



FIG. 4.1 CRC ENERGY EFFICIENCY SCHEME

	Indicative Cost Exposure (£)
	2010 – 2015
Excellent Performer: net positive undiscounted cash position as of October 2015	£5.5m
Poor Performer: net negative undiscounted cash position as of October 2015	(£6.2m)
Undiscounted value at stake over a five year period from 2010 – 2015	£11.7m

DATA NOTES

The CRC-Energy Efficiency Scheme is a UK-based cap and trade scheme. Costs are based on assumed league table positions going forward. The value at stake is the difference between top performance and bottom performance. Under this scheme British Land is responsible for all supply where we, or one of our subsidiaries, are the counterparty to the energy supply contract.

It is assumed that good performance implies year-on-year emission reductions of 5% and that poor performance implies year-on-year emission growth of 5%. A £30 allowance per tonne has been used for the non-fixed price phase.



FIG. 4.2 GREENHOUSE GAS EMISSIONS GRI: EN16, EN17, EN19, EN29

	Gross emissions (tonnes of carbon dioxide equivalent)							
	2009/10				2008/09			
	Scope 1	Scope 2	Scope 3	Total	Scope 1	Scope 2	Scope 3	Total
Energy use								
Offices – British Land controlled areas occupied by British Land or Broadgate Estates	30	742	NA	772	45	890	NA	935
Offices – British Land controlled common parts	378	14,395	NA	14,773	413	10,650	NA	11,063
Offices – British Land controlled central heating and cooling	NA	NA	25,725	25,725	NA	NA	21,422	21,422
Offices – Occupier controlled occupied demises	NA	NA	53,250	53,250	NA	NA	41,536	41,536
Offices – Non-British Land offices areas occupied by Broadgate Estates	1	27	NA	28	NR	NR	NA	0
Shopping centres – British Land controlled common parts	384	8,244	NA	8,628	535	8,989	NA	9,524
Retail parks – British Land controlled common parts	5	2,942	NA	2,947	28	4,885	NA	4,913
Continental Europe – British Land controlled common parts	NA	6,765	NA	6,765	259	2,649	NA	2,908
Refrigerant loss								
Air conditioning in offices, shopping centres and retail parks	2,870	NA	NA	2,870	63	NA	NA	63
Travel								
Fuel use in vehicles owned by British Land or Broadgate Estates	99	NA	NA	99	66	NA	NA	66
British Land Head Office business travel	NA	NA	51	51	NA	NA	NR	NR
Water use								
Offices, shopping centres and retail parks	NA	NA	202	202	NA	NA	150	150
Developments								
Embodied carbon footprint, transport to site	NA	NA	4,505	4,505	NA	NA	8,405	8,405
Embodied carbon footprint, materials	NA	NA	38,489	38,489	NA	NA	71,805	71,805
Carbon footprint site activities, including waste	NA	NA	2,257	2,257	NA	NA	4,211	4,211
Overview								
Total energy use	798	33,115	78,975	112,888	1,280	28,063	62,958	92,301
Total refrigerant loss	2,870	NA	NA	2,870	63	NA	NA	63
Total travel	99	NA	51	150	66	NA	NA	66
Total water use	NA	NA	202	202	NA	NA	150	150
Total developments	NA	NA	45,251	45,251	NA	NA	84,421	84,421
Total	3,767	33,115	124,479	161,361	1,409	28,063	147,529	177,001

DATA NOTES

Electricity, gas, oil and other energy used across our multi-let managed portfolio, converted to tonnes of carbon dioxide equivalent (includes GHGs methane (CH4) and nitrous oxide (N2O)). Energy use for central heating and cooling is categorised as Scope 3 emissions; whilst for management purposes we treat this energy as British Land controlled we do not have full authority over the energy or associated emissions as demand is controlled by occupiers. 10% of gas use for central heating and cooling is attributed to Scope 1 as it is used in controlled common parts where we deem British Land has full authority over operations. During 2010/11 we will review our current categorisation of these emissions using our reference, the GHG Protocol.

