



25. April 2025

# CO<sub>2</sub> reduction through strategic property management

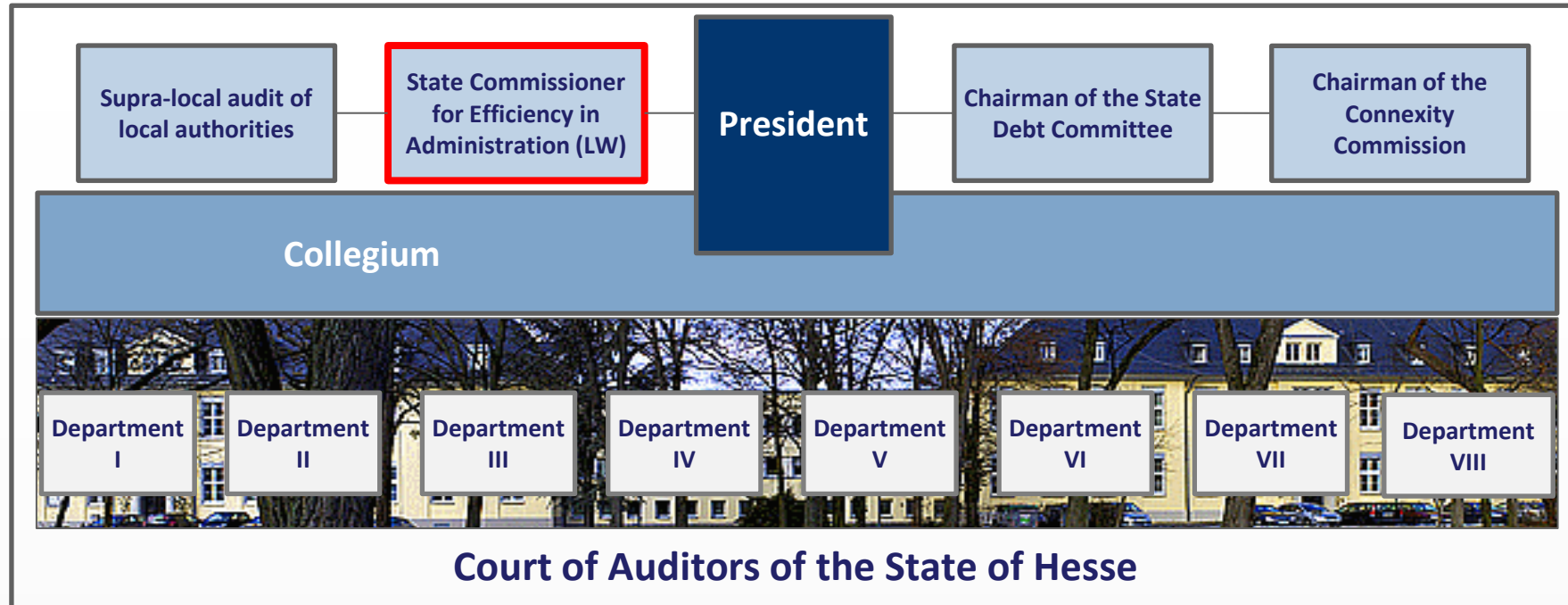
President Dr Walter Wallmann, Court of Auditors of the State of Hesse

# Agenda

- CO<sub>2</sub> reduction as the goal of a consultation across ministries by the State Commissioner for Economic Efficiency in Administration (LW)
- CO<sub>2</sub> reduction as a goal of modern working at the Court of Auditors of the State of Hesse



# Organisation of the Court of Auditors



approx. 200 employees at the Court of Auditors in Darmstadt and 40 employees at the Audit Office in Kassel

# Initial situation

- Consultation by the LW: Evaluation of Sale-and-lease-back transactions
- Current considerations regarding the repurchase of these properties
- Discussion in the Budget Committee in April 2023
- Hessian Climate Act: Reduce 30 per cent of working space by 2035

