

Presentation Links

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Day 1 Virtual Tours

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So we have three virtual tours lined up for you this morning, and I'm going to ask Federico to get his ready first.

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If we were in person, please, these tours would be you know real tours that we'd get on a bus and we go and visit and, but the one benefit of doing this virtually is that we can go visit projects all around the world.

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So we have three lineup for you today that are Rico will take us to live in Belgium, where he will share a project called botanical following Federico will have Francis rain, who is the head of community development for a company called town, and he will

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be giving Francis will be giving us a tour of marmalade lane, which.

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That's the company that's doing the the 10 schemes in the UK, and they'll be talking about their social mental scheme. So, 15 minutes everybody Federico I'm going to cut you off right promptly at 15 so I'll let you take it away.

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Okay, thanks a lot.

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I have a lot of slides for you so I will speak by to speak quickly, and hopefully take you on the journey to build into pausing a bicycle and move.

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I hope you know a little bit about Belgian, probably, you know, or famous chocolates and our famous Red Devils but you should know that bottom is actually has three major parts, it says the Flemish speaking parts, and the French speaking part and then

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there's Brussels, speak two languages there. We are active in the, in the Flemish parts in the speaking part is me.

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Really quickly, I think you're sharing your overview not the slides, can you.

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Okay. Yeah.

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Me, too. It's definitely.

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Yeah,

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that's around.

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Yes.

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Yes. Okay.

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This is a picture of me, some years ago at the International closing conference and actually that was in the middle of a start of something. We were in the middle of creating our own pausing solution in Belgium is is causing general to the first newly

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built posing in Belgium effort so it was a very small movement that that we started. it's, it's a project with 18 holes, full blown common house with lots of common spaces.

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We did this project, more or less as a hobby and it turned out to be quite a very fun neighborhoods that we created and see all the stuff that you recognize probably from other posing communities on muse.

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It's stuff being shared and lots of greens very, very green sites.

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Lots of fun, lots of sharing of family events. Big life events like births, and so on.

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And we started attracting a crowd so people noticed the community, and we did a lot of course, especially in the beginning, and the starts to get a lot of questions about how we did it because it's not so easy, setting up a cause and community.

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And that made me wonder why don't maybe I can help these people and maybe quit my job and make a job out of helping these communities so I started doing that, about 10 years ago, I started causing buildings.

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And we do, we do a lot of stuff this presentation is not about our company so I will not get into this but basically we assist groups in every aspect of the development of the community.

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Even lately. We also do the building for community. So, basically we have become a developer, as well. But we assist developers. Also, so when we do a lot of stuff.

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We about, we have about 25 products across Belgium in different stages of of developments.

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And one of the things we do is finding sites for groups because this was the case also and booked article.

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I met with this, this group of people, and they were having meetings for three years already, and I met them.

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and the hurdle that they couldn't get over it was finding aside so this is one of the things we do.

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We have a little bit of name right now so sites are going to us. Right now I get proposals of sites I think every week.

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So,

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we do the contracting for the sides, and the negotiation and that is something we do for the group, and because it takes away the burden of how is the group, legally, organized and how stable is the group and what's the finance financial background so

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that's that's reason why we do that besides contracting.

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that's reason why we do that besides contracting. This was a core group of botanical and 2015, and this is a classic causing story because of this core group only.

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so this is a classic story where they find out more and more about the projects or personal vicious their personal life changes, and people move on. So, this is also, I think the reason why it's a good thing that there was an external party really pushing

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the project and not leaving everything into the hands of the core core group, which may fall apart.

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darkness is living it's a city it's not the biggest city in Belgium, but it's a, it's one of the biggest city it's a university town so you may know, because of the university.

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Yeah, like every Sonic, it's densely boots, high property prices is a is one of the issues here.

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It says trickle down with lots of historical buildings. This is the the town hall

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meeting found historical sites.

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So there's a.

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This is nice because historical building is also is always nice to work it because it, it has a character but it's also difficult because you get the government agency that you have to negotiate with with what you can do with the building.

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So this is, this is one of the heart issues, it takes the design process.

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Yeah, it lengthens that the design process and it's at least one.

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But it was a very good site, it was part of a bigger development within the city. And so this is one of the things you do we work together with classic developers so that this is really Tara so we made a deal with this classic developer who wasn't really,

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Dean of this historical part of the site and he said, Give us 12 months to put in a proposal for for this building, and we agreed on a price and some limited amount of time to get a project, running.

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Actually we do a lot of work with classic developers.

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If you want to hear more about this, reach out to me, but I think almost half of our projects are collaborations in one way or another with developers.

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And this was so the building look like from the exterior.

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At the beginning, especially the interior, you can see that was not in very good shape. It used to be a school so there were boss rooms and actually we have to keep those classrooms and build units within the volumes of the classrooms and also this is

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all they had to give that this was a real challenge.

