

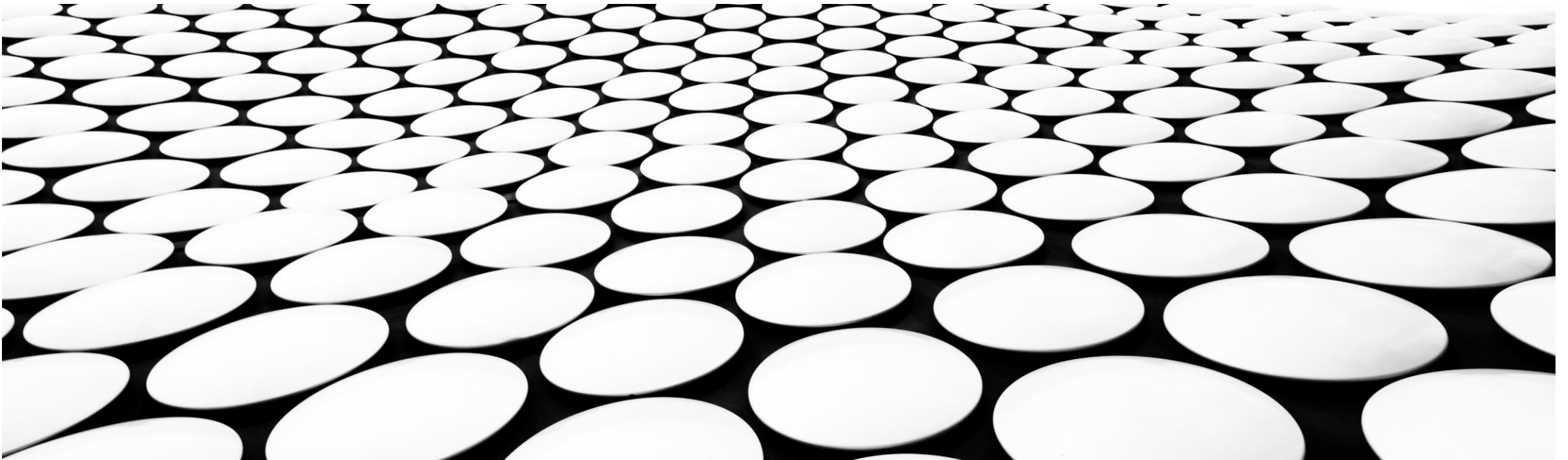
# ENERGISING THE POST COVID RECOVERY: THINKING ABOUT LAND USE PLANNING IN CITIES

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# COVID19 AS AN ACCELERATOR OF GOOD: CLIMATE ACTION IN THE BUILT ENVIRONMENT

- Climate change is as serious a crisis as the coronavirus.
- Most (polling suggests) want the environmental gains we are seeing now to continue once social distancing restrictions are relaxed.
- Climate action will soak up lost jobs. For example, solar roof tops can scale up job creation – just like California did.
- It's an all-in moment: We must transform societies to be low carbon. and resilient and take the poor and vulnerable with us.
- Carbon Pricing: Climate change policies lead to socio-economic impacts on different groups in society. The perceived fairness of how these costs and benefits are distributed over different countries, sectors, businesses, and households will affect the acceptability and effectiveness of proposed measures.
- We must grow green bonds, ones that can allocate proceeds in line with the Paris Agreement: Demand is higher than normal in green bonds. [Iberdrola's offering in April 2020](#) was 7.5 times oversubscribed & raised \$1bn.

# IS THE FINANCE INDUSTRY ABOUT TO SAVE THE PLANET?

- The Economist, in a piece from June 2020, '[The trouble with green \(climate\) finance](#)', said that '*judged by today's fundraising bonanza and the solemn pronouncements by institutional investors, bankers and regulators, you might think that the industry is about to save the planet*'.
- The [Principles for Responsible Investment \(PRI\)](#) has recently released a Sustainable Development Goals five-step framework to support investors in creating investment outcomes that are aligned with the UN goals.
- ESG revolution goes from quiet to loud - VERY LOUD (Asia Financial Times, 26 September 2020)

## WHERE ARE WE TODAY?

- Investors have come to realise that supporting the SDGs, will increase the positive outcomes and decrease the negative outcomes of their actions.
- Summit on Ethical Finance 2020 <https://www.globalethicalfinance.org/ef2020-draft-schedule/>
- CRETECH (sustainability & real estate) 2020 (October): <https://virtual.crettech.com/2020/en/page/globalsummit>
- Green Horizon Summit (November 2020): <https://www.greenhorizonsummit.com/event/a777a3fa-9c35-4901-a077-41d295a85990/summary>
- Focusing on SDG outcomes will also help investors: It will help them prepare for and respond to legal and regulatory developments, including those that may lead to asset stranding.
- This is because older assets face more complex interventions in reducing carbon emission intensity and will require more invasive retrofit. It is often the case that these older assets are less efficient and logistically and economically challenging to replace or revamp.