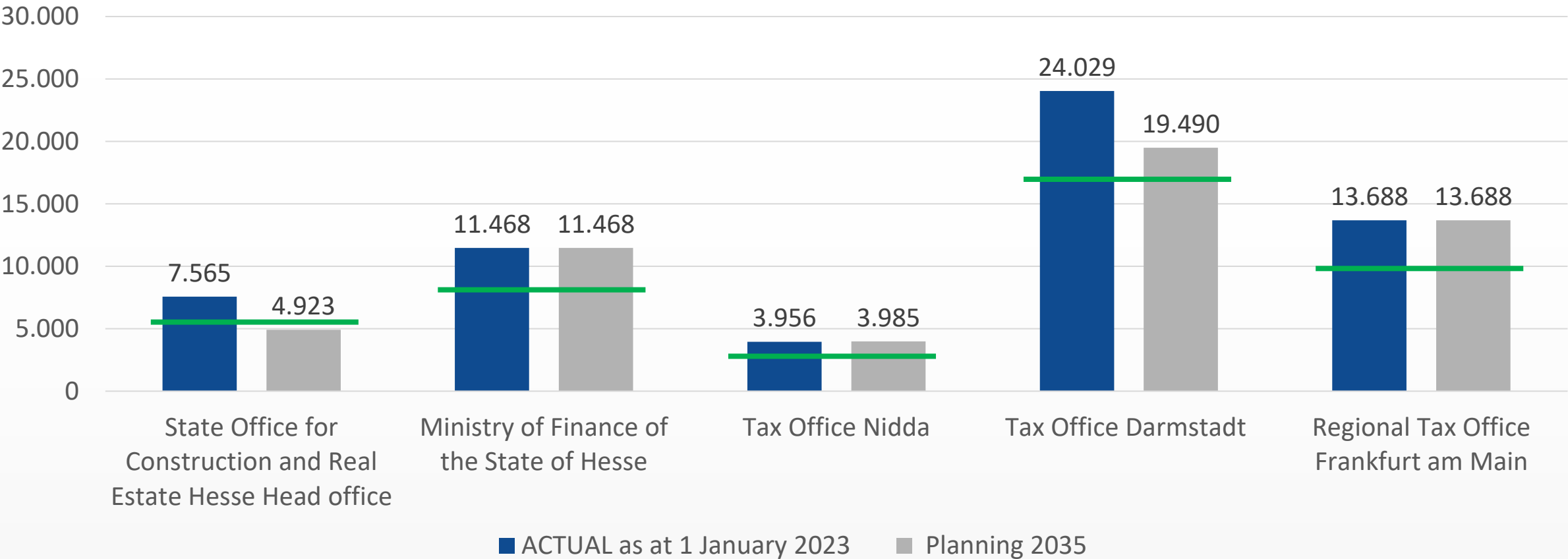
→ Initiative consultation by the LW:

- Survey of the user perspective of the departments
- Building condition provided by Ministry of Finance and State Office for Construction and Real Estate

