



Webinar

Turning Risk into Opportunity: Decarbonising Stranded Assets at a Neighbourhood Scale

Date: April 21, 2025

00:00:13 --> 00:00:14: Hello everybody.

00:00:14 --> 00:00:16: My name is Sabina Giorgi.

00:00:16 --> 00:00:20: I'm the Executive Director of Germany, Austria and Switzerland for

00:00:20 --> 00:00:20: ULI.

00:00:21 --> 00:00:24: And welcome to this wonderful topic today and thank you

00:00:24 --> 00:00:26: that you're listening to us.

00:00:26 --> 00:00:30: We want to speak about a really important traffic from

00:00:30 --> 00:00:34: my point of view about the turning risks into opportunity.

00:00:34 --> 00:00:39: We want to discuss how we can decarbonize stranded assets

00:00:39 --> 00:00:43: or to avoid stranded assets and we want to discuss

00:00:43 --> 00:00:47: that not only by property but poverty approach, but on

00:00:47 --> 00:00:51: to question how we can do this on the neighborhood

00:00:51 --> 00:00:51: city scale.

00:00:52 --> 00:00:56: And I'm looking really much forward to this discussion without

00:00:56 --> 00:01:00: with our panellists today, which were also part of the

00:01:00 --> 00:01:03: bigger project we've done together in our beautiful city of

00:01:04 --> 00:01:07: my beautiful city, Berlin, where I'm now based today.

00:01:08 --> 00:01:11: And yeah, welcome to the panellists and we will introduce

00:01:11 --> 00:01:12: Born One.

00:01:12 --> 00:01:15: But first of all, I want to talk about a

00:01:15 --> 00:01:16: little bit who is your lie?

00:01:16 --> 00:01:21: Because we understood that there are some people joining in

00:01:21 --> 00:01:24: this webinar which are not familiar with us, which is

00:01:25 --> 00:01:28: a pity because we are 50,000 members globally.

00:01:28 --> 00:01:33: And we of course are, yeah, a mission development organization.

00:01:33 --> 00:01:36: And we all, our ambition is and we all work

00:01:36 --> 00:01:39: every day on that to shape the future of the

00:01:39 --> 00:01:40: built environment.

00:01:40 --> 00:01:44: And we want to see transformative impact in all communities worldwide.

00:01:44 --> 00:01:45:

00:01:45 --> 00:01:49: And we do this together with our to the, to

00:01:49 --> 00:01:55: the value chain, with all the investors, developers, banks, architects,

00:01:55 --> 00:01:58: city planners, as you will see today.

00:01:58 --> 00:02:01: So we bring along the whole community to discuss that.

00:02:01 --> 00:02:04: And we do this by thought leadership, which you will

00:02:04 --> 00:02:06: see today as well.

00:02:06 --> 00:02:08: And we also did a lot of education.

00:02:08 --> 00:02:12: So please stay and come along with us who are

00:02:12 --> 00:02:13: not a member yet.

00:02:13 --> 00:02:19: So then I want to introduce my dear colleague Lisette

00:02:19 --> 00:02:20: von Dorn.

00:02:20 --> 00:02:22: She is the CEO of YOLA Europe.

00:02:23 --> 00:02:26: She is was also the chair of this advisory services

00:02:26 --> 00:02:29: panel and she want to discuss a little bit what

00:02:29 --> 00:02:32: we found out and we maybe could learn for other

00:02:32 --> 00:02:33: cities.

00:02:33 --> 00:02:35: So stage is yours, Lisette.

00:02:37 --> 00:02:41: Thank you so much, Sabine for having the opportunity to

00:02:42 --> 00:02:43: do some opening remarks.

00:02:43 --> 00:02:44: Hello everyone.

00:02:45 --> 00:02:47: As been said, I'm Lisette for Dorn, I'm the Chief

00:02:47 --> 00:02:49: Executive for Urban and Institute.

00:02:49 --> 00:02:53: But today I'm mostly speaking as the Chair of the

00:02:53 --> 00:02:56: Advisory Services panel we did, which we'll also talk about

00:02:56 --> 00:02:58: a little bit more later.

00:02:58 --> 00:03:02: And just wanted to share some thoughts and why why

00:03:02 --> 00:03:05: Also we did this panel as part of our bigger

00:03:05 --> 00:03:09: Sea Change program, which we launched about 3 years ago.

00:03:09 --> 00:03:12: We did a lot of work focused on what are

00:03:12 --> 00:03:18: the big systemic issues for scaling up the carbonisation in

00:03:18 --> 00:03:19: real estate.

00:03:20 --> 00:03:22: And one of those issues was related to how do

00:03:22 --> 00:03:27: we incorporate transition risk in real estate valuations, which

00:03:27 --> 00:03:28: is

00:03:27 --> 00:03:28: currently not done.

00:03:28 --> 00:03:34: What had we developed guidelines identifying 12 risks in

00:03:34 --> 00:03:36: total,

00:03:34 --> 00:03:36: 8 that could be quantified.

00:03:36 --> 00:03:41: And with having that more transparent view on all of

00:03:41 --> 00:03:46: the transitional risks that impact valuations, we also got a

00:03:46 --> 00:03:50: better sight of where those risks are the highest.

00:03:50 --> 00:03:54: So watch assets have a higher risk of stranding and

00:03:54 --> 00:03:59: you can think for example about social and affordable housing.

00:03:59 --> 00:04:03: But obviously you have the costs of making the changes

00:04:03 --> 00:04:05: and making the improvements.

00:04:05 --> 00:04:08: But often it's not so easy to increase the rent.

00:04:08 --> 00:04:10: So the revenue side of it is more difficult.

00:04:11 --> 00:04:15: We also have a lot of structural change in real

00:04:15 --> 00:04:19: estate where we don't The ways people work is changing,

00:04:19 --> 00:04:23: the way we shop has been changing, which impacts certain

00:04:24 --> 00:04:26: sectors more than others.

00:04:26 --> 00:04:29: And also that structural change is impacting on the risk

00:04:30 --> 00:04:34: of assets being stranded and assets normally not strand just

00:04:34 --> 00:04:38: because of decarbonisation, but that can be an additional factor.

00:04:39 --> 00:04:42: And how do we then build the business case for

00:04:42 --> 00:04:47: decarbonisation and which within real estate, within ULI, obviously we

00:04:47 --> 00:04:49: are focused on urban land.

00:04:50 --> 00:04:56: We take a holistic approach to Urban Development and therefore

00:04:56 --> 00:05:01: also to building the business case for decarbonisation.

00:05:02 --> 00:05:06: We feel it's really important to focus not just on

00:05:06 --> 00:05:10: what can be the increase, for example, in rents or

00:05:10 --> 00:05:14: what can be adding to my liquidity or ultimately the

00:05:14 --> 00:05:18: transaction volume if I want to sell that asset.

00:05:18 --> 00:05:22: But we feel we need to also take into consideration

00:05:22 --> 00:05:26: other elements like what jobs are being created, what is

00:05:26 --> 00:05:30: the productivity, how much impact on CO2 reductions?

00:05:31 --> 00:05:36: Is there air quality resilience, biodiversity, better health outcomes, better

00:05:36 --> 00:05:42: community impacts, resident well-being or wider community impact, etcetera and

00:05:42 --> 00:05:44: obviously economic growth.

00:05:44 --> 00:05:45: Next slide please.

00:05:46 --> 00:05:50: And therefore what we often see when we kind of

00:05:50 --> 00:05:55: look in a narrow perspective on decarbonization, but of the

00:05:55 --> 00:05:59: the burden is often placed on the asset owner who's

00:05:59 --> 00:06:04: responsible for making the improvements and doing the retrofits.

00:06:05 --> 00:06:09: But if you don't look at the outcomes of that,

00:06:09 --> 00:06:13: there's a far bigger perspective on that.

00:06:13 --> 00:06:18: And it's not just the the rental uplift or the

00:06:18 --> 00:06:23: value uplift, it's obviously also the savings that are made

00:06:23 --> 00:06:29: from lower energy costs, better maintenance tax receipts that might

00:06:29 --> 00:06:33: go to for the value uplifts to the to the

00:06:33 --> 00:06:35: government and municipalities.

00:06:36 --> 00:06:39: And obviously, as I just mentioned before, also there are

00:06:39 --> 00:06:44: social and environmental outcomes and the range of beneficiaries of

00:06:44 --> 00:06:47: that is much wider than just the asset owner.

00:06:47 --> 00:06:50: And we think this is a very important perspective.

00:06:50 --> 00:06:53: And building on that, we think there's it's very important

00:06:53 --> 00:06:56: to take into account sort of not just the asset

00:06:56 --> 00:06:59: owner and put the burden there, but look much broader.

00:06:59 --> 00:07:00: Next slide, please.

00:07:01 --> 00:07:04: And also we often have only when we think about

00:07:04 --> 00:07:07: decarbonisation a cost perspective.

00:07:07 --> 00:07:10: While we think we need to think about decarbonisation as

00:07:11 --> 00:07:14: well as wider investment as an investment from an investment

00:07:14 --> 00:07:15: perspective.

00:07:16 --> 00:07:20: And by doing that, it's very useful to look at

00:07:20 --> 00:07:25: who ultimately benefits, therefore who would need to pay and

00:07:25 --> 00:07:31: also who can lead in bringing the different stakeholders together.

00:07:32 --> 00:07:32: Next slide, please.

00:07:34 --> 00:07:39: In the case of the degromination, we already talked, I

00:07:39 --> 00:07:44: already mentioned sort of the shift from cost to investment.

00:07:45 --> 00:07:48: Because if you look at the source of funding, there's

00:07:49 --> 00:07:53: often the private sector contribution or the asset owner contribution

00:07:54 --> 00:07:58: that can be public subsidies, especially when also taking into

00:07:58 --> 00:08:02: account the the benefits, the social benefits there are.

00:08:03 --> 00:08:07: If you look at the cost of transition, there's a

00:08:07 --> 00:08:10: couple of couple of elements to consider.

