump sums	Restoration training, adult learning, agriculture exchange, digital skills, cultural education	Association, school, Comune, training body with partners	Create 2027-ready concept; monitor October round where applicable
Creative Europe	Small-scale up to 200,000 EUR; medium-scale up to 1,000,000 EUR in common call models	Creative quarter, residency, cultural heritage network, international arts programming	Cultural consortium	Join as partner first; do not lead first large application
Cultura Cresce	Up to 80% packages for eligible	Gallery cooperative, residency operator,	Private/third-sector cultural entities	Identify 2-3 local applicant entities

	cultural/creative initiatives; examples include grant/zero-interest mix	cultural enterprise, creative coworking		
Resto al Sud 2.0	Vouchers up to 40,000/50,000 EUR; grants 75% up to 120,000 EUR and 70% up to 200,000 EUR	Trades businesses, cafes, wine bars, guesthouses, tour operators, maintenance businesses	Eligible entrepreneurs	Create business clinic
ON Nuove Imprese a Tasso Zero	Can cover up to 90% eligible expenses through mixed grant/zero-interest financing	Youth/women-led firms in hospitality, restoration, services, art, tourism	Eligible entrepreneurs	Screen local applicants
Programma GOL Campania	Publicly funded training and employment pathways	Training for construction assistants, maintenance workers, digital skills, hospitality	Training agencies, employment offices, trainees	Coordinate with CPI and accredited agencies

4. Partner Search Targets

The research found both live partner-search channels and concrete examples that Guardia can present to City Hall as models. The most realistic first move is to create a legal or semi-formal entity able to register on EU partner-search platforms and respond quickly to calls.

Target / platform	What it is	Action for Guardia
Creative Europe Partner Search	Active platform where cultural organizations look for Creative Europe collaborators	Create a Guardia Creative Village profile and search heritage/residency/rural arts calls
EPALE Partner Search	Adult learning and Erasmus+ partner-search platform	Use for restoration skills, agriculture, digital skills, heritage learning, remote work
Culture Moves Europe residency hosts	EU mobility/residency funding model for legal hosts	Prepare Guardia to be a residency host in the next open cycle
Get Art, Portugal	Partner search interested in cultural heritage, performing arts, contemporary arts, literature, visual arts, residencies, workshops, public programming	Potential European creative-village partner
MAJK, Hungary	Creative Europe partner search around heritage, slow culture, museum pedagogy, community participation	Potential cultural heritage partner
PALMO, Spain	Creative Europe partner search connecting art/design with crafts, cultural heritage, traditional knowledge, rural areas	Strong match for craft/heritage/rural regeneration
MENTOR in Culture / EPALE heritage search	Erasmus+ adult education search for heritage sites and adult learning	Potential partner for performances, workshops, and place-based learning
Agriculture/farming/sustainability EPALE search	KA210/KA220 partner search seeking agriculture, farming, sustainability, environment partners	Potential match through a local agricultural association or university partner

5. University and Field School Opportunities

The strongest near-term university strategy is not to ask for a full campus. Guardia should offer a field week or summer workshop with housing, local guides, study themes, and public presentations. This is realistic within 12 to 24 months if the Comune or a local association coordinates it.

Partner target	Type	Fit for Guardia	First ask
Universita degli Studi del Sannio	Local/regional university connection	Rural development, engineering, economics, territorial planning, agriculture, local legitimacy	Request exploratory meeting and student project studio
Accademia di Belle Arti di Napoli	Campania arts institution	Public art, open studios, artist residencies, exhibitions, design of creative quarter	Offer Guardia as a field site
Universita Federico II	Large regional university	Architecture, urban planning, engineering, mobility, heritage, digital tools	Invite design/planning studio on parking, lifts, and centro storico reuse
Narnia Arts Academy / Narnia Festival	Working model in Narni	Arts education, performances, masterclasses, town identity	Request advisory conversation or exchange
University of Georgia Cortona	Long-term study-abroad arts campus model	Studio art, art history, design, international campus operations	Use as model; consider consultation or field visit
San Gemini Preservation Studies	Italian historic conservation field-school model	Masonry, plaster, historic buildings, documentation, restoration learning	Use as model for Guardia restoration field school
HIMASS / historic masonry network	Historic masonry summer-school model	Traditional construction knowledge and structural preservation	Target University of Salerno/Roma Tre connection
UGA Viticulture and Enology Italy program	Study abroad model in viticulture/enology	Wine field visits, vineyard study, sensory labs	Pitch Sannio/Guardia as field stop
Fresno State / other viticulture programs	Wine education and internships	Global wine industry internships and field programs	Pitch Guardia wineries and Sannio production

6. Agriculture, Wine, Olive Oil, and Rural Innovation

Guardia should not separate historic-center renewal from vineyards, olive groves, and rural skills. Wine and olive oil give the plan a practical economic base beyond tourism and housing.

