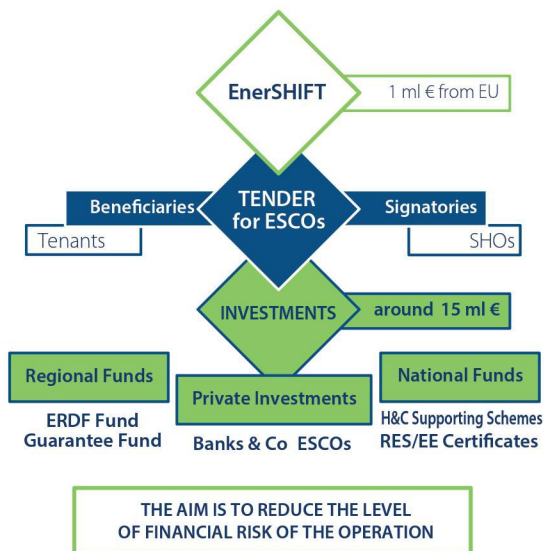


PROJECT OBJECTIVES

EnerSHIFT is the first project in Italy - and among the firsts in Europe – dealing with the energy refurbishment of Public Social Housing Buildings through an absolutely innovative financial model of Energy Performance Contract.



In August 2017, the Regional Procurement Office (SUAR) launched a tender for the provision of services reserved to ESCOs (Energy Service Company) by relying on EPC contracts.

In 2018 further tenders will follow in order to implement energy efficiency interventions on a total of 76 buildings owned and/or managed by the 4 regional Social Housing Operators (named ARTE) which host more than 3,000 dwellings.

The goal is to generate investments of € 15 million and, through the use of the innovative Shared Savings model, ensure immediate economic savings for the tenants.

THE PARTNERS

EnerSHIFT is an European project 100% funded by the "Horizon 2020" programme.

EnerSHIFT is started in February 2016 and will last 36 months.

Project coordinator is Regione Liguria.

Regione Liguria - Urban Development Project Office (PUCE) and Public Procurement Office (SUAR)

IRE S.p.A - Energy Division

ARTE Genova

ARTE Imperia

ARTE La Spezia

ARTE Savona

SUNIA, in collaboration with UNIAT and SICET

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EnerSHIFT

SOCIAL HOUSING INNOVATIVE FINANCING TENDER FOR ENERGY

ENERGY RETROFITTING OF SOCIAL HOUSING BUILDINGS IN LIGURIA THROUGH INNOVATIVE FINANCING



European Commission

Horizon 2020
European Union funding
for Research & Innovation

This project has received funding from the European Union's Horizon 2020 research and innovation programme under grant

: No 694816

TENDER FOR ESCOS

The EnerSHIFT tender is a public Service Concession concerning the implementation of energy efficiency interventions and the energy management of 67 SH buildings in Liguria through EPC contracts that will be signed between the 4 SHO and the winning ESCOs. The Energy Performance Contract is a contractual model that allows for energy efficiency interventions without the need for financial investment by the owners of the buildings: indeed, this is provided by the ESCO. The cost of the investment will pay for itself with the energy savings achieved: the higher the savings, the lower the payback period. Through the exploitation of a mix of financial resources, the financial risk of the operation will be significantly reduced; this will foster the participation of ESCOs to the tender and the bankability of the energy retrofit projects.

BENEFITS FOR PUBLIC BODIES

- **FINANCIAL:** Development of energy retrofit interventions without public investment.
- **ENVIRONMENTAL:** Energy saving, lower consumption of resources, less GHG emission and less air pollution.
- **SOCIAL:** Engagement of tenants through the Tenants' Unions, awareness rising, improvement of housing living conditions.
- **INNOVATION:** Innovative financing schemes and development of contracts under the triple win approach.
- **EMPLOYMENT:** increase of employment and promotion of entrepreneurship in the building sector.

INTERVENTIONS

The technical partners of EnerSHIFT carried out the energy audits of the involved buildings, set up a monitoring database of the energy consumption and costs and identified the interventions to be implemented in each beneficiary building.

Through these data, they have defined the "baseline" on which to settle the technical and financial terms of the EnerSHIFT call for tender.

According to the needs of each building, it is expected to implement the following interventions:

Thermal insulation of external walls and roofs;
Windows replacement;

- Replacement of thermal power plants;
- Distribution system insulation;
- Installation of thermostatic valves;
- Installation of solar panels.
- The expected energy saving is at least 45% of the actual primary energy consumptions.

WHY ENERGY SERVICES?

The housing stock is the largest user of energy in Europe: the residential sector is responsible for 40% of the final consumption of primary energy, accounting for 38% of CO2 emissions of the EU.

In order to reach the European 2020 and 2030 targets for energy efficiency and CO2 reduction, the housing stock renewal rate must be considerably increased, especially within the Social Housing sector, where building energy performance is lower than the average.

Provided that in many EU countries the public resources are limited, it is essential to involve private capital offering advanced energy services.

IMPROVEMENT OF EPC

So far, the implementation of EPCs in the Social Housing sector has been limited both by the complexity of financing this kind of operations (users and owners of the dwellings are different) and by the lack of sufficiently flexible contract models. That's why within EnerSHIFT objectives there is the development of an innovative and flexible financing EPC model allowing an equitable sharing of benefits among tenants, building owners and ESCOs (Tripple-win approach)..

