CREATING PLEASANT AND ENERGY-EFFICIENT WORKING ENVIRONMENTS
AGENDA

• Introductions

• Shortly about Senate Properties

• Corporate Social Responsibility (CSR) in Senate Properties

• New types of working environments and new ways of working

• Visit to Senate Properties' activity based working environment
SENATE PROPERTIES
ORGANISATION MODEL

Senate Properties

Owner

Ministry of Finance

Budget talks

General policies, legislation

Government

Parliament

Customers

Lease
<table>
<thead>
<tr>
<th>Assets</th>
<th>Turnover</th>
<th>Investments</th>
<th>Profit</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.6 billion euros</td>
<td>625 MEUR</td>
<td>234 MEUR</td>
<td>137 MEUR</td>
</tr>
<tr>
<td>Invested capital profits, rental activities</td>
<td>3.5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Invested capital profits, all activities</td>
<td>4.2%</td>
<td></td>
<td></td>
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<tr>
<td>Equity ratio</td>
<td>63.9%</td>
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</tbody>
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**SENATE PROPERTIES IN NUMBERS**
"The Finnish state is a pioneer in the new era of working environments and working practices"
OUR STRATEGY IS BASED ON THE GOVERNMENT PREMISES STRATEGY

Our strategic objectives are

• To introduce a new norm of “new ways of working” and new working environment mindset
• EUR 100 million annual savings in premises costs for the government in eight years
• We base our activities on social responsibility

We help the central government achieve savings, and we provide new kinds of working environments that are pleasant and promote productivity.
The central government's dynamics will grow
Structural changes will continue
Sparseness is the new norm
The need for cooperation will grow

Working practices and culture have changed

Security will grow in importance
The objectives of sustainable development will be emphasised
Digitalisation will progress
GOVERNMENT WORKING PREMISES STRATEGY POLICIES WILL REQUIRE PRODUCTIVE WORK ENVIRONMENTS

- Space efficiency objectives
  - for renovated locations: 18 m²/fte
  - for newly constructed locations: 15 m²/fte

- Savings in premises expenses
- Flexible leases and premises
- Health, safety and pleasantness
- Prerequisites for multilocation and mobile work
- Senate as an adviser

Social and environmental responsibility
GOVERNMENT WORKING PREMISES STRATEGY
POLICIES WILL REQUIRE PRODUCTIVE WORK ENVIRONMENTS

28 m²/fte
Average space efficiency of government offices in 2014

18/15 m²/fte
Government objectives for effective use of office space

Special premises (such as laboratories, barracks, court houses) have been given their own space efficiency objectives.
**Management services**
- Strategic facilities management
- Development of working environment
- Support for change management
- Facilities acquisition
- Security consultation

**Virtual environments**
In cooperation with Government ICT Centre Valtori

**Physical environments**
- Offices
- Campuses
- Speciality facilities
- Hupi co-working spaces and other shared spaces
- Facilities management services
CORPORATE SOCIAL RESPONSIBILITY (CSR) IN SENATE PROPERTIES
SOCIAL RESPONSIBILITY AT SENATE PROPERTIES

- Values
- Ethical guidelines
- Social responsibility policy
- Comprehensive guidelines for corporate governance
- ISO 14001 environmental management system
WE BASE OUR ACTIVITIES ON SOCIAL RESPONSIBILITY

- Well-functioning working environments
- Responsible actors
- Safe premises
- Healthy premises
- Energy-efficient buildings
MOST IMPORTANT MEANS TO ACHIEVE SOCIAL RESPONSIBILITY

• Development of working environments that support the customer's activities
• Providing effective space solutions for our customers
• Improving energy-efficiency
• Pre-emptive procedures to correct indoor air quality
• Improving prevention of financial crimes
• Development of security contract templates
OBJECTIVES OF SUSTAINABILITY PROGRAMME

Economical effects
- Responsible asset management
- Efficient space, productive activity

Environmental effects
- Preventing climate change and energy-efficiency
- Reducing environmental load
- LCE and sustainability

Social effects
- Healthy and safe buildings
- Accessibility

Societal effects
- Sustainable procurements
- Prevention of financial crime
- Taking care of the built cultural heritage
EXAMPLES OF SUSTAINABILITY PROGRAMME’S OUTCOMES

"Customers gained an average of 10%/fte of permanent savings in premises costs due to workplace projects."

