

BUILT BY NATURE

Annual Report 2022



builtbn.org

Built by Nature's vision is for our built environment to work in unison with nature.

Our mission is to accelerate Europe's timber building transformation.



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I. Introduction and Overview

Donald Brenninkmeijer, Built by Nature Board Chair

On behalf of the Board of Directors, I am very pleased to present Built by Nature's first Annual Report, covering the period from our launch in the Autumn of 2021 to the end of 2022.

Built by Nature was created with a clear mission and vision in mind – to become a network and fund to accelerate the timber building transformation, for a built environment that works in unison with nature.

This was driven by the stark reality of the climate crisis, and the fact that our built environment generates 40% of the world's carbon emissions. And with the equivalent of a city the size of Paris being built every week, Built by Nature's founding partners recognised that transformative solutions were required, to reimagine the way we build.

Acutely aware that no single organisation can accomplish this, our fundamental philosophy was to attract and work collaboratively with a wide network of partners – to identify and fund solutions that are regenerative, inclusive, and working in unison with nature. Built by Nature's strategy was therefore formulated as “connect, enable, and amplify”: to connect industry Frontrunners and other stakeholders to become more than the sum of our parts; to enable research and innovation as the foundation for change while confronting barriers and create incentives in policy and legislation, and to amplify new narratives to change mindsets about timber construction in Europe, then the world.

Against these strategic criteria, we can confidently state that Built by Nature's progress has been more than encouraging. We see it in the momentum of our networks and the funded projects that generate solutions, and we remain optimistic about our capability and determination to deliver against our mission.

Let me take this opportunity, then, to congratulate the entire Built by Nature team who have brought a vision to life and thank our partners who so generously provide their guidance and support. As we look to the future, we recognise that we have much to achieve, but we are bolstered and energised by the numerous organisations, industry leaders and individuals that join us in driving a timber building transformation and the pursuit of a regenerative, sustainable built environment.

July 2023



Amanda Sturgeon, Built by Nature CEO

In accepting the role of Built by Nature’s inaugural Chief Executive in 2022, I was genuinely excited by the opportunity to pursue and realise a long-standing career ambition to connect the built environment back to nature and explore solutions for the industry that confront both climate change and biodiversity loss.

And I believe my expectations have been met: Within our first year of operations, the Built by Nature network has expanded and coalesced around our mission of transforming a sector into one that prioritises circularity, champions decarbonisation and supports the innovation we need to stay within our planetary boundaries.

Our coalition of pioneering developers, designers, investors, insurers, asset owners and city leaders – whom we refer to as our “big six” stakeholders -- is driving this change through pragmatic, collaborative programming and innovative projects supported by the Built by Nature Fund. In our first year, by following our strategy of “connect, enable, amplify”, Built by Nature fulfilled an ambitious agenda:

- Through the growth of our pan-European network, as we established local networks in the UK and Spain and created the foundations for future networks in the Netherlands and Italy.
- By attracting 21 frontrunners to the Built by Nature network from 9 countries.
- Awarding 12 grants totaling over € 1.5 million across seven countries in Europe and the United Kingdom to remove barriers to scaling mass timber.
- Convening a cross-sectoral cohort of developers, investors, asset owners, architects, engineers, and insurers in the UK, resulting in two solution-focused grants from the Built by Nature Fund to address the primary barriers to insuring mass timber projects.

I invite you to review the details in this report relating to our year one progress, and I would like to take this opportunity to thank our partners, Frontrunners, network members, and donors – as well as our dedicated and passionate Built by Nature team – who are all driving the timber building transformation and enabling us to begin delivering towards our vision of a built environment that works in unison with nature.

21
organisations joined
as Frontrunners

Spanish
Network
MASS MADERA
includes
23 organisations

UK
Network
14 Frontrunner
companies and
organisations

€ 1.5 million
awarded in 12 grants
across Europe

II. Highlights 2022

Within the period from the Built by Nature launch in late October 2021 to the end of 2022, we have made encouraging progress in creating a European and UK network of organisations aligned with our mission and committed to demonstrating leadership in accelerating the use of mass timber and biobased materials to transform our built environment.