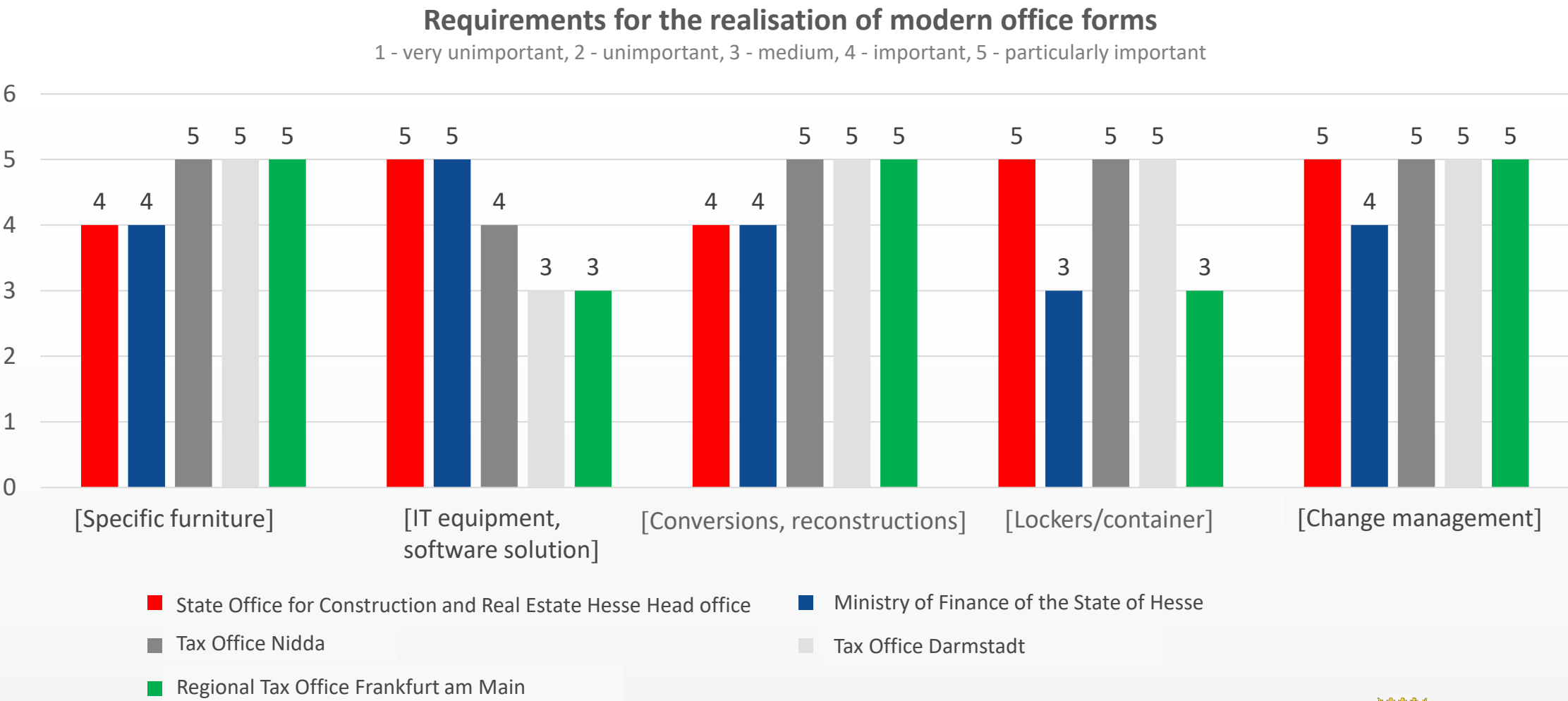
# Goal and content of the consultation

- Goal: Determine future user requirements in the ministries and thus create the basis for efficient area utilisation
  - By taking into account the location planning of the ministries
  - By taking into account efficiency gains from digitalisation / mobile working (- 40 per cent)
  - By taking into account the requirements for a CO<sub>2</sub> neutral administration
  - By taking into account building functionality, flexibility and mobility (+ 10 per cent for multifunctional spaces) and
  - with a view on modern working conditions ('attractive employer', shortage of skilled labour)

# Area reduction (m²)



# Assessment of implementation requirements





# Feedback from the pilot study

- Current status / issues:
  - No specifications on how areas are to be determined; what counts as areas to be reduced
  - Who is responsible for reduction? Every authority? Every ministry? The Ministry of Finance? The entire state?
  - Insufficient data available at the State and State Office for Construction and Real Estate regarding the condition of buildings and investment requirements
  - Hardly any ministerial planning and, above all, no cross-ministerial location planning



