

*"European Legislation can help to improve energy performance and sustainability of housing. It is vital that this legislation comes with appropriate incentives (and penalties) for the Member States in order to involve them fully in the preparation and implementation of special programmes aimed at upgrading existing stock. To ensure that the full potential of the EU funds to drive development and industrial restructuring is fulfilled, Sustainability should be at the core of the next EU programming period."*

## CONTEXT

In Italy, the implementation of the EPBD, which affects the performance of new buildings is complicated by the diversity of regional regulations. The Italian Power House Platform will work to ensure more uniform application of the new Directive.

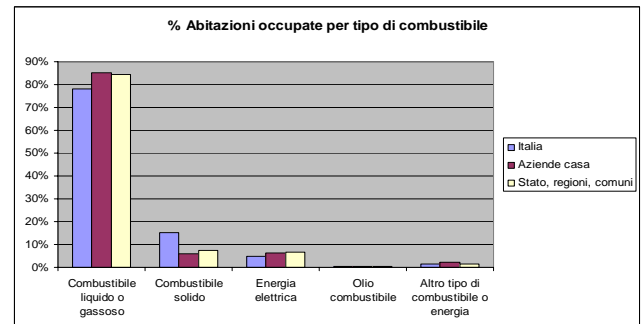
**Tax incentives: The tax deduction of 55% of investments in energy saving in buildings.**

The tax deduction of 55% for energy refurbishment is the only tool to support the improvement of the buildings. There are no plans to extend this in 2011. This lack of long term incentive framework makes the policies that support energy conservation inadequate and uncertain. Just two months after the end of the tax deduction for energy efficiency measures in buildings, industry associations have called upon the government to reintroduce the measure, in order to ensure some stability at least up until 2020. Proposal to be submitted to the competent Ministries are also being prepared for submission by the Ministry of Economic Development.

Calls for the extension of tax deduction of 55% for energy efficiency measures in buildings continue. It would be essential to stabilize this incentive, adjusting it according to the type of project and possibly reducing the amount deductible, in order not to compromise the national targets for 2020 that are binding in our country and, above all, to finally give an investment boost to many energy efficiency related sectors.

No precise energy assessment of public and cooperative housing has been completed. We can estimate that about 60% (450,000 apartments) are in Class D, E or F. Of course, in Italy there are differences between north and south, given the different climatic conditions. For example, about 80% of the 10,000 housing owned

by municipal housing company of Brescia is Class G or above.



Tav 1. Percentuale di abitazioni occupate per tipo di combustibile utilizzato per il riscaldamento (elaborazione su Istat 2001, Censimento)

## IMPACT OF POWER HOUSE ITALY

In the first year, the Italian Power House Platform organized a series of meetings and seminars that have allowed to focus on the common goals of member institutions, mainly identified in the theme of financing and in the need to increase exchange of experience on various themes.

Participation at The national Construction Trade Fair: Saie and other industry-related events led to a spread of the Power House Italy outside of the founding organisations. Today the platform is recognized also as an interlocutor by the institutions.

The Italian Platform is planning a series of activities to disseminate Power House toolkit adapted to the needs of Italian social housing providers (public sector and cooperative). This activities will include the organisation of three seminars, namely:

- Technical Workshop, Rome 10 November 2010: "Tech Tools for a housing social development"
- Seminar on financial issues, 21 February, Rome and
- Seminar on the social aspects

In holding these seminars the main sponsoring associations (Federabitazione, Federcasa, Legacoop inhabitants) aim to introduce the resources and tools identified, and to promote their use by practitioners in housing organisations.

The financial crisis has made it more difficult to use public resources to finance the rehabilitation of existing housing and reduced the resources dedicated to new construction: the financial issue is becoming increasin-

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gly strategic for housing managers who are beginning to experiment with innovative forms of financial engineering.