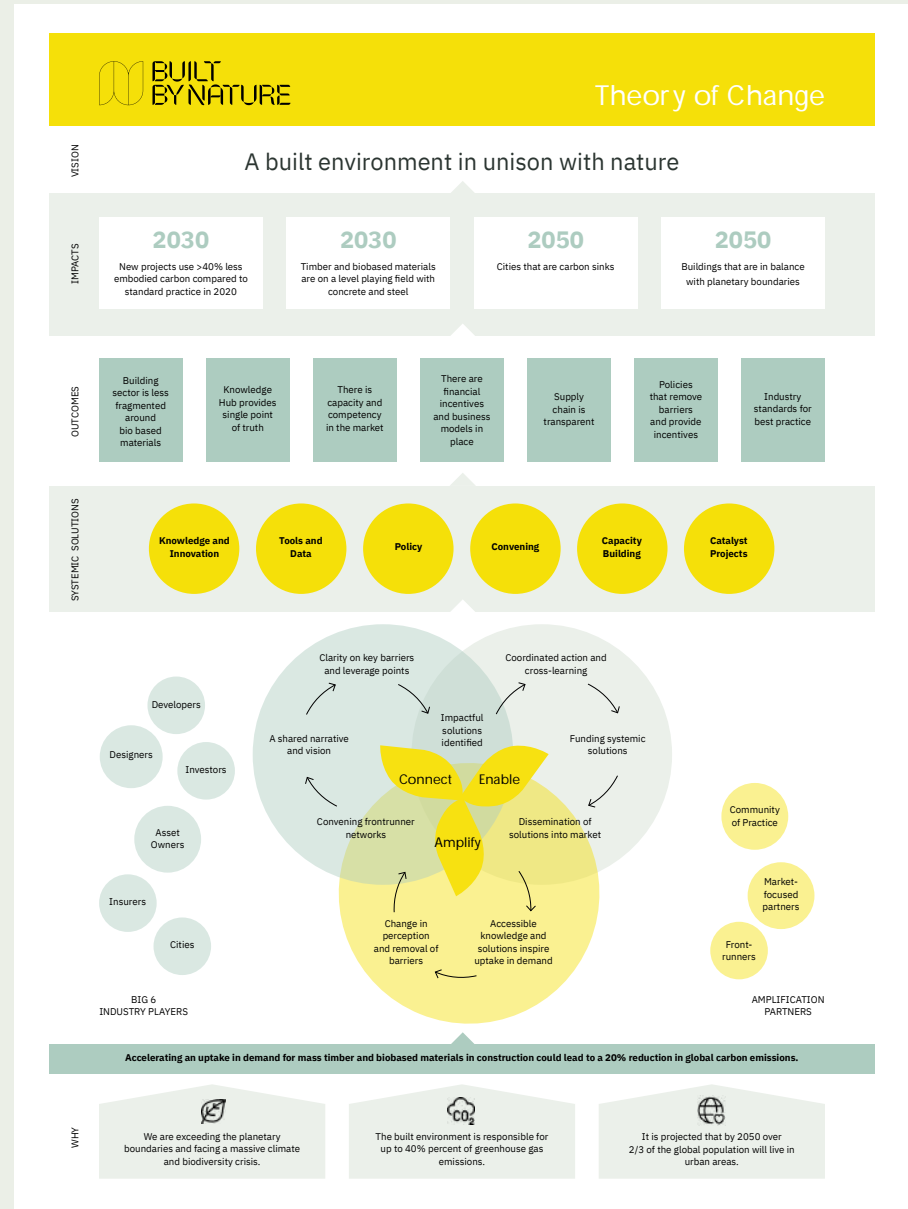
The growth of our network:

- 21 organisations joined the Built by Nature network as Frontrunners
- The successful launch of our Spanish network: MASS MADERA includes 23 organisations
- Formation of our UK network, comprising 14 Frontrunner companies and organisations
- Establishment of a robust consortium in Italy, convened around the significant demonstration project

III. Strategy for transformation of an industry

Since our formation, Built by Nature has been guided by our strategy of Connect. Enable. Amplify:

To accelerate the timber building transformation, we connect industry and city Frontrunners, creating the networks and opportunities for sector-shaping coalitions and knowledge sharing. We enable innovation and change by convening teams and funding solutions that highlight the innovation, city-scale projects and advocacy required, and amplify the success stories, case studies and knowledge generated by our networks.



