

Skills, choices, main characters



**Special issue**  
**ISHF Barcellona**  
**7-9 giugno 2023**



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Texts edited by the Press Office and External Relations of Federcasa

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Art director e graphic design  
**Marco Fiore**

# EDITORIAL

by Riccardo Novacco  
Federcasa President



The management of the 'public/social housing' sector will have to take into account the emerging needs of citizens, offering - in addition to definite answers to housing needs - different services than those offered so far. Social policies are constantly evolving, not least because of the strong immigration taking place that is changing the connotation of our cities, which increasingly have and will need to be modernised.

In this new context, social housing corporations have what it takes to become an active part of the new course of social policies.

The person at the centre. The aim is to guarantee a plurality of services to people in need of medical, psychological, economic and employment support: the starting point will be the allocation of housing through calls for tenders; the tools to pursue it will be cooperation with the third sector and the implementation of an active teamwork between institutions.

The innovation of housing and social policies will also pass through integrated actions between the public and private sectors.

The context does not allow us to neglect the 'Security' aspect in living, in the double meaning of prevention and repression of crimes against people, but also of security of buildings that, in the specific case of European heritage, need constant monitoring, especially in the many seismic risk areas.

The projects collected in this special issue testify that

the new path is already underway and the results will not be long in coming.

My heartfelt thanks go to you, Associates, the first and indispensable agents of change. ■



# Federcasa present at ISHF

Barcelona 7-9 June 2023



**Social housing: public companies  
actor and engine of the development  
of social housing policies**

**Federcasa Conference  
Escola Industrial de Barcelona**

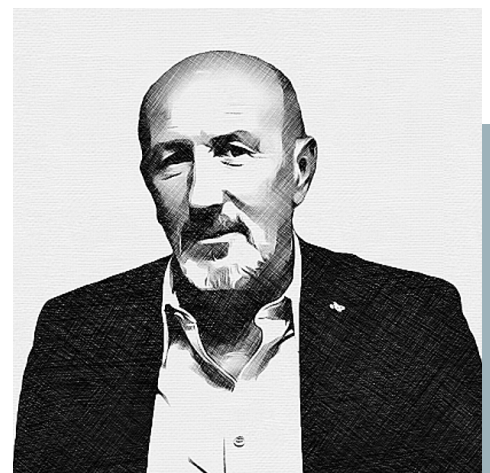
Thursday, June 8 2023 5 pm - 6.30 pm

The complexity of new housing needs worries millions of European citizens. Large sections of the population need a diversified housing offer and integrated services, able to respond to the growing demand for mobility of people within individual countries and the European Community, due to the evolution of modern cities. Public housing companies have all the characteristics to take a leading role in the development of innovative housing and social policies, through the promotion of greater integration between the actions of the public sector, private sector, economic-financial world and third sector, paying particular attention to people's needs. Only through strong cooperation between these different actors can the supply of future-oriented housing be expanded and diversified and a common housing policy developed. With their experience and considerable resources and information, public companies are called upon to play this role at the service of European citizens. ■

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**Public housing  
companies have  
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of innovative housing  
and social policies.**

**Architect Patrizio Losi**  
Federcasa Director





# INTERNATIONAL SOCIAL HOUSING FESTIVAL BARCELONA 2023



## Openness and coordination

Architect Patrizio Losi, Federcasa Director

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## Interventions

### Marco Corradi

President ACER Reggio Emilia, member of Federcasa and member of Housing Europe Board

### Marco Buttieri

Head of Europe Office and member of Giunta nazionale Federcasa

### Filipa Roseta

President Asociación Portuguesa de Vivienda Municipal (APHM)

### María Montes

President Asociación Española de Gestores Públicos de Vivienda y Suelo (AVS)

### José Maria López Cerezo

Vicepresident AVS and Director dell'Istituto Municipale della Casa, Rehabilitation and Urban Regeneration of Málaga

### Giordana Ferri

Comitato Nazionale Italiano Social Housing



# IACP Catania

## The CER and the concrete case of the Catania IACP

The Istituto Autonomo Case Popolari (IACP) of Catania was the beneficiary of resources amounting to approximately 29 million euros from the PNIC (NATIONAL COMPLEMENTARY INVESTMENT PLAN) to the PNRR (NATIONAL RECOVERY AND RESILIENCE PLAN) with the tender "Secure Green Social".

In particular, 11 interventions were financed, of which 5 were tendered through INTEGRATED PROCUREMENT, placing the Technical and Economic Feasibility Project at the auction base.

The companies awarded 2 interventions among the latter, in the final project presented during the tender, included among the technical-qualitative improvements offered the construction of photovoltaic systems for the creation of a RENEWABLE ENERGY COMMUNITY (CER), referred to in art. 42 bis of the Milleproroghe Decree (Legislative Decree n. 162 of 12/30/2019), converted into Law n. 8 of 02/29/2020:

- one in Catania in via Cantone Santo (140 lodgings), with provision for a 140 kw system on a pitched roof (500 w panels);
- one in Adrano in via IV Novembre (51 lodgings), with provision for a 51 kw system on a flat roof (500 w panels).

Of course, the basis for the formation of a renewable energy community is the presence of renewable energy production plants and at least two consumers located in different buildings, in the area under the same primary electrical substation. If, on the other hand, the consumers are all located within a single building (condominium), we are talking about collective self-consumption groups which, although following the same principles as the Energy Community, have slightly different rules.

The IACP will only assume the role of promoter/facilitator in the establishment of the CER without directly becoming part of them, proposing the actions in the various life

stages of the Communities.

In the initial phase, the activity put in place by the Institute was to support the identification of the surfaces to be made available, enhancing its assets, subsequently it will put in place all the actions for dialogue with the stakeholders of the territories concerned and with information through informative and/or punctual campaigns, finally at the moment of the establishment and completion of the works, will facilitate the analyzes and technical monitoring, providing information on the results through its institutional website.

The energy produced will be shared by all the dwellings that will be part of the CER, whose members (users/condominiums/families), defined as prosumers, will be active protagonists in the management of energy flows (recipients of goods and services that are not limited to passive role of consumer but actively participate in the various stages of the production process). The prosumer will not only enjoy relative energy independence but also economic benefits. It will have its own energy production plant, consume what it needs and feed the excess energy into a local grid to exchange it with other members of the community or accumulate it and return it to the consumption units at the most appropriate moment. ■





# ATER Civitavecchia

## Demolition and reconstruction project in building renovation

The project proposed by A.T.E.R. of the Civitavecchia District involves the demolition and reconstruction of two buildings located at Via XVI Settembre, No. 19 and 23, in the city of Civitavecchia. The funding for the project comes from the complementary fund to the National Recovery and Resilience Plan (PNRR) called "Safe, Green, and Social: Redevelopment of Public Residential Buildings" - M2C3.

The intervention entails the complete reconstruction of the two existing buildings, which are affected by structural issues, and rehousing the apartment occupants in new safe and comfortable homes.

The project focuses on integrating the development with the surrounding context. The proposed design solutions include preserving the buildings' existing footprint and volumetric development along Via XVI Settembre to maintain visual and physical continuity with the surrounding buildings. Additionally, there is an intention to establish a dialogue with the historical elements of the area by using materials and light and shadow effects that evoke the architectural characteristics of the historical buildings in the zone.

The project also includes the creation of a gateway to the sea through loggias built on the side facade of No. 23, allowing residents to enjoy a view of the sea. Furthermore, a green facade, integrating with the school classrooms, encourages awareness of sustainability and respect for nature among young people. A public square located between the two buildings provides a space for rest and community gatherings, serving as a buffer zone between the private parking area at the back of the buildings and the public road in Via XVI Settembre.

From a technological standpoint, the project commits to ensuring thermal, visual, and acoustic comfort within the buildings. Eco-friendly materials and construction tech-

nologies contribute to health protection and prioritize the use of renewable energy sources. The architecture and systems are designed in an integrated manner, considering aesthetics, environmental quality management, and the livability of the interior spaces.

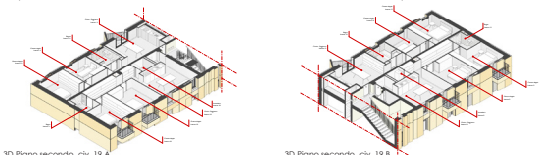
In conclusion, with the presented project, A.T.E.R. aims to embark on a path of ecological transition and social integration, proposing an innovative and sustainable housing model in line with the objectives established by the European Union. ■





Prospetto ovest

Prospetto sud



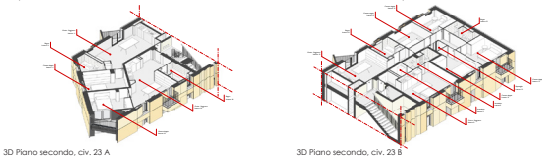
3D Piano secondo, civ. 19 A

3D Piano secondo, civ. 19 B



Prospetto ovest

Prospetto nord



3D Piano secondo, civ. 23 A

3D Piano secondo, civ. 23 B



Azienda Territoriale per l'Edilizia Residenziale Pubblica del Compr. di Civitavecchia  
[www.atercivitavecchia.com](http://www.atercivitavecchia.com)



# Experimentation of a digital monitoring and social inclusion project in favor of lonely elderly people in public housing

After the experience of the lockdown following the Covid 19 pandemic, Azienda Casa has decided to strengthen tools in favor of elderly users, to make living alone safer. It was decided to join a project proposed by Lepida, which consists in placing minimally invasive sensors and little expensive in elderly homes, to monitor various indicators (such as luminosity, temperature, humidity, CO2, movement, etc.), capable of returning useful information on their state of well-being in the home environment. The information conveyed by these sensors is collected by a dashboard, periodically checked by qualified operators, that in case of anomalous signals will alert the care-giver or social worker of reference.

Lepida has developed the SensorNet project for indoor environmental monitoring and outdoors through a federated centralized collection system.

This project has been presented to the Digital Agenda Coordination of the Emilia-Romagna Region and has been approved and included, for the years 2021-2022, within the "Digital Integrations" form of the service contract between the Region and Lepida.

