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
00:01:44 --> 00:01:45:	worldwide.
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 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 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 different
00:11:51 --> 00:11:55:	things that can happen to build the business case.
00:11:55 --> 00:11:59:	In the case of a big social housing project, you
00:11:59 --> 00:12:03:	can think how can I build a business case, for
00:12:03 --> 00:12:08:	example, by further densifying the area by adding order uses,
00:12:08 --> 00:12:13:	not just affordable housing, but also other types of housing,
00:12:13 --> 00:12:17:	more market level, by adding commercial uses, etcetera.
00:12:17 --> 00:12:21:	More community uses that are of benefit to the residents
00:12:21 --> 00:12:24:	but might also be of benefit to the wider community
00:12:25 --> 00:12:29:	can also be thinking of district heating solutions for example.
00:12:29 --> 00:12:34:	And then thinking about where the benefits lands helps really
00:12:34 --> 00:12:37:	also to think about well who does it make sense
00:12:37 --> 00:12:38:	to lead here?
00:12:39 --> 00:12:42:	Is that just the owner or is that for example?
00:12:42 --> 00:12:45:	So the wider, the housing association in this case, but
00:12:45 --> 00:12:49:	also the wider community, the municipality and the wider city
00:12:49 --> 00:12:49:	level.
00:12:50 --> 00:12:54:	And then thinking from that, who benefits in terms not
00:12:54 --> 00:12:59:	just in terms of monetary return on investment but also
00:12:59 --> 00:13:04:	future savings, for example, in an area stays lively, vibrant,
00:13:04 --> 00:13:08:	it also makes sense for that party to lead.
00:13:08 --> 00:13:13:	So the wider municipality and city government that can also
00:13:13 --> 00:13:19:	then put in public subsidies, maybe not meant as subsidies,
00:13:19 --> 00:13:24:	but as an investment also for the the building owners
00:13:24 --> 00:13:31:	and for more institutional finance, for example, financing 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 governance as a
00:16:56 --> 00:16:58:	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 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 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

	projects
00:25:38 --> 00:25:42:	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

	embedded
00:27:34 --> 00:27:37:	in a broader narrative and a broader framework in the
00:27:37 --> 00:27:39:	district renewal and regeneration.
00:27:39 --> 00:27:43:	If you go to the next slide, we will see
00:27:43 --> 00:27:44:	a an example.
00:27:44 --> 00:27:47:	So as our panel did a deep research on holistic
00:27:47 --> 00:27:52:	approaches, what it's there in practice, in theory and policy,
00:27:52 --> 00:27:57:	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 and
00:30:25 --> 00:30:29:	and create notes 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 recreational
00:30:40 --> 00:30:42:	harvesting ecosystem and services?
00:30:42 --> 00:30:45:	For example, you see here energy and wind and also
00:30:45 --> 00:30:46:	purified water.
00:30:46 --> 00:30:50:	So we have to have also multifunctional landscapes and also
00:30:50 --> 00:30:53:	to retrofit and work with the existing buildings.
00:30:53 --> 00:30:56:	Much of our building stock from the Sixties, 70s and
00:30:56 --> 00:30:59:	80s went to one retrofit cycle in 90s and 2000s.
00:30:59 --> 00:31:02:	And now we are going towards another one and and
00:31:02 --> 00:31:04:	these buildings are not being made to stay to stand
00:31:04 --> 00:31:06:	around for hundreds of years.
00:31:06 --> 00:31:09:	So in this sense, we have an ageing building stuff
00:31:09 --> 00:31:12:	and many stranded assets that need to be rethought in
00:31:12 --> 00:31:13:	in the process.
00:31:13 --> 00:31:16:	And if I to, to finish my short intervention, I
00:31:16 --> 00:31:20:	also to give you a short overview of what you
00:31:20 --> 00:31:23:	see on, on the on the bottom right image is
00:31:23 --> 00:31:27:	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 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 about the
00:36:47 --> 00:36:52:	planetary boundaries, responsible sourcing of our supply 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 elements
00:36:59 --> 00:37:03:	of the design, thinking about the actual homes themselves 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 environment.
00:39:48 --> 00:39:53:	Yeah, measurements or that we see this benefits or create
00:39:53 --> 00:39:54:	this benefits.
00:39:55 --> 00:39:57:	The question was how do we measure MIT?
00:39:57 --> 00:40:00:	I think we only used it as an example, we
00:40:00 --> 00:40:01:	don't measure it.
00:40:03 --> 00:40:08:	Precisely in that case, but maybe you can go a
00:40:08 --> 00:40:13:	little bit deeper about how we this value creation idea
00:40:13 --> 00:40:17:	and how this values can be measured.
00:40:17 --> 00:40:18:	And yeah.
00:40:19 --> 00:40:22:	Yeah, it's a really good question and I don't think
00:40:23 --> 00:40:25:	I have the answer in in an integrated way.
00:40:25 --> 00:40:28:	We see a lot more happening in this space.
00:40:32 --> 00:40:34:	We at the point at the moment when we did
00:40:35 --> 00:40:38:	this project, we haven't measured it because we didn't have
00:40:38 --> 00:40:40:	all the financial details also.
00:40:40 --> 00:40:44:	And obviously I think to measure these elements you need
00:40:44 --> 00:40:46:	to have a long term perspective.
00:40:47 --> 00:40:51:	What we are actually doing within you and I right
00:40:51 --> 00:40:55:	now is we've started the project looking into how to
00:40:55 --> 00:41:00:	measure social impact specifically in residential and exactly trying to
00:41:00 --> 00:41:03:	take that long term perspective.
00:41:04 --> 00:41:07:	Because what we see a lot right now is a
00:41:07 --> 00:41:11:	lot of the social impact is measured at the short
00:41:11 --> 00:41:14:	term, almost develop more and more.
00:41:14 --> 00:41:18:	It's the case that if a developer wants to have
00:41:18 --> 00:41:22:	a permit, you need to kind of take a couple
00:41:22 --> 00:41:28:	of social impact boxes, whether that's using local employment and
00:41:28 --> 00:41:32:	workers to do the works, have a certain proportion of
00:41:32 --> 00:41:37:	affordable social housing in your project, etcetera.
00:41:37 --> 00:41:41:	We and now what we see is more and more
00:41:41 --> 00:41:45:	asset owners start to consider sort of what that can
00:41:45 --> 00:41:49:	mean over the longer term, but a lot has not
00:41:49 --> 00:41:51:	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
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 be
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

