

FULL DATA REPORT

CORPORATE RESPONSIBILITY
2012

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WELCOME TO THE BRITISH LAND FULL DATA REPORT 2012

WE REPORT TO THE GLOBAL REPORTING INITIATIVE B+ STANDARD AND EPRA BEST PRACTICE RECOMMENDATIONS ON SUSTAINABILITY REPORTING.

Data in this report covers performance across 98% of our entire managed portfolio by value and around 97% of development projects on site. Altogether this comprises 66% of our total investment portfolio of £15.8 billion. We focus on our managed portfolio, as this is where we can influence performance.

Key data in this report has been independently assured under the ISAE 3000 standard by PricewaterhouseCoopers (PwC), so you can be confident that we're reporting accurately on the issues that matter most to our business and our key stakeholders. Where you see the assurance symbol  2012 data has been assured by PwC. In prior years, data was assured by PwC and other providers (see earlier CR Reports).

Throughout this report, FY2012 refers to our financial year from 1 April 2011 to 31 March 2012. Similarly, FY2011 refers to our financial year 2010/11, and FY2013 to financial year 2012/13. Where improvements have been made to data accuracy, some data for prior years has been restated. More information is provided in Reporting Criteria.

TARGETS FOR THE FUTURE

2012 saw the culmination of our long-term targets to cut managed energy use by 20% compared to 2009 and to send zero waste to landfill from all our properties and developments. In this context, we reviewed all our long-term targets, working with people across the business, engaging with external stakeholders, consulting experts, reviewing best practice, benchmarking our performance and exploring changes in the external context, notably regulation and EPRA Best Practice Recommendations on Sustainability Reporting.

This resulted in us setting more challenging long-term targets that we'll report progress against annually, and identifying key performance indicators, as shown below. We also monitored progress against our previous long-term targets (pages 7 to 12).

MANAGING BUILDINGS EFFICIENTLY		
2015 TARGETS	2013 MANAGEMENT ACTIONS	KEY PERFORMANCE INDICATORS
<p>To achieve 40% less landlord-influenced energy use across our existing portfolio by 2015, compared to 2009.</p> <p>Where we take on management responsibility for major new buildings, to achieve 30% less landlord-influenced energy use within five years.</p> <p>To send zero managed waste to landfill by 2015.</p> <p>To reduce managed water use by 20% for each property type by 2015, compared to 2009.</p>	<ul style="list-style-type: none"> → Continue to implement environmental action plans to reduce energy use, save water, manage waste responsibly and enhance biodiversity at 27 priority assets, representing 83% of our energy consumption → Work with other landlords through the Better Buildings Partnership to introduce a landlord energy rating scheme that enables landlord performance to influence letting and drive market change → Explore recycling solutions for food waste at our shopping centres and offices and implement where feasible → Pilot ways to optimise water use in our multi-let offices and continue to work with our development teams on water sub-metering. 	<ul style="list-style-type: none"> → Total energy use: kWh by fuel source, % for each fuel source → Energy intensity: kWh per m², kWh per person* → Total waste: tonnes by disposal route, % for each disposal route → Total water use: m³ withdrawal by source, % for each source → Water intensity: m³ per m², m³ per person*.

*Full Time Equivalents for offices and shoppers for retail

TARGETS FOR THE FUTURE (CONTINUED)

SUPPORTING COMMUNITIES

2015 TARGET	2013 MANAGEMENT ACTIONS	KEY PERFORMANCE INDICATORS
To implement our Community Charter at all our major properties and developments by 2015.	<ul style="list-style-type: none"> → Develop and implement community plans at all major properties and developments, focused on our Charter commitments → Establish and implement local procurement policies at all major properties and developments → Implement training, education or local employment schemes at all major properties and developments → Pilot a supply chain initiative at Broadgate to maximise local employment and apprenticeship opportunities. 	<ul style="list-style-type: none"> → % of major assets with community plans → % of major assets with local procurement → % of major assets with training, education or local employment schemes → Total number of apprentices at our assets, employed by us or our suppliers.

DEVELOPING SUSTAINABLE BUILDINGS

2015 TARGETS	2013 MANAGEMENT ACTIONS	KEY PERFORMANCE INDICATORS
<p>To get planning permission for a showcase sustainable building by 2015 (please see below for more information).</p> <p>To send zero managed waste to landfill by 2015.</p>	<ul style="list-style-type: none"> → Develop and get agreement for a business plan for the showcase project → Continue to apply our Sustainability Brief for Developments, or an equivalent, to all developments over £300,000, where British Land is funding at least 50% of the development → Develop and trial a tool to predict energy use in developments to inform leasing discussions with potential occupiers → Review procurement on current developments to drive responsible procurement on future developments, focusing on embodied carbon, ethical standards and environmental standards → Work with the UK GBC and other industry bodies to influence the development of building regulations for energy efficiency. 	<ul style="list-style-type: none"> → % energy efficiency of new developments against relevant Building Regulations → % of developments on track to achieve BREEAM Excellent for offices and Very Good or better for retail → Total waste: tonnes by disposal route, % for each disposal route → Considerate Constructor Scheme average score → Reportable accident rate and lost day accident rates.

WHAT DO WE MEAN BY SHOWCASE SUSTAINABLE BUILDING?

<p>A building that will:</p> <ul style="list-style-type: none"> → Deliver innovative resource efficiency, to reduce energy use, water use, carbon emissions and waste to landfill → Link the design and operational phases to improve occupiers' experiences → Promote responsible sourcing to reduce embodied carbon and enhance ethical standards 	<ul style="list-style-type: none"> → Raise understanding of socio-economic contributions, such as jobs → Address local environment impacts, for instance air quality, flood risks and biodiversity. This will help us and the wider property sector to raise sustainability standards for other buildings.
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TARGETS FOR THE FUTURE (CONTINUED)

ENGAGING STAFF

2015 TARGET	2013 MANAGEMENT ACTIONS	KEY PERFORMANCE INDICATORS*
<p>To achieve 85% overall staff satisfaction by 2015.</p> <p>To continue annual appraisals and 360° feedback for all staff, and introduce more regular feedback throughout the year by 2015.</p>	<ul style="list-style-type: none"> → Revise our training programme, to reflect our company values, and meet our skills and governance requirements → Reinforce our company values through our recruitment and personal development processes → Continue to undertake staff surveys every two years → Work to understand diversity issues within the business better and develop a plan to address them, where appropriate → Improve our induction programme, providing more information about our industry and opportunities for interaction with other teams. Where appropriate, also offer to existing staff → Develop a new Staff Handbook, reviewing all policies and procedures, and making it more accessible for all → Achieve 50% staff volunteering (up from 42%), focusing on skills-based opportunities. 	<ul style="list-style-type: none"> → % of staff satisfied with British Land as an employer → % of staff receiving appraisals → Total days of training provided and hours per person → % staff retention → % staff volunteering.

*All staff indicators relate to Full Time Equivalents

CARBON

2013 MANAGEMENT ACTIONS	KEY PERFORMANCE INDICATORS
<p>Explore opportunities to extend Scope 3 carbon reporting to include:</p> <ul style="list-style-type: none"> → Travel to and from our properties by occupants and the public → Energy use procured directly by occupiers. 	<ul style="list-style-type: none"> → Total greenhouse gas emissions: tonnes CO₂e for direct and indirect → Greenhouse gas emissions intensity: tonnes CO₂e per m² and per person*.

*Full Time Equivalents

PROGRESS AGAINST LAST YEAR'S TARGETS

Of the 15 targets we set ourselves last year, we met or exceeded 53%, made substantial progress on 13%, made some progress on 27% and failed to achieve 7%. Progress statements and percentage completions are developed by external consultants Arup. Key performance data is assured by PwC. For our new long-term targets and key performance indicators, please see Targets for the Future.

MANAGING BUILDINGS EFFICIENTLY		
TARGET	PERFORMANCE	PROGRESS
Reduce like-for-like landlord-influenced energy use (common parts and shared services) by 6% across our managed office portfolio.	<p>We exceeded this target, achieving a 12% year-on-year reduction across our like-for-like office portfolio. This was largely due to more rigorous management, made possible by our extensive sub-metering system and optimisation process, and to initiatives with payback periods of three years or less, such as lighting replacement.</p> <p>Our annual like-for-like office portfolio comprises 21 properties, representing 95% of total landlord-influenced energy use across our office portfolio.</p>	100%
Reduce like-for-like landlord influenced energy use (common parts) by 4% in our shopping centres.	<p>We exceeded this target, achieving a 10% year-on-year reduction across our like-for-like shopping centre portfolio. This was largely due to our lighting replacement programme and to changing management regimes so lighting is turned off out of trading hours. We've also introduced our extensive sub-metering system and optimisation process in two shopping centres.</p> <p>Our annual like-for-like shopping centre portfolio comprises 10 properties, representing 91% of total landlord-influenced energy use across our shopping centre portfolio.</p>	100%
Reduce like-for-like landlord influenced energy use (common parts) by 2% in our retail parks.	<p>We exceeded this target, achieving an 8% year-on-year reduction across our like-for-like retail park portfolio. As with shopping centres, this was largely due to our lighting replacement programme and to changing management regimes so lighting is turned off out of trading hours.</p> <p>Our annual like-for-like retail park portfolio comprises 59 properties, representing 97% of total landlord-influenced energy use across our retail park portfolio.</p>	100%
Reduce like-for-like water use by 2% across our managed portfolio (offices – whole building water use; retail – common parts water use).	<p>We've found this target a challenge. Water use increased by 8% across our like-for-like managed portfolio. In our office buildings, increased consumption was driven by higher occupancy levels. Looking at consumption normalised per person (full time equivalent), we achieved an 8% year-on-year reduction. In our retail assets, consumption was adversely affected by three major leaks. These were detected by our monitoring programme and have been repaired.</p> <p>We believe that water reductions will become more important. Next year, we will therefore pilot ways to improve optimisation of water usage in our multi-let offices. We will also continue to work with our development teams on our water sub-metering strategy.</p> <p>Our annual like-for-like portfolio for water use comprises 48 properties, representing 96% of total water use across our portfolio. This is different to our like-for-like portfolio for energy use as we manage and report energy use at more properties than water use.</p>	0%

PROGRESS AGAINST LAST YEAR'S TARGETS (CONTINUED)

LAST YEAR'S TARGETS

MANAGING BUILDINGS EFFICIENTLY

TARGET	PERFORMANCE	PROGRESS
<p>Divert 95% of all managed waste from landfill, achieving a minimum 70% recycling rate in each of our managed office buildings and a minimum 60% recycling rate in each of our managed retail assets.</p>	<p>Our ability to achieve this target is constrained by the availability of alternatives to landfill. However, we consistently improved performance compared to last year. We diverted 87% of managed waste from landfill (up from 81%). We recycled 59% of managed waste in our office buildings (up from 51%), and 47% in our retail assets (up on 46%). Altogether, we recycled 9,450 tonnes of managed waste, saving £529,200 in landfill tax costs.</p> <p>We continue to monitor market changes, switching waste disposal where new facilities become available. Next year, we will also explore recycling solutions for food waste at our shopping centres and offices and implement where feasible.</p>	 <p>57%</p>
<p>Invest at least £45,000 in biodiversity enhancement across our portfolio, and report on the results.</p>	<p>We exceeded this target, investing £47,800 in initiatives to improve biodiversity across our managed portfolio, with further investment on our developments. Most of this funding created landscape improvements to enhance habitats alongside our retail parks, in conjunction with local wildlife organisations and site staff and, in most cases, engaging shoppers. Examples include initiatives to help protect and restore the River Don near Meadowhall Shopping Centre in Sheffield, pond enhancements and nature days at Teesside Shopping Park in Stockton-on-Tees, and wildflower planting at Broughton Shopping Park near Chester.</p> <p>We do not have a biodiversity target next year, but have added a new biodiversity section to our Sustainability Brief for Management. This sets out our required standards and good practice examples, as part of our efforts to make biodiversity part of business as usual for our property management teams.</p>	 <p>100%</p>

PROGRESS AGAINST LAST YEAR'S TARGETS (CONTINUED)

DEVELOPING SUSTAINABLE BUILDINGS

TARGET	PERFORMANCE	PROGRESS
Divert a minimum of 98% of demolition and strip-out waste from landfill and a minimum of 96% of construction and fit-out waste from landfill.	<p>Across 18 demolition projects, we met our target, diverting 98% of demolition and strip-out waste (105,200 tonnes) from landfill, including an estimated 56,800 tonnes re-used on site.</p> <p>Across 28 construction projects, we exceeded our target, diverting 97% of construction and fit-out waste (116,000 tonnes) from landfill, including an estimated 83,290 tonnes re-used on site.</p> <p>Our performance exceeds industry good practice benchmarks of 70% to 90%. It was achieved by the efforts of our contractors in managing demolition waste on site and specifying materials recovery facilities that sort waste and send it on for re-use.</p> <p>We will continue to set project-specific waste requirements within contract documents, as we work to achieve zero waste to landfill by 2015.</p>	100%
Achieve a minimum BREEAM Excellent rating on all major office developments and refurbishments and support a minimum BREEAM Very Good rating on all major retail developments and refurbishments.	<p>All eight of our major office developments and refurbishments achieved BREEAM Excellent ratings, or are designed to do so. Of our six major retail developments and refurbishments, two are on track for Excellent, three for Very Good and one for Good. We're reviewing how to raise the cinema project at Glasgow Fort Shopping Park from Good to Very Good, before we submit the project for certification.</p> <p>We will continue this target at a project level next year, through our Sustainability Brief for Developments.</p>	50%
Apply our Sustainability Brief, or an equivalent, to developments conducted through joint ventures or partnerships, and all developments with a construction cost over £300,000.	<p>Across 65 applicable projects, 62 applied our Sustainability Brief for Developments, or an approved equivalent. Of the remaining projects, two are long-standing joint ventures and one is a recently commenced development that has not yet applied the Brief process.</p> <p>We've carried this target forward as a management action for next year.</p>	95%
Accident frequency rates for reportable accidents and lost day accidents on construction sites not to exceed 0.25 and 0.20 respectively.	<p>We only met one of our challenging targets for health and safety this year. The frequency rate per 100,000 hours worked was 0.35 for reportable accidents and 0.14 for lost day accidents. There were six major injuries and four over-three-day injuries during the year, with a total of over 2.8 million hours worked on 30 sites. Our Health and Safety Policy for Developments sets out our requirements and expectations for health and safety management. It also requires our contractors to report health and safety statistics to us each month. We include our health and safety requirements in our tendering process and contractual documents, and we only work with contractors that share our high standards in this area.</p> <p>Next year, we will continue this target at a project level, through our Sustainability Brief for Developments..</p>	50%
Achieve a net improvement in site biodiversity on all major developments.	<p>All 17 applicable projects are designed to improve site biodiversity. This is confirmed by ecologists' reports and project team commitments within design reports.</p> <p>Next year, we will continue this target at a project level, through our Sustainability Brief for Developments.</p>	100%

PROGRESS AGAINST LAST YEAR'S TARGETS (CONTINUED)

SUPPORTING COMMUNITIES

TARGET	PERFORMANCE	PROGRESS
Make cash contributions of £750,000 to support good community causes.	We exceeded this target, as Head Office made cash contributions of £835,948 to support good community causes. This supported projects at our properties around the UK, including a retail training scheme at Fort Kinnaird Shopping Park in Edinburgh, Capital Kids Cricket in London, projects for young carers at Beaumont Shopping Centre in Leicester and around Broadgate, Regent's Place and York House in London, and National Literacy Trust Young Readers Programmes at our shopping parks in Glasgow, Liverpool, Rotherham and Stockton-on-Tees.	100%
Get involved in at least two community initiatives, at all office estates and retail properties with on-site management.	19 out of 21 office estates and retail properties with on-site management engaged in at least two community initiatives during the year. A number of these won prestigious awards, including our art project for local schoolchildren at Regent's Place in London, a sports apprenticeship scheme at Parkgate Shopping in Rotherham, outward bound adventures for young people affected by gang issues at Glasgow Fort Shopping Park and a retail training scheme at St Stephen's Shopping Centre in Hull. The two sites that did not achieve this target both got one good initiative underway. Next year, we will be developing and implementing community plans at all our major properties and developments, focusing on our Community Charter commitments.	90%
Support local fundraising at all managed properties with on-site management, setting individual property targets to raise from £5,000 to £85,000, at each shopping centre, retail park and office estate.	These fundraising targets were very challenging for most sites, particularly in the current economic climate. 11 out of 21 properties with on-site management achieved their fundraising targets. Altogether, we raised £992,100 across our portfolio, up from £771,600 the year before. This was thanks to the efforts and generosity of our staff, property management teams, occupiers, shoppers and community partners. We will not be setting fundraising targets for next year, instead focusing on our Community Charter commitments, such as local procurement, and training, education and local employment schemes.	52%

ENGAGING STAFF

TARGET	PERFORMANCE	PROGRESS
40% of all Head Office staff to participate in community volunteering.	We exceeded this target, as 42% of all Head Office staff participated in community volunteering. Through our national charity, The Prince's Trust Fairbridge programme, our volunteers have helped young people gain insights into the world of work and achieve nationally recognised sports leadership qualifications. They've also taken part in a wide range of skills-based schemes, such as providing pro bono advice and mentoring support to our community partners, and sitting on Boards of Trustees. Our long-term relationship with Netley Primary School, near Regent's Place, saw our volunteers providing reading support to pupils for the seventh year. Next year, we aim to achieve 50% of all Head Office staff participating in community volunteering, particularly focusing on skills-based opportunities.	100%

PROGRESS AGAINST LONG-TERM TARGETS

2012 saw the culmination of our three-year targets to cut managed energy use by 20% and to send zero waste to landfill. In this context, we reviewed all our long-term targets. We also continued to monitor our progress closely and benchmarked our performance against that of our peers and others. For our new long-term targets and key performance indicators, please see Targets for the Future.

MANAGING BUILDINGS EFFICIENTLY AND DEVELOPING SUSTAINABLE BUILDINGS

PREVIOUS TARGET	PERFORMANCE
To reduce managed energy use by 20% for each property type by 2012, compared to 2009.	<p>We're pleased to have exceeded this target. Over the last three years, we've reduced landlord-influenced energy (common parts and shared services) by 27% across our like-for-like portfolio, compared to our 2009 baseline. Across our like-for-like portfolio, we've cut landlord-influenced energy intensity per m² by 26% in our offices, 31% in our shopping centres and 25% in our retail parks.</p> <p>As part of our efforts to report transparently, we've published individual building data for our largest 33 properties (Figs 12 and 13).</p> <p>Our like-for-like portfolio for our long-term energy reduction target comprises 65 properties, representing 52% of total landlord-influenced energy use across our portfolio.</p>
To send zero managed waste to landfill from all our properties and developments by 2012.	<p>At our properties, 87% of managed waste was diverted from landfill (15,900 tonnes). In the three years since setting this target, we've recycled or re-used 23,100 tonnes of waste, avoiding £1.1 million in landfill tax costs.</p> <p>Where there is the facility to divert waste from landfill in an economically viable way, we always do so. We're currently constrained from diverting all of our waste from landfill, as there are areas in the UK where there are insufficient viable alternatives to landfill. We continue to monitor market changes and, where new facilities become available, we switch our waste disposal.</p> <p>We continue to seek zero waste to landfill, with a target date of 2015.</p>
To reduce managed water use by 20% for each property type by 2015, compared to 2009.	<p>We still have three years to go for this target. To date, we've reduced water use by 10% across our like-for-like portfolio, compared to our 2009 baseline. Across our like-for-like portfolio, we've cut water intensity per m² by 8% in our offices, 11% in our shopping centres and 13% in our retail parks.</p> <p>Next year, we will pilot ways to optimise water use in our multi-let offices and continue to work with our development teams on water sub-metering.</p> <p>Our like-for-like portfolio for our long-term water reduction target comprises 30 properties, representing 49% of total water use across our portfolio. This is different to our annual like-for-like portfolio for water use, as it only comprises properties we've managed since 2009. It is also different to our like-for-like portfolio for energy use, as we manage and report energy use at more retail parks than water use.</p>

ENGAGING STAFF

To achieve 85% overall staff satisfaction by 2015.	Based on our 2011 staff survey, to which over 90% of our Head Office staff responded, 80% are very satisfied at work and 92% rate us highly as an employer. We carry out staff surveys every two years.
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EXCEEDING CUSTOMERS' EXPECTATIONS

To achieve 80% customer satisfaction with us and our managing agents by 2013.	In the UK, we've achieved the target for satisfaction with us, as 80% of our customers surveyed in 2011 rated us excellent or good. Moreover, 95% of customers in our new buildings rated British Land as a landlord and developer as good or excellent, marking positive progress on our efforts to build a brand which sees prospective occupiers choose our space because it is owned and managed by us. Our managing agents also made strong progress, with 67% of our customers rating them excellent or good, up from 43% in 2009.
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PROGRESS AGAINST LONG-TERM TARGETS (CONTINUED)

DEVELOPING SUSTAINABLE BUILDINGS		
TARGET	PERFORMANCE	PROGRESS
To send zero managed waste to landfill from all our properties and developments by 2012.	<p>On our developments, the amount of waste varies significantly each year, dependent on our activities. This year, development waste comprised 92% of all managed waste across our business operations. 97% of waste sent off our development sites was diverted from landfill (135,600 tonnes), with a further 81,100 tonnes re-used on site. This is a real achievement, exceeding industry good practice benchmarks of 70% to 90% and improving on our previous performance (95% in 2011 and 85% in 2010).</p> <p>We're also proud of how we seek to close the loop through responsible procurement, requiring suppliers to source new materials with recycled content. This year, we averaged 27% recycled content by value for materials in our new buildings.</p> <p>Eliminating the residual waste we currently send to landfill will be a real challenge, for instance potentially adding cost to our smaller development projects. However, we believe this is an important enough issue that we continue to seek zero waste to landfill, with a target date of 2015.</p>	
To achieve planning consent for a zero carbon commercial building by 2015.	<p>Given the lack of a clear Government definition or industry consensus for zero carbon, and the fact that zero carbon does not encompass a number of key sustainability issues, we've revised our target to the more comprehensive one of getting planning permission for a showcase sustainability building by 2015. As well as delivering innovative resource efficiency, this will improve occupiers' experiences, promote responsible sourcing, raise understanding of socio-economic contributions and address local environmental impacts.</p>	

ENERGY USE

1. TOTAL ENERGY USE GRI: EC2, EN3, EN4, EN29, PR3 EPRA: 3.1 Assurance excludes costs

	Energy use											
											kWh	£
	FY2012					FY2011					FY2012	FY2011
	Electricity	Gas	On-site renewables	Other energy	Total	Electricity	Gas	On-site renewables	Other energy	Total		
Landlord-influenced energy use												
Offices Common parts	23,259,856	n/a	n/a	n/a	23,259,856	26,874,524	n/a	n/a	n/a	26,874,524	£2,093,387	£2,262,835
Offices Shared services	38,180,229	21,077,426	31,583	215,611	59,504,849	43,376,297	28,211,526	33,223	300,414	71,921,459	£4,140,760	£4,561,405
Offices British Land occupied demises	1,174,033	334,526	n/a	n/a	1,508,559	1,452,471	396,096	n/a	n/a	1,873,091	£114,528	£130,695
Shopping centres Common parts	27,185,648	2,405,323	n/a	21,816	29,612,787	27,264,619	3,061,763	n/a	995	30,327,377	£2,588,788	£2,305,352
Retail parks Common parts	7,672,018	104,664	3,008	134,721	7,914,411	8,232,902	89,610	616	198,534	8,521,662	£719,827	£670,603
Vacant space	1,034,338	n/a	n/a	n/a	1,034,338	344,783	n/a	n/a	n/a	344,783	£89,618	£29,031
Residential Common parts	239,866	n/a	n/a	n/a	239,866	NR	NR	NR	NR	0	£21,588	NR
Fuel use British Land owned vehicles	n/a	n/a	n/a	392,462	392,462	n/a	n/a	n/a	498,798	498,798	£50,366	£55,054
Sub-total	98,745,989	23,921,940	34,591	764,610	123,467,130	107,545,596	31,758,995	33,839	998,741	140,361,695	£9,818,862	£10,014,975

ENERGY USE (TOTAL ENERGY USE CONTINUED)

Occupier/third party controlled energy use												
Direct occupier use in office demises	90,650,382	n/a	n/a	n/a	90,650,382	96,625,530	n/a	n/a	n/a	96,625,530	£8,158,535	£8,135,870
Energy use in demises occupied by Broadgate Estates in buildings not owned by British Land	45,435	n/a	n/a	n/a	45,435	81,762	4,000	n/a	n/a	85,762	£4,089	£6,969
Sub-total	90,695,817	0	0	0	90,695,817	96,707,292	4,000	0	0	96,711,292	£8,162,624	£8,142,839
Total energy use												
TOTAL	189,441,806	23,921,940	34,591	764,610	214,162,946	204,252,888	31,762,995	33,839	998,741	237,072,987	£17,981,486	£18,157,814

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

Units: kWh, GBP (£)

Scope:

FY2012

- **Offices** - 29 properties reported energy use, with a floor area of 609,828 m². 29 reported electricity, 24 reported gas, 2 reported on-site renewables and 13 reported oil.
- **Retail parks** - 62 properties reported energy use, with a floor area of 769,083 m². 62 reported electricity, 6 reported gas, 1 reported on-site renewables, 1 property reported geothermal and 1 reported oil.
- **Shopping centres** - 12 properties reported energy use, with a floor area of 497,297 m². 12 reported electricity, 10 reported gas, 0 reported on-site renewables and 5 reported oil.
- 'British Land occupied demises' refers to direct use in demises occupied by British Land, Broadgate Estates and The Source.
- **Residential** - 307 properties reported energy use. 307 reported electricity, 0 reported gas, 0 reported on-site renewables and 0 reported oil.

FY2011

- **Offices** - 29 properties reported energy use, with a floor area of 657,749 m².
- **Retail parks** - 62 properties reported energy use, with a floor area of 778,955 m².
- **Shopping centres** - 12 properties reported energy use, with a floor area of 495,617 m².

FY2010

- **Offices** - 24 properties reported energy use, with a floor area of 572,987m².
- **Retail parks** - 67 properties reported energy use, with a floor area of 785,271 m².
- **Shopping centres** - 10 properties reported energy use, with a floor area of 451,952 m².

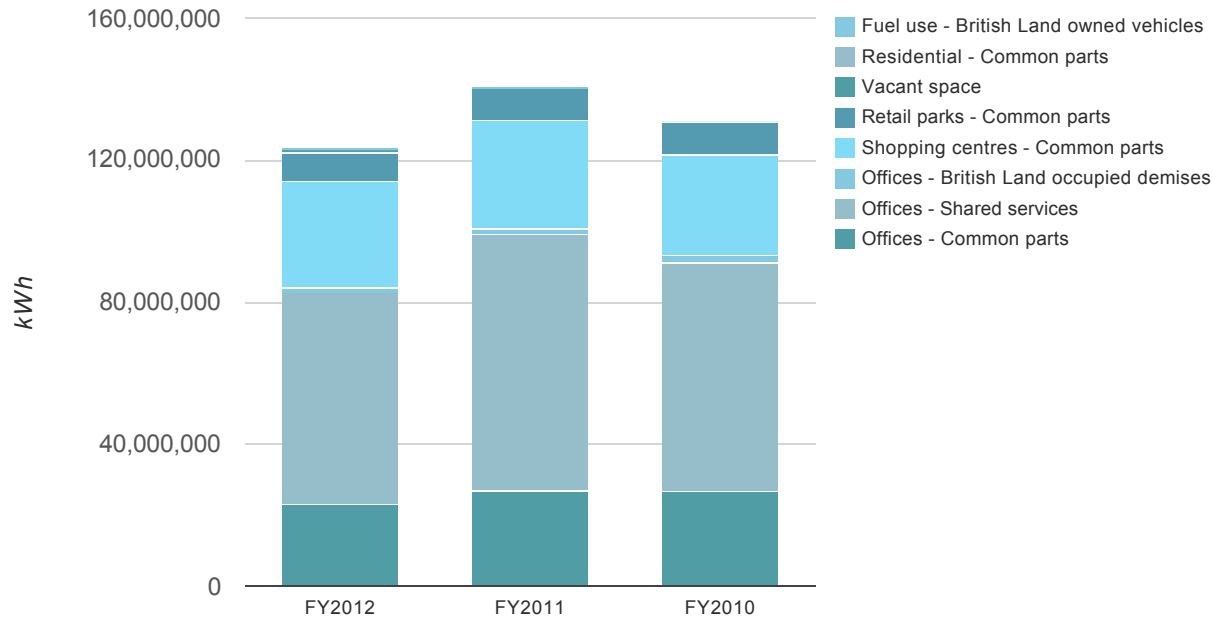
ENERGY USE (TOTAL ENERGY USE CONTINUED)

Methodology:

- On-site renewables at our offices refers to photovoltaic panels and currently features in 2 of our offices (*Ropemaker Place and 20 Triton Street*). We have accounted for this energy in shared services. This energy is used within the property where the photovoltaic panels are installed and not exported to the grid. We have reported the energy use from our biomass boiler where it is installed in one of our offices (*Ropemaker Place*).
- On-site renewables at our retail parks refers to wind turbines and currently features in 1 property (*Giltbrook Retail Park*). This energy is used within the property where the wind turbines are installed and not exported to the grid.
- Other energy use includes oil use and geothermal energy.
- Geothermal energy is used at 1 European retail park (*Udine in Italy*). This is a district heating system whereby a supply is provided for the retail park's common parts and tenanted areas as well as other non-British Land building in the local area.

ENERGY USE

2. LANDLORD-INFLUENCED ENERGY USE GRI: EN3, EN4, PR3



ENERGY USE (LANDLORD-INFLUENCED ENERGY USE CONTINUED)

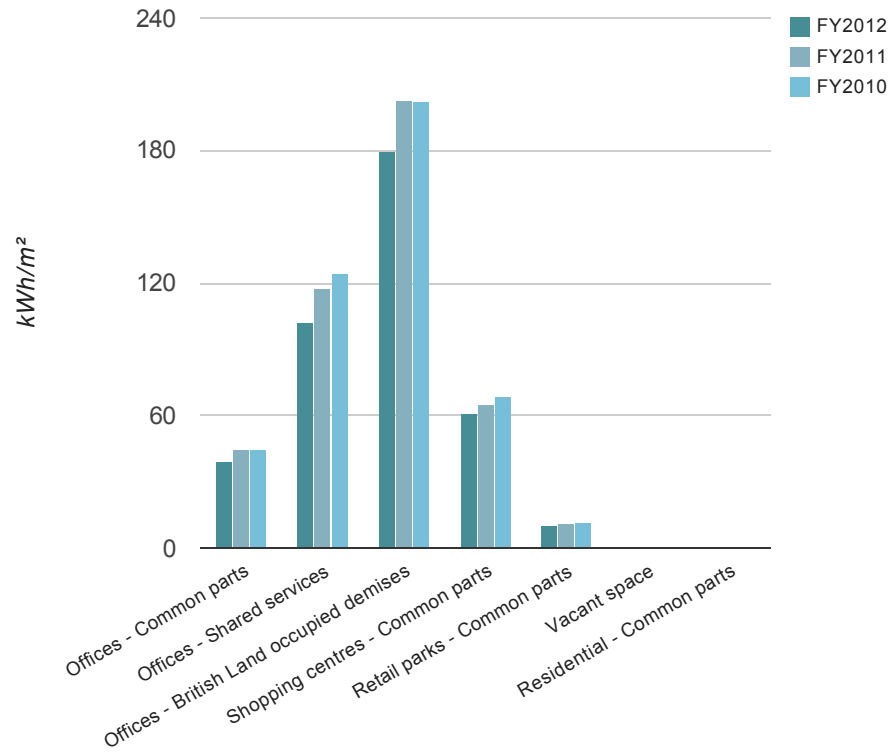
	FY2012	% of total FY2012	FY2011	% of total FY2011	FY2010	% of total FY2010
(kWh)						
Offices Common parts	23,259,856	18.8%	26,874,524	19.1%	26,647,689	20.3%
Offices Shared services	59,504,849	48.2%	71,921,459	51.2%	64,548,794	49.3%
Offices British Land occupied demises	1,508,559	1.2%	1,873,091	1.3%	1,658,696	1.3%
Shopping centres Common parts	29,612,787	24.0%	30,327,377	21.6%	28,684,448	21.9%
Retail parks Common parts	7,914,411	6.4%	8,521,662	6.1%	9,053,157	6.9%
Vacant space	1,034,338	0.8%	344,783	0.2%	NR	0.0%
Residential Common parts	239,866	0.2%	NR	0.0%	NR	0.0%
Fuel use British Land owned vehicles	392,462	0.3%	498,798	0.4%	408,330	0.3%
Total	123,467,130	100%	140,361,695	100%	131,001,114	100%

Scope:

- 'British Land occupied demises' refers to direct use in demises occupied by British Land, Broadgate Estates and The Source.

