



THE  
URBAN  
WOODS

# ESG ACTION PLAN FOR RIGOROUS CHANGE

Our Environmental & Social Ambitions. This policy governs how we will build a platform for an endlessly beautiful future. It defines our way forward.



**THE  
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# WELCOME

Pleased to meet you. We are The Urban Woods. We believe that housing is the underestimated key to multi-impact for humanity. We envision a brighter future for us all. For residents, neighbors, and their planet. It's the very reason for our existence.

Together, we explore the full potential of housing and adopt a 360° sustainability approach. Holistically. To simultaneously have positive effects on multiple topics.

- Housing shortage
- Climate change
- Carbon crisis
- Healthy society
- Biodiversity
- Energy transition

The Urban Woods are the result of a collaboration of fauna experts, tech wizards, bio architects, behavioral scientists, and creatives. Our biobased buildings are not just hardware. They elicit sustainable habits, birdsong, and social cohesion. Together we develop a new vision for urban living.

This manifest outlines all practices related to building better. It's the navigational North Star for our peers. We are all in this together. Generation next: this one is for you.

*Sebastian Monteban Tim Vermeerd*

PS Feedback? Questions? Bring it on.

[hello@theurbanwoods.com](mailto:hello@theurbanwoods.com)

We don't desire to stay unique.

Together we build better.



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winner

**PROVADA**  
HERO OF INSPIRATION  
**AWARD**

nominee

**R=BF**  
**PIONEER  
AWARD**

nominee

REAL ESTATE  
FUTUREPROOF COMPANY

**R=BF**  
**AWARD**

winner

**Future  
Proof  
Building  
Award**

nominee

**MIDDENHUUR**  
**AWARD**

**ABN AMRO  
DUURZAME**

**50**



THE  
URBAN  
WOODS

Fully prefabricated  
casco

85%  
reusable

Modular

Nature inclusive

NET  
Zero

Digitally  
integrated

50%  
grows back



# HIGHLIGHTS

First in the world to use Circular-CLT.

Tallest building in The Netherlands with no concrete core.

Triggers for green habits.

Digital for high efficiency.

Bio-based for sustainability.



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# OUR MISSION

We hop out of bed each morning for one reason only: to build a better future for us all. Highly sustainable buildings, housing sustainable residents; that's the goal.

We aim for vibrant high-tech hubs in large cities. Hubs that each positively influence their environments. From resident to resident, and from one hub to the next. Homes that bend to future needs, and contribute to a better life.

We believe in long-term investments where quality, equality, and sustainability are key measurements of success. Innovate. Learn. Perform. Share. The entire team is motivated to pioneer bio-based construction and sustainable residence.



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# OUR UNITED GOALS

The Urban Woods are designed with the Sustainable Development Goals of the United Nations as a guide. These goals can transform the world, and we have a steadfast commitment to contribute to 10 of the 17 global goals.

|                                                      |                                                  |                                                      |                                              |
|------------------------------------------------------|--------------------------------------------------|------------------------------------------------------|----------------------------------------------|
| <b>3</b> GOOD HEALTH AND WELL-BEING<br>              | <b>6</b> CLEAN WATER AND SANITATION<br>          | <b>7</b> AFFORDABLE AND CLEAN ENERGY<br>             | <b>8</b> DECENT WORK AND ECONOMIC GROWTH<br> |
| <b>9</b> INDUSTRY, INNOVATION AND INFRASTRUCTURE<br> | <b>11</b> SUSTAINABLE CITIES AND COMMUNITIES<br> | <b>12</b> RESPONSIBLE CONSUMPTION AND PRODUCTION<br> | <b>13</b> CLIMATE ACTION<br>                 |
| <b>15</b> LIFE ON LAND<br>                           | <b>17</b> PARTNERSHIPS FOR THE GOALS<br>         |                                                      |                                              |



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# OUR 7Rs

To structure our approach, we use the “7Rs of sustainability”. The 7Rs are fully incorporated into our daily operations. Some examples:

## **1. Reduce**

Smart use of natural resources and water.

Prefab to reduce construction traffic.

Digital twins simulate and optimize to reduce waste.

Lightweight construction materials to reduce the use of non-electric cranes.

## **2. Repair**

The Building Information Model simplifies repair.

## **3. Recover**

85% is recoverable after the life cycle.

Used materials are preferred for construction.

## **4. Recycle**

Circular solutions for flooring and furniture.

Cross Laminated Timber made of discarded pallets.

## **5. Rethink**

Buildings function as a nesting paradise for birds.

Buildings are sustainable by design.

## **6. Refuse**

Replace concrete and steel whenever possible.

No single-use products whenever possible.

## **7. Reuse**

Reuse construction materials after their lifespan.

Register materials in the “Madaster” library.

Retain rainwater.



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# ENVIRONMENT

Let's explore the full potential of housing.  
We work towards sustainable buildings that encourage  
sustainable lifestyles.





# 1. BIO- BASED CONSTRUCTION



## **ENVIRONMENT**

### **1. BIO-BASED CONSTRUCTION**

## **1.1 VISION**

Housing should no longer harm the planet, on the contrary, it should contribute to its improvement. Our vision of construction is founded on 4 principles:

1. Constuction materials used for a building regenerate.
2. Reuse and recovery of construction materials is the standard.
3. Resilience is key. Buildings are prepared for the unknown.
4. Buildings retain more CO<sub>2</sub> than they emit.

## ENVIRONMENT

### 1. BIO-BASED CONSTRUCTION

# 1.2 IMPLEMENTATION I

#### **A. RESOURCES THAT GROW BACK**

We maximize the use of renewable materials to what is technically possible. The Urban Woods Delft, for example, consists of at least 50% renewable raw materials, excluding foundations and installations. We prefer natural waste streams or fast-growing crops that absorb CO<sub>2</sub>. Bio-based first. Yes, flax, wood fiber, hemp: we love it all.

##### • WOOD

The Urban Woods are made of wood wherever possible. Wood is good: lightweight and circular. Building with wood hardly emits carbon. 100% of our wood is certified according to a TPAC-approved certification system whereby all parties involved (manufacturer, contractor, contractor, etc.), have a Chain of Custody Certificate. The Chain of Custody Certification ensures that our wood is produced, supplied, and processed responsibly, according to rigorous standards. All our wood is identified and tracked during the manufacturing and distribution processes. For each used tree, they plant three. So, when The Urban Woods grow: the woods grow.

