



  
Theresa  
sulla collina  
BED & BREAKFAST

Sustainability report 2023



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## OPENING LETTER



This document represents an important tool for evaluating and communicating our commitment to sustainability and for monitoring the progress we have made over the past year. In this third edition of the Theresa sulla collina Sustainability Report, we are excited to share with you the achievements we have reached and the new challenges that lie ahead as we strive to become a benchmark for sustainable excellence in our sector.

From the beginning of our journey with Theresa sulla collina, we have firmly believed that every small gesture can contribute to a significant change. We have embarked on an ambitious path to minimize the environmental impact of our activities and promote sustainable practices that can also inspire you, our guests. One of our greatest accomplishments has been the installation of photovoltaic panels on the roof of our facility. This system allows us to power our facility with clean and renewable energy, significantly reducing CO<sub>2</sub> emissions. In 2023, thanks to the solar panels, we generated 21,679 kWh of renewable energy, which corresponds to a reduction of 5.82 tons of CO<sub>2</sub>. Waste management is another fundamental pillar of our environmental commitment. We have implemented a waste separation system that includes the collection of recyclable and compostable materials. Thanks to the collaboration of our guests, we have significantly reduced the amount of waste sent to landfills while promoting recycling and composting.

The conservation of natural resources is a priority for us. We have installed low-flow devices on all faucets and showers, contributing to significant water savings. Additionally, we use collected rainwater for garden irrigation, further reducing the use of potable water.

All the products used in our facility, from cleaners to toiletries, are eco-friendly and biodegradable. We also provide our guests with information and tips on how to adopt sustainable practices during their stay, thereby contributing to awareness and the spread of an ecological culture. We are aware that sustainability is not just about the environment but also about people. Therefore, we strive to support the local community through collaborations with local suppliers and artisans, promoting the local economy and reducing the environmental impact associated with transportation.

Our journey towards sustainability is constantly evolving. We are determined to continuously improve and explore new solutions to reduce our environmental impact. We want to thank all our guests, partners, and collaborators who have supported us on this journey and who share our vision of a more sustainable world.

SIMONA

# ABOUT THE REPORT



## PERIOD OF REPORTING

Bed & Breakfast Theresa on the Hill is managed by Simona Aghemo and is located in the municipality of Passerano Marmorito, 25 km away from the city of Asti, Italy.

In 2021, Theresa embarked on an annual journey of communication through the Sustainability Report.

This document will refer to the progress made towards the set objectives in the year 2022 and outline the goals for the year 2023.

## REFERENCE

The drafting of this document was carried out in collaboration with an external consultant, who, together with the management, identified the potential material topics related to the business activities. The consultant engaged relevant stakeholders to delve into each theme effectively.

The primary reference for this report is the latest version of the GRI Standards, providing comprehensive guidelines for sustainability reporting.



## MILESTONES OF THERESA IN RECENT YEARS



Reusing rainwater collected in wells

Installation of low-consumption faucets

Exclusive use of heat pumps as heating systems during the winter period

Installation of LED lighting and light timers

Installation of an electric vehicle charging station



# THE STRUCTURE

*"We have studied a renovation capable of preserving the character and sweetness of this magical place, where Theresa once lived with her great love and made modifications over the years, adding her personal and refined touch.."*

## RENOVATION PROCESS

Theresa has been conservatively renovated, and it is focused on the use of second-hand, recycled, and reused items (e.g., furniture, dishes, cutlery, amenities) whenever possible, and only when strictly necessary.



2022

## ELEGANCE AND QUALITY

The structure consists of 6 rooms furnished with locally handcrafted items and sustainable solutions, including organic cotton linens and certified "climate pledge friendly" personal care products.



# MATERIAL TOPICS 2023



## GOVERNANCE

Government Structure and Management Control of the Facility.



## THE COMUNITY AND TERRITORY

Relationship with local suppliers



## THERESA AND ENVIRONMENT

Theresa's Commitment to Continuous Improvement and the Adoption of Sustainable Practices

# STAKEHOLDER ENGAGEMENT

Theresa maintains a close relationship with guests, suppliers, and the local community through various communication channels and reservation management platforms, including Instagram and Facebook, TripAdvisor, Booking, Secret Places, and Google Maps. Analyzing reviews becomes the tool for addressing any raised concerns and managing potential issues.



