La gestione dell’energia come strumento per l’edilizia residenziale sociale.

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ABSTRACT - The social and economic changes that have taken place over recent years in our country have changed the equilibrium of the so-called middle class. This user group is increasingly deprived of stable points of reference and is still not able to react with the flexibility required by the new policies on welfare and the world of work. This transformation has changed the meaning of the term social housing. What was once considered the preserve of the poorest classes, today is also requested by what remains of the middle class. The potential enlargement of the user group, together with the decrease in economic resources available, makes it essential to study what measures to put in place to address the issue.

Projects have been carried out and are ongoing which employ project financing and third-party financing with the help of ESCOs at European level and in a few sporadic cases in Italy. This leads to a reflection on the need to recover economic resources not only for housing, but from housing as well, taking into consideration the possibility of managing the energy from the installation of plant related to the production of renewable energy. To consider the building as a possible energy producer is a revolution that moves the idea of social housing from that of being unproductive to that of a source of possible, albeit slight, profit.

Within this passage it is important to consider the role of both the users and the public administration as well as the possibility for movement of potential investors. The word management assumes in this context a substantial importance, because it is through operational forecasting, organisation and control, that it is possible to maintain and improve the balances that are necessary so as to be able to use in a suitable way the limited resources available for social housing. It is also necessary to evaluate what the factors are that have blocked the expansion of FTT with the help of Escos in our country, as this can be one of the elements that set in motion useful mechanisms in a time of general stagnation in economic development.

In support of the above, there are experiences that relate in particular to the region of Emilia Romagna and the Municipality of Reggio Emilia, with interventions carried out using EPCs (Energy Performance Contract).
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