##### • FLAX

Instead of fiberglass, we use flax to insulate the Urban Woods buildings. It's a breathing wall construction. Flax is renewable, resistant, light, efficient, and ecological. It requires few inputs, i.e., products involved in the manufacturing process. Flax is a local plant, and does not deplete the soil. It is fully recyclable and harmless to health. In addition, it contributes to the reduction of greenhouse gases, since it stores CO<sub>2</sub>. Flax is an annually renewable resource. It grows so fast that by the time we finish a building, the flax has grown back already.

##### • CONCRETE

In some cases, we still need to use concrete in our buildings. We use 100% Urban Mining Concrete. This is pre-used concrete, ground into new concrete. Circular concrete has the same quality and processing as traditional concrete but with much lower CO<sub>2</sub> emissions.

## **B. MATERIALS THAT ARE READY FOR REUSE**

**No more waste. Our kids should only know wrecking balls from Donald Duck or history books. To us, demolishing a building is outdated. We avoid waste and reuse waste.**

### **• REUSE WOOD**

We innovate the reuse of materials for our buildings whenever possible. For example: we are exploring how to build timber constructions without using virgin wood. We turn wasted pallet wood into Cross Laminated Timber (CLT). Circular-CLT. This is an innovative and brand-new way of building. We are now in the experimental phase. We collaborate with, amongst others, TNO (Nederlandse organisatie voor Toegepast Natuurwetenschappelijk Onderzoek) to research and develop this new CLT. We expect to use it on a small scale in our Delft HQ, and on a larger scale in the next. We will learn and pivot and - hopefully - increase usage in each new building.

We expect to make lots of improvements. Introducing C-CLT to the industry may be a leap forward in bio-based construction. Wood yes. And yet: no chopping involved. Revolutionary. At the time of writing, it is not applied in any building in the world.

### **• ENABLE REUSE AFTER LIFECYCLE**

The Urban Woods are built to be used repeatedly. The construction is demountable after the lifecycle and all

parts have an identity, registered in a material passport. It enables high-quality reuse. Long after our today.

In our Delft building, the supporting structure, and building installations (such as sockets/taps etc.) are part of the interior walls: you simply take them out and reuse them. Not yet reusable are the foundation and floors. Usually, interior walls are difficult to reuse due to the coating. We use wallpaper for internal walls that can be removed - 'demountability' is an important aspect of being sustainable. Altogether 85% of the casco design can be reused.

### **• AVOID WASTE**

We prevent creating waste during construction. The use of prefab elements reduces waste significantly. With the digital replica of the buildings (BIM), we simulate and optimize. Fewer errors, less waste, easier reuse, and more efficient maintenance when the building is in use. Because each part has a digital twin, the maintenance team will never come unnecessarily and always with the correct parts.

### **• USE RECOVERED MATERIALS**

We love pre-loved materials. Used materials are often the way to go. For example: the cladding of our balconies is made from pieces of glass and stone/rubble that were recovered from demolished buildings and windows. We also use pre-owned steel beams for balconies.

## ENVIRONMENT

### 1. BIO-BASED CONSTRUCTION

# 1.2 IMPLEMENTATION II

#### **C. BUILDINGS THAT BEND TO NEW NEEDS**

More longevity: less waste. Our buildings expect the unexpected. We believe in resilience by design, and we are ready to adapt to the changing world and changing needs. Ready to transform the building and its use. Ready for what the future brings. Here is how we keep our real estate relevant and sustainable:

##### • FLEXIBLE USE OF SPACE

Residents have hundreds of shared square meters at their disposal. We easily adjust these common areas to today's needs. For example: a library can easily become an office space if needed, we just change the furniture and the signage.

##### • FLEXIBLE LIFESTYLE

We offer a base rent with optional upgrades such as guestrooms per night or e-bikes. This makes housing relevant on an individual level. Adaptable and customizable.

##### • FLEXIBLE STRUCTURE

The buildings as a whole can be adjusted. We are proud that the buildings are based on a flexible demountable wooden hull. Futureproof: we may shift the wooden interior walls and create a new layout when it needs changing.

#### **D. CONSTRUCTIONS THAT ABSORB CO<sub>2</sub>**

We build prefabricated modular timber constructions. Wood is good. Trees absorb CO<sub>2</sub> from the atmosphere as they grow, and a cubic meter of wood contains around a ton of CO<sub>2</sub>. In contrast, concrete is responsible for 4-8% of the world's CO<sub>2</sub> emissions and is the most widely used substance on earth, accounting for around 85% of all mining.

##### • NET ZERO AMBITION

A study by The Massachusetts Institute of Technology, MIT, found that the CO<sub>2</sub> intensity of lumber production is 75% lower than cement. Horizon Magazine states that wooden buildings can capture more carbon than they emit, while concrete production is notoriously carbon-intensive. With our dedication to using wood, we contribute to the improvement of the built-up environment.



## ENVIRONMENT

### 1. BIO-BASED CONSTRUCTION

# 1.3 AMBITION

#### MPG CALCULATION\*

- **Legally required:**  
maximum € 0,80 per m<sup>2</sup> GFA.
- **Our current level:**  
maximum € 0,50 per m<sup>2</sup> GFA.
- **Our 2035 Ambition:**  
maximum € 0,405 per m<sup>2</sup> GFA.

\*Based on the current MPG calculation tools.

For future projects, we adopt the ambition of the Dutch Green Building Council (DGBC), which refers to calculation tools that are not yet legally required nor adopted by the Dutch market. Currently, we embrace the Paris Proof indicator of the DGBC, as that 2035 ambition target is 5 years ahead of the DGBC ambition.

#### USE OF CIRCULAR WOOD FOR OUR CLT (CIRCULAR CROSS-LAMINATED TIMBER)

- **Legally required:**  
none, it has never been used before. This is an innovative sustainable solution, and we are the first to implement it.
- **Our current level:**  
Delft gets the first test case on a pilot scale.
- **Our ambition for 2028:**  
if test results are good, we expect as much as 40% of all CLT used in our buildings (2028 onwards) to be Circular-CLT. If the results are very good and we manage to develop it into load-bearing CLT, we make our ambition 100%. Let's raise that bar!

