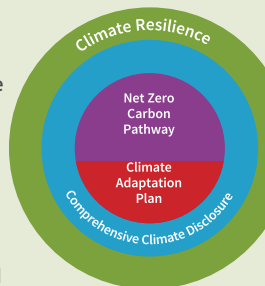


What is climate adaptation and why is it important for real estate?

Climate adaptation is the process of modifying buildings, infrastructure, and urban systems to cope with current and expected impacts of climate change. For the real estate sector, this means making assets more resilient to physical climate risks—such as extreme heat, flooding, storms, and water scarcity—while ensuring they remain safe, operational, and valuable over time.

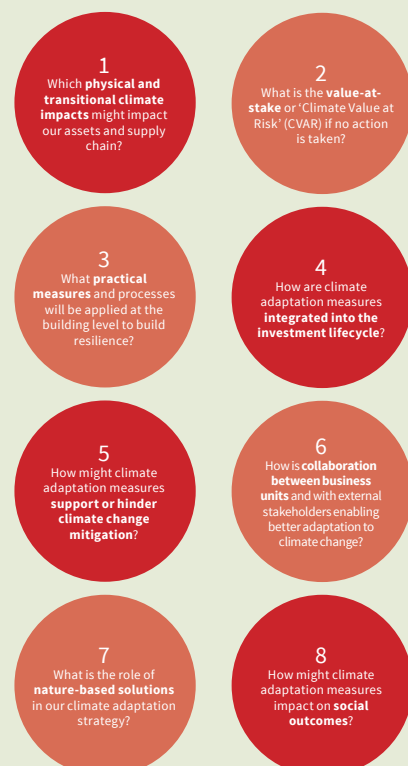
For real estate owners and managers, integrating adaptation strategies can protect asset value, safeguard tenant wellbeing, and maintain business continuity in a changing climate. Measures can include nature-based solutions, climate-resilient design, and asset-level interventions to manage overheating, water ingress, and structural damage from extreme weather events.

In 2021, the Better Buildings Partnership defined climate resilience in its [Climate Resilience Guide](#), based on three pillars – mitigation, adaptation and disclosure.



The adaptation pillar is based on anticipating and responding to climate-driven disruption, embedding resilience measures across the investment lifecycle, and safeguarding assets, occupiers and communities against physical climate risks.

The Guide sets out **eight key questions** to shape adaptation plans – from identifying climate risks and valuing what's at stake, to selecting practical measures, integrating them across the investment lifecycle, considering links to mitigation, working with stakeholders, and assessing the role of nature-based solutions and social impacts.



How are BBP members leading on climate adaptation?



Savills Investment Management (Savills IM) has developed a comprehensive [Climate Adaptation Strategy](#) that integrates resilience across the real estate investment lifecycle. Their approach includes assessing physical climate risks, prioritising actions based on materiality, and implementing nature-based solutions such as green roofs and sustainable drainage systems. They have also developed a [Climate Resilience Toolkit](#) to support asset managers in identifying vulnerabilities and embedding resilience into asset plans, investment decisions, and ongoing management.



Transport for London's [Climate Change Adaptation Plan](#) outlines a strategic approach to protecting the city's transport network from increasing climate risks such as flooding, extreme heat, and storms. The plan includes infrastructure resilience measures like sustainable drainage systems, collaborative flood risk planning with the Environment Agency, and targeted investment to future-proof assets and maintain passenger safety.



Great Portland Estates (GPE) is embedding climate resilience across its business by integrating climate adaptation and resilience measures directly into asset planning and building design. Their [strategy](#) includes long term resilience measures including working to improve the resilience of their supply chain and supporting the resilience of communities, as well as working at the asset and building level through measures such as installing green walls, living roofs, and sustainable drainage systems like rain gardens and blue roofs to manage stormwater, helping to future-proof buildings through adaptable design and materials reuse planning.



LaSalle Investment Management's [European Climate Adaptation Plan](#) is built around two key pillars: managing physical climate risks and transitional climate risks. Their approach includes integrating third-party climate risk data into investment decision-making, mitigating risks in both existing and new assets, and evaluating potential impacts on value and costs during acquisition and portfolio planning.

16% OF BBP CLIMATE COMMITMENT SIGNATORIES HAVE PUBLISHED A DEDICATED CLIMATE ADAPTATION STRATEGY*

30% OF BBP MEMBERS HAVE PUBLISHED FULL ADAPTATION PLANS OR HEAVILY INCORPORATE CLIMATE ADAPTATION PLANNING IN TO NET ZERO PLANS OR DISCLOSURES*



"The growing frequency of extreme weather events across the world in recent years has highlighted the urgent need for the built environment to adapt. Integrating adaptation into our strategies is no longer optional – it is fundamental to protecting long-term value and safeguarding the communities we serve. BBP members are taking important practical steps to ensure resilience becomes embedded across assets and portfolios." Shuen Chan, Head of Responsible Investment & Sustainability, Private Markets at L&G

How can the BBP's guidance and toolkits help with climate adaptation?

The BBP's [Climate Resilience Guide for Real Estate](#) supports property owners and investors in embedding climate adaptation into their decision-making processes. It provides practical guidance on how to assess and respond to the physical impacts of climate change, such as overheating, flooding and water stress, across assets and portfolios.

The [BBP Acquisitions Sustainability Toolkit](#) outlines key adaptation considerations, ensuring climate risks are embedded in investment decision-making. Key aspects include:

- Conducting climate risk screening at **pre-bid** and **due diligence** stages.
- Assessing **asset exposure** to acute (e.g., flooding, heatwaves) and chronic (e.g., sea level rise) climate risks.
- Ensuring alignment with **regulatory frameworks** such as TCFD, SFDR, and UK SDR.

The Sustainability Investment Checklist sets out specific due diligence questions to consider in the acquisitions process.