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And all the challenge was the master plan you can see it's a good master plan because this is a neighborhood in the village in the city of love and that completely been out the bar, and the river is being opened up again the box being made.

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So, we are there at the red arrow.

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We needed at least 20 or 25 units to make it more or less, affordable so it was a real challenge to work with an architect, that was the architect was fixed already so you can say it was a classic architected didn't know anything about schooling.

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But the cool thing is they listened very well to us and to the group, and we came up with a structure where

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they put a second corridor. Second all the above the current one. So the burn one had to be kept

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trying to avoid to sort of burn one I had to get and so they built another one above it, and then they met the Plex units.

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And having access to one, one of the corridors so actually the whole building is connected to all this one above your.

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So this is not a picture of the sites where you can see the new structure already.

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These are the bands, you can review this later maybe so this is a grant as you can see here, the entrance. We situated to common house at the entrance so when you come into the building you have all the corner rooms there on levels, and then you continue

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in the hallway and then the private unit so this is a one of the beautiful thing about disclosing as you can access all the rooms, without having to exit.

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And that's an important aspect in Belgium as it rains a lot and it's bad weather so there's no. The weather is never an excuse to go to the cone areas.

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Actually we also had another house to the former directors house attached to its very own so those four minutes, and their unique thing about disclosing It was also it has a big collective garden which is unique in the center of looking at North.

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So this is the intermediate level.

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Here you can see a picture of the construction work.

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We offer a lot of negotiation. We were allowed to classrooms down, and believe, to was impact.

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And then, this allows us to make a new sustainable building within the within the framework of of the existing so we had to build the stairway and the whole way back.

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But this allowed us to put in new techniques and new foundations.

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Some other pictures so the project is combination of new builds and renovations which is also interesting.

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And you can see the central corridor that we had to maintain so on the rights and this was used to be this construction and on the left is out has become so it's an exact copy of it was more or less.

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This is Movie.

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But I think because of time issues I will not show it you can see it on our website it's, we won an award with this.

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This movie shows very well done, the exterior of the building.

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It's also it's English subtitles so everybody can understand.

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I'll show some pictures so take you through to protect this collective bargain.

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Yeah, so, and you can see that, so the front of us, they have each their own private stairs, and which those ceilings, the record.

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You can see better from above, so you have six private offices, but most of the garden is collective. This is actually the north side so on the other side, more versus.

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This is the going house with the big room the dining room.

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It's a big enough to have everybody see that are living in the projects.

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Because, nice tourists attached to it. And there's a professional kitchen as well.

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So they can accommodate for a lot of people. They moved in.

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In the middle of the of the pandemic so they haven't used this a lot of dough Now, but they're starting to be more and more activities. Now, this is actually the terrorists attached to the corners with a very nice you on the atomic theory theism codes.

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It's University building.

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Yeah, there's probably a couple Belgian they have a beer bar. So, with a lot of specialty beers in it so I think most schools things in Bozeman have this this type of thing but this is a nice long.

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They have playing room for for its.

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Of course, they have living room. So I have to decorate this a little bit, is a big white wall was meant to do some movies and so this is an interesting picture because they found a good solution for their storage spaces, it was quite limited, and a lot

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of units 28 units so they gave each units, a box like this, just quite a lot of seven it's interesting solution, laundry, of course, the entrance the the laundry is very close to the income so very easy, easy reachable for everybody.

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This is, this is the upper hallway.

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Actually, the optic fun solution to that lights into the corridor. Below, which is nice. One of the things that we value. a lot is the energy efficiency and climate, climate metrology of the building.

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So, this was a big challenge because it's a renovation project. It's not easy to bring such an old building back to a modern level, But, so every unit has, has its ventilation by the have used geothermal energy with individual heat pumps for for eating.

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And we use solar panels for electricity, and all the rain water is also used for the toilets. So, and also it has been very well insulated so we got it on fairly level already go We're at 15 minutes if you can.

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Okay, I have two slides left so maybe this is so one interesting thing that I haven't seen in any, any other projects. This is so they have three guests rooms, but they also have a fourth s room then followed, it's a supplementary room, and you've been

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rented out for a short period of time so not like a guest room for a couple of days, but you can use it for three or four months. For example, if your mother needs temporary accommodation, or maybe you have a son, living abroad coming in for a few months

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or some emergency like that so it's very interesting concepts that have integrated.

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And another thing that we did there there were two units and sold by the time that you have to had to buy the site from the, from the developer, so useful cooperative money to buy these two units and to finish them, and one is England adult and one is

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is had been had been sold after it was finished so this is one of the things we also do it for the audience.

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Thank you very go.

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Yep.

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You're welcome.