"Space efficiency improved by 28% in premises where a workplace project had been carried out."

• All activities are provided effectively with the state's overall interests in mind. In addition to economics it also refers to issues concerning social, societal, environmental and cultural heritage.
ENVIRONMENTAL PROGRAMMES

• Senate Properties is committed to government’s energy saving objectives and to act in a pioneering role in energy matters in the public sector.
  • Senate Properties has a significant role in improving the environmental performance of its customers' premises.

• Senate Properties’ environmental programmes are:
  • Reducing energy and water consumption in properties maintained by Senate Properties
  • Reducing emissions to air
  • Contaminated land management
  • Waste and refrigerants management
  • Reducing environmental impact of constructing
  • Indoor environment management
ENERGY AND WATER CONSUMPTION

- EU derived energy saving target reduces both electricity and thermal energy consumption in office buildings by 6% from the 2010 level by the end of 2016.
- Senate Properties' sites water consumption fell in 2014 4%. In 2014, water consumption had an average of 310 liters/brm² and the total water consumption of 1.25 million m³.
- After 2017 completed new buildings are nearly zero-energy buildings. For renovated buildings the target is to improve energy-efficiency by 15%.
Specific heat consumption

![Graph showing specific heat consumption kWh/brm² from 1975 to 2016. The data indicates a trend of decreasing consumption over time.](image)

- **Specific heat consumption kWh/brm²**
- **Goal for specific heat consumption kWh/brm²**
EMISSIONS TO AIR

• Senate Properties has managed to reduce its greenhouse gas emissions in the long term, considerable amount by energy-saving measures and improving space efficiency.
• Senate Properties aims to reduce greenhouse gas emissions in the State of Finland in accordance with the emission reduction target of 16 % below 2005 levels by the end of 2020.
• Senate Properties maintain the property portfolio commensurate greenhouse gas emissions in 2014 were 42.0 kg CO₂e / brm². Specific emissions have therefore decreased by 4 % compared to the previous year and below the 2020 target for 21 %.
Senate Properties Greenhouse gas emission

- Purple: Straight / District Heating plants fuels and the use of refrigerants t CO₂e
- Orange: Indirect 1 / purchased electricity and heat production, t CO₂e
- Red: Indirect 2 / Capital Rental targets, consumed in the production of electricity and heat as well as construction, t CO₂e
CONTAMINATED LAND

• Rehabilitation of contaminated soil and related studies around 1.7 million was spent in 2014. The amount is nearly three times compared to 2013.
• The Senate maintains a register of contaminated land, which is owned by the state. The 2015 objective is to renew the registration and move to a more systematic management.
• The management of contaminated land has been used for risk classification, where the objects are divided into risk categories 1 to 3, depending on how likely and significant environmental contamination has already been for several years.
• When land is sold, or rented, Senate Properties ensure that appropriate entries are made for the region trade books and leases.
THE ENVIRONMENTAL IMPACT OF CONSTRUCTION

- The aim of Senate Properties as one of the pioneers of sustainable development new construction and renovation projects in the environmental load minimization.
- Senate Properties to comply with the Government's decision on the promotion of sustainable environmental and energy solutions in public procurement.
- The follow-up of Senate Properties' construction projects born the total amount of waste was 4,419 tonnes, of which 68% was utilized according to the Government Decree on waste otherwise as an energy source. The energy of recovery accounted for 19% and the remaining 13 per cent were placed in landfill.
- The extent of Senate Properties completed construction projects in 2014 was about 86,000 brm², of which new construction accounted for about 13,500 brm², renovation of about 64,500 brm² and mixed projects 8,000 brm².
GREEN OFFICE

