

GREENHOUSE GAS EMISSIONS REPORT

CORPORATE RESPONSIBILITY

2011

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THIS REPORT SETS OUT OUR APPROACH TO GREENHOUSE GAS (GHG) EMISSIONS MEASUREMENT, MANAGEMENT AND REPORTING FOR THE PERIOD APRIL 2010 TO MARCH 2011.

Key stakeholders such as our occupiers, employees and investors expect us to lead on GHG emissions management including carbon dioxide because, at the same time, these also cut costs for our occupiers.

Our Corporate Responsibility Policy is designed to ensure we manage our corporate responsibilities whilst maintaining commercial viability, long-term profitability and enhancement of our reputation. As part of this Policy, we are committed to minimising our impact on the environment by reducing the amount of natural resources we use, using sustainable resources where possible and reducing GHG emissions.

2. GREENHOUSE GAS MANAGEMENT

AS ONE OF THE LARGEST REAL ESTATE INVESTMENT TRUSTS IN THE UK, WE CREATE VALUE BY ACTIVELY MANAGING, FINANCING AND DEVELOPING PROPERTY. BASED ON A PORTFOLIO IN PRIME LOCATIONS IN THE UK AND WESTERN EUROPE, THE HALLMARK OF OUR BUSINESS IS A FOCUS ON CUSTOMERS.

Our carbon management approach is informed by our assessments of materiality, risks and opportunities. We focus on measuring our carbon footprint, improving energy efficiency, developing sustainable buildings and using low-carbon energy sources, before finally purchasing carbon credits to offset our remaining emissions.

2.1 CARBON AVOIDANCE AND REDUCTION

Reducing our carbon footprint is an important part of our efforts to lead the market in developing and managing buildings in a sustainable manner. In order to monitor our performance, we have set medium-term targets that support reductions in carbon emissions. These include one emissions avoidance target – a zero carbon commercial building – and others that target reductions in the source of emissions, energy, waste and water:

- To reduce managed energy use by 20% per m² for each property type by 2012, compared to 2009.
- To reduce managed water use by 20% per m² for each property type by 2015 compared to 2009.
- To achieve planning consent for a zero carbon commercial building by 2015.

Our water use performance affects our carbon performance because we account for GHG emissions associated with the supply and treatment of water and the industry's building and transport. This account uses the latest Defra guidance. Our waste performance also affects our carbon performance. Whilst we do not currently account for carbon emissions associated with waste, our efforts to reduce

waste, increase recycling and avoid landfill supports reductions in GHG emissions. Disposing of waste for recycling and incineration with energy recovery avoids the production of primary materials and combustion of fossil fuels for example. Our medium term target is to send zero managed waste to landfill from all our properties and developments by 2012.

To provide steps towards achieving our medium-term targets, we set annual targets, publishing them in our annual Corporate Responsibility Report. We monitor our performance against these targets at our quarterly CR review meetings and publicly report performance against them each year (see 2011 CR Report).

At our properties, we work with our occupiers and managing agents to improve energy efficiency, reduce water use and divert waste from landfill, all of which helps reduce our carbon footprint.

We are investigating the impact of our developments to increase our understanding of resource use, including carbon emissions, across the life-cycle of our properties. During 2009, we commissioned two reports on the carbon emissions associated with the construction and future operation of Ropemaker Place. In 2011, we commissioned a report which calculated the embodied carbon (materials extraction, manufacture, transport to and assembly on site) associated with all our development activity from 2010 to 2012. Measuring carbon helps us quantify the impact of our resource use. Following on from these, we are working with our design and construction teams to reduce the carbon emissions associated with our development activity, particularly by focusing on our procurement of steel and concrete.

2.2 OFFSETTING

For the three years to March 2011, we have fulfilled our commitment to offset the carbon emissions from our directly controlled, full authority Scope 1 and 2 activities, across our business, and from Scope 3 Head Office business travel. We purchased offsets from a Voluntary Carbon Standard (VCS) project. This covered the emissions associated with the energy use and refrigerant losses where we have full authority to introduce and implement operating policies, which includes space occupied by us and our subsidiaries; the common parts of all our managed multi-let buildings; the common parts of buildings in certain property funds where we have management responsibilities; and fuel use from company owned vehicles. From April 2009, we extended our carbon offsetting commitment to include Head Office staff business travel.