In particular, Lepida has experimented with various Internet Of Things (IoT) technologies directly integrated with the SensorNet project and among these it has matured experience on the LoRa network; therefore it was considered appropriate to develop one experimentation that involves the use of such technologies within public housing, inhabited by fragile alone individuals, as well as an integration between this trial and the e-Care Service. The context in which this experimentation took place is represented by a constantly growing elderly population within residential buildings of the public sector in the province of Ferrara (30% of users).

On the basis of this increased awareness, Acer Ferrara, Municipality of Ferrara and Lepida have deemed it appro-

priate to activate an experiment in favor of this target users, to develop a replicable model of "safe living" at social housing.

Experimentation will allow the fragile people involved to keep their own independence for as long as possible, in tune with the environments in which they live which will provide elements to identify early warning signs, necessary for an action to prevent non-self-sufficiency and to identify possible support services, also in relation to other public social structures e health systems present in the area, in compliance with current regulations on the subject of privacy.

The experimentation has started on two public residential complexes in the city of Ferrara (Corso Isonzo 40 and via Putinati 165), intended for the elderly.

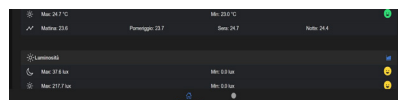
Inevitable also the involvement of ASP - Personal services company - of Ferrara which is responsible for managing the alerts returned by the sensors positioned in the homes of the elderly, based on defined parameters.

The experimentation and collaboration between the three parts involved is governed by a Protocol.

After this first Protocol, the Municipality of Cento also wanted to undertake this experimentation in some public lodgings managed by Acer Ferrara.

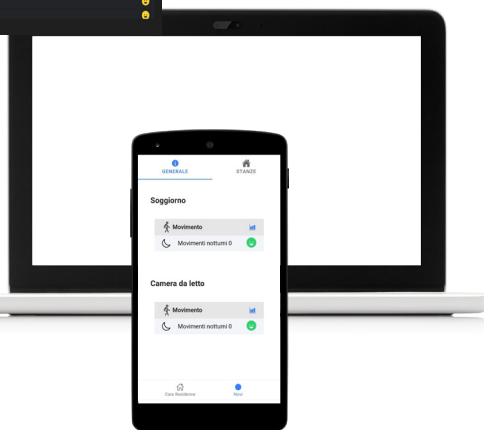
A first important development of this planning has already been elaborated, having the Municipality of Ferrara decided to include it within the 5-component mission 1.1.2 of the PNRR. ■



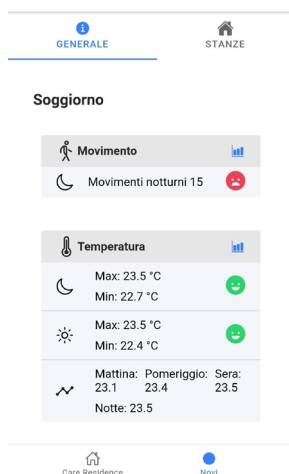


## Cruscotto

Un esempio della dashboard riassuntiva (dark view) dei dati giornalieri ricevuti e analizzati, che nel caso specifico presenta un solo movimento durante la notte, una temperatura praticamente costante e gradevole durante tutta la giornata (24°C), ma una luminosità notturna, maggiore del livello atteso (20 lumen) e per questo segnalata. Il cruscotto è naturalmente responsive.



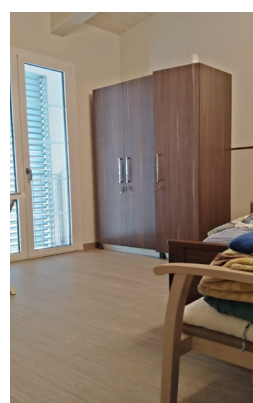
lepida



Il monitoraggio continuo dei suddetti semplici parametri consente di verificare che gli ospiti conducano una vita regolare, muovendosi di giorno e riposando di notte, in un ambiente confortevole, correttamente illuminato e condizionato, nelle diverse ore della giornata. Eventuali rilevazioni di mancanza di movimento durante il giorno o viceversa, di frequenti movimenti o di prolungati livelli di luce durante le ore notturne, possono essere condizioni anomale e come tali segnalate agli operatori responsabili affinché possano valutarne l'importanza e l'eventuale intervento. Il cruscotto in uso agli operatori, disegnato con un approccio user-oriented è in grado di notificare immediatamente anomalie per mezzo di icone e segnali grafici.

lepida

## Esempi di posizionamento



lepida



# ARCA CAPITANATA Foggia

## Rehouse project in Margherita di Savoia (BAT)

REHOUSE (Renovation packagEs for HOlistic improvement of EU's bUildingS Efficiency, maximizing RESgeneration and cost-effectiveness) is a project co-funded by the European Commission's Research and Innovation Programme Horizon Europe. The focus of the project REHOUSE is to increase in the scope and productivity of the renovation process, the improvement of comfort and satisfaction of the building inhabitants and users, and the increased use of integrated solutions for the decentralized generation of renewable energy.

Over the course of next 4 years the project will develop 8 innovative and holistic solutions for efficient, cost-effective, and sustainable renovation processes. The solutions will be deployed across 4 demo sites in Greece, Italy, France, and Hungary respectively. This will include detailed designs, pilot set-up and demonstrations to validate the solutions. If proven successful, the renovation solutions can be introduced to the market, implemented on a large scale, and eventually contribute to speeding up the current renovation rate.

The Italian demo is located in a marginal area of Margherita di Savoia, surrounded by a rich ecosystem and enchanting biodiversity. "Margherita di Savoia," a municipality in the province of Barletta-Andria, with 11.867 inhabitants and which covers an area of 35,7 Km<sup>2</sup>. The town rises on the coastal area of the Adriatic sea, in a flat and marshy area. In this area, it is possible to extract salt (from seawater) which is a precious natural resource. The climate zone is C (Cfa Köppen and Geiger) with a temperature typical of warm Mediterranean climate, characterized by high rainfalls (489 mm average annual rainfall). The seismic zone classification is 2 (medium). The building is characterized by problems of physical degradation and social vulnerability of the residents. The social housing tenants have a number of problems such

as: social deviance, high unemployment rate (particularly among women), low income, health problems, high level of school dropout levels, drug addiction, gender-based violence, digital divide, psycho-motor disabilities, intellectual and relational disabilities, psycho-social disabilities, and loneliness especially among elderly people.

In order to improve these critical social conditions, REHOUSE will act in an holistic way providing support to the whole area, creating a green neighbourhood that will revitalize the entire urban area, paving the way to the realization of the first energy community in the region. The project will involve the mentioned building given the planned time scale and the large number of vulnerable people involved. However, the REHOUSE social activities will involve the whole neighbourhood.

Project targets are: increase the range and productivity of the restructuring process, improve the comfort of the inhabitants and users of the building, introduction and use of integrated solutions for the decentralized generation of renewable energy.

The retrofitting project of the residential social housing building will consist of:

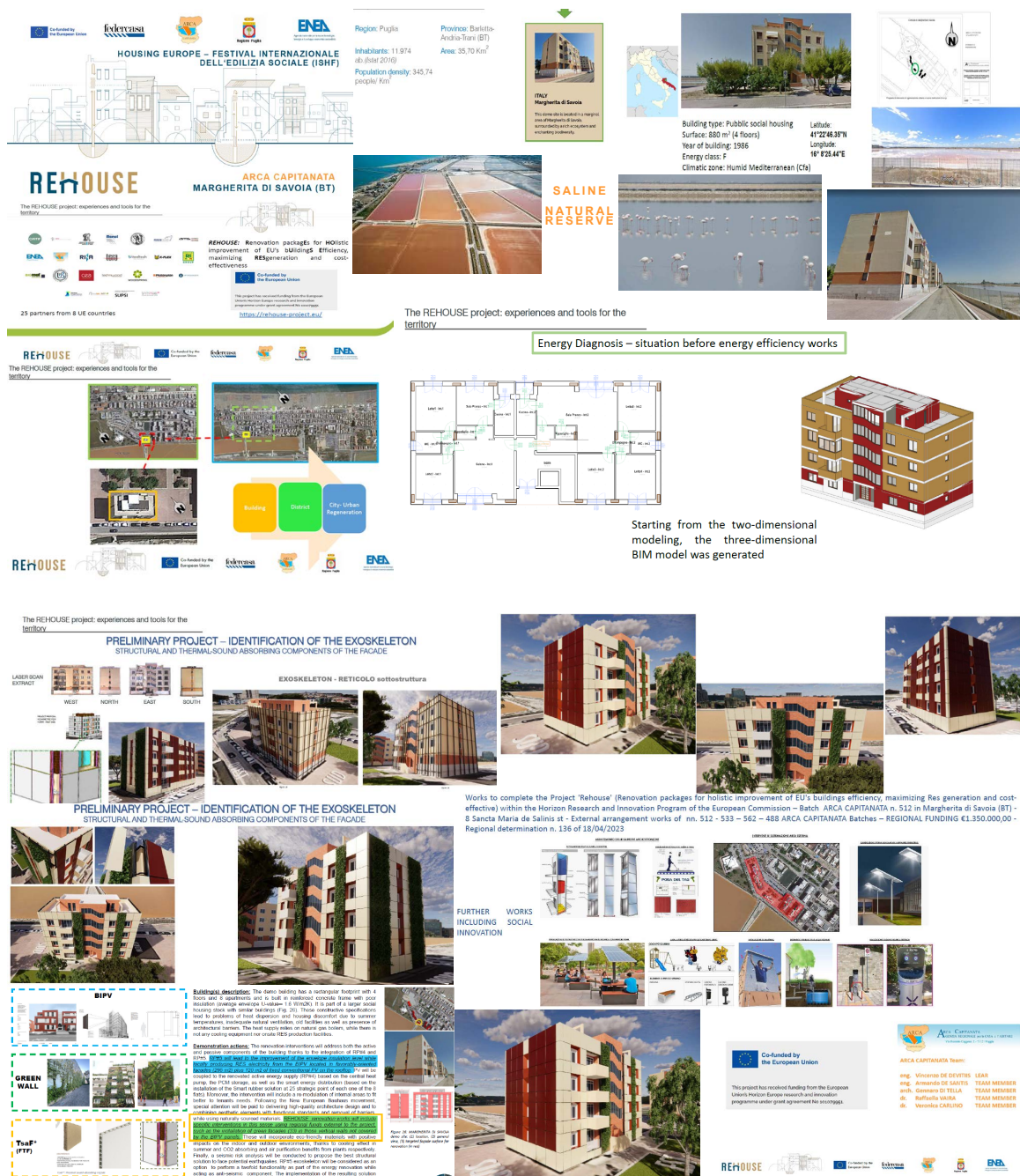
- a BIPV that will be included as an architectural element of the buildings envelop and will provide a renewable energy source to the building.
- Solar thermal collectors will be installed on the available spaces on the roof to exploit the potential of solar irradiation and optimize the COP of the CHP.
- Innovative PCM thermal storage will be coupled to each CHP to optimize energy consumption.
- Horticultural PV-green roofs will be also added as innovative solutions providing additional electrical energy.
- Li-Ion electrical batteries will be installed to exploit the PV potentiality.
- An innovative control logic based on MPC (model pre-

dictive control) will be installed to manage the system complexity.

