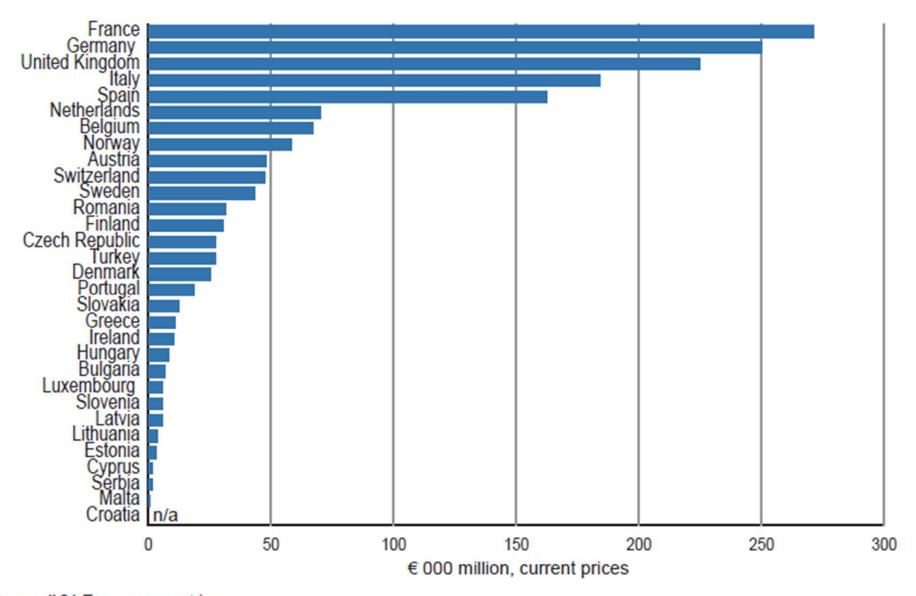


Schimbarea de paradigmă





CHART 2-1 Size of Construction Market, Europe, 2013



Base: all 31 European countries

Source: compiled from Eurostat and Turkstat data. Mirza & Nacey estimates where latest data is not available.

