

# The Role of Social Capital in The Conservation of Historical Buildings

Mojtaba Rezazade Ardebili<sup>a</sup>, Taraneh Saberi Naseri<sup>b\*</sup>

<sup>a</sup> Associate Professor, Department of Restoration at the College of Fine Arts, University of Tehran, Tehran, Iran

<sup>b</sup> M.S Conservation Historic Buildings and fabric urban , fine arts collage, Tehran university, Tehran, Iran

Received: 12/02/2016 - Accepted: 07/03/2016

---

## Abstract

Today, we see that despite the plans and decisions made about the historical fabric, the people are very faintly seen and conservation the historic fabric of urban is one of the main concerns management urban In the absence of efficient management and lack of attention to the needs of local people, the historical Fabric Urban is destroyed. In this article are examined Ways other than physical methods for the sustainable conservation of the historic fabric And Also review continue living in these fabric to community-based management because conservation and urban development should be done by those who benefit from it. But there are questions about how we could be conserved this historical fabric in contention for between several of the organization and management? How can be involved people in field conservation in historical fabric? Or approaches to a sustainable conservation. This paper can be seen as mere attention to the body of the fabric, and the lack of applications in accordance with the needs of local people or lack of authentic knowledge about residents and fabric, have created problems for all fabric, all of things make more sophisticated to Living conditions for the residents of historic fabric urban. The following article looks at the historical fabric history and display with tables and charts the ways to achieve social capital and sustainable conservation.

**Keywords:** Conservation, Diagnosis, Social Participation, Social Capital, Historic Fabric, Sustainable

---

## 1. Introduction

The city is as a living organ that always parts of its monuments fails to function in term of socio-spatial and application factors due to the natural disturbing factors (whether gradual or immediate) and man-made factors (such as war, mismanagement, etc.) (ousanlou,2010) In fact, the city is outcome of the special relationship between social, cultural, anthropological, geographical and economic aspects. The creation and organization of organic order, is not possible without the help of the people, thus the principle of participation in the construction and maintenance of living environment is important. According to experience gained outside and inside Iran, restoration that has used people's participation and promoted fields for participation has been successful. It is true not only in the physical restoration but also is effective in term of functional, cultural factors, and even the kind of life. Historical context not only has the physical potential, but all its capacity and potential must be met. Understanding the capacities of historical context development and sustainability in historical context with regard to its capacity and participation of people with authorities is of great importance to ensure the stability in a context and proper implementation of the project. The role of public participation and the relationship between government and citizens in development is a very important factor, which should be considered in any program of economic, social and cultural development and this is laying the groundwork for a stable protection. Social capital that is the result of formation and establishment of values, traditions, customs and rules within the context of social interaction, pave the grounds for cooperation, trust and positive and active participation in the social life of the people. Thus, social capital with its

impact on social harm reduction, social security, providing a range of exchanges and actions of communities is a factor in improving the ability and strength of the living environment.

With reviewing the literature on the subject, the most important advantages of participation of people and authorities for the implementation of restoration projects are as follows:

- 1- Increasing the efficiency and improving the lives and livelihoods (with mutual benefits, citizens can enjoy effective administration of city with taking advantages of ingenuity and creativeness).
- 2- Necessities of the civil society (implementation and expansion of democracy and development based on partnership).
- 3- Reduction of conflicts (reducing social tensions, lack of resistance to development plans and programs) and more people belonging to the programs
- 4- The impact of the adoption of plans and programs (proper use and in accordance with the desired pattern of planners and compassion and caring of citizens during the operation of the project).
- 5- Reduction of implementation time: It is normal that because they see it in a direct relationship with their interests, so they will make great effort in the implementation and reduction of design and run time.
- 6- Improving the quality and impact on the optimal use of the project: (the greater sensitivity of citizens and avoiding any waste action and applying the principles to the project).

---

\* Corresponding Author Email: t.saberi.naseri@ gmail.com

- 7- Increasing the public awareness (awareness of people regarding their mutual rights against the government and the scopes of powers of relevant organizations).

Public participation is needed to restore the historical identity of any tissue, and this cannot be achieved until social potentials become social capital. For this purpose, in this study the ways to achieve this social capital are investigated.

What are the problems and difficulties in the historical tissues? (Examining the damages in historical tissues).

- What are the position of social participation and social capital approaches to restoration in Iran and the world?

-What are the essential components to achieve social capital?

- What is the concept of social participation and social capital?

Since the late 60s, people began to talk about social participation and debates were laid. However, at the end of decades people participation was serious and more bold. As at the end of the 1990s, approaches emphasized the social role of the people. This approach was also seen in social conventions such as the Council of Europe in 1975, offered direct public participation in urban restoration and in Rothenberg statement in the same year, to enhance the sense of responsibility of government officials and residents noted to maintain the positive aspects and the value of residential context. In statement of Trinidad in 1976, the right of participation of indigenous peoples in decision-making was clearly recognized. This procedure can also be seen in other declarations or treaties and gradually the role of people and their presence will be more emphasized (Habibi,1997).

Until a few decades ago, most of restoration was physical and architectural approach to restoration and conservation of heritage and interior decoration is formed. However, according to global approaches and the inadequacy of mere physical needs in the protection of historical context, and problems encountered in historical context, approaches moved toward the participation of local people. Especially the approach is more common since 2009, and meetings and conferences were hold and books were written on empowerment or use of social participation in informal settlements.