- Create a Guardia Wine, Olive Oil, Arts, and Rural Innovation Week as the first public pilot.
- Combine vineyard visits, olive-oil tasting, pruning and harvest workshops, art studios, music, local food, and remote-worker networking.
- Use GAL/CSR funding for rural-tourism routes, producer networks, small-business diversification, and smart-village concepts.
- Use Erasmus+ agriculture partner searches to connect Guardia with sustainability, farming, adult education, and climate-resilience projects.
- Explore International Olive Council and Routes of the Olive Tree networks to frame olive oil as cultural heritage, not just a product.

- Target university programs in viticulture, enology, agritourism, food culture, rural economics, and sustainability.

7. Skilled Trades and Restoration Workforce Strategy

This is a decisive constraint. If Guardia attracts buyers and funding but cannot supply affordable masons, plumbers, electricians, roofers, tile workers, carpenters, painters, geometri, architects, and project managers, the plan will stall or become too expensive.

Tool / partner	What it offers	Guardia action
Formedil Benevento	Construction training and safety body with monthly course programming	Request Guardia Centro Storico Restoration Training Pilot
CFS Benevento	Construction training/safety body connected to ANCE and sector unions	Partner for site safety, scaffolding, fall protection, worker certification
ANCE Benevento	Construction employers association	Recruit firms, form contractor registry, host restoration roundtable
Programma GOL Campania	Employment/training pathway with funded courses and traineeships	Train unemployed/young people in basic construction support, maintenance, tourism maintenance, digital skills
Resto al Sud 2.0	Entrepreneurship incentives	Help local/returning people start small restoration, maintenance, tile, plaster, roof, project-management firms
ON Nuove Imprese	Youth/women business creation support	Support women/youth-led service, hospitality, trade, creative, maintenance businesses
Decreto Flussi	Legal non-EU work-entry quota system	Secondary option only, through compliant employers and housing plan

- Create a contractor registry with services, license/registration status, languages, availability, historic-center experience, and willingness to quote small jobs.
- Create group purchasing for scaffolding, roof inspections, waste removal, material delivery, gutter work, and recurring maintenance.
- Use a minimum viable restoration standard: roof, water, structure, safety first; utilities second; one livable room third; finishes last.
- Use students and volunteers for surveys, mapping, documentation, and non-regulated cleanup. Do not use them as substitutes for licensed construction or safety-critical work.
- Create a Sannio Restoration Trades Roundtable in Guardia within 90 days.

8. Maintenance and Upkeep Funding

The plan must avoid the common failure pattern: grants restore spaces, but no recurring money exists to clean, repair, light, and maintain them. Every project must have a maintenance budget and assigned responsibility before implementation.

Mechanism	Purpose	Action
Historic Center Conservancy	Association or foundation to coordinate cleaning, fundraising, volunteers, minor improvements	Create Associazione Amici del Centro Storico or similar
Friends of Guardia membership	Annual supporters at 25, 50, 100 EUR or more	Target foreign homeowners, former residents, supporters, visitors

Adopt-a-Stair / Adopt-a-Piazza	Micro-sponsorship for stairs, small squares, benches, lighting, planters	Visible civic sponsorship program
Event/vendor fees	Small fees from markets, festivals, wine/art nights	Ring-fence a portion for cleaning and repairs
Tourism tax allocation	If overnight tourism grows	Dedicate percentage to centro storico upkeep
Business sponsorship	Wineries, restaurants, banks, businesses	Sponsor benches, lights, signs, pressure washing, public art
Municipal service agreements	Defined maintenance tasks funded/assigned yearly	Avoid vague responsibilities

9. Governance and Staffing Implications

A plan this large cannot be coordinated only through occasional meetings. Guardia should create a formal advisory and implementation structure with a single accountable coordinator.

- Create a Guardia Historic Center Revitalization Council with 15 to 20 members maximum.
- Include Comune, technical office, finance/grants, culture/tourism, artists, foreign homeowners, youth, wineries, olive producers, businesses, trades, geometri/architects, Pro Loco/associations, and education partners.
- Create working groups: Property and 1 Euro Houses; Access/Parking/Mobility; Arts and Culture; Remote Work and Business; Agriculture/Wine/Olive Oil; Skilled Trades; Funding and Grants; Maintenance and Public Spaces; Communications.
- Appoint or contract a Revitalization Director / Grant and Project Coordinator for at least 12 months. This can be part-time at first, potentially funded through the participatory budget, a grant, a sponsorship pool, or a shared intermunicipal arrangement.
- The coordinator should maintain a grant calendar, partner database, project sheets, meeting notes, public updates, and progress dashboard.