00:08:10 --> 00:08:15: It's the demands reduction, the energy demands reduction you will

00:08:15 --> 00:08:19: have there's the non fossil fuel heat generation and there's

00:08:19 --> 00:08:22: the solar or storage that needs to happen.

00:08:22 --> 00:08:25: And if you then at look at the economic value

00:08:25 --> 00:08:30: created again, there's the different elements, there's the uplifting brands

00:08:30 --> 00:08:30: and values.

00:08:31 --> 00:08:35: That's the net present value of the energy savings that

00:08:35 --> 00:08:39: sort of that happens in the future that you can
00:08:39 --> 00:08:41: already calculate today.
00:08:41 --> 00:08:45: There's the receipts of the of the tax benefits and
00:08:45 --> 00:08:51: again, social and environmental outcomes if we apply that to
00:08:51 --> 00:08:53: the work we did in Berlin.
00:08:53 --> 00:08:54: Next slide please.
00:08:55 --> 00:09:00: We looked at 2 specific case studies, again thinking about
00:09:00 --> 00:09:03: where is the stranding risks, risk higher.
00:09:04 --> 00:09:08: And we looked at one social and affordable large scale
00:09:08 --> 00:09:13: housing project in the South of Berlin called Bucover Perth,
00:09:13 --> 00:09:17: owned by Hewelbach Berlin based housing association.
00:09:18 --> 00:09:20: And we also looked at Kufirsdam.
00:09:21 --> 00:09:24: For those of you that know Berlin, Kufirsdam is known
00:09:24 --> 00:09:26: as a as a prime area.
00:09:26 --> 00:09:28: This was actually really interesting.
00:09:29 --> 00:09:35: Quite a large proportion of offices, more in historic buildings,
00:09:35 --> 00:09:38: quite a few department stores.
00:09:38 --> 00:09:42: And obviously with all the changes that we see in
00:09:42 --> 00:09:45: the environment around us on the way we shop, the
00:09:45 --> 00:09:50: way we work, etcetera, having fundamental impact on also
such
00:09:50 --> 00:09:52: an area that used to be so prime.
00:09:52 --> 00:09:57: But now facing quite some challenges and applying then the,
00:09:57 --> 00:10:01: the methodology that I showed you before to that next
00:10:01 --> 00:10:02: slide, please.
00:10:03 --> 00:10:04: It's interesting.
00:10:04 --> 00:10:08: But because if you on the left hand side, you
00:10:08 --> 00:10:12: see the, the diagram for Brookover, Harvard, the social
housing
00:10:12 --> 00:10:16: district and on the right hand side for Kurfitz and
00:10:16 --> 00:10:20: Dunn and then walking for each diagram from right to
00:10:20 --> 00:10:20: left.
00:10:20 --> 00:10:25: It's actually very interesting because in a social housing
project,
00:10:25 --> 00:10:28: if you would look at what is the value being
00:10:28 --> 00:10:32: created from doing the decarbonization works.
00:10:32 --> 00:10:36: Again, taking that into consideration from a wider
perspective, a
00:10:36 --> 00:10:40: lot of the outcomes relate to social and environmental.
00:10:40 --> 00:10:48: Obviously, there's lower CO2 emissions, there's hopefully
more climate change
00:10:48 --> 00:10:54: resilience, but there's also, by having buildings in a better
00:10:54 --> 00:11:01: state, sort of more impact on resident well-being, community

impact,

00:11:01 --> 00:11:07: lower chances of social deprivation, on top of obviously value

00:11:07 --> 00:11:14: uplift or preservation of value, potential rental uplift or at

00:11:14 --> 00:11:17: least resilience of rental value.

00:11:18 --> 00:11:21: And then of course, a big component is the net

00:11:21 --> 00:11:24: present value of energy savings, which comes down to the

00:11:24 --> 00:11:25: occupiers.

00:11:25 --> 00:11:29: Sometimes that can be also used to increase the rent

00:11:29 --> 00:11:33: to some extent so that the total housing costs remain

00:11:33 --> 00:11:36: the same but the distribution is different.

00:11:37 --> 00:11:40: Again, looking at the cost of transition for those different

00:11:41 --> 00:11:41: elements.

00:11:41 --> 00:11:45: And on top of what I showed you before, there's

00:11:45 --> 00:11:50: also a regeneration cost here, often taking into account

00:11:51 --> 00:11:55: different

00:11:55 --> 00:11:59: things that can happen to build the business case.

00:11:59 --> 00:12:03: In the case of a big social housing project, you

00:12:03 --> 00:12:08: can think how can I build a business case, for

00:12:08 --> 00:12:13: example, by further densifying the area by adding other uses,

00:12:13 --> 00:12:17: not just affordable housing, but also other types of housing,

00:12:17 --> 00:12:21: more market level, by adding commercial uses, etcetera.

00:12:21 --> 00:12:24: More community uses that are of benefit to the residents

00:12:25 --> 00:12:29: but might also be of benefit to the wider community

00:12:29 --> 00:12:34: can also be thinking of district heating solutions for example.

00:12:34 --> 00:12:37: And then thinking about where the benefits lands helps really

00:12:37 --> 00:12:38: also to think about well who does it make sense

00:12:39 --> 00:12:42: to lead here?

00:12:42 --> 00:12:45: Is that just the owner or is that for example?

00:12:45 --> 00:12:49: So the wider, the housing association in this case, but

00:12:49 --> 00:12:49: also the wider community, the municipality and the wider city

00:12:50 --> 00:12:54: level.

00:12:54 --> 00:12:59: And then thinking from that, who benefits in terms not

00:12:59 --> 00:13:04: just in terms of monetary return on investment but also

00:13:04 --> 00:13:08: future savings, for example, in an area stays lively, vibrant,

00:13:08 --> 00:13:13: it also makes sense for that party to lead.

00:13:13 --> 00:13:19: So the wider municipality and city government that can also

00:13:19 --> 00:13:24: then put in public subsidies, maybe not meant as subsidies,

00:13:24 --> 00:13:31: but as an investment also for the the building owners

00:13:31 --> 00:13:36: and for more institutional finance, for example, financing

00:13:37 --> 00:13:41: retrofits, district

00:13:31 --> 00:13:36: heating systems, etcetera and getting a return on that.

00:13:37 --> 00:13:41: If you don't compare that for social housing project where

00:13:41 --> 00:13:47: the biggest return component comes from social and environmental outcomes,

00:13:47 --> 00:13:50: that might be lower in the case of a cool

00:13:50 --> 00:13:54: for synonymous case where it's much more commercial real estate,

00:13:54 --> 00:13:59: the proportion of asset owners, private sector asset owners is

00:13:59 --> 00:14:00: much bigger.

00:14:00 --> 00:14:05: And where is the biggest impact if improvements are being

00:14:05 --> 00:14:11: made to the buildings, decarbonized buildings, but also, for example,

00:14:11 --> 00:14:16: repurposed buildings, changing the use of them, also densifying them,

00:14:16 --> 00:14:20: making improvements to the public space.

00:14:20 --> 00:14:22: So it attracts more footfall.

00:14:23 --> 00:14:26: You see a lot of the value coming into the

00:14:26 --> 00:14:30: asset value uplift and there's a far higher probability of

00:14:31 --> 00:14:34: rent staying up, up to level, but also being able

00:14:34 --> 00:14:35: to increase.

00:14:36 --> 00:14:40: And that is almost the biggest component with such a

00:14:40 --> 00:14:44: big part of the economic value created than landing at

00:14:44 --> 00:14:45: the asset owner level.

00:14:46 --> 00:14:48: It makes a lot of sense for them to lead.

00:14:49 --> 00:14:53: You could feel that individually, but you can also view

00:14:53 --> 00:14:55: it in a more collective context.

00:14:55 --> 00:14:55: For example.

00:14:55 --> 00:15:00: Also in this case, there was a business, the Improvement

00:15:00 --> 00:15:04: District where the collective group of owners try to make

00:15:04 --> 00:15:10: improvements also to the wider public space, attract footfall, etcetera,

00:15:10 --> 00:15:14: and make it a pleasant area, which again also lands

00:15:14 --> 00:15:17: into value preservation and value uplift.

00:15:18 --> 00:15:23: And there's then also the social and environmental outcomes similar

00:15:23 --> 00:15:27: to what we saw in the residential project, for example,

00:15:27 --> 00:15:32: between CO2 emissions, resiliency and also quality of the public

00:15:32 --> 00:15:36: space and again the net present value of energy savings.

00:15:37 --> 00:15:40: And then it makes a lot of sense for the

00:15:40 --> 00:15:44: private sector to lead, but also investment from, for example,

00:15:44 --> 00:15:47: public sector and institutional finance.

00:15:47 --> 00:15:51: Again, I hope that gives an idea of the bigger

00:15:51 --> 00:15:55: perspective we took for these two case studies.

00:15:56 --> 00:15:59: Now I'm very happy to hand back to Sabine to

00:15:59 --> 00:16:03: lead the discussion with my fellow panelists.

00:16:03 --> 00:16:04: Thank you so much.

00:16:12 --> 00:16:17: Thank you, Lizette for presenting and giving overview and for

00:16:17 --> 00:16:19: all the people who joined in.

00:16:19 --> 00:16:23: If you have a question doing or what you've heard

00:16:23 --> 00:16:26: from Lizette, happy to ask your question in the chat.

00:16:27 --> 00:16:30: And then we will have now a really short discussion

00:16:30 --> 00:16:34: about presentation of all the other panelists and then we

00:16:35 --> 00:16:36: will have this Q&A session.

00:16:36 --> 00:16:39: We are happy to ask all your question as well.

00:16:40 --> 00:16:44: So please come along our next panellist.

00:16:44 --> 00:16:47: I welcome really warmly Maria.

00:16:48 --> 00:16:51: Maria, please introduce yourself and you will talk a little

00:16:51 --> 00:16:56: bit about especially the governance and neighborhood

00:16:56 --> 00:16:58: governance as a

00:16:58 --> 00:17:01: foundation for the decarbonisation stage.