Energy used in premises occupied by Broadgate Estates but not owned by British Land was estimated and included.
 British Land business travel at head office included.
 Emissions associated with managed water use included.
 Energy used during development projects included, including the transport of materials to site, materials and site activities.

Emissions from energy use for 2008/09 were restated, following a thorough review of data for accuracy.
 Developments site energy excludes one significant project that was not able to report.

All emissions factors sourced from the Defra/DECC's Guidelines GHG Conversion Factor's for Company Reporting September 2009 (unless otherwise stated). All emissions factors expressed in CO₂e – carbon dioxide equivalents – to account for emissions from non-CO₂ greenhouse gases, methane and nitrous oxide.

Scope 1

- Gas: 0.18396 Gross CV (calorific value) basis used. Emission factor for Continental Europe properties sourced from GHG Protocol.
- Oil: 0.26643. Emission factor for Continental Europe properties sourced from GHG Protocol.
- Refrigerants: Data for refrigerants based on volumes of refrigerants required to 'top up' air conditioning systems at each asset. GWP applied for refrigerant type from Defra/DECC guide. Refrigerant information not available for Continental Europe properties.
- Fuel consumption information collected for assets with company owned vehicles. Vehicle emissions based on DEFRA Standard Road Transport Fuel Conversion Factors.

Scope 2

- Electricity: 0.54418 applied to both reporting years. Continental Europe properties applied country specific factors supplied in Defra/DECC Guidelines.
- Other energy use: Use of geothermal energy reported in Italy. Italian electricity emission factor applied and accounted for under Scope 2.

Scope 3

- Gas, oil, electricity as per Scope 1 and 2.
- Water: 0.276. Applied to UK and Continental Europe properties.
- British Land Head Office business travel calculated as pro-rata of 2 week business travel diary.
- Developments embodied and site activities carbon footprint calculated as a pro-rata of a Deloitte study of Ropemaker as built carbon footprint.
- Energy use and associated carbon emissions for all resource types for the 2008/09 reporting year was restated. We went through a process of reviewing data for accuracy and to record historic energy use for central plant and occupier controlled demises.
- Emissions have been reported for 2008/09 reporting year based on historic data that became available during 2009/10.



FIG. 4.3 SUMMARY OF REPORTED GREENHOUSE GAS EMISSIONS GRI: EN16, EN17, EN18, EN26, EN29

	2009/10 (tonnes of carbon dioxide equivalent)	2008/09 (tonnes of carbon dioxide equivalent)	Change between 2009/10 and 2008/9 (%)
Scope 1			
- Energy use – offices – British Land controlled areas occupied by British Land or Broadgate Estates			
- Energy use – offices, shopping centres, retail parks, Continental Europe – British Land controlled common parts	3,767	1,409*	167%*
- Energy use – offices – non-British Land office areas occupied by Broadgate Estates			
- Refrigerant loss – air conditioning in offices, shopping centres and retail parks			
- Fuel use in vehicles owned by British Land or Broadgate Estates			
Scope 2			
- Energy use – offices – British Land controlled areas occupied by British Land or Broadgate Estates electricity use			
- Energy – offices, shopping centres, retail parks, Continental Europe – British Land controlled common parts electricity use	33,115	28,063*	11%*
- Energy use – offices – non-British Land office areas occupied by Broadgate Estates electricity use			
Portion of the above from a Climate Change Levy Exempt source [^]			
- British Land controlled common parts electricity use	(15,470)	(17,033)	(-9%)
- British Land controlled areas occupied by British Land or Broadgate Estates	(525)	(881)	(-40%)
Scope 3			
- Energy use – offices – British Land controlled central heating and cooling			
- British Land Head Office business travel			
- Developments transport to site, materials, site activities including waste	124,479	147,529	-15% ^o
- Offices, shopping centres, retail parks, Continental Europe – water use			
- Offices – occupier controlled occupied demises – electricity use			
Total gross emissions (tCO₂e/year)	161,361	177,001	-9%
Purchased Carbon Offsets			
Scope 1			
- Energy use – offices – British Land controlled areas occupied by British Land or Broadgate Estates			
- Energy use – offices, shopping centres, retail parks, Continental Europe – British Land controlled common parts			
- Refrigerant loss – air conditioning in offices, shopping centres and retail parks			
- Fuel use in vehicles owned by British Land or Broadgate Estates	(20,769)	(11,557*)	(80%*)
Scope 2			
- Energy use – offices – British Land controlled areas occupied by British Land or Broadgate Estates electricity use			
- Energy – offices, shopping centres, retail parks, Continental Europe – British Land controlled common parts electricity use			
Scope 3			
British Land Head Office business travel			
Total net emissions (tCO₂e/year)	147,749	173,494	-15%