This research, along with other similar research can help complete set of information about social capital, especially in historical context. Most of the articles in this issue are limited to informal context. Based on these and other studies in this area, some general principles have been presented and applied in the context of social capital.

The structure of historical cities:

Cities need to address is the historical context for the completion of its life system. After a neglect in recent

times due to changing in life style and changes needs of residents by new patterns, historical tissue and its values suffered irreparable damages. Our historic cities with thousands of years of history, and a dynamic balance, structural, economic and social systems due to lack of interest and ignorance of principal inhabitants were forgotten and their bodies were severely damaged. Historical structures have changed and it's original and cultural ties were forgotten. The historic town called historic tissue and later renamed as old texture and their value decreased. In the distant past in Iran, cities had a social - administrative order and was extended to all territories of Iran and the physical space of the city, regained its original shape end of the large crisis. Ancient cities of Iran have been synchronized with the social administrative system that was widespread. Elements and components of cities followed relationships and proportions, distances and sizes and positioning that reflected the time established social contracts (Falamki,2010).

Detailed historical documents show boundaries of historic neighborhoods. The social boundaries that are traceable in their most basic form in family and tribal forms, in recent years are drawn in various religious, economic, and social spheres. Devotions and historical maps from cities such as Tabriz, Tehran, Qazvin and Isfahan and show these orders in historic neighborhoods and sections that represents the significant aspect of this division in the Iranian cities in which with historical background had a key role in the system that evolved during different periods specially Qajar (Parsi,Mansouri,Badari,1390). Continuity of interaction and territorial phenomena and historical events beyond the direct or indirect connections with the natural environment with stability and sustainability of factors surrounds the shaping factors of the city and leads to changes. These entities are as follows:

Institutions: guild can be noted as an example.

Values: cooperation can be noted as an example

Places: market can be noted as an example (Falamki,2010,504).

In fact, diversity of definitions of the shape of the city is mainly due to the fact that the urban texture is both physical and social. Social dimension uses spatial arrangements and properties of people who made them to make the urban context valuable (Madanipour,2000).

In fact, the cultural crisis had no place in Iranian architecture. Traditional society with sustainable principles and beliefs, rules and regulations, wants and needs and limitations and possibilities provided its architecture. Traditional architecture was a true answer to the demands and needs, belief, climate, and behavior of living community with technical facilities and local materials (Hojat,Aghalafsi,2010,26). First

damages to a historical context are described to find underlying causes and appropriate solutions.

## 2. Pathology life in historical Fabric Urban

The historical context in the current situation in cities of Iran due to lack of attention of officials and inhabitants has a way to oblivion and every day the conditions for life and protect it gets more difficult. But first of all, to protect the historical context we need to understand the problems and issues threatening the historical context so that we can treat it in the right direction. According to Pierre Bourdieu, for urban sustainability and growing we need all capitals (Bonvitz, 2010). According to Bourdieu, four types of capital that can be separated are economic capital-which includes economic assets, income, heritage and material goods- cultural capital that matches a series of intellectual assets produced through family or educational system, including cultural goods, academic titles, etc., Social capital is a combination of social relations that individual or group of people holds and symbolic capital that is associated with a set of rituals (Bonvitz, 2010). Now we review these capitals and consider in each of the historical contexts which capital was absent that led to some damages.

### 1) Economic factors (need for economic capital):

Lack of financial resources: the withdrawal of the original residents due to lack of attention to this area of the city in recent years

Property disputes: the issue of inheritance that leads to the destruction of some residential historical units.

### 2) Social factors (need for social and cultural capital):

- Lack of belonging of residents
- The paradox between the urban and social life
- Urban spaces know them indifferently and know them as alien.
- Gender (Women generally are ignored in urban design.)
- Identity Crisis
- Weakness and instability of neighborhood, frailty of traditional base and social cohesion.
- Social breakdown
- Unstable relationships in the modern city, is an event that has affected traditional spaces.
- -Lack of trust in the relevant organizations: the lack of attention of managers and officials to historic district; promising and not realizing them.
- Cultural poverty

- Low-income immigrants and people with different cultures and lack of adequate education.
- Lack of knowledge of residents in these tissues in term of rights.
- Living in the historical context will undergo a series of rights to residents that in many countries returned
- residents to the historic districts.

### 3) Spatial and physical factors

Lifestyle non-compliance with existing spatial patterns: patterns of social life are not tied to people's subjective life forms.

#### 3.3.1 Use of inappropriate and unfavorable

materials for restoration or repair of historical context by people.

### 4) management crisis (symbolic capital)

- Plurality of responsible organizations leads to inconsistencies in the planning and policymaking
- In spite of decentralization and outsourcing to the private sector, still a considerable share of programs depend on structure central government.
- The lack of a suitable model for people, investors and builders as an applied example.
- In those rare cases, social capital and citizen participation and interaction between local institutions were considered. Unfortunately, our experience in this matter is in the sale of bonds (MahmoudiManesh, Hadidehghani, 2010, 10).
- Textures have the minimum services and municipal infrastructure.
- The number of institutions and service providers to facilitate the residents is minimal.
- The structure and organization of the municipal administration to take a central role in the process of upgrading and urban renewal lacks the necessary strength and coherence.
- The sanctity look and attention to the issue of protection and non-interference in the historic tissues.
- Destruction that took place by some organs in historical compromises security of the contexts.
- The destruction of the body due to lack of care. Reduction of price of land and housing and changing to poor neighborhoods and settlements.
- Process of obtaining loans or other facilities is very complex, time consuming and insufficient in number.
- There are various administrators to manage texture and lack of coordination with each other, such as cultural heritage, municipalities, endowments organization

- Groups Involved in the decision makings are shareholders and there is no sign of other groups, especially ordinary people. (pourserajeian,2010).
- Different stages are done in different time scales, so process will be torn (ibid. 6).
- Ignorance of the successful experiences of other countries in the field of protection of historical context.

