

## Why do nature and biodiversity matter for commercial real estate?

From regulating climate to supporting wellbeing, nature provides critical services that are increasingly being recognised as fundamental to resilient real estate. The climate and nature crises are deeply interconnected: degrading ecosystems accelerates climate change, while climate impacts further erode biodiversity. Addressing both together is critical to building long-term environmental and economic resilience.

For the commercial real estate sector, nature is no longer a peripheral concern. As urbanisation and environmental pressures intensify, developers, owners and managers are recognising the role that biodiverse, nature-rich places play in creating resilient, valuable, and future-proof assets.

Integrating nature into real estate brings wide-ranging benefits, including:

- **Asset resilience**, through natural adaptation to heat, flooding and drought
- **Occupier wellbeing**, with access to green space linked to improved health and productivity
- **Regulatory readiness**, as expectations grow under frameworks like TNFD and Biodiversity Net Gain
- **Enhanced ESG performance**, aligning with investor priorities and tenant expectations
- **Positive placemaking**, creating vibrant, inclusive spaces that support both people and ecosystems



Grosvenor's [Biodiversity Strategy](#) aims to create significant biodiversity net gain across the existing portfolio as well as new development. Commitments include a 20% increase in biodiversity on managed green spaces as well as a 100% increase in developments by 2030. The strategy has already been put into action in several key places across Grosvenor's portfolio, such as Holbein Gardens which was repurposed into a workspace with 11% of its internal area was greened, and outdoor terraces and landscaping will drive a 200% BNG.



The Crown Estate's [Nature Recovery strategy](#) targets specific species and habitats across its rural, urban, coastal, and marine holdings, with action plans to restore ecological networks and enhance biodiversity. It integrates nature into urban design through green roofs, planting schemes, and habitat corridors, while also engaging communities through site-based initiatives like pollinator-friendly planting and wildlife reintroductions. The approach is underpinned by measurable targets and partnerships to deliver nature-positive outcomes by 2030.



The City of London Corporation's [Biodiversity Action Plan \(2021-2026\)](#) targets specific species and habitats within the Square Mile, including priority species such as the black redstart and pollinators. It develops detailed action plans to manage and enhance habitat networks—particularly through the review and upgrading of Sites of Importance for Nature Conservation. Their actions combine urban design, policy, and public participation to support biodiversity in a dense city environment.



Landsec's dedicated Nature Strategy, '[Let Nature In](#)', sets out their approach to biodiversity, wellbeing and resilience. The strategy introduces strategies such as wildlife-friendly planting, creating interlinked "stepping stone" habitats, and integrating nature-based solutions like rain gardens and green roofs. These measures aim to enhance biodiversity, improve community health, and reduce flood risk, and are linked to the key nature metrics they are tracking: biodiversity net gain (BNG), environmental benefits from nature (EBN) and urban greening factor (UGF).



Canary Wharf Group (CWG), in partnership with the Eden Project, has transformed Middle Dock into "Eden Dock"—a floating urban oasis designed to boost biodiversity through habitats for birds, pollinators, aquatic species, and native plants. This flagship initiative aligns with CWG's [Biodiversity Action Plan](#) published in 2018 and covering a ten year span, showcasing how built environments can support nature recovery and foster deeper public engagement with urban ecology.

**43%**

OF BBP MEMBERS HAVE PUBLISHED A DEDICATED BIODIVERSITY STRATEGY\*

**38%**

OF BBP MEMBERS HAVE SET BIODIVERSITY NET GAIN (BNG) TARGETS BEYOND MANDATORY COMPLIANCE LEVELS\*



*'Integrating nature and biodiversity into the built environment is essential. Organisations that take proactive steps to understand their dependence on nature, and the risks associated with its decline, will be far better positioned to mitigate those risks and strengthen long term resilience. Alongside the risks, lies significant opportunity. At Canary Wharf Group, we have seen first hand the value of creating places where people and nature can thrive together. From our flagship Eden Dock to our parks, waterways and the upcoming lido. By incorporating spaces for nature, we not only support biodiversity but also elevate user experience, enhancing the character of our place and ultimately creating a destination where people want to spend more time.'* Sophie Goddard, Managing Director- ESG, Canary Wharf Group

## How can the BBP's guidance and toolkits help with integrating nature and biodiversity considerations?

The [BBP's Publication on TNFD for UK Commercial Real Estate](#) helps property companies understand and apply the Taskforce on Nature-related Financial Disclosures framework within the context of the built environment. It supports them in identifying, assessing, and managing nature-related dependencies, impacts, risks, and opportunities, to integrate biodiversity considerations into strategy and decision-making.

The [Acquisitions Sustainability Toolkit](#) contains multiple questions to help integrate biodiversity and nature considerations into asset due diligence. These cover:

- Assessing biodiversity risks
- Ecological management plans
- Assessing opportunities for nature-based solutions and additionality
- Opportunities for green spaces

Several other BBP Toolkits provide guidance for commercial property owners around nature and biodiversity:

- The [Climate Resilience Guide](#) offers advice on integrating nature-based solutions in to a comprehensive adaptation strategy.
- The [Responsible Property Management Toolkit](#) includes a section on biodiversity, including reviewing biodiversity risks and opportunities, target setting, and monitoring.