BUILT ENVIRONMENT

MARKET EXPLORATION STUDY

IHRB
Institute for Human Rights and Business

CEMS
THE GLOBAL ALLIANCE IN MANAGEMENT EDUCATION

CONTENTS

Introduction
- Project team
- Project evolution
- Project brief

IHRB's "Dignity by Design" Initiative
- The initiative
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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

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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
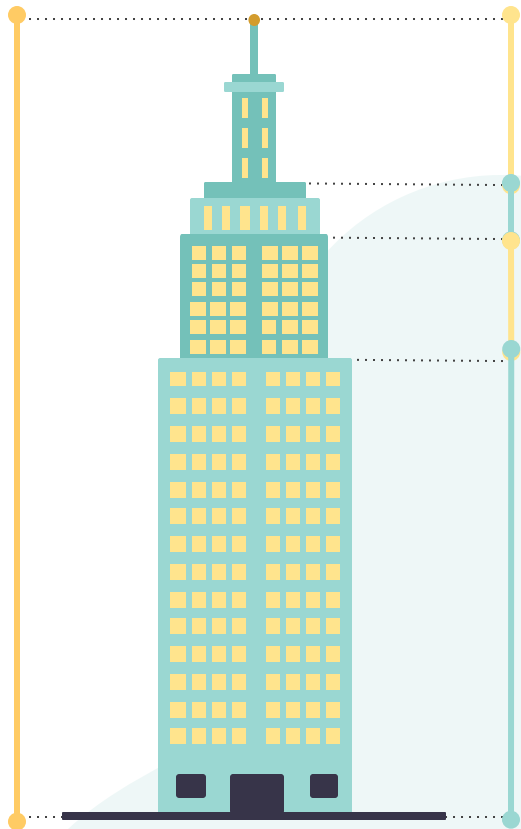
And still going strong!

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**

Leverage Across the Built Environment
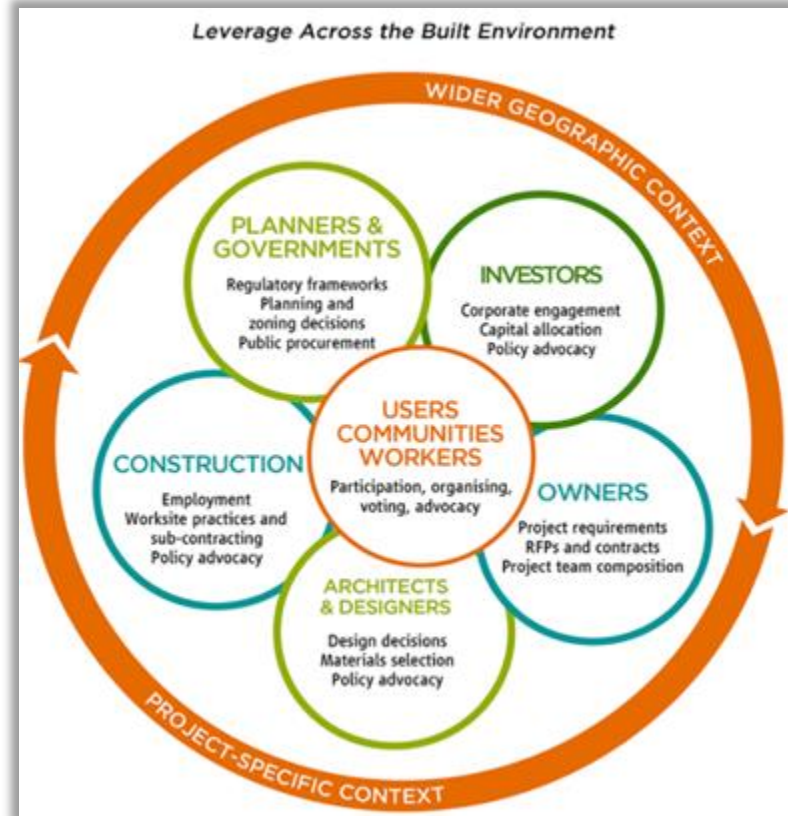
The Built Environment Lifecycle

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.

