



# MOBILITY

## - Accessible buildings and optimised commuting -



### DESCRIPTION

Brussels is one of the most congested cities in the world. According to the "Traffic Index 2016", Brussels is the eighth most congested European city<sup>1</sup>. Constant car traffic has an impact on air quality and the quality of life in the city. Two thirds of this congestion is due to the use of cars for commuting<sup>2</sup>.

Since almost all of Befimmo's property is located in a city, stakeholders have emphasised the importance of Befimmo contributing to solutions for more fluid and environmentally friendly mobility in relation to its buildings. Within the limits of existing infrastructures and available public transport, Befimmo intends to mitigate the societal impact of the occupants of the building and its employees commuting by car.

### OBJECTIVE

Befimmo maintains its policy of raising awareness in the team, testing and gradually incorporating mobility solutions into its services for occupants of buildings in the portfolio.

### APPROACH

These issues are managed at various levels of the organisation:

- A mobility team initiates cross-cutting measures under the innovation programme (alternatives to the company car, awareness raising, etc.);
- The property managers initiate specific measures for the occupants of their buildings (provision of car-pooling services, etc.);
- The project and investment teams integrate mobility criteria into their investment choices and renovation plans (proximity of public transport, alternative modes of transport, etc.);
- The HR department devises mobility benefits for employees (teleworking, consideration of cafeteria plan, etc.).

<sup>1</sup> Le « Traffic Index 2016 » is based on user GPS data ([https://www.tomtom.com/en\\_gb/trafficindex/](https://www.tomtom.com/en_gb/trafficindex/)).

<sup>2</sup> 65.6% in Brussels according to a study by the Federal Public Mobility Service in 2014 ([https://mobilit.belgium.be/fr/mobilite/domicile\\_travail/rapport\\_derniere\\_edition](https://mobilit.belgium.be/fr/mobilite/domicile_travail/rapport_derniere_edition)).



## ACHIEVEMENTS 2017

### ▪ Raising staff awareness

- » An awareness-raising and discussion workshop was held for all employees on the topic of mobility. It led to specific projects being implemented, such as the renovation of the cycling infrastructure at Befimmo's headquarters, the review of its HR mobility policy and the B-Switch project;
- » B-Switch Project: Befimmo has acquired a fleet of ultralight folding electric bicycles. In exchange for a commitment to share a parking space with a colleague, team members taking part in the programme are provided with a bicycle. A win-win solution in every respect: grateful commuters, a clear reduction in car use and the associated pollution, and a saving in car park rental. Nearly half of the employees have joined the programme. In view of the project's success, Befimmo is offering shared electric bikes for daytime business trips to all tenants in its headquarters building.



Since 2014, befimmo has incorporated a pooled electric vehicle in its fleet of vehicles for intra-urban travel. It is in growing use by the team.



### ▪ Soft-mobility infrastructure for building occupants

- » Installation of electric vehicle charging points for building occupants and their visitors;



» Installation of showers and cycling infrastructure in all buildings, in accordance with BREEAM standards.



## ASSESSMENT OF OUR APPROACH

- The mobility team has demonstrated its ability to deliver concrete projects, notably the launch of the B-Switch project.
- The mobility section of BREEAM assessments covers the assessment of our mobility initiatives for buildings in the portfolio.



## IMPACT ON THE SUSTAINABLE DEVELOPMENT GOALS

The in-depth analysis of the Sustainable Development Goals<sup>3</sup>, conducted in 2017, enabled Befimmo to identify the issues on which its activities could have a positive or negative impact and to define strategic priorities. According to this analysis, the **Mobility** strategic axe impacts the targets of the following SDGs:



**3.6:** Promote the use of public transport  
Reduce commuting distances



**11.2:** Provide access to sustainable transport systems

**11.6:** Pollution generated by motor vehicles

## KEY INDICATORS

INDICATOR	DESCRIPTION	REFERENCES GRI STANDARDS & EPRA sBPR	RESULT 2017	OBJECTIVES
BREEAM assessment of the mobility offered to occupants of our buildings	BREEAM certification gives a score relative to the mobility aspects for the occupants. Here we measure the percentage of certified buildings that have a maximum score.	N.A.	New indicator to be announced in 2018	100% of buildings in urban centres
Total direct greenhouse gas (GHG) emissions	Average overall emissions per vehicle (CO <sub>2</sub> e/km) in the corporate fleet	305-1 GHG-Dir-Abs	-3% (2016 vs. 2017)	Continuous improvement

<sup>3</sup> <http://www.un.org/sustainabledevelopment/>