- Hemp lime-based bricks with formed void and panels will be used for improving the energy efficiency of the envelope and decreasing the embedded energy of the construction material.

In addition, ARCA CAPITANATA will start the retrofitting of the building not included in the living lab using Regional funds, which will consist of:

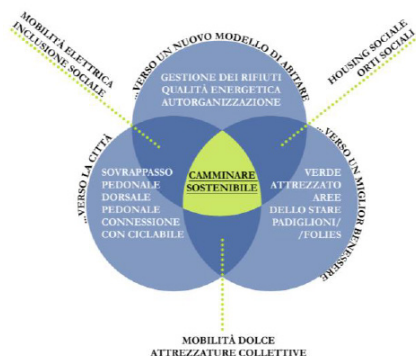
- Preparatory activities to seismic improvement (some structural reinforcements of the building);
- Preparatory activities to plant improvement;
- Further works including social innovation (f.e. artistic smartwall, telehealth, innovative social square, etc.).





## A gonfie vele, in direzione ostinata e contraria

The project called "A gonfie vele, in direzione ostinata e contraria" is an integrated and strategic project. The title assigned to the project connotes a vocation that we wanted to recognize in the project area and that we intend to implement, linked to the path and to walking. We understand the goal of "sustainable walking" as a concrete, effectively physical action that allows a slow use of open and green spaces; it is also understood as rapprochement, as an action through which to reconnect a community of inhabitants, once settled on the extreme edge of the city, with the latter and with its public functions. Finally, sustainable walking is also understood here in a virtual sense, a metaphor for a path towards a new paradigm of environmental sustainability of the existing settlement and at the same time towards a model of sustainability that makes social and cultural inclusion the hallmark of a selforganization innovative community and such as to induce – once again through stubbornly public intervention – attitudes of care for closed and open spaces, as well as attractiveness for the rest of the city. It is our belief that it is much more pertinent to the illustrated proposal to refer to the concept of regeneration process rather than a project or plan.



The graph above shows how the idea of sustainability is

declined according to three specific objectives: walking towards the city, walking towards a new model of living and walking towards better socio-ecological well-being articulate a downstream system of actions and interventions that give substance to the identified strategy, implemented by an organic set of interventions and measures, coherent and functionally connected to each other, capable of giving lasting answers. These interventions are briefly referred to within the three circular areas and of these, those that fall within the portion of the surface superimposed between the two circles represent synergistic and integrated actions, useful for pursuing more than one specific objective.

The pivot intervention is the construction of a cycle/pedestrian backbone that connects the residential and pre-existing buildings called Vele with the buildings of lot 49 and their surroundings and – even further – with the urban center. This backbone is a real bearing axis which, along its entire linear development, articulates the different fruition and functional polarities distributed in the project area; it is the physical representation of the path along which to overcome the strong caesura of the Via Pontina towards the inclusion of these inhabitants and at the same time, the metaphor of the path that leads the latter towards paradigms of environmental sustainability.

Along a strip made of draining concrete, it is equipped with small prefabricated structural wood pavilions, which accompanies, tangent to it, the totally permeable "dynamic park" and which finally connects to the local cycle/pedestrian network, a pre-existing slow mobility infrastructure – the latter – which reaches the sea from the urban centre. Obviously, the overpass on the Via Pontina itself is an integral and substantial part of this backbone system, which is also a tool for the physical connection



between two urban systems and an iconic key to representing the objectives of real urban mending pursued with this proposal of regeneration. ■





# ATER L'Aquila

## Interventions of rehabilitation of buildings e.r.p. damaged by the earthquakes of april 6, 2009

On April 6, 2009, the city of L'Aquila, the capital of Abruzzo, was hit by an earthquake event that claimed hundreds of lives and damaged much of the building stock. The reconstruction project is an opportunity to upgrade the former building in various aspects. In the project, special attention is paid to the bioclimatic functioning of the building, with particular reference to both the design of an envelope capable of reducing heat loss as much as possible, and the optimization of the systems and, finally, the production of energy from renewable sources. In this sense, all design is oriented toward reducing as much as possible primary energy requirements and the resulting CO2 emissions into the atmosphere, thus contributing to the achievement of important environmental goals. The improvement of architectural quality, the improvement of energy efficiency with the consequent reduction of primary energy requirements, in the current phase of city development and climate change, are of particular public utility interest.

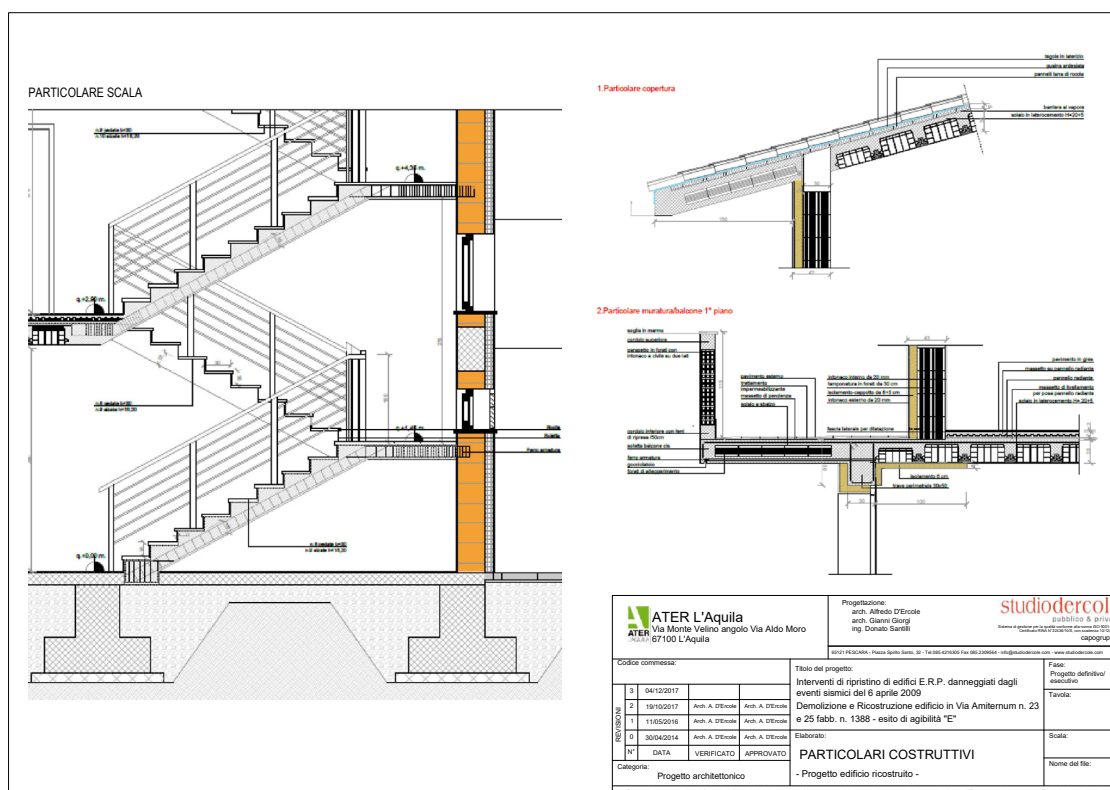
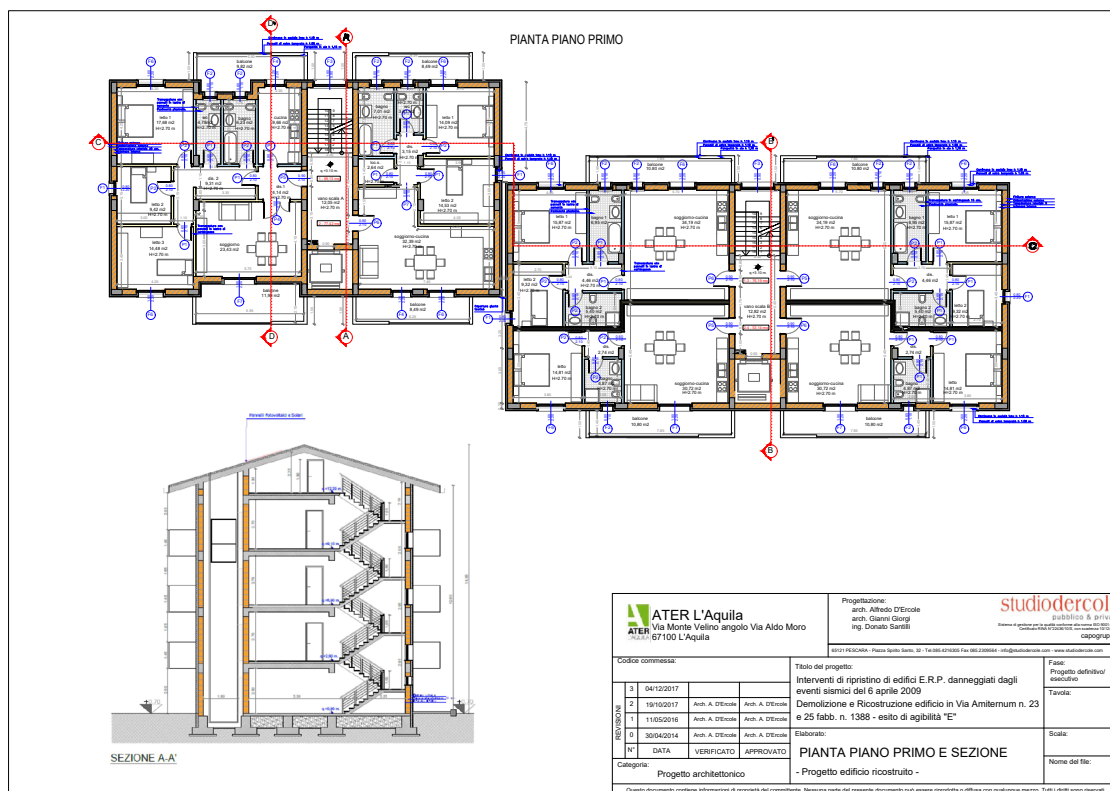
Following the earthquake, the main types of damage found on the building in question are as follows:

