

Understanding organisational influence on environmental performance

Studies of housing management in Sweden



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There is a problem...

- Technology exists: Why is so little happening?
- Organisation is more than economic rationality
- Observation of daily work might help to understand

How does the organisation influence environmental performance?



New method needed ...

- LCA study of technology not enough
- Environmental management not enough

New method combines

- LCA perspective over time
- Study of management over time

In form of comparative studies.



4 comparative studies

Similar technology, fu= managed block



4 ways of organising

Private
Small

Short period of
plan & control

Private
Large

Short period of
plan & control

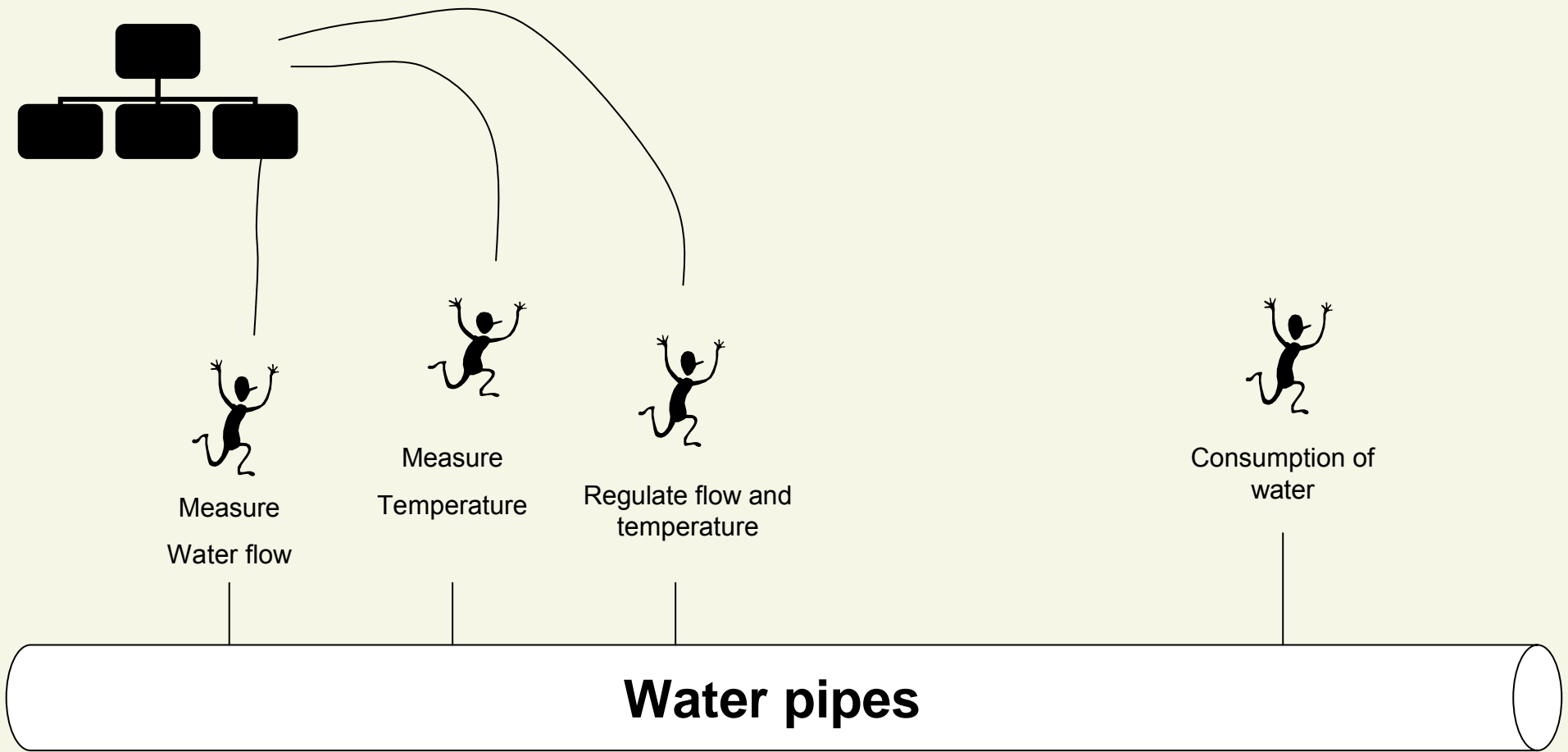
Municipal
Large

Long period of
plan & control

Housing cooperative
Small

Long period of
plan & control

Understanding organisations influence...



4 characteristic 'handling of technology'