IV. CONNECTING: Our network and partners

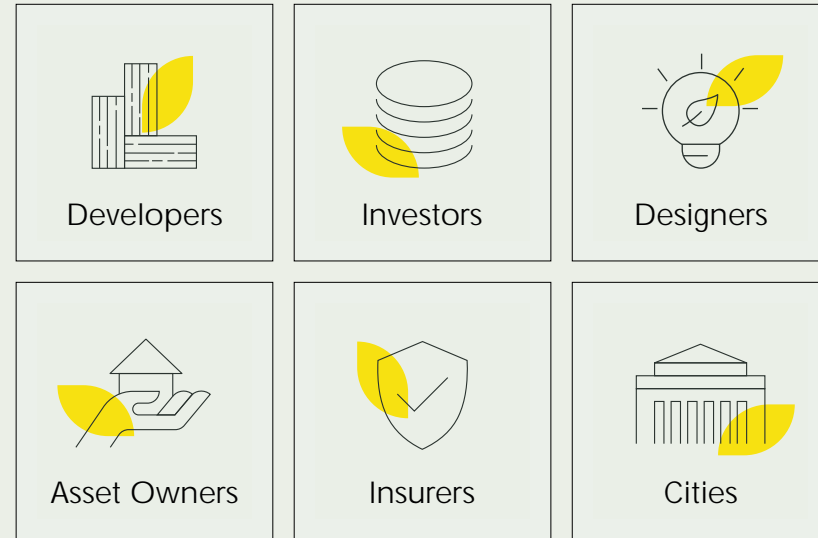
Network

Built by Nature is a network of networks – a movement of local impact driving our shared mission together with our Frontrunners and strategic partners. Recognising the differences between national markets, Built by Nature has deployed a targeted network approach to catalyse local systemic solutions and create the conditions to increase demand for sustainable timber and biobased materials.

The power of our networks reflects the interaction, knowledge-sharing and commitment of network participants, producing a combined effect – a collaborative synergy – which has enabled us to confront barriers, challenge perceptions and identify solutions:

- In the UK, for example, our network convened to target the specific challenges of securing cost-effective insurance for timber construction, and worked across sectors to create practical guidebooks and design protocols to promote adoption.
- Holland Houtland launched processes and roundtable workshops to create new financing models for social housing organisations in the Netherlands to build with timber, leveraging a design study by architects... to make timber housing more affordable by changing the process of value calculation
- In Spain and Italy, Built by Nature coalesced Frontrunner organisations around common themes of industry awareness and perceptions, launching the MASS MADERA network in Spain and funding a major project to lay the foundation for creation of an Italian network

In our first year, Built by Nature has focused efforts on three regions with high potential for sustainable timber and biobased construction and renovation: the UK, the Netherlands, and Spain. By convening these networks around specific challenge areas, we have gained momentum and alignment to enable our big six Frontrunners to begin applying practical solutions to scale.



Frontrunners

In our first year, Built by Nature has generated awareness and thrived through the involvement and commitment of our Frontrunners – developers, designers, investors, insurers, and asset owners recognised as industry leaders in sustainability and timber construction. Frontrunners are helping to drive transformation through research, innovation, advocacy, demonstration, and city-scale projects. They exhibit an entrepreneurial mindset that embraces cross-industry collaboration to deploy collective solutions for our planetary and societal wellbeing.

FIGURE 1
Frontrunners

FRONTRUNNERS		ARUP	asn bank	BENNETTS ASSOCIATES

FIGURE 2
Strategic partners



Partners

During the formative stages of Built by Nature, it was understood that strategic alliances with well-established organisations would provide credibility and accelerate awareness of our work. Founding partner Laudes Foundation, along with expert advisors, had identified a core group of organisations demonstrating an alignment of mission and shared vision for the future:

- Bauhaus der Erde and their ecosystem of collaborators from architecture and planning, the arts, science, governance, and industry provide valuable access to key influencer audiences.
- The Centre for Natural Material Innovation also represents a roster of cross-disciplinary experts and researchers in plant sciences, biochemistry, chemistry, fluid dynamics, engineering, and architecture – all designing with nature.
- As a collaboration of leading global cities working to achieve carbon neutrality, Carbon Neutral Cities Alliance represents potential city-scale advocacy and outreach, with its network committing to aggressive GHG reduction targets.
- Similarly, Cities4Forests provides technical assistance to align local policy, share knowledge, and access peer-to-peer learning and communication activities.
- Recognising the need to align with credible pan-European advocacy and presence, EIT Climate-KIC is Europe’s largest public-private innovation partnership focused on climate innovation to mitigate and adapt to climate change.