00:16:58 --> 00:17:01: Is yours Maria and I for sure I will have

00:17:01 --> 00:17:03: some questions for you afterwards.

00:17:04 --> 00:17:04: Thank you, Sabina.

00:17:05 --> 00:17:07: So my name is Maria Vasilako.

00:17:07 --> 00:17:13: I am working globally as an advisor on, among other

00:17:13 --> 00:17:15: issues, decarbonization.

00:17:15 --> 00:17:19: I have served as VN as Vice Mayor for almost

00:17:19 --> 00:17:21: 10 years from 2010 to 2019.

00:17:21 --> 00:17:25: And I'm a member of the city's mission board of

00:17:25 --> 00:17:31: experts that designed the 100 Climate Neutral Cities Mission

00:17:31 --> 00:17:31: by

00:17:31 --> 00:17:31: 2030.

00:17:32 --> 00:17:37: That takes me all the way to decarbonisation and actually

00:17:37 --> 00:17:42: to what Lisette Fanton has been explaining all the way.

00:17:43 --> 00:17:47: If there is one place where we can practically work

00:17:47 --> 00:17:54: synergetically and aggregate benefits, social and

00:17:54 --> 00:17:59: environmental benefits mostly as

00:17:54 --> 00:17:59: well, that is the local level, that is the neighborhood

00:17:59 --> 00:18:00: level.

00:18:01 --> 00:18:03: And if there is one thing that was my major

00:18:03 --> 00:18:06: take away from the work we did in Berlin that

00:18:06 --> 00:18:10: was realizing that it is the neighborhood level where we

00:18:10 --> 00:18:11: need to organize processes.

00:18:12 --> 00:18:17: Not only because this means, as I said, aggregating value

00:18:17 --> 00:18:21: and benefits, but also because we need to steer this

00:18:21 --> 00:18:24: process and we need to steer it in a way

00:18:24 --> 00:18:28: that is replicable and that will actually show us the

00:18:28 --> 00:18:32: way to apply what we learn at the neighborhood level

00:18:32 --> 00:18:34: to the entire city.

00:18:35 --> 00:18:38: That means that when we think decarbonization, we normally start

00:18:38 --> 00:18:40: thinking about big infrastructures.

00:18:40 --> 00:18:44: We start thinking about district heating systems, example given where

00:18:44 --> 00:18:47: we need to change the energy source and we're already

00:18:47 --> 00:18:48: on a good way.

00:18:49 --> 00:18:52: But if we think of small houses, if we think

00:18:52 --> 00:18:56: of owner occupied units, if we think of the thousands,

00:18:56 --> 00:19:01: the hundreds, thousands of apartments and small houses that need

00:19:01 --> 00:19:07: support in order to achieve decarbonization, then we realize that

00:19:07 --> 00:19:09: this is a huge steering task.

00:19:10 --> 00:19:14: Hence, we need governance structures that will support us in

00:19:14 --> 00:19:17: organizing this at the neighborhood level.

00:19:18 --> 00:19:24: And that means we need neighborhood management that will knock

00:19:24 --> 00:19:29: on every door, that will align city vision with planning

00:19:29 --> 00:19:35: tools and delivery mechanisms, that will organize collaborations between the

00:19:35 --> 00:19:41: public and private sector, between the community sectors, but also

00:19:41 --> 00:19:45: between, to put it in simple terms, in terms the

00:19:45 --> 00:19:50: residents of a neighborhood that will identify, by the way,

00:19:51 --> 00:19:52: big players.

00:19:52 --> 00:19:56: That may be example, given a hospital, a school near

00:19:56 --> 00:20:02: a neighborhood, possibly a big social housing developer who may

00:20:02 --> 00:20:08: collaborate together with small ownership that also exists in the

00:20:08 --> 00:20:13: neighborhood to possibly create not only a shared vision but

00:20:13 --> 00:20:13: also.

00:20:14 --> 00:20:19: A joint concept towards decarbonizing the neighborhood and who will

00:20:19 --> 00:20:24: knock on every door, talk to everybody, create exactly the

00:20:24 --> 00:20:29: kind of relationships needed in order to build trust, legitimacy

00:20:29 --> 00:20:30: and investor confidence.

00:20:31 --> 00:20:32: Next slide, please.

00:20:35 --> 00:20:41: Now, what I'm talking about is neighborhood management teams who

00:20:41 --> 00:20:48: will engage with local communities, residents and the entire

local

00:20:48 --> 00:20:51: ecosystem on a long term basis.

00:20:52 --> 00:20:55: And by the way, in many cases, they may even

00:20:55 --> 00:20:59: need to create a local ecosystem because just because people

00:21:00 --> 00:21:04: live and work door to door doesn't necessarily mean that

00:21:04 --> 00:21:09: structures are already there, that relations relations are already there.

00:21:10 --> 00:21:12: So they will need to create and steer a local

00:21:12 --> 00:21:13: ecosystem.

00:21:14 --> 00:21:18: They will need to involve all actors, be them residents,

00:21:18 --> 00:21:23: housing bodies, local planners, utility companies, to create a shared

00:21:23 --> 00:21:25: vision and a shared concept.

00:21:26 --> 00:21:30: The methods they will be using will be of course

00:21:30 --> 00:21:36: digital platforms, but also open forums, community events, storytelling.

00:21:37 --> 00:21:42: And they will be doing all this working together with

00:21:42 --> 00:21:48: the local ecosystem asset to implement a long term vision

00:21:48 --> 00:21:49: at the local level.

00:21:50 --> 00:21:51: Next slide please.

00:21:55 --> 00:22:00: And here is actually what we're speaking about very precisely.

00:22:02 --> 00:22:07: We would suggest the creation of neighborhood innovation Centers for

00:22:07 --> 00:22:08: the environment.

00:22:08 --> 00:22:13: So nice, who will function at the local level as

00:22:13 --> 00:22:18: a platform to coordinate the entire local ecosystem, to bring

00:22:18 --> 00:22:26: stakeholders together, to create together local climate and neighborhood regeneration

00:22:26 --> 00:22:27: plans?

00:22:28 --> 00:22:32: If we look into the skills they need to have,

00:22:32 --> 00:22:37: because we're talking here about dedicated teams and skilled teams,

00:22:37 --> 00:22:41: they would need skills within the team in strategic planning,

00:22:42 --> 00:22:46: in capital layering, in monitoring engagement skills and to put

00:22:46 --> 00:22:51: it also in simple terms, skills in identifying potential investment

00:22:51 --> 00:22:53: and packaging.

00:22:53 --> 00:22:59: Also solutions so that they can actually facilitate decisions to

00:22:59 --> 00:23:05: be made, especially from small home owners or owners of

00:23:05 --> 00:23:10: of owner occupied units that in many cases may be

00:23:10 --> 00:23:14: facing difficulties in accessing finance.

00:23:15 --> 00:23:20: They will knock on all doors, they will talk to

00:23:20 --> 00:23:23: landlords, to tenants, they will create.

00:23:23 --> 00:23:27: Of course, they will function as the missing link in

00:23:27 --> 00:23:31: many cases between the neighborhood and and the city.

00:23:31 --> 00:23:36: They will talk to transport companies, investors, utilities and they

00:23:36 --> 00:23:42: will support the long term implementation of decarbonization and their

00:23:42 --> 00:23:43: de risk investment.

00:23:43 --> 00:23:46: But in the end, in a nutshell, the take away

00:23:46 --> 00:23:49: is if we want to steer and organize something at

00:23:49 --> 00:23:52: the neighborhood level, we should never forget.

00:23:53 --> 00:23:56: We need a place where local communities can meet and

00:23:56 --> 00:23:57: come together.

00:23:57 --> 00:24:01: We need dedicated skill teams that will work long term

00:24:01 --> 00:24:06: to bring people together to organize all of these processes

00:24:06 --> 00:24:10: to produce results and to steer and monitor results.

00:24:10 --> 00:24:13: And we will need, of course, at least a modest

00:24:14 --> 00:24:18: budget for these teams so that they can actually function

00:24:18 --> 00:24:19: long term.

00:24:21 --> 00:24:22: Thank you We.

00:24:29 --> 00:24:33: Have my my cameras a little bit slow today.

00:24:33 --> 00:24:35: Thank you for so much for that.

00:24:35 --> 00:24:37: So next one is Harris.

00:24:38 --> 00:24:42: Harris will speak a little bit about the integrated urban

00:24:42 --> 00:24:45: generation regeneration, generation regeneration.

00:24:46 --> 00:24:50: Harris, your status, your son, please again also please into

00:24:50 --> 00:24:54: say some words what you're doing on your day-to-day job

00:24:54 --> 00:24:58: and what was your role in our great advisory panel

00:24:58 --> 00:24:59: in Berlin.

00:25:00 --> 00:25:00: Thank you.

00:25:00 --> 00:25:04: Thank you, Sabina and thank you Lisette and thank you

00:25:04 --> 00:25:05: dear fellow panellists.

00:25:05 --> 00:25:07: Great to be with you again.

00:25:08 --> 00:25:10: I had a pleasure to join this beautiful task force

00:25:10 --> 00:25:12: as a trained urban planner and designer.

00:25:13 --> 00:25:16: Being partly A Berliner myself, I grew growing up and

00:25:16 --> 00:25:18: studying and working in Berlin.

00:25:18 --> 00:25:23: I'm quite familiar with the realities, challenges and potentials of

00:25:23 --> 00:25:28: Berlin, but it was a inspirative and inspirational journey to

00:25:28 --> 00:25:32: be together with this task force and look into these

00:25:32 --> 00:25:34: two very diverse neighborhoods.

