

Panel 2: Making sufficiency work in practice

# Financing sufficiency projects

Creating more value with less

- the case for sufficiency in the built environment –

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# Stranded asset

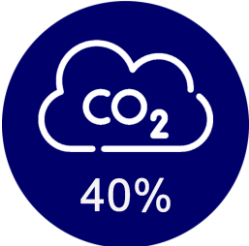






**Stranded asset?!**

# Challenges



Share of emissions from the housing sector



Increasing land consumption (individual housing & city level)



Decreasing biodiversity



Distribution of house types



Waste from construction and demolition



(Internal) migration



Rising rent prices & increasing land value



Lack of clear sector policy and requirements

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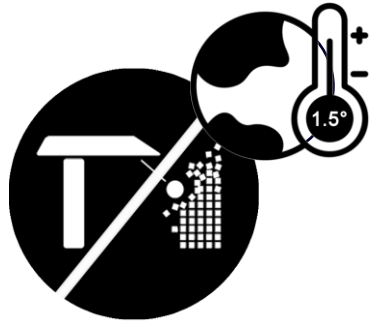
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# Approaches to solutions



Stock maintenance & emissions monitoring



Efficiency & Abatement



Promoting biodiversity



Flexible construction & transformation



Circular construction including residual value consideration



Oriented towards the common good



Cooperative planning and implementation



Clear sectoral definitions & stricter requirements

# Example Projects.

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**Use, what  
is there:**

**The MQ Hotel on the  
Ring-Center**







- Targeted **redensification** of unused urban space: the top deck of the multi-storey car park becomes a hotel
- Project was consistently built in **modular timber construction**, almost completely reusable
- The main bank's **security** is the residual value of the **modules** + capitalised value of the **hotel business**



Friedrichshain, Berlin



**Use, what  
is there:**



## **The Impact Hub at the CRCLR House**





Focus:  
Material





- 3,500 m<sup>2</sup> living & working : transformation & extension (timber frame construction)
- Neighbourhood focus: community, energy (local heating)
- Remove land from speculation (heritable building right)
- Reused or reusable building materials (70%)
- Catalyst for Social Entrepreneurship
- The main bank's security is the residual value of the materials + capitalised value of the co-working space