HIGH-LEVEL VISION	GUIDING QUESTIONS Note: These are guiding questions intended to inform decision-making that is grounded in human dignity: managing risks, and maximizing opportunity. They aim to be globally-applicable and locally adaptable.	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

HIGH-LEVEL VISION	GUIDING QUESTIONS Note: These are guiding questions intended to inform decision-making that is grounded in human dignity: managing risks, and maximizing opportunity. They aim to be globally-applicable and locally adaptable.	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

INDIA

Canada

Statistics

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

CANADA

Germany

Statistics

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

GERMANY

Czech Republic

Statistics

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

CZECH REPUBLIC

Ukraine

Statistics

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

UKRAINE

INDIA
States and Union Territories

AFGHANISTAN
TAJIKISTAN
PAKISTAN
CHINA (TIBET)
NEPAL
BHUTAN
BANGLADESH
MYANMAR (BURMA)
SRI LANKA

LADAKH
Leh
JAMMU & KASHMIR
Srinagar
Jammu
HIMACHAL PRADESH
Shimla
PUNJAB
Chandigarh
Dehradun
UTTARAKHAND
HARYANA
DELHI — New Delhi
RAJASTHAN
Jaipur
UTTAR PRADESH
Lucknow
SIKKIM
Gangtok
ARUNACHAL PRADESH
Itanagar
ASSAM
Dispur
NAGALAND
Kohima
MEGHALAYA
Shillong
Imphal
MANIPUR
BIHAR
Patna
Agartala
TRIPURA
Aizawl
MIZORAM
Gandhinagar
GUJARAT
Bhopal
MADHYA PRADESH
JHARKHAND
Ranchi
WEST BENGAL
Kolkata
Raipur
CHHATTISGARH
Daman
DAMAN & DIU
Silvassa
DADRA & NAGAR HAVELI
MAHARASHTRA
Mumbai
ODISHA
Bhubaneswar
BAY OF BENGAL
TELANGANA
Hyderabad
Amaravati
Yanam (Puducherry)
Panaji
GOA
ANDHRA PRADESH
KARNATAKA
Bengaluru
Chennai
ANDAMAN & NICOBAR ISLANDS (INDIA)
Port Blair
Mahe (Puducherry)
PUDUCHERRY
KERALA
TAMIL NADU
Karaikal (Puducherry)
Kavaratti
LAKSHADWEEP (INDIA)
Thiruvananthapuram
ARABIAN SEA
Palk Strait
INDIAN OCEAN

Legend:
- International Boundary
- State/UT Boundary
- □ Country Capital
- • State/UT Capital

Map not to Scale
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India

Statistics

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

Unique characteristic	What it means for us?
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**

ACTORS IN BUILT ENVIRONMENT

OWNERS

- Local Governments and Municipalities
- Construction Companies

PLANNERS AND GOVERNMENTS

- MoHU & MoUD (Smart Cities Mission, PMAY, Atal Mission for Rejuvenation & Urban Transformation (AMRUT))
- Individual Smart City Co (Surat, Vadodara, Bhopal)
- Niti aayog
- Indian Urban Space foundation
- Housing Development Finance Corporation
- National Institute of Public Finance and Policy
- Central Public Works Dept.
- National Institute of Urban Affairs (NIUA)
- Town and Country Planning Organization
- Software Tech Parks of India
- HUDCO- Housing and Urban Development Corporation Ltd
- Real Estate Regulatory Authority

ARCHITECTS AND DESIGNERS

- Council of Architecture
- INDE design
- Administrative Staff College of India
- Women Architects Forum - Madhavi Desai
- Maya Praxis
- GPM
- S+PS Architecture - Pinkish Shah and Shilpa Gore-Shah
- BK Thati & Associates (known contact)

CONSTRUCTION PLAYERS

- LTT, DLF, Tata Projects, Godrej Properties, Emmar-MGF, Unitech
- Construction Quality and Rating Agency
- Green Rating for Integrated Habitat Assessment (GRIHA)
- Leadership in Energy and Environment Design (LEED)
- Indian Green Building Council rating
- Housing and Land Rights Network

Read: Workers rights, Green building rating

INVESTORS

- Municipal bonds, Value Capture Financing
- Private players (eg: Finstep Asia, Massive Fund, Aspada, Asha Impact, Acumen, SenRa)
- Large govt banks – State Bank of India, Punjab National Bank, Canara bank

USERS, COMMUNITY, WORKERS

- TERI School of advanced studies
- School of Planning and Architecture
- Institute for Social Sciences
- Anant National University
- Indian Institute for Human Settlements
- Institute of town planners
- Centre for Urban Studies, Indian Institute of Public Administration
- SHAKTI foundation, ICICI Rural Self Employment Training Institute, Shelter Associates, Mai bhi Dilli
- Centre for Urban and Regional Excellence (CURE India), Janaagraha (NGO), Housing and Land Rights Network, Habitat for Humanity India

Governments, Planners and Designers are among the most important actor and have influencing power over other stakeholders