00:25:34 --> 00:25:38: I am in charge of the international Urban Development

00:25:38 --> 00:25:42: projects
 at Reyes and Zuma, which is a large international
 engineering
 00:25:43 --> 00:25:47: planning and consultancy office and also lecturing at ETH
 Zurich
 00:25:47 --> 00:25:50: and HFT Stuttgart and also worked in the past as
 00:25:50 --> 00:25:52: a policy consultant for UN Habitat.
 00:25:52 --> 00:25:57: The UN agency for human settlements are trying to bring
 00:25:57 --> 00:26:01: in the practical and also some applied research and policy
 00:26:01 --> 00:26:04: consultancy input to to this discourse.
 00:26:05 --> 00:26:07: And if we dive into the slides and and that's
 00:26:07 --> 00:26:11: a methodological slide that we are took also partly as
 00:26:11 --> 00:26:14: a basis of our of the thinking and also bringing
 00:26:14 --> 00:26:18: in these different perspectives that we brought to the panel,
 00:26:18 --> 00:26:21: but also of course, the others that are necessary if
 00:26:21 --> 00:26:24: you really want to do holistically with neighborhoods.
 00:26:24 --> 00:26:29: We need compact sensors in energy, mobility, biodiversity,
 water planning,
 00:26:29 --> 00:26:30: of course.
 00:26:30 --> 00:26:34: So we need to to combine these two spheres that
 00:26:34 --> 00:26:38: are you see here at the bottom right, the rational
 00:26:38 --> 00:26:40: technical consequence.
 00:26:40 --> 00:26:43: But also of course, as the human being lives in
 00:26:43 --> 00:26:47: its small community in the neighborhood, as a main cell
 00:26:47 --> 00:26:50: of, of, of our community, we need not to forget
 00:26:50 --> 00:26:54: the emotional, inspiring and atmospheric aspects and also
 have a
 00:26:54 --> 00:26:57: user oriented and human oriented perspective.
 00:26:57 --> 00:27:00: And in this sense, this we have to look into
 00:27:00 --> 00:27:03: a holistic way and not in a fragmented way.
 00:27:03 --> 00:27:06: That is very often the case also in European cities.
 00:27:06 --> 00:27:08: We are the victims of our own success.
 00:27:09 --> 00:27:12: So we have the luxury to specialized to work in
 00:27:12 --> 00:27:13: our silos.
 00:27:13 --> 00:27:17: But now with if you want to work toward decarbonized
 00:27:17 --> 00:27:21: cities, neighborhoods and then and and the continent, we
 need
 00:27:21 --> 00:27:22: to integrate aspects.
 00:27:22 --> 00:27:24: And you see on the left hand side the aesthetic
 00:27:24 --> 00:27:25: and spatial.
 00:27:25 --> 00:27:29: We need to align different layers of competence and of
 00:27:29 --> 00:27:29: expertise.
 00:27:30 --> 00:27:33: And of course decarbonisation is only feasible if it's

00:27:34 --> 00:27:37: embedded
00:27:37 --> 00:27:39: in a broader narrative and a broader framework in the
00:27:39 --> 00:27:43: district renewal and regeneration.
00:27:43 --> 00:27:44: If you go to the next slide, we will see
00:27:44 --> 00:27:47: a an example.
00:27:47 --> 00:27:52: So as our panel did a deep research on holistic
00:27:52 --> 00:27:57: approaches, what it's there in practice, in theory and policy,
we conducted dozens of interviews with stakeholders from
the Berlin
00:27:57 --> 00:27:58: ecosystem.
00:27:58 --> 00:28:02: Very often, as as we also saw in the previous
00:28:02 --> 00:28:06: slide, we tried to to, to to divide saying that
00:28:06 --> 00:28:11: the economic is not feasible if it's also socially viable
00:28:11 --> 00:28:13: and ecologically.
00:28:13 --> 00:28:17: But in these conversations with the Berlin ecosystem, with
investors,
00:28:17 --> 00:28:22: with the developers, with the public sector, with
neighborhood activists,
00:28:22 --> 00:28:24: we realise there is a a good momentum in Berlin
00:28:24 --> 00:28:26: and across our cities.
00:28:26 --> 00:28:27: If you work together.
00:28:27 --> 00:28:31: And, and this image here is an exemplary one that
00:28:31 --> 00:28:34: tells you that we must work on this scale to
00:28:34 --> 00:28:37: reduce cost and, and also of course, the risk.
00:28:37 --> 00:28:42: So very often Co creative and participatory processes are
being
00:28:42 --> 00:28:46: proclaimed to be expensive and, and long term and, and,
00:28:46 --> 00:28:47: and time consuming.
00:28:47 --> 00:28:49: But in this sense, it can in the end of
00:28:49 --> 00:28:51: the day, reduce costs and reduce risk.
00:28:52 --> 00:28:55: And in this sense, if it's, if you visualize the
00:28:55 --> 00:28:59: future of the neighborhood, it's way more digestible also for,
00:28:59 --> 00:29:02: for the stakeholders to, to accept that.
00:29:02 --> 00:29:05: Because in Europe, yes, we need to combine public and
00:29:05 --> 00:29:08: private funding, but very often the funding is not the
00:29:08 --> 00:29:10: issue nor the lack of competences.
00:29:10 --> 00:29:13: We do have enough economists, architects, planners,
engineers.
00:29:13 --> 00:29:15: It's about the stakeholder alignment.
00:29:15 --> 00:29:18: And in this sense, we really need to curate these
00:29:18 --> 00:29:23: processes as you see a public, private, social, ecologic,
economic
00:29:23 --> 00:29:28: in order to to have the urban transformation implemented
affordable

00:29:28 --> 00:29:30: and also towards livable cities.

00:29:31 --> 00:29:34: And if you go to the next slide, there's a

00:29:34 --> 00:29:38: couple of examples I brought from from our practice.

00:29:38 --> 00:29:40: We have to bring that to scale.

00:29:41 --> 00:29:44: Yes, there are now the programs under the umbrella of

00:29:44 --> 00:29:48: the Net 0 program of the New European Bauhaus as

00:29:48 --> 00:29:50: destination of the Commission.

00:29:50 --> 00:29:54: But we need further funding, we need further competences.

00:29:54 --> 00:29:58: We need to gather and understand the potentials of a

00:29:58 --> 00:29:59: place.

00:29:59 --> 00:30:02: So a social and for example, here you're seeing the

00:30:02 --> 00:30:04: upper right image.

00:30:04 --> 00:30:07: This is from a project in Berlin where we realized

00:30:07 --> 00:30:11: one of these 1970s neighborhoods, just as the one that

00:30:11 --> 00:30:13: Lizette explained.

00:30:13 --> 00:30:15: We need to densify with new functions because they are

00:30:15 --> 00:30:18: planned in a monofunctional, card oriented way.

00:30:18 --> 00:30:21: But in this sense, we have to see how we

00:30:21 --> 00:30:25: reprogram public spaces, how we also design mobility hubs

00:30:25 --> 00:30:29: and create nodes and, and, and multimodal strategies.

00:30:29 --> 00:30:33: Why cannot these mobility hubs also have cultural and social

00:30:33 --> 00:30:34: and other functions?

00:30:35 --> 00:30:40: Why cannot public spaces also be performative, not just

00:30:40 --> 00:30:42: recreational

00:30:42 --> 00:30:45: harvesting ecosystem and services?

00:30:45 --> 00:30:46: For example, you see here energy and wind and also

00:30:46 --> 00:30:50: purified water.

00:30:50 --> 00:30:53: So we have to have also multifunctional landscapes and also

00:30:53 --> 00:30:56: to retrofit and work with the existing buildings.

00:30:56 --> 00:30:59: Much of our building stock from the Sixties, 70s and

00:30:59 --> 00:31:02: 80s went to one retrofit cycle in 90s and 2000s.

00:31:02 --> 00:31:04: And now we are going towards another one and and

00:31:04 --> 00:31:06: these buildings are not being made to stay to stand

00:31:06 --> 00:31:09: around for hundreds of years.

00:31:09 --> 00:31:12: So in this sense, we have an ageing building stuff

00:31:12 --> 00:31:13: and many stranded assets that need to be rethought in

00:31:13 --> 00:31:16: in the process.

00:31:16 --> 00:31:20: And if I to, to finish my short intervention, I

00:31:20 --> 00:31:23: also to give you a short overview of what you

00:31:23 --> 00:31:27: see on, on the on the bottom right image is

00:31:27 --> 00:31:30: climate adaptation strategy for Basel in Switzerland.

00:31:27 --> 00:31:29: So we have to deal with climate issues on the
00:31:29 --> 00:31:30: larger scale as well.
00:31:31 --> 00:31:34: Therefore, also with this panel, we try to contribute to
00:31:34 --> 00:31:39: developing new planning instruments, instigating inspiring
because very often we
00:31:40 --> 00:31:43: do not have the planning instruments for formal planning that
00:31:43 --> 00:31:48: will help us to decarbonize because tenders and
procurements are
00:31:48 --> 00:31:49: done in the sectorial way.
00:31:49 --> 00:31:52: So we are not able to do mobility, public space
00:31:52 --> 00:31:53: and energy and holistic.
00:31:53 --> 00:31:56: So in this sense, this panel gave a gave a
00:31:56 --> 00:31:59: policy a recommendation as well that we have to go
00:31:59 --> 00:32:00: in that way.
00:32:00 --> 00:32:04: And finally, on the left hand side, very often and
00:32:04 --> 00:32:08: we are being criticized as a profession that we are
00:32:08 --> 00:32:12: also only dealing with the affluent, the wealthy, and we
00:32:12 --> 00:32:16: also need and we do that diving into challenging and
00:32:16 --> 00:32:18: contested and conflictual regions.
00:32:19 --> 00:32:21: Now you see that's the building Back Better, a plan
00:32:21 --> 00:32:24: for a community in the Butcher region in Ukraine.
00:32:24 --> 00:32:28: So bringing in this ideas of decarbonization of sustainability
to
00:32:29 --> 00:32:30: the ones they need that.
00:32:30 --> 00:32:33: And in this sense, also showing that this is not
00:32:33 --> 00:32:36: just a luxury problem, but also a way to to
00:32:36 --> 00:32:39: build back better and also to empower the communities and
00:32:39 --> 00:32:41: colleagues in these countries.
00:32:41 --> 00:32:44: With that, I, I give back the word to Sabine
00:32:44 --> 00:32:46: and look forward to the discussion with you in this
00:32:46 --> 00:32:49: session or in other occasions in the future.
00:32:49 --> 00:32:50: Thank you for the attention.
00:32:57 --> 00:33:00: This was also really interesting as well from the others
00:33:00 --> 00:33:02: and I also have some questions for you afterwards.
00:33:02 --> 00:33:06: And please remind a reminder if you have questions, put
00:33:06 --> 00:33:10: them in your chat because otherwise I'll will ask all
00:33:10 --> 00:33:11: my questions.
00:33:12 --> 00:33:16: And, and the last one is Vicky as she will
00:33:16 --> 00:33:22: talk about about the sustainable decarbonisation, get tools
and maybe
00:33:22 --> 00:33:24: more from another angle.
00:33:24 --> 00:33:27: So Vicky, please introduce yourself as well and also give
00:33:27 --> 00:33:30: some hints what you do on your day-to-day basis.