Our carbon offsetting commitment excluded electricity supplied from a Climate Change Levy (CCL) exempt source. It also excluded our Scope 3 emissions including energy use for central heating and cooling services provided by us; whilst we control the plant and systems, we do not have full authority over associated emissions as energy demand is controlled by our occupiers. Our commitment also excluded the embodied carbon associated with our development activity and operations of any buildings managed for third parties where we do not have operational control.

This year, we carried out a thorough review of our carbon neutral commitment and concluded that this is the last year we will offset emissions. The reasons for this are reflected on by Adrian Penfold below.

Reflections on carbon offsetting

By Adrian Penfold, Head of Planning and Corporate Responsibility

Four years ago we announced our intention to become carbon neutral across the common parts of our managed portfolio by 2008/09, and across the occupier areas of our managed portfolio from 2020.

For the last three years, we have fulfilled our 2008/09 commitment, by improving energy efficiency and increasing use of low-carbon or zero-carbon energy sources, before purchasing carbon credits to offset our remaining emissions.

This year, we carried out a thorough review of our corporate responsibility strategy and activities, including our carbon neutral commitment. The external context has changed significantly over the last four years, for instance with the introduction of the Government's new CRC Energy Efficiency Scheme. For this reason, and some others we set out in more detail below, this is the last year we will offset emissions.

Why we became carbon neutral	Our position today
To focus our attention, and that of our supplier partners, on energy reduction.	<p>We set challenging annual energy reduction targets across our portfolio, and at each of our major properties and developments. Over the last two years, we have cut like-for-like energy use by 15%, saving 6,775 tonnes of carbon, at the same time as cutting energy costs by £900,000.</p> <p>We are rolling out a new energy metering system and optimisation process, following an award-winning pilot at our Head Office. This will reduce base-build energy (common parts and shared services) by at least 10% in each building. We expect to recoup capital costs within three years through energy cost savings.</p>
To introduce a price mechanism against which the costs and benefits of energy reduction initiatives could be measured, providing the basis for investment decisions and delivering a financial incentive to reduce energy use.	We analyse the costs and benefits of all our efficiency initiatives, calculating payback periods for investment. The carbon offsetting savings are relatively small, and our analysis focuses on energy cost savings rather than carbon offsetting savings.
To improve our carbon accounting.	We have improved the system through which we gather our carbon footprint data, and have significantly expanded the scope of the data we gather. As well as reporting on emissions from energy use in common parts across our managed portfolio, we now report on occupiers' energy use across our managed multi-let office portfolio, emissions from energy use in shared heating and cooling services across our managed portfolio, energy use in space occupied by us and our subsidiaries, refrigerant loss from air conditioning across our managed portfolio, fuel use in vehicles owned by us and our subsidiaries, business travel, the embodied carbon footprint of our developments and the carbon footprint of our development site activities.

Why we became carbon neutral	Our position today
<p>To prepare for the likely introduction of more stringent regulation and fiscal measures.</p>	<p>The UK Government is now driving carbon reductions through regulation and fiscal measures, including the Climate Change Act, Energy Bill, CRC Energy Efficiency Scheme and 2010 Building Regulations. From next year, the Government's new CRC Energy Efficiency Scheme will require us to start buying carbon allowances for all energy we purchase. Our forecast 2012 to 2014 exposure to this scheme is £800,000 per annum, 12 times greater than the £65,000 we spent on carbon offsets in 2010/11.</p>
<p>To act as a catalyst for us collaborating with occupiers to drive energy reductions.</p>	<p>We share information, provide support and meet with interested office occupiers each quarter. We also provide our multi-let office occupiers with six-monthly building environmental statements, which include year-on-year building management and occupier performance comparisons. Our green building groups, with occupiers and building management teams, were recognised with a 2010 Better Buildings Partnership award, for the second year running.</p>

There has been some negative publicity around offsetting, with some critics saying that it is 'greenwash'. For us, this has never been the case. Energy reduction has always been, and continues to be, at the heart of what we are doing – as evidenced by the 15% reduction we have achieved in the last two years. Some critics also say that companies which offset would be better to spend this money on reducing emissions within their business, rather than in developing economies. We have done both, investing in offsetting projects that achieve social benefits, as well as carbon reductions, at the same time as forward funding energy efficiency initiatives across our portfolio.

