

## RABOT DUTILLEUL'S INDIVIDUAL COMMITMENTS IN *act4nature*

For some 100 years, Rabot Dutilleul has successfully implemented the real estate projects of individuals, companies or territories, thanks to its well-directed and appropriate common commitment. This has been our *raison d'être* since 1917, enabling us to develop a vast set of real estate solutions in France, but also in Belgium, Poland and Germany under the brand names (for France) of Nacarat in property development and Rabot Dutilleul Construction in construction and civil engineering.

Today, the challenges and innovativeness of sustainable development are the bedrock of our activity. A dedicated management team draws up, steers and deploys the corporate vision supported by the group's shareholders and supervisory board.

Since 2012, all the projects designed by us are mandatorily subject to an eco-design approach. Over 500 projects have been designed using a tool called ASAP (As Sustainable As Possible) and over 150 have been delivered or are in progress. All the members of staff have been made aware of this approach and all the staff responsible for project design have been duly trained.

In terms of direct impacts on biodiversity, the group's work-sites and buildings do not represent significant surface areas. Indirectly, however, impacts on "grey (or invisible) biodiversity" may be significant.

Indeed, the construction materials or energy sources used to build infrastructures represent tonnes of raw materials (be they renewable or not) extracted mainly in natural environments in France and abroad.

Rabot Dutilleul's vision is:

- to implement property developments that meet the highest performance standards by placing biodiversity performance under the guidance of an ecologist;
- to share this performance with others to make it desirable and, above all, reproducible.

This vision may be summarised as follows:

$$\frac{\text{Biodiversity performance}}{\text{Intrinsic biotope performance} \times \text{surface area (ha)} \times \text{continuity}}$$

In 2017, Rabot Dutilleul participated in a working group set up by the French government on "Sustainable Building Planning" focused on grey biodiversity. Discussions are also under way between NGOs and businesses.

The recent but strong awareness of the circular economy question, notably in the Paris and Hauts-de-France regions, encourages the construction sector to focus on the traceability of its materials. This pressure should make it possible to better consider the impact on resources and greenhouse gas emissions of construction materials, but also the – negative and positive – impacts on biodiversity that the mining of these materials may generate.

The ASAP tool systematically includes the question of the traceability of materials, their recycling and, as regards biomass, their certified origin (preferably by the Forest Stewardship Council or FSC).

The field of urban biodiversity, which requires good ecological performance and on-worksite awareness-raising, is developing well, even though the biotopes are of only relative quality and surface areas are small. Each development is also analysed from the standpoint of urban and, if possible, ecological agriculture.

On-worksite biodiversity is developing well because Nacarat, our property developer, deliberately favours urban land where the city is being rebuilt over the city, to avoid urban sprawl. This approach is in line with the group's eco-design strategy and the priority it gives to restoration works.

Numerous projects have been completed in partnership with the Bird Protection League (LPO), the Nord Nature Chico Mendes non-profit organisation or the Topager company.

All these projects share the following common features:

- If possible, ecological validation.
  - As part of the ASAP eco-design approach, each development is analysed to assess its suitability for becoming a biodiversity refuge.
  - An ecologist can then intervene to analyse and implement several recommendations inspired by the "Biodiversity and Building" technical handbook published by the LPO and the Isère county Architecture, Planning and Environment Council.
  - This support continues during the development and construction phase to monitor and/or help companies implement their design specificities.
  - The support ends with one year dedicated to educating the inhabitants after the delivery of a building.
- Implementation costs are quite reasonable for an upstream or upfront real estate/property project.
- A great potential for attracting non-expert stakeholders.

Significantly, the gardens of the headquarters of Rabot Dutilleul Construction are under differentiated management with the help of the Nord Nature Chico Mendès non-profit organisation and maintained by a "care through employment" centre (ESAT). The green roof is a Wild Roof by Topager and Nacarrat's St Lazare terrace is the first LPO bird protection terrace-refuge in the Paris Region. Nacarrat partners the Urbanisme Bâti Biodiversité (U2B) club and wishes to turn its «nature in the city» approach into a performance driver and a means of differentiation.

Between 2015 and 2017, a working group on development-construction phase biodiversity was launched by the LPO, Nord Nature Chico Mendès, the Nord-Pas-de-Calais public land management agency and Rabot Dutilleul Construction.

A Best Practices Guidebook will be published in 2018 by the "Moniteur du BTP" publishing house for the benefit of field teams.

Every time ecologists are included in our working practices, on-worksite urban biodiversity is much easier to implement. Thus, we undertake to continue this effort as much as possible and to promote the biodiversity dimension of the circular economy, which we hope will grow rapidly.

