DELIVERING CLIMATE-SMART AFFORDABLE HOUSING IN CITIES

TOM WOODWARD | CLIMATE LEAD, REALL

Note the presentations are organized for the purpose of knowledge sharing and do not necessarily represent the views of the organizers
REALL IS BUILDING A CLIMATE-SMART AFFORDABLE HOMES MOVEMENT THAT WILL IMPROVE THE LIFE CHANCES OF 100 MILLION PEOPLE IN URBAN AFRICA AND ASIA BY 2030
WE ARE BUILDING A HOME FOR HUMAN POTENTIAL

We are an innovator and investor in climate-smart affordable homes.

We develop, refine and share innovative housing models that unlock the political will, capital investment and end-user finance needed to create the conditions for hard-working families to secure their own homes.

The 1.2 billion people without a home aren’t a problem that needs solving, they’re a future that needs unlocking.
CLIMATE-SMART HOMES

Affordable housing is an untapped $17tn market to address climate mitigation & resilience at scale.

39% of GHG emissions from built environment.

70% of buildings that will exist in Africa & Asia by 2050 are yet to be built.

77% of population growth by 2050 will occur in Sub-Saharan Africa & South Asia: two of the most vulnerable regions to the effects of climate change.
OUR STRATEGY

BUILD
Prove we can build commercially and environmentally viable houses for bottom 40% of the income pyramid.

BROKER
Take proof-of-concept build work & make strategic political, regulatory & financial interventions to generate access to climate-smart affordable housing at scale.
REALL’S NETWORK

AFRICA
- Burkina Faso
- Ghana
- Uganda*
- Angola
- Zimbabwe
- Nigeria*
- Kenya*
- Tanzania
- Malawi
- Mozambique

ASIA
- Pakistan*
- India*
- Nepal
- Philippines

*Priority countries
OUR IMPACT IN NUMBERS

In 30+ years over 3,500,000 people reached through Reall projects, including:

- Over 730,000 people living on low incomes empowered to improve, develop or own their own home
- Almost 1,300,000 people gaining security from threat of eviction
- Over 450,000 people benefitting from improved water provision
- Over 1,100,000 people benefitting from improved sanitation
CLIMATE-SMART HOMES

A green affordable home is both a climate mitigation & resilience solution.

- **Portfolio certified through EDGE:** green building certification standard & tool designed to lower energy usage, water usage, and embodied energy in materials.

- Providing genuinely affordable, well-built, thermally comfortable, fully-serviced housing is a key pillar of **building the resilience** of the urban poor.
BUILDX STUDIO | KENYA

Off-site, modular affordable housing utilising modern, low-carbon methods of construction.

- Pilot underway & targeting EDGE Advanced
- Continual research & development of low-carbon construction methods, including mass-timber.
MODULUSTECH | PAKISTAN

Developing off-grid, autonomous homes, with 98% lower embodied carbon compared to conventional building construction.

- Aiming for EDGE Zero-Carbon
- Lightweight steel frame with modular panelised system.
- High energy efficiency with integrated clean energy & water.
CITY-WIDE CHANGE

Across the world, policy incentives are having an impact on green affordable housing delivery.

• India: Additional floor area ratio (FAR) relative to % environmental performance improvement.
• Kenya: Tax exemption on interest income for bonds and securities for certified green buildings. Free land for social housing developers building to EDGE standard.
• Ghana: Discounted building permit fees.
DATA DASHBOARD
WWW.REALL.NET/DASHBOARD

• Cutting edge, open source data dashboard evidencing the impact of Reall & our partners’ work in affordable housing

• Sharing data is a key step towards ensuring affordable housing is centre-stage on developmental, economic & infrastructure agendas.