• Everyday environmental work is part of Senate Properties' ongoing efforts to reduce the environmental footprint of their offices. Green Office - environmental management system, Senate Properties seeks to activate its own employees as well as Senate Properties' premises using 70 000 people.
• Senate Properties staff work-related air travel kilometers declined from 2013 to 2014 about 22 per cent. Concerning the working hours of staff air travel caused by the tour operator SMT's calculation of greenhouse gas emissions by about 18% less than in 2013, a total of about 89 tons of CO₂.
• Staff is encouraged to use online meetings and videoconferencing instead of traveling.
Example of Senate Properties’ Lintulahti office

2009: 2,261 reams of paper

2014: 570 reams of paper
Social responsibility report since 2002
Awarded 8 times in a row
2013 the award of best report in category of public organisations
Latest report (in Finnish):
http://yhteiskuntavastuuraportti2014.senaatti.fi/
NEW TYPES OF WORKING ENVIRONMENTS AND NEW WAYS OF WORKING
WORK IS NOT A PLACE TO GO
– IT’S WHAT YOU DO
WORK³

VIRTUAL ENVIRONMENT

SOCIAL ENVIRONMENT

PHYSICAL ENVIRONMENT
Jobs and working practices will change, but will management?

• Tomorrow's work will be knowledge-related
• Results will be achieved by sharing information
• Work will no longer be bound to a time and a place, which will increase an individuals freedom and responsibility
• When a clock card is not enough, new benchmarks are needed
The computer screen is an employees new desk

- Paperless activities mean that work is not anchored to a time and a place
- Information must be accessible from everywhere at all times
- Virtual work necessitates well-functioning work tools and versatile environments for digital interaction
The freedom to select the best work environment

- A space appropriate for the activity or job in question
- A mobile and multi-location work method minimises the need for space
- The rate of change will mean that premises must be flexible and easy to reorganise
- Customer service will be online
ACTIVITY-BASED WORKING ENVIRONMENT

- Collaboration
- Concentration
- Confidential discussions and materials
- Informal meetings
- Formal meetings
- Customer service
- Working café
Office spaces that will support new working practices

- Our premise is a versatile and flexible activities-based workplace
- An increase in the mobility of work will see decrease in the need for space
- Wireless internet, mobile devices and smart space planning will encourage organisations to use premises to their full potential
- Turnkey projects and co-working spaces as a trend
- Sustainable development-related viewpoints will steer choices and activities
Government owned campuses will create synergy benefits

- Cooperation and shared use of premises between organisations
- Facility management services that are acquired from one centralised provider and led by skilled professionals
- A security infrastructure that meets with the state's requirements
**SPECIALISED PREMISES**

- We plan and realised activity and purpose-based spaces, e.g.
  - Prisons
  - Garrisons
  - Laboratories
- Specialised spaces are designed through conceptualisation, so that they swerve specific activities better than ever.
- Utilisation rates can be improved by promoting shared use and sensible space design.
- Efficiency benchmarks are being developed for different types of spaces.
We provide flexible, shared working environments for central government for both work and meetings.

What are hupi co-working spaces?
- Free-of-charge new era environments for work and networking that all government actors can use
- Flexible space resource for occasional space requirements
- The first Hupi is located in Pasila, Helsinki, and the network will grow this year
- [www.senaatti.fi/hupi](http://www.senaatti.fi/hupi)
NEW WAYS OF WORKING

ICT
Information and communication technologies, cloud services, mobile devices

Mobility and flexibility
Time and place independence

Places
Activity-based working environments and 3rd places

Leadership and culture
Collaboration, trust, skills and competencies, policies
NEW WAYS OF WORKING

Cross-organisational cooperation

Team work and collaboration practices

Digital platforms for collaboration

Sharing of know-how and tacit knowledge

Document management

Mobile & flexible work

Meeting practices

Paperless office
VISIT TO SENATE PROPERTIES' ACTIVITY BASED WORKING ENVIRONMENT
THANK YOU

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