



THERESA SULLA COLLINA

BED&BREAKFAST
SUSTAINABILITY REPORT 2024



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OPENING LETTER

This document is an important tool for assessing and communicating our commitment to sustainability, as well as for monitoring the progress we have made over the past year. In this fourth edition of the Theresa sulla Collina Sustainability Report, we are excited to share with you the achievements we've reached and the new challenges ahead, as we strive to become a benchmark for sustainable excellence in our sector.

From the very beginning of our journey with Theresa sulla Collina, we have strongly believed that every small gesture can contribute to a big change. We 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 achievements has been the installation of photovoltaic panels on the roof of our facility. This system allows us to power our structure with clean, renewable energy, significantly reducing CO₂ emissions.

Waste management is another key pillar of our environmental commitment. We have implemented a waste separation system that includes the collection of recyclable and compostable materials. Thanks to the cooperation of our guests, we have significantly reduced the amount of waste sent to landfills while promoting recycling and composting.

Conserving natural resources is a priority for us. We have installed low-flow devices on all taps and showers, contributing to significant water savings. Additionally, we use harvested rainwater for garden irrigation, further reducing the use of potable water. All the products used in our facility — from cleaning agents to toiletries — are eco-friendly and biodegradable. We also provide our guests with information and suggestions on how to adopt sustainable practices during their stay, thus raising awareness and spreading an ecological culture.

We are aware that sustainability is not only about the environment, but also about people. That's why we strive to support the local community through partnerships with local suppliers and artisans, promoting the local economy while also reducing the environmental impact related to transportation.

Our journey toward sustainability is constantly evolving. We are determined to continuously improve and explore new solutions to reduce our environmental footprint.

We want to thank all our guests, partners, and collaborators who have supported us along this path and who share our vision of a more sustainable world.