Therefore, as you can see in the review of damage the historic context, there is no model of revitalization programs with a holistic sustainable social, economic approach and participation of citizen. The consequences of revitalization of the city from physical and economic perspectives lead to lack of other forms of the capital in particular, social capital. Therefore, this new approach moves to the identification of all valuable elements of the tissue and citizens in the historic context are one of the valuable assets. Their participation will facilitate and realize the reconstruction or renovation of the neighborhood (Bahmanpour,Sheikh,2010,33).

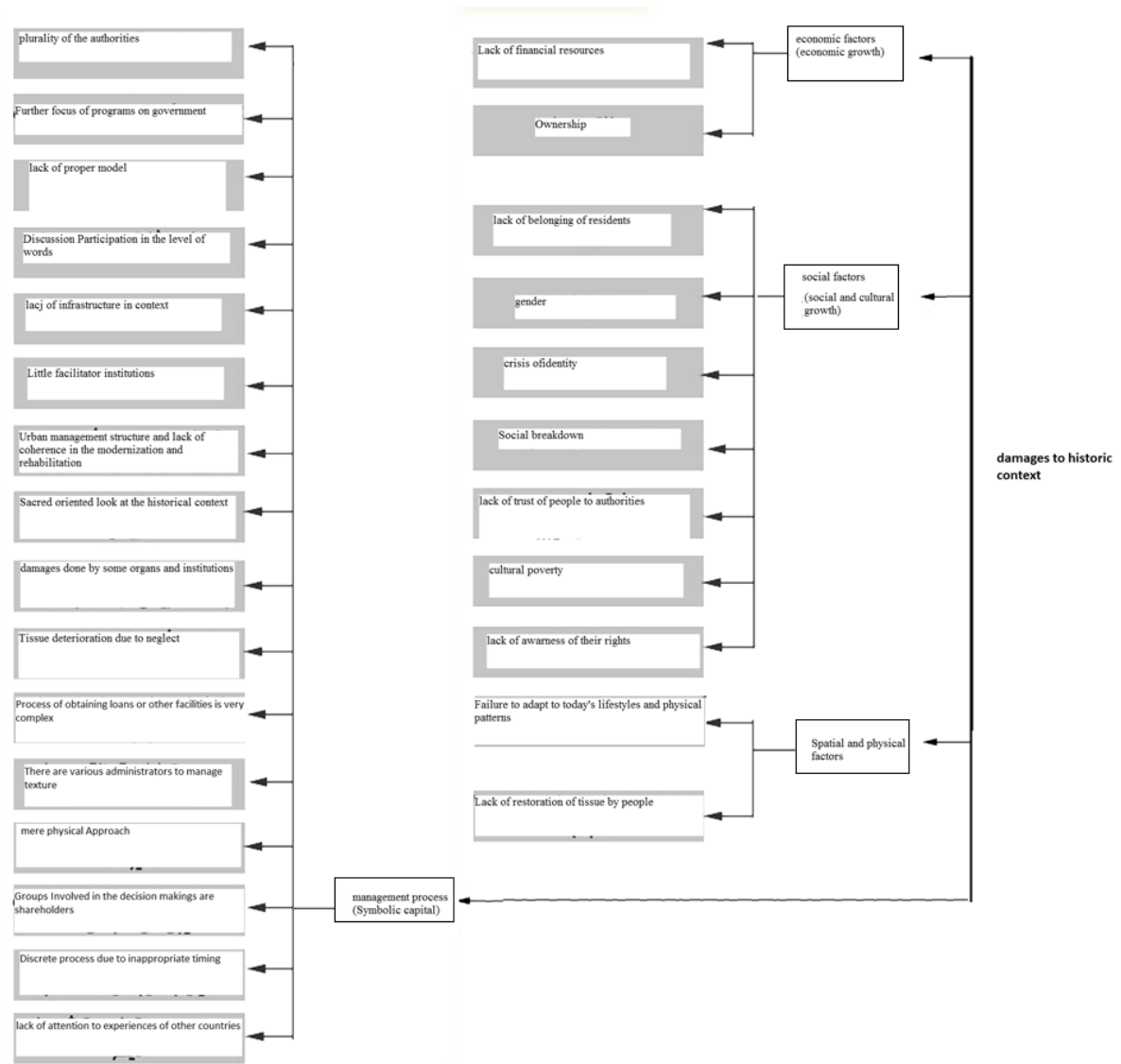


Fig. 1.

### 3. IRAN and Global approach in urban restoration

First, in this part, it is necessary to review the world and Iran's approach on urban management over the years. What is evident is that in recent centuries after years of restoration and physical protection, other approaches were used in urban management. Finally, today, community-oriented approach and use of their capacity is used for urban management.