# WHAT'S THE FINANCE INDUSTRY DOING?



9-11 NOVEMBER 2020

# GREEN HORIZON SUMMIT

THE PIVOTAL ROLE OF FINANCE



# VALUING SUSTAINABILITY

- UKGBC .... <https://www.ukgbc.org/news/ukgbc-task-group-for-renewable-energy-procurement-and-carbon-offset-guidelines/>
- GFI .... Green Home Retrofit Principles: These principles were drafted in 2020 to support the market for financing the improvement of energy efficiency, carbon emissions and/or climate resiliency of domestic properties. They seek to create an industry-recognised framework of market standards and guidelines for a consistent and transparent methodology for the application of financial proceeds towards the retrofitting of domestic buildings that achieves verifiable environmental benefits.
- PwC .... <https://www.pwc.co.uk/services/sustainability-climate-change/insights/accelerating-the-journey-to-net-zero.html>
- Social value .... Localis: Brighten All Corners – maximising social value in place [http://www.localis.org.uk/wp-content/uploads/2020/04/031\\_BrightenAllCorners\\_AWK.pdf](http://www.localis.org.uk/wp-content/uploads/2020/04/031_BrightenAllCorners_AWK.pdf)





**TIME FOR THE TWO INDUSTRIES, FINANCE AND BUILT  
ENVIRONMENT TO PLAY MORE TOGETHER**





# WHAT ARE CITIES DOING?

**We want your ideas!**

**Get involved in the  
climate conversation  
through the 'Bang The  
Table' online platform**





# CHALLENGES IN HOW WE UNDERSTAND THE RELATIONSHIP BETWEEN SUSTAINABILITY AND VALUE AT CITY LEVEL?



Good neighbourhoods with parks, gardens, local shops and low-rise development are in the main viewed as sustainable.



There is evidence (Savills) that they retain more value over time.



They can of course be more sustainable (if we measure sustainability on a sliding scale) if they have net-zero homes, allotments, PV cells, etc. How do we capture this + value?



The proportion of sustainable property in the total building stock remains small.

## TODAY'S URBAN CHALLENGE

Learning from  
Lockdown

Using reboot  
opportunities

Moving faster  
and freer

But

Change is  
painful

There are  
winners and  
losers

We are  
guessing and  
experimenting

**WE MUST CREATE  
NEIGHBOURHOODS  
THAT BETTER SUPPORT  
DAY TO DAY LIFE  
AND DO NOT REQUIRE  
PEOPLE TO TRAVEL  
LONG DISTANCES TO  
ACCESS THE THINGS  
THEY NEED**







