BUILT ENVIRONMENT

MARKET EXPLORATION STUDY
Introduction
- Project team
- Project evolution
- Project brief

IHRB’s “Dignity by Design” Initiative
- The initiative
- The Framework for Dignity in the Built Environment

Built environment country deep dives
- India, Canada, Czech Republic, Ukraine, Germany

Recommendations
- Communicating IHRB’s work to BE actors
- Strengthening collaboration between actors
- Building future plan for pilot projects
STAGE 1
Finalization of Target Countries

STAGE 2
Ecosystem Mapping with actors, challenges and opportunities

STAGE 3
Connecting with stakeholders
STAGE 4
Collation of insights from primary and secondary research

STAGE 5
Recommendations to IHRB Built Environment Programme

And still going strong!
OUR PROJECT IN BRIEF

GOALS

- Formulate communication of IHRB’s work to actors
- Strengthen collaboration between actors
- Build future plan for pilot projects

5 Countries targeted
105 Stakeholders contacted
18 Opportunities identified
∞ Articles read
IHRB’S BUILT ENVIRONMENT “DIGNITY BY DESIGN” PROJECT
How and what we build impacts our existence on two levels

➔ our ability to lead **healthy, fulfilling lives**

➔ global scale issues such as **inequality, migration, gender, climate change and technology**

The “Framework for Dignity in the Built Environment” seeks to advance ...

➔ ... social outcome sensitive **decision-making,**

➔ ... effective interaction between built environment **stakeholders** ...

➔ ... throughout the **build environment lifecycle**
As a practical tool the “Framework for Dignity in the Built Environment” provides

- Guiding questions
- References to international human rights standards
- Illustrative examples

**LAND**

**HIGH-LEVEL VISION SNAPSHOT:**
- No one is forcibly evicted from their home, in accordance with international standards.
- Land acquisition is carried out with meaningful consultation and following due process.
- Indigenous and cultural rights are protected.

**GUIDING QUESTIONS**
Note: These are guiding questions intended to inform decision making that is provided in favour dignity, managing risks, and maximizing opportunities. They aim to be globally applicable and locally adapted.

**INTERNATIONAL STANDARDS AND TOOLS**

**STORIES AND ILLUSTRATIVE EXAMPLES**
Examples from all actors welcome: civil society, business, government and beyond.

**DESIGN**

**HIGH-LEVEL VISION SNAPSHOT**
- The built environment expands inclusion and accessibility, regardless of age, ability, race, gender and other factors
- The built environment has a positive impact on physical and mental health.
- Design seeks to open rather than close space for the realisation of all human rights and the protection of human dignity.
- Materials are selected and sourced responsibly, with regard to their social and environmental impacts.

**GUIDING QUESTIONS**
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**INTERNATIONAL STANDARDS AND TOOLS**

**STORIES AND ILLUSTRATIVE EXAMPLES**
Examples from all actors welcome: civil society, business, government and beyond.
COUNTRY DEEP DIVES
India

Statistics
Capital: New Delhi
Population: 1.39 billion
Urban Population: 473 million

Germany

Statistics
Capital: Berlin
Population: 83 millions
Urban Population: 64 millions

Ukraine

Statistics
Capital: Kyiv
Population: 41 millions
Urban Population: 29 millions

Canada

Statistics
Capital: Ottawa
Population: 38 millions
Urban Population: 30 millions

Czech Republic

Statistics
Capital: Prague
Population: 11 millions
Urban Population: 8 millions
India

Statistics

Capital: New Delhi
Population: 1.39 billion
Urban Population: 473 million
ECOSYSTEM OVERVIEW

**Unique characteristic**

- **Growth and Development**
  - Growing population, especially youth – more urbanization & migration
  - High GDP growth, positive investment trends, rising urban middle class
  - Developing nation – complex archaic systems with inherent dynamicity

- **Diversity**
  - Huge diversity in population and topography leading to different needs
  - Challenges exist like different working styles, cultural biases, inequitable distribution of wealth, tangible measurement of wellbeing
  - Local communities must be involved for successful implementation

- **Knowledge and Technology**
  - Vast traditional knowledge exists like natural construction resources
  - People have an inherent proclivity for innovation, even in limited means (jugaad), skilling in ICT upcoming, thus, maintaining balance is necessary