Collectively, these partner organisations provide Built by Nature with valuable counsel, expertise, geographic presence, and important access to key stakeholder groups. Each of these partners has been at the forefront of developing critical solutions for the mass timber transformation.



Thomas Osdoba, NetZeroCities Programme Director,
EIT Climate-KIC

“Thanks to the vision and commitment of Built by Nature and Laudes Foundation, we are able to help cities tackle deep-seated, seemingly intractable challenges.”



V. ENABLING transformation: The Built by Nature Fund

In our first year of operation, the Built by Nature Fund awarded 12 grants totaling over € 1.5 million across seven countries in Europe, including the United Kingdom. The Built by Nature Fund was established to stimulate the ideas and team collaboration to accelerate the mass timber building transformation, recognising that innovative, scalable financing will be key to accelerating the adoption of mass timber construction.

Through its grantmaking, the Built by Nature Fund supports game-changing initiatives that support strong multi-stakeholder networks to stimulate demand for mass timber, and fund solutions to address key barriers to scaling mass timber in construction.

The Fund provides grants of up to € 250,000 for projects that address key barriers to mass timber adoption in the market, typically falling into one or more of the following focus areas:

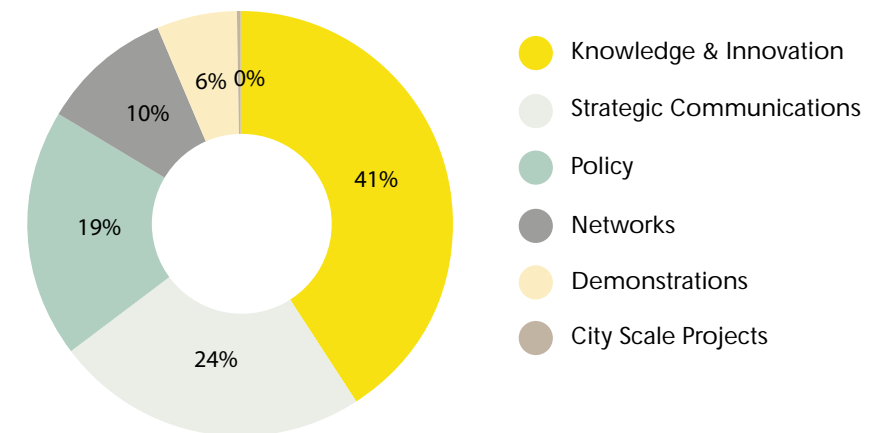
- Knowledge & Innovation
- Strategic Communications
- Networks
- Policy
- Demonstrations
- City-scale projects

We specifically fund projects targeting one or more of our “big six” stakeholders in the built environment industry, with the aim to support their adoption of mass timber.

FIGURE 3
Funding awarded per country (2022)

COUNTRY	AMOUNTS €	# OF GRANTS
NL	306.000	2
UK	257.889	3
IT	250.000	1
DK	250.000	1
BE	211.336	1
CH	200.000	2
SP	54.500	2
TOTALS	1.529.725	12

FIGURE 4
Built by Nature Fund Comitments per focus area (2022)



VI. ENABLING transformation: Built by Nature Funded Solutions

Challenging perceptions, creating awareness in Italy (MIND)

In 2022, Built by Nature awarded a €250.000 Fund grant to support research into perception barriers to mass timber adoption in Italy. The research initiative, coordinated by EIT Climate-KIC, established a physical and digital prototype building to drive understanding and adoption of mass timber, while maximising the amount of timber used in construction of the one-million-square metre Milano Innovation District (MIND) complex. MIND was developed and built by multinational property and construction company Lendlease, who provided co-funding of €528.000 towards the timber perception research and digital technology support through Lendlease Podium. The prototype demonstration project served as a collaboration centre for industry and policymakers while creating an important source of knowledge and innovation. Particularly attractive about this project was the scope of the consortium involved, with Waugh Thistleton Architects designing the prototype, University College London, Arup and Stora Enso providing expertise and/or in-kind support throughout the project. Fondazione Politecnico di Milano conducted a review of scientific literature on mass timber sustainability implications in the Italian market.