#### RENEWABLE MATERIALS (VOLUME BASED)

- **Legally required:**  
none.
- **Our current level:**  
50% (Delft) and 70% (HQ) of all materials we use for the casco building are materials that grow back. We are very proud of this, it's a frontrunner percentage.
- **Our 2035 ambition:**  
80%. We won't stop innovating and the bio-based industry is developing fast. 100% is not realistic. Some materials, such as glass, are unlikely to have a renewable substitute shortly.

#### REUSE AFTER BUILDING LIFESPAN

- **Legally required:**  
none.
- **Our current level:**  
85% of the building can be reused after its lifespan.
- **Future ambition:**  
we will do whatever possible to keep improving the status quo.





## 2. GREEN HABIT TEASERS



**ENVIRONMENT**  
**2. GREEN HABIT TEASERS**

## **2.1 VISION**

We aim for rigorous positive change; not only by a few climate-minded people, but by all of us. To achieve this, sustainability needs to be appealing, rewarding and, effortless.

## ENVIRONMENT

### 2. GREEN HABIT TEASERS

# 2.2 IMPLEMENTATION

#### A. SUSTAINABILITY WITH MASS APPEAL

We pull sustainability away from the current granola and treehugger image. We use strong branding, PR, and modern design to make sustainability attractive, relevant, and almost sexy. We go for mass appeal.

To the construction industry we prove that with true sustainability, rather than greenwashing, a company may receive lots of prestige, happy consumers, and high perceived value. It's a win-win for the globe and the industry.

To residents we emphasize the direct personal benefits. For example, in WoodsApp: residents see their energy usage in real-time, and we are working on AI-generated personal advice. We do everything to make it more fun and rewarding. Gamification of sustainability!

#### B. GOOD HABITS AT NO EFFORT

For residents we have several green habit enablers. Gas-free cooking, e-bikes to share, and more:

##### • WE ARE FULL OF ENERGY

Our buildings supply their own. We generate it with respectfully sourced solar panels and recover it from hot water and hot air. In all our buildings. The energy is distributed wisely, thanks to smart sensors. Super isolation and 100% appliances with an A++++ label, seal the deal. At no effort to the resident.

##### • A.I.-DRIVEN EFFICIENCY

In real-time, the buildings track energy and water consumption per resident, and per building. The buildings are digitally linked and can learn from themselves and each other. Residents may learn too: their data stats are visible in the Urban Woods Digital Platform, which is developed especially for The Urban Woods. With this data, we will direct and enable ongoing improvements.

#### • WASTELESS WATER

Modern water management is implemented in all our buildings. We monitor usage and share our insights with our residents. We recirculate water in our Delft hotel rooms. We monitor the results and - if positive - we will implement it on a large scale. In addition, we store rainwater, and we created “polder roofs” to retain water longer. To make water use even more efficient we place consumption meters in the showers to keep residents aware.

#### • WASTE MANAGEMENT

Waste is reduced through optimal sorting flows and it is easy for residents to do inside their apartment. For organic waste, we offer communal compost bins or worm hotels to feed and condition our soil. We further reduce waste through a sharing system, where items are donated to other residents instead of being thrown away.

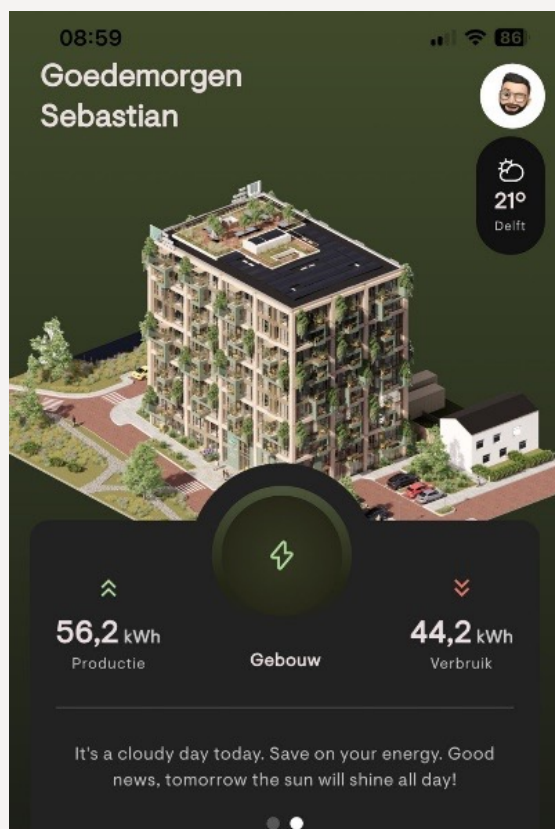
#### • MOBILITY

The Urban Woods are conveniently located near public transportation and we offer e-bikes and cars to share. Private parking spaces for cars are very limited. On the other hand, bike parking is abundant and indoors. Grabbing a bike is more convenient than ever.

#### • SHARE

We have shared facilities, shared washing machines, and shared working spaces. Sharing contributes to saving the planet. We may have 5 washing machines instead of 100 for a whole building.

**To residents** we make it easy to copy us. We share knowledge publicly. We use on-stage presentations, traditional media, and social media to spread the word and we learn from others whenever we get the chance. We believe in collaboration and transparency. We share details and provide even digital files to other players. Before building delivery: upon request. After delivery: publicly on the website. Together we build better.



## ENVIRONMENT

### 2. GREEN HABIT TEASERS

# 2.3 AMBITION

#### WATER REDUCTION DURING LIFETIME

- **Legally required:**  
none.
- **Our current level:**  
reduction of 20% to the average household.
- **Our 2030 ambition:**  
reduction of 30% to the average household.