ENERGY USE

3. LANDLORD-INFLUENCED ENERGY INTENSITY - FLOOR AREA GRI: CRE1 EPRA: 3.4



ENERGY USE (LANDLORD-INFLUENCED ENERGY INTENSITY CONTINUED)

	FY2012	Change FY2011 to FY2012	FY2011	Change FY2010 to FY2011	FY2010
Landlord-influenced energy use (kWh per m²)					
Offices Common parts	39.66	-12%	45.04	1%	44.44
Offices Shared services	102.58	-13%	118.15	-6%	125.10
Offices British Land occupied demises	179.43	-12%	202.87	0%	202.47
Shopping centres Common parts	61.26	-6%	65.39	-5%	68.83
Retail parks Common parts	10.42	-5%	11.01	-9%	12.04
Vacant space	n/a	n/a	n/a	n/a	n/a
Residential Common parts	NR	NR	NR	NR	NR

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

Units: kWh per m²

Scope:

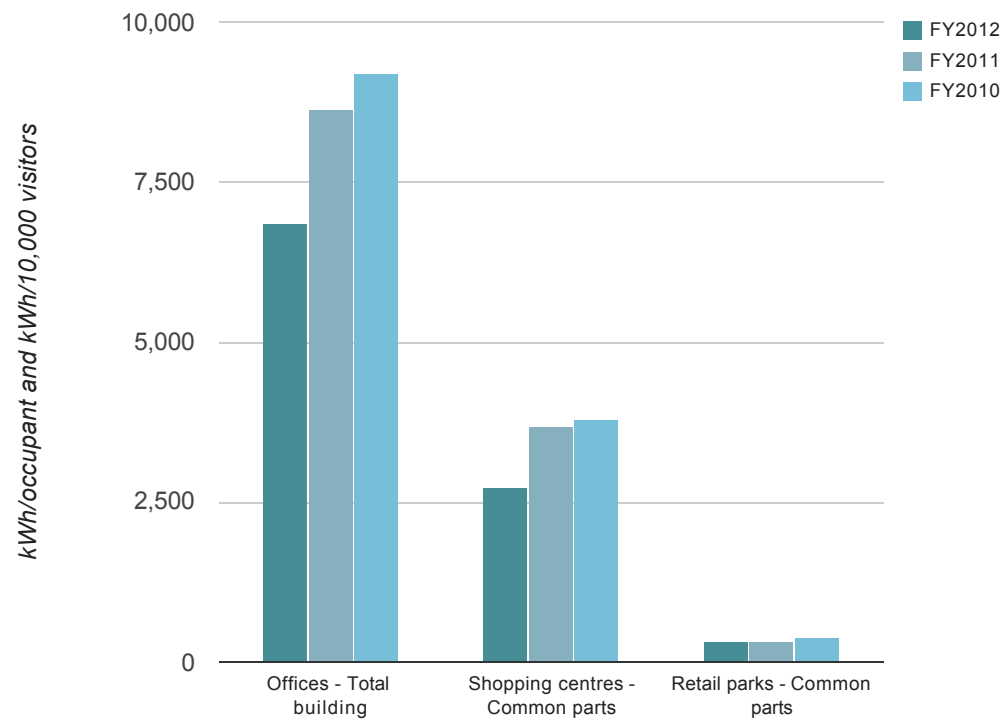
- **Offices** = whole building energy use. Retail parks and shopping centres = common parts energy use. It also excludes vehicle fuel use.
- Properties that were sold or purchased during the year were excluded from the intensity calculations for that year.
- Vacant space was excluded from floor area intensity calculations due to lack of floor area data and areas not being vacant for the entire reporting year.
- Residential properties were excluded from intensity calculations due to lack of floor area data.
- **FY2012** - 96 properties with a combined floor area of 1,812,558 m² reported energy use per m², out of a total of 103 properties with a combined floor area of 1,876,208 m². These comprised 24 offices (573,624m²), 60 retail parks (741,737m²) and 12 shopping centres (497,297 m²).
- **FY2011** - 91 properties with a combined floor area of 1,770,286 m² reported energy use per m², out of a total of 103 properties with a combined floor area of 1,932,321 m². These comprised 22 offices (568,578 m²), 59 retail parks (744,266 m²) and 10 shopping centres (457,442m²).
- **FY2010** - 87 properties with a combined floor area of 1,621,684 m² reported energy use per m², out of a total of 101 properties with a combined floor area of 1,810,210 m². These comprised 22 (516,327m²) offices, 58 (717, 097 m²) retail parks and 7 (388,260m²) shopping centres.
- Offices 'British Land occupied demises' refers to direct use in demises occupied by British Land, Broadgate Estates and The Source. It includes 4 properties with a combined floor area of 7,935 m² in FY2012, 4 properties with a combined floor area of 7,935 m² in FY2011 and 3 properties with a combined floor area of 7,260 m² in FY2010. We were not able to include all areas that are occupied by Broadgate Estates due to lack of accurate floor area information.

Methodology:

- Office intensity calculations use Gross Internal Area (GIA) floor areas.

ENERGY USE

4. ENERGY INTENSITY - OCCUPANTS AND VISITORS GRI: [EN5](#), [EN26](#) EPRA: [3.4](#)



ENERGY USE (ENERGY INTENSITY - OCCUPANTS AND VISITORS CONTINUED)

	FY2012	Change FY2011 to FY2012	FY2011	Change FY2010 to FY2011	FY2010
kWh per occupant (offices) and kWh per 10,000 visitors (shopping centres and retail parks)					
Offices Total building	6,840	-21%	8,631	-6%	9,209
Shopping centres Common parts	2,733	-26%	3,694	-3%	3,810
Retail parks Common parts	337	6%	319	-16%	380

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

Units: kWh per FTE, kWh per visitor

Scope:

- Total energy used in our office properties, common parts energy use in retail parks and shopping centres. Excludes vehicle fuel use.
- Properties that were sold or purchased during the year were excluded from the intensity calculations for that year.
- Vacant space was excluded from occupants and visitor intensity calculations.
- Residential properties were excluded from occupants and visitor intensity calculations.
- Properties unable to report full-time equivalents (FTEs) or visitor numbers were excluded from the intensity calculations for that year.
- **Office FTEs:** FY2012: 24,799 (18 properties), FY2011: 20,753 (18 properties), FY2010: 17,516 (17 properties)
- **Shopping centre visitor numbers:** FY2012: 108.31 million (11 properties), FY2011: 79.3 million (8 properties), FY2010: 49.8 million (4 properties)
- **Retail park visitor numbers:** FY2012: 184.6 million (36 properties), FY2011: 151.3 million (29 properties), FY2010: 67.4 million (17 properties)

Methodology:

- Offices total building energy intensity per FTE is based on the number of occupier FTEs at year end.
- Shopping centre and retail park energy intensity per visitor is based on the number of visitors to each site per year as provided by our managing agents.

LIKE-FOR-LIKE ENERGY USE

5. LANDLORD-INFLUENCED ANNUAL LIKE-FOR-LIKE ENERGY USE

GRI: EN5, EN6, EN26 

Excludes estimated energy costs and savings (£).

	Energy use											Energy savings			
							kWh					£		kWh	£
	FY2012						FY2011					FY2012	FY2011	FY2012 compared to FY2011	FY2012 compared to FY2011
	Electricity	Gas	On-site renewables	Other energy	Total	Change FY2011 to FY2012	Electricity	Gas	On-site renewables	Other energy	Total				
Landlord-influenced energy use															
Offices Common parts	21,841,627	n/a	n/a	n/a	21,841,627	-12%	24,703,626	n/a	n/a	n/a	24,703,626	£1,965,747	£2,080,045	2,861,999	£257,580
Offices Shared services	37,694,738	19,047,797	31,583	215,611	56,989,729	-13%	39,229,139	25,691,237	33,223	270,571	65,224,170	£4,043,362	£4,129,371	8,234,441	£351,575
Offices British Land	1,174,033	334,526	n/a	n/a	1,508,559	-12%	1,310,556	396,096	n/a	n/a	1,706,652	£114,528	£118,746	198,093	£13,919

LIKE-FOR-LIKE ENERGY USE (LANDLORD-INFLUENCED ANNUAL LIKE-FOR-LIKE ENERGY USE CONTINUED)

Shopping centres Common parts	24,583,859	2,252,844	n/a	18,498	26,855,201	-10%	26,850,249	3,061,763	n/a	758	29,912,770	£2,348,333	£2,269,452	3,057,570	£213,331
Retail parks Common parts	7,464,633	89,628	3,008	134,721	7,691,991	-8%	8,105,868	89,610	616	198,534	8,394,629	£700,765	£659,907	702,637	£65,552
Residential Common parts	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Total	92,758,890	21,724,795	34,591	368,830	114,887,106	-12%	100,199,438	29,238,706	33,839	469,863	129,941,847	£9,172,734	£9,257,521	15,054,740	£901,957

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

Units: kWh, GBP (£)

Scope:

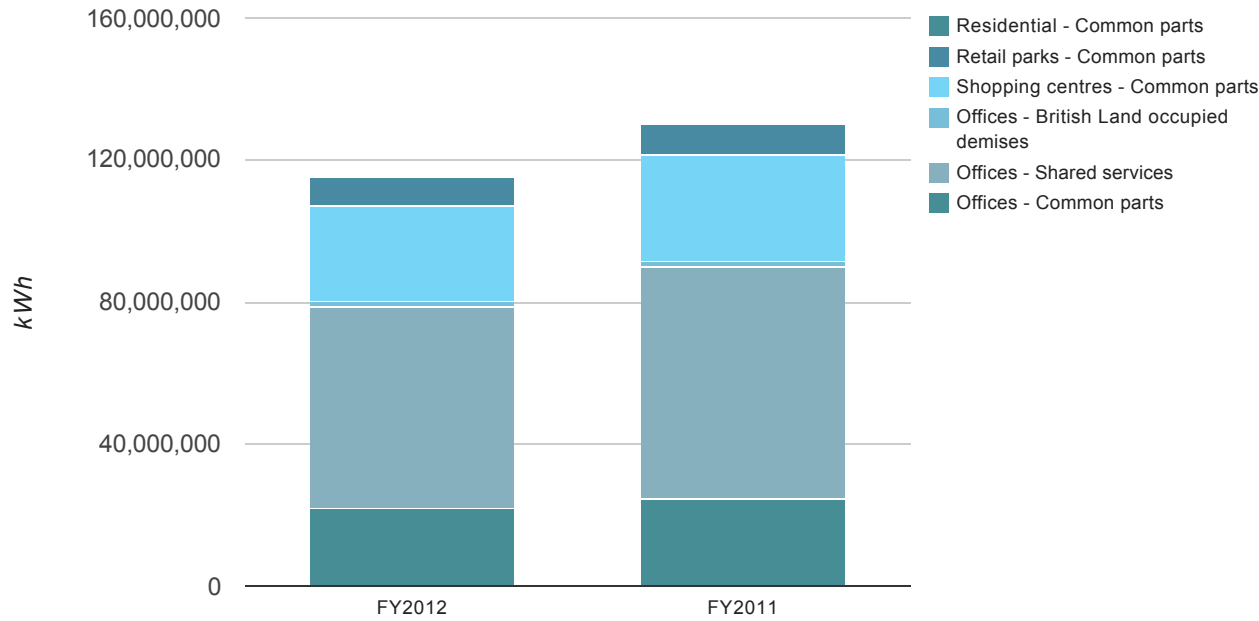
- Vacant space is not applicable to like-for-like calculations.
- Residential properties were excluded from like-for-like calculations as historic data is not available.

Methodology:

- **FY2012** - 94 like-for-like properties reported energy use data. This included: 21 offices (549,089 m²), 4 British Land occupied demises properties (with direct use in demises occupied by British Land, Broadgate Estates and The Source (7,934m²)), 59 retail parks (740,615 m²) and 10 shopping centres (459,121 m²).
- These like-for-like properties accounted for 95% of total landlord-influenced energy use this year.

LIKE-FOR-LIKE ENERGY USE

6. LANDLORD-INFLUENCED ANNUAL LIKE-FOR-LIKE ENERGY USE GRI: EN3, EN4, EN5, EN7, EN26

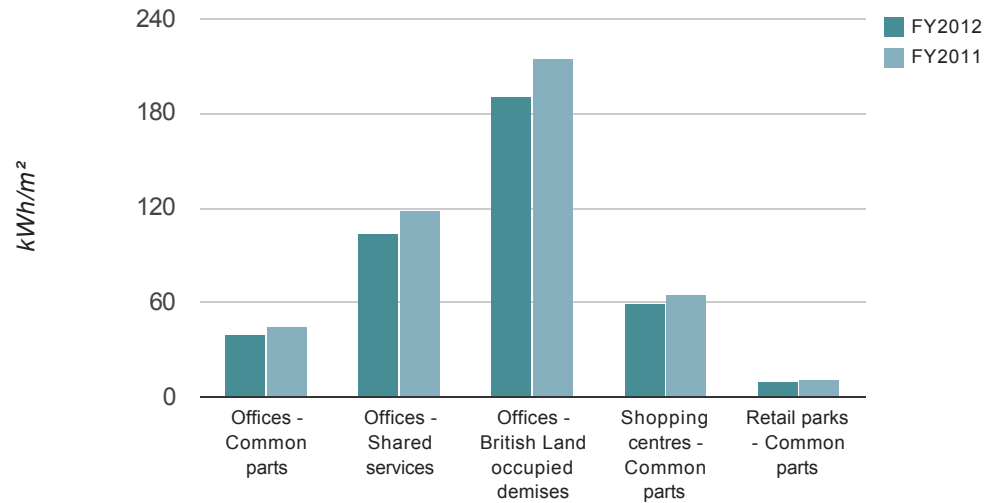


LIKE-FOR-LIKE ENERGY USE (LANDLORD-INFLUENCED ANNUAL LIKE-FOR-LIKE ENERGY USE CONTINUED)

	FY2012	Change FY2011 to FY2012	FY2011
Landlord-influenced energy use (kWh)			
Offices Common parts	21,841,627	-12%	24,703,626
Offices Shared services	56,989,729	-13%	65,224,170
Offices British Land occupied demises	1,508,559	-12%	1,706,652
Shopping centres Common parts	26,855,201	-10%	29,912,770
Retail parks Common parts	7,691,991	-8%	8,394,629
Residential Common parts	NR	NR	NR
Total	114,887,106	n/a	129,941,847

LIKE-FOR-LIKE ENERGY USE

7. LANDLORD-INFLUENCED ANNUAL LIKE-FOR-LIKE ENERGY INTENSITY - FLOOR AREA GRI: CRE1, EN5, EN7, EN26 EPRA: 3.4



LIKE-FOR-LIKE ENERGY USE (LANDLORD-INFLUENCED ANNUAL LIKE-FOR-LIKE ENERGY INTENSITY CONTINUED)

	FY2012	Change FY2011 to FY2012	FY2011
Landlord-influenced energy use (kWh per m²)			
Offices Common parts	39.78	-12%	44.99
Offices Shared services	103.79	-13%	118.79
Offices British Land occupied demises	190.12	-12%	215.09
Shopping centres Common parts	58.49	-11%	65.39
Retail parks Common parts	10.20	-7%	11.01

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

Units: kWh per m²

Scope:

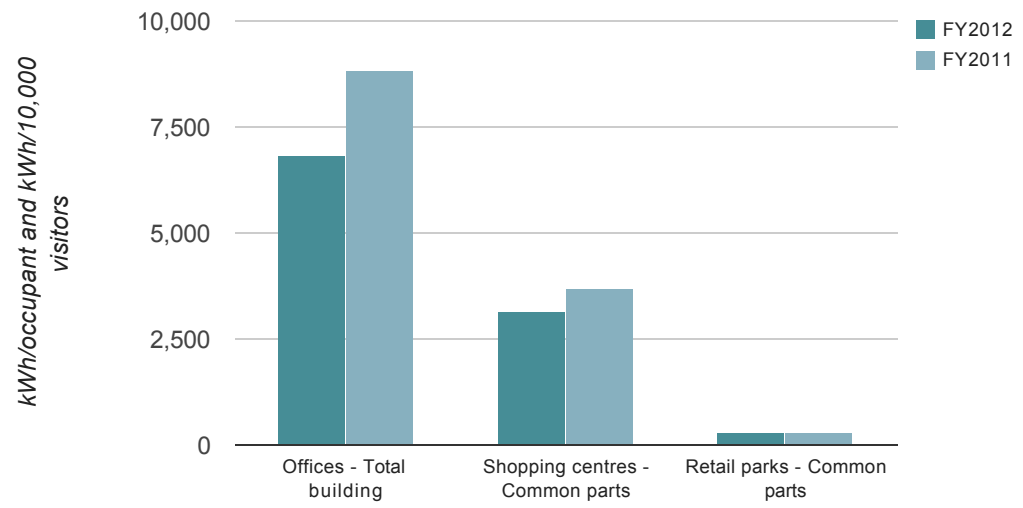
- Vacant space is not applicable to like-for-like calculations.
- Residential properties were excluded from like-for-like calculations as historic data is not available.

Methodology:

- **FY2012** - 94 like-for-like properties reported energy use data. This included: 21 offices, 4 British Land occupied demises properties (*with direct use in demises occupied by British Land, Broadgate Estates and The Source*), 59 retail parks and 10 shopping centres.

LIKE-FOR-LIKE ENERGY USE

8. ANNUAL LIKE-FOR-LIKE ENERGY INTENSITY - OCCUPANTS AND VISITORS GRI: CRE1 EPRA: 3.4



LIKE-FOR-LIKE ENERGY USE (ANNUAL LIKE-FOR-LIKE ENERGY INTENSITY - OCCUPANTS AND VISITORS CONTINUED)

	FY2012	Change FY2011 to FY2012	FY2011
kWh per occupant (offices) and kWh per 10,000 visitors (shopping centres and retail parks)			
Offices Total building	6,848	22%	8,830
Shopping centres Common parts	3,171	14%	3,694
Retail parks Common parts (kWh per visitor)	298	7%	319

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

Units: kWh per FTE, kWh per visitor

Methodology:

- **FY2012** - 53 like-for-like properties reported energy use and FTE/visitor number data.
- Office full-time equivalents (*FTEs*): 17 properties reported like-for-like occupant numbers, FY2012: 24,324, FY2011: 19,296.
- **Shopping centre visitor numbers:** 8 properties reported like-for-like visitor numbers FY2012: 83.7 million, FY2011: 79.3 million.
- **Retail park visitor numbers:** 28 properties reported like-for-like visitor numbers FY2012: 150.7 million, FY2011: 151.0 million.

LIKE-FOR-LIKE ENERGY USE

9. LANDLORD-INFLUENCED THREE YEAR LIKE-FOR-LIKE ENERGY USE

GRI: [EN3](#), [EN4](#), [EN5](#), [EN7](#), [EN26](#)



Assurance excludes costs and savings (£)

	Energy use											Cumulative savings						
	FY2012						FY2009					FY2012		FY2009		FY2012 compared to FY2009		
	Electricity	Gas	On-site renewables	Other energy	Total	Change FY2009 to FY2012	Electricity	Gas	On-site renewables	Other energy	Total	kWh	£	kWh	£	tCO ₂ e		
Landlord-influenced energy use																		
Offices Common parts	11,544,708	n/a	n/a	n/a	11,544,708	-13%	13,209,174	n/a	n/a	n/a	13,209,174	£1,039,024	£1,165,049	2,285,379	£214,311	2,173		
Offices Shared services	18,105,448	11,025,739	n/a	173,069	29,304,256	-30%	23,985,219	18,106,474	n/a	NR	42,091,693	£2,039,091	£2,594,594	22,975,769	£1,350,712	9,952		
Offices British Land occupied demises	925,615	0	n/a	n/a	925,615	-26%	1,249,416	0	n/a	n/a	1,249,416	£83,305	£110,198	857,907	£63,427	410		

LIKE-FOR-LIKE ENERGY USE (LANDLORD-INFLUENCED THREE YEAR LIKE-FOR-LIKE ENERGY USE CONTINUED)

Shopping centres Common parts	13,710,101	1,248,108	n/a	1,185	14,959,394	-31%	18,510,178	3,065,506	n/a	n/a	21,575,683	£1,270,318	£1,586,273	16,205,168	£1,186,737	8,986
Retail parks Common parts	5,995,841	89,628	n/a	134,721	6,220,191	-27%	8,197,057	119,552	n/a	166,348	8,482,957	£567,824	£501,202	5,078,430	£446,242	2,968
Residential Common parts	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Total	50,281,712	12,363,475	0	308,975	62,954,163	-27%	65,151,044	21,291,531	0	166,348	86,608,923	£4,999,563	£5,957,316	47,402,652	£3,261,430	24,489

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

Units: kWh, GBP (£), tCO₂e

Scope:

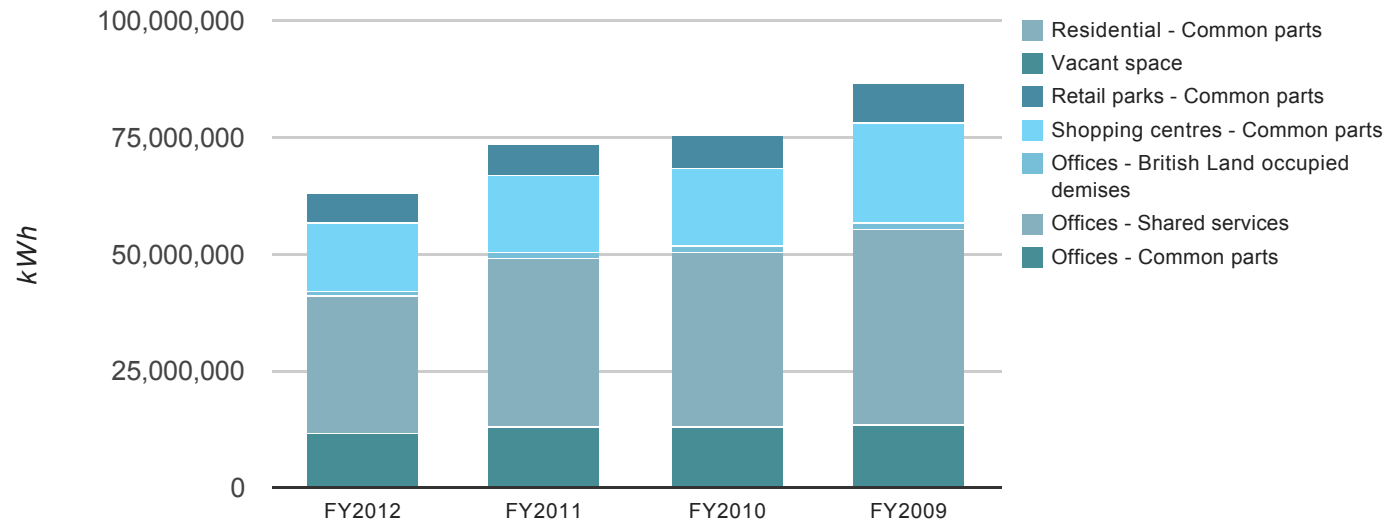
- 67 three year like-for-like properties reported energy use data in FY2012. This included: 12 offices (268,142 m²), 2 British Land occupied demises properties (with direct use in demises occupied by British Land, Broadgate Estates and The Source (4,260m²)), 49 retail parks (572,687 m²) and 4 shopping centres (248,195 m²).
- These like-for-like properties accounted for 51% of total British Land influenced energy use this year.
- Vacant space is not applicable to like-for-like calculations.
- Residential properties were excluded from like-for-like calculations as historic data is not available.

Methodology:

- FY2009 common parts geothermal energy use has been estimated based on the proportion of total geothermal energy serving common parts in FY2010 applied to total geothermal energy use for FY2009.
- Cumulative savings are calculated to show accumulated kWh, financial and tCO₂e savings across the reporting period. Cumulative savings are the sum of savings from the baseline year to each year within the reporting period up to the current reporting year.

LIKE-FOR-LIKE ENERGY USE

10. LANDLORD-INFLUENCED THREE YEAR LIKE-FOR-LIKE ENERGY USE - YEAR ON YEAR GRI: EN3, EN4, EN5, EN7, EN26



LIKE-FOR-LIKE ENERGY USE (LANDLORD-INFLUENCED THREE YEAR LIKE-FOR-LIKE ENERGY USE YEAR ON YEAR CONTINUED)

	FY2012	FY2011	FY2010	FY2009	Change FY2011 to FY2012	Change FY2010 to FY2012	Change FY2009 FY2012
Landlord-influenced energy use (kWh)							
Offices Common parts	11,544,708	13,063,777	12,733,659	13,209,174	-12%	-9%	-13%
Offices Shared services	29,304,256	36,139,088	37,889,189	42,091,693	-19%	-23%	-30%
Offices British Land occupied demises	925,615	1,063,795	1,069,065	1,249,416	-13%	-13%	-26%
Shopping centres Common parts	14,959,394	16,727,772	16,834,716	21,575,683	-11%	-11%	-31%
Retail parks Common parts	6,220,191	6,675,226	7,121,480	8,482,957	-7%	-13%	-27%
Vacant space	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Residential Common parts	NR	NR	NR	NR	NR	NR	NR

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

Units: kWh, GBP (£), tCO_{2e}

Scope:

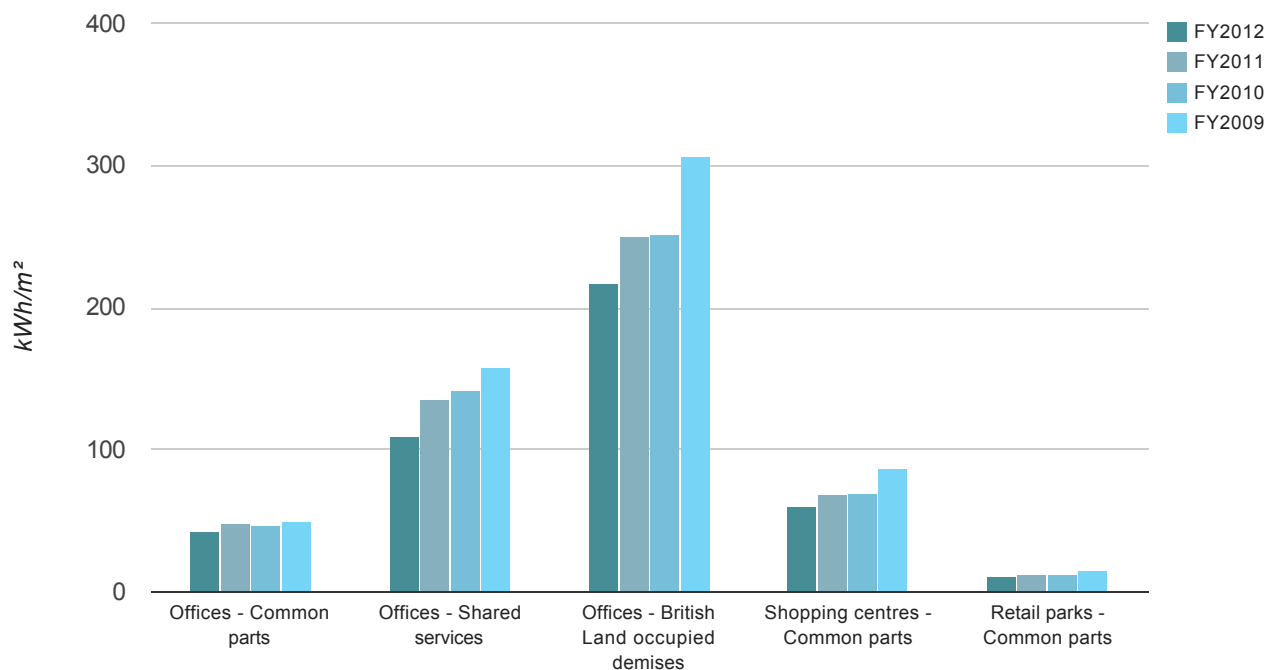
- 67 three year like-for-like properties reported energy use data in FY2012. This included: 12 offices (268,142 m²), 2 British Land occupied demises properties (with direct use in demises occupied by British Land, Broadgate Estates and The Source (4,260m²), 49 retail parks (572,687 m²) and 4 shopping centres (248,195 m²).
- These like-for-like properties accounted for 51% of total British Land influenced energy use this year.
- Vacant space is not applicable to like-for-like calculations.
- Residential properties were excluded from like-for-like calculations as historic data is not available.

Methodology:

- FY2009 common parts geothermal energy use has been estimated based on the proportion of total geothermal energy serving common parts in FY2010 applied to total geothermal energy use for FY2009.
- Cumulative savings are calculated to show accumulated kWh, financial and tCO_{2e} savings across the reporting period. Cumulative savings are the sum of savings from the baseline year to each year within the reporting period up to the current reporting year.