- partial collapses with expulsion of material out of plane;
- horizontal and/or vertical through-through lesions, with a straight course, at the contact of the wall with the beam/ceiling above and of reinforced concrete columns and/or partitions;
- isolated through injuries, frequently X-shaped but also simply oblique;
- through injuries at the edges of openings (doors), directed obliquely upward;
- beams: capillary lesions orthogonal to the axis in several beams;
- stairs: transverse lesions of the order of 1 mm in width at the soffit of the connection between ramps and landings, limited to the first three ramps;

- Disconnections between the various portions of the networks: water, sewer, electrical and gas.

The intervention was financed by CIPE resolution 60/2017 L. 190/2014 and L. 208/2015, in the amount of 3.549.946,89 €. The executive project that we present in the attached 2 plates, concerns work on the demolition and reconstruction of a new residential complex. The existing building complex consists of two rectangular building blocks, with two stairwells, positioned in a staggered manner and with an extremely small technical joint. ■







# ARCA Sud Salento - Lecce

## Regeneration of the Ex Galateo building in Lecce through an innovative social housing project

A successful example of regeneration process is the one regarding the "Ex Galateo" complex in Lecce which became part of the heritage of the Securitization Society named Puglia Valore Immobiliare srl, in collaboration with the Puglia Region. The building is a former antituberculosis sanatorium, built in the 30s and left abandoned since the 90s that thanks to the institutional partnerships with the Puglia Region, Puglia Valore Immobiliare srl, the former IACP authority now called Arca Sud Salento, became the main actor of an enhancement and social housing process. In 2018, the Puglia Region, Puglia Valore Immobiliare srl, the former IACP authority now called Arca Sud Salento, the City of Lecce and the Superintendence of Archaeology, Fine Arts and Landscape of the Province of Lecce and Brindisi, have subscribed a protocol agreement which sealed the willing to accept the ambitious challenge to carry on an innovative project of social housing through urban regeneration.

The protocol has also considered the creation of a single contracting authority between Puglia Valore Immobiliare srl and the former IACP authority now called Arca Sud Salento to carry out all activities regarding the procedures of public evidence for the commitment of the restoration works.

To achieve the complete enhancement of the "Ex Galateo" and the fulfillment of the residential needs of the users involved, the activation of the redevelopment process involves the participation of Puglia Valore Immobiliare as the curator of the schedule and management procedures and of the execution and balance report of the restoration works, and of the former IACP authority now called Arca Sud Salento which will take care of the tenders for the assignment of the lodgings.

Moreover, in March 2021, the Puglia Region participated to the call related to the National Innovative Program on

the Quality of Living (PINQuA), funded by the National Recovery and Resilience Plan (PNRR) with a feasibility plan about the "Redevelopment of the Ex Galateo complex in Lecce through an innovative social housing project" and received 15.000.000,00 Euro of funding.

Thanks to other fundings the project cost is 25 million Euro. According to the schedule, the building will be ready in March 2026.

The Ex Galateo complex and its park are the arrival point of a series of important accessible spaces, centrality makers and urban attractors. Its functional reallocation represents today a remarkable occasion to heal a urban wound, located in Viale Rossini, between a bunch of high density residential blocks and devoid of public spaces. The aim of the project is to answer to the growing and difficult dwelling distress that involves several situations of vulnerability and risk of wide clusters of population such as: young couples, young singles, University students, one-parent families, workers, elderly people, which a part from public benefits reserved to people with needs and to popular residency, are anyway not in the condition to have access to the free housing market and are exposed to the risk of worsen their dwelling condition.

The design proposal for the regeneration of the Ex Galateo complex sees this massive public infrastructure as a model to generate social and economic value. A local reference for the city immersed in a huge park, a sustainable model for living, a place to seek for facilities, workplaces and new opportunities. All design choices have been oriented to define a fusion between architectural project and social policy.

The Galateo will welcome an heterogeneous community that will experiment the social housing way of living, dedicated to young and elderly people and students, plus a of a series of facilities and accessible public spaces.

The Ex Galateo complex can be considered also as an urban joint, that could become an important landmark for the city and the area. Some of the main architectural choices well explain the idea of opening the Ex Galateo to the public, such as the enhancement of the entrances and the introduction of the crossing flow.

The new layout of the access points allows to connect the Area North of the building, facing the city, with the great park on the Southern side, creating a public crossing flow within the building, right where the main commercial and community facilities are. In so doing, the basement floor becomes a ground floor, allowing to maximize the usage of all surfaces. Same for the public use of the terrace which could multiply the view point and the relationship with the city, becoming a new public landmark for the city.

The final draft has been executed thanks to the collaboration between Archistart Studio, that took care of the architectural features of the project and Alcotec Spa that developed the structural plant engineering works. ■

**EX GALATEO**



EX GALATEO\_TABELLA RIASSUNTIVA RESIDENZE

	P-1	PT	P1	P2	TOT	ALLOGGI	POSTI LETTO
<b>MONOLOCALI</b> (28-29mq)	1	2	2	2	7	7	7
<b>BILOCALI</b> (42-50mq)	7	8	10	8	33	33	66
<b>TRILOCALI</b> (57-80mq)	2	6	8	6	22	22	73
<b>RES. SPERIMENTALE</b>	5	1			6	8	8
<b>TOT</b>					<b>63</b>	<b>70</b>	<b>154</b>



EX GALATEO – South Façade



EX GALATEO – Detail South façade/Balcony



# ALER - Milano

## Aler, "Collaboration agreements" project

Motivated by the idea that all citizens represent a resource for the community, we have started to work on identifying a way for Aler to involve inhabitants, tenants and associations in activities of interest to them that had positive feedback on the community.

We have often received requests from citizens who wished to have a flower garden near the building, others offered to volunteer for cleaning the graffiti from the walls of their homes as well as requests to organize social activities in the courtyards. With the creation of collaboration agreements we have allowed for the possibility of activating many actions in the neighborhoods, to develop projects that start with small gestures or with more significant planning, but at the base have the goal and the pleasure to achieve something together, combining skills and specific characteristics.

In 2019 with the collaboration of Regione Lombardia (Lombardy Region), Aler Milano developed a special regulation, dedicated to consent the legal and formal aspects for correctly creating the "Patti di Collaborazione" (Collaboration Agreements).

The areas of collaboration can be manifold, from safeguarding and improving the conditions of the common environments to urban requalification and revitalization, from cultural activities with educational purposes, to the promotion of cultural inclusion and integration, to the promotion of equal opportunities and mutual aid initiatives, motivated by the conviction that the active involvement of citizens represents an asset for the inhabitants and at the same time for Aler, we have moved quickly to realize the activities.

In doing so, the first "Patto di Collaborazione" has been signed between Aler and the "Associazione Retake Milano" (a non-profit organization of volunteers that pursues the improvement of quality of life through requali-

fication and enhancement of the Metropolitan area) and some inhabitants of the Lorenteggio district.

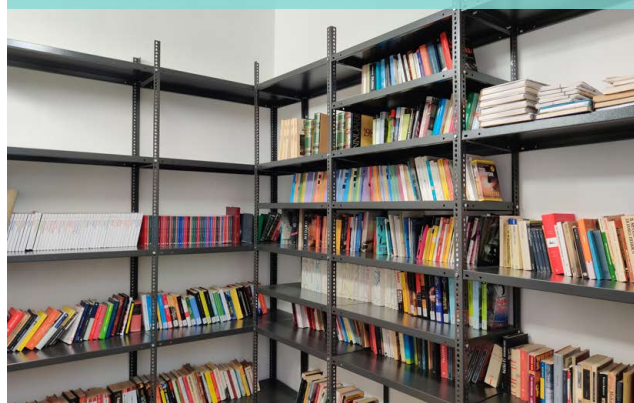
Since 2020 various kinds of "Patti di Collaborazione" have been activated by Aler with resident associations and organizations. To name a few: the condominium library, the joint management of the social areas in the courtyards, the shared realization of decorative murals and "cleaning day" for the recovery of the urban decorum. Just last week, together with the "Coordinamento Comitati Milanesi" (Coordination of Milan Committees) together with "Rotary" and "Rotaract" a "cleaning day" was organized for the removal of the vandalistic writings on numerous building facades in the Molise district.

Every place has its weaknesses and difficulties; but every place has also strengths one can count on: the people that live there. The "Patti di Collaborazione" are an opportunity to share with the community new projects that arise from the desire to do and to improve, starting from the caring for the common goods and the common areas. ■





WITHOUT CULTURE THERE IS NO FREEDOM, THERE IS NO CHOICE.  
THERE IS NO SOCIAL GROWTH, NOR REAL WELFARE



TOGETHER MANY THINGS, PERHAPS SMALL BUT SIGNIFICANT, CAN BE DONE TO IMPROVE OUR PATRIMONY





# ACER Modena

## Redevelopment of the “biscione”

Interventions for 8.3 million euros plus VAT - Target: start of work in 2024. The building, located in Carpi (Mo) on Via Unione Sovietica, consists of two 6-story tower elements, used as residences, placed at either end of a plate (of two floors) with a peculiar sinusoidal shape, intended for commercial tertiary use.

