

TWN 2017 CANADA OTTAWA

MEMBER UPDATE FINLAND: CORPORATE SOCIAL RESPONSIBILITY AND BIODIVERSITY

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SENAATTI-KIINTEISTÖT / SENATE PROPERTIES

Senatti
Teemme tilaa onnistumiselle

SENAATTI-KIINTEISTÖT – SENATE PROPERTIES

Tasks:

1. to maintain and develop State-owned property
2. to produce workplace services for State organisations

Buildings

9,300

Rented area for state users (own by SK)

6,200,000

Turnover

600 million euros

Protected buildings

500

Book value

4.4 billion euros

Area rented from private market

1,000,000

Investments

250 million/year

Protected areas according to legislation on nature conservation

62 areas

1,000 ha

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STATE'S PREMISES IN FINLAND

- Senate Properties (under the name of its predecessor) was founded in 1811, to build and maintain buildings needed by the State of Finland.
- Over the decades, the circumstances and building needs of the State have changed, but our organisation's key task has not.
- The last major change occurred in 1995, when Finland joined the EU. Government facilities were transferred to a rental scheme. We became the owner and landlord of State buildings and a provider of property services.
- Senate Properties operates on business principles. Except for the fact that we can neither go bankrupt (state guarantees) and do not seek an operating profit, but a so-called zero margin

STATE'S PREMISES IN FINLAND

- The new central government cost-price principle for the rental system was adopted on 1 January 2016.
- The central purpose of the new rental system is the implementation of the Government Premises Strategy (12/2014). The purpose of office premises (others also) is to promote the cost-efficiency and reform of Government working practices.
- Senate Properties is a State service unit. Government organisations must use our services and expertise in all matters related to facilities.
- If the decision is taken to rent facilities from the private market, Senate Properties rents and sub-lets them to government organisations.

CORPORATE SOCIAL RESPONSIBILITY

WHEN DID ECOLOGICAL AWARENESS BEGIN?

The term **sustainable development** was coined in the paper *Our Common Future*, by the Brundtland Commission 1987 (United Nations).

“Sustainable development is the kind of development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

A key element of this definition is harmony between the environment and development.

Of course, many discussions and ideas arose on the issue before the declaration, which can be viewed as a kind of cornerstone for further development and the way we think today.

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SUSTAINABILITY AND RESPONSIBILITY OF THE STATE

- State of Finland has committed to international agreements
- Common declaration within Nordic countries (Nordiska ministerrådet)



The Nordic countries are committed to a strong climate agreement at COP21 in Paris. In the lead up to the UN climate summit, the Nordic Council of Ministers is providing in-put on a wide range of topics. This website highlights that effort, with a focus on contributing new knowledge and highlighting new solutions to further the green agenda and the move towards a more sustainable economy.

- Several decisions made by Finnish government. These also serve as guidelines for Senate Properties.