LIKE-FOR-LIKE ENERGY USE

11. LANDLORD-INFLUENCED THREE YEAR LIKE-FOR-LIKE ENERGY INTENSITY - FLOOR AREA GRI: EN3, EN4, EN5, EN7, EN26



LIKE-FOR-LIKE ENERGY USE (LANDLORD-INFLUENCED THREE YEAR LIKE-FOR-LIKE ENERGY INTENSITY FLOOR AREA CONTINUED)

	FY2012	FY2011	FY2010	FY2009	Change FY2011 to FY2012	Change FY2010 to FY2012	Change FY2009 to FY2012
Landlord-influenced energy use (kWh per m²)							
Offices Common parts	43.05	48.72	47.49	49.48	-12%	-9%	-13%
Offices Shared services	109.29	134.65	141.30	157.67	-19%	-23%	-31%
Offices British Land occupied demises	217.29	249.72	250.96	306.45	-13%	-13%	-29%
Shopping centres Common parts	60.27	67.80	69.00	87.45	-11%	-13%	-31%
Retail parks Common parts	10.87	11.58	12.35	14.42	-6%	-12%	-25%
Vacant space	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Residential Common parts	NR	NR	NR	NR	NR	NR	NR

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

Units: kWh per m²

Scope:

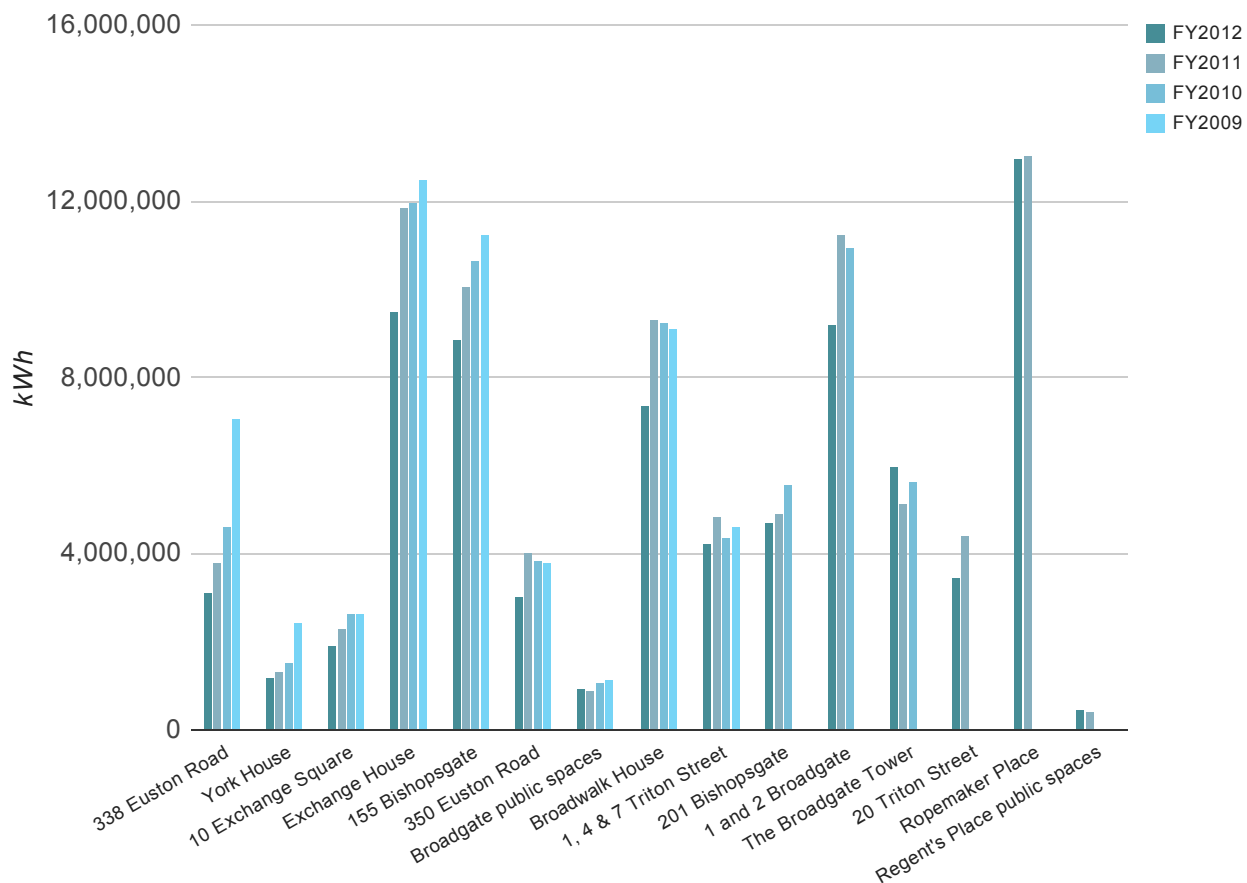
- Vacant space is not applicable to like-for-like calculations.
- Residential properties were excluded from like-for-like calculations as historic data is not available.

Methodology:

- FY2012 - 67 three year like-for-like properties reported energy use data. This included: 12 offices, 2 British Land occupied demises properties (*with direct use in demises occupied by British Land, Broadgate Estates and The Source*), 49 retail parks and 4 shopping centres.

LIKE-FOR-LIKE ENERGY USE

12. LANDLORD-INFLUENCED INDIVIDUAL OFFICE ENERGY PERFORMANCE GRI: EN3, EN4, EN5, EN7, PR3



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

Units: kWh, GBP (£), tCO₂e

Scope:

- 15 properties with landlord-influenced energy spend over £25,000 in FY2012 where like-for-like data is available for two or more reporting years.

Methodology:

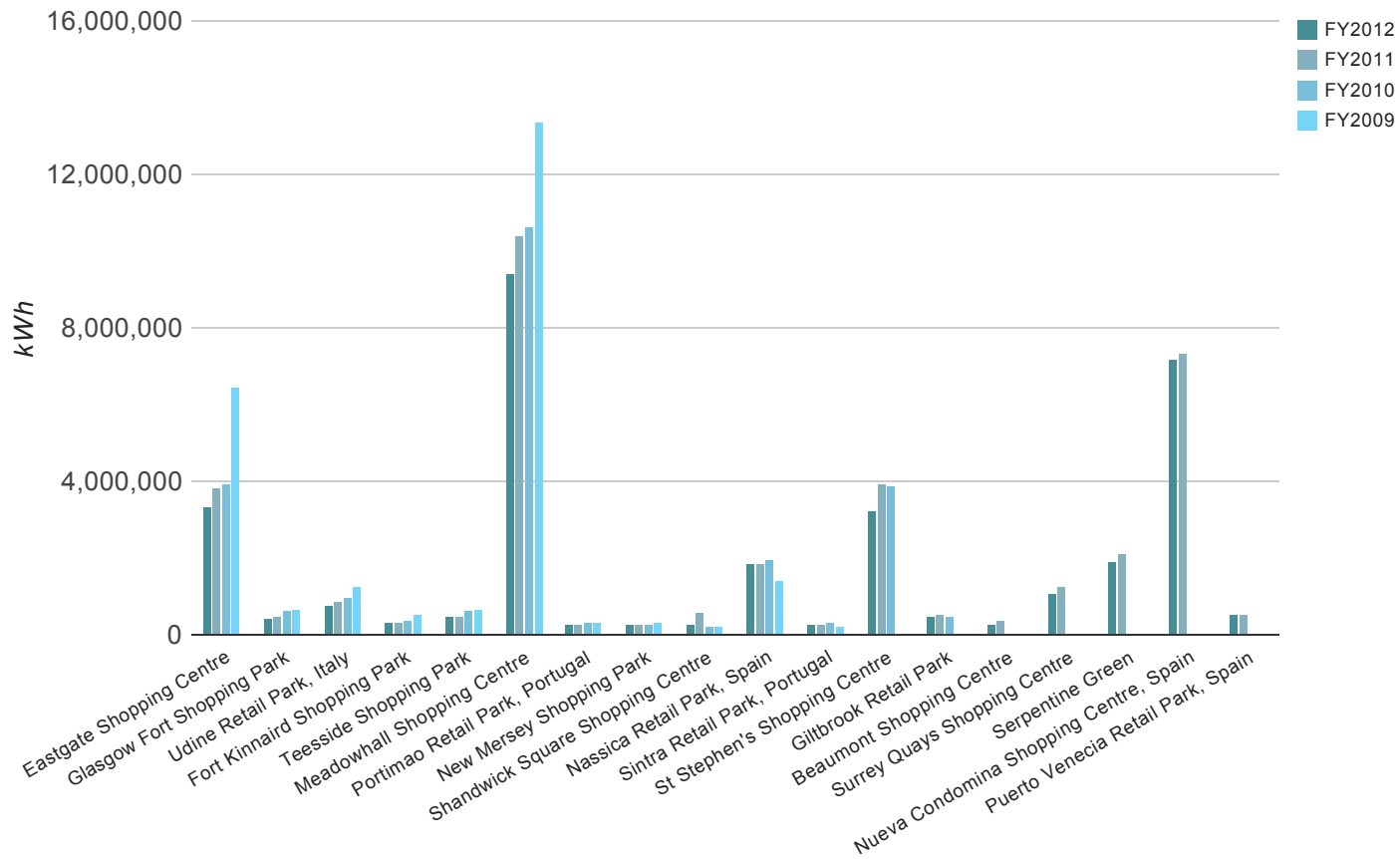
- Cumulative savings are calculated to show accumulated kWh, financial and tCO₂e savings across the reporting period. Cumulative savings are the sum of savings from the baseline year to each year within the reporting period up to the current reporting year.

LIKE-FOR-LIKE ENERGY USE (LANDLORD-INFLUENCED INDIVIDUAL OFFICE ENERGY PERFORMANCE CONTINUED)

	Energy use					Cumulative savings		
	FY2012	Change FY2009 to FY2012	FY2011	FY2010	kWh	kWh	£	tonnes carbon dioxide equivalent
	FY2012	Change FY2009 to FY2012	FY2011	FY2010	FY2009	FY2012 compared to FY2009		
338 Euston Road, Regent's Place	3,140,271	-56%	3,791,152	4,622,176	7,078,472	9,681,817	£428,078	3,419
York House, London W1	1,191,601	-51%	1,336,643	1,523,933	2,418,805	3,204,238	£169,439	1,299
10 Exchange Square, Broadgate	1,904,884	-28%	2,294,680	2,667,969	2,631,509	1,026,994	£89,663	668
Exchange House, Broadgate	9,487,800	-24%	11,858,575	11,977,670	12,486,571	4,135,668	£231,920	1,860
155 Bishopsgate, Broadgate	8,855,251	-21%	10,061,049	10,644,146	11,250,269	4,190,361	£332,479	2,529
350 Euston Road, Regent's Place	3,020,117	-21%	4,006,796	3,861,122	3,828,296	596,852	£39,184	327
Broadgate public spaces	920,490	-19%	890,366	1,061,798	1,140,924	550,118	£53,614	386
Broadwalk House, Broadgate	7,374,461	-19%	9,344,454	9,256,586	9,124,041	1,396,622	£162,543	1,174
1, 4 & 7 Triton Street, Regent's Place	4,240,142	-8%	4,813,686	4,349,129	4,623,337	467,054	£60,035	467
201 Bishopsgate, Broadgate	4,701,694	-16%	4,930,596	5,576,380	n/a	1,520,470	£190,008	908
1 and 2 Broadgate	9,192,532	-16%	11,253,696	10,941,298	n/a	1,436,368	£84,198	607
The Broadgate Tower	5,993,405	6%	5,133,858	5,659,475	n/a	191,687	£52,297	107
20 Triton Street, Regent's Place	3,466,336	-22%	4,422,197	n/a	n/a	955,861	£8,919	159
Ropemaker Place, London EC2	12,983,124	-1%	13,066,851	n/a	n/a	83,727	£3,937	20
Regent's Place public spaces	462,475	8%	428,165	n/a	n/a	-34,310	-£3,088	29

LIKE-FOR-LIKE ENERGY USE

13. LANDLORD-INFLUENCED INDIVIDUAL RETAIL ENERGY PERFORMANCE GRI: EN3, EN4, EN5, EN7, PR3



LIKE-FOR-LIKE ENERGY USE (LANDLORD-INFLUENCED INDIVIDUAL RETAIL ENERGY PERFORMANCE CONTINUED)

	Energy use					Cumulative savings		
					kWh	kWh	£	tonnes carbon dioxide equivalent
	FY2012	Change FY2009 to FY2012	FY2011	FY2010	FY2009	FY2012 compared to FY2009		
Landlord-influenced energy use								
Eastgate Shopping Centre, Basildon	3,358,444	-48%	3,855,028	3,926,327	6,478,021	8,294,263	£559,487	4,111
Glasgow Fort Shopping Park	420,875	-39%	517,020	638,079	689,276	491,852	£42,407	309
Udine Retail Park, Italy	792,295	-38%	875,439	1,000,943	1,281,621	1,176,187	£105,339	576
Fort Kinnaird Shopping Park, Edinburgh	351,888	-35%	353,699	393,013	542,610	529,231	£46,661	334
Teesside Shopping Park, Stockton-on-Tees	494,320	-30%	503,484	666,179	707,782	459,361	£38,777	285
Meadowhall Shopping Centre, Sheffield	9,419,587	-30%	10,396,936	10,670,640	13,389,598	9,681,632	£772,635	5,689
Portimao Retail Park, Portugal	281,985	-18%	298,613	332,902	342,146	112,938	£10,144	59
New Mersey Shopping Park, Speke	305,610	-16%	273,180	295,577	365,510	222,163	£19,600	145
Shandwick Square Shopping Centre, Glasgow	304,251	16%	602,730	254,442	263,192	-371,847	-£24,472	-178

LIKE-FOR-LIKE ENERGY USE (LANDLORD-INFLUENCED INDIVIDUAL RETAIL ENERGY PERFORMANCE CONTINUED)

Nassica Retail Park, Madrid, Spain	1,877,112	30%	1,873,078	1,983,308	1,444,873	-	-	1,398,880	£120,912	-636
Sintra Retail Park, Lisbon	312,213	32%	309,994	324,614	235,757	-239,549	-£20,799			-125
St Stephen's Shopping Centre, Hull	3,246,987	-17%	3,951,246	3,920,324	n/a	642,415	£58,450			387
Giltbrook Retail Park, Nottingham	498,641	0%	547,714	497,975	n/a	-50,404	-£4,248			-30
Beaumont Shopping Centre, Leicester	320,160	-17%	385,751	n/a	n/a	65,590	£3,895			29
Surrey Quays Shopping Centre, London	1,084,715	-16%	1,292,070	n/a	n/a	207,355	£22,331			132
Serpentine Green, Peterborough	1,936,161	-8%	2,115,458	n/a	n/a	179,297	£19,690			127
Nueva Condomina Shopping Centre, Murcia, Spain	7,204,487	-2%	7,338,479	n/a	n/a	133,992	£1,800			60
Puerto Venecia Retail Park, Zaragoza, Spain	556,725	7%	519,718	n/a	n/a	-37,006	-£3,380			-17

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

Units: kWh, GBP (£), tCO₂e

Scope:

- 9 retail park and 9 shopping centre properties with landlord-influenced energy spend over £25,000 in FY2012 where for like data is available for two or more reporting years.

Methodology:

- Cumulative savings are calculated to show accumulated kWh, financial and tCO₂e savings across the reporting period. Cumulative savings are the sum of savings from the baseline year to each year within the reporting period up to the current reporting year.
- Our baseline year is FY2009, or the date at which each property entered our portfolio.

14. TOTAL WATER USE GRI: EC2, EN8, EN9, EN10, PR3 Excludes water costs

	Mains water use				Non-mains water use					
	m ³		£		Borehole water (m ³)		Water from on-site harvested sites (m ³)		Water recycled (%)	
	FY2012	FY2011	FY2012	FY2011	FY2012	FY2011	FY2012	FY2011	FY2012	FY2011
Office Total building	435,285	418,323	£512,853	£484,543	n/a	n/a	2,828	1,266	0.65%	0.30%
Shopping centres Common parts	105,305	82,441	£119,502	£89,017	22,434	15,036	2,000	1,713	1.57%	2.08%
Retail parks Common parts	140,082	137,265	£143,936	£138,775	0	0	158	171	0.11%	0.12%
Residential Common parts	1,441	NR	£1,698	NR	n/a	n/a	n/a	n/a	n/a	n/a
Total	682,113	638,029	£777,989	£712,334.02	22,434	15,036	4,986	3,150	0.71%	0.49%

Metrics: Mains water use, Non-mains water use

Units: m³, GBP (£)

Scope:

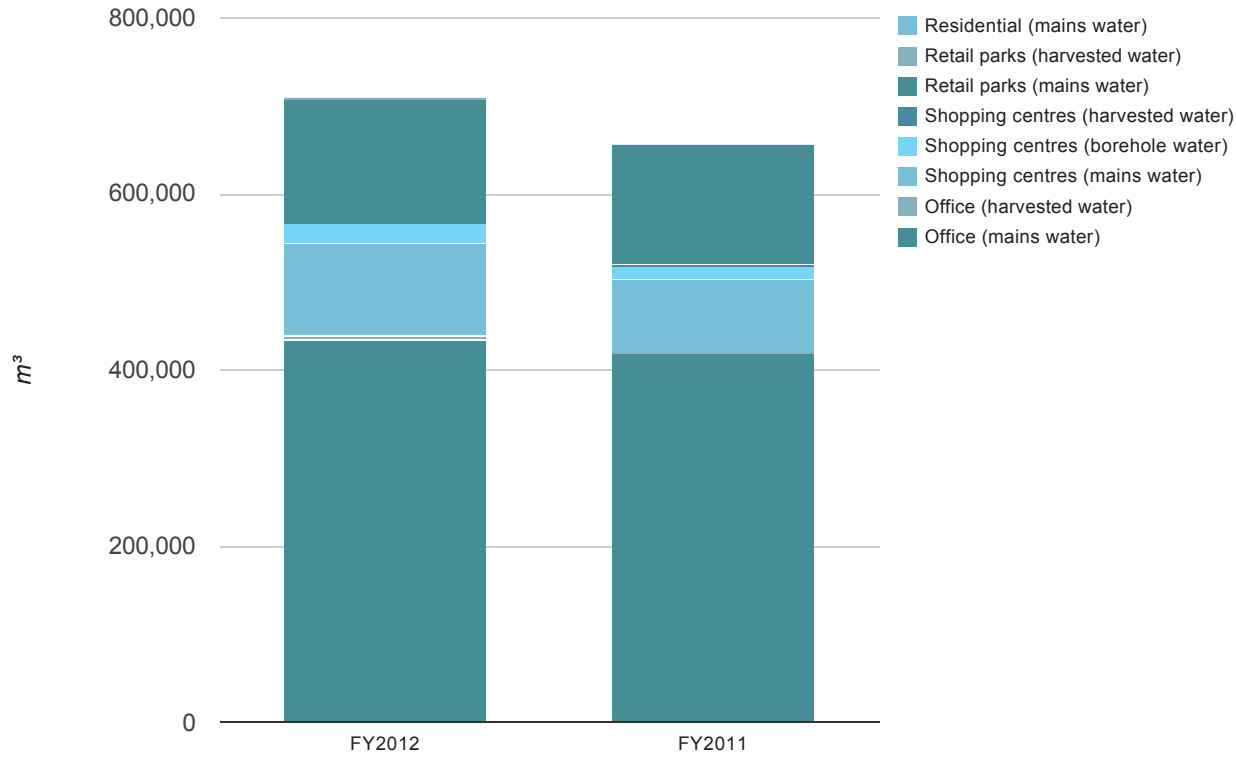
- **FY2012** - 62 commercial properties reported water use data. This included: 29 offices (604,534 m²), 22 retail parks (436,731 m²) and 11 shopping centres (494,557 m²). 80 residential properties reported common parts water use.
- **FY2011** - 58 properties reported water use data. This included: 27 offices (636,339 m²), 22 retail parks (468,471 m²), and 9 shopping centres (454,702 m²).
- **FY2010** - 54 properties reported water use data. This included: 24 offices (569,842 m²), 22 retail parks (465,861 m²), and 8 shopping centres (424,357 m²).

Methodology:

- Mains and non-mains water use reported.
- Non-mains water use includes water from boreholes and harvested on site.
- % of water recycled refers to water from on-site harvested sources (*rainwater harvesting*) as a proportion of total water (*both mains and non-mains water use*).
- Water costs exclude rainwater harvesting. Mains water costs have been applied to water supplied from borehole.

WATER USE

15. TOTAL WATER USE GRI: EC2, EN8, EN9, EN10, PR3 Excludes water costs

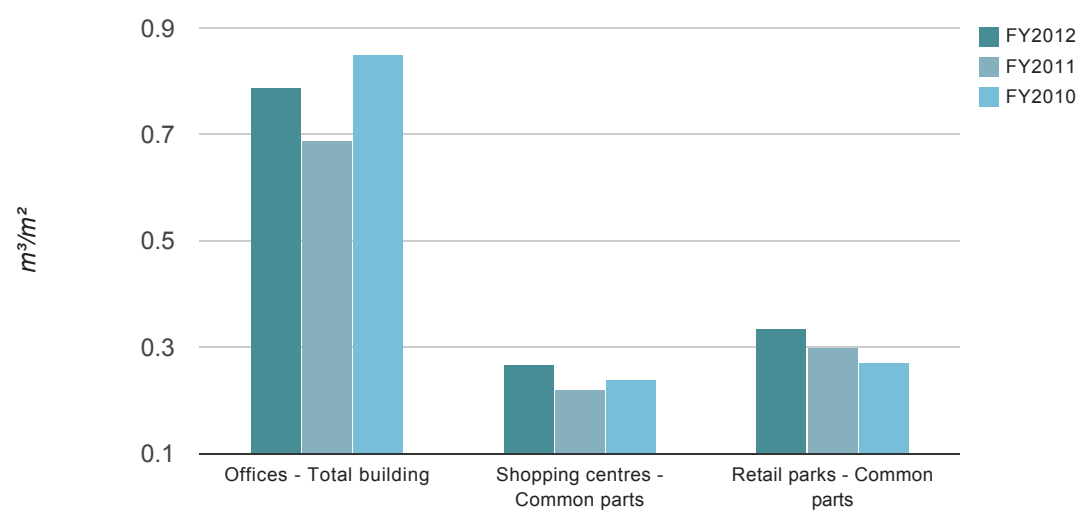


WATER USE (TOTAL WATER USE CONTINUED)

	Mains water use				Non-mains water use					
	m ³		£		Borehole water (m ³)		Water from on-site harvested sites (m ³)		Water recycled (%)	
	FY2012	FY2011	FY2012	FY2011	FY2012	FY2011	FY2012	FY2011	FY2012	FY2011
Office Total building	435,285	418,323	£512,853	£484,543	n/a	n/a	2,828	1,266	0.65%	0.30%
Shopping centres Common parts	105,305	82,441	£119,502	£89,017	22,434	15,036	2,000	1,713	1.57%	2.08%
Retail parks Common parts	140,082	137,265	£143,936	£138,775	0	0	158	171	0.11%	0.12%
Residential Common parts	1,441	NR	£1,698	NR	n/a	n/a	n/a	n/a	n/a	n/a
Total	682,113	638,029	£777,989	£712,334.02	22,434	15,036	4,986	3,150	0.71%	0.49%

WATER USE

16. TOTAL WATER INTENSITY - FLOOR AREA GRI: CRE2 EPRA: 3.9



Metrics: Mains water use, Non-mains water use

Units: m³ per m²

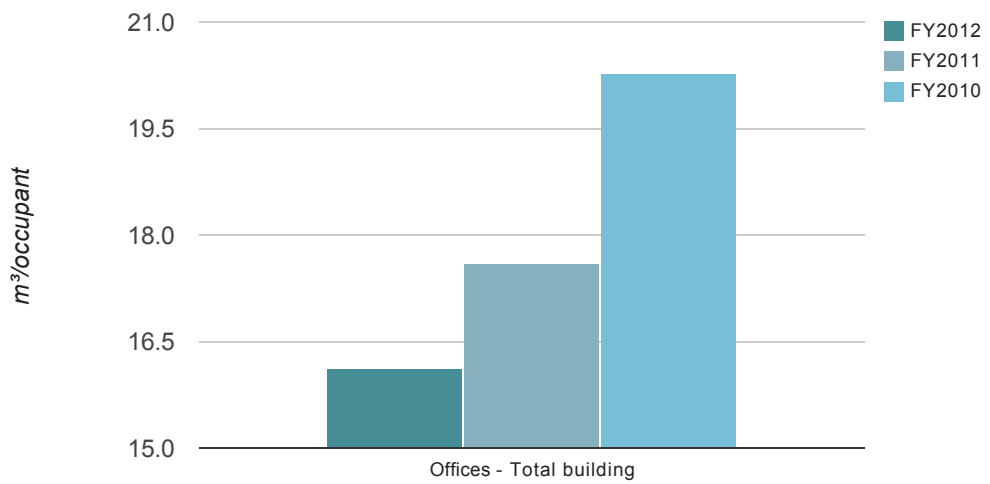
Scope:

- FY2012 - 57 properties with a combined floor area of 1,489,871 m² reported water use per m². These comprised 25 offices (576,624 m²), 21 retail parks (418,690 m²) and 11 shopping centres (494,557 m²).
- FY2011 - 51 properties with a combined floor area of 1,445,078 m² reported water use per m². These comprised 22 offices (568,433 m²), 21 retail parks (449,538 m²) and 8 shopping centres (427,107 m²).
- FY2010 - 50 properties with a combined floor area of 1,348,207 m² reported water use per m². These comprised 22 offices (490,771 m²), 20 retail parks (433,079 m²) and 8 shopping centres (424,357 m²).
- Residential properties were excluded from intensity calculations due to lack of floor area data.

	FY2012	Change FY2011 to FY2012	FY2011	Change FY2010 to FY2011	FY2010
(m³ per m²)					
Offices Total building	0.79	14%	0.69	-19%	0.85
Shopping centres Common parts	0.27	22%	0.22	-8%	0.24
Retail parks Common parts	0.34	12%	0.30	11%	0.27
Residential Common parts	NR	NR	NR	NR	NR

WATER USE

17. WATER INTENSITY - OCCUPANTS GRI: CRE2 EPRA: 3.9



	FY2012	Change FY2011 to FY2012	FY2011	Change FY2010 to FY2011	FY2010
(m³ per occupant)					
Offices Total building	16.13	-8%	17.61	-13%	20.28

Metrics: Mains water use, Non-mains water use

Units: m³ per occupant

Scope:

- Total building water used in our office properties.
- Properties that were sold or purchased during the year were excluded from the intensity calculations for that year.
- Properties unable to report FTEs were excluded from the intensity calculations for that year.
- Office full-time equivalents (FTEs): FY2012: 24,799 (18 properties), FY2011: 20,753 (18 properties), FY2010: 17,516 (17 properties).

Methodology:

- Offices total building water intensity per FTE is based on the number of occupier FTEs at year end.

LIKE-FOR-LIKE WATER USE

18. ANNUAL LIKE-FOR-LIKE WATER USE

GRI: [EN8](#), [EN9](#), [EN10](#), [EN26](#)



Assurance excludes costs and savings (£)

	Water use										Water savings			
						m ³					£		m ³	£
	FY2012					FY2011					FY2012	FY2011	FY2012 compared to FY2011	FY2012 compared to FY2011
	Mains	Borehole	Harvested	Total	Change FY2011 to FY2012	Mains	Borehole	Harvested	Total					
Offices British Land and occupier influenced total building	418,206	n/a	2,828	421,034	12%	375,883	n/a	1,266	377,149	£492,731	£435,385	-43,885	£-51,706	
Shopping centres British Land influenced common parts	66,929	22,434	2,000	91,364	-1%	75,314	15,036	1,713	92,063	£105,288	£104,652	700	£824	
Retail parks British Land influenced common parts	138,015	0	158	138,173	6%	130,345	0	171	130,516	£162,609	£150,979	-7,656	£-9,021	
Total	623,150	22,434	4,986	650,570	8%	581,542	15,036	3,150	599,728	£760,628	£691,016	-50,842	£-59,902	

Metrics: Mains water use, Non-mains water use

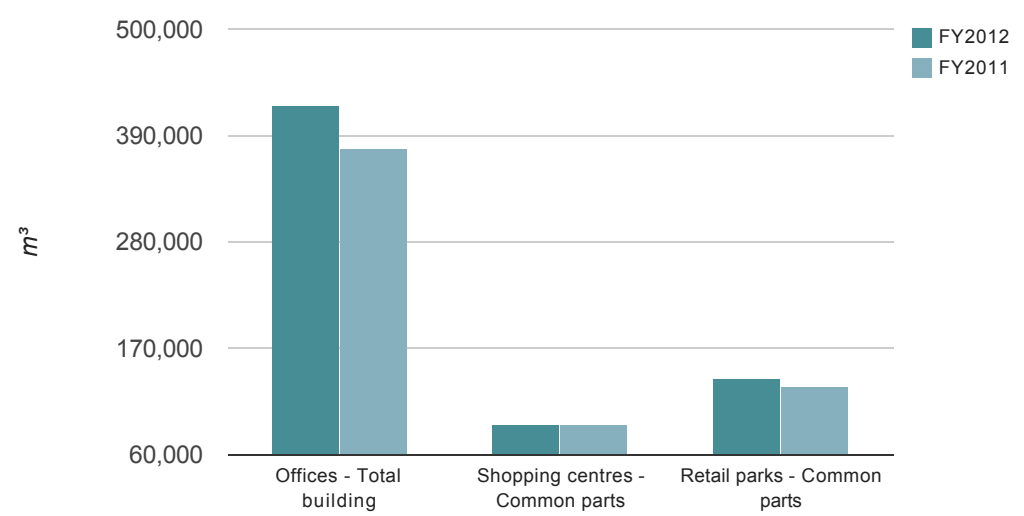
Units: m³, GBP (£)

Scope:

- FY2012 - 48 like-for-like properties reported water use data. This included: 20 offices (548,944 m²), 20 retail parks (416,674 m²) and 8 shopping centres (427,107 m²).
- These comprised 92% of total British Land water use this year.
- Residential properties were excluded from like-for-like calculations as historic data is not available.

LIKE-FOR-LIKE WATER USE

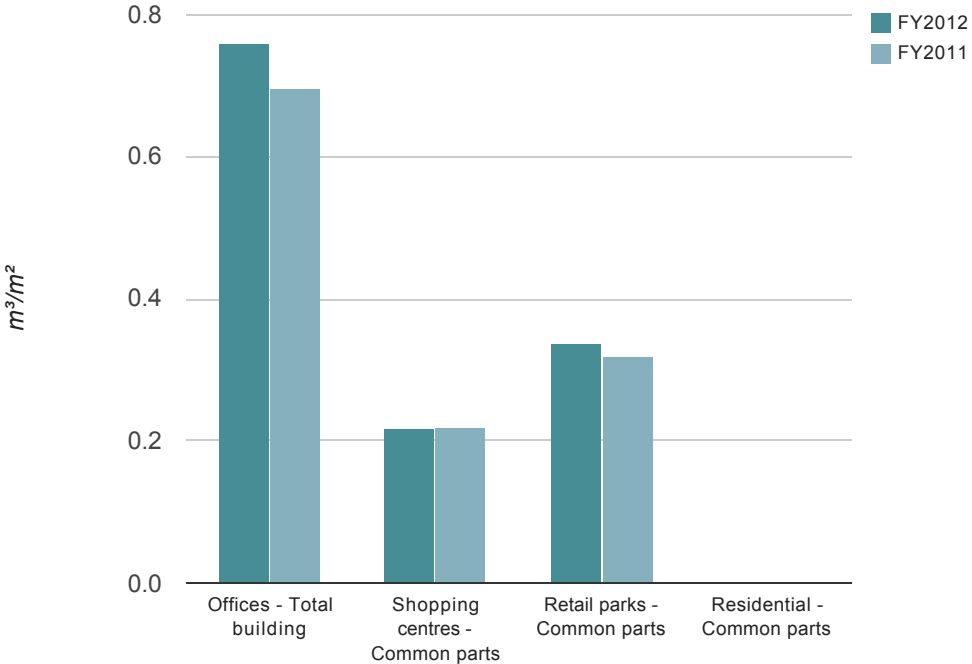
19. ANNUAL LIKE-FOR-LIKE WATER USE GRI: EN8, EN26



	FY2012	Change FY2011 to FY2012	FY2011
Offices Total building	421,034	12%	377,149
Shopping centres Common parts	91,364	-1%	92,063
Retail parks Common parts	138,173	6%	130,516
Total	650,570	8%	599,728

LIKE-FOR-LIKE WATER USE

20. ANNUAL LIKE-FOR-LIKE WATER INTENSITY - FLOOR AREA GRI: CRE1, EN5, EN7, EN26 EPRA: 3.9



LIKE-FOR-LIKE WATER USE (ANNUAL LIKE-FOR-LIKE WATER INTENSITY - FLOOR AREA CONTINUED)

	FY2012	Change FY2011 to FY2012	FY2011
(m³ per m²)			
Offices Total building	0.76	9%	0.70
Shopping centres Common parts	0.22	-1%	0.22
Retail parks Common parts	0.34	6%	0.32
Residential Common parts	NR	NR	NR

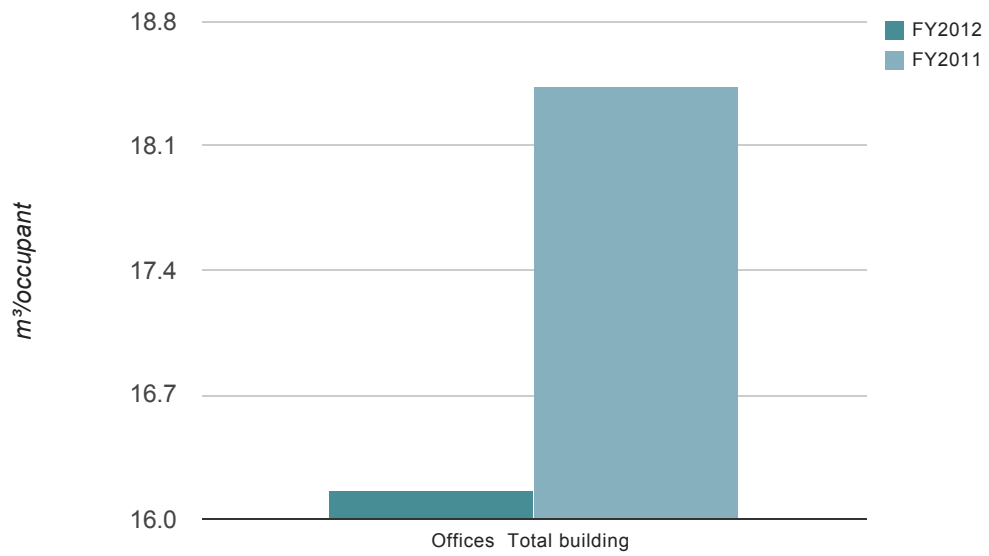
Metrics: Mains water use, Non-mains water use

Units: m³ per m²

- FY2012 - 48 like-for-like properties reported water use data. This included: 20 offices (548,944 m²), 20 retail parks (416,674 m²) and 8 shopping centres (427,107 m²).
- Residential properties were excluded from like-for-like calculations as historic data is not available.