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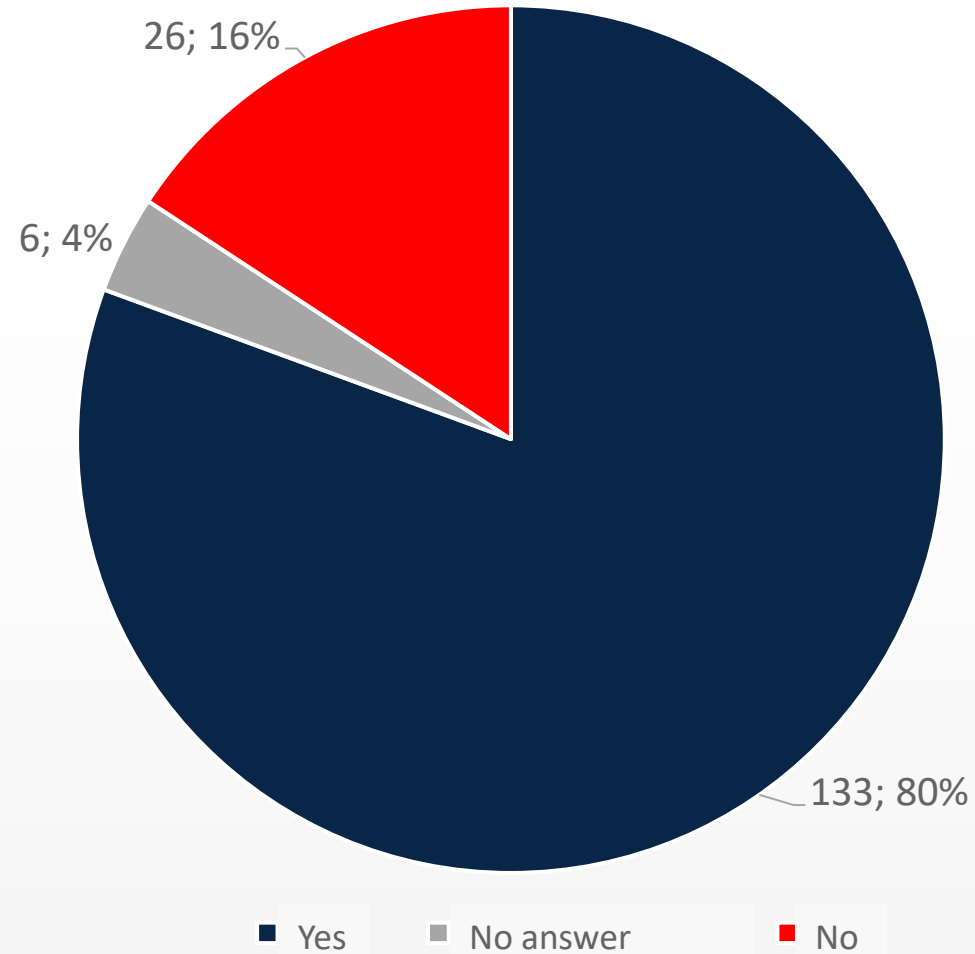


# Project goals modern working

- Added value for employees
- Family-friendly employer
- Efficiency
- Sustainability / CO<sub>2</sub> reduction of 30 per cent
- Legal obligation to make savings until 2035

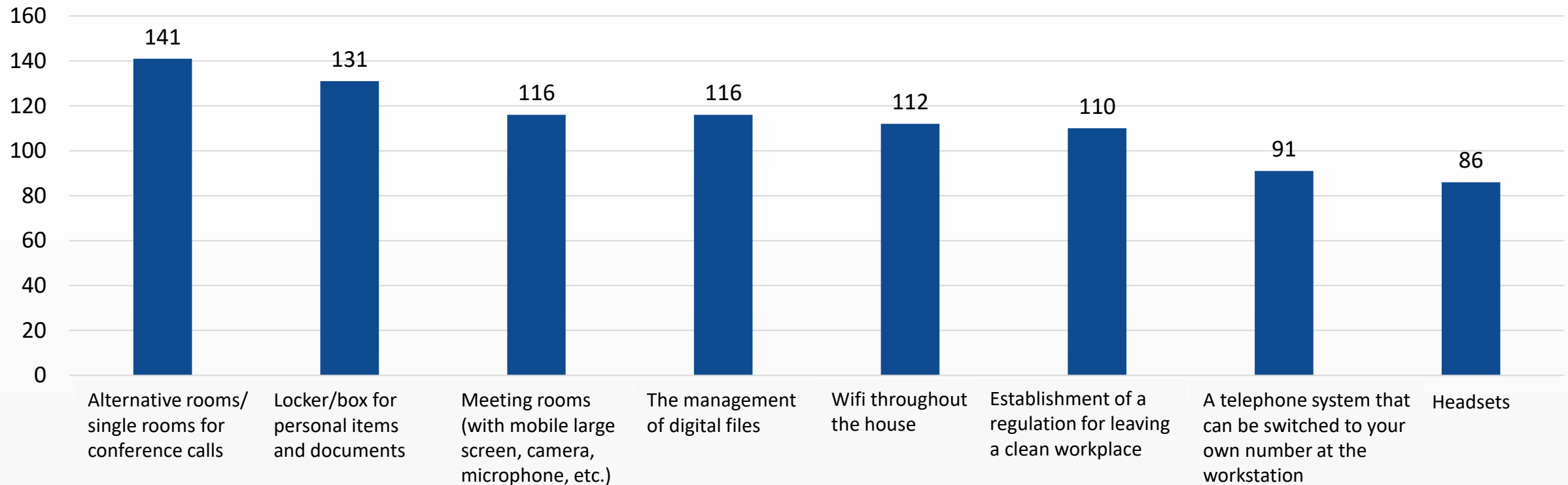
# Fundamental willingness to work within the concept