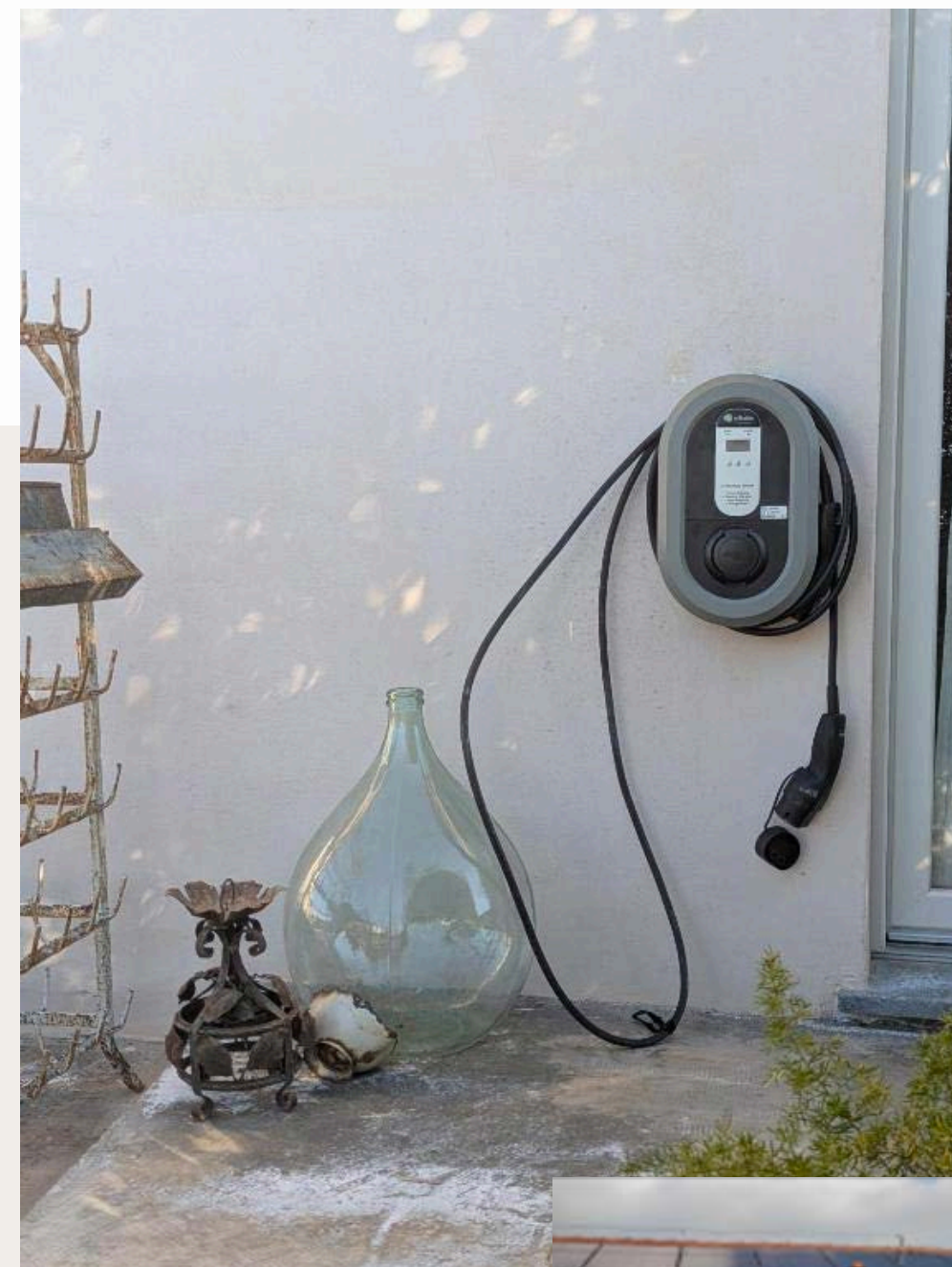


SIMONA

THERESA'S ACHIEVEMENTS IN RECENT YEARS



- Reuse of rainwater collected in wells
- Installation of low-consumption taps
- Exclusive use of heat pumps as heating systems during the winter season
- Installation of LED lighting and light timers
- Installation of an electric vehicle charging station
- Installation of photovoltaic panels
- Complete replacement of plastic materials



ABOUT US



Theresa sulla Collina Bed & Breakfast, managed by Simona Aghemo, is located in the municipality of Passerano Marmorito, about 25 km from the city of Asti, in Italy.

In 2021, Theresa began an annual reporting journey through the publication of its Sustainability Report, with the aim of transparently communicating its commitment to responsible and sustainable practices.

This document outlines the progress made toward the goals set for 2024 and defines the new objectives for 2025, offering a clear view of the business's strategic priorities.

The report was prepared in collaboration with an external consultant, who, together with the management, identified the material topics relevant to the B&B's activities and involved the most competent internal representatives to analyze each topic thoroughly and effectively.

The drafting of the report was based primarily on the GRI Standards guidelines, using their most updated version as a methodological reference for reporting.

MISSION

Theresa was renovated with a conservative approach, respecting the building's original identity.

The philosophy of the property is based on the use, wherever possible, of second-hand, recycled, or repurposed items—such as furniture, dishes, cutlery, and tableware—minimizing the purchase of unnecessary new materials.

The property features six rooms, furnished with handcrafted elements made by local artisans and sustainable solutions, including organic cotton linens and “Climate Pledge Friendly” certified personal care products, reflecting a strong commitment to reducing environmental impact.