LIKE-FOR-LIKE WATER USE

21. ANNUAL LIKE-FOR-LIKE WATER INTENSITY - OCCUPANTS GRI: [CRE1](#), [EN5](#), [EN7](#), [EN26](#) EPRA: [3.9](#)



	FY2012	% change	FY2011
(m³ per occupant)			
Offices	16.16	-12%	18.44
Total building	16.16	-12%	18.44

Metrics: Mains water use, Non-mains water use

Units: m³ per occupant

Scope:


- Total building water used in our office properties.
- Properties that were sold or purchased during the year were excluded from the intensity calculations for that year.
- Properties unable to report FTEs were excluded from the intensity calculations for that year.
- 17 like-for-like offices reported full-time equivalents (FTEs): FY2012: 24,324, FY2011: 19,296.

Methodology:

- Offices total building water intensity per FTE is based on the number of occupier FTEs at year end.

LIKE-FOR-LIKE WATER USE

22. THREE YEAR LIKE-FOR-LIKE WATER USE

GRI: [EN8](#), [EN9](#), [EN10](#), [EN26](#) 

Assurance excludes costs and savings (£)

	Water use					Cumulative savings	
			m ³	£		m ³	£
	FY2012	Change FY2009 to FY2012	FY2009	FY2012	FY2009	FY2012 compared to FY2009	
Offices Total building	202,159	-7%	218,404	£238,183	£278,029	31,517	£54,074
Shopping centres Common parts	42,526	-11%	47,655	£35,740	£60,664	21,575	£25,254
Retail park Common parts	88,043	-15%	103,282	£103,546	£131,478	35,589	£62,407
Total portfolio	332,728	-10%	369,341	£377,469	£470,171	45,531	£141,735

Metrics: Mains water use, Non-mains water use

Units: m³

Scope:

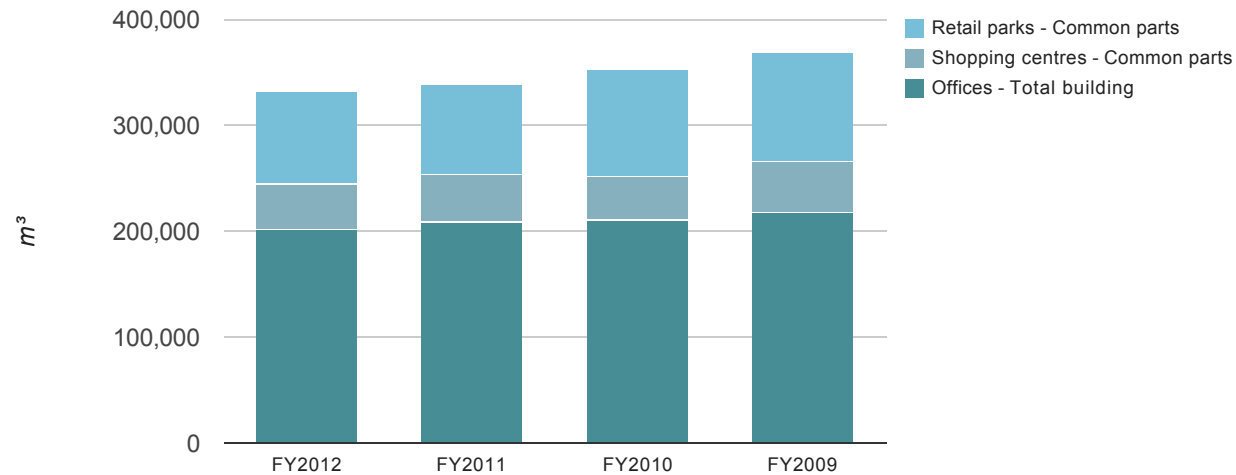
- FY2012 - 30 three year like-for-like properties reported water use data. This included: 12 offices (268,142 m²), 15 retail parks (287,858 m²) and 3 shopping centres (243,190 m²).
- These like-for-like properties accounted for 47% of total British Land water use this year.
- Shopping centre borehole water is excluded from three year like-for-like analysis due to data not being available for the baseline year.

Methodology:

- Cumulative savings are calculated to show accumulated m³ and financial savings across the reporting period. Cumulative savings are the sum of savings from the baseline year to each year within the reporting period up to the current reporting year.

LIKE-FOR-LIKE WATER USE

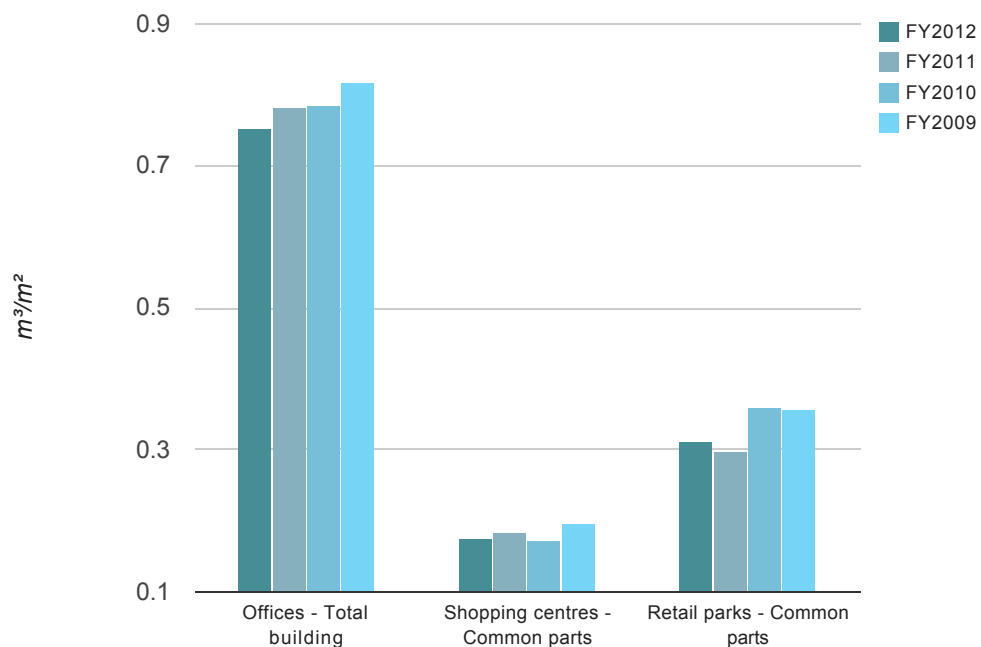
23. THREE YEAR LIKE-FOR-LIKE WATER USE - YEAR ON YEAR GRI: CRE1



	FY2012	FY2011	FY2010	FY2009	Change FY2011 to FY2012	Change FY2010 to FY2012	Change FY2009 to FY2012
(m³)							
Offices - Total building	202,159	209,433	210,309	218,404	3%	4%	7%
Shopping centres - Common parts	42,526	44,791	41,406	47,655	5%	3%	11%
Retail parks - Common parts	88,043	84,263	102,426	103,282	4%	14%	15%
Residential - Common parts	NR	NR	NR	NR	NR	NR	NR
Total portfolio	332,728	338,487	354,141	369,341	2%	6%	10%

LIKE-FOR-LIKE WATER USE

24. THREE YEAR LIKE-FOR-LIKE WATER INTENSITY - FLOOR AREA GRI: CRE1



LIKE-FOR-LIKE WATER USE (THREE YEAR LIKE-FOR-LIKE WATER INTENSITY FLOOR AREA CONTINUED)

	FY2012	FY2011	FY2010	FY2009	Change FY2011 to FY2012	Change FY2010 to FY2012	Change FY2009 to FY2012
(m³ per m²)							
Offices Total building	0.754	0.781	0.784	0.818	-3%	0%	-8%
Shopping centres Common parts	0.176	0.183	0.172	0.197	-4%	6%	-11%
Retail parks Common parts	0.311	0.298	0.360	0.358	4%	-17%	-13%
Residential Common parts	NR	NR	NR	NR	NR	NR	NR

Metrics: Mains water use

Units: m³ per m²

Scope:

- Shopping centre borehole water is excluded from three year like-for-like analysis due to data not being available for the baseline year.

WASTE MANAGEMENT

25. TOTAL WASTE MANAGEMENT - THREE YEAR TREND GRI: EC2, EN22, PR3

Assurance excludes costs and savings (£)

	Managed waste												Landfill tax saved through recycling	Cumulative landfill tax saved through recycling			
	Tonnes												Landfill tax £			£	£
	FY2012				FY2011				FY2010				FY2012	FY2011	FY2010	FY2012	FY2010 to FY2012
	Landfilled	Incinerated	Recycled	Total	Landfilled	Incinerated	Recycled	Total	Landfilled	Incinerated	Recycled	Total					
Offices	1	2,562	3,718	6,281	16	2,385	2,489	4,890	3	2,237	2,260	4,501	£67	£770	£125	£208,204	£418,076
Shopping centres	1,321	3,254	4,136	8,711	1,810	3,016	4,096	8,922	508	3,041	2,725	6,274	£73,973	£86,866	£20,327	£231,626	£537,226
Retail parks	1,107	657	1,597	3,360	1,317	342	1,331	2,990	1,759	60	774	2,592	£62,003	£63,219	£70,362	£89,408	£184,242
Residential	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total	2,429	6,473	9,451	18,353	3,143	5,743	7,916	16,802	2,270	5,338	5,759	13,367	£136,042	£150,855	£90,814	£529,238	£1,139,543

Metrics: Waste sent to landfill, Waste incinerated and Waste recycled

Units: tonnes

Scope:

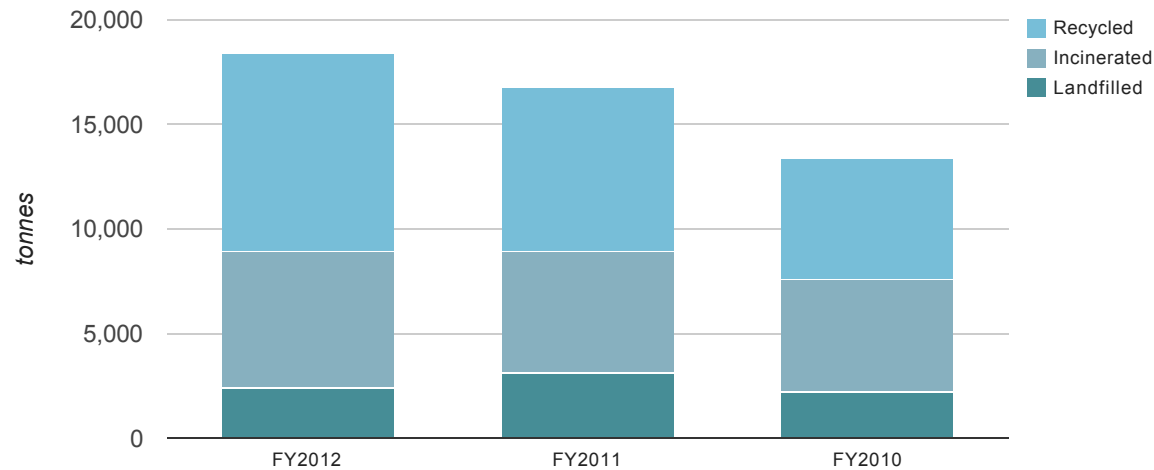
- **FY2012** - Properties reporting waste: 27 Offices, 39 Retail Parks and 10 Shopping centres.
- **FY2011** - Properties reporting waste: 23 Offices, 41 Retail Parks and 10 Shopping centres.
- **FY2010** - Properties reporting waste: 20 Offices, 38 Retail Parks and 6 Shopping centres.

Methodology:

- Recycled includes waste composted and the volume of waste sent to Materials Recovery Facilities (MRFs) that was recycled at the MRF.
- **Material Recovery Facilities:** a total of 3,153 tonnes of waste sent to MRF in FY2012, compared to 2,325 tonnes in FY2011.
- **FY2012** - MRF performance: 67% recycled, 22% sent to incineration (*with energy recovery*), 4% incineration (*without energy recovery*) and 6% sent to landfill.
- **FY2011** - MRF performance: 63% recycled, 16% sent to incineration (*with energy recovery*), 3% incineration (*without energy recovery*) and 17% sent to landfill.
- **FY2010** - MRF performance: Data not recorded. Waste to MRF was considered as 100% recycled and not recorded as a separate waste stream.

WASTE MANAGEMENT

26. TOTAL WASTE MANAGEMENT - THREE YEAR TREND GRI: EN22



	FY2012						FY2011						FY2010					
	Landfilled	%	Incinerated	%	Recycled	%	Landfilled	%	Incinerated	%	Recycled	%	Landfilled	%	Incinerated	%	Recycled	%
(tonnes)																		
Offices	1	0.02%	2,562	40.79%	3,718	59.19%	16	0.33%	2,385	49%	2,489	51%	3	0.07%	2,237	50%	2,260	50%
Shopping centres	1,321	15.16%	3,254	37.35%	4,136	47.48%	1,810	20%	3,016	34%	4,096	46%	508	8%	3,041	48%	2,725	43%
Retail parks	1,107	32.95%	657	19.54%	1,597	47.51%	1,317	44%	342	11%	1,331	45%	1,759	68%	60	2%	774	30%
Residential	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

LIKE-FOR-LIKE WASTE MANAGEMENT

27. ANNUAL LIKE-FOR-LIKE WASTE MANAGEMENT GRI: EN22, EN26

Assurance excludes costs and savings (£)

	Managed waste									Landfill tax saved through recycling and re-use	
					Tonnes				Landfill tax £		
	FY2012				FY2011				FY2012	FY2011	FY2012
	Landfilled	Incinerated	Recycled	Total	Landfilled	Incinerated	Recycled	Total			
Offices	0	2,385	3,641	6,026	16	2,040	2,189	4,245	£0	£770	£203,895
Shopping centres	955	3,254	3,724	7,933	1,712	3,016	4,038	8,766	£53,491	£82,175	£208,565
Retail parks	1,033	657	1,355	3,045	1,216	342	1,146	2,705	£57,868	£58,371	£75,872
Residential	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Total	1,989	6,295	8,720	17,004	2,944	5,398	7,373	15,715	£111,359	£141,316	£488,332

Metrics: Waste sent to landfill, Waste incinerated and Waste recycled/re-used

Units: tonnes

Scope:

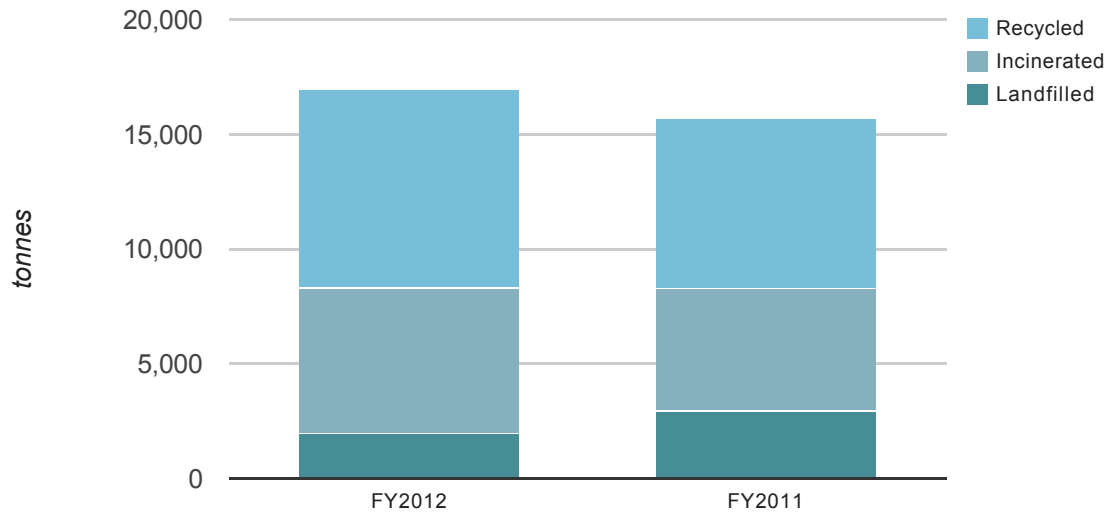
- FY2012 - Like-for-like properties reporting waste: 19 Offices, 36 Retail parks and 8 Shopping centres.

Methodology:

- Recycled includes waste composted and the volume of waste sent to Materials Recovery Facilities (MRF) that was recycled at the MRF.

LIKE-FOR-LIKE WASTE MANAGEMENT

28. ANNUAL LIKE-FOR-LIKE WASTE MANAGEMENT GRI: EN22



	FY2012 (tonnes)	% of total FY2012	FY2011 (tonnes)	% of total FY2011
Landfilled	1,989	12%	2,944	19%
Incinerated	6,295	37%	5,398	34%
Recycled	8,720	51%	7,373	47%

BIODIVERSITY

29. BIODIVERSITY GRI: EN12, EN13

	Proportion of properties covered	
	FY2012	FY2011
Biodiversity Action Plan specific to property	11%	33%
Generic Biodiversity Action Plan	NR	1%
Size of habitats protected or restored across the managed portfolio (m ²)	73,342	NR

Scope:

- UK and European managed property portfolio.

Methodology:

- Site-specific Biodiversity Action Plans (*BAPs*) refer to sites that have a BAP in place and where site-specific biodiversity actions are listed in Environmental Action Plans.
- Generic plan refers to a generic biodiversity plan that can be applied to a variety of sites.
- BAP data is based on information reported by managing agents using Credit 360.
- Size of habitats is calculated through a review of asset management initiatives and biodiversity-specific community spend. It includes habitats located adjacent to our properties and habitats restored through funds obtained in partnership with other organisations.

HEAD OFFICE

30. HEAD OFFICE ENERGY USE AND INTENSITY GRI: EN3, EN4, CRE1 EPRA: 3.4

	FY2012	Change FY2011 to FY2012	FY2011	FY2010
Energy use (kWh)	574,315	-8%	622,180	612,013
Energy intensity (kWh per m ²)	154	-8%	167	164
Energy intensity (kWh per Full Time Equivalent)	2,575	-13%	2,977	3,319

Metrics: Electricity

Units: kWh, kWh per m², kWh per Full Time Equivalent

Scope:

- Energy consumed in areas occupied by British Land in York House (*Head Office*). Includes electricity used for small power and lighting.

Methodology:

- kWh/m² calculated using the Net Lettable Area occupied by British Land.
- Full-time equivalents are staff and contractors employed at Head Office at year end (223 in FY2012, 209 in FY2011 and 184 in FY2010).

HEAD OFFICE

31. HEAD OFFICE WATER USE AND INTENSITY GRI: EN9, CRE2 EPRA: 3.9

	FY2012	Change FY2011 to FY2012	FY2011	FY2010
Water use (m ³)	2,270	-20%	2,827	NR
Water intensity (m ³ per m ²)	0.61	-20%	0.76	NR
Water intensity (m ³ per Full Time Equivalent)	10.18	-25%	13.53	NR

Metrics: Mains water use

Units: m³, m³ per m², m³ per Full Time Equivalent

Scope:

- Water consumed in areas occupied by British Land in York House (*Head Office*).

Methodology:

- m³/m² calculated using the Net Lettable Area occupied by British Land.
- Full-time equivalents are staff and contractors employed at Head Office at year end (223 in FY2012, 209 in FY2011 and 184 in FY2010).

HEAD OFFICE

32. HEAD OFFICE WASTE MANAGEMENT AND INTENSITY GRI: EN8 EPRA: 3.10, 3.11

	FY2012						FY2011						Waste intensity (kg per Full Time Equivalent)	
	Dry recyclables	Paper	Organic	General	Total	% of total	Dry recyclables	Paper	Organic	General	Total	% of Total	FY2012	FY2011
Landfilled	0	0	0	0	0	0%	0	0	0	0	0	0%	0.00	0.00
Incinerated	0	0	0	4.81	4.81	14%	0	0	0	4.25	4.25	17%	22.04	23.65
Recycled	4.88	21.49	3.12	0	29.49	86%	1.01	16.46	2.93	0	20.4	83%	135.00	113.42
Total	4.88	21.49	3.12	4.81	34.30	n/a	1.01	16.46	2.93	4.25	24.65	n/a	157.05	137.07

Metrics: Waste sent to landfill, Waste incinerated and Waste recycled

Units: tonnes, kg per Full Time Equivalent

Methodology:

- Waste generated in British Land occupied areas, divided by the number of full-time equivalents (FTEs) for the relevant reporting year.
- FTEs are staff and contractors employed at Head Office at year end (223 in FY2012, 209 in FY2011 and 184 in FY2010).

HEAD OFFICE

33. HEAD OFFICE PAPER USE AND INTENSITY GRI: [EN1](#), [EN2](#)

	FY2012	FY2011	Change FY2011 to FY2012
Paper use (kg)	13,932	13,877	0%
Paper use intensity (kg per Full Time Equivalent)	62.48	62.23	0%

Metrics: Paper

Units: kg, kg per Full Time Equivalent

Scope:

- Paper products used at Head Office includes all stationery ordered through our supplier and all paper based products supplied by our cleaning contractors.

Methodology:

- Full-time equivalents are staff and contractors employed at Head Office at year end (223 in FY2012, 209 in FY2011 and 184 in FY2010).
- Weight of paperbased products supplied by our cleaning contractors is estimated based on the weight of a single unit and number of units supplied.

HEALTH AND SAFETY

34. HEALTH AND SAFETY - MANAGED PROPERTIES GRI: LA7



	Reportable fatal, non-fatal lost day or RIDDOR accidents at our managed properties								Minor accidents at our managed properties	
	FY2012				FY2011				FY2012	FY2011
	Fatalities	Incidents	Diseases	Dangerous occurrences	Fatalities	Incidents	Diseases	Dangerous occurrences		
Offices	0	13	0	0	0	15	0	0	232	245
Retail	2	39	0	0	0	24	0	1	508	427
Total	2	52	0	0	0	39	0	1	740	672

Metrics: RIDDOR is the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995.

Scope:

- The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995 (*RIDDOR*) requires all fatalities and major injuries that occur within British Land managed properties are reported to the Health and Safety Executive (*HSE*) or relevant local authority. These include those accidents or incidents that involve visitors. A major injury is one that includes fractures, amputations, loss of sight, major burns etc or results in hospitalisation. Accidents or incidents that result in an employee being unable to work for more than 3 days are also reportable under the RIDDOR arrangements.
- The reporting of ill health issues is not reportable under the RIDDOR arrangements unless they are a direct result of work activity.
- A minor injury must be recorded under the RIDDOR requirements by the managing agent but there is no requirement to report such an issue to the HSE or relevant local authority under the RIDDOR arrangements.
- The two reported fatalities in our retail portfolio were members of the public and relate to a heart attack at Meadowhall and a suicide at Eastgate Shopping Centre. Neither of these fatalities were strictly reportable to the Health and Safety Executive, as they were not the result of management error, but we have reported them for the purposes of completeness.
- The RIDDOR requirements have been amended (*6th April 2012*) altering the requirement to report a work related accident or injury from a 3 day injury to a 7 day injury.

Methodology:

- Accident and Incident data is collected via HSSmart® system managed by Ark Workplace Risk Ltd directly from the managing agents.

HEALTH AND SAFETY

35. HEALTH AND SAFETY COMPLIANCE GRI: [PR2](#)

	Risks controlled at annual audit		Uncontrolled risks completed		Statutory document compliance	
	FY2012	FY2011	FY2012	FY2011	FY2012	FY2011
Offices	95%	96%	99%	96%	98%	97%
Retail	93%	86%	99%	96%	87%	93%

Metrics:

- 'Statutory documents' refers to legally required health and safety documentation including that related to items of plant and equipment. For example, documentation related to legionella risk assessments or lift servicing.
- RIDDOR is the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995 which has been amended on the 6th April 2012.

Scope:

- All UK managed properties.
- Safety incidents and accidents include those reported to British Land via the HSSmart® system by its managing agents.

Methodology:

- Ark Workplace Risk Ltd undertakes annual risk assessment audits of all managed properties, completing an audit within two weeks of a property joining the managed portfolio. The risk assessment is based on the HSE's "5 Steps" approach and adopts the scoring categorisation of PAS 79 and other guidance issued by the BSI. From this risk assessment, risks are categorised as controlled or uncontrolled (*moderate, substantial or intolerable*). Each uncontrolled risk is presented on the HSSmart® online management system, from which performance dashboards are produced to monitor trends. These dashboards provide the data shown here.

CRC ENERGY EFFICIENCY SCHEME

36. CRC PERFORMANCE LEAGUE TABLE

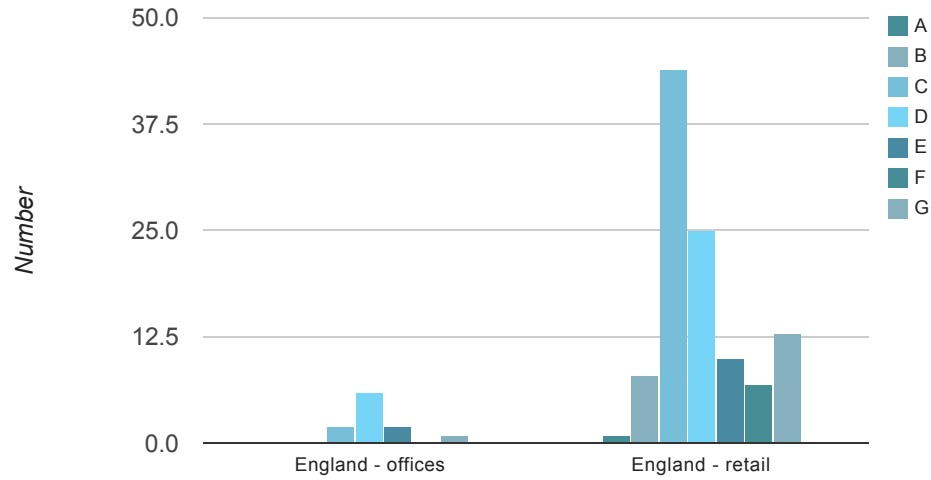
Legal entity	Properties	Ranking	Early Action Metric (%)
2011			
British Land Public Limited Company (The)	York House, 10 and 20 Triton Street, Ropemaker Place, 338 and 350 Euston Road, six West End offices, and 11 retail	235	69%
BL Retail Holding Company Limited	20 retail parks	369	51%
1 & 4 & 7 Triton Limited	1,4 & 7 Triton Square	169	76%
Meadowhall Centre Limited	Meadowhall Shopping Centre	155	78%
Bluebutton Properties UK Limited	Broadgate Nos 2, 3, 4 and 6	286	61%
201 Bishopsgate Limited	201 Bishopsgate and Broadgate Tower	294	59%
Broadgate (PHC 9) Limited	Broadwalk House	381	50%
Broadgate (PHC 7) Limited	155 Bishopsgate	150	79%
Broadgate (PHC 11) 2005 Limited	Exchange House	256	67%
Broadgate (PHC 16) 2005 Limited	10 Exchange Square	143	79%
Broadgate (PHC 5) 2005 Limited	1 Appold Street	1301	0%
Broadgate (PHC14) Limited	199 Bishopsgate	381	50%

Scope:

Fifteen additional legal entities (*Significant Group Undertakings*) were originally registered but were not required to report and are not listed in this table. This is because our JV partner took responsibility for CRC reporting, the final assessment data did not reach the CRC threshold or the building associated with the entity was demolished.

OTHER KEY MEASURES

37. ENERGY PERFORMANCE CERTIFICATE RATINGS GRI: PR3



OTHER KEY MEASURES (ENERGY PERFORMANCE CERTIFICATE RATINGS CONTINUED)

	A	B	C	D	E	F	G
England - offices	0	0	2	6	2	0	1
Scotland - offices	0	0	0	0	0	0	0
Total - offices	0	0	2	6	2	0	1
Percentage (%)	0%	0%	18%	55%	18%	0%	9%
England - retail	1	8	44	25	10	7	13
Scotland - retail	0	0	0	0	0	0	0
France - retail	0	0	0	0	0	0	0
Italy - retail	0	0	0	0	0	0	0
Portugal - retail	0	0	0	0	0	0	0
Spain - retail	0	0	0	0	0	0	0
Total - retail	1	8	44	25	10	7	13
Percentage (%)	1%	7%	41%	23%	9%	6%	12%

Scope:

- All properties owned or sold holding Energy Performance Certificate ratings, excluding residential properties.
- Any newly vacant/leased area/unit holding an Energy Performance Certificate rating.
- Includes both managed and unmanaged properties.
- Retail properties comprise both shopping centres and retail parks.
- Scotland and England are listed separately as each country calculates ratings differently.
- No certificates held for Continental Europe properties during the reporting period.