value production, financial caretaking



competence production, buildings caretaking

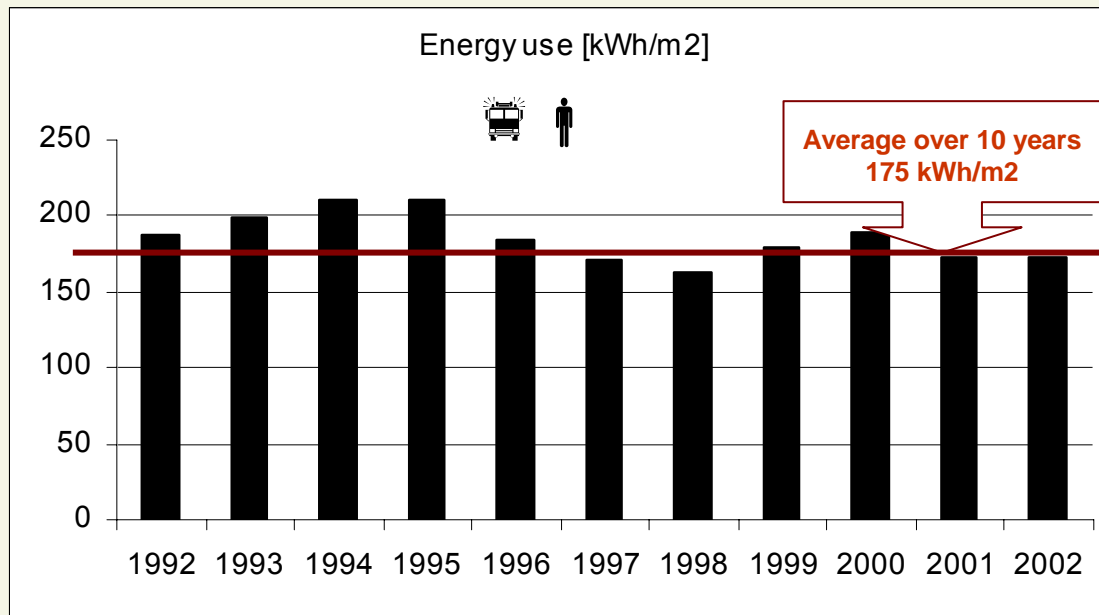


emergency measures, large scale production, client caretaking

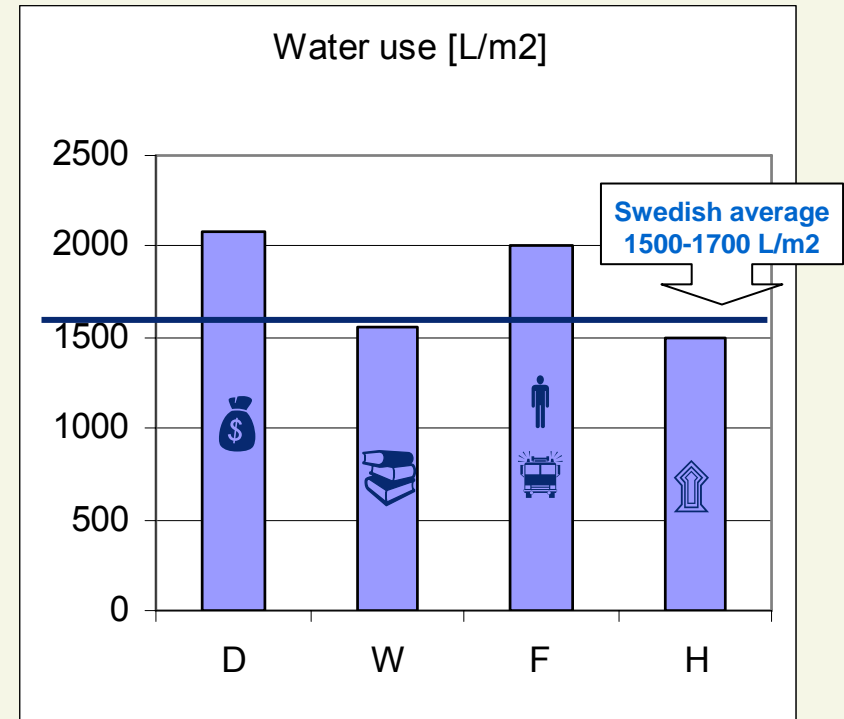
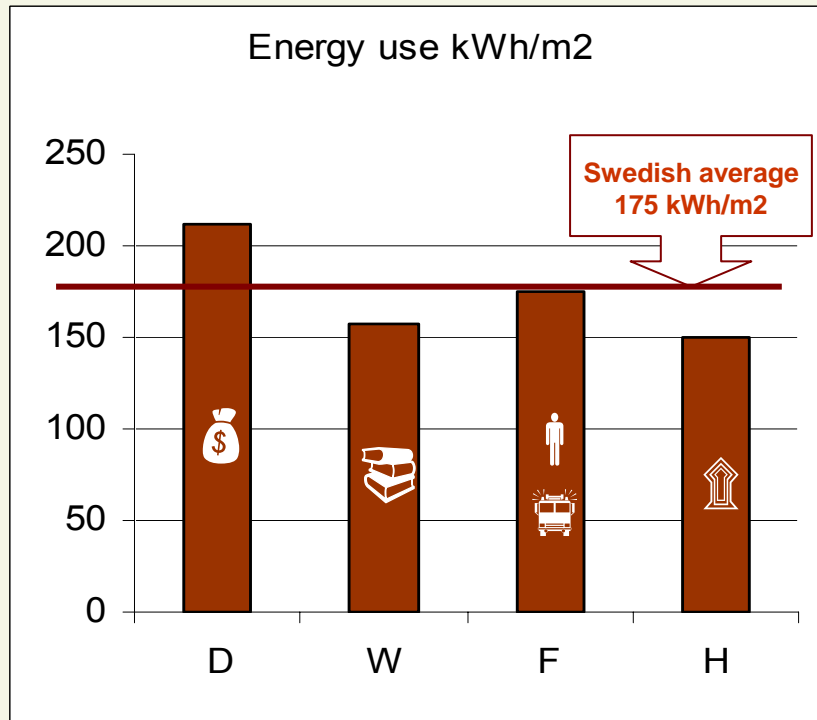


caring production, buildings caretaking





Environmental result over time ...



4 characteristic environmental results...



Combined O-E results

	Perform better	Perform worse
Large		
Small		



The importance of actors over the life cycle...

- Internal management & control
- All actors within the buildings chain can influence environmental performance

To sum up...

- Think about organisational circumstances, people and their daily work
- Think about LCA results change over time

