

Accumulation of Future Values of Landfill Sites

This presentation:

1. From Córdoba to Utrecht
2. Afvalzorg
3. Fund for Multiple Benefit Projects
4. Discussion



Creation of Fund for
Multiple Benefit Projects

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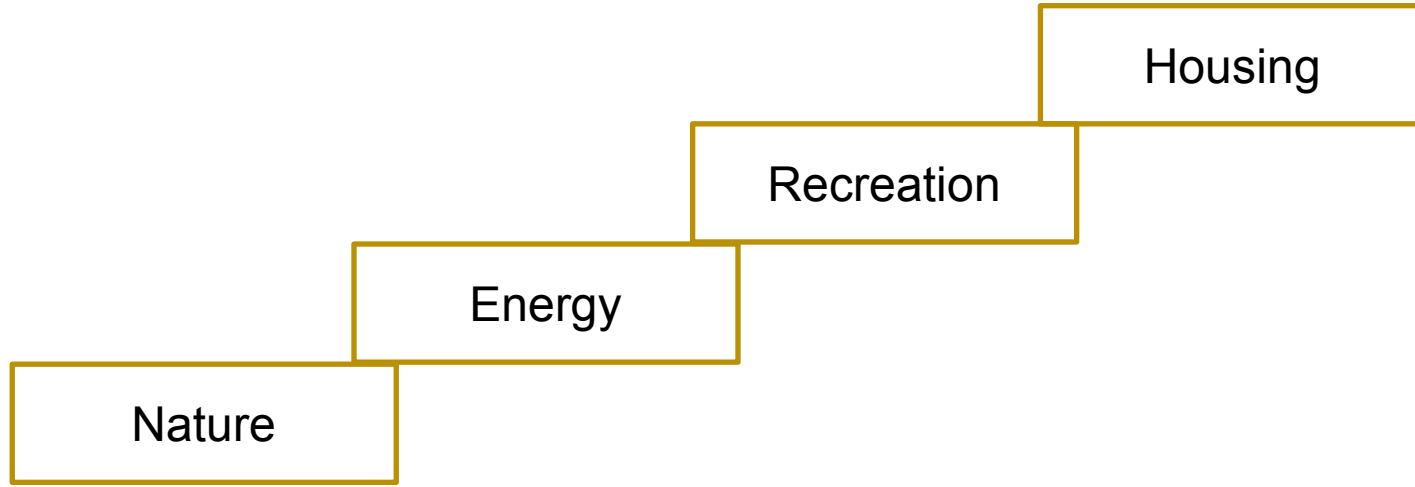
From Córdoba to Utrecht, 1

In Córdoba Ron Nap presented ideas on how to add value to non-sanitary landfills:

- **Cost effective energy generation**
- **Sports and recreation**
- **Nature**
- **Housing**
- **Industry**

From Córdoba to Utrecht, 2

Also Ron showed the 'future value ladder', that could look like this in case of a non-sanitary landfill site:



From Córdoba to Utrecht, 3

Furthermore Ron discussed:

- **The challenge of redeveloping 4000 non-sanitary landfills, and the necessity to have a financial instrument to take on this challenge.**
- **We take it from here in Utrecht today.**

Afvalzorg, 1

Afvalzorg (Waste-Care)

- **Afvalzorg is the most specialised company in the Netherlands in the field of design, operation, management, follow-up and final landscaping of landfill sites.**
- **Afvalzorg works on a long term strategy to take on the large number of non-sanitary landfills that are apt for redevelopment.**

Afvalzorg, 2

**Afvalzorg, Energiezorg
(Energy-Care), Solar Park**



**Plan Groenewoud, Nature and
Housing**



Fund for Multiple Benefit Projects, 1

- **We've been working on this fund together with three agencies from the Dutch national government:**
 - The program on spatial climate adaptation, Ministry for Infrastructure and Water
 - The program on soil remediation, Ministry for Infrastructure and Water
 - The Dutch Enterprise Agency, from the Ministry for Economic Affairs

 - And with TNO, The Netherlands Organisation for Applied Scientific Research
 - And with SVn, a large social fund from the Netherlands
- **Currently we're in the process to form a portfolio of projects together with Afvalzorg.**

Fund for Multiple Benefit Projects, 2

- 2.1 What is the purpose of the fund?**
- 2.2 What criteria does the fund use to assess projects?**

The Purpose of the Fund, 2.1

- **Provide with knowledge and finance for less risk and more investment in projects that contribute, because of their multiplicity, to better soil, water, energy and climate.**
- **We've developed (so far) 8 criteria the fund manager and his team can apply to assess the chances of an investment:**

1. Multiple benefits

- **Combining two or more functions within one comprehensive infrastructure project enables each of the functions to strengthen the other; the project creates two or more benefits, social, ecological and economic.**
- ***How does this play out in the Afvalzorg cases of Solar Park and Housing in Nature?***

2. Shared savings

- **Using functions to enhance one another, the project saves on resources and on money.**
- ***How does this play out in the Afvalzorg cases of Solar Park and Housing in Nature?***

3. Added value

- **Extra (monetizable) functions will become available to make the project's benefits grow, and share the costs over extra activities, making the project more robust.**
- ***How does this play out in the Afvalzorg cases of Solar Park and Housing in Nature?***

4. Allocation of costs and benefits

- **The shared savings and benefits are distributed in a right way to the partners within the joint venture, in a transparent verifiable manner that increases stakeholder and public confidence.**
- ***How does this play out in the Afvalzorg cases of Solar Park and Housing in Nature?***

5. Community

- The partners are able to share costs, enable one another to generate benefits, distribute income, invite new partners to create future value, whilst keeping transaction costs low.
- *How does this play out in the Afvalzorg cases of Solar Park and Housing in Nature?*

6. Interest

- **The shared savings and added revenue sources and value captured create a business case strong enough to pay loan interest to the Fund now and later.**
- ***How does this play out in the Afvalzorg cases of Solar Park and Housing in Nature?***

7. Risk

- **The project varies enough from other projects in the Fund's portfolio so that the Fund can spread risk over a balanced portfolio; and the risk of project failure (e.g. through cost overrun, political risk, delays) is reduced.**
- ***How does this play out in the Afvalzorg cases of Solar Park and Housing in Nature?***

8. Purpose

- **The project fits with the overarching goals of the Fund, adding to its development as a fund leading the way towards more multiple benefits projects.**
- ***How does this play out in the Afvalzorg cases of Solar Park and Housing in Nature?***

Discussion

- 1. How does the fund fit into the landscape of other instruments?**
- 2. How does the fund collect money?**
- 3. How do you get public and private resources together in the fund?**
- 4. What is the size of the fund?**