OTHER KEY MEASURES

38. SUSTAINABILITY INVESTMENT AND EXPENDITURE GRI: EN26, EN30

			FY2012	FY2011
Office investment at our assets	Investment recovered from occupiers	Landlord investment	Total	Total
Energy	£476,253	£132,272	£608,525	£424,892
Water	£8,352	£10,441	£18,793	£74,187
Waste	£86,680	£0	£86,680	£67,845
Biodiversity	£0	£3,050	£3,050	£29,864
Sub-total	£571,285	£145,763	£717,048	£596,788
Retail investment at our assets	Investment recovered from occupiers	Landlord investment	Total	Total
Energy	£217,154	£41,034	£258,189	£182,096
Water	£4,650	£5,331	£9,981	£31,794
Waste	£10,170	£21,739	£31,909	£29,077
Biodiversity	£0	£44,718	£44,718	£12,799
Sub-total	£231,974	£112,822	£344,797	£255,766

OTHER KEY MEASURES (SUSTAINABILITY INVESTMENT AND EXPENDITURE CONTINUED)

Other environmental expenditure					
CRC Carbon Trust Standard certification		n/a	n/a	n/a	£19,190
CRC Registration		n/a	n/a	£16,770	n/a
Insurance costs for environmental liabilities		n/a	n/a	£16,690	£195,000
Environmental non-compliance costs		n/a	n/a	£0	£0
Carbon emission offset certificates		n/a	n/a	n/a	£65,972
Other consultancy fees		n/a	n/a	£387,553	£490,891
Sub-total		n/a	n/a	£421,013	£771,053
Total		n/a	n/a	£1,482,858	£1,623,607

Scope:

- Investment costs are those for improvement initiatives that have been completed or are in progress; costs committed but not spent or in progress are excluded. Energy initiatives include monitoring and management system installation, lighting upgrades, chiller control upgrades and meter improvements. Water initiatives include installation of meters to all cooling towers across the office portfolio, waterless urinals and toilet Hippos. Waste initiatives include the lease or purchase of new bins, balers and compactors and waste audits. Biodiversity initiatives include river clean up and invasive species removal, balancing pond habitat improvements, installation of bird and bat boxes, and improved planting.
- Insurance costs for environmental liability cover premium costs related to an Environmental Impairment Liability Policy. Costs are inclusive of premium tax and consultant fees.

Methodology:

- Insurance costs provided by insurance provider.
- Consultant and certification fees as recorded by invoices or fee ledger reports.
- Investment costs as reported by managing agents; costs include both investment from service charge costs and investment from nonservice charge costs.

OTHER KEY MEASURES

39. ENVIRONMENTAL COMPLIANCE AT MANAGED PROPERTIES GRI: [EN28](#), [PR3](#), [PR9](#)

	FY2012	FY2011
Environmental non-compliance events	0	0
Environmental non-compliance costs	£0	£0

Methodology:

- UK managed portfolio tracked by insurers.

INVESTMENT AND CONTRIBUTIONS

40. COMMUNITY INVESTMENT AND SUPPORT GRI: EC1, EC8

	FY2012	FY2011
Community investment		
Cash donations	£835,948	£665,666
Staff time	£80,541	£38,588
Supplier time	£100,446	£103,954
In-kind, e.g. use of space	£102,632	£68,412
Sub-total community investment	£1,119,567	£876,620

INVESTMENT AND CONTRIBUTIONS (COMMUNITY INVESTMENT AND SUPPORT CONTINUED)

Additional community support		
Fundraising across our portfolio	£992,113	£771,617
Occupier funding	£30,506	£23,949
External funding for local training	£363,838	£1,123,036
Other external funding	£16,201	£7,665
Sub-total community support	£1,402,657	£1,926,267
Total community investment and support	£2,522,224	£2,802,887

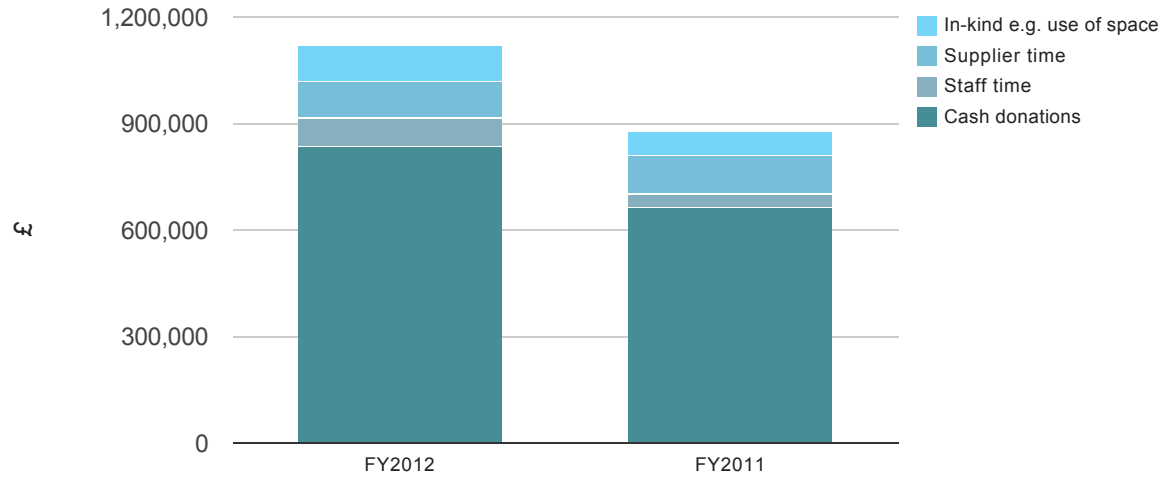
Metrics: GBP (£)

Scope:

- This data covers community investment activities at our Head Office, across our managed retail and office portfolios and nonmandatory support in respect of our development sites.
- In-kind, e.g. use of space, includes donations of equipment owned by British Land.
- Fundraising includes funds raised by our Head Office staff and management teams at our properties, funds raised by charities at our sites where space for fundraising has been donated, and Head Office staff payroll giving of £15,744. It excludes British Land match funding, which is logged as a cash contribution.
- Occupier funding relates to funding from service charge.
- External funding for local training relates to funds leveraged from other sources as a result of British Land funding, British Land funding matched by our joint venture partners and funding gained by The Source. The Source funding includes only activity which meets our benchmarking group's (LBG) guidelines.
- Other external funding includes contributions from our suppliers and individual occupier companies in support of community investment activity led by our site management teams.

INVESTMENT AND CONTRIBUTIONS

41. COMMUNITY INVESTMENT GRI: EC1, EC8



	FY2012	%	FY2011	%
(£)				
Cash donations	£835,948	75%	£665,666	74%
Staff time	£80,541	7%	£38,588	4%
Supplier time	£100,446	9%	£103,954	12%
In-kind e.g. use of space	£102,632	9%	£68,412	10%

INVESTMENT AND CONTRIBUTIONS

42. LONDON BENCHMARKING GROUP GRI: EC1, EC8

	Direct community investment				Leveraged community investment			
	FY2012		FY2011		FY2012		FY2011	
Cash investment	£835,948	82%	£665,666	86%	£1,402,657	93%	£1,926,267	95%
Staff time investment	£80,541	8%	£38,588	5%	£100,446	7%	£103,954	5%
In-kind investment	£102,632	10%	£68,412	9%	n/a	n/a	n/a	n/a
Total investment	£1,019,121	100%	£772,666	100%	£1,503,103	100%	£2,030,221	100%

Metrics: GBP (£)

Scope:

- Direct community investment relates to financial, staff time and in-kind (*mainly space*) donations from British Land.
- Leveraged cash investment includes fundraising, occupier funding, external funding for local training and other external funding as defined in 40.
- Leveraged staff time investment relates to time input from the management teams and supplier staff at the properties within the scope of this data.

INVESTMENT AND CONTRIBUTIONS

43. MANAGED PORTFOLIO ENGAGED WITH LOCAL COMMUNITY GRI: SO1, SO9

	FY2012
Offices	92%
Shopping centres	100%
Retail parks	62%
Developments	100%
Total portfolio	74%

Metrics: %

Scope:

All types of community investment activity that have been reported have been considered as engagement with the local community, including space donations only.

- Offices:**

Our office estate at Broadgate in the City of London and our mixed-use estate at Regent's Place in Camden consist of multiple managed properties. Each estate is counted as one site for the purposes of these figures, encompassing those properties on the estates and in the immediate vicinity.

Our Head Office in Westminster drives a borough-wide community investment programme. Our 5 managed properties with no on-site resource in the borough are therefore considered to be engaged with the local community.

We also have London-wide community investment activities, such as our annual Capital Kids Cricket League, which engages schools from 17 London boroughs.

Our 2 managed office properties in Basildon, where our Eastgate Shopping Centre is located, do not have on-site resource. These offices fall within the same catchment as the shopping centre, which drives the community investment programme in the area, and so are considered to be engaged with the local community.

INVESTMENT AND CONTRIBUTIONS (MANAGED PORTFOLIO ENGAGED WITH LOCAL COMMUNITY CONTINUED)

- **Shopping centres:**

The Source, adjacent to Meadowhall Shopping Centre in Sheffield, is counted in these figures.

- **Retail parks:**

36 of 58 sites are engaged with the local community. None of the 22 sites not engaged with the local community have permanent on-site resource.

A number of our retail parks are in the same location as larger sites, which drive the community investment programme in the area (*i.e. Kingswood Retail Park and St Stephen's Shopping Centre in Hull*). Such sites are considered to be engaged with the local community.

- **Developments**

These figures relate to nonmandatory community investment activities at our development sites. Development activity at operational sites is excluded as these sites fall within office, shopping centre or retail park figures.

Whiteley Shopping Park in Fareham was operational until July 2011, at which point it became a development site. It is included in the development figures.

199 Bishopsgate, where major refurbishment works are being undertaken, falls within the Broadgate catchment and so is considered to be engaged with the local community.

Methodology:

Data collected via our online system, Credit 360, is checked against our full managed property and developments lists.

INVESTMENT AND CONTRIBUTIONS

44. COMMUNITY INVESTMENT OUTCOMES GRI: SO1, SO10

	FY2012						FY2011
	Education	Employment support	Training	Culture/leisure	Sporting activities	TOTAL	
0-11 year-olds	3,908	0	0	756	5,533	10,197	NR
11-16 year-olds	691	0	466	710	149	2,016	NR
16-24 year-olds	213	0	1,085	0	29	1,327	NR
Adults - local unemployed	0	825	184	0	0	1,009	NR
Adults - other	2	0	26	4,856	0	4,884	NR
Total outcomes	4,814	825	1,761	6,322	5,711	19,433	NR

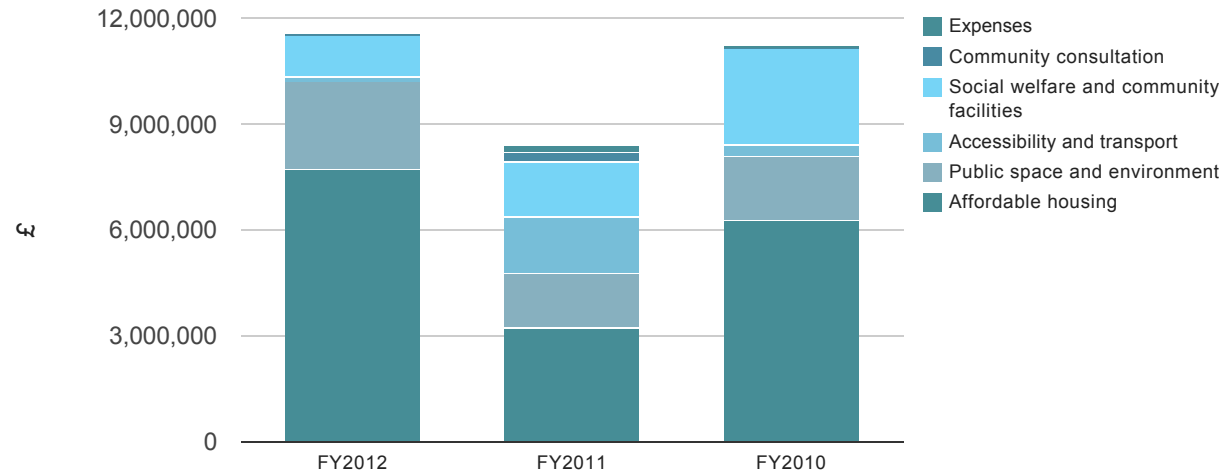
Metrics: Number of people

Scope:

- Figures relate to individuals in the local communities in which we operate who have benefited from our community investment activities. We have reported only those who directly benefited from financial and/or time contributions (by both British Land staff and site management teams). Those that benefited from space donations only (such as community groups using our facilities) are not included, unless there was also a financial or time contribution involved.
- Where we have provided core funding to charities or other groups, figures have not been reported as we are unable to accurately identify direct beneficiaries. However, our national charity, The Prince's Trust's Fairbridge Programme, is included as we were provided with an outcome figure based on the average annual cost of a young person on this programme.
- Actual outcomes during the reporting period only are logged, not expected outcomes relating to funding paid during the period.
- Education includes literacy projects/support (1,025), projects promoting sustainability and engagement with the natural environment (1,957), educational trips (689), creative projects (681, including 124 young carers in London), enterprise and skills development projects/events (332), work experience placements, hosting visits/tours/giving presentations, individuals supported by British Land staff through skills sharing/mentoring.
- Culture/leisure covers those benefiting from free or heavily discounted tickets to cultural events (4,455), celebratory events for members of local community organisations or those supported by local charities (e.g. Christmas parties for disadvantaged groups) (358), leisure activities for young carers in Leicestershire (63), outings for community groups and leisure classes for local people. Funding towards local carnivals and other cultural events is excluded as we are unable to accurately measure direct beneficiaries.
- Employment support excludes job fairs held at our sites. Apprentices are also excluded as they fall outside our benchmarking organisation's criteria. Apprentices are reported separately in Apprentices (see Figure 46). In categorising these figures we have worked on the assumption that 'Adults - local unemployed' fall outside the 1624 age bracket due to the national funding focus for unemployment on 1624 year olds currently available to this group through agencies such as the Skills Funding Agency and the National Apprenticeship Service.
- Training covers both accredited (1,274) and non-accredited (488) training, and includes those involved in projects that covered a key element of their accredited training course. These figures also include non-accredited training provided to teachers in relation to funded projects (26). For the 1116 yearold age bracket, only accredited training such as BTEC and ASDAN Wider Key Skills is included.
- Sporting activities includes the annual Capital Kids Cricket League (2,560), use of free passes for sessions at the Broadgate Ice Rink offered to local schools (2,884), outward bound courses relating to an anti gang project (120) and funding of kits to support local youth sport.

INVESTMENT AND CONTRIBUTIONS

45. COMMUNITY CONTRIBUTIONS THROUGH PLANNING GRI: EC1, EC8, SO9, SO10



INVESTMENT AND CONTRIBUTIONS (COMMUNITY CONTRIBUTIONS THROUGH PLANNING CONTINUED)

	FY2012	FY2011	FY2010
Affordable housing	£7,699,534	£3,237,536	£6,250,533
Public space and environment	£2,509,671	£1,556,572	£1,838,446
Accessibility and transport	£143,169	£1,579,571	£341,625
Social welfare and community facilities	£1,144,862	£1,572,943	£2,710,546
Community consultation	£53,389	£253,179	£33,894
Expenses	£252	£233,338	£48,239
Total	£11,550,878	£8,433,139	£11,223,283

Metrics:

- These figures are a summary of costs associated with public contributions or community benefit which are associated with our development programme and the grant of planning permissions.

Scope:

- These figures relate to any spend on a British Land owned development, whether unmanaged or managed; there is no prorating for joint venture development.
- **Definitions:** 'Affordable housing' means the cost of constructing affordable housing (*not including design fees*). 'Public space and environment' means all spend relating to environmental or art enhancements with a clear community benefit, regardless of land ownership. 'Accessibility and transport' means all spend relating to highways, roads or public spaces outside of our ownership boundary, including payments made to local authorities. 'Social welfare and community facilities' includes construction of community facilities, general support to community groups not captured in our charitable spend. 'Community consultation' means spend relating to consultation around our development applications including consultants' fees for attendance at events but excluding PR fees. 'Expenses' means sundry expenses relating to the above; it excludes legal fees or council expenses.

Methodology:

- Our development activity varies significantly in response to economic conditions. Our figures for this year reflect our increased development activity, particularly at Regent's Place North East Quadrant development. The majority of the figures are compiled by a search through our development accounting codes, supplemented by detailed sanity check to allocate the figures and ensure no double counting with our charitable donations. For affordable housing and costto build community facilities, the costs are part of a wider construction budget and the figures are estimated by our cost consultants and prorated across the construction period on a monthly basis. We have restated last year's affordable housing and community facilities figures after a more detailed review of NEQ and 9599 Baker Street spending patterns and programmes.
- For affordable housing, where the costs are part of a wider construction budget, the figures are estimated by our cost consultants based on their professional knowledge and understanding of the project, and prorated across the construction period.

INVESTMENT AND CONTRIBUTIONS

46. APPRENTICES GRI: EC9

	FY2012	FY2011
Apprentices on developments	13	2
Apprentices at managed retail properties British Land funded or part-funded	6	NR
Apprentices at managed retail properties Service charge funded	5	NR
Apprentices at managed properties The Source funded or part-funded	103	NR
Apprentices at non-British Land properties The Source funded or part-funded	766	NR
Total	893	2

Scope:

- We are focusing apprenticeship activity at our major developments and properties which fall under the scope of our Community Charter. These are defined as any development with a construction value over £5 million, or a property with an annual service budget over £500,000.
- Apprenticeships are accredited workbased training programmes designed around the needs of employers, which lead to nationally recognised qualifications. Apprenticeships are used to train both new and existing employees.
- Data for apprentices on developments covers all our major development projects; there were 12 new apprenticeships at the North East Quadrant, Regent's Place development site and 1 new apprentice at The Leadenhall Building development site.
- Data for apprentices at our managed retail properties have been split between those funded by at least 50% by British Land, and those that are funded entirely through the service charge. There were 10 new apprentices at Meadowhall Shopping Centre, 6 of which were 50% funded by British Land. An additional 5 new apprentices, 4 at Meadowhall, and 1 at St Stephen's, Hull, were funded through the service charge.
- Data for apprentices at other managed properties funded or part-funded by The Source have been split between British Land properties, and non-British Land properties. There were 103 apprentices employed with retailers at Meadowhall Shopping Centre, Parkgate Shopping, The Source and Denton Crown Point; and an additional 766 apprentices employed at non-British Land properties within South Yorkshire. At least 50% funding is secured by The Source through the Skills Funding Agency.

INVESTMENT AND CONTRIBUTIONS

47. OUR ECONOMIC CONTRIBUTION GRI: EC1, EC8

	Our occupiers through their business activities at our properties		British Land		Future (through our committed development programme)	
	FY2012	FY2010	FY2012	FY2010	Our occupiers	British Land
Overall economic contribution to the UK economy (Gross Value Added)	£11.7 billion	£10.6 billion	£850 million	£750 million*	£1.1 billion per annum	£790 million (total committed costs, of which our share is £491 million) **
Jobs supported (through direct employment and spending with suppliers)	177,000	142,000	7,000	5,200*	10,200 jobs per annum	7,400 construction jobs*** (of which 4,600 are attributable to British Land)
Total Tax Contribution	£1.5 billion (payroll taxes, business rates and corporation taxes only)	£1.3 billion (payroll taxes, business rates and corporation taxes only)	£121 million	£82.5 million	NR	NR

Scope:

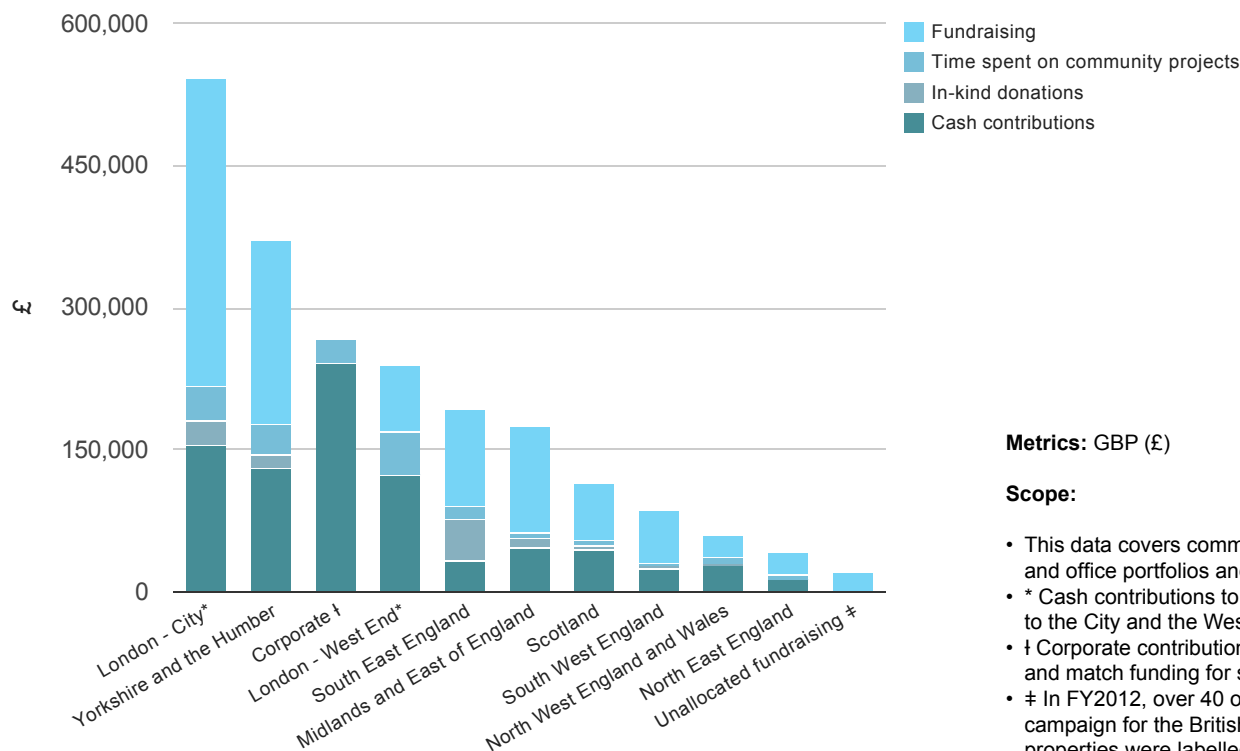
- The information in this table has been extracted from a detailed socio-economic contribution study report we commissioned PricewaterhouseCoopers (PwC) to prepare.
- The scope of the report included the estimation of British Land's and its occupiers' contributions to Gross Value Added (GVA), employment and taxes in the UK over the last year, and in the future when considering our development programme.

Methodology:

- All figures are estimates using modelling techniques, except for British Land's Total Tax Contribution and committed costs for its development programme, which only include data provided by British Land.
- Occupier contributions are those generated by occupiers' business activities at British Land's properties. Figures represent only a portion of the total contributions on the basis of British Land's share ownership of each property. The comparisons between the FY2010 and FY2012 figures should be made with caution due to changes in the assumptions used in each estimation. For GVA and employment estimations, the most notable change is the use of updated indirect and induced impact multipliers only recently available. For occupier tax contribution estimations, the most notable change is the fall in the corporate tax to GVA ratio mainly due to recent economic conditions.
- Gross Value Added (GVA) and employment figures provide a snapshot of a company's overall contribution to the UK economy, both directly through its activities and indirectly through its spending. Direct contributions comprise those resulting from the demand of British Land's services, predominantly made up of pre-tax profits and wages. Indirect contributions comprise the multiplier effect resulting from British Land's spending on suppliers, including operations and construction expenditure, and of its employees and suppliers' employees spending their wages in the wider economy.
- Total Tax Contribution is a more comprehensive view of tax contributions than the accountancy defined tax figure quoted in most financial statements. It comprises taxes and levies paid directly, such as stamp duty, business rates, employers' National Insurance and Section 106 payments, as well as taxes collected from others which we administered, such as income tax and employees' National Insurance from staff, VAT from occupiers, and tax withheld on property investment dividends from shareholders. This approach was used in the calculation of British Land's own Total Tax Contribution. For the taxes paid by British Land's occupiers, only payroll taxes, business rates and corporate taxes were estimated.
- British Land's future impacts are based on forecast construction capital expenditure from 2013-2015 (converted to 2012 prices). Occupiers' future impacts are based on floor space and employment density assumptions.
- * These figures have been updated following a different methodology than the one used in the FY2010 economic contribution study. Using the original methodology, PwC estimated that British Land's FY2010 contribution to GVA and employment was £900 million and 10,200 jobs respectively. These were based on a three-year (2008-2010) average capital expenditure figure, used to smooth out capital expenditure fluctuations year on year. The new methodology uses only capital expenditure for the financial year in question. The purpose of this change is to show British Land's construction impacts within that particular year which is the nature of most other indicators in British Land's reporting. Hence, British Land's contribution to GVA and employment in the FY2012 study are based on FY2012 capital expenditure only. The FY2010 figures using the 2012 methodology are approximately £750m of GVA and 5,200 jobs.
- ** This is not a GVA figure but the forecasted cost of British Land's current committed development programme. Future construction GVA would only be a portion of this figure.
- *** This figure is not comparable to the FY2010 analysis as a new methodology has been adopted that measures impacts in terms of jobs as opposed to person years. Using this methodology implies that the FY2010 comparable figure would have been 9,800 construction jobs (of which 6,500 were attributable to British Land). It is expected that future impacts would tend to reduce from FY2010 to FY2012 as British Land's development programme is now more advanced.

INVESTMENT AND CONTRIBUTIONS

48. OUR COMMUNITY PROGRAMME AROUND THE UK GRI: EC1, EC8



Metrics: GBP (£)

Scope:

- This data covers community investment activities at our Head Office, across our managed retail and office portfolios and non-mandatory support in respect of our development sites.
- * Cash contributions to London-wide charities such as Capital Kids Cricket are allocated equally to the City and the West End of London.
- † Corporate contributions to national charities such as The Prince's Trust Fairbridge Programme and match funding for staff fundraising.
- ‡ In FY2012, over 40 of our retail properties around the UK took part in a national fundraising campaign for the British Heart Foundation, raising £119,000. All bags coming from British Land properties were labelled. Where the British Heart Foundation knew which site these related to, fundraising was allocated to that region. For approximately £20,000 worth of donations, the charity was unable to identify the specific site the bags related to, and so these are unallocated.
- In-kind contributions, such as use of space, include donations of equipment owned by British Land.
- Fundraising includes funds raised by our Head Office staff and management teams at our properties, funds raised by charities at our sites where space for fundraising has been donated, and Head Office staff payroll giving of £15,744. It excludes British Land match funding, which is logged as a cash contribution.

INVESTMENT AND CONTRIBUTIONS (OUR COMMUNITY PROGRAMME AROUND THE UK CONTINUED)

Region	Properties and developments	Total value of our community programme (including fundraising)	Total value of our community investment	Cash contributions	In-kind donations	Time spent on community projects	Fundraising
London - City*	Broadgate, Ropemaker Place and The Leadenhall Building	£541,660	£216,218	£155,141	£25,271	£35,807	£325,442
Yorkshire and the Humber	Bradford, Doncaster, Hull, Leeds, Rotherham, Sheffield, Wakefield and York	£371,760	£175,787	£129,503	£14,094	£32,190	£195,973
Corporate †		£267,210	£267,210	£240,680	£0	£26,530	£0
London - West End*	Regent's Place and our Head Office, York House	£239,448	£168,612	£122,787	£592	£45,233	£70,836
South East England (excluding central London)	Basildon, Canada Water, Fareham, Orpington and Surrey Quays	£193,185	£89,940	£31,724	£44,002	£14,215	£103,245
Midlands and East of England	Birmingham, Cambridge, Leamington Spa, Leicester, Lincoln, Mansfield, Milton Keynes, Newmarket, Nottingham, Peterborough, Stafford, Theale and Walsall	£175,013	£62,868	£45,880	£11,056	£5,932	£112,145
Scotland	Edinburgh, Glasgow and Inverness	£114,679	£54,333	£44,994	£2,991	£6,348	£60,346
South West England	Barnstable, Plymouth and Swindon	£85,777	£29,655	£24,127	£3,526	£2,002	£56,122
North West England and Wales	Chester, Cwmbran, Denton, Llandudno, Oldham, Preston and Speke	£60,513	£36,685	£27,962	£639	£8,083	£23,829
North East England (excluding Yorkshire and the Humber)	Stockton-on-Tees and Sunderland	£41,520	£18,259	£13,151	£461	£4,648	£23,261
Unallocated fundraising ‡		£20,916	£0	£0	£0	£0	£20,916
Grand Total		£2,111,680	£1,119,567	£835,948	£102,632	£180,988	£992,113

LOCAL SATISFACTION

49. CONSIDERATE CONSTRUCTORS SCHEME GRI: SO1

	FY2012
5 Broadgate, London	34
5 Broadgate, London	35
5 Broadgate, London	36
10 Portman Square, London	36
95-99 Baker Street, London	36
North East Quadrant, Regents Place, London	35
North East Quadrant, Regents Place, London	37
Marble Arch House, London	36
Canada Water Plaza, London	30
199 Bishopsgate Refurbishment, London	34
Costa Coffee, Colchester	31.5

LOCAL SATISFACTION (CONSIDERATE CONSTRUCTORS SCHEME CONTINUED)

Whitely Village, Fareham	35.5
Hub, Giltbrook, Nottingham	32.5
Mostyn Champneys, Llandudno	32.5
25 James Street, London	32.5
Average score (out of 40)	34.2

Metrics: Considerate Constructors Scores (max 40, industry average 31)

Scope:

- All of the Considerate Constructors Audits of British Land development sites this year. See <http://www.ccscheme.org.uk/> for more information.

LOCAL SATISFACTION

50. LOCAL SATISFACTION AROUND OUR MAJOR DEVELOPMENTS

	Local contacts around our major developments rating satisfaction with us as good or very good	
	FY2012	FY2011
Local support	81%	91%

Scope:

- We commissioned independent surveys of key local contacts at our major developments post planning.
- These figures reflect the results at 5 Broadgate which was the sole development considered significant (*over £50m in construction value*). Additional surveys were carried out at Parkgate Shopping, Rotherham.

ENERGY

51. ENERGY EFFICIENCY GRI: EN5, EN6, EN7, EN26



	Percent better than relevant Building Regulations		Building Regulations Standard
	FY2012	FY2011	
10 Brock Street, NEQ, Regent's Place, London - Office	49%	49%	Part L2A 2006
30 Brock Street, NEQ, Regent's Place, London - Office	54%	54%	Part L2A 2006
10 Portman Square, London - Office	22%	23%	Part L2A 2006
The Leadenhall Building, London - Office	12%	12%	Part L2A 2006
199 Bishopsgate refurbishment, London - Office	17%	39%	Part L2A 2006
5 Broadgate, London - Office	20%	30%	Part L2A 2010
Marble Arch House, London - Office	44%	42%	Part L2A 2006
Deepdale Management Suite, Preston - Office	13%	n/a	Part L2A 2010
20 Brock Street, NEQ, Regent's Place, London - Residential	26%	25%	Part L1A 2006
95-99 Baker Street, London - Residential	27%	27%	Part L1A 2006
62-64 Seymour Street, London - Residential	20%	19%	Part L1B 2006
Deepdale Residential Units, Preston - Residential	29%	n/a	Part L1B 2010
Glasgow Fort Cinema - Retail	1%	31%	Scotland Building Regulations 2011

ENERGY (ENERGY EFFICIENCY CONTINUED)

Whiteley Village, Fareham - Retail	35%	35%	Part L2A 2006
Surrey Quays Extension, London - Retail	3%	6%	Part L2A 2010
Land at Vulcan Road, Meadowhall, Car Dealership - Retail	7%	n/a	Part L2A 2010
Land at Vulcan Road, Meadowhall, Unit A - Retail	8%	n/a	Part L2A 2010
Land at Vulcan Road, Meadowhall, Unit B - Retail	16%	n/a	Part L2A 2010
Deepdale Industrial, Preston - Retail	2%	n/a	Part L2A 2010
Deepdale Unit K1, Preston - Retail	11%	n/a	Part L2A 2010
Deepdale Unit K2, Preston - Retail	26%	n/a	Part L2A 2010
Deepdale Creche, Preston - Mixed Use	8%	n/a	Part L2A 2010
Average	20%	30%	n/a

Metrics: Both BER and TER are expressed as kgCO₂/m².