**OPPORTUNITY IS MASSIVELY SCARY**



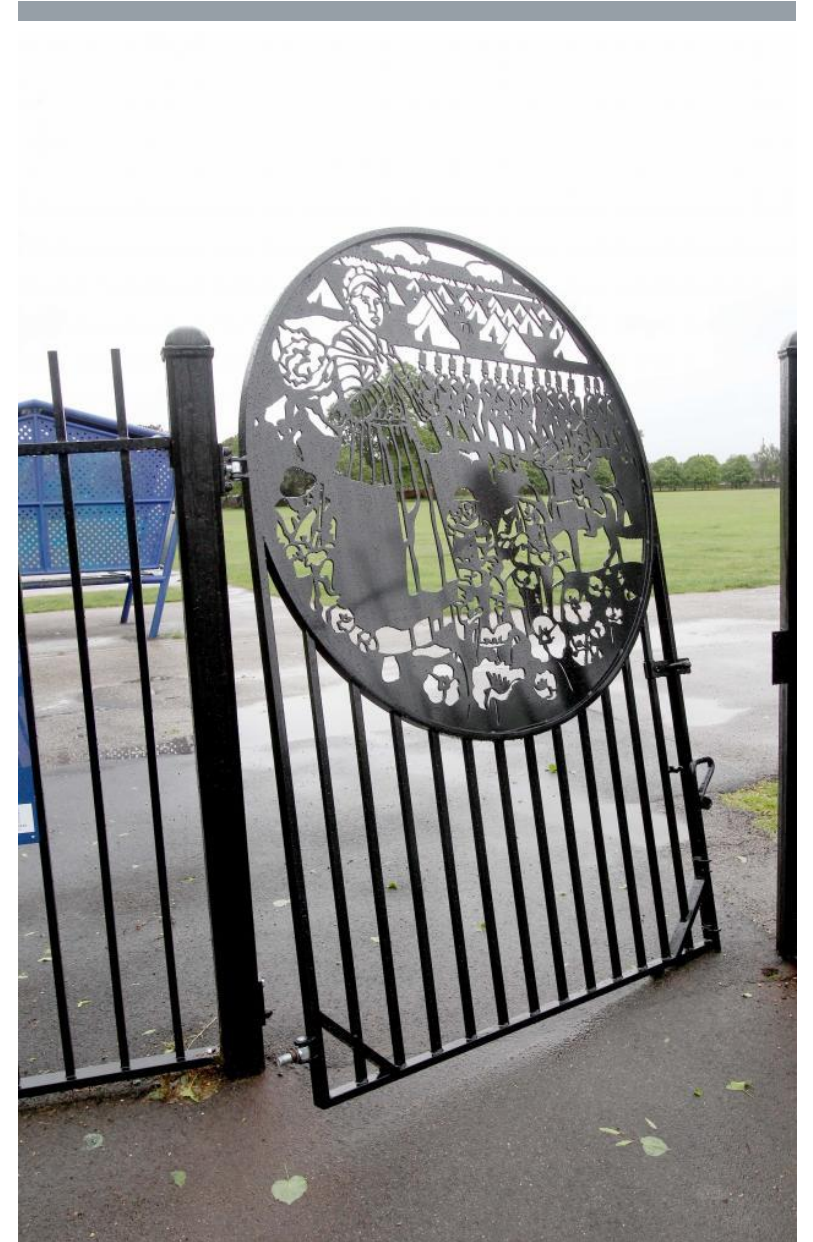
# WHY?

- gives people more time,
- fosters stronger communities,
- reduces travel related emissions,
- encourages local economies and service led retail activity



## HOW?

- THROUGH IMPROVING NEIGHBOURHOOD CONNECTIONS
- LINKING THIS TO MORE MIXED LAND/BUILDING USES, GREEN SPACES AND OTHER FACILITIES
- CREATING BETTER PUBLIC REALM
- UNDERSTANDING AND ENHANCING RELATIONSHIP BETWEEN NEIGHBOURHOODS







## Ideas

- more corner shops,
- new and improved local parks with more entrances
- prioritising local active journeys over through traffic
- protecting and supporting smaller shopping streets
- local working hubs