#### ENERGY AVERAGE USE DURING LIFETIME

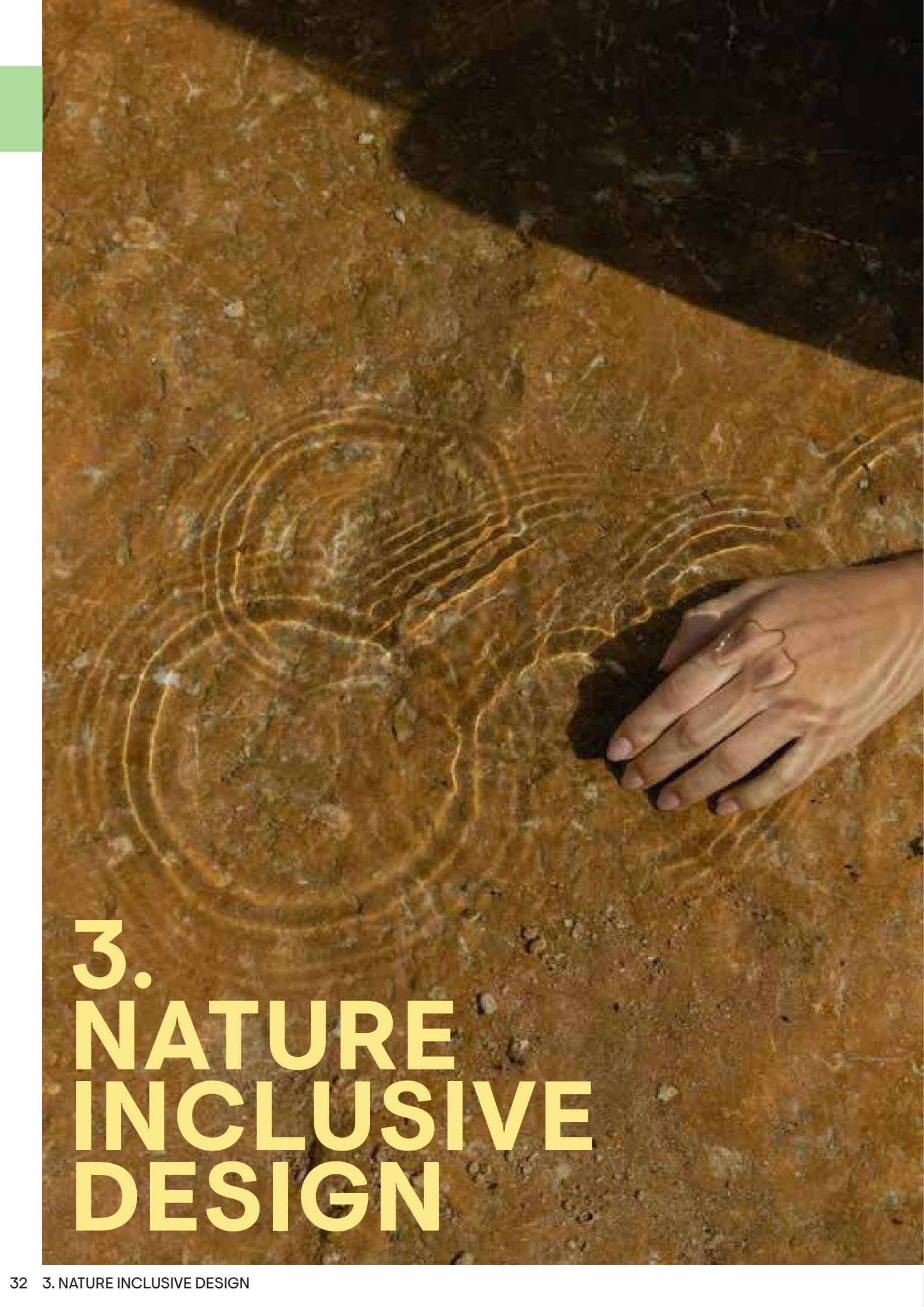
- **Legally required:**  
BENG 1:  $\leq 70 \text{ kWh/m}^2$   
BENG 2:  $\leq 50 \text{ kWh/m}^2$   
BENG 3:  $\geq 40\%$
- **Our current level:**  
BENG 1:  $66 \text{ kWh/m}^2$   
BENG 2:  $17 \text{ kWh/m}^2$   
BENG 3:  $\geq 80\%^*$   
We design for 100% but we can confirm only after the building will be in use for one year.
- **Our 2030 ambition:**  
BENG 1:  $1,64 \text{ kWh/m}^2$   
BENG 2:  $0 \text{ kWh/m}^2$   
BENG 3:  $100\%^*$ .  
Technology keeps improving, and we learn from our data, from research, and experience: if we are currently not 100%, we sure are by 2030.

#### SHARE DATA & INNOVATIONS WITH THE INDUSTRY

- **Legally required:**  
none.
- **Our current level:**  
20 keynotes per year, 40 informative LinkedIn posts p/y reaching about 1.720.000 impressions.  
Data sharing upon request.
- **Our 2030 ambition:**  
Open source data.







# 3. NATURE INCLUSIVE DESIGN



**ENVIRONMENT**  
**3. NATURE INCLUSIVE DESIGN**

## **3.1 VISION**

Cities grow bigger. Each building is an opportunity to boost biodiversity and bring nature back into town. Vegetation can be more than just aesthetically pleasing. Our nature-inclusive design is holistic. Each plant should contribute to strengthening existing local ecosystems and improve local ecosystem resilience. All vegetation should be on a mission. We envision a building as a park-extender, as a green “springboard” from one local park to the next. As a gigantic birdhouse. As a home to both humans and local fauna. As a place where plants, humans, and animals reinforce each other.

## ENVIRONMENT

### 3. NATURE INCLUSIVE DESIGN

## 3.2 IMPLEMENTATION

### A. VEGETATION WITH A PURPOSE

We go for research-based vegetation. For each location of The Urban Woods, flora and fauna experts conduct research and set a target. Based on this, we draw up a strategy to strengthen the presence of local flora and fauna, so that the building contributes to them. Roofs, gardens, and balconies are green havens, to increase biodiversity, reduce heat stress and make people happy.