Creating a robust design protocol: the New Model Building

The New Model Building Design Philosophy was created by Waugh Thistleton Architects in collaboration with expert fire engineers at University College London and structural engineers at Buro Happold in response to the very significant challenge of securing cost-competitive insurance for timber buildings in the UK. The New Model Building Design Philosophy is a methodology and set of technical documents demonstrating how engineered timber can be used to construct multistorey residential buildings, in full compliance with UK building regulations. Demonstrating a compliance-based approach, the New Model Building Design Philosophy meets the requirements of the Building Regulations Approved Documents as well as the Structural Timber Association's latest guidance. The New Model Building Design Philosophy includes a written manual that details the principles of construction for key building elements, a suite of drawings that illustrate the design, and a specification document that outlines minimum performance requirements.

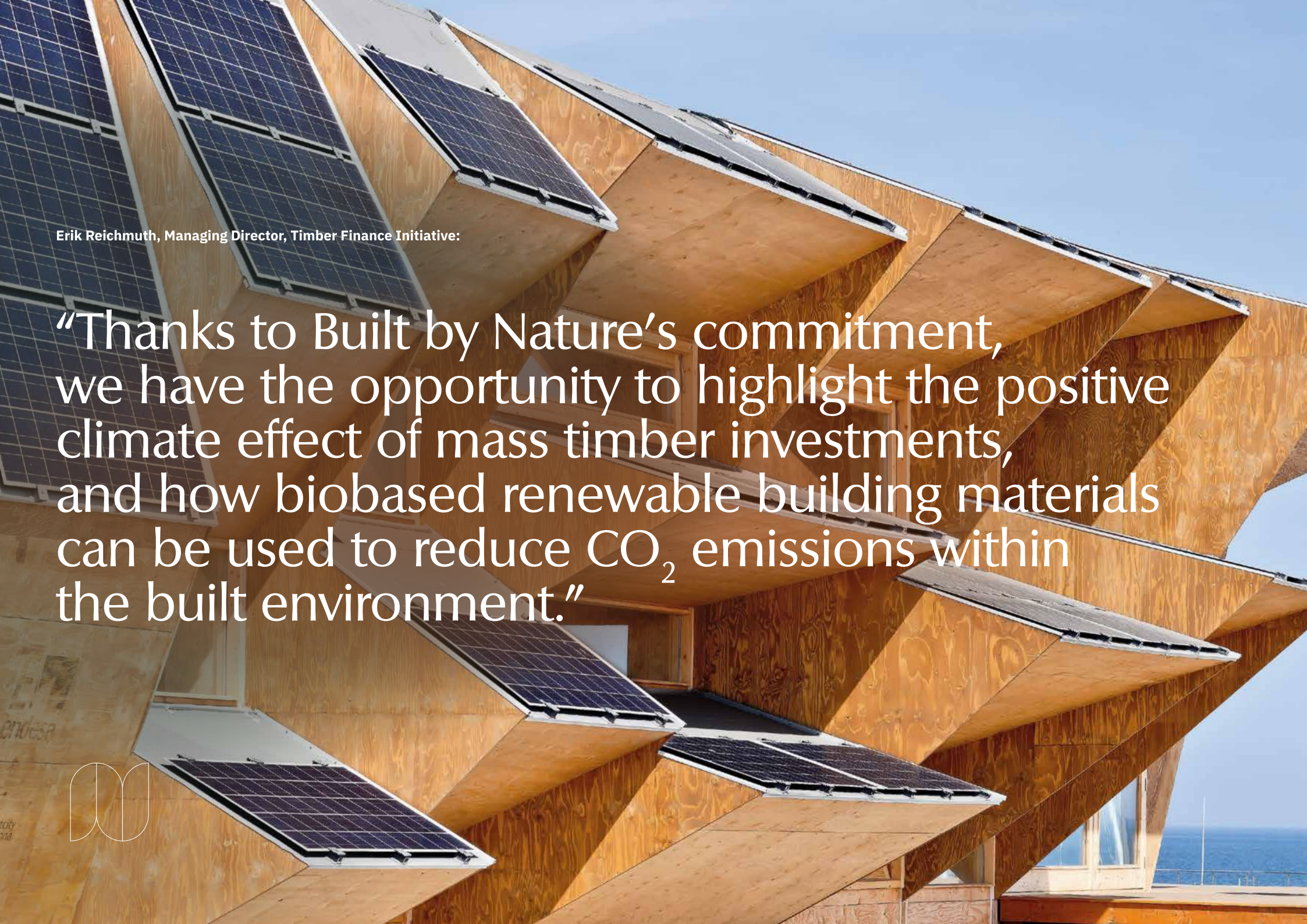




MASS MADERA: Creating a Spanish Network

One of the earliest Fund grants supported the establishment and public launch of MASS MADERA, Built by Nature's affiliated network of Spanish pioneers in mass timber and solid wood construction. The MASS MADERA network is coordinated by IAAC (Institute for Advanced Architecture of Catalonia) and includes cities, governments, companies, organisations and architects from across Spain with the objective to promote the development of mass timber construction, and the associated reduction of CO₂ emissions. The launch was a major element of the "Mass is More" installation at the Mies van der Rohe Pavilion in Barcelona – an immersive and experiential project to celebrate innovation and possibilities in mass timber construction, and an important component of the annual European Forestry Institute Conference. The establishment of the Spanish network was a critical milestone for Built by Nature, given our pan-European mandate to accelerate adoption of mass timber and biobased materials in construction.





Erik Reichmuth, Managing Director, Timber Finance Initiative:

“Thanks to Built by Nature’s commitment, we have the opportunity to highlight the positive climate effect of mass timber investments, and how biobased renewable building materials can be used to reduce CO₂ emissions within the built environment.”



1.000+

subscribers to our newsletters and mailings

4.000+

followers on LinkedIn

1st

year anniversary celebration in Amsterdam

VII. AMPLIFYING our solutions and momentum