00:33:30 --> 00:33:33: And I also see that you also brought up a
00:33:33 --> 00:33:35: really good other case study as well.
00:33:35 --> 00:33:37: So stage is yours.
00:33:37 --> 00:33:38: Thank you.
00:33:39 --> 00:33:40: Thank you so much, Sabine.
00:33:40 --> 00:33:43: So my name is Vicki Odili, I'm Director of Sustainability
00:33:43 --> 00:33:43: at TP Bennett.
00:33:44 --> 00:33:47: Very fortunate to have a background in architecture and
design.
00:33:47 --> 00:33:50: I've been able to transition within our company into our
00:33:51 --> 00:33:52: in house sustainability team.
00:33:53 --> 00:33:56: So we advise both clients and architects and designers how
00:33:56 --> 00:34:01: to better embed both social and environmental sustainability
on our
00:34:01 --> 00:34:01: projects.
00:34:02 --> 00:34:05: I thoroughly enjoyed our Berlin advisory panel.
00:34:05 --> 00:34:08: It was my first introduction to this format of A,
00:34:08 --> 00:34:12: if you haven't done one before, it's like a research
00:34:12 --> 00:34:14: Sprint that we did with ULI.
00:34:15 --> 00:34:18: And with such a diverse range of expertise on the
00:34:18 --> 00:34:20: panel, I really got a lot out of it and
00:34:20 --> 00:34:23: found that there was a lot of alignment, which you'll
00:34:23 --> 00:34:25: hear throughout our presentations.
00:34:26 --> 00:34:28: So some of the topics I'm going to talk about
00:34:28 --> 00:34:31: really are thinking about a bit more from the architecture
00:34:32 --> 00:34:34: point of view and how we would approach it at
00:34:34 --> 00:34:35: that granular scale.
00:34:36 --> 00:34:38: And I think there's a lot of things that we
00:34:38 --> 00:34:41: can learn from the work that we've done with the
00:34:41 --> 00:34:42: social housing providers.
00:34:43 --> 00:34:47: They have a interesting approach in that they engage with
00:34:47 --> 00:34:48: their customers.
00:34:48 --> 00:34:52: It's really an integrated form of in their business model,
00:34:52 --> 00:34:55: they have to hear from their customers and take those
00:34:55 --> 00:34:58: lessons learned into the future projects.
00:34:58 --> 00:35:01: So whenever we've worked from them with worked with
them,
00:35:02 --> 00:35:06: the engagement with the existing residents is something that
we've
00:35:06 --> 00:35:09: really benefited from to inform the design, not only the
00:35:09 --> 00:35:12: brief, but the design development as it evolves.
00:35:13 --> 00:35:16: The other thing I think we can learn is that
00:35:16 --> 00:35:19: they have a longer term view of the life cycle

00:35:19 --> 00:35:20: costing.

00:35:21 --> 00:35:24: So that upfront cost is not only thinking about the

00:35:24 --> 00:35:28: impact on the asset, but also that wider long term

00:35:28 --> 00:35:30: benefit for the residents.

00:35:30 --> 00:35:34: Both thinking about social value creation and impact, but also

00:35:34 --> 00:35:37: the wider health and well-being to the occupants and at

00:35:37 --> 00:35:39: that larger neighborhood scale.

00:35:40 --> 00:35:44: So the next page for me, this is an example

00:35:44 --> 00:35:49: of a vision that we created for Camberley town centre

00:35:49 --> 00:35:51: in Surrey in the UK.

00:35:52 --> 00:35:55: And I think we'll see more and more of these

00:35:55 --> 00:35:58: kinds of projects coming up, as Lizette alluded to, that

00:35:58 --> 00:36:02: we have to reimagine the High Street and the retail

00:36:02 --> 00:36:05: centres that we have created and think about how what

00:36:05 --> 00:36:07: they could look like in the future.

00:36:08 --> 00:36:12: So this was a mixed-use vision for an activated ground

00:36:12 --> 00:36:15: floor in public realm with a huge range of uses

00:36:15 --> 00:36:20: from office to cinema, residential, hotel and also a sheltered

00:36:20 --> 00:36:21: accommodation.

00:36:21 --> 00:36:25: So that we're actually placing our elderly residents right in

00:36:25 --> 00:36:28: the center where they have easy access to all of

00:36:28 --> 00:36:32: the local amenities and can benefit from that neighborliness

00:36:32 --> 00:36:35: with

00:36:32 --> 00:36:35: the family homes next to the older residents.

00:36:36 --> 00:36:37: And I think it's an interesting point.

00:36:37 --> 00:36:40: You can see on the slide we're talking about architectural

00:36:40 --> 00:36:43: quality doesn't need to be sacrificed in the name of

00:36:43 --> 00:36:43: speed.

00:36:43 --> 00:36:47: I think there's an interesting alignment between thinking

00:36:47 --> 00:36:52: about the

00:36:47 --> 00:36:52: planetary boundaries, responsible sourcing of our supply

00:36:52 --> 00:36:55: chain and what

00:36:52 --> 00:36:55: that means for both material efficiency and cost efficiency.

00:36:56 --> 00:36:59: So where we have really clearly thought through the

00:36:59 --> 00:37:03: elements

00:36:59 --> 00:37:03: of the design, thinking about the actual homes themselves

00:37:03 --> 00:37:07: and

00:37:03 --> 00:37:07: how they're designed for flexible range of uses, but they

00:37:07 --> 00:37:09: can be designed as a kit of parts that can

00:37:09 --> 00:37:11: be delivered highly efficiently.

00:37:13 --> 00:37:16: And then my last slide, I have another case study

00:37:16 --> 00:37:19: where we worked with the first.

00:37:19 --> 00:37:22: So this is the delivery arm of Barking and Dagenham

00:37:22 --> 00:37:25: in London, so very close to the Thames, where we

00:37:25 --> 00:37:28: had to consider elements like blood resilience.

00:37:28 --> 00:37:31: But I think that context mapping is something that is

00:37:31 --> 00:37:34: really important for from the architect's point of view.

00:37:35 --> 00:37:38: So again, we're looking at at that wider neighborhood scale

00:37:38 --> 00:37:41: and thinking about what it means for the green and

00:37:41 --> 00:37:44: blue infrastructure, for the renewable energy that we can provide.

00:37:45 --> 00:37:48: And also this was an interesting case study because we've

00:37:48 --> 00:37:50: benefited from the London Plan.

00:37:51 --> 00:37:54: So in this instance, policy really helped to set very

00:37:54 --> 00:37:56: clear targets and metrics.

00:37:56 --> 00:38:00: And Barking and Dagenham in this eastern part of London

00:38:00 --> 00:38:02: has a district heat network.

00:38:02 --> 00:38:05: So all of the 941 homes that we delivered as

00:38:05 --> 00:38:08: part of this master plan, which was 2400 homes are

00:38:08 --> 00:38:12: connected to that wider district, district heat network.

00:38:13 --> 00:38:16: And that's where it's interesting from that social housing perspective

00:38:16 --> 00:38:19: that these are very large players in the neighborhood and

00:38:19 --> 00:38:22: they're able to think about those, the arrangement of not

00:38:23 --> 00:38:25: only the homes, but also the services at that wider

00:38:25 --> 00:38:26: neighborhood level.

00:38:27 --> 00:38:30: So that's that theme you'll hear coming across more and

00:38:30 --> 00:38:34: more the systems thinking approach that we all really drew

00:38:34 --> 00:38:38: the dots between in the advisory panel and thinking about

00:38:38 --> 00:38:42: that the development really needs to be interconnected to it's

00:38:42 --> 00:38:46: both it's community and also to that global supply chain.

00:38:49 --> 00:38:49: That's all for me.

00:38:49 --> 00:38:52: I know we have to allow time for our panel

00:38:52 --> 00:38:53: discussion as well, Sabine.

00:38:53 --> 00:38:55: So thank you so much for inviting me to speak

00:38:55 --> 00:38:56: on those.

00:38:57 --> 00:38:57: Yeah.

00:38:57 --> 00:39:00: Thank you, Vicky and thank you to all of you.

00:39:01 --> 00:39:04: Now it's a time to discuss this a little bit

00:39:04 --> 00:39:05: more briefly.

00:39:05 --> 00:39:09: You may understood this was a quite good work we've

00:39:09 --> 00:39:14: done together and thank you for the presentation and we

00:39:14 --> 00:39:17: may can dig now a little bit more deeply and

00:39:17 --> 00:39:19: maybe more concrete.

00:39:19 --> 00:39:22: So we had had some questions already from the chat.

00:39:22 --> 00:39:24: Maybe we will start with that.

00:39:25 --> 00:39:30: So first question was goes to Lisette, maybe because we

00:39:30 --> 00:39:34: used in the in one of the charts, our wonderful

00:39:34 --> 00:39:37: chart with the radio creation part.

00:39:38 --> 00:39:42: And we discussed also that of course with investments in

00:39:42 --> 00:39:46: decarbonisation we are unlocking well used in social

00:39:48 --> 00:39:53: environment.

00:39:53 --> 00:39:54: Yeah, measurements or that we see this benefits or create

00:39:55 --> 00:39:57: this benefits.