#### Iran:

In the most important program before the revolution -fifth program of development (1973-1977) - for the first time, directly the need to preserve the historic tissue was considered. For this purpose budget is awarded to renovate, upgrade and improve the environment (Azizi,2010,41). After the revolution facilitation program is done since 1982. During this period, they started to improve and reopen the ways, which are effective in improving access. However, the body and the face of the city was greatly damaged (Hanachi,Diba,Mahdavinezhad,2007). In 1987, with the establishment of the Office in the related Deputy, planning for urban renewal and rehabilitation measures began. Since 1988, numerous projects were prepared to rehabilitate old parts (Azizi,2010,41). During (1989 to 1993), historical context was seen along with the city and the surrounding land. Lack of necessary infrastructure in the neighborhoods, residents lack

of the financial means and incentive policies and lack of necessary capability and capacity in municipalities to accept such a mission are main causes of non-realization of urban development programs in this period. (Izadi,2010,3). But then from 1993 to 1997 participation was minimal (Izadi, 2010). Since 1997 with the aim of focusing on the development and empowerment of tissue, civil and Improvement organization was established in Department of Housing and Urban Development (Hanachi,Diba,Mahdavinezhad,2007). At the end of the second development program, the concepts of empowerment and Urban improvement of informal settlements was discussed in civil and Improvement organization of Iran. In addition, for the first time since 1990 through the third program of social and economic and culture development, this new approach emerged in development policy and urban planning literature of the country (Izadi,2010,3). From 2005 to 2009 in Article 30 of the Fourth Plan of development regarding the historic tissue it was expressed that the government is required to give identity to the urban and rural landscape, strengthen the constructions, achieve sustainable development and improve the living environment in towns and villages (Taherkhani,2010). In 2009 and then gradually the participation of people and their capacity to revive the historical context raised (Izadi, 2010).

Year	Plan	Approach
Fifth Development Plan (1973-1977)	Modernization, improvement	Physically
Rehabilitation plan implemented since 1982	Reopening and improvement	Physically
1988 and then numerous projects	Organizing old textures	Physically
1989-1993	Urban development	Physically
2000	Empowerment and development of informal settlements	Physically
2005 -2009	strengthening the constructions, giving identity to urban and rural landscape ...	Start Physically Partnership
2009 and after	Empowerment and people participation	Community Therapy
Table 1: Iran's approach from 1971 to date (source: authors)		

#### The world:

From the 1960s onwards, while paying attention to the modernization and improving the physical condition of the neighborhoods, revitalization of the socio-economic and rehabilitation focused on local groups and local accountability was considered in the management, planning and urban regeneration projects. New policy *New Deal for Communities* focuses on low-income

of the most prominent concepts in the social sciences. (Tavasouli, Mousavi,2005).

Social interaction is a fundamental element of any society. All people in the community, in some way to communicate with others are trying to speed up exchanges in various fields. In recent years the term social capital has been proposed and is widely used in various fields (including in the field of urban management and urban

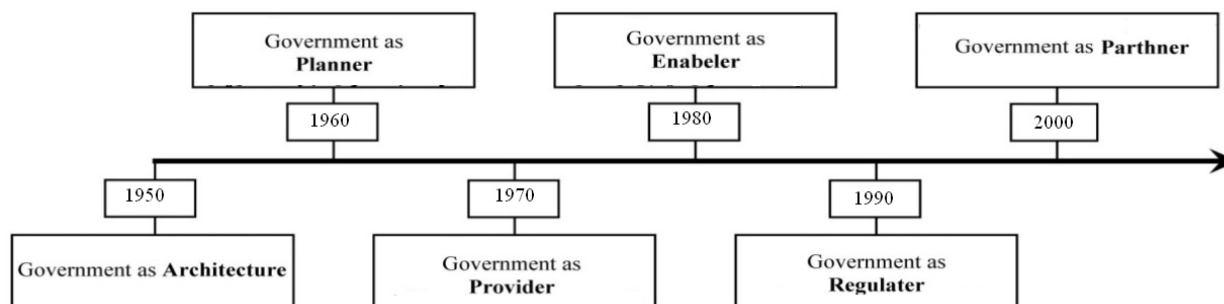


Fig. 2. The change in the concept and role of government in planning from 1950 to 2000 (Hajipour, 2006, 42)

households in urban and is the first wave of originality of the neighborhoods (Hajipour,2006,10). The main difference between urban regeneration programs of the early 1990s to date compare to the past is how to engage community groups. With the rise of the Labour Party in England in 1997, the government made efforts to organize people and identify effective solutions for urban issues (Izadi,Sohizade,2004). As we can see in Figure 2, approach of world changed during 1950 -when the government was as the only reference for construction- to 2000 when the government was only as a partner with grassroots groups.

The use of social capital in the areas of protection:

Social capital in the past two decades as an effective theory gained wide acceptance. In the last two decades, social capital in various forms and fields emerged as one tissue protection) (Bastani,Heykoui,2007).