- **Rules and Regulations**
  - With limited resources and increasing demand, sustainability (including environment) laws have been adopted by enforcement agencies
  - Legal structures to promote/enforce quick action (or penalty) for ESG absent, giving rise to slow administration/corrupt practices
Governments, Planners and Designers are among the most important actors and have influencing power over other stakeholders.
HUMAN RIGHTS CHALLENGES AND OPPORTUNITIES

1. Land
- Regulatory bylaws differ with states or municipalities
- Upcoming cities as hubs for employment and infrastructure

2. Planning and Finance
- Unequal wealth distribution in states and local regions
- No permanent municipal department focusing on ESG
- Traditional knowledge ('Vaastu'), local resilient materials and cultural heritage
- City master plans in government initiatives capture issues

3. Design
- Contextual scope and power distribution in design projects
- Upcoming sustainable solutions by individual firms focused on collaborative learning

4. Construction
- Awareness and planning of local topography needs and population forecasts
- Boosting allied sectors and increase employment

5. Management and Use
- Actors working in silos, people participation
- No publishing of status reports on current projects
- Digitalization improving awareness of technology use
- Pandemic to highlight need of basic social infrastructure

6. Demolition and Redevelopment
- Systemic issues - low progress, corruption
- More local startups, civil societies, institutions, national level competitions

Outreach message should be designed according to each actor and their role in the cycle;
Leveraging reputed public organisations and common connections is critical in the Indian context
Canada

Statistics
Capital: Ottawa
Population: 38 millions
Urban Population: 30 millions
ECOSYSTEM OVERVIEW

Unique characteristic

Progressive Development

Inclusion and Diversity

Interest in sustainable built environment

Complex Regional Differences

What it means for us?

- Urbanized regions – growing hubs, industries, public spaces (3% GDP)
- Developed nation – existing infrastructure, guidelines & processes in place
- Relatively young built environment - average age of non-residential capital stock around 65 years

- Huge diversity in population (especially immigrants – 400k target in 2021) and topography leading to different needs and wants
- Increasing focus on inclusion of different inhabiting communities in cities
- Construction industry jobs - traditionally underrepresented groups such as women, Indigenous Canadians and immigrants (“new Canadians”)

- Multiple players working towards collaborative sustainable solutions on social issues across the built environment actors/lifecycle stages
- Large number of revitalization/redevelopment projects in pipeline

- Varying awareness and sensitivity towards social issues in built environment among provinces, deriving from historical ruling governments
- Presence of regional planners, designers and civil service societies
## ACTORS IN BUILT ENVIRONMENT

### OWNERS
- Local governments and Municipalities
- Small and big private players

### PLANNERS AND GOVERNMENTS
1. WSP
2. IBI Group
3. Urban Strategies Inc
4. Fostern
5. Lett Architects
6. Chamberlain Architects
7. The Integrated Project Delivery Alliance
8. CoolEarth Architecture
9. Public Work
10. Henning Larsen Architects
11. BIG
12. Workshop Architecture
13. Lynne Werker Architect
14. Donald Luxton & Associates

Local projects/firms


Social Infrastructure and the Role Architects Play

### ARCHITECTS AND DESIGNERS
1. Federation of Canadian municipalities - Big City Mayors' Caucus, The Urban Project
2. Institute on Municipal Finance and Governance
3. Canada Mortgage and Housing Corporation
4. Toronto Housing
5. Ontario Professional Planners Institute (OPPI)
6. Ministry of Municipal Affairs and Housing
7. Canadian Institute of Planners (CIP)
8. Infrastructure Canada (Green and Inclusive Community Buildings)
9. Homeless hub
10. Canada Green Building Council

### CONSTRUCTION PLAYERS
1. Buy Social Canada
2. The Canadian Centre for Housing Technologies
3. Cahdeo
4. New Commons Development
5. Modular Building Institute
6. Calgary Construction Association
7. Vancouver Island Construction Association
8. PCL Constructors Westcoast Inc
9. Windmill Developments
10. Chandos Construction
11. AES Engineering
12. Impact Construction
13. Construct
14. EMBERS Staffing
15. Daniel Corporation