This is an intervention from the 1970s, developed with a “megastructural” building concept, which was intended to bring together a plurality of functions, residential-commercial-tertiary.

Over the years, the condition of the site has gradually deteriorated to the point of creating a spread of decay throughout the entire urban quadrant.

For this reason, the Carpi Municipal Administration has set itself the goal of redeveloping, through the adoption of a PRU, the apartment building at Via Unione Sovietica Nos. 2 and 4 and the neighboring context, which for years has been at the center of episodes of degradation and crime.

The Plan was identified as the best urban planning tool to address the state of the large structure, which has 90 apartments, 13 stores, 14 offices and 6 cultural centers. Work is planned to upgrade the exterior envelope, exterior platform and urban connections, and finally energy, plant and structural upgrades.

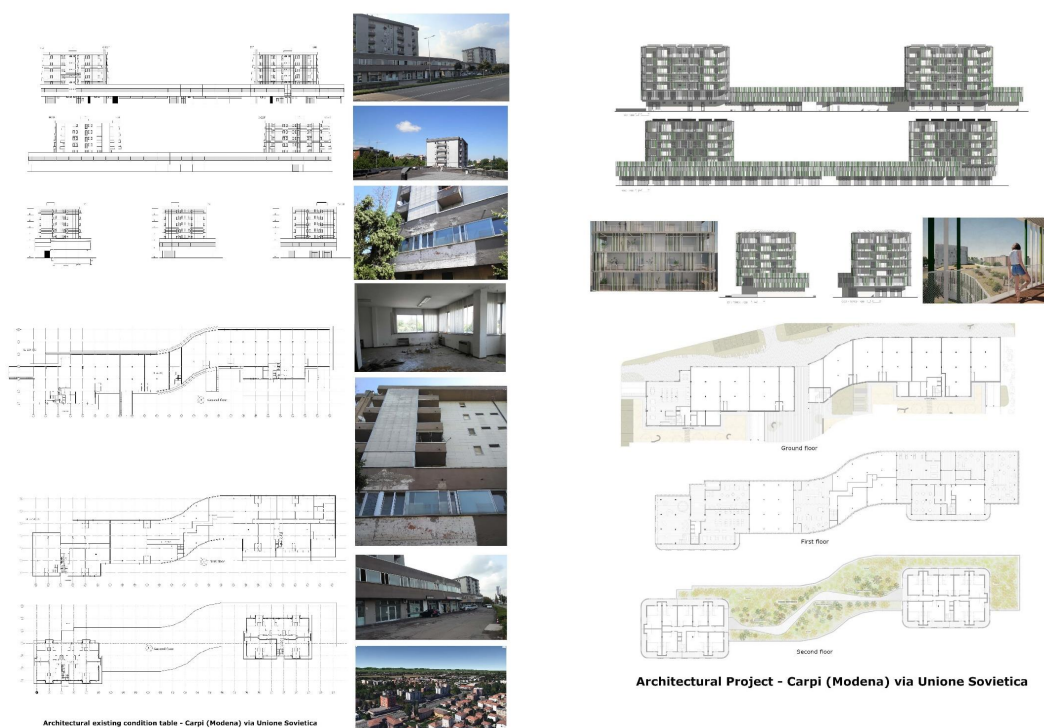
The goal is to acquire, if necessary through expropriation, most of the housing.

The project has multiple objectives: to architecturally redevelop the housing complex, rebalance the building and social quality, and increase the provision of personal and community services, with a redevelopment process aimed at the neighborhood and surrounding area.

The work will consist of a seismic improvement of the structure, as well as the replacement and innovation of all facilities and the façade, to achieve Class A1 energy

efficiency. Great attention has been given to the common spaces and socializing places, rethinking the use of the covered plate with sedum and indoor paths and the outdoor plaza, designed with interactive activities that will bring great benefits to residents, businesses and the entire neighborhood. ■





Azienda Casa dell'Emilia Romagna della provincia di Modena  
[www.aziendacasamo.it](http://www.aziendacasamo.it)



# ACER Parma

## COOLtoRISE

COOLtoRISE is a three-year project funded by the European Union, with the goal of improving living conditions and reducing consumption for more than 3,000 households during the hottest months of the year. It was born around the important concept of summer energy poverty, which has only recently entered the political agenda of countries on our continent.

But why did the City of Parma and Acer Parma (Agenzia Casa Emilia Romagna) decide to join representing Italy, along with Spain, Bulgaria and Greece?

Because it is a particularly sensitive issue, in cases of co-existence of low income, high utility bills and still energy inefficient housing. All factors that lead to situations of energy poverty, when living in contexts where high temperatures can easily be reached, failing to meet the expenses of equipping oneself with air-conditioning systems. So a project that is fully in line with our institutional mission: to create virtuous examples of energy communities in the Parma area. And the main target of these activities are the inhabitants of Public Residential Buildings. But how did we develop the project? In two stages. First by investing in training "summer energy poverty workers" who will work with the most energy vulnerable households. For this, we selected and trained "volunteer operators," identified in the condominium "foremen," by having them take a 36-hour "on-demand" online course. With the course, we wanted to enhance the skills of the 55 head housekeepers so that they could play the important role of "facilitators" in understanding and managing summer energy poverty within their buildings, in which a total of 650 tenants live, becoming true trainers within the condominium (SEPA).

Training continues to this day with weekly Field Workshops, with the participation of Ates (Agenzia Territoriale per l'Energia e la Sostenibilità), creating a deep sense of

belonging and social and solidarity awareness.

In the second phase we will intervene in four buildings, together with the City of Parma, to create as many outdoor common inspazi socialization areas. The project will involve the redevelopment of outdoor areas, in which benches, gazebos and light and water points will be installed, all framed by the surrounding greenery that is already present and cared for.

The choice was made after consulting and meeting with tenants, shared with them, based on the consideration that in addition to technical aids, interventions are needed to facilitate mediation, socialization and a sense of community.

In conclusion, through this project we aim to help increase tenants' participation in social life, management of energy expenses and use of information materials, to carry out an activity of involvement and awareness-raising towards the most vulnerable citizens on the key issues of energy transition. ■

## Objectives

cooltorise.eu



Set a common framework  
on summer energy poverty



Alleviate summer energy  
poverty conditions of more  
than 7,240 people



Define solutions to tackle  
summer energy poverty





# ATER Pescara

## New form of urban social relationship

The ATER Pescara developed with ZEDAPLUS architects a system of projects for a new model of dwelling and new form of urban social relationship in the city of Pescara. In front of double crisis healthcare and climate experimental project have been developed for urban renewal of public housing. The social, economic and environmental problems of dwelling, suddenly vulnerable and not suitable for climate change, have been confronted through innovation architectural strategy.

Using architectural design as tool to react, five project of renovation and redevelopment (approved by resolution of the board of directors) have been developed through a new urban code. Rest on concept of relationship density, the designs will be characterized by hybrid intermediate spaces, inserted between private spaces of houses and external public space. They will be multi-use spaces, space for play, spaces for work, community rooms designed as extension of neighborhood service able to fill the social gaps generated by restriction of Covid-19. In the CodeM project, the roof became generating element for gathering spaces.

Equipped with elements for play and relax, the roof give a dynamic meeting point to people. CodeCC interprets the values of care and social relationship of community. Designed as a vertical village of services, in the ground floor, it has been inserted an area appropriate to first aid and in each floor it has been designed a social room with different functions: culture, sports, relax and work merge with the private spaces. CodeR project improved accessibility and create a strong social identity for the area. The facade-balcony, characterized by terraces and boxes, to host services and common activities, create a dynamic environment, improved vertical and horizontal connections and lead to roof with a series of social rooms.

The roof is seen as a sequence of spaces for community

that change an unused space into an sharing spatial experience hosting different activates. The space is divided in public rooms with different functions.

With the 234 meters of length, the roof offers a point of social reference for the community in a historical disadvantage neighborhood. In the CodeA e CodeBMS a new façade improve the accessibility and communication between houses and create a environment capable of animating the urban space.

1. CODE CC importo complessivo di 3.081.971,05 euro (FONTE FINANZIAMENTO: DELIBERA CIPE DEL 22 DICEMBRE 2017 E SUCCESSIVO DECRETO DEL 6 LUGLIO 2020);

2. CODE M importo complessivo di 1.035.000,00 euro (FONTE FINANZIAMENTO: incentivi previsti sia dal D.M. 24/0/2020, alla Legge 27/12/2019, n. 160 (bilancio di previsione dello Stato per l'anno finanziario 2020 e bilancio pluriennale per il triennio 2020-2022) e successivo Decreto Mille Proroghe e sia dal Decreto Rilancio n. 34 del 19 maggio 2020 convertito in Legge n. 77 del 17/07/2020);