6. Demolition and Redevelopment

- Systemic issues - low progress, corruption
- **More local startups, civil societies, institutions, national level competitions**

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

4. Construction

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

DIGNITY by DESIGN

01 LAND
02 PLANNING & FINANCE
03 DESIGN
04 CONSTRUCTION
05 MANAGEMENT & USE
06 DEMOLITION & REDEVELOPMENT

Accountability · Participation · Non-discrimination · Transparency

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

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
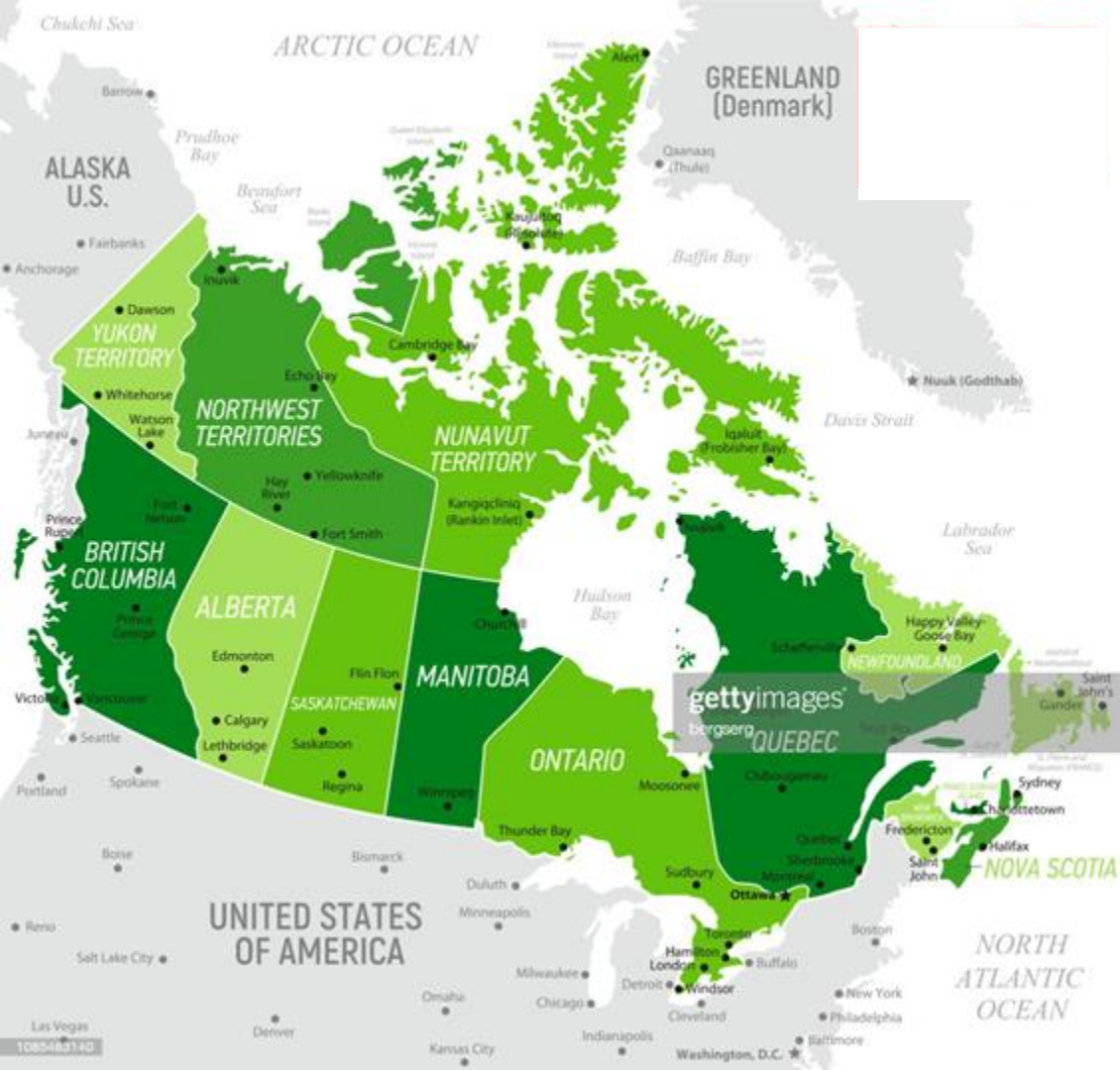
Canada

Statistics

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

Unique characteristic	What it means for us?
Progressive Development	• **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
Inclusion and Diversity	• 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)
Interest in sustainable built environment	• **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
Complex Regional Differences	• **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
1. Local governments and Municipalities
2. Small and big private players