DATA NOTES

As per Figure 4.2.

*2008/09 Scope 1 and 2 footprint does not include emissions related to energy from 'Offices – Non-British Land office areas occupied by Broadgate Estates'; these were not reported in that year.

^o2008/09 Scope 3 footprint does not include British Land Head Office business travel emissions; these were not reported in that year.

[^]British Land reports emissions from Climate Change Levy exempt electricity tariffs using the same factor as National Grid electricity. We do not offset these emissions.



FIG. 4.4 SCOPE 1 AND 2 GREENHOUSE GAS EMISSIONS INTENSITY GRI: EN16, EN17, EN26

	2009/10 (tonnes of carbon dioxide equivalent)	2008/09 (tonnes of carbon dioxide equivalent)
Financial: tonnes of carbon dioxide equivalent per £m of gross rental and related income	89	53
Activity related: tonnes of carbon dioxide equivalent per m ² common parts floor area	0.018	0.015

DATA NOTES

As per Figure 4.2 and 4.3.

Reported as requested by the Carbon Disclosure Project.

Turnover reported in Annual Report & Accounts 2010: £394m for 2009/10, and £554m for 2008/09.

Common parts floor area from the managed portfolio; was 1,935,789m² in 2009/10 and 2,011,999m² in 2008/09.

During 2010/11 we will review our intensity metrics in terms of their appropriateness and effectiveness in managing performance.