In this context, the Platform is continuing its efforts to secure tax benefits for the social housing sector. The platform took part in the 'Ecomondo' Fair, November 4, 2010: where it presented, in addition to best practices collected within Power House Europe, a critical evaluation by the social housing sector over the inadequacy of funds for the "energy transition" for the residential housing stock, joining the protests of many other sectors against the failure to confirm the 55% tax reduction.

## NETWORKING

The Italian Power House Platform supported by CECODHAS Italy and Italian partners in the Power House Europe



project (CasaQualità, Federcasa, Finabita), has about 50 members who are representatives of social housing organisations, research institutes, municipalities, the construction industry, universities, environmental groups and tenants' associations. It is a forum for dialogue between different stakeholders, involved in energy and housing sectors.

The platform is divided into three working groups to facilitate more in-depth discussion on the relationship with users, financing mechanisms and appropriate technologies: Social WG (Coordination Federcasa) Technical WG (Coordination CasaQualità) Financial Issues WG (Coordination Finabita).

In addition to the work of the Platform:

- Federcasa is developing bilateral initiatives that have led to experimental projects with ANDIL, the national Brick producing federation (sustainable brick construction in Pesaro), working groups for the development of financial issues with FOSS, an agreement with the national Union of Local Authorities, ANCI to develop projects at the neighborhood level not exclusive to social housing in order to develop better synergies and achieve economies of scale.
- Federabitazione has signed a Memorandum of Understanding with Andil Assolaterizi for the promotion of large scale solutions in energy efficiency in buildings. Andil and CasaQualità si-

gned a protocol that provides for dissemination activities on energy efficiency and the implementation of experimental measures. CasaQualità, in collaboration with the Cooperative 'Power Energy', has taken actions to enhance its activities in the field of energy services, research of financial partners and financing, energy assessment and the development of integrated energy services.



- Legacoop Abitanti and CasaClima Agency signed an agreement that forms the basis for the application of the CasaClima's certification model by cooperatives for members of Legacoop.

## Outward Exchange

### Federcasa

Some housing companies (Casa Firenze SpA, Bologna ACER, Aler Brescia etc..) are producing energy by installing solar panels on the roofs of buildings in social housing: the proceeds of the energy sold is used for the development new energy supplies or treatment of asbestos infected roofs of buildings: all these actions are self-financing with repayment plans around 10-12 years, thanks to the incentive tariff system in place in Italy.

### Federabitazione

Federabitazione has increased awareness towards managers and technicians of the Cooperative and to the users. These actions are developed through in-depth technical seminars, meetings and meetings with users. CasaQualità has signed agreements with organizations and universities to implement its Quality Mark (QSA = Quality and Sustainability of Living) in the energy component.



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CasaQualità participates in the European Project MED IRH through which means: push the operators of public housing towards innovative Mediterranean construction, attentive to issues of energy efficiency in winter and summer, water-saving; guidelines will be developed to define an Mediterranean eco-housing to counteract the Nordic passive house standard.

CasaQualità is coordinating the European Project ICE WISH, which is developing ways to monitor energy and water consumption through the use of smart meters; increase awareness of end users, managers of utilities and local governments of the rational use of energy and water.

### Legacoop abitanti

**Certification:** Legacoop Abitanti and the CasaClima Agency agency signed an agreement that forms the basis for the application of the certification model CasaClima by cooperatives of people associated with Legacoop.

**Branding living quality:** it is a set of shared rules that point to a sustainable approach in the realization of a construction project, and a methodology of design approach that promotes the combining of cultural tradition of people and cooperative principles.

**Communication:** Creating [www.abitaresotenibile.coop](http://www.abitaresotenibile.coop) site for the exchange of information and best practices among cooperatives.

**Trials:** among the many experiences, some cooperatives are moving in the direction of testing concrete models of zero consumption with innovative technologies. The attempt of these experimental projects is to test and evaluate the relationship between technology-materials and costs in order to propose possible models to be adopted.

**Awareness of users:** the European project eSESH, some cooperatives are developing tools for Energy Awareness Services and Energy Management Services.