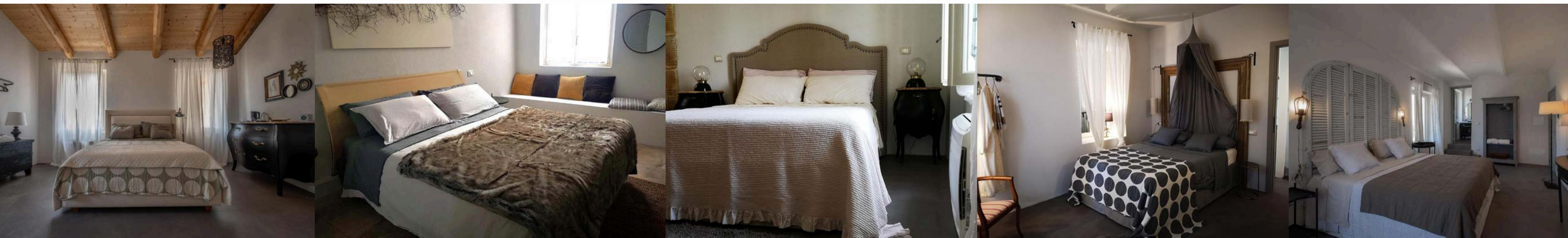


Prima



Dopo

“We carefully planned a renovation that would preserve the character and charm of this magical place, where Theresa once lived with her great love, and which she transformed over the years spent here, giving it a personal and refined touch.”



STAKEHOLDER ENGAGEMENT

Theresa maintains a close relationship with guests, suppliers, and the local community through various communication and booking channels, including Instagram and Facebook, Tripadvisor, Booking, Secret Places, and Google Maps.

Review analysis serves as a key tool for managing any issues or concerns that may arise.



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](#)



Giovanna Garbuio
ha scritto una recensione
11 contributi

Data della visita **ago 2024**
Tipo di viaggio **In coppia**



ago 2024

Simona e Corrado padroni di casa preziosi

Un Bed & Breakfast a conduzione familiare ottimo sotto tutti i punti di vista. Accoglienza perfetta, attenzione e cura del cliente davvero preziosi. Location incantevole, con piscina molto bella e usufruibile anche per nuotare (cosa non scontata). Panorama mozzafiato. Stanza bella, confortevole e curata in tutti i dettagli. La disponibilità dei titolari, Simona e Corrado dà alla struttura un valore aggiunto importante. Siamo stati benissimo. Grazie!

9,7

Eccezionale
73 recensioni

Data della recensione: 21 agosto 2024

Eccezionale

😊 Posizione bellissima con vista sulle colline del Monferrato. Stanza molto bella. Proprietari gentilissimi, accoglienti e disponibili.