#### 4.The definition of social capital

In general, as mentioned before, in the past, people themselves were responsible to design and protect cities and it followed maximum participation of people in the planning or urban design. Designs and plans of all members of the community in various forms and levels. Because the allocation of land and space to activities not only increase value of land and space, but also have a serious effect on the distribution of wealth and power (AbdiDaneshpour,2008,342). The social capital is the accumulation of potential or actual sources (such as expertise and skills) relating to the possession of a durable network of more or less stable relationships among the individuals concerned with membership in a group. Social capital is generated by interactions of individuals, and is a product of familiarity and understanding of human beings with each other. Social capital boasts over time extensively (Piran and Colleagues ,2004). According to Pierre Bourdieu, it is a set of social relations that a group holds; this means having capital lead to establishment and maintaining the relationships, or being social (Bounviz, 2012,68). According to Robert Putnam social capital is various aspects of social organization such as trust, norms and networks that can facilitate coordination and improve the efficiency of society (Azkia and Colleague, 2004).

In addition, John Friedman, in his words divided tangible assets of cities: Human, social, cultural, intellectual, natural, environmental and urban assets; the investment and valuing these assets should be the most basic task of management and urban planning (PourJafar and

Colleagues, 2005) Table 2 lists some of the most important theories in this case.

In the chart above, we see all experts agree on several issues. Social capital generally leads to increased production capacity and create opportunities. Some experts for community development purposes have considered social capital more important than economic capital. Putnam and many experts believe that social capital has an accelerating role in resource mobilization to achieve the larger goals of social issues. i.e. financial capital, physical capital and human capital in order. Social capital as a resource tries to empower local communities and improve the quality of living in urban centers (Mahmoudimanesh,Dehghani,2010).

#### 5.Participation in the creation of social capital:

Without the participation, explanation and knowledge of the process of social capital is pointless. Because without real and mutual participation no grassroots foundation is established therefore, it is necessary to know the principles need to build accurate partnerships.

One of the criticisms leveled against many collaborative projects is that people are not actually enter the decision-making process and in most cases, this process is not limited to notification or public information. Thus, ensuring communication and dialogue is one of the principles of partnership projects (Building and Housing Research Center, 32. In general, we can say that the participation is:

1. Subject to equality of human and subject to their freedom. (Opportunity to influence policies and implementation of policies that affect their public and private life)
2. Participation is the right of public and requires awareness.
3. Partnership is a process with the final product and of constant development.
4. Qualitative and quantitative activity with different levels: participation from the bottom to up
5. Participation has two-fold consequences. If it is to be effective, requires a fundamental change in thought and action and should boil within the community realize sustainable and acceptable framework of society and the state. All the ideas related to participation have a point in common and that is the importance of the role of public opinion in political decision-making, and their access to the benefits of power.(Hoseini,2008,98,99) One of partnership models is Arnstein ladder of participation that includes:

1. Control of citizenship
2. Delegated power
3. Partnership
4. Consultation
5. Informing
6. Therapy
7. Manipulation (the lowest level)

(Hoseni,2008).

Skeffington Commission in the United Kingdom defines participation as follows” participation in our opinion is involving people in the formulation of policies and suggestions. Providing information from the authorities and commenting on that information is an important part of participatory process but is not all. Full participation is achieved only where the people can undertake an active

Table 2  
theorists of social capital. (Sources: Maleki et al.: 2010,106)

Theorist	The definition of social capital	Function / purpose	Level of Analysis
<b>Pantam 1941, USA</b>	Networks of social relations that characterized by norms of trust and mutual aid	Facilitate collective action and mutual benefit	Areas and communities at both the national and international level
<b>Bourdiou 1930 France</b>	Resources that provides access to collective goods	Generating economic capital	Class competition
<b>Kelman 1926 USA</b>	Aspects of social structure that facilitate rational actions	The birth of human capital	People in the areas of family and other gatherings
<b>Leen 1938/ China</b>	Access and use of resources and relationships inherent in social networks	Production and maintaining power sources	People on networks and social structures
<b>Fokoyoma 1951/USA</b>	A set of informal norms or values.	Promoting cooperation, efficiency	Societies and cultures
<b>Biker 1990s USA</b>	Resources that are obtainable via individual or organizational network	Strengthen exchanges and interaction	Groups and organizations
<b>Micheal Volkak, Dipa narayan</b>	Networks and convergence between the different sectors	Strengthen communication and optimal use of resources	Local and national
<b>Kaks 1938 Austria</b>	Social networks of norms and trust created by dynamics between people	Facilitating coordination, cooperation and strengthening of tolerance	At the local level
Balen and ONIX	The power lies in the social fabric	Economic and social well-being	At the local level
Baret 1915France	Through a network of people that communication and connection is provided	Intermediary opportunities	people in Local and social fields
Pakeston	objective and subjective Coherence between people	Increase capacity and ability to act	Micro, macro
Terner 1888 England	A force that boost economic development in the community through social relations	Increase capacity of production collective action	Micro, middle, macro
Gidenez 1938 England	Social relationships at the local and higher levels of constituting the social order	Social order, reduce corruption and social crime	Local and community

role in the planning process". The core of concept of participation is strengthening of citizens and their influence on urban plans (Habibi,Saeadi Rezvani,2008).