Our first full year of operations benefitted from a return to face-to-face post-pandemic normalcy, which facilitated the in-person flow of solutions and new knowledge in collaboration with our strategic partners and Frontrunners. At both pan-European and local network levels, Built by Nature actively participated in – and organised – sector and topical roundtables, conferences, seminars and collaborative panel discussions to uncover barriers, highlight our funded projects, present solutions and celebrate the progress of our movement. In doing so, we sought to create awareness and visibility of Built by Nature, disseminate peer learning, and extend our reach.

- Over 1.000 contacts received our regular newsletters and mailings during our first year, and
- Over 4.000 followers on Built by Nature’s LinkedIn channel (our primary social media platform)

Built by Nature coordinated several events and seminars in our first year, including:

- An inaugural Frontrunner Roundtable to set priorities for 2022
- The INSURING MASS TIMBER on-line seminar identified the challenges facing the insurability of mass timber construction, attracted 70 participants from the UK and Europe.
- The public launch of our Spanish MASS MADERA network at the “Mass is More” installation in Barcelona
- Our first year anniversary celebration in Amsterdam

TIMBER
INSURANCE
IN THE UK



Timber Insurance in the UK:

an integrated campaign to address the complex problem of timber project insurability, including a launch webinar, trade media outreach and a partnered event with Lloyds in London.

The Klosters Forum:

with its focus on the “Future of the Built Environment”, this 2022 conference provided a relevant platform to introduce Built by Nature CEO Amanda Sturgeon, who shared her vision of nature-based, regenerative principles with an influential audience.

MASS MADERA Launch:

a high-profile public “Mass is More” installation served as the backdrop to the launch of Built by Nature’s Spanish network at the Mies van der Rohe Pavilion in Barcelona.

First Year Anniversary:

Built by Nature celebrated one year of accelerating the timber building transformation with 120 partners, Frontrunners and guests at the Groote Museum in Amsterdam.

THE
KLOSTERS
FORUM



FIRST YEAR
ANNIVERSARY



Justin Wilkes, Executive Director, ECOS

“We are thrilled to start this new partnership with Built by Nature: we need a strong environmental voice at such a turning point for EU construction sector legislation. We will put all our energy into transforming the policy and standardisation landscape to unleash the potential of sustainably sourced timber in decarbonising the built environment.”



VIII. Our governance structure

Built by Nature is guided by a Board of Directors and employees. Article 4.1 of the Articles of Incorporation requires that there be no less than three board members.