00:39:57 --> 00:40:00: The question was how do we measure MIT?

00:40:00 --> 00:40:01: I think we only used it as an example, we

00:40:03 --> 00:40:08: don't measure it.

00:40:08 --> 00:40:13: Precisely in that case, but maybe you can go a

00:40:13 --> 00:40:17: little bit deeper about how we this value creation idea

00:40:17 --> 00:40:18: and how this values can be measured.

00:40:19 --> 00:40:22: And yeah.

00:40:23 --> 00:40:25: Yeah, it's a really good question and I don't think

00:40:25 --> 00:40:28: I have the answer in in an integrated way.

00:40:32 --> 00:40:34: We see a lot more happening in this space.

00:40:35 --> 00:40:38: We at the point at the moment when we did

00:40:38 --> 00:40:40: this project, we haven't measured it because we didn't have

00:40:40 --> 00:40:44: all the financial details also.

00:40:44 --> 00:40:46: And obviously I think to measure these elements you need

00:40:47 --> 00:40:51: to have a long term perspective.

00:40:51 --> 00:40:55: What we are actually doing within you and I right

00:40:55 --> 00:41:00: now is we've started the project looking into how to

00:41:00 --> 00:41:03: measure social impact specifically in residential and exactly

00:41:04 --> 00:41:07: trying to

00:41:07 --> 00:41:11: take that long term perspective.

00:41:11 --> 00:41:14: Because what we see a lot right now is a

00:41:14 --> 00:41:18: lot of the social impact is measured at the short

00:41:18 --> 00:41:22: term, almost develop more and more.

00:41:22 --> 00:41:28: It's the case that if a developer wants to have

00:41:28 --> 00:41:32: a permit, you need to kind of take a couple

00:41:32 --> 00:41:37: of social impact boxes, whether that's using local

00:41:37 --> 00:41:41: employment and

00:41:41 --> 00:41:45: workers to do the works, have a certain proportion of

00:41:45 --> 00:41:49: affordable social housing in your project, etcetera.

00:41:49 --> 00:41:51: We and now what we see is more and more

00:41:51 --> 00:41:54: asset owners start to consider sort of what that can

00:41:51 --> 00:41:54: mean over the longer term, but a lot has not

00:41:51 --> 00:41:54: happened in that.

00:41:51 --> 00:41:54: I think it's a combination of quantity.

00:41:54 --> 00:41:58: You'd still need to look at monetary returns, but also

00:41:58 --> 00:42:04: more qualitative aspects of collecting through surveys, for example, whether

00:42:04 --> 00:42:07: it's residents or communities, etcetera.

00:42:08 --> 00:42:11: I also wonder whether Maria Baby has a view on

00:42:11 --> 00:42:14: that, how they did that in in Vienna and the

00:42:14 --> 00:42:16: work she was involved with in the past.

00:42:17 --> 00:42:18: Maria, how you measured that?

00:42:23 --> 00:42:27: Well, Lizette, indeed it's exactly the same as you have

00:42:27 --> 00:42:29: been mentioning already.

00:42:29 --> 00:42:32: It's, it's quite difficult to measure that, right.

00:42:33 --> 00:42:42: So there, there have been lately some approaches to measuring

00:42:42 --> 00:42:42: it.

00:42:43 --> 00:42:45: But back in the days in Vienna, I have to

00:42:45 --> 00:42:48: confess, we didn't actually measure it in the sense we

00:42:48 --> 00:42:49: knew it's there.

00:42:49 --> 00:42:55: And we used it to argue that investing on behalf

00:42:55 --> 00:43:01: of the city in steering this processes is makes sense.

00:43:01 --> 00:43:05: Because exactly this means that you will not only steer,

00:43:05 --> 00:43:10: let's say, the processes of, of, of renovating the, the

00:43:10 --> 00:43:14: entire historical building stock, which is by the way, in

00:43:14 --> 00:43:17: Vienna, 40% of all buildings.

00:43:17 --> 00:43:21: But you will also do it in a way where

00:43:21 --> 00:43:27: you use the opportunity to strengthen community ties, which then

00:43:27 --> 00:43:33: of course means strengthening well-being and in the end also

00:43:34 --> 00:43:40: promoting, let's put it this way, healthier lifestyles and improving

00:43:40 --> 00:43:42: the public realm.

00:43:43 --> 00:43:48: And it worked in a wonderful way because in Vienna's

00:43:48 --> 00:43:53: case, back in the mid 90's, the urban renewal offices

00:43:53 --> 00:43:54: were created.

00:43:55 --> 00:44:00: They win a tender every five years and they're financed

00:44:00 --> 00:44:03: by the city and their job is to function as

00:44:04 --> 00:44:09: catalysts, let's put it this way, between landlords, tenants, local

00:44:09 --> 00:44:13: communities and public administration.

00:44:14 --> 00:44:18: So they will organize and steer all communication processes needed.

00:44:18 --> 00:44:21: They will do planning as well because they were created

00:44:21 --> 00:44:24: to steer the renovation, as I mentioned before, of the

00:44:24 --> 00:44:26: historical building stock.

00:44:27 --> 00:44:31: And by working long term at the local level since

00:44:31 --> 00:44:35: the mid 90s, they have created something awesome.

00:44:35 --> 00:44:39: Because it was them who actually more or less encouraged

00:44:40 --> 00:44:44: communities to stand up to their needs at the local

00:44:44 --> 00:44:49: level, who involved them in bottom up design processes at

00:44:49 --> 00:44:53: at at the local level, and who have actually led

00:44:53 --> 00:44:59: to numerous wonderful projects of regenerating the public realm.

00:45:00 --> 00:45:01: 2 words by the way.

00:45:02 --> 00:45:09: Workability, spending time outdoors, greening, cycling.

00:45:09 --> 00:45:13: Now possibly you could measure all this, but as we

00:45:14 --> 00:45:18: know, measuring also has, let's say, I think that the

00:45:18 --> 00:45:23: downside of trying to measure all of these things is

00:45:23 --> 00:45:27: that you need to identify the right indicators.

00:45:28 --> 00:45:31: And once you have identified the right indicators, you can

00:45:31 --> 00:45:33: then possibly also start monetizing it.

00:45:34 --> 00:45:35: Thank you both of you.

00:45:35 --> 00:45:38: Maybe, yeah, maybe can I can because we only have

00:45:38 --> 00:45:40: 30 minutes left with that.

00:45:41 --> 00:45:42: I, I, I have another question.

00:45:42 --> 00:45:46: We got that because there was also other question about

00:45:46 --> 00:45:49: the measurement because I think this was absolutely the basis

00:45:49 --> 00:45:52: and the starting point for this discussion that we can't

00:45:52 --> 00:45:53: measure it.

00:45:53 --> 00:45:56: If you can't measure it, you can you can see

00:45:56 --> 00:45:59: the value uplift and then we don't wouldn't have a

00:45:59 --> 00:46:03: problem to convince all the stakeholders to do the decarbonisation

00:46:03 --> 00:46:04: investment case.

00:46:04 --> 00:46:07: That's why we starting the project I would say more

00:46:07 --> 00:46:08: or less.

00:46:08 --> 00:46:12: So maybe it let's go more deeply on that.

00:46:12 --> 00:46:16: So Harris, because I know you will have to leave

00:46:16 --> 00:46:21: soon, maybe you can give some hints how you how

00:46:21 --> 00:46:25: you build this design phase for also to helping the

00:46:25 --> 00:46:30: community teams and as Maria said and to build also

00:46:30 --> 00:46:34: the buy in of all stakeholders to then do this

00:46:34 --> 00:46:36: investment together.

00:46:36 --> 00:46:40: Maybe give some hints, especially you talk, we talked about

00:46:40 --> 00:46:45: workability, the spatial connectivity, the and also the block density

00:46:45 --> 00:46:47: because we want to get back.

00:46:48 --> 00:46:48: On that.

00:46:49 --> 00:46:50: Thank you for the questions, Sabina.

00:46:50 --> 00:46:55: I think that's very difficult to measure qualitative and social aspects.

00:46:55 --> 00:46:55: aspects.

00:46:55 --> 00:47:00: So there's attempts to to to measure citizen satisfaction, etcetera,

00:47:00 --> 00:47:04: but they're quite of course difficult to, to quantify in

00:47:04 --> 00:47:04: the end.

00:47:04 --> 00:47:07: And how we really, really back to your question, try

00:47:07 --> 00:47:09: to do it in diving into the neighborhoods.

00:47:09 --> 00:47:12: And of course we have to deal with an analysis

00:47:12 --> 00:47:16: of the spatial aspects of socio economic, go there and

00:47:16 --> 00:47:19: do field research, talk to the people and then show

00:47:19 --> 00:47:22: and and reveal that we are honest with dealing with

00:47:22 --> 00:47:23: the neighborhood.

00:47:23 --> 00:47:26: We're not just some expert team who just lands as

00:47:26 --> 00:47:28: parachuters and proposes something that goes away.

00:47:29 --> 00:47:31: So it needs a lot of legitimacy that can only

00:47:31 --> 00:47:33: be created to, to, to, to the establishing trust.

00:47:34 --> 00:47:36: And in this by by showing that we did a

00:47:36 --> 00:47:39: deep analysis and research and created a profound understanding of

00:47:39 --> 00:47:40: the neighborhood.

00:47:40 --> 00:47:44: This creates trust and in this sense, but to to

00:47:44 --> 00:47:48: turn this into, into a more proactive aspect of Co

00:47:48 --> 00:47:49: creation.

00:47:49 --> 00:47:52: So very often we have these processes where people come

00:47:52 --> 00:47:56: complain or, or they, they, they, they, they deposit their

00:47:56 --> 00:47:59: fears and frustrations and go away and, and accept others

00:47:59 --> 00:48:02: to solve it in the Co creation process.

00:48:02 --> 00:48:04: This is where we it's not to take away the

00:48:04 --> 00:48:06: responsibility from the public sector.

00:48:06 --> 00:48:09: It's about to create this quadruple Helix context.