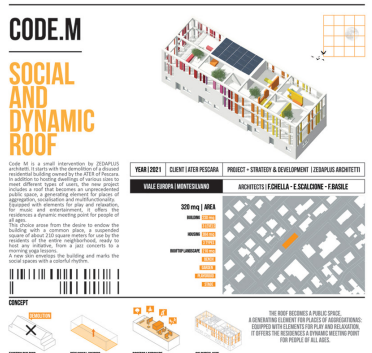
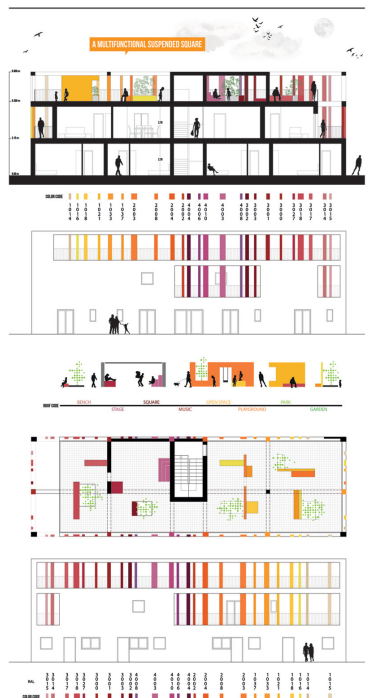
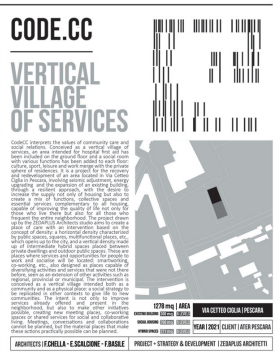
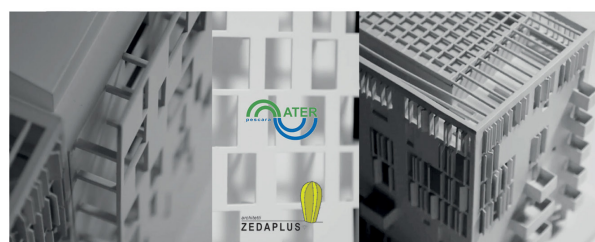
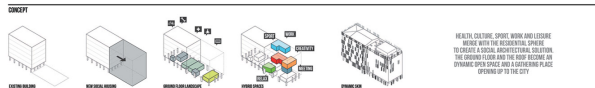
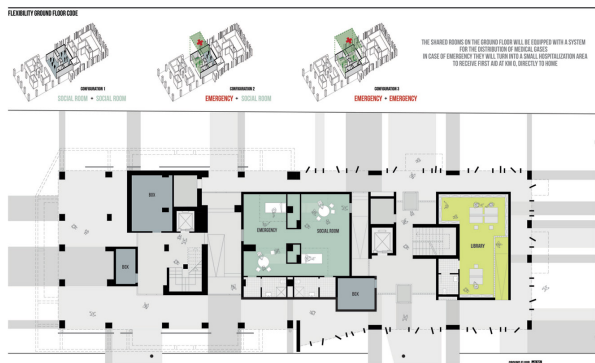
Tre interventi finanziati con le risorse del P.N.R.R. stanziati nella programmazione 2021-2026 di cui all'art. articolo 1, comma 2, lettera c) punto 13 "Sicuro, verde e sociale: riqualificazione edilizia residenziale pubblica" 2 del D.L. 6.05.2021, n. 59, come convertito dalla Legge 1.07.2021, n. 101

3. CODE A importo complessivo di 1.200.000,00 euro

4. CODE BMS importo complessivo di 5.195.667,49 euro

5. CODE R importo complessivo di 6.374.856,82 euro. ■







# ACER Ravenna

## Let's make sustainability

Commitments and community practices for the economic, environmental and social sustainability within public social housing

ACER Ravenna (Azienda Casa Emilia - Romagna per la Provincia di Ravenna) is the public economic authority whose aim is to manage the public social housing stock, property' of the 18 Municipalities of the Province of Ravenna, Italy.

"Let's make sustainability" is a participatory process designed by ACER Ravenna together with Villaggio Globale Social Co-operative and funded by Emilia-Romagna Region's Participation Law 2022.

The project puts together tenants in public social housing, ACER Ravenna employees and partners (local authorities, not-for-profit sector, active citizens...) into co-designing concrete practices and policies that could lead to economic, social and environmental sustainability into social houses managed by ACER Ravenna. In fact the process investigates opportunities, ideas, projects and actions that will fight poverty, promote well-being and bring sustainability within these families. Some of the practices will be tested during the process itself.

During the first 6 months (March to August 2023), community animators, facilitators and ACER employees are going to meet up with residents, their apartment block spokespeople and notfor-profit organizations. Thanks to a provincial coordination, different cities, towns and especially peripheral areas are involved in a round of meetings, focus groups and workshops, held inside selected apartment buildings.

In this way it's also possible to find and enhance the many little spontaneous experiences already going on: supportive neighbourhood, self mutual-aid, and many activities that involve associations along with residents for their well-being. Moreover, by putting together people with different roles, knowledges and skills, it's possible to conceive new activities and routes that could lead to social housing sustainability. The final goal is to elaborate

some of the ideas and coordinate them in a system that will be replicated all over Ravenna's Province and afterwards beyond.

The process spreads knowledge on sustainable development, UN2030 Agenda and 2030 Regional Strategy Agenda. The activities that will be co-designed and tested will support resident families, harshly struck by economic crisis, by promoting mutual-aid, money saving and social and work inclusion. ■





Commitments and community practices for an  
economic, social and environmental sustainability

A project by ACER - Azienda Casa Emilia Romagna,  
Provincia di Ravenna



[www.acerravenna.it/facciamosostenibilita](http://www.acerravenna.it/facciamosostenibilita)



Condomini  
Collaborativi





# ACER Reggio Emilia

## Estate popolare

Shows, workshops, storytelling and games are the features of the editions of "Estate popolare", the program of open-air events promoted by ACER Reggio Emilia and the Municipality of Reggio Emilia which from June to September, from 2020 to today, has enlivened more than 20 districts of the city.

The festival, completely free and designed for an audience of all ages, has as its primary objective to involve the most fragile people, who have suffered the consequences of Covid in terms of economic stability, social relations and quality of life.

"Estate popolare" was born from a direct telephone survey carried out during the "lockdown" by the Social Planning and Management Service. The information gathered revealed the strong need to mend ties and reconnect neighborhoods and the city, promote social-confidence and relationships, encourage intercultural and intergenerational discussion, improve the quality of living and prevent conflicts.

The exhibition has thus proposed a new type of well-being based on the balance of the individual in the relationship with others, with the environment and natural resources, contrasting isolation, discrimination, loneliness and a sedentary lifestyle.

By recognizing proximity as a possible unit of measure for rethinking relationships, "Estate popolare" enlivens courtyards, squares and parks with the aim of increasing and diversifying opportunities for socializing, favoring well-being and growth, promoting social-confidence and the relationship between people, create opportunities for dialogue between different cultures and generations, offer greater attractiveness to popular neighborhoods.

Even if the activities of Estate Popolare are mainly aimed at the inhabitants of public and social housing districts, they are however usable by the entire city population,

who often discover unexpected urban scenarios in popular districts.

Shows including circus, music, theatre, performances, movies and storytelling and numerous laboratory activities with a high level of creativity and entertainment are the ingredients of the initiative. Cultural and entertainment activities to respond to the challenges and needs that have emerged from the social tissue of the Reggio Emilia community, both Italian and foreign, and to address with a light-hearted spirit even those issues deemed crucial for the future, such as environmental protection, equality among people, respect for diversity, and peace among peoples. ■

Data from the 2022 edition of Estate popolare



60 days of activities  
30 shows and performances  
70 workshop  
5.000 participants  
17 neighborhoods  
25 stakeholders (associations, social centres, libraries)  
40 press releases  
145.000 social views

#### PEOPLE

"Estate popolare" involves subjects operating in the cultural scope in the development and experimentation of activities to be carried out in the squares, green and courtyards areas and common spaces of the popular districts of the city. Cultural and entertainment initiatives to respond to the challenges and needs emerged from the Reggio society, both Italian and foreign, and to address issues deemed crucial for the future, such as environmental protection, equality among people, respect for diversity and peace among peoples. Citizens, institutions, libraries, social centres, associations and artists participate in this process. People from different generations, with different cultural backgrounds. To promote wellbeing and quality of life, Estate Popolare proposes cultural, artistic and performing arts activities aimed at the whole city, so that popular neighborhoods become a destination for different audiences, also coming from other areas of Reggio Emilia.

#### THE 2022 BILLBOARD

##### Urban farmyards

Circus but not only: games, storytelling, shows under the stars with the recycled wood funfair, immersive theatre performances, creative workshops, concerts and street circus shows.

##### Circus under the house

A proposal for adults and children: to build a traveling theater together and bring entertainment and culture everywhere between clown shows and contemporary circus and workshops in circus arts, carpentry and creative recycling workshops.

##### Divine Urban

Latest generation music. A training ground for thinking in movement for under 25s: over 30 events including dance and trap performances, DJ sets, lyric writing, music composition, photography and videomaking workshops.

##### The circle of the world

A multidisciplinary project that brought theatrical performances, storytelling, creative workshops and short movie marathons to parks and courtyards.

##### Long playing

Music whitout borders with a band festival alongside films under the stars and creative workshops to build musical instruments from recycled materials.

##### Re-sign my neighborhood

For the youngest, an opportunity to get closer to art thanks to the creative workshops with a mix of performances, theatre animations and drawing, comic strip and comic strip workshops.

#### VALUE GENERATED

- Cultural growth
- Increasing/strengthening the sense of belonging and social cohesion
- Increased sociability and sense of security in neighborhoods
- Spreading the image of Reggio Emilia as a creative city
- Greater prominence of the Third sector
- Increasing in the attractiveness of neighborhoods
- Increased notoriety of the festival year after year





## Social Housing: a possible strategic evolution in Public Housing Management (Edilizia Residenziale Pubblica - ERP)

ATER Roma is a public economic body that operates in the field of Public Residential Housing (Edilizia Residenziale Pubblica - ERP) in order to offer accommodation assistance to disadvantaged classes also through innovative ways able to meet the needs of new users. ATER Roma is the owner and manager of one of the largest ERP real estate assets in Europe (45,000 housing compared to a total of about 57,000 units). Currently ATER Rome is carrying out more than 40 initiatives, including 4 PNRR projects, in different areas of the Capital City aimed to support the regeneration and sustainable regeneration of its real estate, by a total investment of more than € 220 mln.

### FIRST SOCIAL HOUSING PROJECT IN ROME

Turning critical issues into opportunities

The sale of considerable amount of properties has generated the establishment of a large number of public-private mixed-ownership condominiums resulting in increased complexity and management costs for the Company. At the same time, in the reference scenario on the Capital City territory, the need to implement measures to support housing in favor of potential users belonging to the "gray belt" or to the middle class not in a position to support free-market rents. ATER Rome has therefore launched its first Call for Social Housing for these target groups within the Roman territory in the following ways:

#### Target

Households belonging to the income range between € 22,697.09 and € 44,969.17

#### Offer and Value Proposition

The buildings involved in the project have been n.402, located in particular in central and semi-central areas and falling within mixed ownership buildings. They have been

leased with a subsidized rent of up to 50% of the market rent and with the possibility of a rent-to-buy option.

#### Criteria for choosing the property

The recipients were able to choose between various properties located in different areas of the city, in order to facilitate the correct integration of the family unit in the urban social fabric.