 Neukölln, Berlin

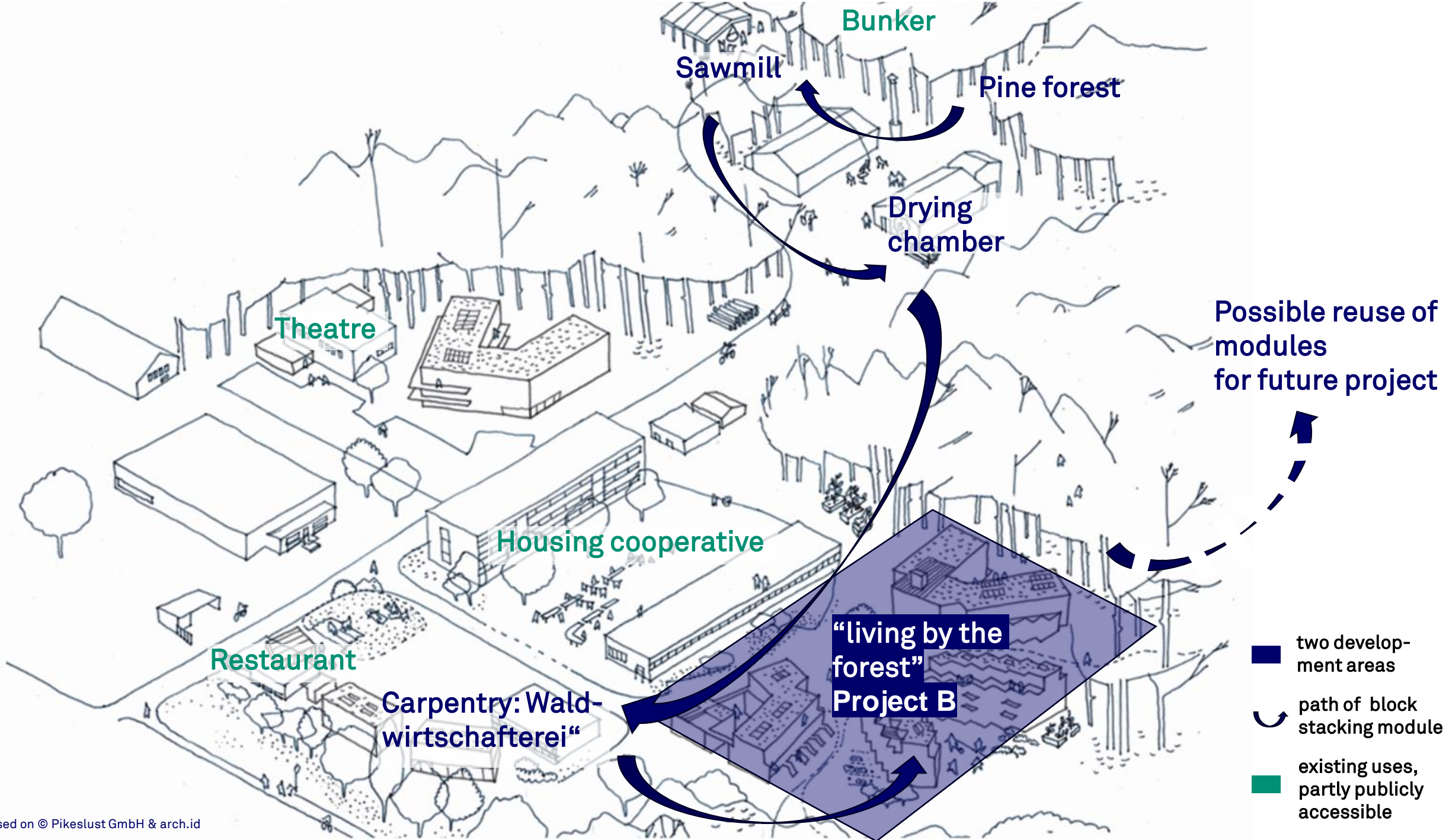


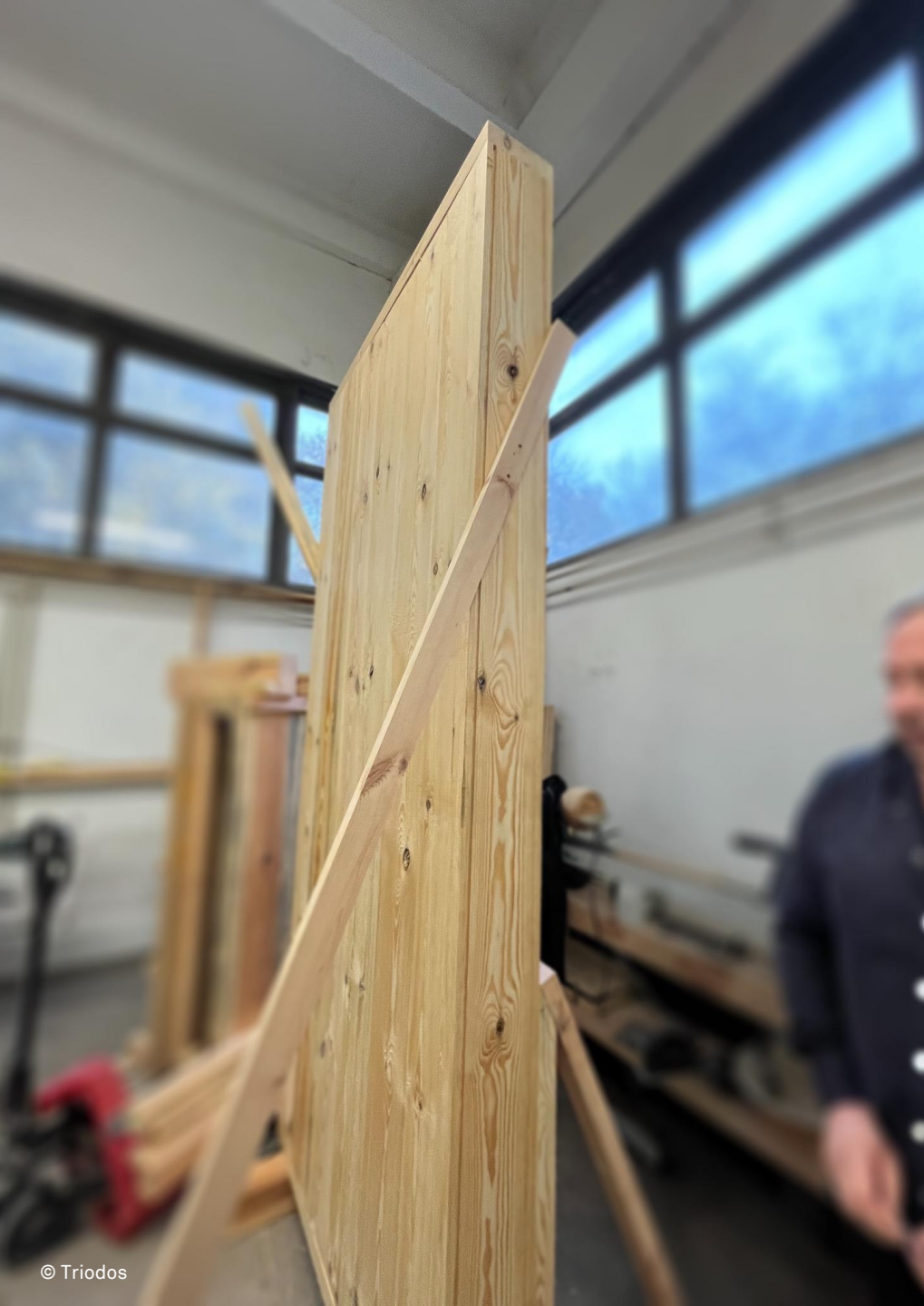
**Use, what  
is there:**



**Local  
pine forest**







- **Conversion** of the old **pine forest** into a resilient mixed forest
- Development of an **innovative timber module** that utilises as much of the cross-section as possible
- Fixing on **screw foundations** (avoiding concrete floor slabs and thus sealing)
- Aiming for a **social mix of residents (co-operative)**
- The main bank's **security** is the **rental income** value and the **land**



Strausberg, Brandenburg

# Final Thought:

## What is/should there be money for in the future?

No matter which way you look at it:

- climate protection,
- resource conservation and
- focus on the common good

will be a prerequisite for economic efficiency & value preservation and thus financial viability