### INVESTORS
1. Community Foundations of Canada
2. HPC Housing Investment Corporation
3. TD Bank Group
4. McConnell Foundation
5. Strategic Innovation Fund (govt)
6. Urban Innovations Fund – VC for entrepreneurs working on cities
7. Community Housing Transformation Centre

### USERS, COMMUNITY, WORKERS
1. Canadian Urban Institute
2. GLOBE
3. Sustainable Buildings Canada
4. Evergreen
5. Housing Partnership Canada
6. Women Building Futures
7. Think tanks
   - Future Cities Canada
   - New Cities
   - Maytree
   - Green Buildings
   - Maison de l'innovation sociale
8. Academicians/Universities
   - Community Housing Canada
   - Centre for Urban Research and Education
   - University of Toronto
   - Vancouver Island University
   - Simon Fraser University
   - Fanshawe GIS and urban planning
   - McGill University

Regional and municipal planners, community user groups with large number of member organisations must be leveraged
HUMAN RIGHTS CHALLENGES AND OPPORTUNITIES

1. Land
- Regional differences in the availability and use of land
- Regulations exist regarding indigenous people and their land in the Canadian policies

2. Planning and Finance
- Regional differences in sensitivity towards social issues in BE
- At the municipal level, often a lack of practical tools for staff to implement social procurement.
- Federal government stirs considerable attention and funds towards sustainability in the built environment
- Existing collaborative systems within regions
- Diverse populations and minorities well represented in government positions

3. Design
- Still very few B-certified companies in the design and architecture sector in Canada
- Upcoming sustainable solutions by individual firms focused on collaborative learning

4. Construction
- Decision-making positions in the construction sector are white-male-dominated
- Construction industry well paid relative to other countries

5. Management and Use
- Housing: Owners have no incentive to focus on ecological sustainability as building operating costs are paid by tenants
- Increasing focus on inclusion in existing projects
- Digitalization improving awareness of technology use
- Pandemic to highlight need of basic social infrastructure

6. Demolition and Redevelopment
- Rural areas have less sensitivity to densify and utilize available land for development projects
- Large number of redevelopment projects ongoing in densely populated urban areas

Reach out to project starters and associations who influence large number of partners in Built Environment, in particular municipalities and cities, being closest to their communities, are interesting, potential partners.
Ukraine

Statistics

Capital: Kyiv
Population: 41 millions
Urban Population: 29 millions
ECOSYSTEM OVERVIEW

**Unique characteristic**

- Rapid development of grassroots initiatives
- Lack of governance and ownership in built environment
- Interest in sustainable built environment
- Huge gap between main cities and the rest

**What it means for us?**

- Countless opportunities to get involved with local NGOs, initiatives or individuals who promote sustainable building which holds human rights accountable
- New need for more structured approach in order to bring all projects into an execution (many projects do not pass the planning stage due to internal conflicts, lack of financing or unsupportive government)
- At this point, there is no way the change would be driven by government - there is no external pressure (e.g. EU) or capacities to address human rights issues.
- There is a huge public interest in renovations and preserving old buildings. Unfortunately, those movements do not get proper support and many buildings are being demolished despite public disagreement
- Many young entrepreneurs, architects and designers show interest in renovations with social impact
- This topic is only starting to become popular and important, thus, people are seeking cooperation/partnerships with already experienced individuals/companies, in order to get the know-how into the country
- Main cities are being the core drivers for change in all industries. Small cities, towns and villages, however, are left behind and now are facing extreme issues like lack of proper housing, social insecurity and raise of criminality
- Local governments and communities need guidance on how to develop in a decentralized manner and how to address human rights issues
Grassroots initiatives are the core driver in the responsible BE since there is no regulatory or massive social pressure to implement any additional policies.
HUMAN RIGHTS CHALLENGES AND OPPORTUNITIES

1. Land
- Land acquisition is often not transparent, oligarchy has a big influence on that
- There are many opportunities for renovations that do not require a complex land acquisition process

2. Planning and Finance
- Extremely profit-oriented industry, all projects have to be proven to be financially beneficial for owners/investors
- Often projects get stuck in a planning phase due to lack of finance
- For Grassroots initiatives, many projects are planned by people not related to the BE environment, bringing a new perspective and private investments from other sectors