There has also been criticism of the accreditation of offsetting schemes, and this has concerned us. We did a lot of work to make sure that we were following a properly accredited scheme. We purchased credits verified under the Voluntary Carbon Standard, a recognisable and reliable independent standard for Verified Emissions Reductions. This means that the projects we have supported comply with the additionality criteria of the Clean Development Mechanism, and so would not have occurred without the revenue created through selling emission reduction credits.

2.3 PERFORMANCE REPORTING

We have reported on our energy consumption and subsequent greenhouse gas emissions on an annual basis since 2002. We aim to continuously scrutinise and refine our approach to our reporting. We report annually on our GHG emissions in terms of absolute tonnes and as intensity figures, managed floor area, income and staff. We have sought to extend the reporting 'footprint' to include emissions from additional business activities as data becomes available.

We follow the operational control approach for reporting using internationally recognised standards, including the World Resources Institute Greenhouse Gas Protocol and guidance by the UK Department for Environment, Food and Rural Affairs (Defra), to ensure our reporting is aligned with best practice and consistent with internationally recognised frameworks. From 2010, we reported performance data in line with the Global Reporting Initiative, achieving a B+ level in both years.

For more information on our reporting boundaries please see our 2011 Full Data Report, section 10 Reporting Criteria. This is available for download at www.britishland.com/crReport2011

3.1 GREENHOUSE GASES

A number of gases are considered to be greenhouse gases. The six main GHGs are covered by the Kyoto Protocol – carbon dioxide (CO₂), methane (CH₄), hydrofluorocarbons (HFCs), nitrous oxide (N₂O), perfluorocarbons (PFCs) and sulphur hexafluoride (SF₆). It is common practice to report GHGs in terms of carbon dioxide equivalent (CO₂e) – this unit expresses the potency of a GHG in relation to the volume of carbon dioxide that would have the same global warming potential (GWP). We have reported on CO₂ since 2002. In 2008, we extended this to include the carbon equivalent from air conditioning refrigerants leakage. In 2009, we further extended our reporting using Defra guidance to include carbon dioxide equivalents for methane (CH₄) and nitrous oxide (N₂O) emissions from energy and fuel use. In 2010, we extended our boundary again to encompass Scope 3 life-cycle emissions. In 2010, we extended our boundary again to encompass Scope 3 life-cycle emissions of energy and fuel use, using the latest and updated Defra guidance.

3.2 DIRECT AND INDIRECT EMISSIONS, CONTROL AND INFLUENCE

As a company, we are both directly and indirectly responsible for the emission of GHGs from activities related to our business. We have categorised these using the operational control approach referenced in the recognised methodology of the Greenhouse Gas Protocol (developed by the World Resources Institute and the World Business Council for Sustainable Development).

This approach has helped us identify and communicate the emissions material to our business, along with understanding where we have direct control over emissions rather than emissions that are a result of our company actions that we solely have influence over:

- **Scope 1 (direct, controlled emissions):** Emissions resulting from activities owned or directly controlled by British Land and over which we have full authority. These activities release emissions straight into the atmosphere.
- **Scope 2 (indirect, controlled emissions):** Emissions released into the atmosphere due to the purchase of electricity that we use directly or over which we have full authority over use. These are indirect emissions as they are released off site at sources we do not own or operate. These are indirect emissions as they are released off site at sources we do not own or operate (power stations).
- **Scope 3 (other indirect):** Emissions that are a result of our company's business activities but occur at sources which we do not own, control or have full authority over, and are not classified as Scope 2 emissions.

Using the above framework, we have categorised emissions from our business activities as follows:

Property ownership

- As a company, we buy, sell, develop, manage and lease a variety of properties, all of which are located in Europe, with the majority in the UK. At those multi-let properties that we manage, we have direct control and full authority over the common areas: entrance foyers, lifts/staircases, corridors, roads and car parks. We categorise emissions associated with energy use, fuel use and refrigerant leakage from these activities as Scope 1 and 2. We categorise emissions associated with electricity transmission

losses, the production and transport of fuels (life-cycle emissions), water, waste and materials from these activities as Scope 3 emissions.