Scope:

- Major UK development projects active this year which are required to pass new Building Regulations energy efficiency standards and are at a sufficient stage to complete energy modelling. Our 1 European development and 2 confidential projects are excluded.

Methodology:

- Percentages may change over time as project progresses and design evolves.
- Relates only to regulated energy (*and emissions*) as defined under UK building regulations.
- NA indicates projects not yet commenced.
- Figures reported are based on engineer's reports or building regulations submissions, using accredited software. Percentage improvement is calculated as $(\frac{TER}{BER})/TER*100$. The TER is the target emission rate, the maximum allowable emissions for that building (sometimes referred to as the notional emissions in 2010 regulations). The BER is the building emission rate (*the DER or dwelling emission rate in residential projects*) which is the predicted regulated emissions based on the output of the building specific software simulation.

ENERGY

52. TOTAL ENERGY USE GRI: [EC2](#), [EN3](#), [EN4](#)

	Energy use						
						kWh	£
						FY2012	FY2012
	Electricity	Gas	Oil	Other energy	Total		
Developments' energy use	711,051	721	826,728	5,907,040	7,445,540	755,056	

Metrics: Electricity, Gas, Oil, On-site renewables and Other energy use. Estimated costs associated with each metric.

Units: kWh, GBP (£)

Scope:

- FY2012 - 27 properties reported energy: 26 properties in the UK and 1 property in Spain (16 Retail, 6 Office, 3 Residential and 2 Mixeduse developments); 3 properties did not report.

Methodology:

- See Reporting Criteria.

WATER USE

53. WATER USE AND COSTS GRI: EN8

Mains water use		Non-mains water use	
Mains water use (m ³)	Estimated water costs	Water recycled	
FY2012	FY2012	FY2012	
27,369	£32,246.26	n/a	

Metrics: Mains water use, Non-mains water

Units: m3, GBP (£).

Scope:

- Water use data comprises of mains water.
- **FY2012** - 27 properties reported water: 26 properties in the UK and 1 property in Spain (16 Retail, 6 Office, 3 Residential and 2 Mixed use developments); 3 properties did not report.

Methodology:

- See Reporting Criteria.

WASTE MANAGEMENT AND MATERIALS

54. TOTAL WASTE MANAGEMENT GRI: EN22, EN26, PR3

Assurance excludes waste diverted from landfill through re-use on site and costs and savings (£)

	Managed waste (tonnes)									Landfill tax costs			Landfill tax costs saved through recycling and re-use	
	FY2012				FY2011			FY2010			FY2012	FY2011	FY2010	FY2012
	Landfilled	Diverted from landfill		Total	Landfilled	Diverted from landfill	Total	Landfilled	Diverted from landfill	Total				
Sent off site		Re-used on site												
Demolition	1,836	54,974	48,375	105,184	4,073	20,924	24,997	n/a	n/a	n/a	£4,589	£10,181	n/a	£258,371
Construction	2,702	80,588	32,745	116,035	1,014	78,996	80,010	1,139	6,562	7,701	£6,755	£2,535	£2,848	£283,333
Fitouts	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	4,538	135,561	81,120	221,219	5,086	99,920	105,006	1,139	6,562	7,701	£11,345	£12,716	£2,848	£541,704
% of total waste	2%	61%	37%	100%	5%	95%	100%	15%	85%	100%	n/a	n/a	n/a	n/a

Metrics: Waste sent to landfill, Waste diverted from landfill, Waste re-used on site.

Units: tonnes, GBP (£)

Scope:

- Waste figures cover waste generated on British Land development sites.
- **FY2012** - All properties (30) reported waste data: 29 properties in the UK and 1 property in Spain (18 Retail, 7 Office, 3 Residential and 2 Mixed use developments).

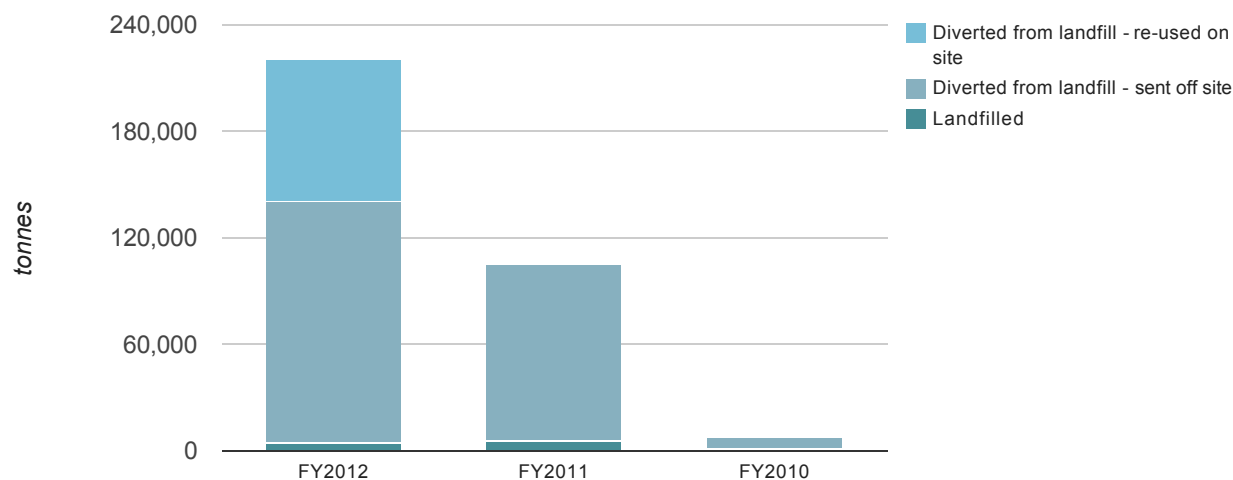
Methodology:

- See Reporting Criteria.
- Restatement of FY2011 figures: see Reporting Criteria.

WASTE MANAGEMENT AND MATERIALS

55. TOTAL WASTE MANAGEMENT GRI: EN22, EN26, PR3

Assurance excludes waste diverted from landfill through re-use on site



	FY2012	FY2011	FY2010
Landfilled	4,538	5,086	1,139
Diverted from landfill - sent off site	135,561	99,920	6,562
Diverted from landfill - re-used on site	81,120		

Metrics: Waste sent to landfill, Waste diverted from landfill, Waste re-used on site.

Units: tonnes

Scope:

- Waste figures cover waste generated on British Land development sites.
- **FY2012** - All properties (30) reported waste data: 29 properties in the UK and 1 property in Spain (18 Retail, 7 Office, 3 Residential and 2 Mixed use developments).

Methodology:

- See Reporting Criteria.
- Restatement of FY2011 figures: see Reporting Criteria.

WASTE MANAGEMENT AND MATERIALS

56. RECYCLED MATERIALS GRI: EN2, EN26, PR3

New Developments	Materials with recycled content	
	FY2012	FY2011
10 and 30 Brock Street, NEQ, Regent's Place, London - Office	25%	25%
20 Brock Street, NEQ, Regent's Place, London - Residential	23%	23%
10 Portman Square, London - Office	25%	32%
The Leadenhall Building, London - Office	24%	26%
5 Broadgate, London - Office	34%	42%
Marble Arch House, London - Office	22%	20%
Whitely Village, Fareham - Retail	31%	31%
Glasgow Fort Cinema - Retail	33%	n/a
Land at Vulcan Road, Meadowhall - Retail	25%	n/a

WASTE MANAGEMENT AND MATERIALS (RECYCLED MATERIALS CONTINUED)

Surrey Quays Extension, London - Retail	25%	n/a
Deepdale Extension, Preston - Retail	34%	n/a
95-99 Baker Street, London - Residential	27%	n/a
Average for all new developments	27%	28%

Metrics: Percentage of material in the new building which is comprised of recycled content, by value.

Scope:

- Covers new build (*not refurbishment*) UK development projects active in this financial year which have completed a WRAP designing out waste or net waste toolkit.

Methodology:

- As calculated by the WRAP Designing Out Waste or Net Waste Toolkits. At product level, recycled content is the proportion, by mass, of recycled material in a product or packaging (*as defined by ISO 14021*). At project level, recycled content is calculated as a proportion of the total value of materials used, by summing the total cost of each material multiplied by its % recycled content by mass. The value of re-used and reclaimed materials used in construction is quantified based on calculating 100% of the purchase cost of the equivalent newly manufactured product, which is substituted by the re-used content.

WASTE MANAGEMENT AND MATERIALS

57. TIMBER FROM SUSTAINABLE SOURCES GRI: EN26, PR3

	Total timber (m ³)	Percentage from a sustainable source
	FY2012	FY2012
North East Quadrant, Regent's Place, London	700	99%
95-99 Baker Street, London	163	85%
122 Leadenhall Street, London	127	100%
Canada Water Phase 2, London	207	100%
Marble Arch House, London	106	100%
Whitely Village, Fareham	143	100%
All other developments	285	98%
Total m³ and average %	1,731	98%

Metrics: timber used or permanently installed on site

Units: m³


Scope:

- Timber use data is reported through Credit 360 after collection on a monthly basis by a member of staff on site.
- 25 developments reported on timber use for FY2012 (*a number of them had no timber use*): 5 properties did not report.

Methodology:

- See Reporting Criteria.

BIODIVERSITY

58. BIODIVERSITY GRI: EN13  Assurance solely covers net improvement in site biodiversity

	FY2012	FY2011
New Biodiversity Action Plan habitats created at developments	0	4
Major developments designed to achieve net improvement in site biodiversity	100%	90%
Size of green roofs and green walls created at developments (m ²)	0	NR
Percentage of potential BREEAM ecology credits achieved	87%	53%
Biodiversity Action Plan habitats lost	0	0
Species translocated	0	0

- Scope:**
- BAP habitat, green roof/walls and species translocated data relates to habitats installed or lost this FY.
 - Net improvement metrics relate to all managed major UK development projects with a construction value over £5 million which were at a sufficiently advanced stage to undertake ecological calculations.
 - BREEAM credits data relate to projects with BREEAM or CSH Certificates awarded by the BRE this financial year.

- Methodology:**
- All information is based on formal ecologists' reports.

HEALTH AND SAFETY

59. HEALTH AND SAFETY AT OUR DEVELOPMENTS GRI: PR2

Assurance excludes total health and safety incidents of non-compliance

	FY2012	FY2011
Lost-day accident rate (number of incidents per 100,000 hours worked)	0.14	0.46
Reportable accident rate (number of incidents per 100,000 hours worked)	0.35	0.46
Total job-related fatal accidents	0	0
Total job-related lost-day or reportable non-fatal accidents	10	1
Total health and safety incidents of non-compliance	5	0

Scope:

- Health and Safety data covers British Land development sites.
- **FY2012** - All properties (30) reported Health and Safety data: 29 properties in the UK and 1 property in Spain (*18 Retail, 7 Office, 3 Residential and 2 Mixed use developments*).

Methodology:

- See Reporting Criteria.
- Restatement of FY2011 figures: see Reporting Criteria

OTHER KEY MEASURES

60. SUSTAINABILITY EXPENDITURE GRI: EN26, EN30

	FY2012	FY2011
Material costs		
Energy purchased	£756,970	NR
Water purchased	£32,246	NR
Waste and emissions costs		
Landfill disposal costs	£254,118	£139,155
Environmental non-compliance costs	£0	£0
Prevention and management costs		
External consultant fees	£299,571	NR
ISO 14001 certified EMS costs	£2,178	£7,520
Total	£1,345,082.69	£146,675.00

Metrics: £, Excludes VAT

Scope:

- Energy and water purchased relate to energy and water consumed on our construction sites and are calculated as per the Reporting Criteria.
- Landfill disposal costs are also calculated as explained in the Report Criteria.
- External consultant fees are fees invoiced this FY for advice specifically for Sustainability Brief Consultancy, BREEAM Certifications, developments related training and other studies paid directly by British Land. This does not include costs associated with environmental assessments required by the planning process or specialist design e.g. *green roofs or energy modelling*) or for external consultant fees incurred by our suppliers.
- ISO 14001 costs relate to the auditing of projects and any recertification projects. We calculate these two figures by a review of our CR invoices, ISO14004 invoices and queries with development project managers. We have restated our ISO 14001 costs for FY2011 following a review of invoices paid.

OTHER KEY MEASURES

61. ENVIRONMENTAL COMPLIANCE ON OUR DEVELOPMENT PROJECTS GRI: EN28

	FY2012	FY2011
Environmental non-compliance events	0	0
Environmental non-compliance costs	£0	£0

Methodology:

- UK major development projects tracked through our ISO 14001 certified Environmental Management System.

OTHER KEY MEASURES

62. PROJECT SUSTAINABILITY RATINGS GRI: EN26, PR3

	Rating	Performance	Scheme Name	Scheme Year	Status
10 Brock Street, NEQ, Regent's Place, London	Excellent	79.2%	BREEAM Office	2008	Design and Procurement Interim Certificate
30 Brock Street, NEQ, Regent's Place, London	Excellent	77.2%	BREEAM Office	2008	Design and Procurement Interim Certificate
10 Portman Square, London	Excellent	71.7%	BREEAM Office	2006	Design and Procurement Interim Certificate
The Leadenhall Building, London	Excellent	71.7%	BREEAM Office	2005	Design & Procurement Certificate
199 Bishopsgate Refurbishment, London	Excellent	76.6%	BREEAM Office	2008	Draft Design & Procurement Report
5 Broadgate, London	Excellent	79.7%	BREEAM Office	2008	Draft Design & Procurement Report
Marble Arch House, London	Excellent	74.8%	BREEAM Office	2008	Draft Design & Procurement Report
39 Victoria Street Refurbishment, London	Excellent	72.8%	BREEAM Office	2008	PreAssessment
175 Drummond Street, NEQ, Regents Place, London	Level 4	78.0%	Code for Sustainable Homes	2009	Design Stage Report Submitted to BRE
20 Brock Street, NEQ, Regent's Place, London	Level 3	72.0%	Code for Sustainable Homes	2009	Design Stage Report Submitted to BRE
95-99 Baker Street, London	Level 3	57.0%	Code for Sustainable Homes	2009	Interim Certificate
62-64 Seymour Street, MAH, London	Excellent	70.7%	EcoHomes	2006	Draft Design & Procurement Report
Deepdale Residential, Preston	Level 4	68.4%	Code for Sustainable Homes	2010	PreAssessment

OTHER KEY MEASURES (PROJECT SUSTAINABILITY RATINGS CONTINUED)

Deepdale Creche, Preston	Very Good	58.9%	BREEAM New Construction	2011	PreAssessment
25 James Street Refurbishment, London	Excellent	70.2%	EcoHomes	2006	Submitted to BRE
Glasgow Fort Cinema	Good	46.5%	BREEAM Bespoke	2008	Draft Design & Procurement Report
Whiteley Village, Fareham	Excellent	73.5%	BREEAM Retail	2008	Design and Procurement Interim Certificate
Surrey Quays Extension, London	Excellent	73.1%	BREEAM Retail	2008	PreAssessment
Land at Vulcan Road, Meadowhall, Car Dealership	Very Good	68.8%	BREEAM Retail	2008	PreAssessment
Land at Vulcan Road, Meadowhall, Unit A	Very Good	64.6%	BREEAM Retail	2008	PreAssessment
Land at Vulcan Road, Meadowhall, Unit B	Very Good	66.5%	BREEAM Retail	2008	PreAssessment
Deepdale Industrial 15, Preston	Very Good	59.6%	BREEAM New Construction Non Domestic	2011	PreAssessment
Deepdale Industrial 6, Preston	Very Good	58.3%	BREEAM New Construction Non Domestic	2011	PreAssessment
Deepdale Unit K2, Preston	Excellent	73.0%	BREEAM New Construction Non Domestic	2011	PreAssessment
Deepdale Unit K1, Preston	Very Good	59.1%	BREEAM New Construction Non Domestic	2011	PreAssessment
Centro Commercial Puerto Venecia, Zaragoza, Spain	Silver	59.0%	LEED CS	2009	PreCertification Report

Metrics: Current status of sustainability rating or certification schemes for all our developments.

Scope:

- This table covers all development projects active in this financial year managed by British Land where, at a minimum, a formal preassessment has been undertaken by an accredited assessor.
- 3 projects which are confidential have been excluded.
- The rating, % performance, scheme name and scheme year have been provided by BREEAM Assessors in formal reports.

Methodology:

- Details reported in this table may not correlate with our targets as some projects achieved planning consent before our targets were applied or are not within our scope of 'major'.

OTHER KEY MEASURES

63. LAND CONTAMINATION AND REMEDIATION GRI: CRE5, PR3

	FY2012
Total area of land decontaminated and remediated (m ²)	0
Total area of land assessed for remediation but not remediated (m ²)	29,500
Total area of land potentially contaminated but not assessed (m ²)	0

Metrics: m²

Scope:

- All active development projects sufficiently advanced to consider contamination.
- Activity relates only to this FY.

Methodology:

- Raised a specific query with all project managers and construction executives. We defined 'contaminated' as pollution which was relevant to our business activities and significant enough to require remediation given the proposed end use - buildings for retail, offices, or residential use.

EMPLOYMENT

64. STAFF EMPLOYMENT GRI: LA1

	Total number of employees				Part-time employees		Full-time employee		Employees employed under flexible working arrangements	
	FY2012			FY2011	FY2012		FY2012		FY2012	FY2011
	Male	Female	All	All	Male	Female	Male	Female	All	All
British Land	116.6	86.6	203.2	179.0	0.6	9.6	116.0	77.0	7%	9%
Broadgate Estates	103.0	91.0	194.0	167.0	3.0	5.0	100.0	86.0	4%	3%
Acuity	n/a	n/a	n/a	73.0	n/a	n/a	n/a	n/a	n/a	7%
The Source	27.0	58.5	85.5	71.5	4.0	10.5	23.0	48.0	3%	NR
Total or average %	246.6	236.1	482.7	490.5	7.6	25.1	239.0	211.0	5%	6%

Scope:

- Permanent full-time equivalents (FTEs based on 35 hours per week / 37.5 hours per week for Broadgate Estates Ltd. and The Source) as at 31 March, including those on maternity and paternity leave and those on sabbatical.
- Excludes employees not on a permanent contract, including those on fixed-term contracts, internships, temporary staff, contractors, and consultants.
- Part-time/Full-time figures are actual employees as at 31 March 2012.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land. Not previously reported.
- Acuity Ltd was a 100% owned subsidiary of Broadgate Estates until 26 August 2011 when it was disposed of. Acuity is no longer a member of the British Land Group.

Methodology:

- Part-time employees are counted as a fraction of an FTE.
- The figures for employees employed under flexible working arrangements are based on FTE of these employees of the total FTE.
- FY2011 figures for Broadgate Estates were restated to total number of employees as at 31st March; they were previously reported as average number of employees for the year.

EMPLOYMENT

65. STAFF SATISFACTION

	Rating British Land highly as an employer	
	FY2012	FY2011
Rating British Land highly as an employer	no survey	92%
Rating very satisfied at work	no survey	80%
Agreeing British Land delivers quality performance	no survey	91%

Scope:

- Permanent Head Office employees in the UK and 12 staff employed by British Land European Fund Management and based in our European locations.
- Excludes employees on fixed-term contracts, internships, temporary staff, contractors, and consultants.

Methodology:

- Staff survey conducted in 2011 by independent third party.
- In FY2012 BL took part in The Sunday Times Best Companies to Work For accreditation for the first time, which is largely based on an anonymous staff survey. This has given British Land further staff feedback to act on.

EMPLOYMENT

66. NEW STAFF GRI: LA2

	Total	Total by gender		Total by age group			
	FY2012	FY2012		FY2012			
		Male	Female	Age 19 25	Age 26 46	Age 47 60	Age 61 +
British Land	38.6	21.0	17.6	4.0	32.6	2.0	0.0
Broadgate Estates	38.0	16.0	22.0	8.0	21.0	8.0	1.0
The Source	20.5	10.0	10.5	4.5	9.8	6.2	0.0
Total number	97.1	47.0	50.1	16.5	63.4	16.2	1.0
New hires rate (%)	20%	10%	10%	3%	13%	3%	0%

Scope:

- Permanent full-time equivalents (FTEs based on 35 hours per week / 37.5 hours per week for Broadgate Estates Ltd. and The Source) as at 31 March, including those on maternity and paternity leave and those on sabbatical.
- Excludes employees not on a permanent contract, including those on fixed-term contracts, internships, temporary staff, contractors, and consultants.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land. Not previously reported.

EMPLOYMENT

67. STAFF TURNOVER GRI: LA2

	Employees leaving		Employees leaving by gender				Employees leaving by age								
	FY2012	FY2011	FY2012		FY2011		FY2012				FY2011				
			Male	Female	Male	Female	1925	2646	4760	60+	1925	2646	4760	60+	
British Land															
Number	22.4	12.4	10.0	12.4	5.0	7.4	1.0	14.8	6.0	0.6	0.0	11.4	1.0	0.0	
Turnover rate	11%	8%	5%	6%	5%	10%	0%	7%	3%	0%	0%	9%	3%	0%	
Broadgate Estates															
Number	16.0	23.0	11.0	5.0	14.0	9.0	3.0	10.0	1.0	2.0	3.0	16.0	3.0	1.0	
Turnover rate	8%	13%	10%	6%	61%	39%	27%	8%	2%	29%	13%	70%	13%	4%	
Acuity															
Number	n/a	27.0	n/a	n/a	21.0	6.0	n/a	n/a	n/a	n/a	3.0	13.0	8.0	3.0	
Turnover rate	n/a	37%	n/a	n/a	78%	22%	n/a	n/a	n/a	n/a	11%	48%	30%	11%	

EMPLOYMENT (STAFF TURNOVER CONTINUED)

The Source														
Number	11.0	n/a	4.5	6.5	n/a	n/a	4.0	4.0	3.0	0.0	n/a	n/a	n/a	n/a
Turnover rate	13%	n/a	5%	8%	n/a	n/a	5%	5%	4%	0%	n/a	n/a	n/a	n/a
Total number	49.4	62.4	25.5	23.9	40.0	22.4	8.0	28.8	10.0	2.6	6.0	40.4	12.0	4.0

Scope:

- Permanent full-time equivalents (FTEs based on 35 hours per week / 37.5 hours per week for Broadgate Estates Ltd. and The Source) as at 31 March, including those on maternity and paternity leave and those on sabbatical.
- Excludes employees on fixed-term contracts, internships, temporary staff, contractors, and consultants.
- Leavers include employee redundancies and retirement.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land.
- Acuity Ltd was a 100% owned subsidiary of Broadgate Estates until 26 August 2011 when it was disposed of. Acuity is no longer a member of the British Land Group.

Methodology:

- Employees leaving are based on FTE of leavers divided by total number of FTE at the end of the year.
- For gender and age the FTE of leavers was divided by the FTE at the end of the year.

EMPLOYMENT

68. LOST WORKING DAYS GRI: LA7

	Working days lost through sickness			Proportion of all working days lost through sickness		
	FY2012		FY2011	FY2012		FY2011
	Male	Female	All	Male	Female	All
British Land	196.0	368.0	535.5	1%	2%	1%
Broadgate Estates	541.0	334.5	881.5	1%	1%	1%
Acuity	n/a	n/a	583.0	n/a	n/a	4%
The Source	71.5	252.0	440.0	1%	2%	2%
Total or Average (%)	808.5	954.5	2,440.0	1%	1%	2%

Scope:

- Permanent full-time equivalents (FTEs) including those on maternity and paternity leave and those on sabbatical.
- Excludes employees on fixed-term contracts, internships, temporary staff, contractors, consultants.
- 'Lost days' covers general absenteeism due to sickness; it would include any lost days from work related accidents.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land.
- Acuity Ltd was a 100% owned subsidiary of Broadgate Estates until 26 August 2011 when it was disposed of. Acuity is no longer a member of the British Land Group.

Methodology:

- Working days in the year are calculated as the average FTE multiplied by 260.
- Lost day is calculated from the moment employee leaves work (half day for example) or does not arrive at work.
- Broadgate Estates FY2011 figures restated to be based on total FTE at end of year.

EMPLOYMENT

69. PARENTAL LEAVE GRI: LA15

	British Land				Broadgate Estates				The Source			
	Male		Female		Male		Female		Male		Female	
	Number of full time equivalents	Retention rate	Number of full time equivalents	Retention rate	Number of full time equivalents	Retention rate	Number of full time equivalents	Retention rate	Number of full time equivalents	Retention rate	Number of full time equivalents	Retention rate
2011/12 Parents												
Entitled to leave	7	n/a	4	n/a	6	n/a	10	n/a	0	n/a	2	n/a
Took entitled leave	7	n/a	4	n/a	6	n/a	10	n/a	0	n/a	2	n/a
Remained on leave during the year	0	n/a	4	n/a	0	n/a	6	n/a	0	n/a	1	n/a
Returned from leave during the year	7	n/a	0	n/a	6	n/a	2	n/a	0	n/a	1	n/a
Left the company during the year	0	n/a	0	n/a	0	n/a	2	n/a	0	n/a	0	n/a
Returned and still employed 12 months after return	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

EMPLOYMENT (PARENTAL LEAVE CONTINUED)

Scope:

- Permanent full time equivalents who have reported they are entitled to leave related to the birth of a child, such as maternity leave, paternity leave or adoption leave.
- Excludes employees not on a permanent contract, including those on fixed-term contracts, internships, temporary staff, contractors, and consultants.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land. Not previously reported.

Methodology:

- Part-time employees are counted as a fraction of an FTE.
- FY2012 figures will be updated in FY2013, specifically 'Returned and still employed 12 months after return'.

EQUAL OPPORTUNITIES AND NON-DISCRIMINATION

70. STAFF DIVERSITY GRI: LA13

	Employees by gender				Management employees by gender				Board of directors by gender		Employees by age								Management employees by age								Board of Directors by age			
	FY2012		FY2011		FY2012		FY2011		FY2012		FY2012				FY2011				FY2012				FY2011				FY2012			
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	19-25	26-46	47-60	60+	19-25	26-46	47-60	60+	19-25	26-46	47-60	60+	19-25	26-46	47-60	60+	19-25	26-46	47-60	60+
British Land	57%	43%	55%	45%	74%	26%	75%	25%	86%	14%	4%	77%	18%	0%	5%	73%	20%	1%	1%	78%	21%	1%	5%	73%	20%	1%	0%	7%	57%	36%
Broadgate Estates	54%	46%	56%	44%	62%	38%	68%	32%	83%	17%	4%	70%	22%	4%	8%	71%	17%	4%	0%	69%	27%	4%	8%	71%	17%	4%	0%	33%	67%	0%
Acuity	n/a	n/a	60%	40%	n/a	n/a	75%	25%	n/a	n/a	n/a	n/a	n/a	n/a	15%	50%	29%	7%	n/a	n/a	n/a	n/a	15%	50%	29%	7%	n/a	n/a	n/a	n/a
The Source	30%	70%	24%	76%	45%	55%	40%	60%	75%	25%	16%	48%	31%	5%	16%	47%	31%	6%	0%	36%	46%	18%	0%	40%	40%	20%	0%	38%	50%	13%
Average	47%	53%	49%	51%	60%	40%	65%	36%	81%	19%	8%	65%	24%	3%	11%	60%	24%	5%	0%	61%	31%	8%	7%	59%	27%	8%	0%	26%	58%	16%

Scope

- Permanent full-time equivalents (FTEs) as at 31 March, including those on maternity and paternity leave and those on sabbatical.
- Excludes employees on fixed-term contracts, internships, temporary staff, contractors, and consultants.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land. Not previously reported.
- Acuity Ltd was a 100% owned subsidiary of Broadgate Estates until 26 August 2011 when it was disposed of. Acuity is no longer a member of the British Land Group.

EQUAL OPPORTUNITIES AND NON-DISCRIMINATION

71. DISCRIMINATION GRI: [HR4](#), [HR11](#)

	Total incidents		Total incidents by gender		Total incidents by age			
	FY2012	FY2011	FY2012		FY2012			
			Male	Female	19-25	26-46	47-60	60+
British Land	0	0	0	0	0	0	0	0
Broadgate Estates	1	2	1	0	0	0	1	0
Acuity	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a
The Source	0	0	n/a	n/a	n/a	n/a	n/a	n/a
Total	1	2	1	0	0	0	1	0

Scope:

- Staff employed by British Land and its 100% owned subsidiaries.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land. Not previously reported.
- Acuity Ltd was a 100% owned subsidiary of Broadgate Estates until 26 August 2011 when it was disposed of. Acuity is no longer a member of the British Land Group.

Methodology:

- Data provided by British Land, Broadgate Estates Ltd and The Source human resources departments.
- Broadgate Estates have restated the FY2011 figure to two incidents, from one. Both of these incidents are no longer subject to action.
- The FY2012 one incident reported is no longer subject to action.

HEALTH AND WELLBEING

72. HEALTH AND SAFETY - BRITISH LAND OCCUPIED DEMISES GRI: LA7



	Reportable RIDDOR accidents			
	Fatalities		Incidents	
	FY2012	FY2011	FY2012	FY2011
British Land	0	0	0	0
Broadgate Estates	0	0	0	0
Acuity	0	0	0	0
The Source	0	NR	2	NR
Total	0	0	2	0

Metrics:

- RIDDOR is the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995.

Scope:

- Safety incidents reported to British Land, Broadgate Estates Ltd. and The Source, occurring in demises occupied by staff.
- This would cover accidents to permanent employees, contractors, visitors etc.
- British Land refers to the Head Office team.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land. Not previously reported.
- Acuity Ltd was a 100% owned subsidiary of Broadgate Estates until 26 August 2011 when it was disposed of. Acuity is no longer a member of the British Land Group.

Methodology:

- Accidents reported were all three-day reportable accidents where the injured party was incapacitated for more than three days.

PERSONAL DEVELOPMENT

73. STAFF APPRAISALS GRI: LA12

	Employees receiving regular performance appraisals and 360degree feedback		
	FY2012		FY2011
	Male	Female	All
British Land	100%	100%	100%
Broadgate Estates	0%	0%	96%
Acuity	n/a	n/a	100%
The Source	100%	100%	n/a
Average	67%	67%	99%

Scope:

- Permanent full-time equivalents; exclude staff on probation.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land. Not previously reported.
- Acuity Ltd was a 100% owned subsidiary of Broadgate Estates until 26 August 2011 when it was disposed of. Acuity is no longer a member of the British Land Group.

Methodology:

- Performance review results based on staff participating in 360degree feedback and formal appraisals with their line managers during the year. Those on probation may also undertake the full process and others will have set objectives.
- In FY2012 Broadgate Estates have reviewed and redeveloped the annual appraisal process. Following a People Strategy Review, annual appraisals have now been moved from Q4 to Q1. Informal reviews have taken place throughout the year as an ongoing process.