FIG. 4.5 GREENHOUSE GAS EMISSIONS BY SCOPE GRI: EN16, EN17, EN26

Tonnes of carbon dioxide equivalent

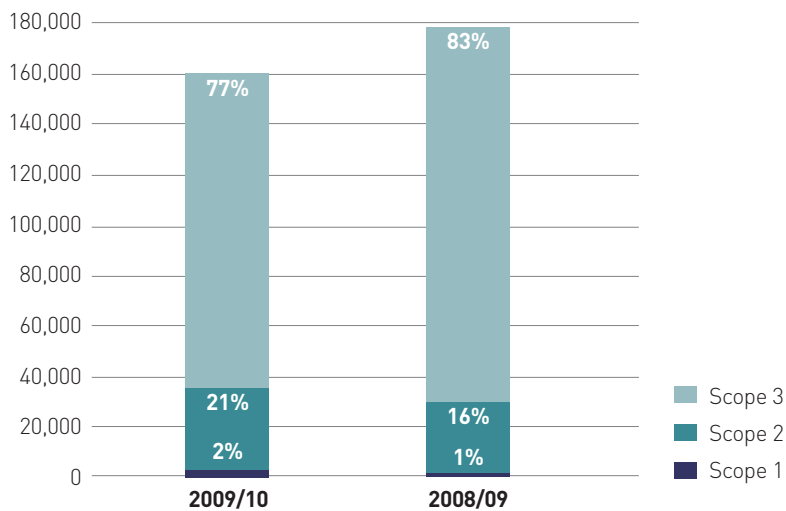


FIG. 4.6 GREENHOUSE GAS EMISSIONS BY SOURCE GRI: EN16, EN17, EN26

Tonnes of carbon dioxide equivalent

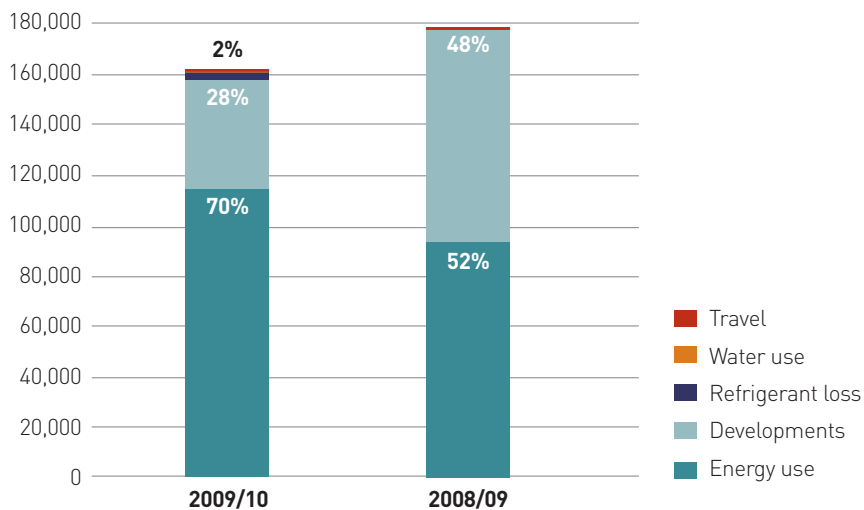




FIG. 4.7 GREENHOUSE GAS EMISSIONS OFFSET (RESTATEMENT OF 2008/09 OFFSET)

Scope	Gross emissions offset (tonnes of carbon dioxide equivalent)								Carbon offset costs (£)							
	2009/10				2008/09				2009/10				2008/09			
	1	2	3	Total	1	2	3	Total	1	2	3	Total	1	2	3	Total
Energy use in offices – British Land controlled areas occupied by British Land or Broadgate Estates	30	217	NA	247	45	9	NA	54	£147	£1,062	NA	£1,209	£220	£44	NA	£264
Energy use in offices – British Land controlled common parts	378	4,918	NA	5,296	413	226	NA	639	£1,850	£24,074	NA	£25,924	£2,022	£1,106	NA	£3,128
Energy use in shopping centres – British Land controlled common parts	384	2,251	NA	2,635	535	2,379	NA	2,914	£1,880	£11,019	NA	£12,899	£2,619	£11,645	NA	£14,264
Energy use in retail parks – British Land controlled common parts	5	2,942	NA	2,947	28	4,885	NA	4,913	£24	£14,401	NA	£14,425	£137	£23,912	NA	£24,049
Energy use in Continental Europe – British Land controlled common parts	NA	6,765	NA	6,765	259	2,649	NA	2,908	£0	£33,115	NA	£33,115	£1,268	£12,967	NA	£14,235
Energy use in non-British Land offices areas occupied by Broadgate Estates	1	27	NA	28	NR	NR	NA	NA	£5	£132	NA	£137	NA	NA	NA	£0
Fuel use in vehicles owned by British Land or Broadgate Estates	99	NA	NA	99	66	NA	NA	66	£480	NA	NA	£480	£323	NA	NA	£323
Refrigerant loss from air conditioning in offices, shopping centres and retail parks	2,870	NA	NA	2,870	63	NA	NA	63	£14,049	NA	NA	£14,049	£308	NA	NA	£308
British Land Head Office business travel	NA	NA	51	51	NA	NA	NR	0	NA	NA	£249	£249	NA	NA	NR	£0
Total	3,767	17,120	51	20,938	1,409	10,148	NR	11,557	£18,435	£83,803	£249	£102,487	£6,897	£49,674	NR	£56,571

DATA NOTES

As per Figure 4.2. above except as follows:

Scope 1 emissions from gas use for British Land controlled common parts calculated based on 10% of total building gas use.

Scope 2 emissions from electricity use exclude Climate Change Levy exempt electricity. For 2009/10 this was 29,391,561 kWh (15,994 tonnes of carbon).

For 2008/09 this was 32,921,052 kWh (17,915 tonnes of carbon).

The following emission sources are not offset: Scopes 3 emissions from energy use in British Land controlled central plant (heating and cooling),

Energy use in occupiers' controlled own demises, managed water use and developments.