- In our multi-let managed properties, we recognise that we have considerable influence over the central heating and cooling plant. Whilst we have control over the plant and systems in terms of maintenance and operational management, we do not have full authority over the demands placed on those plant and systems by occupiers. We have categorised emissions associated with energy use, fuel use and refrigerant leakage from these activities as Scope 3. As the division between control and influence over these emissions is not clear cut, we will be reviewing the suitability of this categorisation.
- In our properties, we have varying levels of influence over emissions related to activities that occupiers control, such as small power and lighting demands. In some cases, we have arranged the purchase of energy on their behalf; in others, the occupiers undertake contracts directly. Through engagement with occupiers at our multi-let properties we can increase our sphere of influence, such as informing occupiers of the optimal performance and control settings for the property. We categorise emissions from occupier activities as Scope 3.
- Properties that are occupied by single occupiers are controlled on a day-to-day basis by the occupiers and we do not have direct control over these. We categorise emissions from all activities in these properties as Scope 3; this includes energy use, fuel use, refrigerant leakage, water, waste and materials.

Property occupation

- Our staff occupy office space from which we operate, including office space that we own and over which we have direct control and full authority. We categorise emissions associated with energy use, fuel use and refrigerant leakage from these activities as Scope 1 and 2. We categorise emissions associated with electricity transmission losses, the production and transport of fuels (life-cycle emissions), water, waste and materials from these activities as Scope 3.
- Staff occupy third party owned space that we do not have direct control over. We categorise emissions from energy use in these spaces the same way as that which we own.

Business travel

- At some of our managed properties we own a small number of vehicles for business purposes. We categorise emissions associated with fuel use from these activities as Scope 1.
- Our Head Office staff undertake business travel using a variety of forms including taxis, planes and cars that are not owned by the company. Emissions from the fuel use of these activities are categorised as Scope 3.

Developments

- Development projects are delivered by our suppliers and contractors. We have significant influence over the specification of materials and less influence over transport and site activities. All emissions associated with these activities are indirectly emitted and we have categorised them as Scope 3.

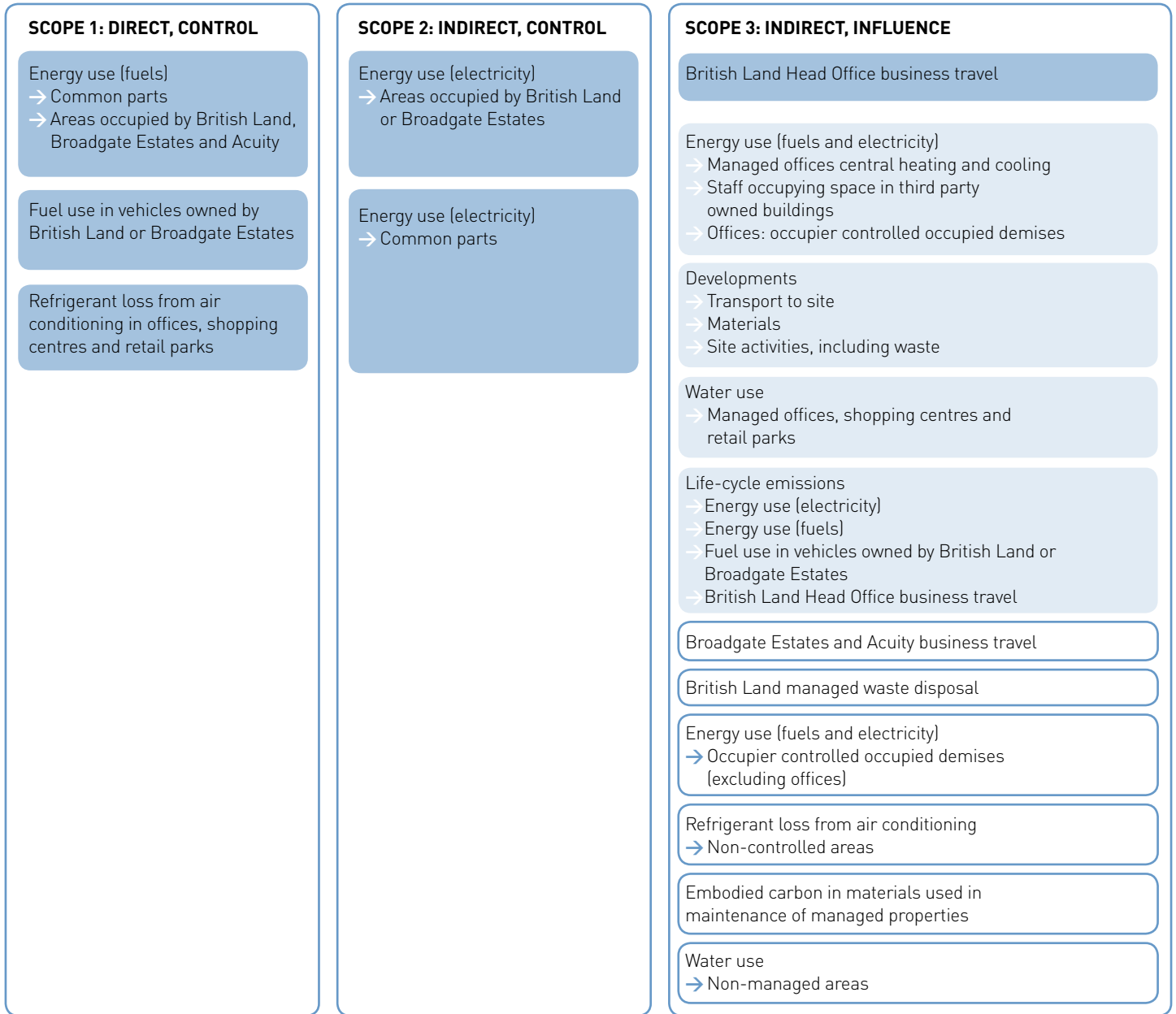
For more information on our reporting boundaries please see our 2011 Full Data Report, section 10 Reporting Criteria.