### B. BUILDINGS AS BIRD RESTAURANTS

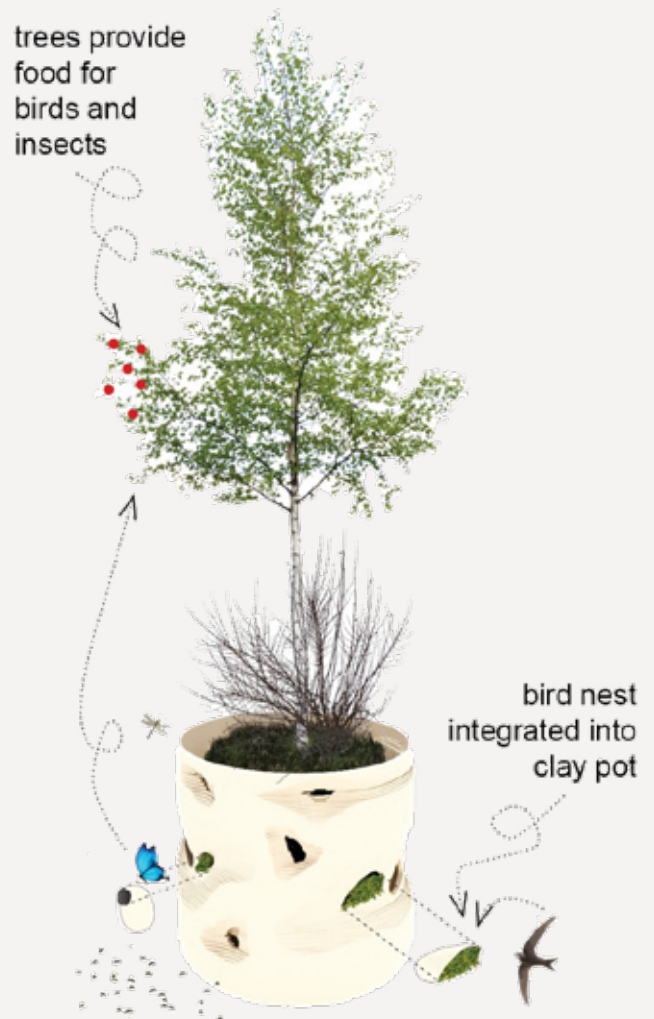
We innovate to improve impact. For example, each residential tower has integrated tree pots “Vogelspotten” made of bio-based material. They hold recesses for bird nests and insects. The trees and plants inside the pot are carefully selected for each targeted species. For them, balconies become mini restaurants and breeding grounds. And each birdhouse is placed carefully, based on the preferences of each insect or animal we target. We look at orientation, sun or shadow, height above the ground, etc.

### C. GARDENS THAT CONNECT

Together with neighbors, we can achieve more. To boost bio-diversity to the max, The Urban Woods offer residents and neighbors an education and awareness program. The program encourages neighbors to plant according to the same vision and knowledge. When we are all connected, we extend the parks and increase biodiversity in the city.

### D. SUCCES THAT COUNTS

We encourage all residents to join us on the National Bird Count Days. We ask everyone to count the birds on their balconies and the surrounding areas. In addition, we encourage residents to always check the special bird tree pots, the “vogelspotten”, that are located in various locations of the buildings. If they spot an egg, we register it. If we get hatchlings? We will celebrate it and name him after the person who found it. “Beschuit met muisjes” are on us that day!



ENVIRONMENT  
3. NATURE INCLUSIVE DESIGN

## 3.3 AMBITION

### EGGS

Eggs per building per year: sparrow, songbird, starling, or swift.

- **Legally required:**  
none.
- **2030:**  
20.



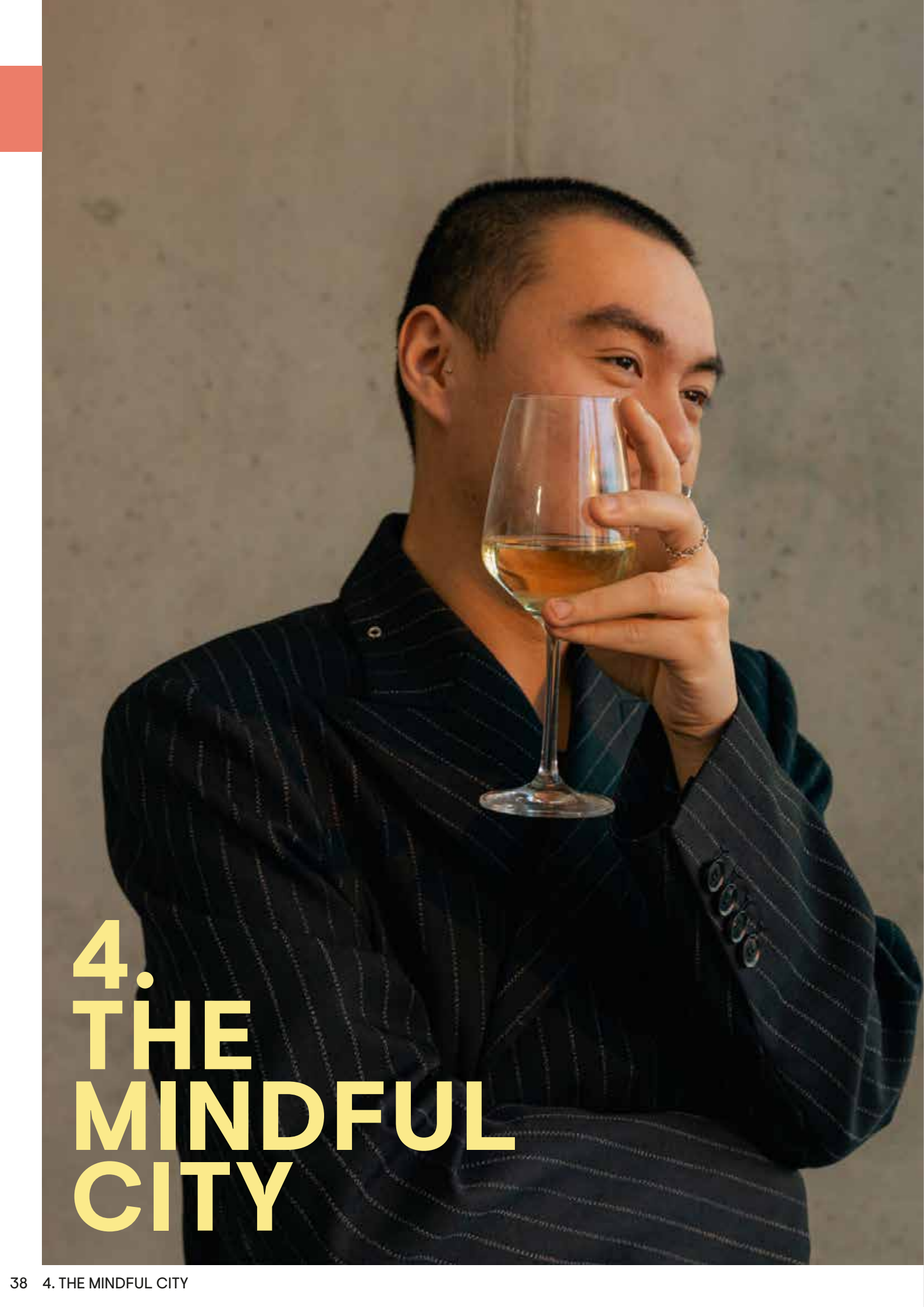


# S

# SOCIAL

Social impact starts where it matters most:  
in the heart of society, at home.  
Let's pull the neighborhood towards positive change.



