



21
October
2026

BASE Milano

Renovation Days

4TH EDITION

Italian Offsite
for the
Housing
Challenge

PROGRAMME



Wednesday 21 October 2026 · BASE Milano

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Italian Offsite for the Housing Challenge

Affordability and energy efficiency have become two essential keys to understanding Italy's diverse housing needs. With the housing, climate and energy crises unfolding at the same time, it is increasingly clear that the building stock must be tackled quickly, with limited resources.

This is a challenge that calls for new processes, new industrial models and new forms of public–private collaboration – and one in which offsite construction can make a decisive difference.

At the Renovation Days, we will focus on the contribution of Italy's offsite leaders, both through a dialogue with those responsible for the national Housing Plan (Piano Casa) and for building-efficiency policies, and by gathering ideas, proposals and experiences from participants in dedicated working tables.

THE DAY AT A GLANCE

9:00	Registration
9:30	Welcome and opening remarks
9:45	Europe: new strategies for the transition
11:00	Housing Plan and EPBD: the twin tracks of Italy's new housing policy
11:45	Cities and Regions: where the Housing Plan becomes a building site
12:30	EnergieSprong Milano – Retrofit at metropolitan scale
13:00	Rome Lab – a paradigm for offsite industrialisation
13:30	Networking lunch
14:30	Housing Plan: from legislation to delivery
15:15	Working tables
16:45	Closing plenary
17:30	Top Retrofit @ roof-top!

WHERE

BASE Milano
Via Bergognone 34, Milan
[Open in Google Maps →](#)

WHEN

Wednesday 21 October 2026
welcome from 9:00
aperitivo on the terrace from 17:30

REGISTER TO ATTEND

Registration is free and recommended

[Register →](#)



Morning GROUND HALL

9:00 Registration

9:30 Welcome and opening remarks

Thomas Miorin, CEO, EDERA – Offsite Hub Italia

MODERATOR

Maria Chiara Voci, Spazi Inclusi

9:45 Europe: new strategies for the transition

The European Commission sees offsite construction as a key lever to respond quickly to the housing crisis, accelerate the building renovations required under the EPBD and strengthen the competitiveness of Europe's construction sector. From the European Affordable Housing Plan to the many working groups on industrialisation and competitiveness now active in Brussels, the speakers will take stock of strategies, priorities and tools – and of what they mean for Italy.

KEYNOTE

Pieter Staelens, Head of Sector Competitive Construction, European Commission

PANEL DISCUSSION

Eric Aurenche, CEO, Energiesprong Global Alliance

Marco Corradi, President, Housing Europe

Ezio Micelli, Member of the European Commission's Housing Advisory Board, Università Iuav di Venezia

11:00 Housing Plan and EPBD: the twin tracks of Italy's new housing policy

The Housing Plan and the transposition of the Energy Performance of Buildings Directive (EPBD) are the two tracks along which housing policy will run in the coming years: more affordable homes on the one hand, and the existing stock to renovate, make energy-efficient and decarbonise on the other. ENEA, builders, public housing providers and real-estate investors discuss how to move both forward together, turning targets and resources into predictable, repeatable demand – the precondition for the offsite industry to invest and grow.

PANEL DISCUSSION

Davide Albertini Petroni, President, Confindustria Assoimmobiliare

Ilaria Bertini, Director, Energy Efficiency Department, ENEA

Marco Buttieri, President, Federcasa

Massimo Angelo Deldossi, Vice President for Technology and Innovation, ANCE

Rossana Zaccaria, President, Legacoop Abitanti

11:45 Cities and Regions: where the Housing Plan becomes a building site

Municipalities, Regions and Autonomous Provinces manage the public housing stock and are on the front line in meeting housing needs. Milan, Rome, Trento and Emilia-Romagna compare strategies, tools and resources – from bringing vacant public homes back into use to new affordable-housing funds – and discuss how to plan and aggregate demand at territorial level, giving the offsite industry volume, continuity and clear rules.