CHART 2-2 Change in Construction Output in Europe-31, 2000 to 2013

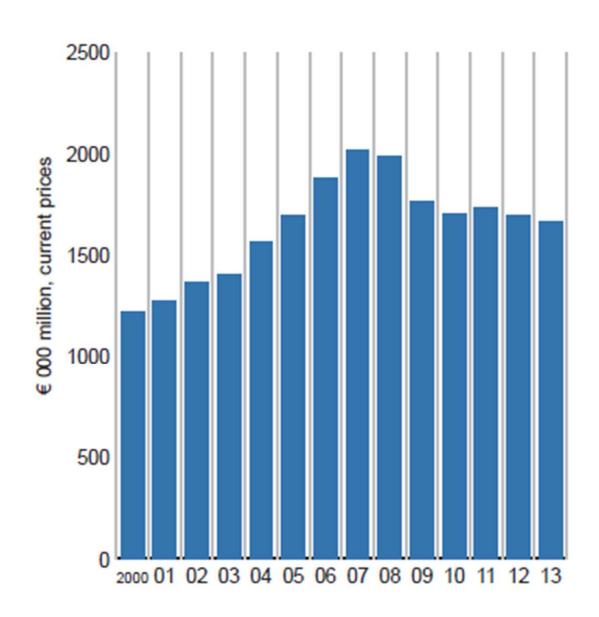


CHART 2-3 Changes in Construction Output, 2012 to 2013

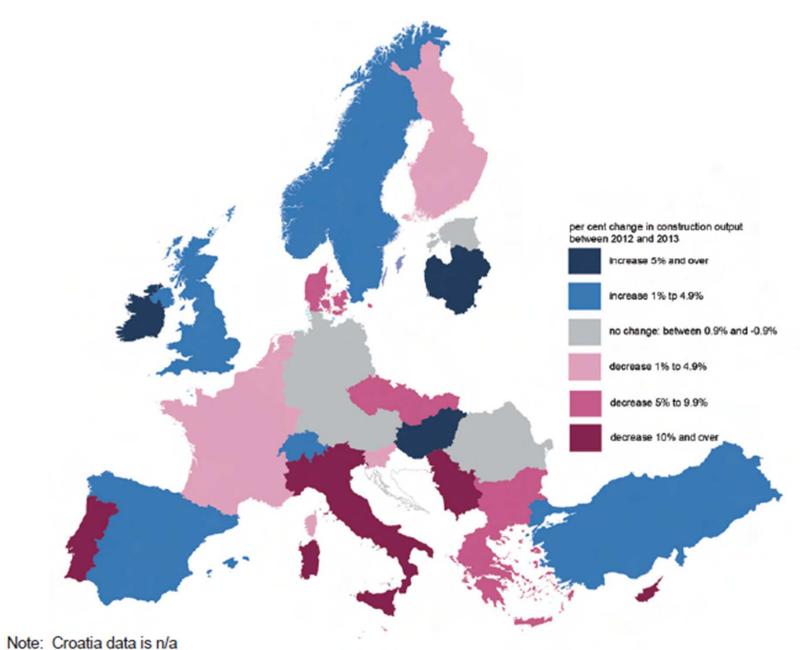


TABLE 2-4
Proportion of work undertaken by building type, analysed by country

per cent	new build	refurbishment				
Austria	52	48				
Belgium	47	53				
Bulgaria*	55	45				
Croatia	52	48				
Czech Republic*	56	44				
Denmark	47	53				
Estonia*	54	46				
Finland	57	43				
France	47	53				
Germany	49	51				
Greece	38	62				
Ireland	40	60				
Italy	25	75				
Latvia*	49	51				
Luxembourg	57	43				
Malta*	59	41				
Netherlands*	n/a	n/a				
Portugal	44	56				
Romania	68	32				
Slovakia	55	45				
Slovenia*	52	48				
Spain	37	63				
Sweden	49	51				
Switzerland	53	47				
Turkey	75	25				
United Kingdom	46	54				
2014 EUROPE-26	43	57				
2012 EUROPE-25	n/a	n/a				
2010 EUROPE-23	n/a	n/a				
2008 EUROPE-17	n/a	n/a				

TABLE 2-5 Comparison of proportion of the market accounted for different building sectors, and the proportion of practices involved in those building sectors

per cent	per cent of market	per cent of practices involved			
private housing	53	89			
offices	6	28			
retail	6	27			
leisure and the arts	3	12			
industrial	6	21			
health	3	9			
education	5	15			
public housing	3	10			
other private	7	26			
other public	9	25			

CHART 2-7 Proportion of market by building sector

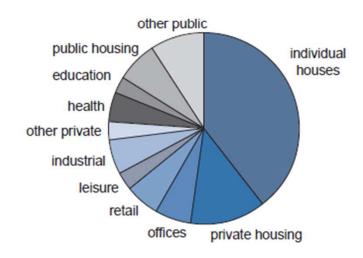
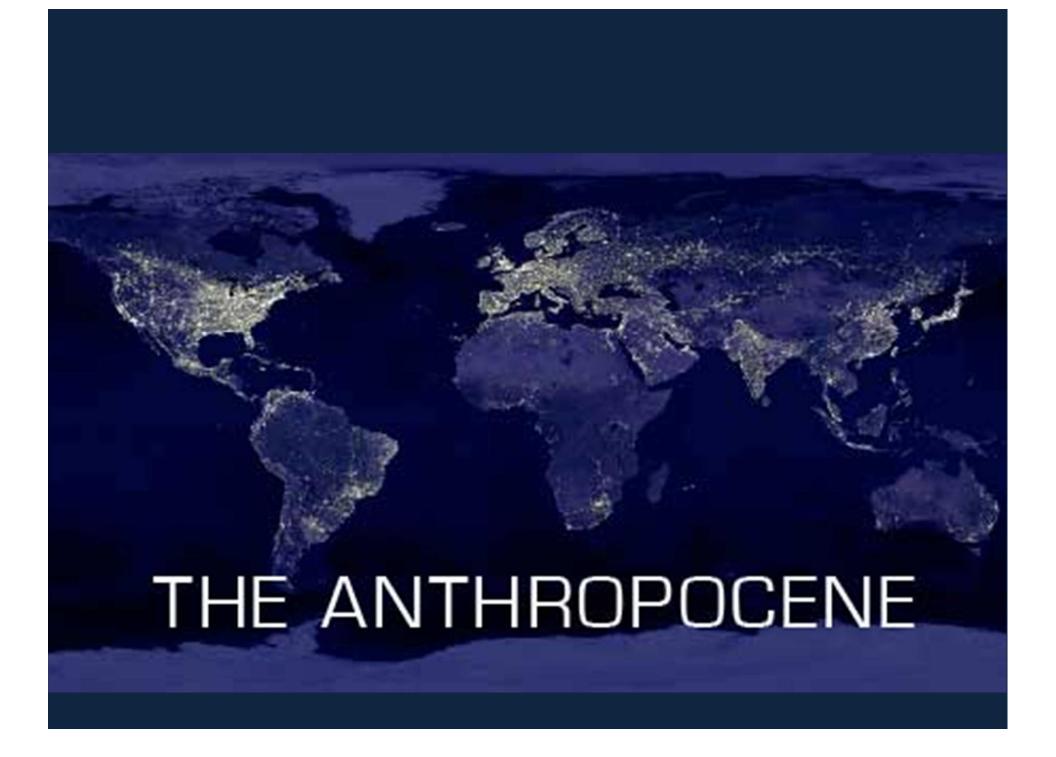