Offsets were procured for 20,769 tonnes CO₂e; 20,938 tonnes from this year minus 169 tonnes over-purchased last year. The actual offset cost was therefore £101,664.

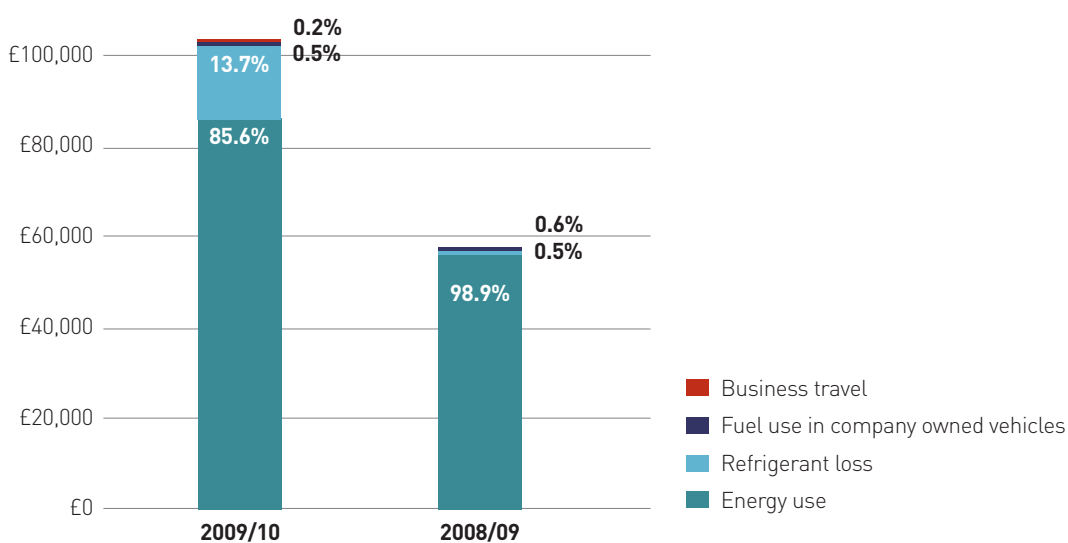
Offset calculations: €5.50 per tonne of CO₂e. An exchange rate of 0.89:1 £:€ was applied. Therefore 1 tonne CO₂e = £4.895. Final invoice cost may vary due to fluctuations in Euro exchange rate.



FIG. 4.8 GREENHOUSE GAS EMISSIONS OFFSET BY SCOPE

	2009/10 (tonnes of carbon dioxide equivalent)	2008/09 (tonnes of carbon dioxide equivalent)
Scope 1		
Energy use – offices – British Land controlled areas occupied by British Land or Broadgate Estates	30	45
Energy use – offices – non-British Land offices areas occupied by Broadgate Estates	1	NR
Energy use – offices, shopping centres, retail parks, Continental Europe – British Land controlled common parts	767	1,235
Refrigerant loss – air conditioning in offices, shopping centres and retail parks	2,870	63
Fuel use in vehicles owned by British Land or Broadgate Estates	99	66
Scope 2		
Energy use – offices – British Land controlled areas occupied by British Land or Broadgate Estates electricity use	217	9
Energy use – offices – non-British Land offices areas occupied by Broadgate Estates electricity use	27	NR
Energy – offices, shopping centres, retail parks, Continental Europe – British Land controlled common parts electricity use	16,876	10,139
Scope 3		
British Land Head Office business travel	51	NR
Total emissions to be offset	20,938	11,557
Excessive offsets purchased 2008/09		
(Following restatement of 2008/09 emissions, an excess of 169tCO ₂ e were purchased in 2008/09 and have been subtracted from this year's offset purchase.)	(169)	NA
Total purchased offsets (tCO₂e/year)	20,769	11,557
Balance of offset carbon footprint (tCO₂e/year)	0	0

FIG. 4.9 CARBON OFFSET COSTS BY SOURCE



DATA NOTES

As per Figure 4.4.



FIG. 4.10 CARBON OFFSET COSTS BY SCOPE