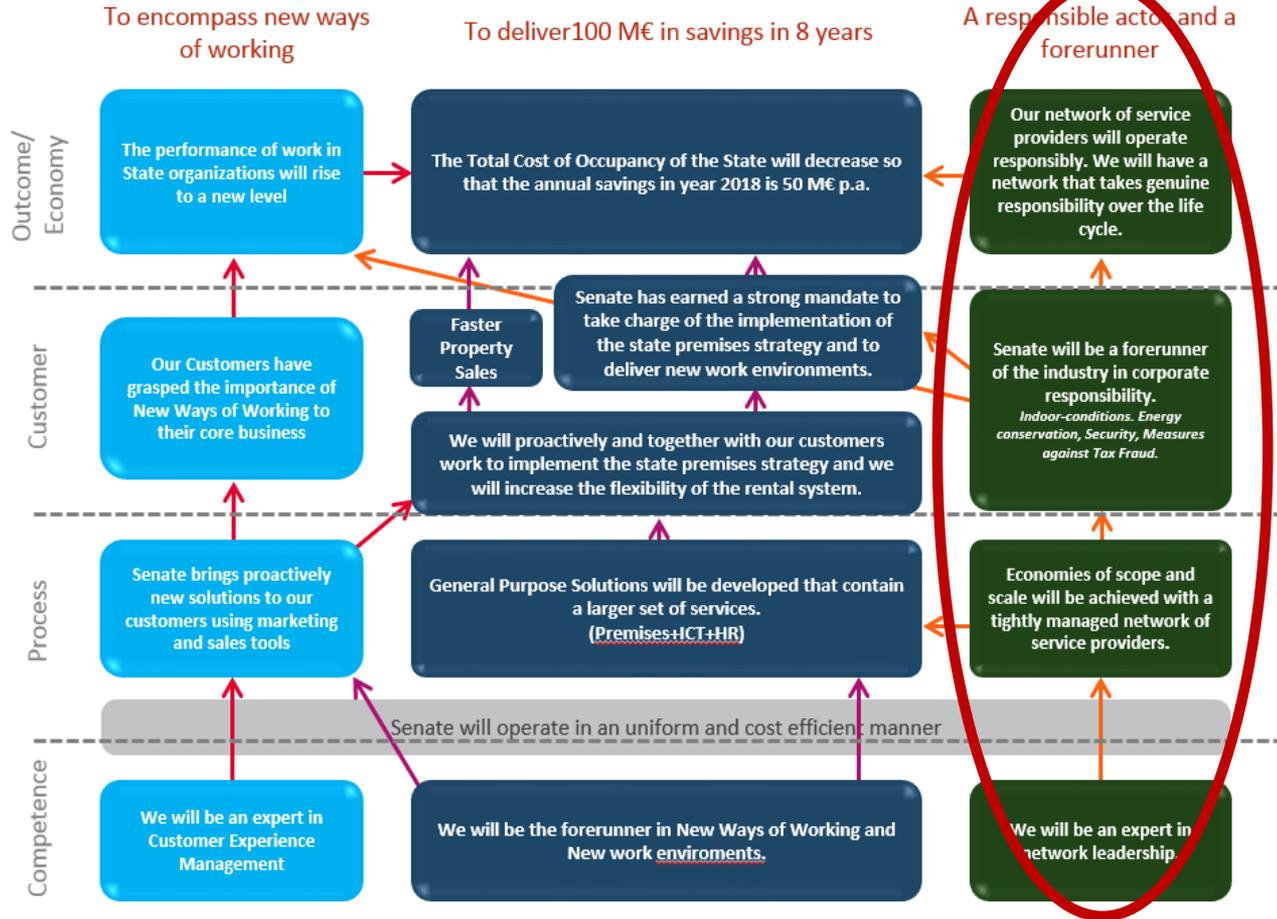
CORPORATE SUSTAINABILITY IS THE FOUNDATION OF OUR OPERATION

- All our property and service solutions are based on
 1. *Environmental sustainability*
 2. *Social sustainability*
 3. *Financial sustainability*

- Senate Properties has a Corporate Social Policy based on six principles*
 1. *Corporate social responsibility*
 2. *Skilled personnel put principles into practice*
 3. *Commitment to continuous improvement*
 4. *Responsibility for the built-up environment*
 5. *Impact on society*
 6. *Transparency and interaction*

- Equal consideration is taken of these components of corporate social sustainability in all decision making and operations.

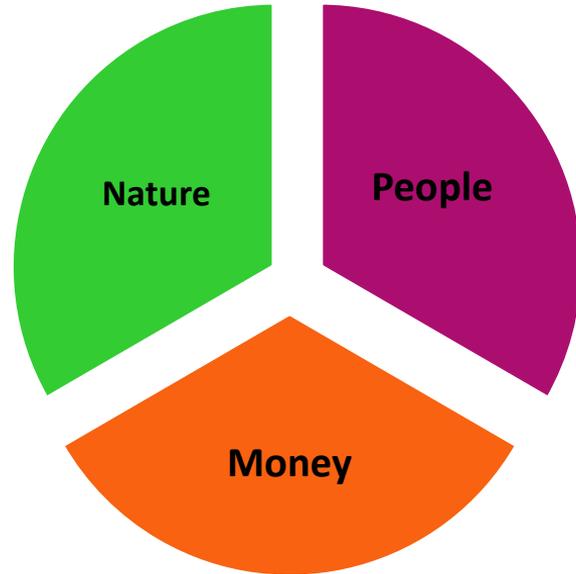
Senate's Strategy Scorecard 2015-2018



CSR IN SENATE PROPERTIES / RESULTS OF MATERIALITY ANALYSIS

Environmental

- Decreasing the environmental impact
- Energy efficiency
- Space efficiency
- Waste management
- Use of chemicals
- Right attitudes among employees, co-workers and customers



Social

- Safety and security
- Healthy buildings
- Good indoor air quality
- Accessibility
- Taking care of the built cultural heritage
- **Conservation of nature/biodiversity**
- Competent personnel and supply chains

Economic

- The state's overall economic perspective as the baseline
- The efficiency and productivity of operations
- Reliability and transparency
- Well planned and conducted property maintenance

CRS REPORTS SINCE 2002

www.senaatti.fi

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Work

Strategy Organisation Our services Working at Senate Properties Corporate social responsibility