10. Regulatory Feasibility Notes

Nothing identified in the concept is inherently impossible, but several ideas require formal approvals and professional review.

Category	Examples	Compliance approach
Immediately feasible	Website, public plan, partner outreach, artist mapping, contractor registry, open-studios pilot, project sheets, grant calendar	Proceed with normal civic/association coordination
Feasible with technical approval	Parking garage, lift/elevator, public-space changes, lighting, road/stair works, adaptive reuse	Requires engineering, heritage review, procurement, permits, funding, public works procedures
Feasible with code compliance	Studios, galleries, coworking, hospitality, performance spaces	Requires building code, fire safety, accessibility, occupancy, tax/business checks
Feasible with limits	Student field schools and volunteers	Use for documentation, surveys, education, cleanup; not regulated construction
Feasible but complex	Importing foreign trades/workers	Use only through compliant employers, work permits, housing, contracts, insurance, and labor protections

11. 90-Day Action Plan

15. Create a temporary steering group and designate one coordinator for document control and outreach.
16. Confirm Comune willingness to review the plan and identify a staff contact for funding and technical-office coordination.
17. Prepare six one-page project sheets: Mobility and Parking; 1 Euro House Launch; Creative Quarter; Work From Guardia; Restoration Workforce; Wine/Olive Rural Innovation.
18. Contact GAL Titerno, Regione Campania FESR contacts, SNAI/Internal Area contacts, Formedil Benevento, CFS Benevento, ANCE Benevento, and local employment/training offices.
19. Prepare the Bilancio Partecipato proposal package: one project for mobility/access feasibility and one project for public launch plus creative-quarter pilot.
20. Open a Creative Europe Partner Search and EPAL Partner Search profile through an eligible association or partner entity.
21. Build a list of local artists, writers, musicians, galleries, wineries, olive producers, contractors, geometri, architects, hospitality operators, and international homeowners willing to participate.
22. Host a Sannio Restoration Trades Roundtable in Guardia.
23. Launch a small Open Studios / Wine / Historic Center Walk pilot to demonstrate the creative-quarter concept.
24. Create a public website page for transparency, updates, project sheets, contact forms, and downloads.

12. Detailed Project Sheets to Produce Next

Sequence	Project	Funding logic
Project Sheet 1	Centro Storico Access, Parking, Lift, and Mobility Feasibility Plan	25,000 EUR seed request; larger follow-up through Fondo Piccoli Comuni/FESR/SNAI
Project Sheet 2	Guardia Launch Platform and Public Plan Website	10,000 to 15,000 EUR seed; supports all later grants
Project Sheet 3	Creative Quarter and Open Studios Pilot	10,000 to 25,000 EUR seed; later Cultura Cresce/Creative Europe
Project Sheet 4	Work From Guardia Coworking and Digital Skills Pilot	10,000 to 60,000 EUR depending on Erasmus or local support
Project Sheet 5	Restoration Workforce Initiative	GOL/Formedil/ANCE + micro-business incentives
Project Sheet 6	Wine, Olive Oil, Arts, and Rural Innovation Week	GAL/CSR/Erasmus/agriculture partnerships
Project Sheet 7	Historic Center Conservancy and Maintenance Program	Memberships, sponsorships, service agreements, event fees

13. Reference Links

The following source links were used to build this dossier and should be kept in the project file for verification and follow-up.

25. **Comune di Guardia Sanframondi, Bilancio di Previsione 2025/2027:**

https://www.comune.guardiasanframondi.bn.it/amministrazione/trasparenza/pubblicazioni/allegati/allegato_1227.html