**WE MUST HAVE LESS AND  
SHORTER JOURNEYS**

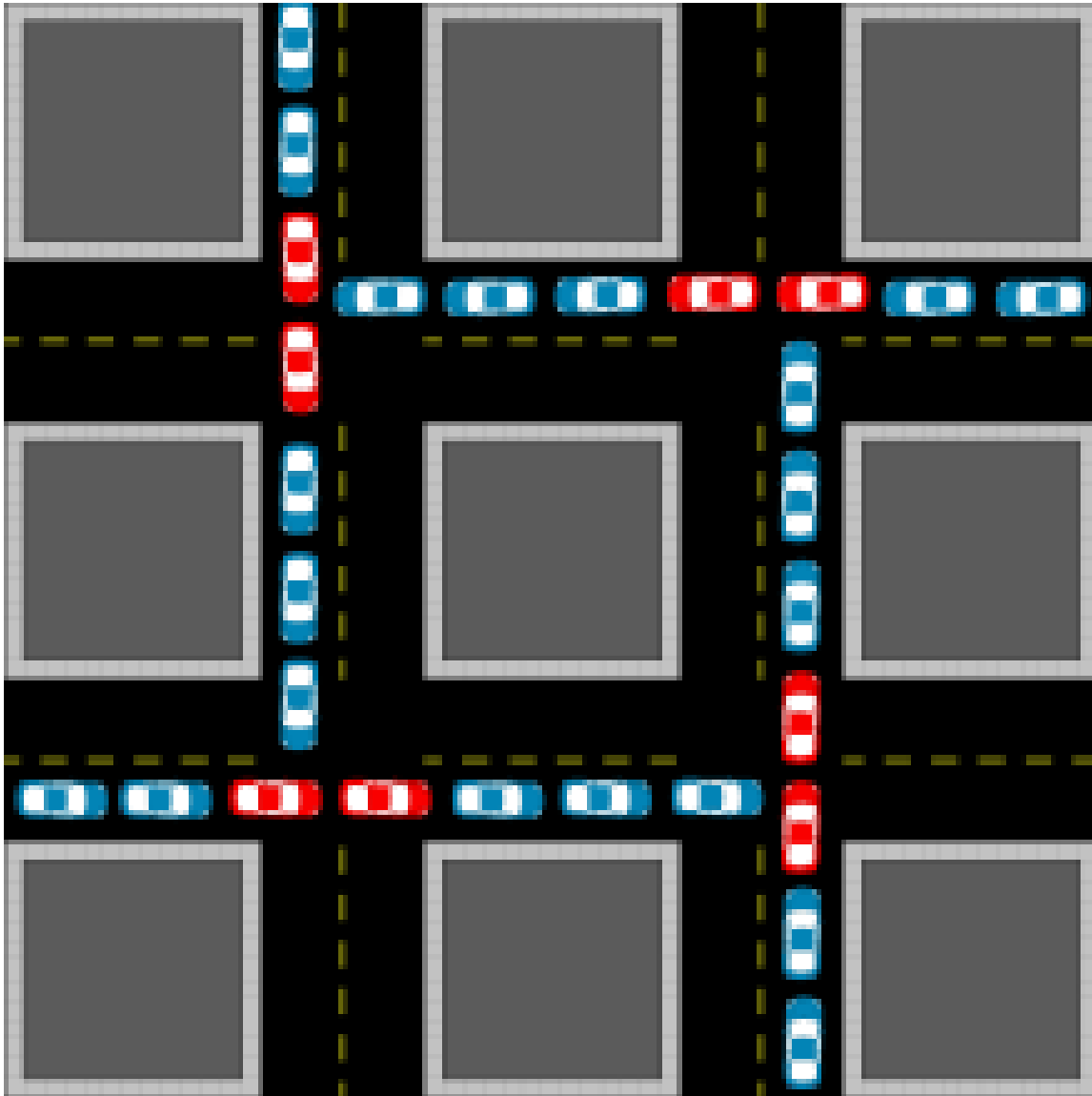
**WHICH ARE EASIER TO  
MAKE ACTIVE THAN LONGER  
JOURNEYS.**

**FOCUS ON CLEAN AND  
SHARED VEHICLE  