A man with short dark hair, wearing a dark blue pinstripe suit jacket over a dark shirt, is holding a tall, slender glass of white wine. He is looking off to the side with a thoughtful expression. The background is a plain, light-colored wall. The text "4. THE MINDFUL CITY" is overlaid in large, bold, yellow letters on the left side of the image.

# 4. THE MINDFUL CITY



**SOCIAL**  
**4. THE MINDFUL CITY**

## **4.1 VISION**

Housing has the potential to fight loneliness and reduce stress. We believe in homes that have a calming effect on the brain. We envision rent to be demand-driven and believe in a shift from landlord to customer-is-king. From owning to sharing. From static to adaptable. In our vision housing is relevant again for today's modern citizens.

## **SOCIAL**

### **4. THE MINDFUL CITY**

## **4.2 IMPLEMENTATION**

### **A. A LEASE WITHOUT A LEASH**

We offer adaptable housing, renting 2.0. Basic rent includes a full apartment and lots of shared facilities. But residents can adjust their individual luxury level, at any time, with upgrades such as extra storage space, an office, art and more. On-demand upgrades provide flexibility. It results in less stress for the resident about whether his/her future income fits his/her future obligations and needs. Less financial stress.

### **B. HOUSING THAT CALMS THE BRAIN**

A calm cocoon in the middle of the buzzing city. Green views, plenty of daylight, and the sound of silence. Each apartment has its private outdoor retreat to keep that mind shining. Neutral colors in the interior design provide that warm homey feeling. Plus: living in wood reduces stress. Wood's naturally warm surface provides a pleasant feeling. To top it off, The Urban Woods offer calming workshops and events, such as gardening and yoga. Housing with a calming effect? Oh yezzzz.

### **C. RESIDENTS WHO FEEL LIKE KINGS**

The residents will decide what is needed and what is wanted. With ongoing surveys and digital usage numbers, we track and monitor the use of the services and spaces and their positive influence. Residents rate our performance. We improve the services offered, based on these monitoring tools: demand-driven housing.

### **D. SOCIAL COHESION THAT GROWS**

We provide the key to a community. A community that we nurture, care for, and serve. The buildings are designed to live alone together, to meet "coincidentally". We facilitate an inclusive community and nurture it with events, shared areas, and the on-site concierge. Sign up for soccer, join gardening, or bump into a neighbor in the laundry area. Residents are not alone. Unless they want to be. No obligations.

### **E. TRANSPARENCY FOR PEACE OF MIND**

New in the industry is our high level of service-cost transparency. We developed a cost management function for WoodsApp. In our WoodsApp residents see for themselves, in real-time, the cost of energy, the monthly service costs and, the costs of their on-demand extras. This high level of transparency makes budget management easier for our residents. No unpleasant surprises for them by the end of the year.

**SOCIAL**  
4. THE MINDFUL CITY

## 4.3 AMBITION

### RESIDENT SATISFACTION RATE

- **Legally required:**  
none.
- **2030:**  
4,5 out of 5.





# 5. THE HEALTHY SOCIETY



**SOCIAL**  
**5. THE HEALTHY SOCIETY**

## **5.1 VISION**

Housing can contribute to a healthy society where residents are encouraged to keep their bodies moving, both consciously and unconsciously. We believe in lowering the threshold to a healthy lifestyle.

## SOCIAL

### 5. THE HEALTHY SOCIETY

## 5.2 IMPLEMENTATION

### A. BUILDINGS THAT BREATHE

The buildings are mainly built out of wood. Wood inside a home reduces stress, provides better humidity, is radiation-free, and reduces dust. Warm and calm, it breathes and creates a healthy atmosphere.

### B. ENVIRONMENTS THAT REVITALIZE

The Urban Woods provide integrated cooling and heating systems for a healthy climate. Clear air is our main game. In the shared areas, we measure temperature, CO<sub>2</sub>, and humidity. These measurements, in combination with local weather information, enable us to give tenants tips such as do/don't ventilate. In addition, The Urban Woods offer an AED, and lots of healthy add-ons in WoodsApp. We offer car-sharing. Owning a car is strongly discouraged.

### C. DOORS THAT OPEN THE OUTDOORS

The buildings and locations encourage people to step out. Each building is close to a park and each apartment has its outdoor area, plus common outdoor spaces. Biking is encouraged. We provide e-bikes to share, and each resident has a private parking spot for their bike. This parking is conveniently located indoors. It makes going outdoors more convenient.

### D. EXERCISING MADE EFFORTLESS

We like to keep people moving, without them even noticing. We encourage residents to take the stairs by locating the staircase more conveniently than the elevator. There is an onsite gym in each location. Rain is no longer an excuse.

Other ways to lower the threshold for our residents to go out and be active:

- We regularly plan soccer tournaments or running classes.
- Personal trainers are bookable in WoodsApp
- Residents are encouraged to exercise together, via the message board.
- Yearly vertical running competitions are held on the staircases.
- Collaborations with local sports associations are encouraged.