TABLE 2-6
Proportion of work undertaken by building sector, analysed by country

per cent	individual houses	private housing	offices	retail	leisure	industrial	health	education	public housing	other private	other public	TOTAL
Austria	24	13	8	6	5	6	4	8	12	7	7	100
Belgium	48	16	5	3	1	5	4	5	6	3	3	100
Bulgaria*	30	11	7	10	3	10	5	3	5	11	6	100
Croatia	37	15	4	4	5	10	0	6	0	14	4	100
Czech Republic*	37	2	4	6	4	1	20	8	0	4	14	100
Denmark	13	9	8	4	7	5	8	13	10	10	14	100
Estonia*	21	17	14	10	5	6	0	5	11	7	5	100
Finland	22	13	9	7	4	2	5	9	8	4	17	100
France	27	16	6	5	4	4	5	8	9	6	11	100
Germany	30	16	9	3	3	9	3	9	2	6	10	100
Greece	51	6	8	2	6	4	1	3	1	14	5	100
Ireland	41	10	6	7	3	2	6	10	2	9	4	100
Italy	60	4	4	5	2	4	1	2	1	8	9	100
Latvia*	22	8	16	8	2	5	1	7	17	6	9	100
Luxembourg	46	18	8	2	1	3	1	9	3	5	4	100
Malta*	34	20	12	8	2	12	4	1	1	4	3	100
Netherlands*	35	20	0	0	3	0	0	0	23	0	20	100
Portugal	40	11	5	13	3	7	2	3	1	10	5	100
Romania	37	13	9	6	6	11	2	4	3	6	2	100
Slovakia	34	11	11	5	6	6	2	2	3	8	11	100
Slovenia*	43	8	5	7	4	9	2	10	4	3	7	100
Spain	36	20	5	8	3	4	1	3	1	12	8	100
Sweden	17	18	14	7	7	4	2	8	3	5	14	100
Switzerland	23	23	9	2	2	6	5	9	6	3	12	100
Turkey	24	25	8	12	4	10	2	3	1	6	5	100
United Kingdom	32	18	6	5	7	3	4	10	3	6	6	100
2014 EUROPE-26	40	13	6	6	3	6	3	5	3	7	9	100
2012 EUROPE-25	42	9	6	6	3	5	2	4	3	9	11	100
2010 EUROPE-23	30	14	8	5	4	6	4	6	6	7	10	100
2008 EUROPE-17	31	14	10	5	3	8	4	6	4	7	10	100

^{*} caution - small sample





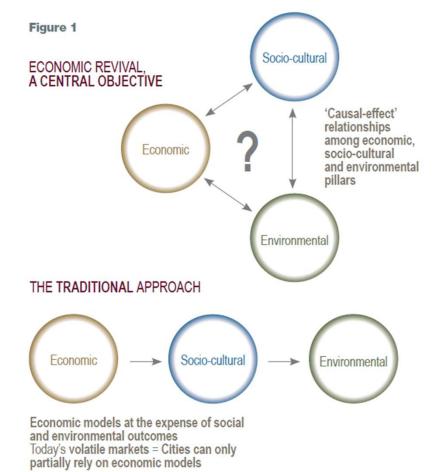
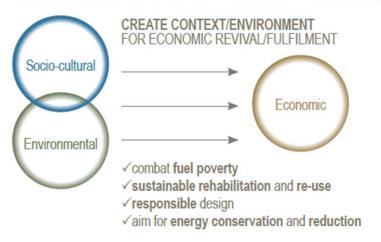


Figure 2
A NEW APPROACH: SOCIAL CAPITAL + FOCUS ON ENERGY DEMOCRACY



GLOBAL CHALLENGES

Connectivity and mobility

Community health, safety, well-being

Economic growth and change

Environment and biodiversity

Food

Poverty

Social equity, inclusion, opportunity

Sustainable development

Urbanisation

EUROPEAN CHALLENGES

Climate change adaption, mitigation

Emissions reduction

Energy (efficiency)