**Very well kept and lovely host**  
★★★★★  
by Simone  
Date of stay 10/09/2023

Simona and her partner made us feel most welcome. She clearly enjoys being a host. We received helpful tips for restaurants and our ebike tours. Good breakfast and a choice of beverages 24/7 in the common honesty bar/fridge. The rooms are beautifully decorated, well equipped and the whole estate is very well kept. Be aware that there is no TV (which we didn't miss at all) and that you have to drive (or

[Read more](#)

**What a pleasant stay**  
★★★★★  
by Christoph  
Date of stay 20/08/2023

Thank you, Simona and Corrado. We stayed 7 nights at Theresa sulla Colnina and enjoyed every moment there. What a wonderful Estate, our room (no. 2, the one with the balcony, from where you have a magnificent view, especially when the sun sets behind the alps) had a perfect balance of carefully renovated coziness and up to date comfort (including good mattresses). At breakfast Simona made us all feel at

[Read more](#)



Comentó en: 14 de junio de 2023

**Just perfect**

10

😊 · We stayed for 3 nights whilst attending a friends wedding, It is simply the most beautiful place with lots of personal touches, the rooms are lovely and the beds are super comfy. We were made to feel so welcome, Simona is simply wonderful, so helpful, and a wonderful host who will go above and beyond for her guests. Thank you again.

Data della recensione: 19 settembre 2023

**Eccellente**

9,0

😊 Struttura molto bella, personale accogliente e prima colazione molto ricca e suggestiva. Peccato per le condizioni meteo avverse che non ci hanno permesso di usufruire della bella piscina possa alle spalle della struttura con una vista mozzafiato sui colli piemontesi.

Data della recensione: 15 novembre 2023

**Ci torneremo sicuramente**

9,0

😊 Posto molto bello ed accogliente , il tutto curato con molta attenzione e gusto. Siamo stati, inoltre, accolti con gentilezza , disponibilità e cortesia .



# ENGAGEMENT CHANNELS

Stakeholder	Expectations	Engagement risks	Engagement approaches
Ghests	<ul style="list-style-type: none"> <li>• Efficient Energy and Water Management, Use of Eco-Friendly Materials and Products, Promotion of Recycling and Composting, Selection of Local and Organic Food Products, and Waste Reduction.</li> <li>• Adoption of Initiatives such as the Use of Renewable Energy, Eco-Friendly Room Cleaning, and Providing Information on the Sustainable Aspects of the Bed &amp; Breakfast.</li> </ul>	<ul style="list-style-type: none"> <li>• Unmet Expectations</li> <li>• Public Criticism</li> <li>• Reputation Damage</li> </ul>	<ul style="list-style-type: none"> <li>• Hotel Booking Platforms</li> <li>• Social Networks</li> <li>• Code of Conduct in the Rooms</li> </ul>
Local community	<ul style="list-style-type: none"> <li>• Contributing to the Well-being and Sustainability of the Surrounding Area.</li> <li>• Hiring Local Staff, Supporting Community Initiatives, Collaborating with Local Producers and Suppliers, and Promoting Local Attractions and Resources.</li> <li>• Considering the Impact of its Operations on Surrounding Communities, Striving to Minimize Disruptions or Negative Impacts.</li> </ul>	<ol style="list-style-type: none"> <li>1. Unmet Expectations</li> <li>2. Public Criticism</li> </ol>	<p>Periodic meetings Social networks</p>
Legal authorities	<ul style="list-style-type: none"> <li>• Compliance with Environmental Regulations and Commitment to Sustainability.</li> <li>• Adherence to Laws on Waste, Water, and Energy Management, as well as Participation in Certification Programs or Adoption of Recognized Sustainable Guidelines.</li> </ul>	<p>Legal Responsibility and Regulatory Compliance</p>	<p>Formal comunication</p>

# ENGAGEMENT CHANNELS

Stakeholder	Expectations	Rischi del coinvolgimento	Modalità di coinvolgimento
Turism sectors	<p>Demonstrating a concrete commitment to sustainability in order to adapt to the demands of more responsible tourism. This may include participating in sustainable certification programs, promoting low-impact itineraries and activities, and sharing best practices within the industry.</p>	<ol style="list-style-type: none"> <li>1. Legal Responsibility and Regulatory Compliance</li> <li>2. Public Criticism</li> </ol>	<p>Web site Social networks</p>
Future generations	<ul style="list-style-type: none"> <li>• Reduction of Environmental Impact</li> <li>• Adoption of Renewable Energy</li> <li>• Conservation of Biodiversity and Ecosystems</li> <li>• Social Responsibility and Justice</li> <li>• Transparency and Reporting</li> </ul>	<p>Legal Responsibility and Regulatory Compliance</p>	<p>Web site Social networks</p>
Media	<ul style="list-style-type: none"> <li>• Transparency and Reporting</li> <li>• Accountability for Environmental and Social Impact</li> <li>• Innovation and Leadership</li> <li>• Effective Communication</li> </ul>	<ul style="list-style-type: none"> <li>• Legal Responsibility and Regulatory Compliance</li> <li>• Public Criticism</li> </ul>	<p>Web site Social networks</p>