TECHNOLOGIES.**

**THEREFORE AVOIDING CAR  
LED POST COVID RECOVERY**







## Why?

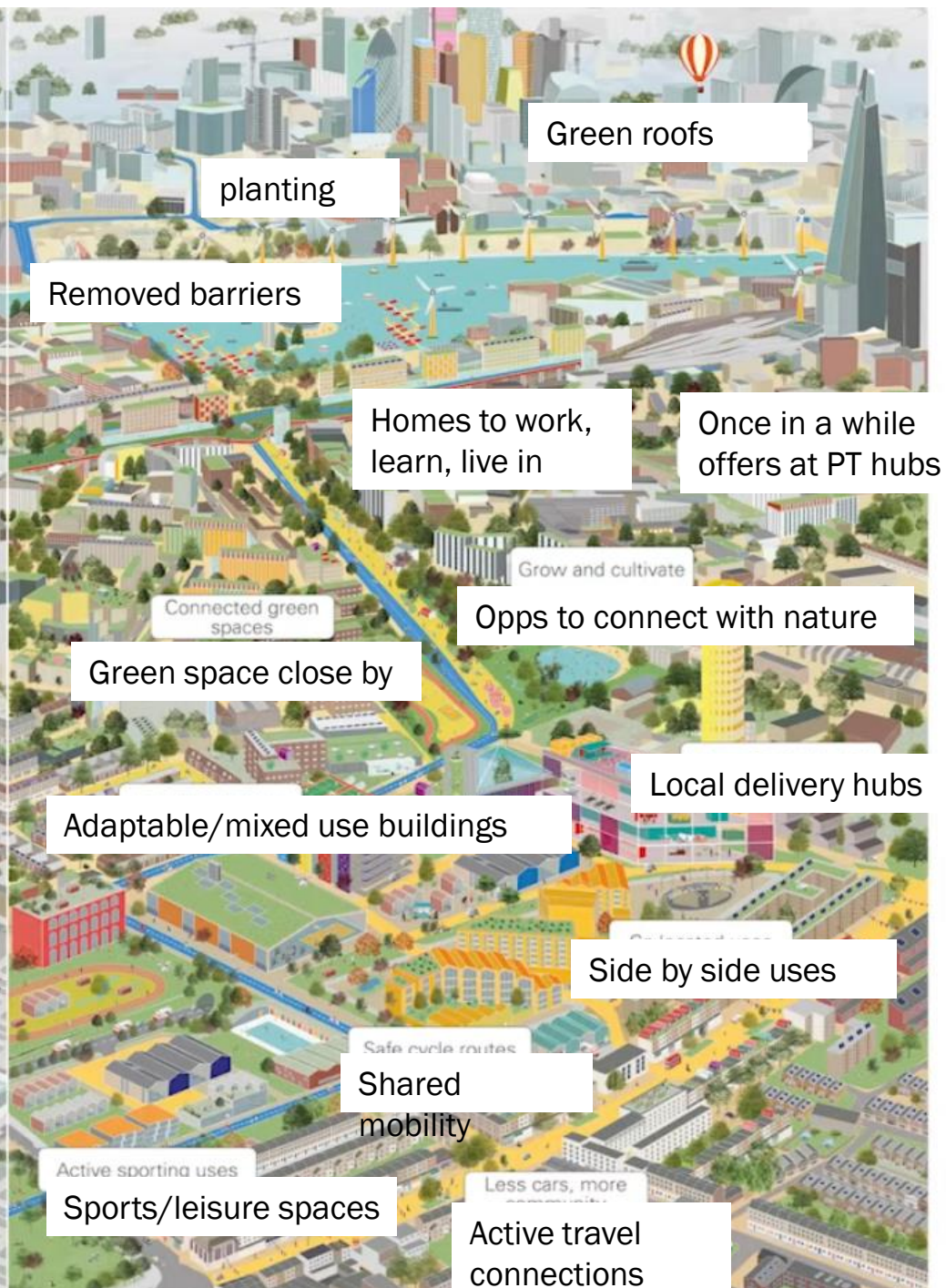
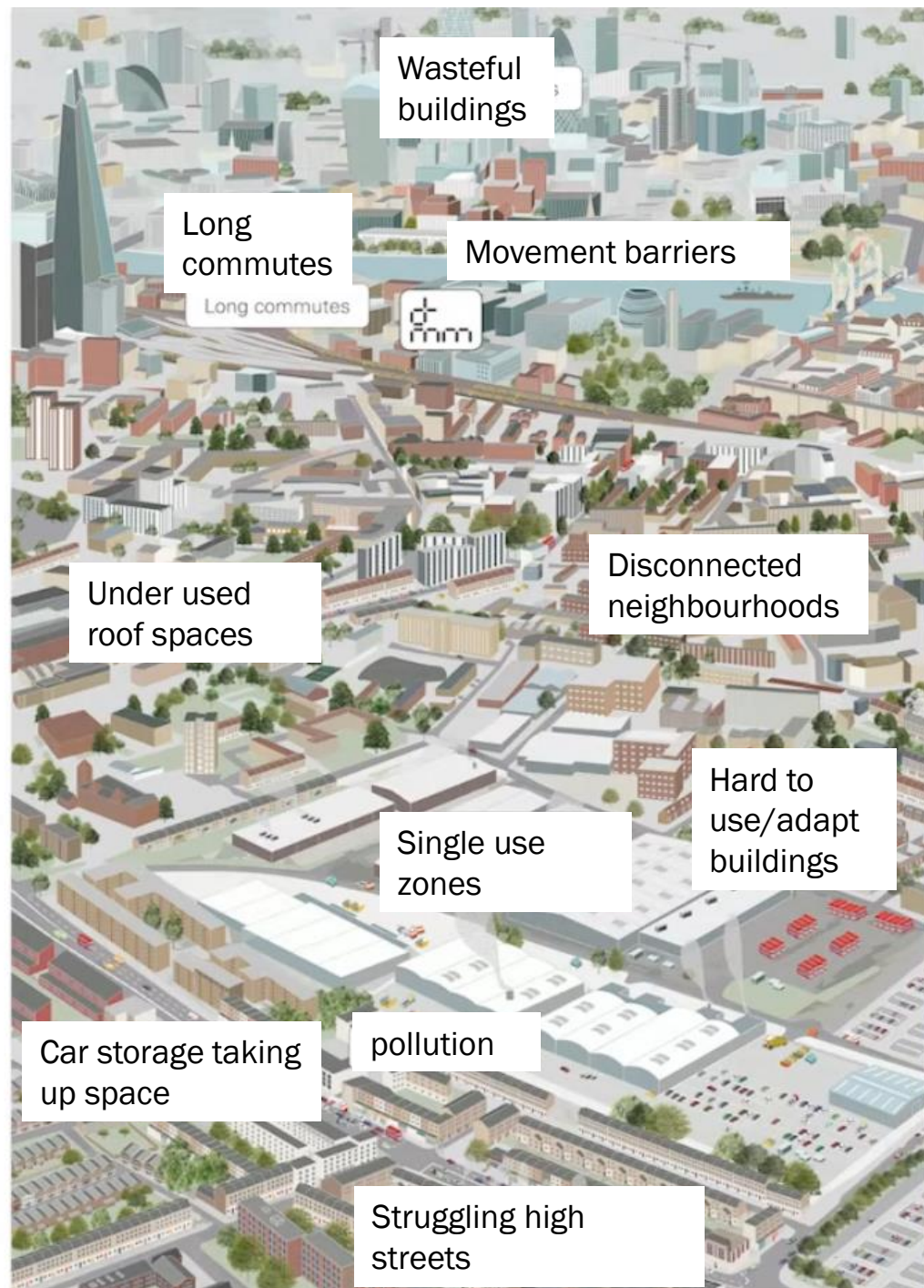
- reduce vernicle pollution/emissions.
- Improve health and wellbeing,
- support local economies,
- improve street environments and allow for greening
- Prevent grid lock!

