



DREES &
SOMMER

Media Release

April 19, 2022

Socially Responsible and Climate Friendly: Drees & Sommer Assists the Nonprofit Housing Company *Katholisches Siedlungswerk München* in Modernizing Apartments

Munich, Germany, April 19, 2022. The stock of buildings owned by the nonprofit housing company *Katholisches Siedlungswerk München* GmbH (KSWM) includes more than 3,000 apartments, 17 percent of which are publicly subsidized. This extensive portfolio of buildings is now to be modernized to meet all requirements relating to climate change and energy efficiency. This poses a major challenge for KSWM as the properties differ with regard to age and need for renovation. Drees & Sommer SE, a Stuttgart-based consulting company specializing in construction and real estate, is assisting the housing organization with a newly developed Climate Roadmap. This describes a detailed route towards developing housing stock with eco-friendly credentials. The plan was adopted on 24 March 2022.



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The nonprofit housing company *Katholisches Siedlungswerk München* wants to create sustainable housing and living spaces for all groups of society.

Barbara Wiesneth

Head of Media and Public Relations

phone +49 (0)711 1317 2411 • mobile +49 (0)172 7995752

barbara.wiesneth@dreso.com

Tanja Kuzmenko

Junior Manager Media and Public Relations

phone +49 (0)711 1317 1248 0 • mobile +49 (0)172 7698126

tanja.kuzmenko@dreso.com



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In the buildings sector, residential buildings account for 35 percent of CO₂ emissions. Of this percentage, buildings constructed before 1979 are responsible for two-thirds of emissions. This means that real estate companies have a responsibility to significantly reduce the amount of energy their buildings consume, and to take appropriate action to renovate them. If the real estate portfolio includes thousands of properties, each in a different condition, as is the case with KSWM, this raises complex issues. ‘In our new building projects, we have long taken heed of sustainable and climate-friendly construction methods. As a result, we increasingly focus on using renewable raw materials, while reducing the pressure on the environment by ensuring high energy efficiency. Yet the transition to a climate-compatible economy in Germany can only succeed if the existing housing stock is upgraded with a view to the future, and residents’ quality of life is also raised. This renovation work will be a task spanning decades,’ explains Stefan Geissler, Managing Director at Katholisches Siedlungswerk München GmbH. For example, the residential complex under construction in Grafing is a pilot project for timber construction and sustainability. The new residential units ensure that they are operating efficiently by using energy-efficient heating systems and innovative heat pumps.

Thinking of the Distant Future

KSWM brought the experts from Drees & Sommer on board for the ambitious renovation project. The team developed a detailed action plan, known as the Climate Roadmap. This shows how the housing organization can reduce the CO₂ emissions of its building stock to almost zero by 2050. ‘The Climate Roadmap provides a well-founded guide on how we can reconcile all aspects when developing climate-compatible building stock. It is a highly complex computational and optimization task.’, says Moritz-Andreas Decker, expert in carbon neutrality and energy management at Drees & Sommer. After an initial inventory, the energy figures for the last three years were analyzed. In addition to the individual building and residential units, the consultants also looked closely at energy-related district solutions. ‘Over the long term, the investment in renovation pays off because the Climate Roadmap delivers savings during operation if the appropriate steps are taken, thus preserving the value of the properties. It also avoids bad investments resulting in retrofits, or expensive conversion work due to regulatory orders,’ comments Markus Claudy, Drees & Sommer’s specialist for decarbonization and energy optimization issues.

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New Is Good, But Renewable Is Better

Heating systems are one of the biggest causes of emissions in the buildings sector. In Germany, around three quarters of all residential units, i.e. detached houses and apartment buildings, are heated with oil and natural gas. In order to meet the climate targets that Germany has set itself for 2030, this places the focus on thermal insulation when renovating old buildings. Besides efficient heating systems, good insulation is also important. This is because the less energy a house loses through windows, walls or roofs, the less the heating system has to input. Using renewable energy for heating, for example solar, biomass or geothermal energy, is also an especially environmentally friendly way to heat. There is further potential for savings if new heating systems are then combined with digital technologies. For example, heating systems could learn from consumer data, or respond automatically to weather forecasts.

Conflicting Priorities Between Economic Efficiency and Social Compatibility

Besides sustainability, however, another dimension is at the forefront of the housing organization's renovation work. As a social housing company, KSWM aims to offer affordable housing and living space to a broad section of the population – a rarity in the affluent metropolis of Munich. 'When developing the Climate Roadmap, the crucial factors for us were and are: on the one hand, the measures must pay off in the long term. Due to the housing organization's social responsibility, on the other hand, the investments must not drive up rental prices. Through our renovation project, we are making an important contribution to society and, as a company oriented towards the common good, we are taking responsibility for people and the environment,' says Bernd Weber, Managing Director at Katholisches Siedlungswerk München GmbH, and Moritz-Andreas Decker adds: 'Katholisches Siedlungswerk München is a real pioneer in promoting carbon neutrality in the social building stock.'

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Katholisches Siedlungswerk München GmbH: a Trusted Partner in Church-Social Housing Construction

Katholisches Siedlungswerk München GmbH (KSWM) was founded on June 10, 1949 as a non-profit, church-based housing company. It was converted into a limited liability company under German law ('Gesellschaft mit beschränkter Haftung – GmbH') in 1996.

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The main shareholder is the Archdiocese of Munich and Freising. In addition to its core business (the construction and management of rental apartments for its own portfolio), KSWM's activities include the management and rental of apartments for third parties, construction management for third parties, and the construction and sale of owner-occupied homes and condominiums. KSWM is aimed at broad sections of the population. It currently manages its own stock of 3,016 apartments, and 323 third-party apartments (situation as of March 2021). Almost 17 percent of the company's own apartments are publicly subsidized. In line with its charter, KSWM's area of activity covers the territory of the Archdiocese of Munich and Freising.

Drees & Sommer: Your Innovative Partner for Consulting, Planning, Construction and Operation.

As the leading European Consulting, Planning and Project Management enterprise, Drees & Sommer SE has worked with private and public clients from construction bodies to investors on all types of real estate and infrastructure projects – both analog and digital – for more than 50 years. With its pioneering and future-shaping consulting, the company offers solutions for successful buildings, high-return portfolios, powerful infrastructure and livable cities. Around 4,000 employees in interdisciplinary teams based at 46 locations worldwide support clients across a wide spectrum of sectors. All the services provided by the partner-run company take into consideration both economic and ecological concerns. Drees & Sommer calls this holistic approach 'the blue way'. www.dreso.com

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