



Ministero del Lavoro, della Salute e delle Politiche Sociali



**TERRITORI IN RETE
PER L'ACCESSO ALL'ALLOGGIO**



ABITARE A CESENA

FOUNDATION for DEVELOPING and PROMOTING CONTRACTS for RENTING ACCOMODATION

Located in Cesena - Via Pio Battistini, 20

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Founded in 1993 upon the initiative of the "Comune di Cesena" and the "Fondazione Cassa di Risparmio of Cesena" (Cesena Savings Bank Foundation), to tackle the problem of the predicted and increasing demand for family accommodation and to promote the right to respectable living accommodation for all citizens, the foundation is subsidised by the "Comune di Cesena", the CRC Cesena foundation, Cesena and Sarsina dioceses, the "Associazione Sindacale Piccoli Proprietari Immobiliari" (Trade Union Association for Small Property Owners), the "Associazione Imprese Edili Forlì-Cesena" (Forlì-Cesena Building Contractors Association).

It is a non-profit organization.

The "Fondazione per l'Affitto" (Rent Foundation) promotes social housing schemes, helping citizens to find accommodation by:

Searching for accommodation to suit the true needs of the user and their income

Setting up guarantees in favour of the owners to help demand meet supply



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**SERVICES FOR
OWNERS**

SERVICES FOR OWNERS

A) full assistance is furnished for:

- determining the rent which is to be paid
- selecting the tenant
- drafting of the contract and additional clauses or agreements
- registration of the contract and periodic renewal
- report to the local authorities that the lodging is being rented out (“denuncia di cessione di fabbricato”)
- updating the rent to the ISTAT index (National Statistics Institute)
- sourcing of skilled tradesmen for maintenance

B) in addition

- a guarantee is issued against the payment of the rent and to cover compensation for any damage to the lodging
- efficiency of the “service” is optimised with the aid of the “Mediatore Culturale all’Abitare” (Cultural Mediator for Housing)
- funds may be anticipated to bring accommodation, declared by the ASL (local health authorities) as unhygienic or unsafe, up to suitable standards for renting out



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**SERVICES FOR
TENANTS**

SERVICES FOR TENANTS

“SERVIZIO RICERCA CASA” (SERVICE TO FIND ACCOMMODATION) for applicants who:
are living in critical conditions
are regularly employed
have a clean record

It is NOT a welfare service; its aim is to:

help the tenant develop a “civically mature” attitude
to consolidate, owners’ trust and credibility in the Foundation,
with the timely fulfilment of all commitments and contractual obligations
to inform and educate people to live together and provide assistance to solve problems of a bureaucratic nature





MEDIATION
SERVICES
(WITH SPECIALLY TRAINED
OPERATORS)

MEDIATION SERVICES

INFORMING AND EDUCATING PEOPLE TO LIVE TOGETHER
supply practical information on the rules and regulations of the condominium and on correct conduct towards other occupants and neighbours

clearly define the modalities of the lodging concession

explain how the condominium expenses are divided

emphasise how important it is for payments – rent and condominium expenses – to be effected regularly

INFORMATION AND INSTRUCTION aimed at making occupants aware of the importance of SAFETY, with practical advice as well, with regard to:

correct maintenance and running of the home (air intakes, chimney flues)

correct use and maintenance of the basic domestic service utilities (boiler, gas cookers, etc.)





MEDATION SERVICES

the fact that it is not appropriate to use gas heaters
the correct use of electric heaters
and so on.

PERIODIC INSPECTION

of the correct use and running of the lodging
that the various utilities are being maintained correctly
correct conduct towards other occupants and neighbours



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*Progetto finanziato dal Ministero del Lavoro,
della Salute e delle Politiche Sociali
con il fondo per l'integrazione sociale degli immigrati*

Comune di Modena
Comune di Bologna
Comune di Calderara
Comune di Carpi
Comune di Cesena
ACER Ferrara
Comune di Forlì
Comune di Parma
Comune di Reggio Emilia
Provincia di Parma
Unione dei Comuni del Rubicone