Considering the aim of using the partnerships, participatory planning can take advantage from different levels of participation so different stages are regarded in this planning. The most common participatory planning purposes is as follows:

- Identifying the needs of the people
- Achieving a consensus
- Empowerment of disadvantaged groups
- Integration of local knowledge systems with design program
- Mutual learning process between project leader and people
- Public support of projects
- Local responsiveness

In general, people participation in the planning process is to have two effects. First, in the short term participatory planning instruments should lead to mutual learning processes so that show the way of intervention of projects in the field of public needs, opportunities and constraints. Second, in the long term, learning process should result in effective support in administrative levels and empowering local people. The most common participatory planning process includes the following steps:

- identifying the needs of the people
- Evaluation of local resources and problems
- Production of perfect database for planning at the local level
- Preparation of project proposals by groups of assessment and approval of the application (Building and Housing Research Center, 2012,262.) after the establishment of partnerships between the parties (government and people). We must be aware of the necessary components to create social capital.

#### **6.Features, elements and components of social capital:**

Variables such as age, education, social status, property, social awareness and generational change are Effective in reduction or increase of social capital and its results are different according to different times and places (Mahmoudimansh,Dehghani,2010,5).

In the following cases, there are varying classes regarding social capital, including the components that are mentioned above as well, and they include:

#### **-Social sustainability**

In a sustainable social people are not in a condition to destroy their capacities to meet their needs. Social sustainability is thus defined as:

"Change, growth or evolution of social systems in order to increase the quality of life for all members of society, taking into account the talents and capacities of society" (Belkinge Uni ,2008). Communities are sustainable that can be as follow:

- Recognize cultural and social diversity, increase tolerance and empower people to participate in influential issues in development planning and decision-making (Bahmanpour,sheikh,2010,34).

- Meet basic needs for food, shelter, education, occupation, income, living conditions and activities.

- Be democratic and promote participation and involvement of citizens.

- Improve living conditions and integrate the design of the public areas of the city with social welfare, physical and excitement of city residents.

- Protect cultural and biological heritage and reinforce the feeling of connection with the history and the environment. (Identity preservation)

Therefore, creating a sustainable society is the first step to building social capital. (Abaszadegen,Rafei,2010)

#### **Social trust:**

Trust is indispensable for the formation of social links and treaties; social trust is the common cause of and cooperation. Only in this way, it is able to solve problems and social obligations while there are differences. Social trust is the result of equal justice and social security (Mahmoudimansh,Dehghani,2010,6)

Social trust as one of the concepts of social sciences makes it easy to act leads to social coordination. This implies the expectations and obligations that are socially acquired and confirmed and people have towards each other and social institutions (Azkia,2010). Without trust, there is no area for partnership and as the result social capitals are not created.

#### **Social cohesion:**

Large-scale urban development projects should contribute to social cohesion. How to layout applications, communication between them and the residential areas as well as inter-neighbor communications with identifying applications have great impact on social cohesion (Rousta,Hoseini,Hedayat,2010,6).

- The requirements of social cohesion can be as follows: Easily and quickly and in a shorter route provide access to public spaces

- Giving Identity to the community either it has an identity- considering the natural, historical and cultural structure from past to date.

- Ritual Cohesion: Most of historic neighborhoods have ritual coherence and that this coherence can be understood from multiplicity of their ritual religious centers in neighborhoods and ruling religious class. In main street network design and layout applications, we must be careful to not only do not compromise the integrity of the ritual but also help strengthen it (Rousta,Hoseini,Hedayat,2010,6).

- Participation: an integral part of all phases, especially in the social cohesion. To create a cohesive community, there is need for sustainability and trust and as the result of



all, cultural and economic capital are provided.

**-Creating cultural and economic capital:**

5.4.3.1. cultural context:

Without education and awareness, potentials of social capital is not possible. Creating conditions for education and providing opportunities for fertilizing all segments of society are of the programs that should be considered in empowerment of this valuable tissue. The possibility of providing training for all is an obstacle to poverty. In addition, most importantly, improves the standard of living and consequently the culture (Sedeigh Sarvestani,Qeisari,2010).

Programs for Education includes:

- Identifying training needs and planning for informing residents and city managers;
- Implementation of training programs for city managers;
- Implementation of training programs for residents
- Teaching life skills, education, participation, and the principles of citizenship (Hajaliakbari,2011).

5.3.4.2. Economic context:

Perhaps none of the projects can be realized without a penny. So, realizing projects essential needs economic investment.

- attracting Foreign Direct investment: (FDI)

The best way to solve the economic problems that in addition to solving financial problems, improves quality, increases skills, improves power quality and the internal labor (Darghahi, 2006).

- Build, Operate, Transfer (BOT):

One of the ways in which made it possible to implement infrastructure projects with private sector participation, especially foreign investors is the BOT method.

In this method, government grants the project or projects to a private sponsor for a specified period of time. Sponsor has responsibility of financing, design, construction, maintenance and operation of the project in a certain period.

Domestic investment

In this step, the government can act both directly and by attracting domestic investors. In the first case, it must be said that the government cannot bear the entire burden. Of course, it should not do it except on condition that modernization of old tissues need injecting urban infrastructures. However, it is not possible except financing by government, because according to the theory of public goods, public benefits, often requires huge financing (Hasanzade,2011,6).