PANEL DISCUSSION

Fabio Bottero, Councillor for Public Housing, City of Milan

Simone Marchiori, Provincial Councillor for Housing and Public Assets, Autonomous Province of Trento

Giovanni Paglia, Regional Councillor for Labour, Housing and Youth Policy, Emilia-Romagna Region

Tobia Zevi, Councillor for Public Assets and Housing Policy, City of Rome

12:30 EnergieSprong Milano – Retrofit at metropolitan scale

The first European programme to retrofit public housing at metropolitan scale is breaking new ground in Italy and Europe with a new strategic and technical approach to upgrading the public housing stock. The people behind it present the tools, approaches and innovations deployed, and what they can contribute to the implementation of the national Housing Plan.

INTRODUCED AND MODERATED BY

Laura Pellegrinelli, EnergieSprong Milano Project Lead, EDERA – Offsite Hub Italia

SPEAKERS

Maria Elisa Borrelli, Director, Public Housing (ERP) Management Area, City of Milan

Alessandro Mornati, Director, Housing Division, MM SpA

13:00 Rome Lab – a paradigm for offsite industrialisation

An industrial site to regenerate along the Tiber, the former Mira Lanza; a public student residence; a supply chain to build. Around this case, the Offsite Technology for Architecture master's programme launched by Manni Group brought together institutions, finance and industry. The result is a position paper proposing how to turn residential demand into a market for offsite: aggregated demand, certified supply chains required in tenders, rules that reward speed and performance. A preview of what it takes for a Roman case to become a replicable model.

INTRODUCED AND MODERATED BY

Gian Carlo Magnoli Bocchi, Head of Special Projects, EDERA – Offsite Hub Italia

SPEAKERS

Michele Cattaneo, M&A & Development Director, Manni Group; President, MANNI ENERGY Srl, MANNI GREEN TECH Srl, TECNOGEST Srl

Alessandra Balduzzi, Head of Urban Regeneration Competence Centre, Cassa Depositi e Prestiti

Daniele Torsiello, Directorate-General for Industrial Policy, Ministry of Enterprises and Made in Italy (MIMIT)

13:30 Networking lunch

BISTRÒ BASE

Afternoon

14:30 Housing Plan: from legislation to delivery

GROUND HALL

With the Housing Plan decree now converted into law, the focus shifts to implementation: the special programme to refurbish and maintain public housing, the national fund entrusted to Invimit, and integrated housing programmes driven mainly by private investment. Those leading implementation outline timelines, priorities and tools, and discuss where standardisation and offsite production can speed up housing delivery.

INTRODUCED AND MODERATED BY

Paola Delmonte, Senior Advisor, Near Sgr

SPEAKERS

Stefano Damiani, Head of the Housing Cohesion Fund (Fondo Housing Coesione), INVIMIT SGR

Elisabetta Pellegrini*, Senior Official, Ministry of Infrastructure and Transport (MIT);

Extraordinary Commissioner for the Integrated Housing Programme

Felice Squitieri, Extraordinary Commissioner for Public and Social Housing – Housing Plan

15:15 Working groups

From strategy to operating conditions: four parallel sessions to identify the tools, examples and conditions – regulatory, procedural, contractual and financial – that will allow offsite construction to contribute to the Housing Plan while maximising its social and environmental impact.

The sessions run as a **fishbowl format**: an open discussion circle in which anyone can take a seat, speak and contribute. Ideas and proposals will be collected and reported back at the closing plenary.

WORKSHOP

SALA 1400

Deep retrofit

The workshop addresses the industrialised deep retrofit of the existing housing stock using the EnergieSprong approach. It is an opportunity to compare the results of ongoing initiatives, including the EnergieSprong Feasibility Studies carried out in Milan, and the demand-aggregation models developed by the European LIFE Reno Tides project. Aim: identify barriers and conditions for replicating projects at scale while cutting time and cost, and define the contribution of offsite retrofit to the Housing Plan and to public authorities' decarbonisation plans.