# THERESA'S GOVERNANCE

## MANAGEMENT

Simona Aghemo is responsible for developing, monitoring, and implementing performance improvement actions, managing ESG policies, and identifying risks and opportunities related to environmental and social impacts.



## CODE OF CONDUCT

Theresa, through the Code of Conduct, communicates its expectations to the guests and expresses gratitude for their acceptance as an integral part of their stay. The code is made accessible by being published in each individual room (in Italian and English).

The Code of Conduct contains information regarding the proper use of facilities and safety guidelines to ensure a safe stay.

## MISSION

*"Theresa sulla collina was born from a dream, which later became a life project: to carefully transform the past and transfer it into the future with passion."*





The procurement of food products and maintenance services is entirely sourced locally (in the municipalities of Asti, Albignano, and Montafia). By doing so, Theresa ensures its supply, promotes stability in the local economy, and maintains harmonious relationships with the community. In 2022, Theresa added two more collaborations for the supply of food products.



Artigiani materassi, Asti

Il carretto di Francesca, ortofrutta



Azienda Agricola Pianfiorito, Albignano

2022



Cascina Fasoglio, Produttore di vino



Ca Mariuccia Azienda agricola e produttore di vino





# THERESA & ENVIRONMENT

In November 2022, a photovoltaic system composed of 42 panels with a nominal power of 16 kW was launched, enabling complete energy autonomy. Throughout 2023, thanks to the solar panels, we generated 21,679 kWh of renewable energy, which corresponds to a reduction of 5.82 tons of CO<sub>2</sub> emissions avoided.

*Renewable*

Theresa continues to commit to waste separation and encourages guests to adopt waste sorting measures within the facility. In 2023, Theresa eliminated a significant amount of plastic packaging for guest slippers, replacing them with a more sustainable alternative composed of just a strap.

*Waste*

Despite the complexity of controlling emissions, Theresa has decided to voluntarily undertake the calculation of CO<sub>2</sub> emissions to annually monitor emissions and set efficiency targets within its capabilities to reduce its carbon footprint.