PLANNERS AND GOVERNMENTS
1. WSP
2. IBI Group
3. Urban Strategies Inc
4. Fotenn
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
[1] [2] [3] [4] [5] [6]

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. Cahdco
4. New Commons Development
5. Modular Building Institute
6. Calgary Construction Association
7. Vancouver Island Construction Association Building Up
8. Vancouver Island Construction Association Building Up
9. PCL Constructors Westcoast Inc
10. Windmill Developments
11. Chandos Construction
12. AES Engineering
13. Impact Construction
14. Construct
15. EMBERS Staffing
16. 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 Parnership Canada
6. Women Building Futures
7. Think tanks
   a. Future Cities Canada
   b. New Cities
   c. Maytree
   d. Green Buildings
   e. Maison de l'innovation sociale
8. Academicians/Universities
   a. Community Housing Canada
   b. Centre for Urban Research and Education
   c. University of Toronto
   d. Vancouver Island University
   e. Simon Frazer University
   f. Fanshawe GIS and urban planning
   g. McGill University

Regional and municipal planners, community user groups with large number of member organisations must be leveraged

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

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

4. Construction

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

01 LAND

06 DEMOLITION & REDEVELOPMENT

02 PLANNING & FINANCE

05 MANAGEMENT & USE

03 DESIGN

04 CONSTRUCTION

DIGNITY by DESIGN

Accountability

Participation

Transparency

Non-discrimination

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

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

Unique characteristic

What it means for us?

Rapid development of grassroots initiatives

- 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)

Lack of governance and ownership in built environment

- 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 d**emolished despite public disagreement**

Interest in sustainable built environment

- 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

Huge gap between main cities and the rest

- **Main cities** are being the **core drivers for change** in all industries. **Small cities**, towns and villages, however, are l**eft 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 adress human rights isssues

ACTORS IN BUILT ENVIRONMENT

OWNERS

- Local Governments and Municipalities
- Construction Companies
- Local Governments and Municipalities
- Construction Companies
- International Construction Companies
- Active House Ukraine
- Teple Misto
- Danfoss Ukraine

PLANNERS AND GOVERNMENTS

- Ministry of Regional Development, Construction and Housing of Ukraine
- Ukrainian Institute of National Memory
- Kyiv City State Administration

ARCHITECTS AND DESIGNERS

- Balbek Bureau
- CS

CONSTRUCTION PLAYERS

- KyivMiskBud
- Riel
- TrestZhylBud-1
- Comfort Life
- Integral Bud
- Novbud
- DELTA Ukraine
- KAN Development
- DIM
- CityConsult Development
- Geos
- Edelburg Development
- ABC
- KSM-Group
- Park House Invest

INVESTORS

- Municipal bonds, Value Capture Financing
- Private investments from interested shareholders
- Municipal bonds, Value Capture Financing
- Private investments from interested shareholders
- Fedoriv Agency
- DELTA Ukraine

USERS, COMMUNITY, WORKERS

- Local communities and activists
- Renovation Map Initiative

Grassroots initiatives are the core driver in the responsible BE since there is no regulatory or massive social pressure to implement any additional policies.

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

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

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

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

Central diagram labels:
01 LAND
02 PLANNING & FINANCE
03 DESIGN
04 CONSTRUCTION
05 MANAGEMENT & USE
06 DEMOLITION & REDEVELOPMENT
DIGNITY by DESIGN
Accountability, Participation, Non-discrimination, Transparency

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

Unique characteristic	**What it means for us?**
Underdeveloped Urban Planning	• 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
Cities are facing a housing affordability gap	• 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.
Focus on Sustainable Construction	• 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
Suburbanised country	• 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.

ACTORS IN BUILT ENVIRONMENT

OWNERS

1. Local Governments and Municipalities
2. Construction Companies
3. "Green Cities" initiative
4. Bulk of different projects leading to various players - designboom.com
5. West8
6. Benthem Crouwel

PLANNERS AND GOVERNMENTS

1. Eva Jiricna - czech/british influential architekt, involved in in "Ostravsky Mrakodrap"
2. Adaptive Reuse architecture in CZ

ARCHITECTS AND DESIGNERS

1. State Environmental Fund of the Czech Republic
2. Developer - Hochtief
3. SOA studio
4. RO_aR studio
5. Transat Architects
6. EA Architekti
7. KOGAA Studio
8. Atelier Hoffman
9. ORA young archi studio
10. CHYBIK-KRISTOF Studio