MODERATOR **Marco Dal Mas**, CTO, EDERA – Offsite Hub Italia

INTRODUCTION **Maria Elisa Borrelli**, Director, Public Housing (ERP) Management Area, City of Milan

CONTRIBUTORS

Andrea Borboni, Wood Beton

Elena Comotti, LUM

Gabriele Rabaiotti, MM SpA

Camillo Botticini, DVarea

Giuseppe Maisto, Irondom

Andrea Tessadori, Isopan

Annachiara Castagna, Energia Positiva

Floriana Marotta, MAB

WORKSHOP

SALA 1400

Refurbishing vacant homes

The first pillar of the Housing Plan provides for a special programme to refurbish and maintain around 60,000 public housing units: a challenge in terms of both time and resources. The workshop covers the industrialised refurbishment of existing homes and buildings, with a focus on interior works (factory-made components, building services and finishes, installed quickly). It looks at how long it takes to bring the stock – public housing in particular – back into use, and at the solutions available on the market. Aim: identify the technical, procedural and economic conditions for extending the offsite approach to small-scale, repeatable projects that can quickly add to housing supply.

MODERATOR **Marco Cucuzza**, Head of Offsite Engineering, EDERA – Offsite Hub Italia

INTRODUCTION **Fabio Bottero**, Councillor for Public Housing, City of Milan

CONTRIBUTORS

Fabio Ardito, UNILIN

Giordana Ferri, Fondazione Housing Sociale

Cosimo Casilli, ARCA Sud Salento

Salvatore Ghirardini, ITEA

Roberto Ceccato, ITEA

Luigi Lentini, MM SpA

Ugo de Bernardi, Eco Contract

WORKSHOP

SALA 1400

New construction

The workshop covers new construction based on industrialised processes and Modern Methods of Construction, for both social housing and the open market. The central question is whether affordable homes can be delivered at a speed, cost and quality that match the scale of housing demand. Aim: gather experience from the demand side and the supply chain, identify obstacles (regulatory, procedural, market) and define the conditions for offsite to be adopted in the new-build programmes under the Housing Plan.

MODERATOR **Alessandro Peretti Griva**, Construction Innovation Officer, EDERA – Offsite Hub Italia

INTRODUCTION **Rossana Zaccaria**, President, Legacoop Abitanti

CONTRIBUTORS

Davide Albertini Petroni, Confindustria
Assoimmobiliare

Albino Angeli, Xlam Dolomiti

Fulvio Beretta, Structurama

Domenico Buttafoco, ITEA

Marco Franceschetti, Camuna Prefabbricati

Claudio Saibene, Coima

Andrea Sica, Near Sgr

Giovanni Spatti, Woodbeton

WORKSHOP

SALA ACCIAIO, 3RD FLOOR

Finance – in collaboration with the European Investment Bank (EIB)

A workshop reserved for financial intermediaries and a selection of construction and real-estate organisations interested in investing in innovation and industrialisation under the EIB's Housing TechEU and InvestEU initiatives. Aim: foster an open, practical dialogue to identify real opportunities for collaboration, as well as financial instruments dedicated to offsite construction.

IN COLLABORATION WITH



Limited places. Priority is given to financial intermediaries and organisations investing in industrialised construction. Information and participation requests: chiara.stanghini@edera.city

MODERATOR **Thomas Miorin**, CEO, EDERA – Offsite Hub Italia

INTRODUCTIONS **Fabrizio Seminara**, Senior Urban Development Specialist, EIB
Chiara Stanghini, Coordinator, Finance and Incentives Table, EDERA – Offsite Hub Italia

16:45**Closing plenary**

SALA 1400

Sharing and discussing the outcomes of the working tables.

CLOSING REMARKS

Thomas Miorin, CEO, EDERA – Offsite Hub Italia

17:30**Top Retrofit @ roof-top!**

BASE TERRACE

Aperitivo and Top Retrofit 2026 awards on the terrace

DJ set by **Old Untold** + surprise special guest DJ