😞 Niente

10



Davide Giraud
Opinión de Google

5/5

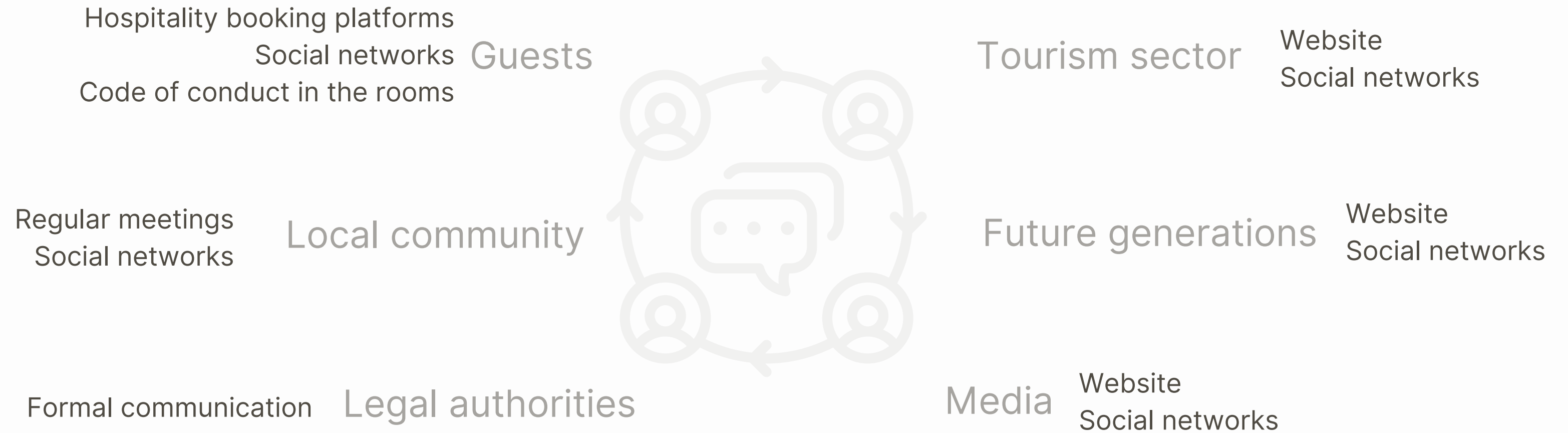
49 opiniones

5/5 · Hace un año

Abbiamo soggiornato per 2 gg e siamo stati benissimo. Simona e Corrado sono delle persone presenti ma discrete e ti fanno sentire come a casa. Posizione incantevole e lontano da tutto, in poche parole un'oasi di tranquillità. Grazie mille di tutto!!!...[Más](#)

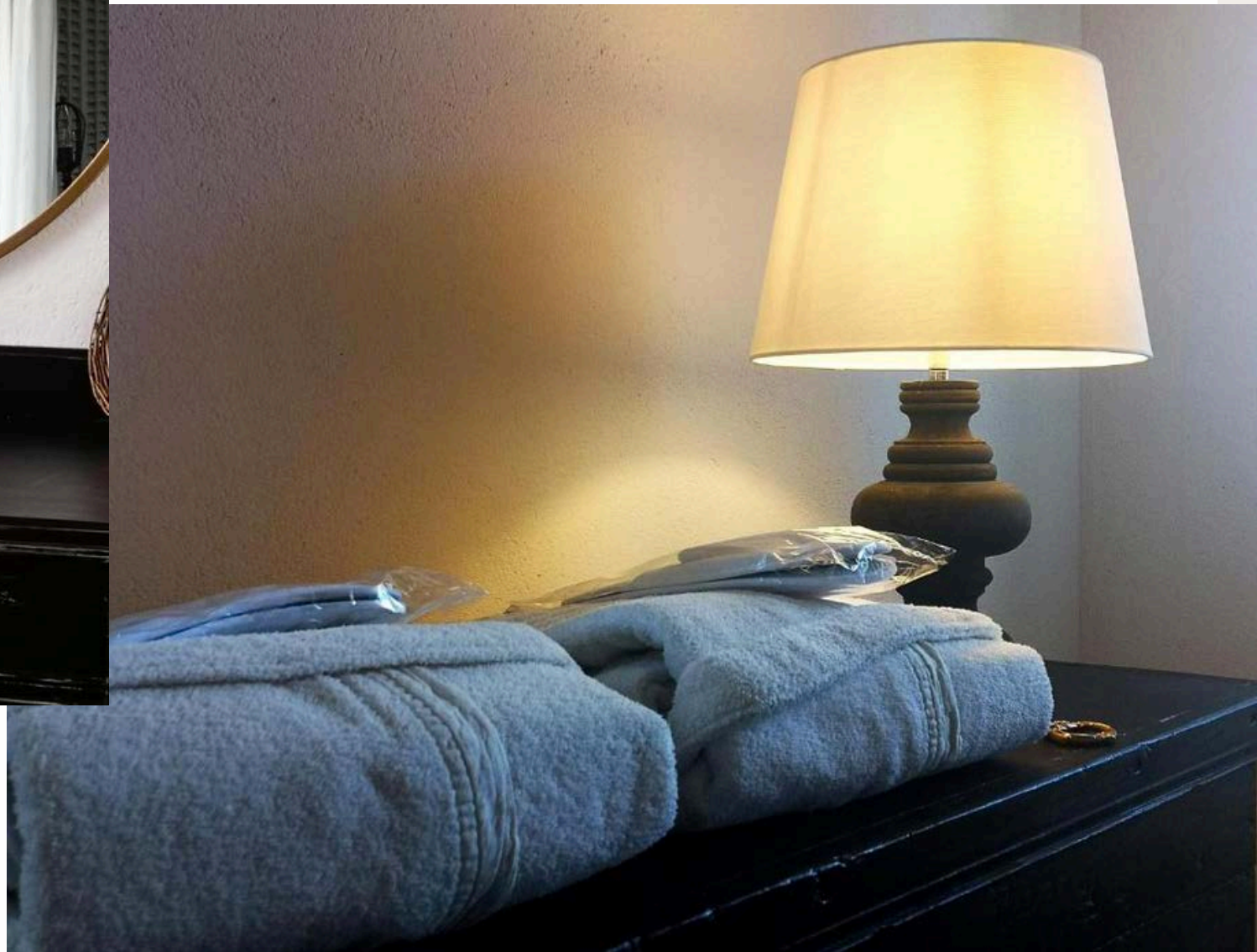
[Ver traducción \(español\)](#)