	the
01:01:49 --> 01:01:50:	targets in the brief at the outset.
01:01:51 --> 01:01:53:	So that as we go through value engineering process, we've
01:01:53 --> 01:01:56:	got those clear guiding lights that inform those decisions.
01:01:56 --> 01:01:59:	I think that's one of the things that we can
01:01:59 --> 01:02:01:	really all set so that we've got those KPIs that
01:02:01 --> 01:02:03:	we're all working to on all of our future projects.
01:02:05 --> 01:02:07:	Thank you so much for that.
01:02:07 --> 01:02:10:	And there's one call to action because we had one
01:02:10 --> 01:02:15:	question from the audience and showcasing that there's one really
01:02:15 --> 01:02:19:	good example in Glasgow, if I understand it, hopefully correctly.
01:02:19 --> 01:02:23:	Catherine, you reached out to that and I we will
01:02:23 --> 01:02:28:	if you're interested to be part of the discussion that
01:02:28 --> 01:02:31:	this is in this case comes from AUK based I
01:02:31 --> 01:02:34:	would say not prop tech.
01:02:34 --> 01:02:36:	This is not nice, this what what what you're doing,
01:02:36 --> 01:02:38:	but you do a similar work in Glasgow.
01:02:38 --> 01:02:42:	And if somebody else is interested in joining and I
01:02:42 --> 01:02:45:	think we will have this cash with fuel afterwards, how
01:02:45 --> 01:02:48:	we maybe could share the lessons what you have.
01:02:48 --> 01:02:52:	But if somebody from this audience communities happy to involve
01:02:52 --> 01:02:56:	that because we all understood we all have to play
01:02:56 --> 01:02:56:	a role here.
01:02:57 --> 01:03:01:	Happy to reach out to us and we will met
01:03:01 --> 01:03:02:	you with Katherine.
01:03:03 --> 01:03:05:	So and then thank you a lot for all your
01:03:05 --> 01:03:08:	work, especially also from my point of view as a
01:03:08 --> 01:03:11:	Berliner for all your work you've done for Berlin.
01:03:11 --> 01:03:14:	First of all, thank you for this discussion.
01:03:15 --> 01:03:18:	Thank you for all of you was with us today.
01:03:18 --> 01:03:22:	Hopefully you learned something and then there will be a
01:03:22 --> 01:03:24:	little as survey afterwards.
01:03:24 --> 01:03:29:	The whole session will be of course was recorded and
01:03:29 --> 01:03:34:	we will have have the report available on Knowledge Finder
01:03:34 --> 01:03:39:	for for your friends and hopefully you enjoyed the session
01:03:40 --> 01:03:43:	as well as I do and have a nice afternoon.
01:03:44 --> 01:03:44:	Thank you.
01:03:47 --> 01:03:48:	Thank you so much for hosting us.