PERSONAL DEVELOPMENT

74. STAFF TRAINING GRI: LA10, SO3

	Training days			Average training hours per employee			Percentage employees who have received training in anti-corruption policies			Percentage management who have received training in anti-corruption policies		
	FY 2012		FY2011	FY2012		FY2011	FY2012			FY2012		
	Male	Female	All	Male	Female	All	All			All		
British Land	246.0	161.0	396.0	13.0	15.0	17.0	93%			97%		
Broadgate Estates	153.0	126.0	356.0	10.0	10.0	14.0	96%			99%		
Acuity	n/a	n/a	120.0	n/a	n/a	10.0	n/a			n/a		
The Source	114.0	299.0	193.0	29.5	35.7	17.3	n/a			n/a		
Total or Average %	513.0	586.0	1,065.0	17.5	20.2	14.6	94%			98%		

Scope:

- Permanent full-time equivalents (FTEs based on 35 hours per week / 37.5 hours per week for Broadgate Estates Ltd. and The Source) as at 31 March, including those on maternity and paternity leave and those on sabbatical.
- Excludes employees on fixed-term contracts, internships, temporary staff, contractors and consultants.
- The Source refers to Meadowhall Education Limited, a 100% owned subsidiary of British Land. Not previously reported.
- Acuity Ltd was a 100% owned subsidiary of Broadgate Estates until 26 August 2011 when it was disposed of. Acuity is no longer a member of the British Land Group.

Methodology:

- Number of hours calculated by training days x7 and then divided by the FTE.
- British Land result for % employees that have received anti-corruption training: this was not 100%, in part, due to three employees who were on maternity leave during the year and had not completed the training.
- Broadgate Estate result for % employees that have received anti-corruption training: this was not 100% due solely to employees who were on maternity leave during the year and had not completed the training.

STAFF VOLUNTEERING

75. STAFF VOLUNTEERING GRI: EC8, SO9

	Proportion of staff who volunteered	
	FY2012	FY2011
Head Office	42%	31%

Metrics: % of full-time equivalent (FTE) staff.

Scope:

- Covers time spent on business-supported volunteering, community or fundraising activity during working hours only.
- FTEs comprise staff employed directly or contractually by British Land at our Head Office: 93 of 232.2 staff in FY2012; 60 out of 202.9 FTEs in FY2011.

Methodology:

- Staff involved in the business-supported volunteering programme are recorded by Head Office.
- FTE figures are provided by HR on a quarterly basis and the average figure across the reporting period is stated.

ANTI-CORRUPTION

76. RISK MANAGEMENT GRI: SO2

	Analysed for risks related to corruption
	FY2012
British Land	100%
Broadgate Estates Limited	100%
The Source	100%

Methodology:

- KPMG undertook an assessment of British Land's procedures in relation to the risk of bribery and corruption in early 2011. Recommendations arising from that review have been followed up appropriately and, with the assistance of KPMG, an anti-bribery and corruption policy has been implemented, education and training has been provided to all staff, and a response strategy and investigative procedures introduced. Progress with these matters has been reported internally.

77. INCIDENTS GRI: SO4

	FY2012
Number of corruption incidents	0

RESOURCE USE AND COSTS

78. TOTAL RESOURCE USE GRI: EN3, EN4

	Total resource use					
	kWh, m ³ and tonnes			£		
	FY2012	FY2011	FY2010	FY2012	FY2011	FY2010
Energy (kWh)				£		
Managed properties, purchased energy use [landlord-influenced and occupier controlled]	213,725,049	236,488,427	228,047,984	£17,927,031	£10,014,975	£17,521,270
Unmanaged office properties, purchased energy on behalf of single-let tenants	18,615,788	NR	NR	£1,576,633	NR	NR
Managed retail properties, purchased energy [occupier controlled]	2,052,425	NR	NR	£203,578	NR	NR
Developments site energy use	7,445,540	n/a	n/a	£755,056	n/a	n/a
Total purchased energy use	241,838,802	236,488,427	228,047,984	£20,462,298	£10,014,975	£17,521,270
Mains water (m³)				£		
Managed buildings, purchased water use	682,113	638,029	719,498	£777,989	£712,334	£915,921
Managed retail properties, purchased water [occupier controlled]	76,085	NR	NR	£89,644	NR	NR
Developments site water use	27,369	n/a	n/a	£32,246	n/a	n/a
Total purchased water use	785,567	638,029	719,498	£899,879	£712,334	£915,921

RESOURCE USE AND COSTS (TOTAL RESOURCE USE CONTINUED)

Waste (tonnes)	FY2012					FY2011					FY2010			FY2012	FY2011	FY2010
	Landfilled	Diverted from landfill			Total	Landfilled	Diverted from landfill		Total	Landfilled	Diverted from landfill		Total	£		
		Incinerated	Recycled/ Sent off site	Re used on site			Incinerated	Recycled			Incinerated	Recycled				
Managed buildings managed waste	2,429	6,473	9,451	n/a	18,353	3,143	5,743	7,916	16,802	2,274	5,338	5,759	13,371	£136,042	£150,855	£90,977
Developments site waste	4,538	135,561	81,120	221,219	5,086	99,920	105,006	1,139	6,562	7,701	£11,345	£12,716	£2,848			
Total	6,967	151,484	81,120	239,571	8,229	113,579	121,808	3,413	17,659	21,072	£147,387	£163,571	£93,825			
% Waste stream	3%	63%	34%	n/a	7%	93%	n/a	16%	84%	n/a	n/a	n/a	n/a			

Scope:

- Total purchased energy and water
- Offices: 2 unmanaged offices, purchased energy on behalf of singlelet tenants
- Retail: 3 (of 7) managed retail properties, purchased water [occupier control]
- Total managed waste

Methodology:

- **Energy:** Managed purchased energy use is taken from Total Energy Use [Figure 1], excluding vehicle fuel use and the following energy not purchased by British Land: energy use in demises occupied by Broadgate Estates in buildings not owned by British Land. Office energy purchased for unmanaged properties is reported under our CRC commitment and is associated with properties that we don't manage but where British Land is the counterparty to the energy purchase contract. Retail energy purchased for managed properties is reported under our CRC commitment and is associated with occupier controlled energy that we don't manage but where British Land is the counterparty to the energy purchase contract. For offices, this comprises an additional 17,061,045kWh of electricity and 1,554,743kWh of gas. For retail, this comprises an additional 2,052,425kWh of electricity. Developments site energy use is taken from Total Energy Use and Costs [Figure 51].
- Energy and EPRA recommendations: Building purchased energy, i.e. excluding developments, is broken down in line with European Public Real Estate Association (EPRA) recommendations below:
 - Total purchased electricity: 208,509,841 kWh
 - Total purchased district heating and cooling: 134,661 kWh
 - Total purchased fuels (gas and oil): 25,714,169 kWh
 - Total renewable electricity produced: 34,591 kWh
- **Water:** Managed purchased water use is taken from Total Water Use [Figure 14] for our managed portfolio and the addition of water purchased for occupiers within our managed retail portfolio. Data is available for 3 (of 7) properties where landlord meters supply tenanted areas; partial data was available for a further 2 properties. We have not attempted to estimate or extrapolate data for these properties. Developments site water use is taken from Water Use and Costs [Figure 53].
- **Waste:** Managed waste tonnes are taken from Total Waste Management - two year trend [Figure 25]. Developments site waste is taken from Waste Management [Figure 54].

EXPENDITURE

79. TOTAL SUSTAINABILITY INVESTMENT GRI: [EN30](#)

	FY2012	FY2011
Managing buildings efficiently		
Office investment: Investment recovered from occupiers and landlord investment	£717,048	£596,788
Retail investment: Investment recovered from occupiers and landlord investment	£344,797	£255,766
Other environmental expenditure	£421,013	£771,053
Sub-total	£1,482,858	£1,623,607
Developing sustainable buildings		
Prevention and management	£301,749	£7,520
Total	£1,784,607	£1,631,127

Scope:

- Investments by British Land in improving sustainability performance.

Methodology:

- Data is taken from the following Sustainability Expenditure tables: Figure [38] for managed buildings and [60] for developments. For developments, the FY2011 figure does not include consultancy costs; these were not reported in FY2011 but were in FY2012.

EMISSIONS

80. ENTIRE CARBON FOOTPRINT GRI: [EN16](#), [EN17](#), [EN29](#)

	Tonnes of carbon dioxide equivalent
	FY2012
Developments (51.4%)	
Construction on-site	17,113
Embodied carbon in materials and transport	167,617
Supply chain emissions (new)	34,156
Design and professional services (new)	4,074
Finance, legal and other business services (new)	3,892
Property acquisition (9.3%)	
Embodied carbon in buildings (new)	40,356
Investment and finance (new)	526

EMISSIONS

(ENTIRE CARBON FOOTPRINT CONTINUED)

Managed properties (30.8%)	
Offices - landlord-influenced energy use and refrigerant loss	17,223
Retail - landlord-influenced energy use and refrigerant loss	19,737
Occupier/third party controlled energy use and refrigerant loss	78,870
Retail - service charges (new)	8,186
Offices - service charges (new)	12,067
Corporate (8.5%)	
Administration expenses (new)	6,246
Finance (new)	10,859
Staff commuting (new)	76
Staff business travel	309
Head Office - energy use and refrigerant loss	772
Head Office - property outgoings (new)	19,248
Total	441,327

Metrics: Developments, Property acquisitions, Managed portfolio, Corporate

Units: Greenhouse gas (GHG) emissions tCO_{2e}

EMISSIONS (ENTIRE CARBON FOOTPRINT CONTINUED)

Scope:

FY2012

- Energy emissions included in the Measured GHG emissions table [Figure 81].
- Business travel emissions for British Land staff only.
- Commuting emissions for British Land and Meadowhall staff.
- British Land development life cycle analysis (LCA) emissions included in the Measured GHG emissions table [Figure 80].
- Procurement (*supply chain*) emissions for British Land Company expenditure.

FY2011

- Energy emissions included in the Measured GHG emissions table [Figure 81].
- Business travel emissions for British Land staff only.
- British Land development life cycle analysis (LCA) emissions included in the Measured GHG emissions table [Figure 80].

FY2010

- Energy emissions as included in the Measured GHG emissions table [Figure 81].
- Business travel emissions for British Land staff only.

Methodology:

- Energy emissions translated direct from existing BL emissions data [Figure 81].
- Business travel emissions: calculated from BL Barclaycard, Reed & Mackay (travel agents) and staff expenses spend for different travel modes.
- Commuting emissions: British Land staff emissions calculated from Full Time Equivalent (FTE) data and York House travel survey data. Meadowhall staff emissions calculated from FTE data and National Travel Survey (commuting) data.
- Development (LCA) emissions: emissions taken from existing BL emissions data [Figure 81], covering embodied emissions in materials, transport to site and on-site emissions.
- Procurement emissions calculated by mapping British Land spend to input/output carbon intensities to produce output consumption-based emissions for goods and services purchased by British Land. Uses British Land and Meadowhall spend data (*excludes Broadgate Estates Ltd. spend data*).
- The spend data is mapped to 123 Standard Industrial Classification (SIC) sectors, which are then input to Arup's Beacon tool to produce output emissions in British Land reporting and GHG protocol categories.
- The carbon intensity data in Beacon is supplied under exclusive licence by the Centre for Sustainability Accounting Ltd (CenSA).

EMISSIONS

81. MEASURED GREENHOUSE GAS EMISSIONS GRI: EN16, EN17, EN18, EN29 EPRA: 3.5, 3.6



	Gross emissions (tonnes of carbon dioxide equivalent)									
	FY2012					FY2011				
	Scope 1	Scope 2	Scope 3	Total	Change FY2011 to FY2012	Scope 1	Scope 2	Scope 3	Total	
Energy use										
Offices Direct use in influenced demises occupied by British Land, Broadgate Estates & The Source	68	616	88	772	-19%	81	762	108	951	
Offices Common parts	430	13,172	2,941	16,544	-14%	576	15,183	3,398	19,157	
Offices Shared services	56	n/a	24,615	24,671	-15%	78	n/a	28,818	28,896	
Offices Occupier controlled energy use	n/a	n/a	54,199	54,199	-6%	n/a	n/a	57,416	57,416	
Offices Direct use in non-British Land demises occupied by Broadgate Estates	n/a	24	3	27	-45%	1	43	6	49	
Shopping centres Common parts	497	12,187	2,736	15,420	-1%	632	12,209	2,755	15,596	
Retail parks Common parts	21	3,526	769	4,317	-7%	18	3,779	822	4,620	

EMISSIONS (MEASURED GREENHOUSE GAS EMISSIONS CONTINUED)

Refrigerant loss										
Air conditioning In offices, shopping centres and retail parks	653	n/a	0	653	50%	436	n/a	0	436	
Travel										
Fuel use British Land owned vehicles	95	n/a	18	113	-20%	120	n/a	23	142	
Business travel British Land Head Office	n/a	n/a	195	195	-22%	n/a	n/a	249	249	
Water use										
Offices, shopping centres and retail parks Total building offices Common parts shopping centres and retail parks	n/a	n/a	234	234	2%	n/a	n/a	230	230	
Developments										
Embodied carbon footprint Transport to site	n/a	n/a	10,332	10,332	391%	n/a	n/a	2,106	2,106	
Embodied carbon footprint Materials	n/a	n/a	157,285	157,285	477%	n/a	n/a	27,240	27,240	
Carbon footprint site activities, including waste	n/a	n/a	17,113	17,113	450%	n/a	n/a	3,112	3,112	

EMISSIONS

(MEASURED GREENHOUSE GAS EMISSIONS CONTINUED)

Overview										
Total energy use	1,073	29,525	85,352	115,950	-8%	1,387	31,976	93,322	126,685	
Total refrigerant loss	653	0	0	653	50%	436	0	0	436	
Total travel	95	0	213	308	-21%	120	0	272	391	
Total water use	0	0	234	234	2%	0	0	230	230	
Total developments	0	0	184,730	184,730	469%	0	0	32,458	32,458	
Total	1,821	29,525	270,529	301,875	88%	1,942	31,976	126,281	160,200	

Metrics: carbon emissions, cost per tonne of carbon

Units: tonnes of carbon dioxide equivalent (tCO_{2e}), GBP(£)

Scope:

FY2012

- **Offices** 29 properties reported energy use, with a floor area of 609,828 m².
- **Retail parks** 62 properties reported energy use, with a floor area of 769,083 m².
- **Shopping centres** 12 properties reported energy use, with a floor area of 497,297 m².

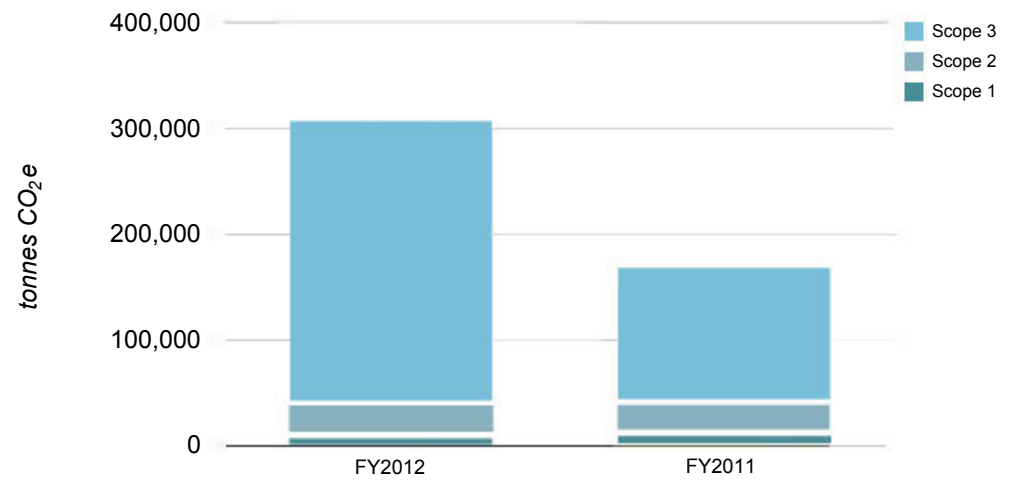
FY2011

- **Offices** 29 properties reported energy use, with a floor area of 657,749 m².
- **Retail parks** 62 properties reported energy use, with a floor area of 778,955 m².
- **Shopping centres** 12 properties reported energy use, with a floor area of 495,617 m².

Further information in Reporting Criteria.

EMISSIONS

82. MEASURED GREENHOUSE GAS EMISSIONS BY SCOPE GRI: [EN16](#), [EN17](#), [EN18](#), [EN29](#)



	Tonnes of carbon dioxide equivalent			
	FY2012	% of total	FY2011	% of total
Scope 1	1,821	0.60%	1,942	1.21%
Scope 2	29,525	9.78%	31,976	19.96%
Scope 3	270,529	89.62%	126,281	78.83%

EMISSIONS

83. MEASURED SCOPE 1 AND 2 GREENHOUSE GAS EMISSIONS INTENSITY GRI: CRE3 EPRA: 3.7

	FY2012	FY2011
Financial Tonnes of CO ₂ e per £m of gross rental and related income	56.89	64.13
Activity related Tonnes of CO ₂ e per m ²	0.017	0.018
Staff Tonnes of CO ₂ e per Full Time Equivalent	65	69

Scope:

- Floor area for the managed portfolio: 1,836,208 m² in FY2012 and 1,932,321 m² in FY2011.

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 FY2011 and £517.79m for FY2010.
- Full time equivalent based on the total number of employees reported in the 'Employment' section of this Full Data Report. FY2012: 483 and FY2011: 491

84. MEASURED DEVELOPMENTS' GREENHOUSE GAS EMISSIONS INTENSITY GRI: CRES4

	FY2012
Financial Tonnes of carbon dioxide equivalent per £m construction spend	725

Metric: Tonnes of CO₂e per £ million spend of construction.

Methodology:

- Calculated as total construction related greenhouse gas emissions (184,730 tonnes) divided by millions of construction spend (£254.8m FY2012).

EMISSIONS

85. MEASURED HEAD OFFICE GREENHOUSE GAS EMISSIONS AND INTENSITY GRI: CRE3 EPRA: 3.7

	FY2012					FY2011			
	Scope 1	Scope 2	Scope 3	Total	Change FY2011 to FY2012	Scope 1	Scope 2	Scope 3	Total
Head Office carbon emissions (tonnes of CO ₂ e)	n/a	301.29	39.66	340.95	-8%	n/a	326.40	42.97	369.37
Head Office carbon intensity (tonnes of CO ₂ e per m ²)	n/a	0.081	0.011	0.09	-8%	n/a	0.088	0.012	0.10
Head Office carbon intensity (tonnes of CO ₂ e per full-time equivalent)	n/a	1.35	0.18	1.53	-13%	n/a	1.56	0.21	1.77

Units: tonnes of carbon dioxide equivalent (tCO₂e)

Scope:

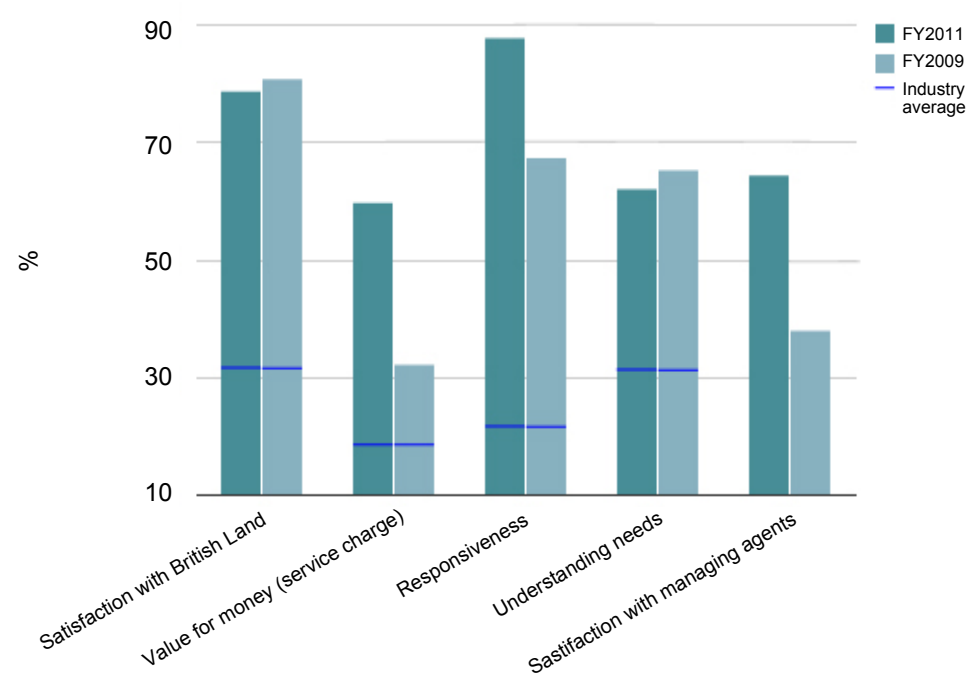
- Energy consumed in areas occupied by British Land in York House (*Head Office*). Includes electricity used for small power and lighting.

Methodology:

- tCO₂e/m² calculated using the Net Lettable Area occupied by British Land.
- Full-time equivalents are staff and contractors employed at Head Office at year end (223 in FY2012, 209 in FY2011 and 184 in FY2010).

CUSTOMER SATISFACTION

86. RETAIL SATISFACTION GRI: PR5



CUSTOMER SATISFACTION (RETAIL SATISFACTION CONTINUED)

	Retail customers rating as good or excellent		
	2011	2009	Industry average
Satisfaction with British Land	78%	80%	31%
Value for money (service charge)	59%	33%	18%
Responsiveness	88%	66%	21%
Understanding needs	64%	67%	31%
Satisfaction with managing agents	63%	37%	n/a

Scope:

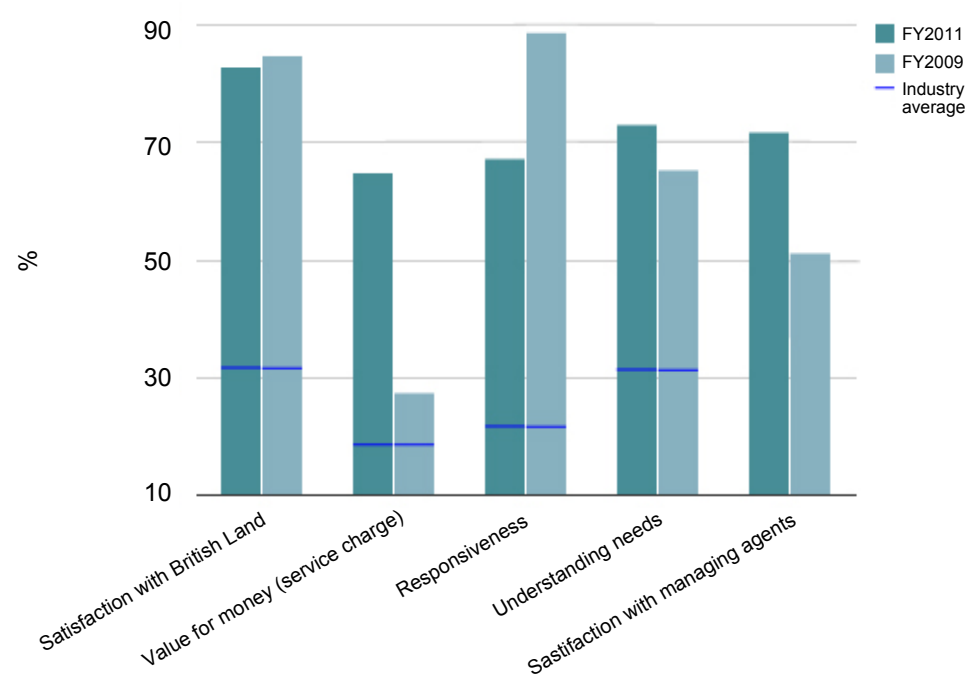
- UK managed properties
- Independent surveys by RealService.
- 236 respondents.

Methodology:

- All British Land results based on a five point scale, where 'good' is four and 'excellent' is five.
- Industry averages for overall satisfaction, satisfaction with value for money (*service charges*) and understanding needs based on the Occupier Satisfaction Survey 2011, rating satisfaction with overall relationship with landlord and service charge arrangements as seven out of ten or above. Industry average for responsiveness based on the Occupier Satisfaction Index 2009, rating satisfaction with responsiveness as 'good' or 'excellent'.
- FY2011 British Land average calculated on the basis of portfolio weighting: retail 60%, offices 40%.

CUSTOMER SATISFACTION

87. OFFICE SATISFACTION GRI: PR5



CUSTOMER SATISFACTION (OFFICE SATISFACTION CONTINUED)

	Office customers rating as good or excellent		
	2011	2009	Industry average
Satisfaction with British Land	83%	85%	31%
Value for money (service charge)	65%	17%	18%
Responsiveness	68%	89%	23%
Understanding needs	74%	63%	31%
Satisfaction with managing agents	73%	53%	n/a

Scope:

- UK managed properties
- Independent surveys by RealService.
- 26 respondents.

Methodology:

- All British Land results based on a five point scale, where 'good' is four and 'excellent' is five.
- Industry averages for overall satisfaction, satisfaction with value for money (*service charges*) and understanding needs based on the Occupier Satisfaction Survey 2011, rating satisfaction with overall relationship with landlord and service charge arrangements as seven out of ten or above. Industry average for responsiveness based on the Occupier Satisfaction Index 2009, rating satisfaction with responsiveness as 'good' or 'excellent'.
- FY2011 British Land average calculated on the basis of portfolio weighting: retail 60%, offices 40%.

CUSTOMER SATISFACTION

88. OCCUPIER SATISFACTION IN NEW BUILDINGS GRI: PR5

	Office customers rating as excellent or good
	FY2012
British Land as a developer and landlord	95%
Building	95%
Broadgate Estates during fitout	89%
Extent the building meets their sustainability needs	85%

Scope:

- New office developments: 201 Bishopsgate, The Broadgate Tower, 10 Triton Street, 20 Triton Street and Ropemaker Place.
- Independent post occupancy surveys by RealService.
- 25 respondents.

REPORTING CRITERIA

1. REPORTING CRITERIA

The following sets out the overall principles, boundaries, scope and methodologies applied when reporting corporate responsibility (CR) data in our CR Report and this Full Data Report. Further explanations are provided in each section of this Full Data Report.

PRINCIPLES

- We report data on issues relevant to our corporate responsibility commitments
- The data reported is meaningful and consistent with the explanatory notes
- Data is presented transparently to aid the reader in making judgements or decisions on performance and to have confidence in the report
- Data is as accurate and complete as practical and feasible
- Consistent boundaries and methodologies are used wherever possible to allow comparisons over time
- Assumptions or estimations are stated and explained
- Exclusions are stated and explained
- Certain key data is independently assured. Wherever the data is assured, we make an explicit statement to confirm this

BOUNDARY

- All figures in this report cover the period from 1 April 2011 to 31 March 2012 unless otherwise stated
- We report data wherever we have operational or management influence. This includes properties and projects 100% owned by British Land and those where we have a stake in a joint venture or investment fund
 - Number of managed properties: 418
 - Number of managed development projects: 62
 - The data in this report covers performance across 98% of our entire managed portfolio and 93% of our development portfolio based on value. We focus on our managed and development portfolio, which comprises 66% of our total investment portfolio by value, as this is where we can influence performance
 - Where we report our energy use associated with the Carbon Reduction Commitment (CRC), this follows CRC footprint guidance and includes energy use where British Land is the counterparty to the energy purchase contract. In light of this, our CRC reporting boundaries are different to our CR reporting boundaries
 - Operational or management influence is referred to as 'management influenced', 'managed' or 'landlord-influenced' throughout this report
 - We have applied the Global Reporting Initiative's G3.1 Sustainability Reporting Guidelines and Construction and Real Estate Sector Supplement by interpreting their requirements against our operations. Application level B+ has been reported against
 - So you can be confident that we are reporting accurately - and on those issues most material to our business and our stakeholders - we have engaged PricewaterhouseCoopers (PwC) to

perform independent limited assurance of a selection of our most material FY2012 data reported in this Full Data Report. We identified our key data to be assured with PwC, using results from wider stakeholder engagement and with reference to our overall CR strategy. PwC's assurance report is included in this Report in the Assurance Statement section. The selection of data included in the scope of PwC's assurance is laid out in their report. PwC also assured a selection of our FY2011 data. Earlier data was assured by another provider.

METHODOLOGY

Estimations

- We aim to capture all relevant data, but, where this is not feasible, we estimate figures and pro-rate available data wherever practical. Where we estimate, we make this clear in the report criteria or the data notes
- Oil use data is measured where possible. Otherwise it is estimated based on the run time of plant

Restatements

- We aim to ensure data is as accurate and comparable between years as possible. Where updated or new data is available, we restate figures for prior years, where the restatement is material. Where we have done this, we provide details below or in the data notes

Acquisitions, disposals and newly managed properties

- Data from properties acquired or sold, or which are under our operating influence during the reporting period, are reported from the date of purchase / management or until the date of sale

Unit and price conversion factors

- Oil use is converted from litres to kWh using a Carbon Trust recommended factor of 11.85
- Fuel use for vehicles was converted from litres to kWh using Carbon Trust recommended factors. Diesel: 10.96, LPG: 6.98, Petrol: 9.61
- UK energy costs are calculated using 'DECC and National Statistics publication: Quarterly Energy Prices March 2011'. Electricity: FY2012: £0.0900/kWh, FY2011: £0.0842/kWh, FY2010: £0.0882/kWh. Gas: FY2012: £0.0265/kWh, FY2011: £0.0212/kWh, FY2010: £0.0203/kWh. Oil: FY2012: £0.681/kWh, FY2011: £0.5414/litre, FY2010: £0.44/litre
- For Continental Europe - €/kWh was used, based on information provided in Europe's Energy Portal www.energy.eu/#prices. The Italian electricity price was applied to geothermal energy use as no cost data was available and the geothermal energy use was located in that country. An exchange rate of 0.8631 £:€ was applied (the average rate for FY2012 sourced from www.x-rates.com)
- Energy cost savings were calculated by multiplying any decrease in kWh between reporting years, and applying current year cost factors
- Numbers may not add up due to rounding
- 'n/a' indicates where data is not applicable
- 'NR' indicates where data is not available and has not been reported
- The Global Reporting Initiative (GRI) indicator reference number is provided next to relevant figures.

MANAGING BUILDINGS EFFICIENTLY

Progress statements and percentage completions are developed by external consultants Arup. Key performance data is assured by PwC. For more detailed progress statements, please visit our Full Data Report 2012: www.britishland.com/crdata2012

BOUNDARY

- Assets where we have operational influence are those, irrespective of our ownership, where there are multi-let assets with common parts (and sometimes shared services) under our management responsibility
- In value terms, our total investment portfolio consists of 59% multi-let assets, 32% single-let assets, and 1% residential. The remaining 8% is our developments portfolio
- Assets are not reported where we do not have management responsibility, irrespective of our investment stake
- Broadgate Estates is wholly owned by British Land and is the building manager for all British Land's multi-let offices. It also manages other buildings which are not owned by British Land. Broadgate Estates is mentioned explicitly where its performance is reported
- All staff at The Source in Sheffield are employed through Meadowhall Education Limited, which is wholly owned by British Land. The Source is mentioned explicitly where it is reported and is accounted for as an office property
- British Land has investment stakes and management responsibility for properties located in the UK, Spain, France, Italy and Portugal. We manage and report data on a portfolio basis segmented as follows in line with our financial reporting: offices, shopping centres and retail parks
- This year, we had influence over resource use (common parts and some shared services) of 111 commercial properties with a floor area of 1,910,286m². This compares to 111 commercial properties in FY2011, with a combined floor area of 1,964,777m². Floor areas reported from the two years have changed as a result of portfolio churn from asset acquisitions and sales
- We have reported on the common parts resource use of 307 residential properties we manage for the first time this year. We own six of these properties whilst having management responsibility for the remaining 301 properties. We are unable to report the common parts floor area of these properties
- Our residential portfolio contributes 0.2% of our total landlord-influenced energy use.