Housing affordability and diversity

Infrastructure and transportation

Population growth and change

Resource depletion and alternatives

Waste and recycling

Water (supply)

NATIONAL CHALLENGES

Ageing population

Changing business models

Changing values

Engagement

Economic model

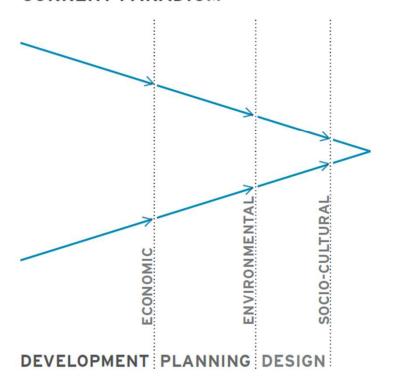
Increasing alienation

Local / national disconnect

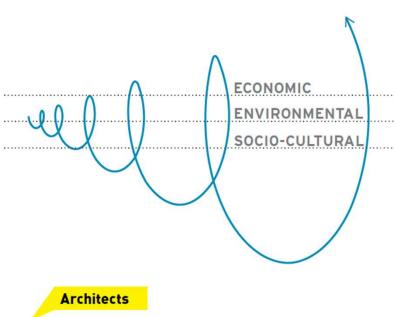
Sustainable Development

Youth unemployment

CURRENT PARADIGM



STRATEGIC DESIGN PARADIGM



DESIGN

PLANNING

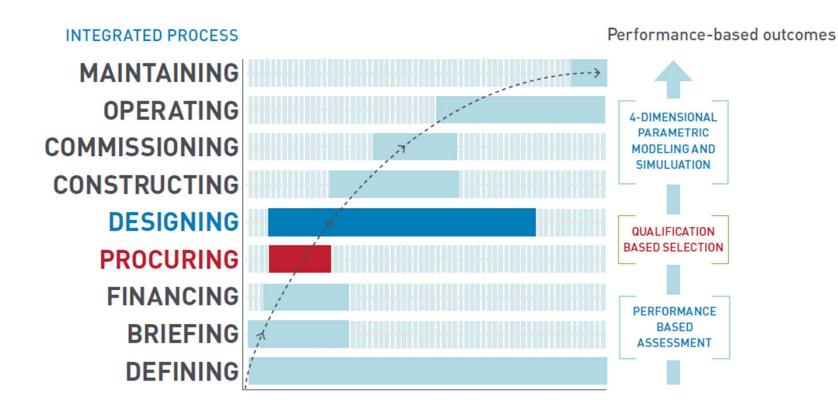
DEVELOPMENT

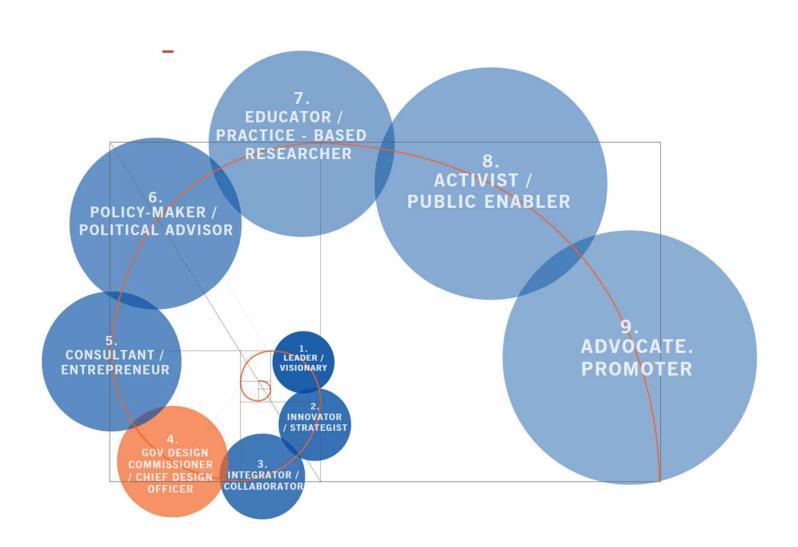
INTELLIGENCE --> INCENTIVE -----> INVESTMENT

PEOPLE -----> PLACE-----> PROSPERITY

PARTNERSHIPS FOR PUBLIC GOOD AND PUBLIC SPACE

1 b _ PROCUREMENT FOR PERFORMANCE BASED OUTCOMES





BROKEN KNOWLEDGE LOOP

COMPLETED KNOWLEDGE LOOP