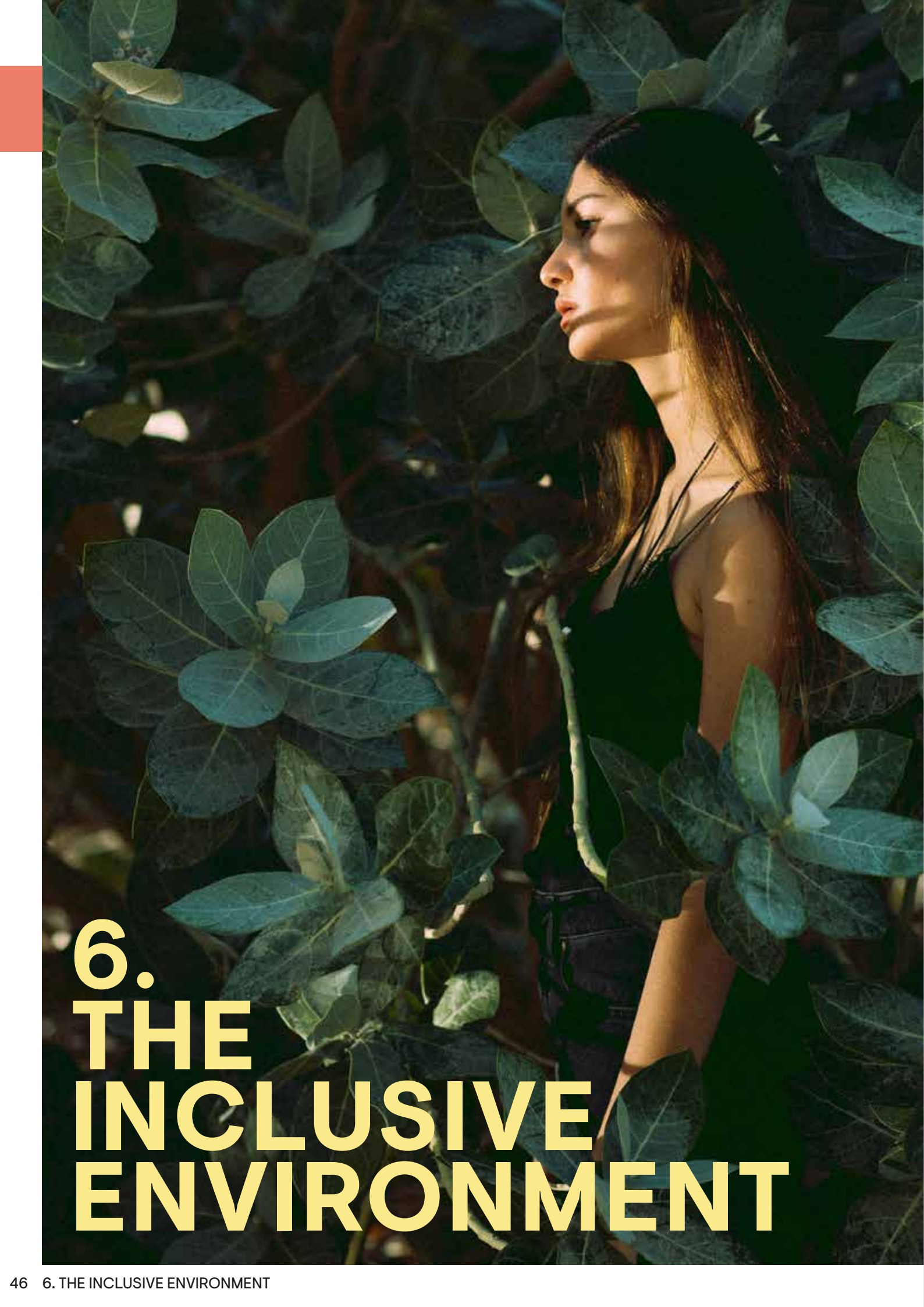
**SOCIAL**  
5. THE HEALTHY SOCIETY

## 5.3 AMBITION

**SPORTS ACTIVITIES OFFERED  
PER YEAR PER BUILDING**

- **Legally required:**  
none.
- **In 2030:**  
48.





# 6. THE INCLUSIVE ENVIRONMENT



## **SOCIAL**

### **6. THE INCLUSIVE ENVIRONMENT**

## **6.1 VISION**

Housing is not for the happy few. We want housing to be accessible and firmly believe that diversity and inclusion strengthen us all. It enables us to better serve society, employees, and residents.

## SOCIAL

### 6. THE INCLUSIVE ENVIRONMENT

## 6.2 IMPLEMENTATION

### A. PRICES THAT ARE FAIR

We want housing to be available to a large chunk of society. We create for our residents more bang for a buck, more bang per m<sup>2</sup>. Each apartment is efficient: lots of things normal houses have indoors are now located in shared areas. In addition, we offer various services to eliminate the need to own. Shared laundry room, cars, bikes, gym, office... all available with a click in WoodsApp. On demand.

Service costs are low, relative to the included facilities. Costs for electricity are low thanks to our advanced 360° energy-saving approach. Also: we expect costs such as the internet to reduce as we grow, thanks to economies of scale. At all times, residents see the insights of their costs in WoodsApp. Transparency is key.

### B. WALLS THAT WELCOME ALL

Unlike some other all-inclusive housing concepts, we welcome every background, education level, or job type to become a resident. That said: we do have a minimum age requirement. We believe that there is a need in cities for a mature and calm co-living solution, beyond the young party vibe. We do acknowledge that some age typecasting is involved in this requirement, and we will seek a better solution. Suggestions welcome.

We are steadfast in actively promoting and celebrating diversity and inclusion in every facet of our organization and our buildings. We articulate our commitment to advancing inclusion across our workforce and residents. The inclusion policy in short:

- **Equal Opportunity:** we do not discriminate based on race, color, religion, gender, sexual orientation, gender identity, national origin, or disability.
- **Inclusive Culture:** we are dedicated to establishing an inclusive culture. Harassment, discrimination, or any form of bias will not be tolerated.
- **Diverse Hiring:** we actively seek to attract and retain a diverse workforce through fair and inclusive recruitment and promotion processes.
- **Accessibility:** we ensure we are physically accessible to all employees and residents.

### C. STAKEHOLDERS WHO ARE ACCOUNTABLE

Every employee, resident, and leader at The Urban Woods bears the responsibility of upholding the policy. Violations are promptly addressed. There are at least two confidants (1 resident representative and 1 employee representative) per building as go-to persons for incidents.

**SOCIAL**  
**6. THE INCLUSIVE ENVIRONMENT**

## **6.3 AMBITION**

**AVERAGE TIME TO RESOLUTION  
OF INCLUSION-RELATED ISSUES:**

- **Legally required:**  
none.
- **2030:**  
20 working days.

**INCLUSION RELATED INCIDENTS:**

- **Legally required:**  
none.
- **2030:**  
<0,5%.





