Overview
ULI’s Sustainability Council brings together investors, occupiers, developers, public officials, and academics from across Europe to debate and explore best practices in sustainable development.

The council examines a wide range of issues from investigating new ways to measure the environmental performance or the social contribution made by individual buildings, through to the longer terms planning considerations of European cities to ensure they are both successful and sustainable.
Keynote:

Introduction to Denmark’s Perspective on Sustainability

Lykke Leonardsen, Lykke Leonardsen

Co-create Copenhagen
Lykke spoke about Copenhagen’s perspective and initiatives regarding sustainability and particularly about what is being done to deal with the challenge of climate change. The city used to have many concrete and industrial areas, which have now been developed into multifunctional, green urban spaces with room for recreation and the environment. Sustainability is now a top priority for the city and this is reflected in the city’s vision towards 2025, “Co-Create Copenhagen,” which aims to make Copenhagen a livable city, a responsible city and a city with an edge. She also introduced the city’s climate plan, recycling initiatives and bicycle-friendly infrastructure/environment. The municipality have now adopted climate adaptation and cloud burst management plans to deal with excessive water beyond the existing drainage pipes — namely by managing water using green infiltration catchments e.g. retention areas, retention streets, cloudburst boulevards.

Elisabeth Hermann Frederiksen, Head of Sustainability, NREP

The UN17 Village Residential Project
Elisabeth focused on a specific residential project under NREP, the UN17 Village, to underline the company’s aim to pioneer sustainability in real estate. The project aims to implement all 17 United Nations Sustainable Development Goals in the building and operational phases of the UN17 Village. The building is designed to be a healthy building (good microclimate), to be built from upcycled and recycled materials, have effective water management and energy provision and management. There is a focus on incorporating citizens to ensure that a sustainable lifestyle is promoted amongst residents and visitors. The common areas include: Common houses, study loop, dining house (cook with locally produced goods – also on house), material library including recycling station and green houses.

Roundtable:

Circular Economy

Marianne Bigum, Senior Consultant, Ramboll

Circular economy in the real estate sector Denmark
Marianne spoke about the need to rethink circular economy, particularly within the building sector, considering that it is a major consumer of the world’s resources. Today, there are numerous different definitions for circular economy and several points of view on what it is. She argued that focus needs to shift away from carbon neutral buildings, towards focusing on using fewer resources. This rethink requires new resources: new political circular economy targets should be set, due diligence should be carried out when building and planners should plan ahead before demolishing e.g. for material reuse. Marianne argues that this shift can have numerous benefits e.g. environmental savings, long-term economic savings, new green jobs in
the building sector and be a good and inspiring “story”. One of the main issues is related to who owns the materials/waste, as incentives for companies or investors who want a quick turnover are not the same case for a company who are in it for the long haul, and more likely to take ownership.

Pablo van den Bosch, Board Member, Madaster

Circular economy in building sector

Pablo spoke about his company, Madaster, and the work they do to create transparency for building materials. They have created a cloud platform where all materials and products in a building can be registered and in turn give all materials (and waste) an identity. The registered data is not sold – it is owned by a non-profit organization and available for everyone. The platform has four clear products: an object dossier, a material passport, a financial valuation and a circularity index. The company aims to create transparency and to start a discussion where we shift thinking on resources where we view them as infinite, to materials that are limited, and which have a value. This can give the financial sector an incentive to facilitate trade using materials data. Pablo argues that a circular ecosystem requires a trusted data source and data is a key first step towards a more sustainable building industry – Madaster have the framework available. The data in the registry can be utilized for further app development, for example embedded carbon calculators which can calculate how much carbon can be saved in reusing e.g. a steel beam.

CRREDM Report and Transitional Risk: Science Based Decarbonising of the EU Commercial Real Estate Sector

Dr. Jens Hirsch, Head of Research, IÖ Institute for Real Estate Economics GmbH

Science based Decarbonising of the EU commercial Real Estate Economics – Carbon Risk Real Estate Monitor (CRREM)

Jens spoke about the Carbon Risk Real Estate Monitor (CRREM), an EU funded project aiming to generate scientifically sound method to strengthen, policy, regulation and asset management towards decarbonizing the EU commercial real estate sector.

CRREM's objectives:
- Transparency by target setting: breaking down global GHG emission targets consisting with Paris targets to the property level
- Reduce stranding risks: Enabling investors to identify Paris-proof assets and decarbonize their portfolios

CRREM are focusing on the transition risks facing properties, and use the CRREM tool to estimate when a specific building (e.g. office or hotel) in a specific European country is expected to become stranded under different decarbonization targets, costs of retrofits necessary to meet targets, carbon costs, asset level, portfolio etc. The model results are fed by user input on property characteristics (e.g. location, year of construction, energetic characteristics, occupancy, energy consumption) and user assumptions (e.g. discounting, carbon price, energy prices, abatement costs). It is an attempt to use a reliable scientific method to guide policy makers and to strengthen regulation towards decarbonizing the real estate sector.
Members and guests of the Council

Rachel Allen, Urban Land Institute – Europe
Marianne Bigum, Ramboll
Daniel Chang, Hines-Europe
Stephan Deurer, ECO OFFICE GmbH & Co. KG
Alexander Egholm Møller, Ramboll
Mathieu Elshout, PGGM Investments
Duygu Erten, TURKECO
Elisabeth Hermann Frederiksen, NREP
Jens Hirsch, IIO - Institut für Immobilienökonomie
Alexandre Huyghe, Re-Vive
Signe Kongebro, Henning Larsen
Nehla Krir, AXA Investment Managers – Real Assets
Maximilian Kufer, AXA IM – Real Assets

James Lai, CallisonRTKL-UK
Mette Lassesen, Ramboll
Monika Laudencka-Sobik, Benoy
Lykke Leonardsen, City of Copenhagen
Aleksandra Njagulj, CBRE Global Investors
Ioannis Orfanos, Arbitrage Real Estate
Rikke Bjerregaard Orre, Ramboll
James Pennington, Europa Capital Partners LLP
Maaike Perenboom, Synchroon
Baptiste Roche, Bouygues Immobilier
Robert Thompson, Green Generation
David Thomson, Hibernia REIT plc
Pablo van den Bosch, Madaster Foundation

About ULI Europe

The Urban Land Institute is a global, member-driven organization comprising more than 40,000 real estate and urban development professionals in 76 countries dedicated to advancing the Institute’s mission of providing leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. In Europe, we have over 3,500 members.

European Councils are forums for industry leaders to meet, exchange ideas, share best practices and foster thought leadership in their specific sector of the real estate market. Consisting of a genuinely international membership, the councils provide a unique platform to learn from peers in the same sector who are operating in different geographical markets, as well as help shape the future of pan-European real estate.

Join us today

The success of ULI’s Product Councils relies on the active participation of our senior executive full members. If you would like to share your expertise and be involved in shaping the future of real estate in Europe, please contact the relevant Chair or Louisa Batts at louisa.batts@uli.org for information on applying to join a Council.

https://europe.uli.org/join