#### Results

The formula with option of "Right to Purchase" will allow in the medium/long term a collection expected for ATER Roma to the extent of c.a. 18 mln, in addition to the completion of the mixed property buildings with relative relief of ordinary and extraordinary maintenance activities for the company.

#### Next steps and potential strategic developments

As a result of the remarkable response of the first intervention, ATER Roma is now promoting, thanks to the impulse

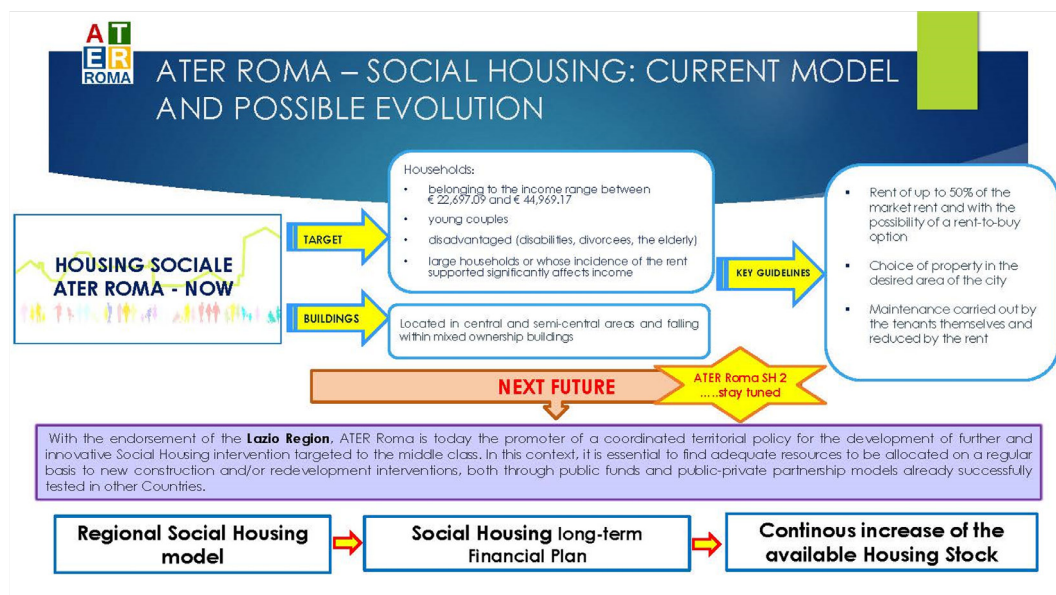
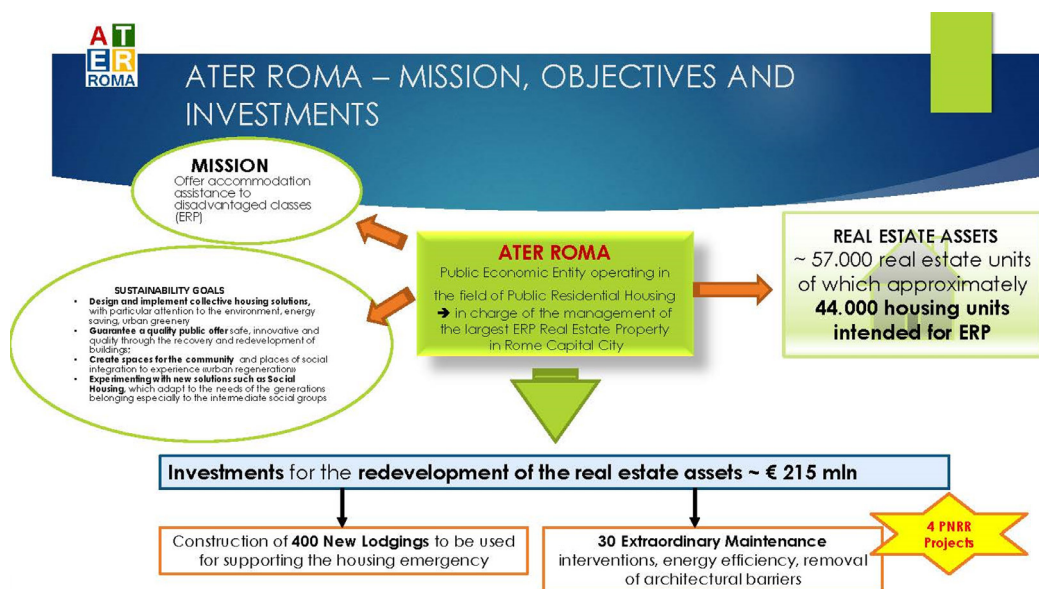
of the Lazio Region, a coordinated territorial policy for the development of further and innovative Social Housing interventions for the middle class. Fundamental aspects for the implementation of Social Housing activities are:

- **organic treatment both at regional and territorial level:** to project the Lazio Region and Ater Roma towards a new social sensitivity of which to be equally guarantor and promoter and managers towards new purposes of support of housing (housing, cohousing, , sustainable canon etc...);
- **"economic plan" for social housing:** the adoption of a specific economic plan would allow the increase of the available housing stock, the redevelopment of real estate and completion of mixed condominiums with relative



savings in operating costs;

- increase in the percentage of real estate destined for housing: given the increased solvency of the recipients of social housing interventions, the segment in question represents for the Ater source of diversification to secure income also for the purpose of the redistribution of the proceeds/ disposals in works requalification and/ or reinvestment real estate Based on the strategic developments of the sector, Ater Roma has already planned the launch of a Second Call within the current year and has been involved by Lazio Region with the other Lazio ATER in a task force committed to identify a reference Regional Social Housing model that can be supported by regular and adequate financial resources to be allocated to new construction and/or redevelopment, both through public funds and models of public-private partnerships already successfully tested in other Countries. ■





# IACP Trapani

## Social Housing Amabilina

The Social Housing Building redevelopment project for the recovery of the former school in Contrada Amabilina - Marsala funded by the European Community under the PO FESR 2014/2020, action 9.4.1, supports new investments to increase the availability of social housing and housing services for fragile categories for economic and social reasons.

The inclusive intervention is aimed at experimenting with innovative social and housing models, overcoming architectural barriers, sustainable redevelopment of the existing building stock also with the use of the most modern energy efficiency technologies, declining the aesthetic meaning of "well-being in housing". An overall improvement of the social place has been thought of, experimenting with cultural and aggregative development, in an area in need of positive and functional actions.

The restructuring, a synergistic example of agreements and good practices between the Marsala City Administration and the IACP of Trapani, will allow the reuse and enhancement of the existing premises: 25 social housing will be built and local and urban services will be set up such as a health center and an analysis centre; supplementary services for living including: a library, a shared kitchen and living area, a brico room. In addition, roads will be upgraded and green areas equipped with a sports field will be built and common vegetable gardens will be set up, which users will be able to tend to by growing aromatic herbs or small plantations. High-efficiency systems have been designed to make the existing building envelope more efficient.

The project was authorized by all the bodies involved; the works are in progress and completion is scheduled for next August. The project was authorized by all the bodies involved; the works for a total amount of 2.800.00,70 eu-

ros are in progress and completion is expected by 2023. Meetings have been held with associations for the management of services and the procedures for assigning housing are being defined. ■

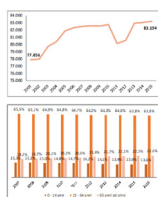
### Localization of the Intervention



### Urban analysis and existing services



### Analysis of the population, housing needs and energy efficiency target

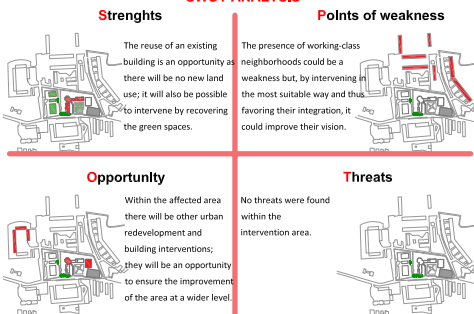


The analysis of the population and the indices alongside demonstrate that in Marsala the population increased from 77,856 inhabitants in 2001 to 83,194 in 2016; that the seniority rate grows from 19.2% to 22.6% (from 2007 to 2016) and that at the same time the number of foreign citizens is increasing, representing 3.8% of the resident population.

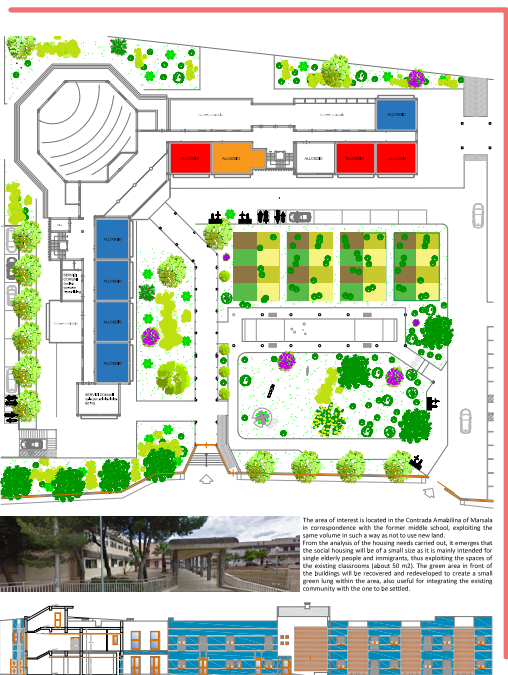
Therefore, the weaker sections of the population who will receive the greatest amount of housing and services to be designed will be the elderly and foreigners.



### SWOT ANALYSIS



TEAM WORKING: ING. E. SARDO - ARCH. F. D'AMICO - ING. M. BIFFRINA - ING. P. PASSALACQUA - GEOM. M. CAMPORA



TEAM WORKING: ING. E. SARDO - ARCH. F. D'AMICO - ING. M. BIFFRINA - ING. P. PASSALACQUA - GEOM. M. CAMPORA



# ATER Trieste

## Ecological Intelligence in social housing

Knowledge and awareness about the mutual effects between human behaviour and environment

### CHOISE OF THE PLACES

During the pandemic emergency phase, two social housing complexes of ATER Trieste recorded an increase of social and security problems, such as interpersonal and intergenerational relationships issues, neglect of common spaces, vandalism episodes from youth gangs. About 220 families were involved.