CONSTRUCTION PLAYERS

1. Skanska
2. Metrostav
3. Strabag
4. Eurovia
5. WEBER - part of Saint Gobain - Milos Hutnik (representative)
6. Ecotrend - environmental consultancy - Lubos Nobilis
7. Wachal a.s. (family business/reconstruction)
8. Brex - part of Valbek EU, engaging in renovation a lot
9. TZUS (certification agency)
10. Saint Gobain - worldwide construction company
11. IDOM

INVESTORS

1. National Plan of Investment into Development
2. Private investors
3. Czechinvest - agency that helps to find foreign/local investors in the Czech Republic

USERS, COMMUNITY, WORKERS

1. Czech Technical University
2. Regional Municipalities

Government supports the Built Environment more and more, however the main driver of change is a bunch of local initiatives/architects/construction companies

6. Demolition and Redevelopment

- Emphasis on preserving historical buildings
- Energy inefficiency of many buildings due to lack of renovation

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.

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

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

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

Unique characteristic	What it means for us?

Solid legal basis

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

Business world dynamics

- 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

Interest in sustainability in the built environment

- **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 d**riven by the demand from public development requirements**

Complex interaction between federation, federal states and municipalities

- Responsibility for certain areas varies between the Federation and the federal states, which leads to **regional differences in guidelines and policies**.

ACTORS IN BUILT ENVIRONMENT

OWNERS

- Local Governments and Municipalities
- Federal Association Of Independent Real Estate And Housing Companies (Bfw)
- Federal Association Of German Housing And Real Estate Companies (Gdw)
- Association Of Private Building Societies
- Deutsche Wohnen

PLANNERS AND GOVERNMENTS

National governements
- Federal Ministry Of The Interior, Building And Community (BMI)
- Federal Office For Building And Regional Planning (BBR)
- Federal Institute For Research On Building, Urban Affairs And Spatial Development (BBSR)

Regional & municipal governments
- German Association Of Towns And Municipalities (DstGB)
- German Association Of Cities (DST´)
- Association For City, Regional And State Planning (SRL)

ARCHITECTS AND DESIGNERS

- Association Of German Architects (BDA)
- Association Of German Architects And Engineers Associations (DAI)

CONSTRUCTION PLAYERS

- Germany Green Building Council (DGNB)
- Central Association Of The German Building Industry

INVESTORS

- Municipal and statal bonds
- Federal institutions
- Private players such as Bauwert AG Garbe Immobilien Projekte LEG Immobilien AG CONSUS AG

USERS, COMMUNITY, WORKERS

- Federal Foundation Of Baukultur
- German Association For Housing, Urban Development And Spatial Planning
- German Tenants' Association E. V. (DMB)
- Federal Association for Housing and Urban Development (vhw)
- Schader Stiftung
- Industrial Union for Building, Agriculture and the Environment (IG BAU)
- URBACT Germany&Austria
- Academy for Territorial Development in the Leibniz Association (ARL)

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.

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

5. Management and Use

- Increased interest of public institutions to create inclusive multi-purpose and multi-use buildings

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

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

01 LAND
02 PLANNING & FINANCE
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04 CONSTRUCTION
05 MANAGEMENT & USE
06 DEMOLITION & REDEVELOPMENT

Accountability · Participation · Transparency · Non-discrimination

DIGNITY by DESIGN

The public sector as a building developer could be a very interesting facilitator to promote dignity in the built environments 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.
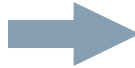
RECOMMENDATIONS

RESEARCH ON INDIVIDUAL COUNTRY

GOALS

Report
on
Built Environment
in
India

Made by
Built Environment Team
Institute of Human Rights and Business
July 2021

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

FORMULATE COMMUNICATION OF IHRB'S WORK TO ACTORS

STRENGTHEN COLLABORATION BETWEEN ACTORS

BUILD FUTURE PLAN FOR PILOT PROJECTS

GOALS

FORMULATE COMMUNICATION OF IHRB'S WORK TO ACTORS

KEY ACTION 1

Preparing a *Communication template* for the programme

KEY ACTION 2

Listing down *BE connections* in each country

01

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

02

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

03

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

04

Framework of outreach message
- Suggestions for country- and actor- specific outreach messages

GOALS

STRENGTHEN COLLABORATION BETWEEN ACTORS

KEY ACTION 1

Selecting *relevant conferences* and events

01

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**

02

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

03

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

GOALS

BUILD FUTURE PLAN FOR PILOT PROJECTS

KEY ACTION 1

Framing a *business case* for potential partners

01

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

02

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

03

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

THANK
YOU