26. **Comune di Guardia Sanframondi, Piano degli indicatori e risultati attesi di bilancio 2025/2027:**
<https://www.comune.guardiasanframondi.bn.it/EG0/EGSCHTST52.HBL?MESSA=PUBBLICA&SRL=61&en=eg190>
27. **Immobiliare.it, Case a 1 euro a Guardia Sanframondi:** <https://www.immobiliare.it/news/mercato-immobiliare/case-ville-e-condomini/case-a-1-euro-a-guardia-sanframondi-come-presentare-la-domanda-487751/>
28. **Idealista, Case a 1 euro a Guardia Sanframondi:**
<https://www.idealista.it/news/immobiliare/residenziale/2026/04/03/348560-case-a-1-euro-a-guardia-sanframondi-l-iniziativa-del-comune-in-provincia-di>
29. **Casea1euro.it, Guardia Sanframondi listing page:** <https://casea1euro.it/campania/guardia-sanframondi-benevento-campania/>
30. **Il Sannio Quotidiano, Titerno Distretto Vivo:** <https://www.ilsannioquotidiano.it/2026/04/11/titerno-distretto-vivo-sette-comuni-insieme-per-il-rilancio-del-territorio/>
31. **NTR24, Guardia Sanframondi 2 milioni ristori ferroviari e messa in sicurezza:**
<https://www.ntr24.tv/2026/05/11/guardia-sanframondi-il-sindaco-di-lonardo-recuperati-2-milioni-di-euro-per-ristori-ferroviari-e-messa-in-sicurezza-del-territorio/>
32. **Casa Italia, Fondo Piccoli Comuni:** <https://www.casaitalia.governo.it/generali/approfondimenti/bando/>
33. **Conferenza Stato-Citta, Fondo Piccoli Comuni riparto 2026:**
<https://www.conferenzastatocitta.gov.it/home/notizie-e-comunicati/2026/bando-per-i-piccoli-comuni-definito-il-riparto-delle-risorse/>
34. **MIT, Fondo Piccoli Comuni avviso 2025:** <https://www.mit.gov.it/comunicazione/news/fondo-piccoli-comuni-pubblicato-lavviso-2025-istanze-entro-il-15-dicembre>
35. **PR Campania FESR 2021-2027:** <https://prfesr2127.regione.campania.it/>
36. **Campania, PR FESR sintesi per il cittadino:** <https://europa.regione.campania.it/en/pr-campania-fesr-21-27-sintesi-per-il-cittadino/>
37. **Campania, Imprese culturali e creative finanziate:** <https://europa.regione.campania.it/en/imprese-culturali-e-creative-finanziate-tutte-le-domande-ammissibili-con-14-milioni-di-euro/>
38. **GAL Titerno / CSR Campania:** https://agricoltura.regione.campania.it/CSR_2023-2027/GAL/GAL_titerno.html
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40. **Erasmus+ Small-scale Partnerships:** <https://erasmus-plus.ec.europa.eu/programme-guide/part-b/key-action-2/small-scale-partnerships>
41. **Erasmus+ Cooperation Partnerships:** <https://erasmus-plus.ec.europa.eu/programme-guide/part-b/key-action-2/cooperation-partnerships>
42. **Creative Europe Cooperation Projects:** <https://culture.ec.europa.eu/creative-europe/creative-europe-culture-strand/european-cooperation-projects>
43. **Creative Europe Partner Search:** <https://creative-europe.lu/partner-search/>
44. **Culture Moves Europe residency hosts:** <https://culture.ec.europa.eu/node/3684>
45. **EPALE Partner Requests:** <https://epale.ec.europa.eu/en/partner-requests>
46. **EPALE heritage/adult learning partner search:** <https://epale.ec.europa.eu/en/partner-requests/partner-search-erasmus-adult-education-ka2-heritage-sites-adult-learning-partners>
47. **EPALE agriculture/farming/sustainability partner search:** <https://epale.ec.europa.eu/en/partner-requests/search-partners-agriculture-farming-sustainability-environment>
48. **Invitalia, Resto al Sud 2.0:** <https://www.invitalia.it/incentivi-e-strumenti/resto-al-sud-20>
49. **Invitalia, ON Nuove Imprese a Tasso Zero:** <https://www.invitalia.it/incentivi-e-strumenti/ON-nuove-imprese-tasso-zero>
50. **Invitalia, Cultura Cresce:** <https://www.invitalia.it/incentivi-e-strumenti/cultura-cresce>

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agevolazioni](https://www.invitalia.it/incentivi-e-strumenti/cultura-cresce/le-agevolazioni)
52. **Formedil Benevento:** <https://www.formedilbn.it/>
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programma-gol](https://lavoro.regione.campania.it/index.php/home/programma-gol/home-programma-gol)
56. **Ministero Interno, Decreto Flussi 2026-2028:** [https://www.interno.gov.it/it/notizie/decreto-flussi-2026-2028-
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57. **Narnia Festival / Narnia Arts Academy:** <https://www.narniafestival.com/en/chi-siamo/>
58. **Tourism Narni access information:** <https://www.turismonarni.it/en/plan-your-trip/useful-numbers/>
59. **University of Georgia Cortona:** <https://cortona.uga.edu/>
60. **San Gemini Preservation Studies:** <https://www.sangeministudies.info/>
61. **University of Georgia Italy Viticulture and Enology:**
<https://www.caes.uga.edu/students/study-abroad/faculty-led-programs/italy-viticulture.html>
62. **International Olive Council, oleotourism:** [https://www.internationaloliveoil.org/oleotourism-a-strategic-
tool-for-sustainable-development-in-the-olive-sector/](https://www.internationaloliveoil.org/oleotourism-a-strategic-tool-for-sustainable-development-in-the-olive-sector/)