In the latter case, governments grant long-term and operating loans through banks for institutional or real investors. Alternatively, it pass laws for exemption from taxation and indirectly does the financing. For example, securities law is the first system for preparing finance and designing and financing instruments. The biggest problem was the tax rates assigned to these tools, which lead to their economic malfunction. However, the government passed a law in December 2009 and all the tools were exempted from all taxes. It had undeniable role in the development of finance institutions and instruments. In social sustainability in the correct and complete cooperation between city managers and people, as displayed in diagram (3). At the end of the contract period, at no charge, points will be transferred to the state

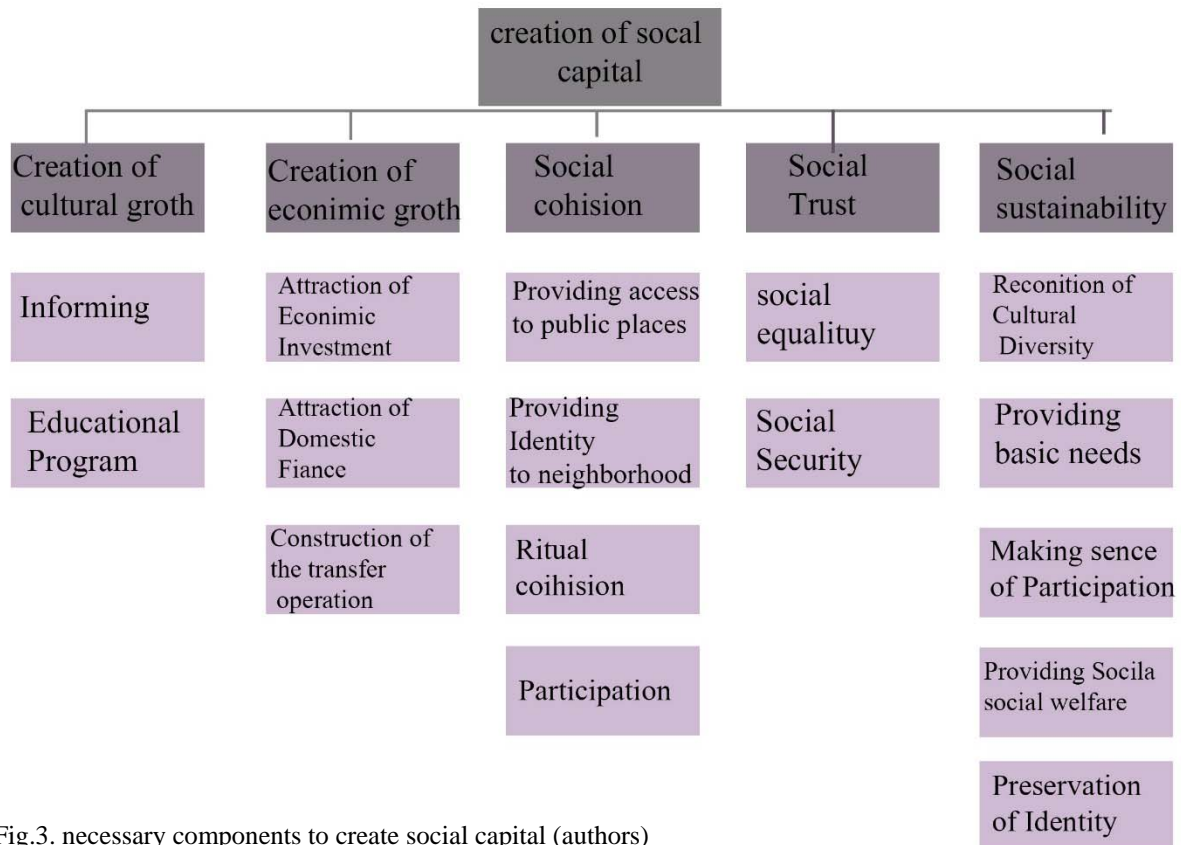


Fig.3. necessary components to create social capital (authors)

the case of securities, it is necessary to note here that, the government distributes part of securities by the central bank among the people and in any case, the government takes responsibility (ibid.). Because based on the theory of public goods, public benefits, often requires huge funding. (Hasanzade,2011,6).

## 7. Conclusion

In light of the abovementioned issues, to contribute social capital for protection of building, social sustainability, social trust and social cohesion, and economic and cultural growth are needed. Each of the above requires a subset of it. For example, in the most important way, to achieve sustainable protection is the local population and for this purpose, we need the potentials to become a de facto agent. Social capital and this cannot be realized except by creating cultural development, economic growth, social cohesion and In general, it can be said that social capital is a capacity and unofficial norms that promote cooperation between individuals and institutions of a society. Any social network, to achieve their goals, in addition to knowledgeable and experienced people, needs facilities and material means such as: Trust, commitment and accountability, security and partnership and creating identity and welfare between people. These factors are social capital.