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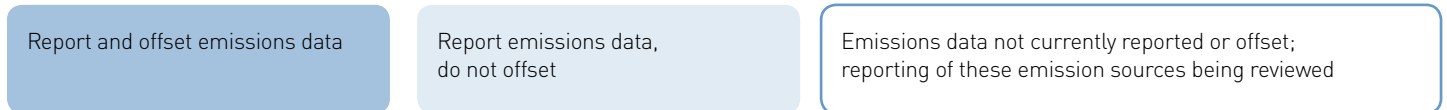
3. METHODOLOGY AND BOUNDARIES

The following diagram identifies the greenhouse gas emitting activities resulting from our operations, and outlines the boundaries of our carbon reporting and offsetting commitments.

BRITISH LAND CARBON FOOTPRINT



KEY: REPORTING AND OFFSETTING APPROACH



3.3 DATA COLLECTION

In 2009, we replaced our in-house extranet data collection system with a bespoke, externally provided software application, Credit360, for the collection and reporting of corporate responsibility performance data.

Staff and suppliers – site managers and/or managing agents at our managed properties – are required to enter quarterly resource use data into the software. Information is entered into the software for each financial year (1st April to 31st March). For energy consumption, this is given as meter readings for the retail and shopping centres whilst our office portfolio provides quarterly consumption figures due to the complexity of sub-metering in many of the office properties. We are currently implementing a sub-metering strategy to improve the metering within our office portfolio.

The following data is collected from which GHG emissions are calculated:

- Energy use: gas, oil, electricity, other energy such as wind turbine or geothermal energy.
- Refrigerant loss from leaking air conditioning systems.
- Fuel use from company owned vehicles.
- Water use.

The software system is not used for all sources of GHG emissions reported; other data used to calculate our GHG emissions 'footprint' is reported directly to the reporting team as follows:

- Business travel: data is based on Head Office executives' travel diary surveys undertaken for two weeks during the reporting year and pro-rated to the reporting year.
- British Land developments site energy and waste, fuel use for transport to site, embodied carbon in materials: for 2009, data is based on a study undertaken of Ropemaker Place during 2009 and pro-rated to all development projects during the reporting year. For 2010, data is based on a more detailed carbon account of all our development activity compiled by Davis Langdon, a quantity surveying company with embodied carbon expertise.

We encourage managing agents and site managers to provide energy and water data based on meter readings rather than invoices or estimates wherever possible.

3.4 DATA PROCESSING

Data entered in the software is pushed through a series of programmed processes and calculations in order to produce aggregated performance data. Data processing involves the following:

Whole portfolio

Annual changes in the size and make up of our managed portfolio due to sales, acquisitions and the completion of developments mean that it is not always helpful to make direct comparisons in absolute greenhouse gas emissions from one year to the next.