3. Design
- The wider community is not involved into a designing process
- Low level of integration of sustainability and human rights in design
- Raising awareness and know-how from the west regarding the need of designing with purpose

4. Construction
- Workers’ rights violations such as no social security, low wages, no personal protection at the construction site
- Inclusivity is being talked a lot about, focus on inclusivity from the very beginning of the project

5. Management and Use
- Lack of strong ownership brings along absence of building maintenance and disrespect of local communities’ rights
- More and more often, local communities take over this aspect and manage to solve the issue themselves

6. Demolition and Redevelopment
- Many cases of illegal demolition despite social disagreement
- Many abandoned building, that are being mapped and are easily acquired
- Interest in redeveloping modernist buildings

In this context, the main touchpoints are engaged local communities/NGOs and private players that are active in grassroots initiatives.
Czech Republic

Statistics

Capital: Prague
Population: 11 millions
Urban Population: 8 millions
ECOSYSTEM OVERVIEW

**Unique characteristic**

- Underdeveloped Urban Planning

- Cities are facing a housing affordability gap

- Focus on Sustainable Construction

- Suburbanised country

**What it means for us?**

- Trust and effort put into urban planning grows, however extremely slowly. Mostly it is justified by communist-caused trauma of central planning - now local communities do not see urban planning as something good or necessary.

- The cost, quality and affordability of housing are major concerns. In Prague only 30% of residents consider it easy to find good housing at reasonable prices, compared with 65% in Ostrava. Demand is high in Prague, where the average price per square metre of an apartment was 30% greater than in Brno in 2016 (OECD).

- A key problem with housing is physical deterioration of housing estates. Physical obsolescence relates not only to buildings (low energy efficiency, poor technical quality, etc.), but also to neglected public spaces.

- EU legislation, energy savings and cost-cutting are main drivers for sustainable construction approaches.

- Human right aspect is not at all explicitly discussed, nor in official documents neither by media or public.

- Cities of more than 100 000 inhabitants (Prague, Brno, Ostrava, Plzeň, Liberec and Olomouc) host 22% of the total population and occupy only 1.6% of the territory (CZSO, 2016).

- By the OECD regional typology, the Czech Republic is among the least urbanised countries in the OECD, with one-quarter of the population living in predominantly urban regions.

- More than half the Czech population live in intermediate regions.
Government supports the Built Environment more and more, however the main driver of change is a bunch of local initiatives/architects/construction companies.
HUMAN RIGHTS CHALLENGES AND OPPORTUNITIES

1. Land
- Acquiring the construction permit can take up to 5-7 years
- New legislation in development to make the process faster

2. Planning and Finance
- National Funds Available for supporting sustainable construction
- Many initiatives regarding public spaces give communities a chance to speak up and take part in the decision-making process
- Poor urban planning
- Public investment is lacking while the length of the approval process becomes longer every year in the Czech Republic.

3. Design
- Digitalization takes over design processes, helping designers and developers to be more efficient
- Most of designers are currently pushed towards taking use and human rights into account
- Inclusivity is an issue for an older building stock, which is widely spread across the country
- Usage of sustainable materials is still not so widespread

4. Construction
- Biggest players on the market are raising concerns about all 3 pillars of sustainability in their operations
- Lack of workers fills the industry with migrant workers (primarily ukrainians, slovak, russian), whose rights are often violated

5. Management and Use
- Local communities often behave responsibly and take ownership of living conditions and usage of services compliant with human rights
- Prague: issues with affordable housing
- Fragmentation and uneven size of each borough makes citywide policy coordination (in the form of master plans or frameworks) difficult.

6. Demolition and Redevelopment
- Emphasis on preserving historical buildings
- Energy inefficiency of many buildings due to lack of renovation

For the past 5 years all the challenges have been addressed on a wide national level with Prague leading the BE redevelopment movement.
Germany (Deutschland)

Statistics

Capital: Berlin
Population: 83 mio
Urban Population: 64 mio
ECOSYSTEM OVERVIEW

**Unique characteristic**

- Solid legal basis
- Business world dynamics
- Interest in sustainability in the built environment
- Complex interaction between federation, federal states and municipalities

**What it means for us?**

- **Developed nation** – existing infrastructure, guidelines & processes in place
- **Urbanized** regions – overall ¾ of the population lives in urban areas