LISTENING CHANNELS



MATERIAL TOPICS 2024

For 2024, the material topics identified by Theresa sulla Collina focus on improving the management and control of the facility, strengthening relationships with local suppliers in the social sphere, and adopting sustainable practices to reduce the environmental impact of its activities.



Governance

Governance structure and management control of the facility



Social

Relationship with local suppliers



Environment

Adoption of sustainable practices





THERESA'S GOVERNANCE

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 communicates its expectations to guests through the Code of Conduct and thanks them for accepting it as an integral part of their stay. The Code is shared by being published in every room (in both Italian and English).

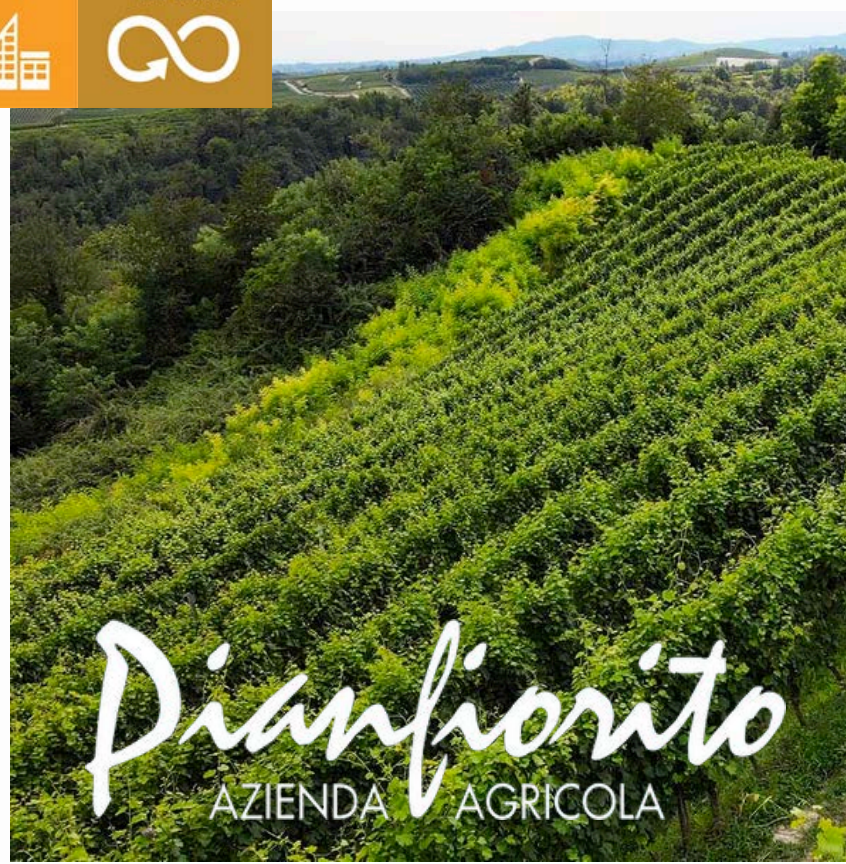
The Code of Conduct contains information regarding the proper use of equipment and safety guidelines to ensure a safe stay.