# 7. THE IMPACTFUL COMMUNITY



## **SOCIAL**

### **7. THE IMPACTFUL COMMUNITY**

## **7.1 VISION**

Houses that contribute to mutual understanding and respect: that's the dream. Homes that bond. A building should do more than provide shelter. It is the key to a community. A community that we should enable, nurture, care for, and serve. We believe a building can be a platform that triggers neighbors, residents, and local small/medium-sized enterprises (SMEs) to play an active role in the neighborhood. It is all about teasing engagement.



## SOCIAL

### 7. THE IMPACTFUL COMMUNITY

## 7.2 IMPLEMENTATION

### A. BUILDINGS AS LOCAL BUSINESS BOOSTERS

Better for the planet to shop locally but also better for the neighborhood. Collaborations with SMEs are offered via add-ons in WoodsApp to all residents. Think of a subscription to bread, offered by the local bakery, or weekly pizza parties, hosted by the local pizzeria.

### B. EDUCATION THAT INSPIRES

The Urban Woods offer residents and neighbors an education and awareness program to stimulate local biodiversity. Together with neighbors, we can achieve more. At the core is the so-called menu card with inspirational recipes for both humans and local animals. It educates about plants that contribute to local biodiversity. Neighbors are inspired to plant certain plants in their gardens. Our goal is that all gardens combined form a nutrient-chain reaction for local flora and fauna. The education materials are actively distributed in the neighborhood, both digitally and physically.

### C. SOCIAL ACTIVITIES TO ACHIEVE MORE

Residents and neighbors are offered fun events that contribute to the community. All activities are easily accessible.

Examples:

- Spearing-trash walks
- BYOB local produce dinners
- Social gardening sessions in gardens of seniors or disabled neighbors
- Communal volunteer trips, e.g., at the local petting zoo
- Pay-what-you-can events, hosted by local initiators
- Monthly free store (a.k.a. free flea market) to reduce and reuse waste.

**SOCIAL**  
**7. THE IMPACTFUL COMMUNITY**

## **7.3 AMBITION**

**SOCIAL EVENTS**  
**PER YEAR PER BUILDING**

- **Legally required:**  
nothing.
- **Our 2030 target:**  
12.

**LOCAL SME COLLABORATIONS**  
**PER YEAR**

- **Legally required:**  
nothing.
- **Our 2030 target:**  
10.





# GOVERNANCE

We go for clear definitions and procedures to ensure that lofty statements are more than marks on paper. Enough talk was talked. Let's walk some walk.



# 8. OUR CONTROL MECHANISM





**GOVERNANCE**  
**8. OUR CONTROL MECHANISM**

## **8.1 VISION**

By design, institutions should keep each other in balance and proper advisory boards should prevent individual advantages from beating common gain.

## **GOVERNANCE**

### **8. OUR CONTROL MECHANISM**

## **8.2 IMPLEMENTATION**

**We ensure confirmation of the targets by contract management and the appointment of the appropriate advisers and consultants.**

### **MPG**

MPG-calculation is made by an independent consultant after the VO, DO, TO, and UO design stages. With this, we ensure our targets stay on track throughout each of the design stages. After each completed project we will analyze improvements to be made and determine the baseline for the next project.

### **BENG**

Our Mechanical & Electrical (M&E) consultant is given our targets before appointment. He or she is also tasked to make a BENG calculation at every stage end in the design phase (SO, VO, DO, TO, and UO). M&E consultants are vetted before appointment on their experience with sustainable projects. The sustainability levels achieved, set the benchmarks for future projects. Always with an improvement ambition on top.

### **WATER REDUCTION DURING LIFETIME**

Throughout the lifespan of a building, we constantly monitor water usage. After the first year of operating a building, we will analyze where the water usage is highest, and what reduction measures are available in the market. The outcomes will be taken on board with new developments, and

solutions will be implemented in the design guidelines which we are compiling. After a building has gone into use, and one year after the building is in use, these design guidelines will be updated.

### **PARIS PROOF COMMITMENT**

The Urban Woods are co-founded by Tim Vermeend, owner of The Urban Climate Architects. The Urban Climate Architects lead the design of all the buildings of The Urban Woods. The architects are experts in biobased construction and specialize in low-carbon design and timber construction. They signed the Paris Proof Commitment and monitor progression quarterly. This commitment is registered with the Dutch Green Building Council (DGBC), the national organization committed to a future-proof industry. It's publicly available.





# 9. PROCUREMENT



**GOVERNANCE**  
**9. PROCUREMENT**

## **9.1 VISION**

Any purchasing decision should always consider ethical, environmental, and social considerations. Design, materials, manufacturing, transportation, construction, operation, product usage, and disposal: in close collaboration with partners is necessary to minimize the collective environmental footprint.

## **GOVERNANCE**

### **9. PROCUREMENT**

## **9.2 IMPLEMENTATION**

### **CERTIFICATIONS**

The Urban Woods is ISO 9001 and ISO 14001 certified. ISO 14001 covers the environmental performance both within the organization and throughout the chain.

### **GOOD WOOD**

We engage with a certified wood contractor at the start of any design process, to establish the best possible outcome regarding the use of Cross Laminated Timber, also known as CLT. Our MPG ensure the appropriate use of circular materials in general and will include the score for the circular CLT. We are FSC-certified and 100% of our wood or bamboo composite is certified according to a TPAC-approved certification system whereby all parties involved, the entire chain (manufacturer, contractor, contractor, etc.), have a Chain of Custody Certificate. Chain of Custody Certification ensures that our wood is produced, supplied and processed responsibly, according to rigorous standards. All our wood is identified and tracked during the manufacturing and distribution processes.





# THE END?

No! This never ends.

We keep improving, keep creating new solutions. So, by the time you see this document, we may have updates for you already.

Follow us on [LinkedIn](#) and [Instagram](#), or visit our website [theurbanwoods.com](http://theurbanwoods.com). Be the first to know the latest, and, if you have feedback or great ideas: bring it on. Challenge us. Together we build better, we believe it.

This is not the end.

Hello!

This is the beginning.







THE  
URBAN  
WOODS

**THE CLIMATE  
DEMANDS  
RIGOROUS  
CHANGE.  
BRING IT ON.**





**THE  
URBAN  
WOODS**