### External Exchange

**Federcasa** members are interested in three themes of exchange: with neighboring countries to Italy are interested in studying the experiences of using wood in construction technologies that combine sustainability with low construction cost and timing of construction and reduced the charm of sustainable building built or redeveloped in other countries, to verify both technical aspects and economic and social rights. with the southern countries like Spain are interested in

exchanging experiences in building passive "Mediterranean".

### Federabitazione

Since 2003, the Federation has organized study visits to districts and eco-sustainable neighborhood Bo01 Danish Swedish managers of cooperatives. Furthermore, in carrying out exchanges of experience, visits were organized to building sustainable social interventions, made in France dall'OPAC38.

In the programme, a series of study visits to social housing in the Mediterranean area. In particular, in the spring of 2011, will turn a visit to the district Valderpartera sustainable city of Zaragoza.

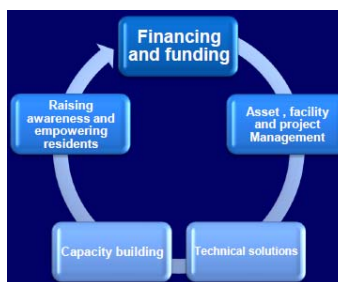
### Legacoop Abitanti

The association has already invited the Swedish organization SABO to present its strategy of energy efficiency at the national level, to study objectives, methods of involvement and commitment of members, communication with residents.

In planning a study visit to the 13 to 14 June 2010 in some realizations of the associated SABO (zero consumption in buildings and geothermal) and a green district with HSB Stockholm

### TOOLKITS

The needs identified in the analysis were detected primarily in economic matters. Unfortunately, existing products and between research programs that have already been completed in the European experience, national and international analyzed was lacking just this, while they are sufficiently covered experiences relating to technical matter.



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## FINANCE

The use of European Regional Development funds for upgrading the energy efficiency in Italy is very difficult due to the inertia of the regional authorities, due also to the management of funds delegation to specific departments which are not familiar with the housing related issues. To date, only Piedmont has used 4% of the funds for a program for public social housing (30 million euro).

Public operators are testing the Energy Service Contracting Model to finance refurbishment of social housing, however public capital is still needed in order to allow users to benefit from saving in the first year. We are investigating ways to overcome legal hurdles and to take advantage of tax benefits currently only eligible for private individuals to reduce the financial burden of the activities.

### Federcasa – Federazione Italiana per la Casa

Federcasa represents 115 public corporations which build and manage social housing for the low-income groups (average 770.000 rental dwellings).

The Social Housing stock represents the 4% of the total Italian housing stock.

The 108 associations are organised at the provincial, communal and regional levels.

### Legacoop Abitanti

Legacoop Abitanti is a syndicate association representing over 3.000 housing cooperatives (together with their consortiums and members) that promotes tenants, cooperation and coordinates the activities of member organisations. Legacoop Abitanti's members represent a total of 303.732 dwellings built, and some 30.000 dwellings still property of coops.

### Confcooperative-Federabitazione

Confcooperative-Federabitazione is the National Housing Cooperatives Federation in Italy and is affiliated to the general federation of coops Confcooperative. It has over 2.751 independent, non-profit members. Some 15.000 new dwellings per year are meant to be sold or rent to low-mid families and people with special needs.

POWER HOUSE EUROPE is a gateway to:

- Resources for social and cooperative housing professionals to support the development of their energy efficiency strategies;
- An on-line forum for information and knowledge exchange between professionals in the social housing sector;
- Information on strategies, legal, institutional and financial measures which have proved successful around the EU and the CECODHAS-Housing Europe Energy Policy work;
- Examples of both retrofitting of older properties and low energy new construction, effective partnerships with residents, ICT applications for empowering residents and more;
- Updates on development and policy discussions on EU legislation related to energy efficiency and renewables in housing;
- Updates on EU project funding and structural funds;
- Partnerships between local social and cooperative housing providers;

POWER HOUSE National/Regional platforms which gather enablers of the energy transition from all sectors to work in partnership.

## CONTATTI

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