In terms of energy related emissions, we have developed an approach to energy management whereby we target and report on intensity (kWh/m²) so that we can target and report on our entire portfolio at any one time. In addition, we report on energy from our like-for-like portfolio, whereby we only include properties that have remained in the portfolio between reporting years to make historic performance

comparisons. It should be noted that we still report our total portfolio performance. Properties are only considered like-for-like if they have been in the portfolio for the full reporting year. We exclude properties that are bought, sold or newly managed in the reporting year from the like-for-like analysis.

Where a property has been sold, purchased or newly managed (completed development), emissions from these properties are included in our total emissions reporting from the date they are considered to be our management responsibility. Sold, purchased and newly managed properties are excluded from our m² and performance benchmarking processes until a full year of data has been reported.

Refrigerant losses and owned vehicle fuel use are reported in the software annually by the managing agent or site manager.

Office portfolio

In terms of energy data, this is entered for the full quarterly period and therefore does not require pro-rating. Electricity consumption is entered for three defined areas of a property – common parts, occupied areas and central heating and cooling. These consumption figures are calculated by Broadgate Estates, British Land's office portfolio managing agent, based on their methodology for calculating occupiers' energy invoices.

Gas consumption is entered for the total building. A 10% factor is applied manually to estimate common parts gas usage. This is consistent with the methodology used in previous reporting years.

Water use is entered into the software quarterly and therefore does not require pro-rating.

Retail park and shopping centre portfolios

Energy consumption is entered into the software using meter readings taken by managing agents and/or site managers.

These readings can be taken at irregular intervals, although at least one reading has to be taken per quarter. Where meter reading start and end dates do not coincide precisely with the reporting period, the software automatically extrapolates data to the full reporting period based on a kWh per day rate.

Water use is entered into the software using meter readings taken by managing agents and/or site managers. Readings taken at irregular intervals are treated as per energy above.

For more information on our reporting methodologies please see our 2011 Full Data Report, section 10 Reporting Criteria.

3.5 REVIEW OF DATASET

For our managed property portfolio, the software includes the function of 'threshold values' whereby if data entered is +/- 20% of the value entered for the same period in the previous year, then managing agents and/or site managers are asked to review the data. If they maintain the entry is correct, then they are asked to provide a comment explaining the increase/decrease.

If there are any further discrepancies with data, these are highlighted at the quarterly review and investigated through dialogue with the managing agent or site manager.

3.6 EMISSIONS CALCULATIONS

Carbon and carbon equivalent emissions are calculated using current emission conversion and global warming potential (GWP) factors.

Emissions factors for our UK portfolio are based on those provided by Defra and Department for Energy and Climate Change's (DECC) GHG Conversion Factors for Company Reporting, with the exception of Portugal gas (Source: IEA Statistics, CO₂ emissions from fuel combustion, 2010 edition). All electricity provided via the National Grid is calculated based on the grid average factors, regardless of whether the tariff is Climate Change Levy exempt.

Emissions factors for our European portfolio are sourced from the Defra conversion factors for electricity. For other emissions factors we use the Greenhouse Gas Protocol. Where emission factors are not available, we use the best available alternative.

The factors are reviewed annually to ensure compliance with the latest guidance.

For more information on our emissions factors, please see our 2011 Full Data Report, section 10 Reporting Criteria.

3.7 RECALCULATING HISTORIC DATA

Our quarterly reviews provide the opportunity to review historic data. If a correction needs to be made to historic data for any reason, we make this adjustment and then report these adjustments in a clear and transparent manner in our end of year Corporate Responsibility Report.

For more information on reasons for recalculating historic data please see our 2011 Full Data Report, section 10 Reporting Criteria.

3.8 ASSURANCE

As part of our reporting process, we are committed to external assurance of our GHG emissions data. Our annual corporate responsibility reporting process includes the commissioning of external independent consultants to assure our GHG emissions data.

4. STATEMENT OF EMISSIONS AND ENERGY USE

The following provides an extract of the GHG emissions and related data reported in our Full Data Report 2011.