THE COMMUNITY AND THE TERRITORY

The procurement of food products and maintenance services is entirely local (within the municipalities of Asti, Albignano, and Montafia). In this way, Theresa ensures its supply, supports the stability of the local economy, and maintains harmonious relationships with the community. In 2024, Theresa established a new collaboration for the supply of canned water.

11 CITTÀ E COMUNITÀ SOSTENIBILI
12 CONSUMO E PRODUZIONE RESPONSABILI



Pianfiorito
AZIENDA AGRICOLA

Pianfiorito Farm

Il carretto di Francesca, Fresh Fruit and Vegetables



Artigiani materassi, Asti



Cascina Fasoglio, wine producer



Ca Mariuccia Farm and Wine Producer

SUPPLIERS FOR 2024



WAMI – Suppliers of canned water

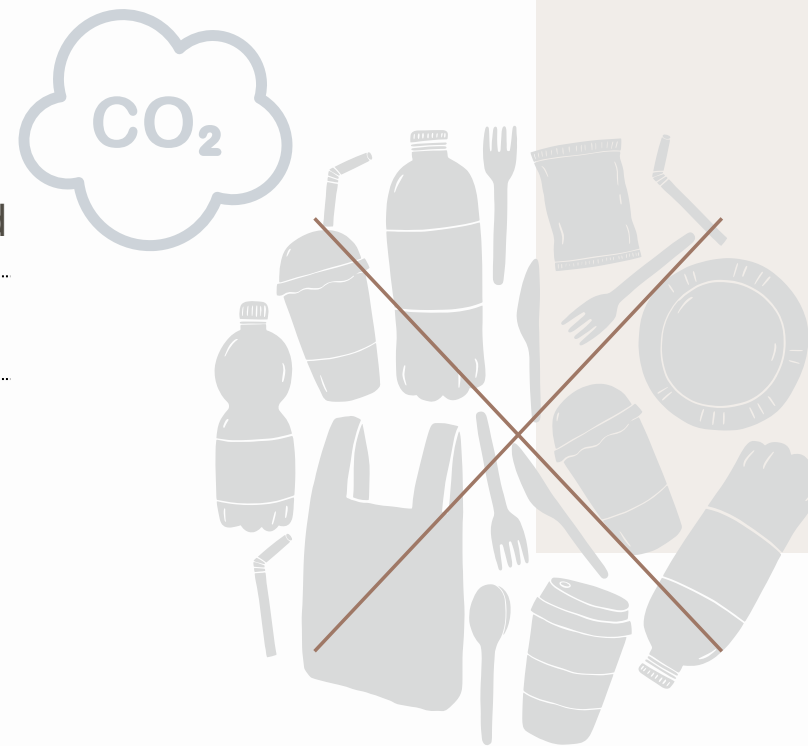
THERESA AND THE ENVIRONMENT

Carbon emission reduction

Despite the complexity of emissions control, Theresa has decided to voluntarily undertake the calculation of CO₂ emissions to annually monitor them and, within its capabilities, set efficiency goals to reduce its carbon footprint.

In November 2022, a photovoltaic system consisting of 42 panels with a nominal power of 16 kW was commissioned, enabling complete energy self-sufficiency.

	Energy Consumption [kWh]	t CO ₂ Avoided
2023	21679	8,02
2024	19317	7,14



Waste management

Theresa continues to commit to waste sorting and encourages guests to adopt waste separation measures within the facility. In 2023, Theresa eliminated a significant amount of plastic packaging containing slippers for guests, replacing it with a more sustainable alternative consisting of just a single band.

PLASTIC FREE

Over the course of the year, the company completely eliminated the use of plastic bottles, replacing them with aluminum water cans—a more sustainable and easily recyclable choice. This initiative is part of a broader commitment to reducing environmental impact and promoting responsible practices within the facility.



2025 GOALS



Purchase and plant 50 trees in Uganda through Tree-Nation to offset the emissions generated by guests' vehicles during their stay at the facility.



CONTACT US

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