00:48:09 --> 00:48:12: And in this sense, we then need to translate what

00:48:12 --> 00:48:17: we hear in these intensive workshops that now increasingly called

00:48:17 --> 00:48:21: city action labs, and then extract and and distill and

00:48:21 --> 00:48:25: filter out what we hear there and then translate that

00:48:25 --> 00:48:28: into spatial and into technical solutions.

00:48:28 --> 00:48:31: And in this sense, it really needs a a sort

00:48:31 --> 00:48:36: of a curatorship process rather than this visionary design idea.

00:48:36 --> 00:48:39: We need strong involvement if they are there in best

00:48:39 --> 00:48:42: case, this neighborhood teams and hubs that Maria mentioned, who

00:48:42 --> 00:48:44: are the translators very often and who stay on the

00:48:45 --> 00:48:45: ground.

00:48:45 --> 00:48:48: But in this sense, us as as, as, as designers

00:48:48 --> 00:48:52: and in my as a generation also, we believe more

00:48:52 --> 00:48:55: in, in creating processes rather than coming with this big

00:48:55 --> 00:48:59: idea and design from, from the from the helicopter.

00:48:59 --> 00:49:02: And in this sense, it's a long term process, but

00:49:02 --> 00:49:05: this is one that creates more sustainable and acceptable solutions.

00:49:05 --> 00:49:08: And again, it's not just to romanticize about, it's also

00:49:08 --> 00:49:11: that reduced costs and reduced risk in the end of

00:49:11 --> 00:49:14: the day of large scale investment that very often fail

00:49:14 --> 00:49:17: because of the stakeholder misalignment.

00:49:18 --> 00:49:18: Thank you.

00:49:18 --> 00:49:20: So I think this is one of the things I've

00:49:20 --> 00:49:23: learned in the panel just because I was not at

00:49:23 --> 00:49:24: all the expert.

00:49:24 --> 00:49:27: I was only the facilitator with all of you together.

00:49:27 --> 00:49:29: So I've learned that this is one of the most

00:49:29 --> 00:49:32: important thing that's not one fits all, that's going really

00:49:32 --> 00:49:34: deeply into the community.

00:49:34 --> 00:49:35: Learn what's needed.

00:49:35 --> 00:49:39: And then maybe the call to action is to get

00:49:39 --> 00:49:43: at most out of that to get the the ideas

00:49:43 --> 00:49:49: to get the highest benefit in all of environmental, social

00:49:49 --> 00:49:50: and economy value.

00:49:51 --> 00:49:55: And maybe goes now back to Vicky, because you showed

00:49:55 --> 00:49:59: case also in your case how you could run that.

00:49:59 --> 00:50:04: And especially maybe the thing we also talked to improve

00:50:04 --> 00:50:08: the business case could be also the idea of to

00:50:08 --> 00:50:12: scale, to scale as fast as you can to scale

00:50:12 --> 00:50:13: the solutions.

00:50:13 --> 00:50:17: Maybe you can talk a little bit about that and

00:50:17 --> 00:50:21: how to what are the maybe the main challenges there

00:50:21 --> 00:50:25: If you want to scale be also discussed about the

00:50:25 --> 00:50:29: small houses and that this may be an opportunity.

00:50:30 --> 00:50:30: To do something.

00:50:30 --> 00:50:33: I mean, it was, it was interesting looking at that

00:50:33 --> 00:50:36: context of book over hoof and Germany where it was

00:50:36 --> 00:50:40: this very large estate with the small houses across the

00:50:40 --> 00:50:42: road and those opportunities for connection.

00:50:43 --> 00:50:45: And what what would that look like if we extended

00:50:45 --> 00:50:49: those district heating networks across the road so that everyone

00:50:49 --> 00:50:52: can benefit from having those larger players acting in the

00:50:52 --> 00:50:56: neighborhood and you're not only building a thriving community within

00:50:56 --> 00:50:59: your own Red Line boundary, but you're extending it beyond.

00:51:00 --> 00:51:01: So I think that's a really interesting point.

00:51:01 --> 00:51:04: We need to consider what that means for all of

00:51:05 --> 00:51:08: the the smaller players and how they can interact.

00:51:09 --> 00:51:11: I think we understand that at a personal level, that

00:51:11 --> 00:51:13: we understand what it means to be good neighbors.

00:51:14 --> 00:51:16: So what does that look like when we're thinking about

00:51:16 --> 00:51:17: it in terms of development?

00:51:17 --> 00:51:21: How are we being neighborly to the surrounding areas and

00:51:21 --> 00:51:24: how can we bring them along on that journey to

00:51:24 --> 00:51:28: reinvigorate or reimagine or regenerate that place?

00:51:29 --> 00:51:33: So I think the there's some interesting points about not

00:51:33 --> 00:51:37: only thinking about that in the heat network view, but

00:51:37 --> 00:51:41: also in sharing resources and services, how we think about

00:51:41 --> 00:51:45: those ground floor activation and bring people into the space

00:51:45 --> 00:51:49: so that we're creating safe shared spaces for everyone to

00:51:49 --> 00:51:50: use.

00:51:50 --> 00:51:53: So I think it functions at both the kind of

00:51:53 --> 00:51:57: sustainable level of delivering renewable energy, but also at the

00:51:57 --> 00:52:01: resident level, making sure that we're building those community connections,

00:52:01 --> 00:52:04: that it will be a thriving place for everyone.

00:52:06 --> 00:52:06: Thank you.

00:52:06 --> 00:52:12: If I maybe we could emphasize what what we told

00:52:12 --> 00:52:14: all the stakeholders.

00:52:15 --> 00:52:18: I like the idea and the image very much to

00:52:18 --> 00:52:19: say think across the street.

00:52:19 --> 00:52:22: I think this is already if you think in this

00:52:22 --> 00:52:25: way, mate, you're already unlocking a lot of social value.

00:52:25 --> 00:52:29: I would say so this is already the the last

00:52:29 --> 00:52:33: question all, all of you, please give a really short

00:52:33 --> 00:52:34: answer.

00:52:34 --> 00:52:38: I also want to touch the last question about give

00:52:39 --> 00:52:44: a push on again working that all stakeholders working may

00:52:44 --> 00:52:45: be Better Together.

00:52:46 --> 00:52:46: Is that for you?

00:52:46 --> 00:52:51: The question is we talked also how that we have

00:52:52 --> 00:52:59: maybe benefits allocated to stakeholders who are not paying yet.

00:53:00 --> 00:53:03: How are you think how we can get them paying

00:53:03 --> 00:53:07: on how you maybe could get an idea to capture

00:53:07 --> 00:53:10: that value and to deploy that to them and maybe

00:53:10 --> 00:53:13: get the business case fine but.

00:53:15 --> 00:53:20: I think collaboration and trust are are key and I

00:53:20 --> 00:53:25: think sort of taking, taking that perspective and and bring

00:53:25 --> 00:53:30: it more broadly and not just short term now, but

00:53:30 --> 00:53:32: also long term later.

00:53:32 --> 00:53:37: I think it's really important and yeah, we talk a

00:53:37 --> 00:53:44: lot about measurement before as well, and sort of almost

00:53:44 --> 00:53:51: the measurement justifying the action and the the the investment,

00:53:51 --> 00:53:53: if you will.

00:53:53 --> 00:53:55: I wanted to comment on that because I think it's

00:53:55 --> 00:53:56: relevant here too.

00:53:57 --> 00:53:58: And Maria also touched on it.

00:53:58 --> 00:54:03: I think common sense is really important here and I

00:54:03 --> 00:54:06: use that a lot in other examples too.

00:54:07 --> 00:54:10: I'm, I'm Dutch, I'm from the Netherlands and sort of,

00:54:10 --> 00:54:14: I think what Philips originally did in Eindhoven many decades

00:54:14 --> 00:54:17: ago, I think it's still very interesting, but it's smart.

00:54:17 --> 00:54:21: Started as a small lighting company, but I don't know

00:54:21 --> 00:54:25: how or why, but they also invested in schools, they

00:54:25 --> 00:54:30: invested in housing for their workers, they invested in healthcare,

00:54:30 --> 00:54:32: even a football stadium.

00:54:33 --> 00:54:36: And we've seen that in many other cities too.

00:54:36 --> 00:54:39: And I don't think they had a spreadsheet sort of

00:54:39 --> 00:54:42: to figure out what the financial benefit of that would

00:54:42 --> 00:54:45: be before they started investing in all of that.

00:54:46 --> 00:54:49: And I think it's, it's that view, it's, it's exactly

00:54:49 --> 00:54:50: what Maria said before.

00:54:50 --> 00:54:55: It's, it's having the, the trust and the conviction that

00:54:55 --> 00:55:01: if you invest in these software elements, actually, it ultimately

00:55:01 --> 00:55:02: will do good.

00:55:02 --> 00:55:06: But either for the community or the city or the

00:55:06 --> 00:55:10: people and therefore for financial returns as well.

00:55:11 --> 00:55:14: And I think that's sort of, and that's why we

00:55:14 --> 00:55:20: need to bring the different stakeholders that might not

necessarily

00:55:20 --> 00:55:23: own assets there, but have a wider role to play.

00:55:24 --> 00:55:28: I think we need to all bring them into the

00:55:28 --> 00:55:33: conversation, but then to allow sort of people to also

00:55:33 --> 00:55:34: play a role.

00:55:35 --> 00:55:38: And in some cases, like for example, the core 1st

00:55:38 --> 00:55:42: and I'm example that I showed sometimes it's also for

00:55:42 --> 00:55:46: public sector to let the private sector take initiatives.

00:55:47 --> 00:55:53: And by just providing flexibility if for example, repurposing or

00:55:53 --> 00:56:00: sometimes densifying, speeding up planning processes, that's already huge benefit

00:56:00 --> 00:56:02: because time is a cost to.

00:56:03 --> 00:56:08: So it's paying doesn't necessarily mean monetary payment.

00:56:08 --> 00:56:11: Contributions can be in many different ways.

