



EnerSHIFT

START DATE | 01/02/2016

DURATION | 36 MONTHS

EU CONTRIBUTION | 967 687.50 EUR

INVESTMENT TRIGGERED | 15 MEUR

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WEBSITE | WWW.ENERSHIFT.EU

BACKGROUND

EnerSHIFT is based on the goal of Regione Liguria to improve the quality of Social Housing Buildings (SHBs) through retrofitting, for the sake of low income people and to decrease energy consumption and related emissions while boosting the local economy.

GOALS

EnerSHIFT aims to prepare an energy retrofit investment portfolio in the public social housing sector of Liguria (Italy) by promoting and applying financing models, which are very innovative in the region. Energy audits and feasibility studies will be performed on 44 social housing buildings and tenants (around 3,500 families) are actively engaged with regard to acceptance and behavioural issues. On this basis, investment tenders will be launched for energy



performance contracts (EPCs) with energy service companies (ESCOs). During the project duration, the project will prompt investments of around €15 million and contribute to energy efficiency policies by triggering energy savings of 14.5 GWh/year and renewable energy production of 1 GWh/year..

ACHIEVEMENTS

After a specific training workshop (May 2016), the technical personnel of the social housing organisations (SHOs) has performed energy audits and feasibility studies for all 44 buildings (Oct 2016). On this basis, the regional Energy Agency has set up an overall inventory with cost and energy performance monitoring indicators (Nov 2016) and is elaborating the final investment programme and the energy saving objective to be applied in the tender. Meanwhile, tenants have been addressed to be engaged in the technical activities through Tenants' Unions. Moreover, Regione Liguria has set up a National Stakeholder Platform (July 2016) in order to provide EnerSHIFT with technical, institutional and financial support and has appointed a regional permanent Task Force (Jan 2017) devoted to innovative financing projects.

FINDINGS

- The presence of Tenants' Unions within the partnership ensures dialogue, support and active involvement of families in the project activities.
- The mix of financing sources planned for the tender (private investment + ERDF funds for €5 million + national contributions + guarantee fund) reduces the financial risk of the operation to ensure wide participation of ESCOs and banks.
- The effectiveness of the operation is ensured by the particular structure of the tender process: the call for investment will be realized by the Region, through its procurement office, the EPC contract will be signed by the SHOs, which manage the buildings, and the benefits of the retrofit (energy and money saving) will be destined directly to the tenants.

FURTHER INFO

www.enershift.eu
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Co-funded by the Horizon 2020 programme
of the European Union