## How?

- bringing facilities closer to homes
- by making it relatively harder/slower/more expensive to drive than active travel options.
- by increasing the connectivity and usability of active travel routes
- greenway and blueway network
- better linkages between adjacent local areas







# IF COVID/VALUE ARE URBAN PROBLEMS, WHERE ARE THE URBANISTS?

- Five years ago, Resilience was not an urban risk a mayor or a city leader needed to understand. Resilience was, in the UK, a civil contingencies matter.
- In 2020, this is a crowded space in the space: resilience, energy transition, net zero, retrofits, financial disclosure, decarbonisation, etc.
- We need more planners talking about planning (investors & developers tend to be loudest) and more architects talking about retrofit.
- As an organisation, you cannot and will not be able to innovate if you don't have the right people to innovate (skills like understanding net zero and systems thinking in demand)

# LESSONS AND THOUGHTS FOR A FUTURE CONVERSATION: A ROADMAP

Leadership  
necessary to drive  
carbon reduction

The importance of a  
collaborative culture

The broader supply  
chain needs to be  
collaborative

I would like to see  
leadership from  
clients

We should not simply  
look and wait for  
clients to show  
leadership

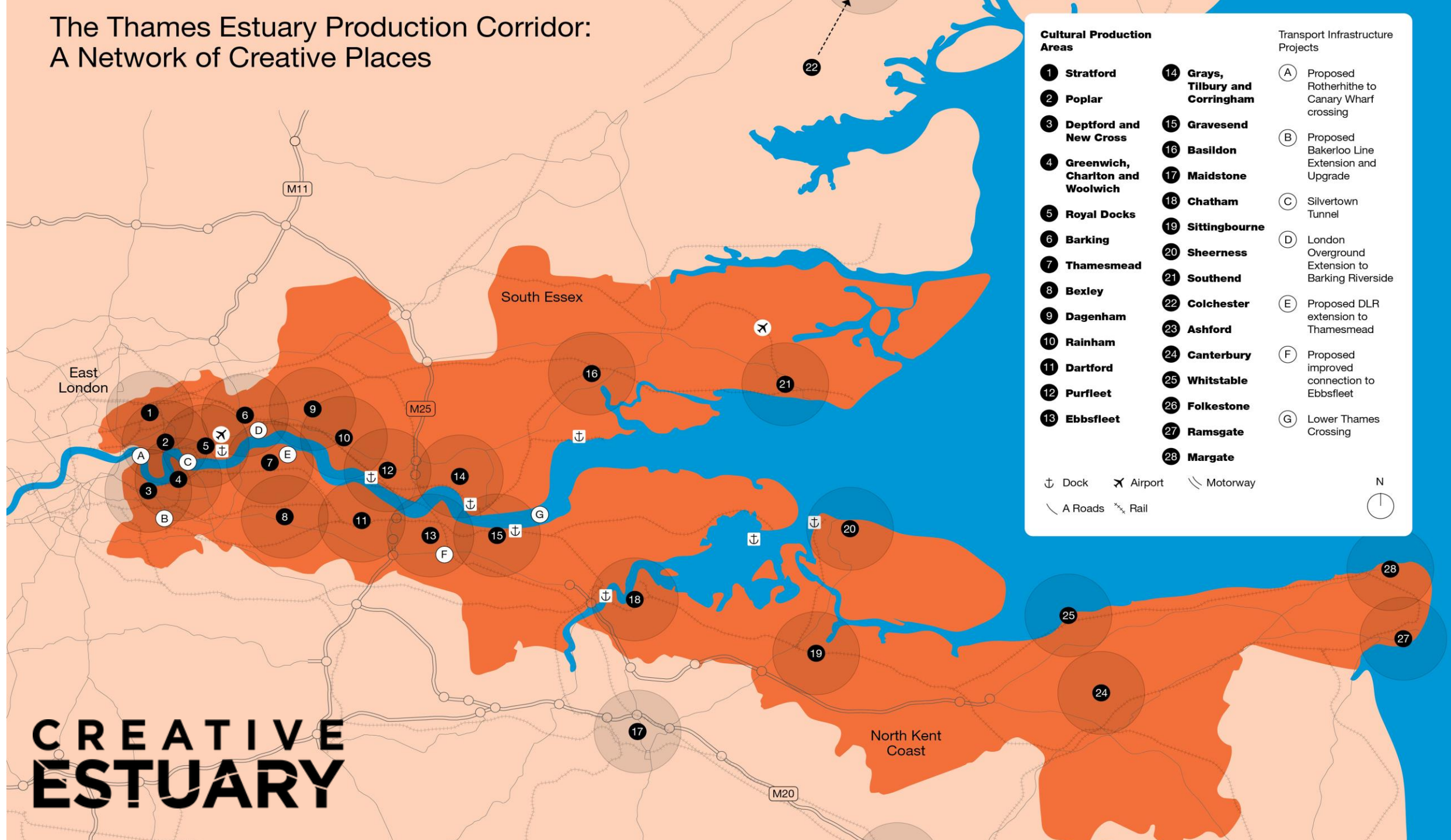
We should share  
learning from the  
journey to net zero

Those of us in the  
supply chain we have  
a role to being  
people together  
across the industry

Us and all of our  
peers have a  
convening role to  
bring people together



# The Thames Estuary Production Corridor: A Network of Creative Places





# CREATIVE ESTUARY

CREATIVE  
ESTUARY

Supported using public funding by  
 Department for  
Digital, Culture,  
Media & Sport  ARTS COUNCIL  
ENGLAND

**OUR AMBITION IS SIMPLE: TO TRANSFORM 60 MILES OF THE THAMES ESTUARY ACROSS ESSEX AND KENT INTO ONE OF THE MOST EXCITING CULTURAL HUBS IN THE WORLD**

- Cultural co-location @KSAP: Putting culture at the heart of placemaking.
- Embedding arts and culture into the design.
- Establish best practice in ensuring art and culture play a key role in civic planning and placemaking.
- Cultural co-location involves finding holistic ways to integrate cultural infrastructure into community buildings and outdoor spaces.
- Develop best practice models with national relevance and a project legacy.
- Two areas in the Thames Estuary region are piloting cultural co-location, Ebbsfleet Garden City in Kent & Purfleet-on-Thames, in Essex.



# THANK YOU

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