### A (QUITE NOT) SECRET DESIRE: A BEAUTIFUL AND FULL OF LIFE PLACE

In 2022 ATER Trieste launched the first session of an experimental project based on the "Ecological intelligence" school of thoughts, which aims to the pursuit of happiness, in the respect of the other individuals and of the environment. During the meetings, managed by a Gestalt counsellor, the real need of inhabitants emerged: the desire of a beautiful and full of life living place. During a participatory planning process, what they asked for were well-kept gardens, furnished with swings and benches, marketplace, a local feast, and so on.

### THE AWARENESS: WORKING TOGETHER TOWARDS THE IDEAL LIVING PLACE

Planning together and caring for the place means a higher quality of life; an abandoned one means a state of decay. Everyone has to provide her/his own contribution to preserve it by taking care of green and common spaces, talking through the neighbourhood issues, properly disposing the domestic waste and reducing pollution.





## ECOLOGICAL INTELLIGENCE IN SOCIAL HOUSING

Knowledge and awareness about the mutual effects  
between human behaviour and environment



**CHOISE OF THE PLACES.** During the pandemic emergency phase, **two social housing complexes** of ATER Trieste recorded an increase of social and security problems, such as interpersonal and intergenerational relationships issues, neglect of common spaces, vandalism episodes from youth gangs. About **220 families** were involved.



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ATER TRIESTE Local Agency for Public Social Housing, Trieste, Italy. Contacts: ph +39 040 39991 - email: [info@ater.trieste.it](mailto:info@ater.trieste.it) - website: [www.trieste.aterfvg.it](http://www.trieste.aterfvg.it)



**ABOUT US.** ATER TRIESTE Local Agency for Public Social Housing, Trieste, Italy. Contacts: ph +39 040 39991 - email: [info@ater.trieste.it](mailto:info@ater.trieste.it) - website: [www.trieste.aterfvg.it](http://www.trieste.aterfvg.it)  
ATER Trieste is the Local Agency for public Social Housing. It is based in Trieste, Italy. ATER Trieste is a member of FEDERCA.  
(By Social management Dep. and Communications Dep.)



## Redevelopment of Aler Houses

The project for the redevelopment of U.O.G. Monza Brianza Aler public housing by Stefano Boeri Architetti aims to improve residents' quality of life through the architectural and energy regeneration of two buildings in via Baradello, in the heart of Monza's productive area.

Energy efficiency, energy redevelopment and architectural quality are the key words underlying the work on the Aler buildings in via Baradello 6 and 12, which, thanks to funds allocated by the National Recovery and Resilience Plan (PNRR) for the energy portion and Stefano Boeri Architetti's vision, acquire an identity and a unique housing standard for public housing. In fact, the project aims to restore dignity to living, towards a quality welfare that includes environmental and economic sustainability and, above all, a quality of living: joint actions on public housing capable of activating paths of urban and social regeneration.

Specifically, the intervention, which covers a total area of 8,270 square metres, initially sees a reconnection of the two buildings, which are currently characterised by a divided common space, generating a caesura between the two communities. The creation of common green areas, connected by pedestrian paths and trees, overcomes this division, creating an accessible and shared environment for the inhabitants, while maintaining a distinct and clear identity for the two buildings.

On an architectural level, in fact, the building in via Baradello 12 envisages a series of punctual interventions on the façade, such as the replacement of window frames and the possibility of expanding the interior spaces with new balconies, supporting a system of climbing greenery. The project for the building at Via Baradello 6, in addition to the replacement of the window frames and the ceramic cladding of the pillars, is characterised by the addition of continuous balconies that accommodate the

climbing vegetation, anchored with a system of cables on the ground.

Both solutions are aimed at increasing the outdoor spaces pertaining to the flats, with two different approaches: the first punctual, with prefabricated aluminium structures to create balconies; and the second continuous longitudinal, creating a prefabricated aluminium walkway exploited by creepers, which thus reinvent the façade by giving it life.

The ground floor also sees a coherent philosophy, but characterised by peculiar and differentiated solutions for each building. In Via Baradello 12, the ground floor of the building becomes a green basement for climbing plants, a vertical extension of the garden, where – thanks to strategic demolitions and the addition of seating – the connotations of the common space are changed, making it less rigid and more permeable.

The ground floor is thus freed to become a space for residents to rest and share. Whereas in Via Baradello 6 the ground floor is treated as an interior, enriched with ceramic pillars and seats that deform in correspondence with them.

As far as the energy requalification of the two buildings is concerned, the intervention initially foresees the realisation of a thermal insulation of the buildings and the replacement of the windows and doors in the total 95 dwellings involved. This solution, combined with photovoltaic surfaces of 90KWP of power on the roofs, allows a reduction in CO<sub>2</sub> emissions of more than 30 tonnes per year, as well as the production of 99,700 KWH of clean energy (together with the buildings in Monza Via Debussy, 2; Monza Via Debussy, 4; and Monza Via della Birona, 47). The benefits are not only environmental but also social: lower consumption leads, in fact, to a reduction in expenses, with a consequent reduction in arrears

and, therefore, an 'energy' solidarity contribution for low-income tenants.

The project, therefore, not only proposes to improve the quality of life of residents by introducing a system of balconies, green façades and social spaces between the two blocks and in their porticos, but thanks to the presence of photovoltaics and the reduction in consumption allowed by the work on the façades, it allows the two buildings – and the others owned by Aler – to constitute an innovative and advanced form of energy community, capable of distributing the benefits obtained from the energy contribution exceeding the buildings' needs among the less well-off families.

The intervention proposed by Stefano Boeri Architeti in Monza is a demonstration that energy self-sufficiency and social inclusion can be the two pillars of a regeneration of Italian public housing. ■



#### What is an ENERGY COMMUNITY

Energy self-consumption is an users community that cooperate each other with the aim of producing, consuming and managing energy through one or more energetic and local systems.

Citizens, condominiums, Public administrations, enterprises which choose to self-consume energy produced by a photovoltaic system, they access to important BENEFITS

#### THE BENEFITS OF AN ENERGY COMMUNITY

**Social benefits**  
Fighting energy poverty: a community energycis the key solution to fight energy poverty. Raising customers awareness, individual consumption monitoring and optimization, an energy community allows the family costs saving.

#### Economic benefits

Money saving: more direct self-consumption means more financial benefits of bill savings (energy rate, network charges, tariffs).  
Gain on energy produced for each member of the community: producing energy with photovoltaic system shared with a member of the energy community, means gain income from incentive mechanisms.

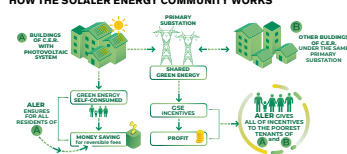
#### Environmental benefits

As the energy is produced by a photovoltaic system, this results in less CO<sub>2</sub> emissions and less climate-altering gas.  
The average emission values per kilowatt-hour of electricity consumed by a domestic meter is di 352,4 grammes of equivalent CO<sub>2</sub>.  
The production of photovoltaic energy, net of emitted CO<sub>2</sub> during the photovoltaic system construction phase, doesn't emit any harmful CO<sub>2</sub> into the environment.

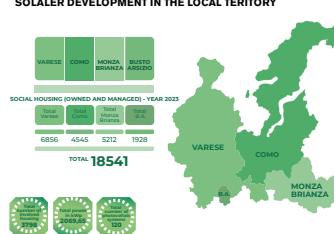
#### WHY IS CREATING AN ALER C.E.R.?

ALER aim is to satisfy the needs of social housing under the regional and over-municipal planning.  
ALER is not just a real estate management, but also a social player promoting actions to ASSISTANCE, SOLIDARITY and INNOVATION for PEOPLE'S WELL-BEING.

#### HOW THE SOLALER ENERGY COMMUNITY WORKS



#### SOLALER DEVELOPMENT IN THE LOCAL TERRITORY



#### THE FOUR PHASES



#### SOLALER PILOT PROJECT - THE C.E.R. MONZA 1

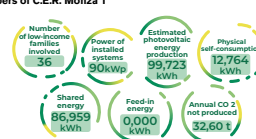
**ALER end-users involved**  
SOLALER Pilot project - The C.E.R. Monza 1  
Monza Via Debussy, 2  
Monza Via Debussy, 4  
Monza Via Baradello, 6  
Monza Via Baradello, 12  
Monza Via della Birona, 47

#### Why starting from CER Monza 1 - Via Baradello 6,12

- Energy efficiency**  
Buildings of the CER Monza 1 are already equipped with all the necessary photovoltaic systems, financed by O.G.R. n. 4172 - 30/12/2020 implementing L.R. 9/2020 of Lombardy Region law
- Energy requalification**  
The two buildings in Monza via Baradello 6, 12, are covered by a relevant energetic requalification project (thermal insulation, replacement of window frames, etcetera...), financed by the plan "FC PNRR - Sicuro verde e sociale"
- Architectural quality**  
In the building sector of Monza via Baradello 6,12, the energetic requalification project becomes "Requalification project of public and social housing" thanks to the iconic project by "Stefano Boeri Architects"
- SOLALER C.E.R. MONZA 1**

#### ACTIONS THAT TOGETHER CONCRETELY INITIATE THE PROCESS OF REGENERATION OF PUBLIC RESIDENTIAL BUILDING, AS A POTENTIAL ACTIVATOR OF PATHS OF URBAN AND SOCIAL REGENERATION

#### Numbers of C.E.R. Monza 1



## Redevelopment of Aler Houses

#### Project

Stefano Boeri Architeti

#### Year

2023 - ongoing

#### Location

Monza, Italy

#### Client

Aler Varese - Como - Monza Brianza - Busto Arsizio

#### Typology

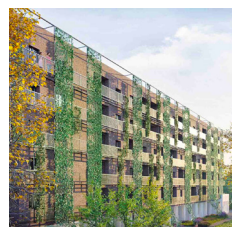
Architecture, Public housing

#### Services

Concept, Detailed/Technical design

#### Financing

Fondo Complementare PNRR - Sicuro, Verde e Sociale - totale amount € 4.028.634,47





**federcasa**

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