## References:

- 1) Azkia, Mostafa and Gholamreza Ghafari (2001), The relationship between trust and community participation in rural areas of Kashan (in Persian) , OloumEjtemai: NO17
- 2) Azkia, Mostafa and Gholamreza Ghafari (2004), Rural development with emphasis on rural society of (in Persian) Iran,Tehran
- 3) Bahmanpour,Souraya,Sheikh,GHolanreza (2004),Sustainable social development in urban revitalization and empowerment of neighborhood-based partnership, (in Persian) Shiraz, The second congress of rehabilitation and recreation of historical contexts, urban and informal settlements worn Shiraz
- 4) Belkinge Uni (2008), Exploring the social dimension of sustainable development, Sweden
- 5) Bon viz (2012), Lessons of Sociology of pier pourdio, Translation: Jahangir Jahangiri, (in Persian) Tehran
- 6) Dargahi,Hasan (2006) Factors affecting foreign direct investment, Lessons for the Iranian economy, Sharif journal (in Persian): pp36-73
- 7) Abdi Daneshpour,Zohre (2008), Introduction to Programming Theories with an emphasis on urban planning ,(in Persian)Shahid beheshti University, Tehran
- 8) Azizi,Mohamad Mahdi (2000), The evolution of policy intervention in urban old sites (in Persian)in Iran, Tehran, Honarhaye Ziba,,: PP 37-46
- 9) Izadi,Mohamad Hasan (2010), Creating social and economic vitality and development through mobilizing public space, Quarterly analysis of architecture and urbanism, (in Persian) Jastarrahaeye Shahri, 32,: PP 22-28
- 10) Hajipour,Khalil(2006), Introduction to evolution and development of urban restoration approaches, Iranshahr Journal, (in Persian) No9,10: PP 1-25
- 11) Hajipour, Khalil (2006), Effective approach in creating sustainable urban management plan based neighborhood, (in Persian),Tehran, Honarhaye Ziba, no26,: pp37-46
- 12) Haji Aliakbari, kaveh (2011), Over two years of facilitation experience Renovation Organization of Tehran, (in persian) Magazine online repair Renovation, No13: pp1-13
- 13) Habibi,Seyed Mohsen, saeadi Rezvani , hadi (2005), Participatory urbanism theoretical exploration in Iran, (in Persian) Tehran, Tehran University, Honarhaye Ziba: PP 15-24
- 14) Hojat, Isa,Aghalatifi.Azadeh (2010), Reflections on the role of the audience in the quality of architecture in Iran,(in Persian), Honarhaye Ziba Journal,No42 :PP 25-35
- 15) Hoseini,Seyed Javad (2008), People enduring partnership in the modernization and reconstruction of old urban tissue, (in Persian) Mashhad.
- 16) Hoseini, Seyed Mohamad hasan, (2003), Analysis of investment participatory methods, (in Persian) Tehran, Eighteenth International Conference on Electricity
- 17) Hasan Zadeh, Mehrnoush (2011), Methods of financing the renovation of deprived areas in Iran, (In Persian) Iran, Tehran, Honar Azad university
- 18) Hanachi, Pirouz, Darab, Diba, Mohamad Javad, Mahdavi Nezhad (2007), Conservation and development in Iran, analysis of expertise in tissue repair valuable historical cities of Iran, (In Persian) Honarhaye Ziba Journal, No32. PP 51-60
- 19) Falamaki. Mohammad Mansour (2010), Architecture ranges,(in Persian), Tehran
- 20) Madani pour,Ali (2000), Urban design,Translated by: farhad Mortezaei, (In Persian),Tehran, published by pardazesh
- 21) Building and Housing Research Center (2012) Social and evaluation of interactions with public institutions, (In Persian).Tehran, Department of Housing and Urban Development
- 22) Mahmoudi manesh, Zahra, Hadi deghani (2010), The role of social capital in improving the quality of living in urban centers, (In Persian), Shiraz, the second congress of rehabilitation and recreation of historical contexts, urban and informal settlements worn Shiraz
- 23) Maleki Amir, Rastegar nasab,Farhad, abdolmaleki , Jafar, KHalafkhani,Mahdi (2011), Urban life, fear of victimization and loss of social capital in Tehran, (In Persian) Tehran, Journal of social issues, No 5, 6,: pp 99-119
- 24) Osanlou, Hasan (2011), Urban restoration and revitalization of communities and pathology in historical context Jolfa district of Isfahan,(In Persian) Hoviate shahr Journal, no9,pp 17-26
- 25) Parsi, faramarz, Mansouri , Kaveh, badri,negar (2011), Review and explanation of the social system in the structure of cities as places of Qajar social system,

- Tabriz, Conference on Islamic Architecture and Urbanism,( In Persian), Art university of Tabriz, pp 969-994
- 26) pourjafar, Mohamadreza, Kokabi afshin, taghvai, Akbar (2005), Quality of urban life in urban planning: definitions and indicators, (In Persian), Jastarhaie shahrsazi journal, no12
- 27) Pourserajian Mahmoud(2011), The process of urban intervention in the context of public participation, Shiraz, the second congress of rehabilitation and recreation of historical contexts, urban and informal settlements worn Shiraz
- 28) Piran, parviz, mousavi, Mirtaher, Shiani, mliheh (2006), Conceptual foundation and concept of social capital (with the emphasis on Iran), (In Persian), Refahe Ejtemai Journal, no33
- 29) Rousta, Majid, Hoseini, seyed Ebrahim, Hedayat, Homa (2010), Confidence-building and organizing institutions in the maximum participation of local infrastructure damaged, (In Persian), Shiraz, the second congress of rehabilitation and recreation of historical contexts, urban and informal settlements worn Shiraz
- 30) Sarvestani,sedigh, Rahmatolahe Gheysari, Abbas (2010), Lack of modern urban space in the feasibility study of the sociological-historical, (In Persian) Social issues journal, no2,,: pp15-18
- 31) Taheer Khani, Habibo lah, (2010), Experiences to improve and repair worn out tissues and historic city in Iran and the world, (In persian),Tehran, Shoraha,,: pp25-30