- In Germany, there is an *extensive and influential association landscape* with many sector and profession specific associations but also interdisciplinary ones
- Sector and profession specific associations are *important policy influencers* in representation of their members but also have important role in creating awareness and legitimacy for issues and initiative among companies
- The country has a *strong SME landscape*, also in the built environment related sectors, that is also well participating in public-private partnerships on construction projects

- **Public as well a private players** working towards collaborative sustainable solutions on ecological issues across the built environment lifecycle stages
- **Sensitivity for social sustainability** of the built environment driven by the demand from public development requirements

- Responsibility for certain areas varies between the Federation and the federal states, which leads to *regional differences in guidelines and policies*. 
The culture of associations and federations in Germany is strong, so individual actors in BE can be effectively reached through their respective associations, and the initiatives that IHRB wants to communicate gain more legitimacy through the endorsement of a respective association, federation.
1. Land
- The strong usage competition for buildable land creates scarce and costly private availability of land and in further consequence affordable housing.
- Densification projects in urban areas promote the responsible use of buildable land.

2. Planning and Finance
- Regional differences in BE related policies.
- Federation and federal states are committed to sustainability initiatives based on SDG, urban agenda and climate goals.
- Many exemplary initiatives on socially and ecologically sustainable building projects with interdisciplinary expert collaboration and community participation.

3. Design
- Sensitivity for social impact possibilities and responsibilities among planners and architects.

4. Construction
- Ambitious building standards pose a challenge to the financial feasibility of both private and public building projects.
- High construction standards for construction quality and materials used that benefits ecological sustainability.

5. Management and Use
- Increased interest of public institutions to create inclusive multi-purpose and multi-use buildings.

6. Demolition and Redevelopment
- Power struggle between private investors/developers and the public sector to include considerations of the common good and social benefit in re-development projects.
- Large number of redevelopment projects ongoing in densely populated urban areas.

The public sector as a building developer could be a very interesting facilitator to promote dignity in the built environment among other built environment actors: it has a major role model function for the private sector and, through the procurement criteria for projects, can also demand standards for socially sustainable action from private-sector participants and initiate a change in their work approaches.
RECOMMENDATIONS
RECOMMENDATIONS

RESEARCH ON INDIVIDUAL COUNTRY

Individual Country Reports based on insights derived from primary and secondary research

GOALS

FORMULATE COMMUNICATION OF IHRB’S WORK TO ACTORS

STRENGTHEN COLLABORATION BETWEEN ACTORS

BUILD FUTURE PLAN FOR PILOT PROJECTS
**GOAL 1**

**KEY ACTION 1**
Preparing a Communication template for the programme

**Introduction of IHRB and the BE Framework**
- Relevance of human rights in built environment
- Development of the framework

**Guidelines for the framework**
- Step by step guide on how to use
- Common FAQs
- Call to action

**KEY ACTION 2**
Listing down BE connections in each country

**Identification of interesting actors in the BE**
- Detailed list of relevant actors including contact details & short description

**Framework of outreach message**
- Suggestions for country- and actor- specific outreach messages
**RECOMMENDATIONS | GOAL 2**

**KEY ACTION 1**
Selecting *relevant conferences and events*

**Potential Conferences and Events**
- List of regular conferences/events for IHRB to engage with in each country

**KEY ACTION 2**
Getting started on planning *event participation* *

**Interesting event organizers**
- Refer to the list of actors created to reach out
- Consult the recommendations on how to reach out in each country

**Format and content of event participation**
- Who is speaking on behalf of the initiative?
- Formalization of audience engagement
- Usage of video and/or visual material in pipeline

* Future Scope
RECOMMENDATIONS | GOAL 3

GOALS

BUILD FUTURE PLAN FOR PILOT PROJECTS

KEY ACTION 1
Framing a business case for potential partners

Summarizing case for businesses
- Why include human rights considerations into built environment businesses?
- Detailed insights on feasibility, justification, need (drivers and impact) and recommendations

KEY ACTION 2
Gathering opportunities for partnership

Potential pilot project partners
- List of interesting potential partners for the 5 countries

Connect with interesting partners
- Contacted relevant partners in individual countries
- Shared IHRB’s perspective and interest in cooperation
THANK YOU