

URBAN AND REGIONAL DEVELOPMENT

MUR DM 117/Bureau Veritas Italia - ESG in the real estate and urban regeneration projects

Funded By	MINISTERO DELL'UNIVERSITA' E DELLA RICERCA [P.iva/CF:97429780584] Politecnico di TORINO [P.iva/CF:00518460019] BUREAU VERITAS ITALIA SPA [P.iva/CF:11498640157]
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Context of the research activity	Environmental, Social, Governance (ESG) criteria in the real estate and urban regeneration projects Progetto finanziato nell'ambito del PNRR - DM 117/2023 - CUP E14D23002080004
Objectives	Sustainability is one of the most relevant global trends for the real estate sector and from the housing market. ESG, Environmental, Social, Governance, criteria are intended to measure the degree to which companies or investments are sustainable and can be applied to different market sectors, including the real estate sector. In fact, ESG can be used as a framework to assess how a commercial real estate portfolio manages the risks and opportunities that changing market conditions create. In this context, technological innovation and cultural change also appear to be crucial and highly relevant elements in all stages of the value chain, management and performance monitoring, where technology helps sustainability through tools such as software and algorithms, Artificial Intelligence and BIM, digitization and database sharing. Although we are witnessing the increase in interest and proliferation of partial and sectoral sustainability certification tools, there is still no systematization of knowledge in the field of sustainability assessment of real estate and housing and a shared definition of tools that can bring to synthesis the values explicated by the very concept of sustainable development and summarized in the ESG taxonomy. This experimental research, through literature analysis, case studies and field application, aims to address this pressing need of interest from both the private and public sides. Thus, the research is closely related to the guiding principles of the PNRR national plan with reference to ecological and digital transition.

**Skills and
competencies
for the
development of
the activity**

Knowledge on sustainable development at territorial level, housing and real estate market, evaluation and assessment methods