FIG. 2.35 **SUMMARY OF REPORTED GREENHOUSE GAS EMISSIONS INCLUDING OFFSETS** GRI: EN7, EN16, EN17, EN18, EN19, EN26, EN29

	2010/11	2009/10	Change between 2010/11 and 2009/10
	(tonnes of carbon dioxide equivalent)	(tonnes of carbon dioxide equivalent)	(%)
Scope 1			
Energy use	1,696	1,636	4%
Refrigerant loss			
Travel			
Scope 2			
Energy use	32,621	32,241	1%
Portion of the above from a Climate Change Levy Exempt source:			
- British Land controlled common parts electricity use	17,184	15,522	11%
- British Land controlled areas occupied by British Land or Broadgate Estates	328	445	-26%
Scope 3 (includes life-cycle emissions)			
Energy use	127,554	140,161	-9%
Travel			
Water use			
Developments			
Total gross emissions (tonnes of carbon dioxide equivalent per year)	161,871	174,038	-7%
Emissions associated with on-site renewables energy exported to grid or third parties	0.37	NR	NA
Purchased carbon offsets			
Scope 1			
- Energy use	13,943	17,792	-22%
- Refrigerant loss			
- Travel			
Scope 2			
- Energy use			
Scope 3			
- Travel			
Total net emissions (tonnes of carbon dioxide equivalent per year)	147,928	156,246	-5%

DATA NOTES

Methodology:

- On-site renewable energy exported to grid is from a wind turbine at one of our retail parks (594kWh was exported to the grid).
- 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.

4. STATEMENT OF EMISSIONS AND ENERGY USE

FIG. 2.36 GREENHOUSE GAS EMISSIONS GRI: EN16, EN17, EN18, EN26, EN29



	Gross emissions (tonnes of carbon dioxide equivalent)							
	2010/11				2009/10			
	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	5	670	151	825	30	603	138	771
Offices – British Land controlled common parts	502	15,517	3,526	19,545	420	15,494	3,513	19,427
Offices - British Land controlled standby plant (generators)	83	NA	14	97	292	NA	51	343
Offices – British Land controlled central heating and cooling	NA	NA	28,955	28,955	NA	NA	26,586	26,586
Offices – Occupier controlled occupied demises	NA	NA	59,471	59,471	NA	NA	60,550	60,550
Offices – Non-British Land offices areas occupied by Broadgate Estates	1	41	9	51	1	25	6	32
Shopping Centres – British Land controlled common parts	544	8,701	2,003	11,248	536	7,833	1,808	10,177
Retail Parks – British Land controlled common parts	5	2,570	576	3,151	5	2,719	610	3,334
Continental Europe – British Land controlled common parts	0	5,121	1,273	6,394	0	5,566	1,382	6,948
On-site renewables	0	NA	0	0	NA	NA	0	0
Refrigerant loss								
Air conditioning in offices, shopping centres and retail parks	436	NA	0	436	253	NA	0	253
Travel								
Fuel use in vehicles owned by British Land or Broadgate Estates	122	NA	23	144	99	NA	0	99
British Land Head Office business travel	NA	NA	114	114	NA	NA	51	51
Water use								
Offices, shopping centres and retail parks	NA	NA	215	215	NA	NA	216	216
Developments								
Embodied carbon footprint, transport to site	NA	NA	2,011	2,011	NA	NA	4,505	4,505
Embodied carbon footprint, materials	NA	NA	26,211	26,211	NA	NA	38,489	38,489
Carbon footprint site activities, including waste	NA	NA	3,002	3,002	NA	NA	2,257	2,257
Overview								
Total energy use	1,139	32,621	95,978	129,738	1,285	32,241	94,643	128,168
Total refrigerant loss	436	NA	0	436	253	NA	0	253
Total travel	122	0	137	259	99	0	51	150
Total water use	NA	NA	215	215	NA	NA	216	216
Total developments	0	0	31,223	31,223	0	0	45,251	45,251
Total	1,696	32,621	127,554	161,871	1,636	32,241	140,161	174,038

4. STATEMENT OF EMISSIONS AND ENERGY USE

FIG. 2.37 SCOPE 1 AND 2 GREENHOUSE GAS EMISSIONS INTENSITY GRI: EN16, EN17, EN26

	2010/11	2009/10
	(tonnes of carbon dioxide equivalent)	(tonnes of carbon dioxide equivalent)
Financial: tonnes of carbon dioxide equivalent per £m of gross rental and related income	60.93	65.43
Activity related: tonnes of carbon dioxide equivalent per m ² gross internal floor area	0.012	0.012
Staff: tonnes of carbon dioxide equivalent per full time equivalent	78.53	85.33

DATA NOTES

Scope:

→ Floor area for the managed portfolio; 2,921,821m² in 2010/11 and 2,860,342m² in 2009/10.

