



Replicable Practices LEMON Project: ITALY

Fighting energy poverty with EPCs

The LEMON project was developed to reduce greenhouse gas emissions and fight energy poverty through the energy conversion of existing social housing. It focuses on increasing the energy efficiency of buildings while looking to improve housing quality. LEMON works on a portion of the social housing building stock of the Emilia-Romagna region, with the ambition to become a replicable best case for the entire region and other European countries.

Energy audits of the social building stock for the project revealed that **622 houses were highly inefficient** (averaging a G rating according to the EU energy labelling scheme). LEMON aims to bring these dwellings up to a C rating by different actions: insulation, building automation and control, and integration between building and equipment.

The objectives of the contract are therefore the redevelopment of the existing building stock, the improvement of living comfort and the achievement of a guaranteed level of energy efficiency of the buildings of at least **40%**.

More information on LEMON

<https://www.managenergy.eu/node/743>

LEMON's Financing approach

The Energy Performance Contract (EPC) is an agreement between beneficiary and supplier guaranteeing the latter to be repaid through the savings generated by increased energy efficiency of the housing.

The ECP was an already existing instrument, but hardly used due to the poor regulation and the difficulty of applying it for local authorities. LEMON helped it spread through public events and workshops.

The second instrument, the Energy Performance Tenancy Agreement (EPTA) is a lease with the rent reflecting the improvements made to the housing and the consequent reduction in energy costs. This contract allows the tenant and owner to share the benefits from efficiency gains. While the tenant benefits from a cost reduction of **10% to 30%**, the owner benefits from the additional savings generated by the retrofitting intervention.

Tenants play a crucial role in the sustainability and the results of the project. LEMON has provided training and awareness campaigns to help future tenants to understand their energy consumption.

- **193 retrofitted dwellings** in the provinces of Reggio Emilia and Parma
- **247 t CO₂ /year emission reduction**
- **1,106 MWh/year energy saving**



PROSPECT+ fosters capacity building in regional and local authorities in order to finance and implement effective and efficient sustainable energy plans, including their proper monitoring and verification.

<https://www.h2020prospect.eu/>



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