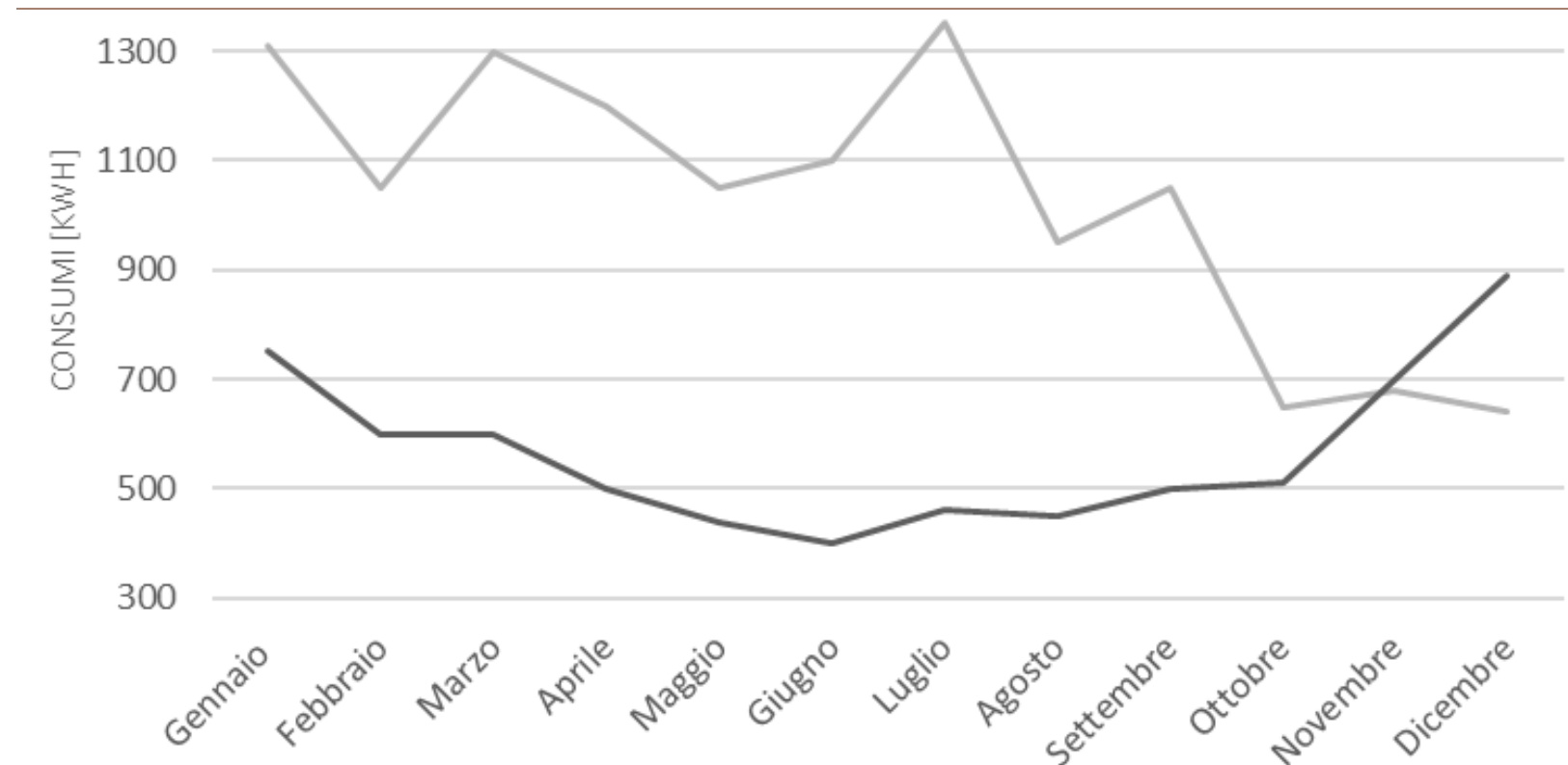
*Emissions*



# THERESA'S CARBON FOOTPRINT

## Summary of Electricity Consumption

	2021	2022	2023
Electricity Consumption [MWh]	12,12	12,33	6,80
Photovoltaic System [MWh]			21,7



## Results

The table shows the emissions due to electricity production over the past 3 years.

	2021	2022	2023
Emissioni legate al consumo di energia elettrica acquistata dalla rete (Scope 2) t CO2 eq	3,25	3,30	1,82

The chart shows monthly consumption in kWh for the year 2022 (gray) and 2023 (black). In 2023, electricity consumption purchased from the grid was halved thanks to the photovoltaic system coming online. Regarding the generation of renewable energy from this system, a consumption of 21.7 MWh was recorded, equivalent to 5.82 tons of CO2 emissions avoided.

# THERESA'S SUSTAINABILITY GOALS FOR 2023



01

## ELIMINATION OF PLASTIC MATERIAL

Theresa is committed to eliminating plastic material and adopting low-impact solutions



02

## PROMOTE THE USE OF ORGANIC WASTE FOR COMPOSTING

Reduce organic waste sent to landfills by promoting and implementing composting practices



# GRI INDEX

	RIFERIMENTO	NOTE / OMISSIONI
[GRI 102-1] [GRI 102-2] [GRI 102-3] [GRI 102-5] [GRI 102-6]	PLEASE REFER TO THE "ABOUT THE REPORT" SECTION.	[GRI 102-4]: THERE ARE NO MODIFICATIONS OR CHANGES TO THE INFORMATION DECLARED
[GRI 102-9] [GRI 102-10] [GRI 102-11] [GRI 102-12] [GRI 102-14] [GRI 102-15] [GRI 102-16] [GRI 102-17]	PLEASE REFER TO THE "OPENING LETTER" SECTION	
[GRI 102-22]	PLEASE REFER TO THE "OPENING LETTER" SECTION	
[GRI 102-25] [GRI 102-26] [GRI 102-29]	PLEASE REFER TO THE "STAKEHOLDER ENGAGEMENT" SECTION	
[GRI 302] [GRI 305]	PLEASE REFER TO THE "THERESA AND THE ENVIRONMENT" SECTION	
[GRI 413]	PLEASE REFER TO THE "THE COMMUNITY AND THE TERRITORY." SECTION	



# Contact

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