Methodology:

→ Reported as requested by the Carbon Disclosure Project.

→ Turnover based on gross rental and related income for properties in the managed portfolio which contribute to Scope 1 and 2 greenhouse gas emissions. £563.18m for 2010/11 and £517.79m for 2009/10. Full time equivalent based on the average number of employees reported in Figure 6.2.

4. STATEMENT OF EMISSIONS AND ENERGY USE

FIG. 2.1 TOTAL ENERGY USE AND COSTS GRI: EN3, EN4, EN29 Assurance excludes estimated energy costs (£)

Energy use (kWh)	2010/11										2009/10			Estimated energy costs (£)	
	Electricity	Gas	Oil	On-site renewable	Other energy	Total	Electricity	Gas	Oil	On-site renewable	Other energy	Total	2010/11	2009/10	
	British Land controlled energy use across our multi-let managed portfolio														
Offices	71,008,396	27,078,674	300,160	29,879	n/a	98,417,109	68,294,394	22,678,130	1,061,840	n/a	n/a	92,034,364	£6,565,888	£6,524,526	
Shopping centres	17,260,766	2,935,224	758	n/a	n/a	20,196,748	15,539,102	2,895,686	n/a	n/a	n/a	18,434,788	£1,515,530	£1,429,476	
Retail parks	5,097,610	28,256	n/a	NR	n/a	5,125,865	5,393,485	26,591	n/a	NR	n/a	5,420,075	£429,817	£476,246	
Continental Europe	12,930,815	44	n/a	n/a	198,534	13,129,393	13,879,120	7	n/a	155,011	n/a	14,034,138	£895,167	£1,268,509	
Sub-total	106,297,586	30,042,199	300,918	29,879	198,534	136,869,116	103,106,100	25,600,414	1,061,840	0	155,011	129,923,365	£9,406,402	£9,698,757	
Additional energy use															
Occupier controlled energy use in our offices	96,376,114	n/a	n/a	n/a	n/a	96,376,114	98,124,619	n/a	n/a	n/a	n/a	98,124,619	£8,114,868	£8,654,592	
Energy use in areas occupied by Broadgate Estates in buildings not owned by British Land	81,762	4,000	n/a	n/a	n/a	85,762	50,400	4,000	n/a	n/a	n/a	54,400	£6,969	£4,527	
Fuel use in British Land owned vehicles	n/a	n/a	n/a	n/a	498,798	498,798	n/a	n/a	n/a	408,330	n/a	408,330	£55,054	£39,120	
Sub-total	96,457,876	4,000	0	0	498,798	96,960,674	98,175,019	4,000	0	408,330	0	98,587,349	£8,176,892	£8,698,239	
Total energy use															
Total	202,755,462	30,046,199	300,918	29,879	697,332	233,829,790	201,281,120	25,604,414	1,061,840	0	563,341	228,510,714	17,583,293	18,396,996	

DATA NOTES

Metrics: Electricity, Gas, Oil, On-site renewables and Other energy use

Units: kWh, GBP (£)

Methodology:

→ Data reported for Offices electricity is a sum of common parts, central Heating, Ventilation and Air Conditioning (HVAC), British Land occupied space and Broadgate Estates occupied space in buildings owned by British Land.

→ On-site renewables at our Offices refers to photovoltaic panels and currently features in 2 of our offices. This energy is used within the property where the photovoltaic panels are installed and not exported to the grid. We undertook a two-week trial of the biomass boiler in one of our offices – this fuel consumption has not been reported.

→ On-site renewables were not reported in our baseline year.

→ Other energy use in our Continental Europe portfolio consists of geothermal energy used at 1 property.

For our online report: britishland.com/crReport2011


Also available for download:

- Corporate Responsibility Report 2011
- Full CR Data Report 2011
- Retail and Office Case Study Highlights 2011

Key 2010/11 data in this report has been independently assured under the ISAE 3000 standard by PricewaterhouseCoopers LLP (PwC).



Where you see this symbol 2010/11 data has been assured by PwC. Their assurance statement is available for download at

 www.britishland.com/crReport2011. Earlier data was assured by another provider.

Want to know more?

If you would like to know more about our approach to corporate responsibility or let us know your views, please email us at cr@britishland.com

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