Would you be willing to work in the described room utilisation concept with departmental zones?



# Conditions for the concept

In your opinion, which conditions would have to be met for the successful implementation of the described concept with departmental zones?

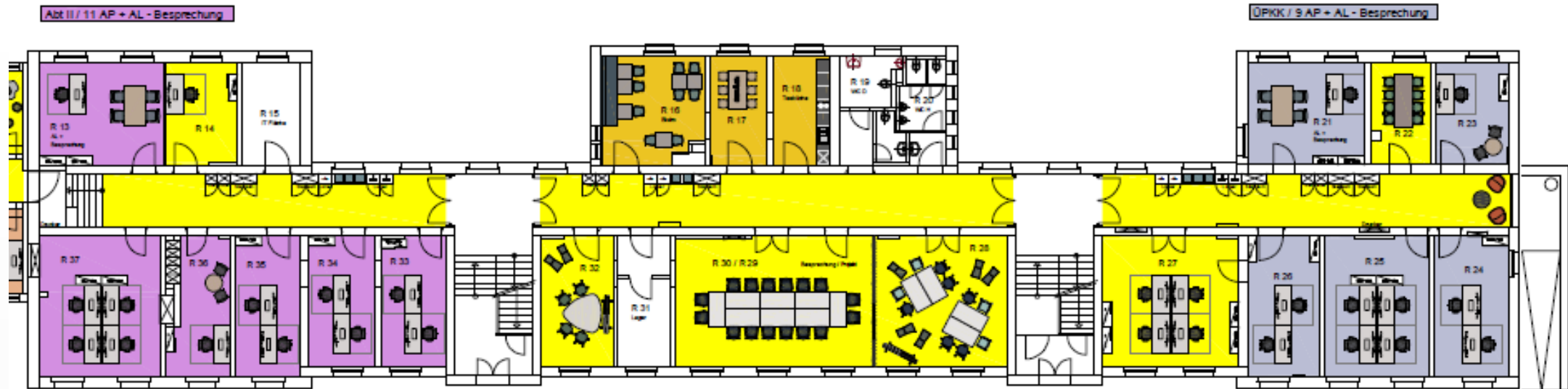


# Assumptions

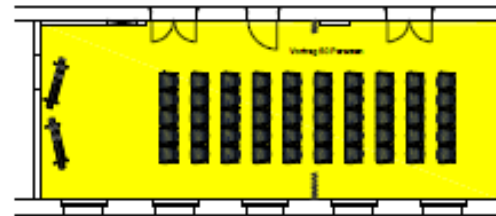
- Planning based on available space and staffing levels with 60 per cent attendance for all departments
- Various options and unresolved issues such as statics, costs and possible further commissions are currently being discussed
- Furniture, IT and registry have been clarified by the Administration Department

# Current planning status

## Ground floor



Building E4



# Feedback from workshops

Number of meetings &  
communication

Centralised coffee machines  
Water boilers

Co-working

Sufficient parking space

Showers

Telephony/business mobile phone

Personal plants

Personal design options

Swivel chairs

Hygiene | Cleaning



# Thank you for your attention.

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Hesse**

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