Built by Nature Board members:

- **Chair:** Donald Brenninkmeijer
- **Vice-chair:** Leslie Johnston
- **Secretary:** Bob van der Zande
- **Treasurer:** Amol Mehra
- **Board member:** Pablo van der Lugt
- **Note:** Katy Hartley served as Secretary until March 2023.

The Board meets at least twice a year. The Board provides governance and strategic direction, executed by the Chief Executive Officer.

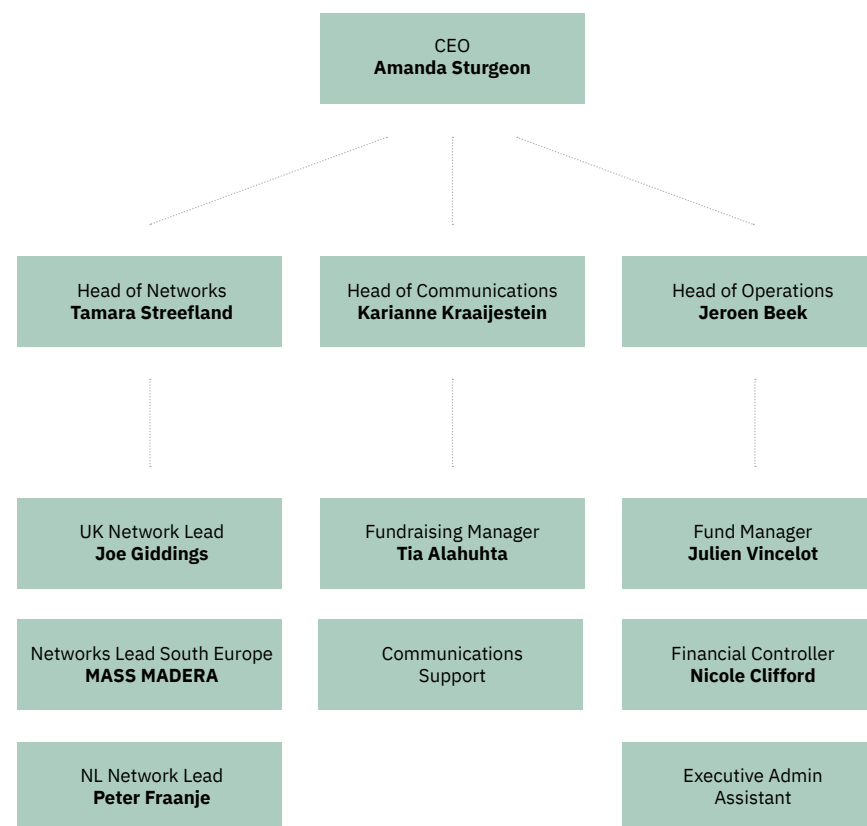
Built by Nature's leadership team consists of:

- **CEO:** Amanda Sturgeon
- **Head of Networks:** Tamara Streefland
- **Head of Communications:** Karianne Kraaijestein
- **Head of Operations:** Jeroen Beek

With specialised functional and geographic market support:

- **Fund Manager:** Julien Vincelot
- **Fundraising Manager:** Tia Alahuhta
- **UK Network Lead:** Joe Giddings
- **NL Network Lead:** Peter Fraanje

FIGURE 5
Organisation chart - Built by Nature



IX. Financial statements

FIGURE 6
Benefits & assets

BENEFITS	2022		2021	
	€		€	
Benefits	10.340.052		0	
Total sum of benefits	10.340.052		0	
Expenses				
Salaries	556.727		0	
Depreciation costs of other fixed operating assets	349		0	
Staff travel	54.553		0	
Networks	52.470		0	
Board cost	1.666		0	
Office cost	44.012		0	
Finance cost	35.969		0	
Communications	74.164		0	
IT	7.376	+	0	+
Total of sum of expenses	827.286		0	
Awarded Grants BbN Fund	1.529.725		0	
		+		+
Total of net result	7.983.041		0	

ASSETS	2022		2021	
	€		€	
Fixed Assets				
Other tangible fixed assets	8.766		0	
			0	
Current assets				
Receivables	5.354.136		0	
Cash and cash equivalents	3.477.355		0	
	8.840.257		0	
Equity and liabilities				
Designated funds	7.983.041		0	
Current liabilities, accruals and deferred income	857.216		0	
	8.840.257		0	

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