00:56:11 --> 00:56:15: And I think that's really important that for the public

00:56:15 --> 00:56:19: sector, it doesn't always mean that a subsidy is a

00:56:19 --> 00:56:19: payment.

00:56:20 --> 00:56:25: A subsidy can also be facilitating, bringing parties together, speeding

00:56:25 --> 00:56:28: up processes, being more flexible.

00:56:28 --> 00:56:30: I think that's really important to realise too.

00:56:31 --> 00:56:33: I I realise I take too much time.

00:56:33 --> 00:56:34: Sorry for that.

00:56:35 --> 00:56:37: But you touched a really, really good point.

00:56:37 --> 00:56:40: It's also the the role of the public sector.

00:56:40 --> 00:56:44: And maybe, Maria, as you were the vice or deputy

00:56:44 --> 00:56:47: mayor of Vienna, you have a lot of knowledge about

00:56:47 --> 00:56:51: the public sector and what the public, how the public

00:56:51 --> 00:56:53: sector could lead this way.

00:56:54 --> 00:56:57: And as we learned in this panel, the idea of

00:56:58 --> 00:57:01: the nice could be really, really good idea.

00:57:01 --> 00:57:05: Maybe you could think how the European commissioner of ours

00:57:05 --> 00:57:08: maybe could spend some money on that and maybe you

00:57:08 --> 00:57:11: could give an idea how how you did it in

00:57:11 --> 00:57:12: Vienna.

00:57:12 --> 00:57:16: And as you talk also talked about this idea with

00:57:16 --> 00:57:20: our cities already, could that be the one idea that

00:57:20 --> 00:57:24: we could take this idea to other cities as well

00:57:24 --> 00:57:28: and also maybe on the level of the European Commission

00:57:29 --> 00:57:29: and EU?

00:57:30 --> 00:57:35: Very, very briefly, Sabrina, I think that what what the

00:57:35 --> 00:57:39: lesson to share from Vienna is that all of these

00:57:39 --> 00:57:43: visions need steering and they need teams.

00:57:43 --> 00:57:46: They need skilled, dedicated teams that will be responsible to

00:57:46 --> 00:57:47: steer that.

00:57:47 --> 00:57:50: They just don't happen just by themselves.

00:57:51 --> 00:57:53: And This is why we always need to focus on

00:57:54 --> 00:57:58: governance and institution building, which I personally believe is most

00:57:58 --> 00:58:01: probably one of the basic tasks of getting big things

00:58:02 --> 00:58:02: done.

00:58:03 --> 00:58:06: Now in in this case, I think it also means

00:58:06 --> 00:58:11: that the public hand needs to take the leading role

00:58:11 --> 00:58:15: and the steering role because you will have many actors

00:58:15 --> 00:58:20: that will be interested, that will be benefiting, that need

00:58:20 --> 00:58:23: to do to, to, to, to engage in change.

00:58:24 --> 00:58:28: Think of the taxonomy, think of corporate social responsibility.

00:58:28 --> 00:58:32: Think of all of the hundreds of aspects that will

00:58:32 --> 00:58:36: actually more or less mean that that big players need

00:58:36 --> 00:58:38: to move forward.

00:58:38 --> 00:58:41: And that you have all of these small players, like

00:58:41 --> 00:58:44: small homeowners who would actually also like to retrofit their

00:58:44 --> 00:58:46: homes and have lower energy bills.

00:58:46 --> 00:58:48: But who steers that?

00:58:48 --> 00:58:49: Who organizes that?

00:58:49 --> 00:58:53: So realizing that leading today for the public hand and

00:58:53 --> 00:58:58: especially for city administrations is more steering is I think

00:58:58 --> 00:59:01: the take away from Berlin and from Vienna.

00:59:02 --> 00:59:06: And one last thing, because we've been talking a lot

00:59:06 --> 00:59:11: about measuring, I think that carbon budgeting, we can call

00:59:11 --> 00:59:16: it climate budgeting, if you will, which means looking into

00:59:16 --> 00:59:20: all measures that we're deciding to take as a city

00:59:20 --> 00:59:25: administration and what they mean in terms of saving carbon,

00:59:25 --> 00:59:26: right, or producing.

00:59:26 --> 00:59:31: Emitting carbon is also a very valid way to monetize

00:59:31 --> 00:59:35: Co benefits because there are formulas if you start by

00:59:35 --> 00:59:41: looking into saving emissions or producing emissions to also, as

00:59:41 --> 00:59:44: I said, actually Co calculate for benefits.

00:59:45 --> 00:59:48: And this may be also a way of going about

00:59:48 --> 00:59:48: it.

00:59:48 --> 00:59:52: But I agree with Lisette and I always make a

00:59:52 --> 00:59:57: strong point to realizing that, yes, measuring is good and
00:59:57 --> 01:00:02: is needed, but we're in the beginning of these processes.
01:00:02 --> 01:00:05: We need to think about how to measure now at
01:00:05 --> 01:00:07: the local level so that we can then have the
01:00:07 --> 01:00:10: figures that we need in 10 years from now.
01:00:11 --> 01:00:11: But.
01:00:12 --> 01:00:12: We did, Maria.
01:00:12 --> 01:00:14: I don't want to interrupt.
01:00:14 --> 01:00:16: You know, we have to come to an end.
01:00:17 --> 01:00:19: Thank you, I've made all the points I wanted.
01:00:20 --> 01:00:21: I know, I know, I know your points.
01:00:21 --> 01:00:25: That's why I know now I can interrupt because I
01:00:25 --> 01:00:29: also want to ask a really, really last question.
01:00:29 --> 01:00:32: And then we have really to come in and to
01:00:32 --> 01:00:36: Vicki, because I, we understood that there's a lot of
01:00:36 --> 01:00:40: investment questions, a lot of questions about governance
and so
01:00:40 --> 01:00:40: on.
01:00:40 --> 01:00:45: But what kind of what kind of role the architects
01:00:45 --> 01:00:46: could play here?
01:00:46 --> 01:00:50: Maybe give some ideas also, especially on the on the
01:00:50 --> 01:00:51: teams, Maria said.
01:00:51 --> 01:00:56: I think architects and other good consultants could play a
01:00:56 --> 01:01:00: really important we're here and we already have to close.
01:01:01 --> 01:01:01: Yes.
01:01:01 --> 01:01:06: So last closing remarks, I think Maria's point on collaboration
01:01:06 --> 01:01:07: is entirely valid.
01:01:08 --> 01:01:11: I think both Lisette and Maria made that point that
01:01:11 --> 01:01:14: that's where we design teams thrive when we're really
working
01:01:14 --> 01:01:15: in collaboration.
01:01:15 --> 01:01:19: And for me, I think also picking up on that
01:01:19 --> 01:01:22: point of the carbon or the climate budget that for
01:01:22 --> 01:01:26: us, we work best when we're able to define the
01:01:26 --> 01:01:30: brief with the client and considering not only those financial
01:01:30 --> 01:01:35: impacts, but also what that means for the wider planetary
01:01:35 --> 01:01:35: impacts.
01:01:36 --> 01:01:38: So when the architects able to come in and work
01:01:38 --> 01:01:42: alongside the client, considering those neighborhood benefits
and actually define
01:01:42 --> 01:01:43: those into the brief.
01:01:44 --> 01:01:46: So that even if we're not exactly sure how we're
01:01:46 --> 01:01:49: measuring the social value, social impact, we've actually got

01:01:49 --> 01:01:50: the
01:01:51 --> 01:01:53: targets in the brief at the outset.
01:01:53 --> 01:01:56: So that as we go through value engineering process, we've
01:01:56 --> 01:01:59: got those clear guiding lights that inform those decisions.
01:01:59 --> 01:02:01: I think that's one of the things that we can
01:02:01 --> 01:02:03: really all set so that we've got those KPIs that
01:02:05 --> 01:02:07: we're all working to on all of our future projects.
01:02:07 --> 01:02:10: Thank you so much for that.
01:02:10 --> 01:02:15: And there's one call to action because we had one
01:02:15 --> 01:02:19: question from the audience and showcasing that there's one
01:02:19 --> 01:02:23: really
01:02:23 --> 01:02:28: good example in Glasgow, if I understand it, hopefully
01:02:28 --> 01:02:31: correctly.
01:02:31 --> 01:02:34: Catherine, you reached out to that and I we will
01:02:34 --> 01:02:36: if you're interested to be part of the discussion that
01:02:36 --> 01:02:38: this is in this case comes from AUK based I
01:02:38 --> 01:02:42: would say not prop tech.
01:02:42 --> 01:02:45: This is not nice, this what what what you're doing,
01:02:45 --> 01:02:48: but you do a similar work in Glasgow.
01:02:48 --> 01:02:52: And if somebody else is interested in joining and I
01:02:52 --> 01:02:56: think we will have this cash with fuel afterwards, how
01:02:56 --> 01:02:59: we maybe could share the lessons what you have.
01:02:59 --> 01:03:01: But if somebody from this audience communities happy to
01:03:01 --> 01:03:02: involve
01:03:02 --> 01:03:05: that because we all understood we all have to play
01:03:05 --> 01:03:08: a role here.
01:03:08 --> 01:03:11: Happy to reach out to us and we will met
01:03:11 --> 01:03:14: you with Katherine.
01:03:14 --> 01:03:18: So and then thank you a lot for all your
01:03:18 --> 01:03:22: work, especially also from my point of view as a
01:03:22 --> 01:03:24: Berliner for all your work you've done for Berlin.
01:03:24 --> 01:03:29: First of all, thank you for this discussion.
01:03:29 --> 01:03:34: Thank you for all of you was with us today.
01:03:34 --> 01:03:39: Hopefully you learned something and then there will be a
01:03:39 --> 01:03:43: little as survey afterwards.
01:03:43 --> 01:03:44: The whole session will be of course was recorded and
01:03:44 --> 01:03:47: we will have have the report available on Knowledge Finder
01:03:47 --> 01:03:48: for for your friends and hopefully you enjoyed the session
as well as I do and have a nice afternoon.
Thank you.
Thank you so much for hosting us.

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