Corporate social responsibility guides our operations

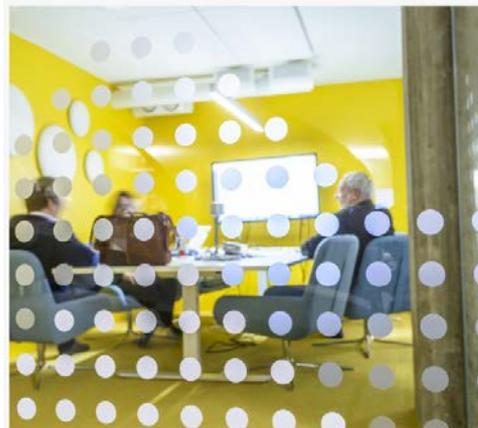
We are committed to continuous improvement. A company's accountability is assessed by its interest groups, which is why we aim to work actively and proactively with our large network of interest groups.

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Corporate social responsibility policy

Our social responsibility policy expresses our principles relating to protection of the environment and accountability. It covers topics such as the management's compliance with legal and other requirements, prevention of pollution and continuous improvement of our operations.

Corporate social responsibility policy



Corporate social responsibility report

Our values are the basis for our activities and decision-making processes. Our business is based on corporate social responsibility in all its aspects: we show our responsibility for sustainable development by considering economic, social and environmental factors, not forgetting the cultural value of the buildings.

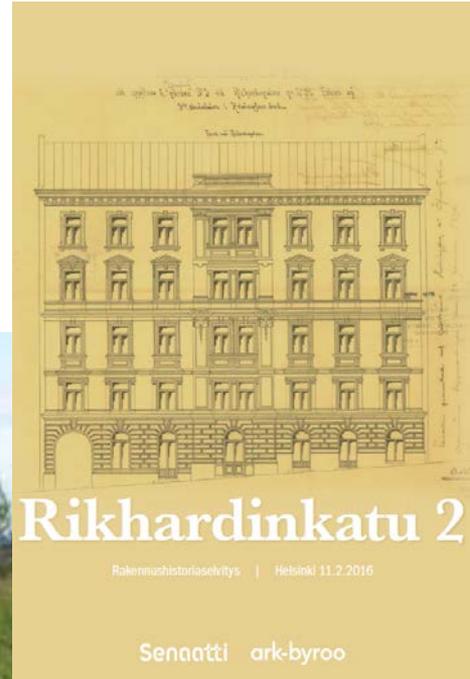
We provide a comprehensive annual report about corporate social responsibility topics in our online publications.

Corporate social responsibility reports

BIODIVERSITY – OUR RESPONSIBILITY?

CONSERVATION LAWS AND THE REAL ESTATE BUSINESS

- The Government's Premises Strategy and legislation on premises involve two types of value criteria:
 - Historical values (history, cultural history, architecture, etc.)
 - Nature conservancy values (nature, cultural environments, etc.)
- Both are just as important to the State from the conservation perspective:
 - We perform well in terms of historical values (history, cultural history, architecture)
 - It is recognised that we have room for improvement with respect to nature conservancy values (nature, cultural environments)



SENATE PROPERTIES' BUSINESS MODEL ON BIODIVERSITY

- + IDENTIFICATION OF NATURE CONSERVANCY VALUE SITE (DONE IN 2016)
- + COOPERATION WITH EXPERTS (4 PARTNERS)
- + MULTI-YEAR IMPLEMENTATION PROGRAMME (BUDGETED FOR 3 YEARS 2017–2019)
- + 30 REPORTS ARE BEING DRAWN UP (SUMMER 2017)
- + PUBLICATIONS AND COMMUNICATIONS
- + MODEL DOCUMENTATION FREELY AVAILABLE TO ENTIRE REAL-ESTATE SECTOR FREE OF CHARGE

PURPOSE OF CONSERVATION REPORTS

Building history reports and nature conservancy reports, as well as the evaluations based on them, are drawn up for four key purposes:



1. care and maintenance of properties and their neighbouring areas
2. planning and real estate development projects
3. new building and extensive renovation projects
4. sales of real estate

NATURE CONSERVANCY REPORTS

Publication of nature conservancy reports

- Senate Properties publishes all of its building history reports in full.
- Nature conservancy reports are not published as such, but consideration is given to whether their publication is necessary and appropriate, to prevent the public disclosure of information on the habitats and locations of endangered species which, at worst, could harm the species in question.
- Senate Properties (responsible person, or person ordering the report) is responsible for reporting to nature conservation agencies, but the writing of the report can be agreed with those from whom it is commissioned.



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birds regarded as highly endangered in 2016 in Finland: coot, lesser black-backed gull and house martin



Achieving a balance between student housing and the flying squirrel

THANK YOU!