SCOPE

- Our FY2012 managed portfolio consists of the following, unless otherwise stated:
 - 30 offices
 - 12 shopping centres
 - 69 retail parks
 - 307 residential
- Where we refer to 'commercial', this includes all property types with the exception of residential
- Where we refer to 'retail', this includes both shopping centres and retail parks
- Our managed portfolio changes over time as assets are acquired and sold. Our landlord-influenced resource use is affected by portfolio churn, as well as by our ability to reduce consumption. We also continue to improve the accuracy and comprehensiveness of our data gathering
- 98% of our managed properties reported resource use data by value in FY2012 (411 out of 418 properties). This compares to 98% of managed properties by value in FY2011 (104 out of 111 properties). The 7 properties not reporting resource use in FY2012 are all retail parks. Details on why resource use data is not available are provided below. We have estimated the materiality of these properties at less than 2% of our managed portfolio based on a floor area check
- Our reported resource at each asset varied, reflecting the resources used in common parts and shared services at each asset
- Where we have indicated that a property has not reported a particular resource type, we will be working over the course of the next year to collect this data

During FY2012:

- No managed properties that reported resource use were sold or no longer managed by British Land during the reporting year
- Six new commercial properties reported resource use. These comprised newly purchased/managed properties and development projects achieving practical completion
- Two commercial properties reported resource use for the first time
- 307 residential properties reported resource use for the first time
- Year-on-year comparisons of our performance are not straightforward because of variations in the portfolio of properties owned and managed.

MANAGING BUILDINGS EFFICIENTLY

Property type	Resource type	Properties reporting	Properties not reporting	Reason	
Offices includes The Source	Electricity	30	0		
	Gas	24	6	No shared services gas use	
	Oil	13	17	No shared services oil use	
	Water	29	1	No water use	
	Waste	27	3	Waste reported at the estate level and therefore reported under different property	
Retail Parks	Electricity	62	7	2	Unable to obtain data from joint venture partners
				1	Data excluded as provided too late to include in reporting
				4	Common parts not metered separately
	Gas	6	63	No common parts gas use	
	Oil	1	68	No common parts oil use	
	Water	22	47	46	No common parts water use
				1	Meter broken and not yet replaced
Waste	39	30	No managed waste		
Shopping centres	Electricity	12	0		
	Gas	10	2	1	No common parts gas use
				1	Gas reported at the estate level and therefore reported under different property
	Oil	5	7	No common parts oil use	
	Water	11	1	Water reported at the estate level and therefore reported under different property	
	Waste	10	2	1	Waste reported at the estate level and therefore reported under different property
1				No managed waste	
Residential	Electricity	307	0		
	Gas	0	307	No common parts gas use	
	Oil	0	307	No common parts oil use	
	Water	80	227	No common parts water use	
	Waste	80	227	No managed waste	

MANAGING BUILDINGS EFFICIENTLY

METHODOLOGY

- Resource use data - energy, water and waste - is collected across the managed portfolio using a carbon reporting system: Credit 360. Managing agents at our managed sites provide monthly and quarterly responses to automated data requests from the system
- At our retail parks and shopping centres, managing agents provide readings for all meters associated with common parts energy. Meter readings are automatically extrapolated to the end of the reporting period based on a kWh/day rate. Where meters are 'mixed' and serve both common and occupier areas, managing agents provide sub-meter readings, which are then deducted from the meter total to provide common parts usage. Where this is not possible, managing agents estimate the split between common and occupier usage. Where an estimate is not available, 'mixed' meters are reported in common parts
- In our office portfolio, energy and water consumption data is reported by managing agents on Credit 360. Meter readings are taken for each managed portfolio by Broadgate Estates. These readings are reviewed and collated before being entered into Credit 360. As we install online energy management systems in our offices, we are implementing automatic uploading of energy data on a monthly basis to Credit 360. To date there is only one building with an automatic uploading capacity. We anticipate that, by the end of next year, nine of our largest assets will report their energy use on an automatic basis
- Checks are undertaken to ensure all data has been submitted to the system before aggregation and reporting begins. Where necessary, data is converted into the common reporting units - for instance, litres of oil are converted into kWh
- Credit 360 is used to report our performance
- For our residential portfolio, resource use data has been provided by our managing agents in spreadsheet format.

Floor areas and energy intensities

- Office floor areas are based on Gross Internal Area (GIA) and are obtained from service charge budgets and insurance valuations. Where British Land occupied areas are stated, floor areas refer to the Net Lettable Area (NLA) occupied by British Land
- For retail parks, floor areas have been calculated based on the number of car park spaces. (This is based on an assumption of an average car park size of 4.60m x 2.45m = 11.27m². We add a further 20% to account for other areas such as management offices and covered walkway areas. This reflects the amount of common space that British Land manages, for example lighting car parks)
- Shopping centre floor areas have been calculated by using the methodology for retail parks described above, but substituting the additional 20% for measured internal common parts areas supplied by our managing agents
- The floor areas for all properties have been measured/calculated consistently across reporting years
- We undertake energy and water intensity calculations. This allows us to establish energy and water benchmarks for offices so that we can compare the performance of individual properties to the relevant benchmarks, identifying opportunities for improvement and learning from examples of good practice
- Properties are only included in intensity calculations where they provide both consumption data and floor area data. Where a property has not reported resource use, its floor area has been removed from the total used to calculate energy and/or water intensity per m² for that property type
- Offices' energy and water intensity per m² are calculated using offices Gross Internal Areas, with the exception of British Land occupied areas, where a Net Lettable Area (NLA) has been used. We do this to be consistent with other industry standards, including Display Energy Certificates (DECs). Common parts' energy and water intensity per m² for the other portfolio types was calculated using the common parts floor area for that portfolio type
- In our office portfolio, we calculate energy and water intensity per full time equivalent (FTE) employee. FTEs are collated and reported by property managers at each building. Office total building energy/water use is divided by the total number of FTEs across the office portfolio to provide an energy use (kWh) per FTE figure
- In our retail portfolio, we calculate energy intensity per number of visitors. Visitor numbers are collated and reported by managing agents at each managed asset. Common parts energy use is divided by the total number of visitors across the retail park and shopping centre portfolios to provide an energy use (kWh) per visitor number figure. Where retail assets are unable to provide visitor numbers, the property is excluded from this intensity calculation
- Residential properties are not included in intensity calculations as we are not able to calculate common parts floor areas.

Like-for-like reporting

- When we report like-for-like performance, this conforms with the EPRA reporting guidelines, namely those assets which are part of the portfolio for the entire FY2012 reporting year when compared with the baseline year, which may be FY2011 or in some cases FY2009, where we are reporting three year performance
- We undertake like-for-like calculations to track the performance of a consistent set of properties across reporting years. Our like-for-like portfolio comprises those properties with robust resource use and floor area data that were in our portfolio for the whole of the reporting and the baseline year and complies with the EPRA reporting guidelines
- Like-for-like calculations are only undertaken for areas where British Land has management influence. They do not include energy used in occupier demises in our office portfolio. Fuel use in British Land owned/leased vehicles is not included in like-for-like calculations
- The total numbers of our like-for-like assets can be seen in the table below.

MANAGING BUILDINGS EFFICIENTLY

Portfolio type	FY2009 like-for-like properties	FY2012 like-for-like properties
Offices	12	21
Properties with direct use in demises occupied by British Land, Broadgate Estates and The Source	2	4
Retail Parks	49	59
Shopping Centres	4	10
Residential	n/a	n/a

Adjustments and restatements

- The scope of our reporting for FY2011 has been restated due to adjustments made to the reporting of our portfolio. This includes integrating our continental European properties within our UK categories. Last year, we stated that 109 (now reported as 111) properties were in the managed portfolio with a floor area of 2,921,821m² (now restated as 1,964,777m²): 26 offices (now 30 - one property reclassified as an office and three additional properties not previously reported on), 60 retail parks (now 69 - 10 Continental European retail park properties integrated, one property reclassified as retail park and two properties incorrectly included in last year's count), 11 shopping centres (now 12 - two Continental European shopping centres integrated, one property reclassified as retail park)
- Where we have updated or new data, we restate figures for prior years. Details of restatements are made in the reporting criteria associated with each resource type.

ENERGY USE

METRICS: Electricity, Gas, Oil, On-site renewables and Other energy use. Estimated costs associated with each metric.

UNITS: kWh, kWh per m², GBP (£)

SCOPE

- When reporting energy use in buildings, we separate use so that we can report where the landlord has influence or where occupiers have control or influence. In our office portfolio, we report energy use for landlord-influenced areas as follows: common parts and central shared services (including oil use for standby generators). We separate British Land and its subsidiaries' (Broadgate Estates and The Source) own direct use in our demises. This enables us to hold respective stakeholders accountable for their own energy performance in buildings
- In our retail park, shopping centre and residential portfolios, we are currently reporting the energy use in areas that we influence - the common parts
- Where we have void space in our portfolio, we have control for energy consumption. This energy use is reported
- The fuel use associated with any vehicles that British Land own and operate is reported.

METHODOLOGY

- Energy use in Broadgate Estates' occupied areas in buildings not owned by British Land is estimated based on billing information
- Energy financial savings were calculated on the amount of energy saved multiplied by the cost factor of the reporting year
- Fuel use for vehicles owned and/or leased by British Land is collected on a quarterly basis from managing agents.

MANAGING BUILDINGS EFFICIENTLY

Adjustments and restatements

- Energy use for FY2011 was restated as we work continuously to improve the accuracy of our data. Specific restatements are listed below:
- Office common parts have been restated due to improved accuracy of reporting and metering, allowing a more transparent apportioning of energy use in some of our offices
- Head Office energy use has been restated as we now receive all data via our automated metering software
- In our retail park and shopping centre portfolios, where meters are read, we have identified inaccuracies with some reporting and adjusted these figures.

WATER USE

METRICS: Mains water use, Non-mains water.

UNITS: m³, m³ per m², GBP (£).

SCOPE

- Water data is made up of mains water and non-mains water used within our multi-let managed portfolio. Non-mains water is made up of water harvested on site and water used from boreholes. Borehole water relates to water from the borehole used in common parts of an asset. Some water is extracted from the borehole to backwash the cleaning filters associated with the borehole plant. This water has not been reported
- FY2012 - 62 commercial properties with a floor area of 1,535,822m² reported mains water use data, out of a total of 111 properties: 29 offices, 22 retail parks and 11 shopping centres. 80 residential properties reported common parts water use
- FY2011 - 58 properties with a floor area of 1,559,512m² reported water use data, out of a total of 111 properties: 27 offices, 22 retail parks and nine shopping centres
- FY2012 - Six properties reported non-mains water use data, out of a total of 62 properties that reported water consumption: two offices, one retail park and three shopping centres
- FY2011 - Six properties reported non-mains water use data, out of a total of 58 properties that reported water consumption: two offices, one retail park and three shopping centres
- At our offices, we report the water use as a single figure for the entire building because we rarely have sufficient sub-metering to isolate water we have management influence over
- In our retail park, shopping centre and residential portfolios, we only report the water use in areas that we influence - the common parts.

METHODOLOGY

- In the UK, water costs were calculated at £1.1782 per m³ for FY2012 and £1.1528 per m³ for FY2011. These cost factors have been updated as they are no longer available from Ofwat (www.ofwat.gov.uk). We have based these cost factors on data publicly available from the water company that supplies water to the majority of our properties
- For properties located in Continental Europe, water costs are calculated using UK water costs given above as no other data is available
- Water financial savings were calculated on the volume of water saved multiplied by the water cost factor of the reporting year
- Total water intensity per m² was calculated using total building water use for offices and common parts water use for shopping centres and retail parks, divided by gross internal floor areas for offices and common parts floor areas for shopping centres and retail parks
- Water intensity per full time equivalent is only applicable to offices as occupier data is available and also because water use in our offices is directly affected by the number of full time equivalents, whereas it is not in our retail portfolio, which primarily uses water for landscaping and public toilets.

Adjustments and restatements

- Water use for FY2011 was restated as we work continuously to improve the accuracy of our data. Specific restatements are listed below:
- Office total building water use has been restated due to improved accuracy of reporting and metering
- Head Office water use has been restated as we now receive all data via our automated metering software, which provides a greater accuracy and breakdown of water consumption
- In our retail park and shopping centre portfolios, where meter readings are recorded and reviewed, we have identified inaccuracies with reporting; for instance: meters recording incorrect units, newly identified meters or incorrect apportionment.

MANAGING BUILDINGS EFFICIENTLY

WASTE MANAGEMENT

METRICS: Waste sent to Landfill, Incinerated, Composted, Recycled/re-used, sent to Materials Recovery Facilities (MRF).

UNITS: tonnes of waste, GBP (£).

SCOPE

- Waste figures cover waste managed by British Land. Occupier waste not managed by British Land is not reported
- 76 UK properties reported waste management data in FY2012, compared to 74 properties in FY2011
- The waste streams managed at each of our sites varies across the portfolio: 36 properties reported management of common parts only waste, 24 properties reported management of common parts and some occupier waste, and 16 properties reported management of all common parts and occupier waste
- 'Recycled or re-used' includes: Recycled on site, sent to MRF (Material Recovery Facility) and composting (individual breakdowns given with each relevant figure)
- 'Incineration' includes incineration with and without energy recovery (individual breakdowns given with each relevant figure)

METHODOLOGY

- Where waste was sent to Materials Recovery Facilities (MRFs), the performance of these facilities has been reported. This performance data has been applied to the total volume of waste sent to an MRF and factored into waste performance numbers. For example, 100 tonnes sent to MRF, MRF performance = 50% recycling, 30% incineration and 20% landfill, therefore 50 tonnes remains as MRF recycling, 30 tonnes added to incineration figures and 20 tonnes added to landfill figures
- In FY2010, MRF performance was not recorded. Therefore, waste to MRF was considered as 100% recycled and not recorded as a separate waste stream
- Landfill tax costs have been calculated by multiplying the volume of waste to landfill in tonnes by the relevant cost factor for landfill tax
- Landfill tax cost factors: FY2012: £56 per tonne; FY2011: £48 per tonne; FY2010: £40 per tonne. Source: HMRC
- Landfill tax costs for Europe are based on the UK landfill tax rate and are for indicative purposes only
- Landfill tax savings have been calculated by multiplying recycled waste by the relevant landfill tax cost factor for each year. It is assumed that any waste recycled was diverted from landfill. Incineration has not been included in this calculation as there are costs associated with the incineration of waste
- Head Office waste is waste generated in British Land occupied areas at York House.
- **Adjustments and restatements**
- Waste data for FY2011 has been restated, as we work continuously to improve the accuracy of our data. Specific restatements are listed below:
- We have undertaken waste audits throughout this year that have identified some inaccuracies in waste reporting for specific properties - this has been corrected for both current and previous year reporting
- Data has been excluded from two Continental European properties in FY2011 due to concerns over accuracy. This data has been reviewed and amended and has been included in our reporting.

HOME: FULL DATA REPORT	CONTENTS	TARGETS	PERFORMANCE DATA	REPORTING CRITERIA	GRI INDEX AND UN GLOBAL COMPACT	INDEPENDENT ASSURANCE	EPRA INDEX
MANAGING BUILDINGS EFFICIENTLY		SUPPORTING COMMUNITIES		DEVELOPING SUSTAINABLE BUILDINGS	ENGAGING STAFF		CARBON

SUPPORTING COMMUNITIES

INVESTMENT AND CONTRIBUTIONS

- These Report Criteria notes refer to the following figures only:
- Community investment and support
- Community investment
- London Benchmarking Group
- Managed portfolio engaged with local community
- Community investment outcomes.

BOUNDARY

- UK only.

SCOPE

- Our managed portfolio changes significantly over time, with properties bought and sold relatively frequently. Our key development sites also change over time. Our total community investment is affected by these changes. We also continue to improve the accuracy and comprehensiveness of data gathering
- Data covers community investment activities at our Head Office, our managed retail and office portfolios and non-mandatory community investment activities at our key development sites
- Cash donations are exclusive of VAT
- Staff time and supplier time relates to time spent on community investment activities during paid working hours only and is valued in accordance with London Benchmarking Group (LBG) guidelines
- Staff time relates to those employed directly or contractually at British Land's Head Office
- Supplier time relates to property management teams and contracted suppliers at our managed sites, and suppliers employed through our Head Office
- In-kind contributions are based on cost rather than commercial value, calculated according to LBG guidelines. This figure largely relates to donations of space to charitable and community causes, which is valued as per LBG Property and Construction Group guidance
- Relevant figures relating to the operations of The Source Skills Academy in Sheffield are included in this data. Adjacent to Meadowhall Shopping Centre, The Source is a £5.5m training and development centre, set up as a charity by British Land in partnership with Sheffield City Council in 2003. The Source has been the only Centre of Vocational Excellence for Retail in South Yorkshire since 2005, and became a National Skills Academy for Retail in 2009. Representatives from British Land, Meadowhall, Sheffield City Council, Rotherham Borough Council and the National Skills Academy are on the Board of Trustees. The Source is also underwritten by British Land, which has agreed to cover any capital or operating deficits until 2023.

METHODOLOGY

- Community data is collected across the managed portfolio using an online software solution - Credit 360. Centre management staff at our managed sites and Head Office personnel input details of community investment activities. This data is reviewed quarterly by Head Office. All data reported follows the principles of the London Benchmarking Group's (LBG) framework, which provides a comprehensive and consistent set of measures to calculate corporate community investment www.lbg-online.net
- Credit 360 has the functionality to produce a number of reports that are used to compile the figures presented in this report
- The valuation of British Land staff time includes salary, pension, healthcare, bonuses and car allowance. An average hourly cost of time is calculated based on all staff who spent time on community investment activities. Time relating to members of British Land's Executive Committee is given a different average value
- Time spent by those in management positions in our property management teams is valued based on the average hourly cost of all those involved in community investment activities. The valuation of this time includes salary, pension, healthcare, bonus and car allowance. Separate values are attributed to Retail and Office management staff. Time donated by suppliers in non-management positions is valued according to the latest Office for National Statistics UK average earnings figures, taking into account a 10% allowance for employers' National Insurance and 5% for pension contributions.

Adjustments and restatements

- Following a review of data relating to The Source Skills Academy in Sheffield, and with guidance from the London Benchmarking Group, we have not reported a number of activities that have been included in our figures historically. These figures relate to funding obtained from the Skills Funding Agency, which were previously reported in 'External funding for local training' (Community investment and support) and 'leveraged cash investment' (London Benchmarking Group data).

DEVELOPING SUSTAINABLE BUILDINGS

TARGETS, SCOPE AND METHODOLOGY

Target: Divert a minimum of 98% of demolition and strip out waste from landfill and 96% of construction and fit out waste from landfill.

- Scope :All demolition or strip out projects with a construction value over £300,000 managed by British Land. Includes retail, international, office, new build, fit out, refurbishments, residential and common parts
- Performance calculation methodology: Achieve 100% if both total figures achieved; 50% if one achieved. Calculated as total waste diverted from landfill across demolition and strip out activity, divided by total waste generated in demolition and strip out activity; and total waste generated in construction and fit out activity diverted from landfill divided by total waste generated in construction and fit out activity.
- Target: All major developments to result in a net improvement in site biodiversity.
- Scope: All UK new build, new external works and major refurbishment with a construction value over £5 million managed by British Land. Does not apply to fit-outs of buildings we have just constructed
- Performance calculation methodology: Achieved if every development under design or construction during the year, including 'renewed' projects, has or is projected to result in net improvement in formal ecologist's report. Progress is measured as % of applicable developments which achieve target.

Target: Achieve a minimum BREEAM Excellent rating on all major office developments and refurbishments and support a minimum BREEAM Very Good rating on all major retail developments and refurbishments.

- Scope: All UK office and retail developments and refurbishments under design or construction, with a construction value over £5 million, managed by British Land, or non-managed projects where British Land funds more than 49% of the development project. This does not apply to expensive plant replacement or projects not active during this financial year. It also excludes projects which are at feasibility stage and have not reached sufficient detail to conduct a BREEAM pre-assessment
- Performance calculation methodology: Achieve 100% if both total figures achieved; 50% if one achieved. Calculated as % of applicable developments which achieve applicable target.

Target: Apply our Sustainability Brief, or an equivalent, to developments conducted through joint ventures or partnerships, and all developments with a construction cost over £300,000.

- Scope: All design and construction activity with a construction value over £300,000. Includes retail, international, office, new build, fit-out, refurbishments, residential and common parts projects. For JVs and partnerships: applies to all activity with a construction cost over £5 million not managed by British Land, but where British Land is funding at least 10% of the project or joint venture company
- Performance calculation methodology: Achieved if every applicable development can demonstrate reasonable, documented, adherence to the sustainability brief process and requirements. Where the Sustainability Brief is not used, the alternative process has been approved by the Sustainable Developments Executive. Progress is measured as % of applicable developments which apply Sustainability Brief.

Target: Accident frequency rates for reportable accidents and lost day accidents on construction sites not to exceed 0.25 and 0.20 per 100,000 hours worked respectively.

- Scope: All construction activity with a construction value over £300,000 managed by British Land. This includes international, retail, residential and office developments; it does not include plant replacement projects
- Performance calculation methodology: Achieved if both rates are not exceeded. Progress is measured as 100% if both under limit rate, 50% if one under limit rate, 0% if both over limit rate. This is calculated as total reportable or total lost day accidents across all applicable projects, multiplied by 100,000 and divided by total man hours across all applicable projects.

DEVELOPING SUSTAINABLE BUILDINGS

BOUNDARY

- Development project data covers 63 development projects active in this financial year, which we manage. Our scope for our performance against development targets is wider and could cover an additional three projects we do not manage but have influence over; this is stated in our target performance and calculation approach above. Our scope for each indicator is set out when it differs from our boundary
- British Land has developments in the UK and Spain. We manage and report data on a construction value basis: small - £300,000-£5 million and major - over £5 million. We do not report on development projects with a construction value less than £300,000.

SCOPE AND MATERIALITY

- Our managed development projects consist of the following, unless otherwise stated:
- 32 development projects in design
- 15 development projects in construction
- 15 developments completed during the financial year
- Approximately 28 of the 62 managed development projects are retail projects with a construction value under £1 million
- Our estimated construction spend for FY2012 is £181 million
- Our development portfolio changes significantly over time, with development projects started, put on hold or sold relatively frequently; this is particularly true of the past few years, given the global economic situation. Our resource use is affected by these changes
- This year we started reporting site energy, timber and water usage.

	Number of projects reporting	Number of projects not reporting
Construction waste	28	2 projects did not report construction waste as they were reporting demolition waste at this time.
Demolition waste	18	12 projects did not report demolition waste as they were reporting construction waste at this time.
Site energy use	27	3 projects did not report energy use. 1 project captured energy use in our centre management figures (Meadowhall Oasis); 1 was a small retail project and the remaining 1 was a small office refurbishment.
Site water use	27	3 projects did not report water use. 2 were small retail projects and 1 was a small office refurbishment.
Site timber	25	5 projects did not report timber use: 2 of these were small office fit-out/refurbishments; 1 was a small retail project; the remaining 2 were major projects - 1 office refurbishment and 1 retail centre development.
Health and safety	30	All projects reported Health & Safety

HOME: FULL DATA REPORT	CONTENTS	TARGETS	PERFORMANCE DATA	REPORTING CRITERIA	GRI INDEX AND UN GLOBAL COMPACT	INDEPENDENT ASSURANCE	EPRA INDEX
MANAGING BUILDINGS EFFICIENTLY		SUPPORTING COMMUNITIES		DEVELOPING SUSTAINABLE BUILDINGS	ENGAGING STAFF		CARBON

DEVELOPING SUSTAINABLE BUILDINGS

METHODOLOGY

- Construction value is an estimate of costs to build the development excluding design, legal or finance fees or costs. It is intended to reflect the value of materials, energy and manpower required to construct our projects and is a rough estimate based on accounting codes
- British Land appoints external design and construction teams to undertake our development projects. Our Sustainability Brief for Developments version 3 establishes the reporting standards for our development projects. Application of this Brief is the responsibility of our Sustainable Developments Executive as well as all Project Development Executives, and the Brief is regularly circulated to all external project managers
- Resource use at our development sites is collected using an online software solution - Credit 360. Third party site managers are contractually required to provide monthly responses to a series of questions issued to them from the system. These monthly responses are reviewed at least quarterly by British Land or an environmental consultant. Annually, all projects with a construction value over £5 million are subject to detailed audits by internal and external auditors
- We consider our waste figures have a fairly high accuracy rate as it is a legal requirement in the UK to document and report construction waste generated and its disposal. Our energy and water figures are not as accurate but a review for keying errors and other anomalies has been undertaken. No pro-rating is undertaken for developments site waste information given the diversity of site activities across the developments
- Developments waste is either 'diverted from landfill', 'landfilled' or 're-used on site'; there is no further breakdown and some 'diverted' materials could be incinerated. All projects reported waste this year (29 projects in the UK and one in Spain). Re-use on site refers to waste which is generated from construction or demolition activities but which is not removed from site and re-used in the construction process or permanently in the new construction
- Fit-out waste arising from our developments sites is classified as 'construction' as it proved too difficult to segregate. Strip-out waste is classified as demolition. Site waste reporting varies between tonnes and m3 of waste across the industry. We request that sites gather tonnage figures; where this is not possible, the contractors use industry standard conversion factors and report the tonnage figures through Credit 360. Landfill tax costs are for indicative purposes only, based on the current UK landfill tax of £2.50 per tonne (source: HMRC) and applied to the volume of waste sent to landfill. Landfill tax savings are calculated by multiplying 'diverted from landfill' waste by the relevant landfill tax cost factor for each year. This is for indicative purposes only as not all waste included in the 'diverted from landfill' waste would be subject to landfill tax costs
- Energy use data in the form of electricity, gas, oil, diesel and petrol is collected for each site. 27 projects reported energy use this year (26 projects in the UK and 1 in Spain). Oil use is converted from litres to kWh by multiplying by a Carbon Trust recommended factor of 11.84, and fuel use for vehicles is converted from litres to kWh by multiplying by the following Carbon Trust recommended factors. Diesel: 10.96, LPG: 6.98, Petrol: 9.61. The estimated UK energy costs are calculated as follows: Electricity £0.09/kWh, Gas £0.02646/kWh, Oil £0.681/litre and other energy (Diesel and Petrol) Diesel £1.3872/litre and Petrol £1.2383/litre. The estimated energy costs for our Spanish project are calculated as follows: Electricity £0.09135, Gas £0.02785, Oil £0.72516 and other energy (Diesel) is calculated at the UK rate of £1.3872/litre
- This is the first year we have collected data for water use. Water use data comprises mains water and is collected for each site. 27 projects reported water usage this year (26 projects in the UK and one in Spain). Water costs were calculated at £1.1782 per m³. These cost factors have been updated from last year as they are no longer available from our previous source - Ofwat (www.ofwat.gov.uk). We have now based these cost factors on data publicly available from the water company that supplies water to the majority of our properties
- Health and Safety was reported by all projects this year (26 projects in the UK and one in Spain). UK projects report injuries to HSE in accordance with RIDDOR guidelines. Our Spanish project is not required to report injuries to HSE. However to create consistency across our developments RIDDOR guidelines are also applied to this project.
- Lost Day Accident Rate refers to the number of injuries which are not major but result in the injured person being away from work or unable to do their full range of their normal duties for more than three consecutive days (not including the day of the accident) per 100,000 hours worked (i.e., multiplied by 100,000 divided by the number of hours worked)
- Reportable Accident Rate refers to the number of RIDDOR reportable injuries (this is calculated from the combined total of any major injuries and over three day injury totals)
- Incidents of non-compliance refers to the number of Health and Safety Executive Prohibition notices and Improvement notices served.

DEVELOPING SUSTAINABLE BUILDINGS

RESTATEMENTS

Waste management (Figures 54 and 55)

The data for FY2011 has been restated due to corrections made in Credit 360. These corrections became apparent following Arup's 'Review of developments' environmental site data' report, and a review of NEQ data uncovered waste counted twice (once as waste re-used on site and then again when the waste was sent off site to be recycled) Additional data has also been included from properties reporting after the close of FY2011. This is a substantial restatement to the FY2011 figures. Please see the CR Full Data Report 2011 to view previous figures.

Health and Safety at our Developments (Figure 59)

The data for FY2011 has been restated due to corrections made in Credit 360. RIDDOR guidelines state that the types of reportable injuries are fatalities, major injuries and over three day injuries. For the period of FY2011, over three day injuries were included as reportable accidents and should also be included as over three day accidents. This has now been rectified. This is a substantial restatement to FY2011 figures. Please see the CR Full Data Report 2011 to view previous figures. The working hours for FY2011 have also been restated due to projects reporting additional data after the close of FY2011.

ENGAGING STAFF

EMPLOYMENT, EQUAL OPPORTUNITIES AND NON-DISCRIMINATION, PAY AND PERSONAL DEVELOPMENT

SCOPE

- UK and Europe full time equivalents
- Employed by British Land, including staff employed at Broadgate Estates Limited and The Source.

HEALTH AND SAFETY

SCOPE

- Incidents related to staff and properties are reported as noted in the table below
- European property data is reported for staff incidents; reporting of accidents that occur to visitors is not a legal requirement in Europe and data is therefore not reported.

Incidents reported	Managing Buildings Efficiently Health and safety - common parts of our managed properties [Figure 34]	Engaging Staff Health and safety - British Land occupied demises [Figure 71]
Incidents within British Land, Broadgate Estates Ltd., Acuity, The Source own demises (offices) to anyone	No	Yes
Visitors, occupiers and the general public, i.e., anyone in the common parts of managed British Land properties	Yes	No
Visitors, occupiers and the general public, i.e., anyone in the common parts of managed third party properties	Yes	No

CARBON

METRICS: Carbon dioxide (CO₂), Methane (CH₄), Nitrous oxide (N₂O).

UNITS:

- Tonnes of CO₂ equivalents (tCO₂e)
- Intensity per tCO₂e: (1) turnover: annual income, (2) floor area: managed portfolio floor area, and (3) full time equivalent employees.

SCOPE

Managed properties

- Managed properties where British Land has operational/management influence
- Electricity, gas, oil and vehicle fuel used and influenced by British Land in our managed portfolio
- Refrigerant loss from British Land influenced air conditioning units in our managed portfolio
- Water use influenced by British Land in our managed portfolio.

Developments

- The developments carbon report covers 42 projects and has 11 named exclusions on the basis that the 11 are niche maintenance or not under our direct management influence. The other projects not covered were developments under design excluded on the basis that their delivery date or scope lacks sufficient certainty.

British Land and Broadgate Estates occupied space

- Electricity, gas, oil and vehicle fuels used by British Land and Broadgate Estates staff in space they occupy in British Land managed properties and other properties.

Business travel

- Fuel use by British Land owned or leased vehicles
- Fuel use by British Land staff travelling on business, including travel by car, taxi, rail, bus and air.

METHODOLOGY - MANAGED PROPERTIES

- References are the World Resources Institute Greenhouse Gas Protocol (GHG) and 2011 Guidelines to Defra/DECC's GHG Conversion Factors for Company Reporting
- Carbon conversion emissions factors are presented in a table below. These are sourced from Defra/DECC's Guidelines as above, with the exception of Portugal gas (Source: IEA Statistics, CO₂ emissions from fuel combustion, 2010 edition)
- Electricity, gas, oil and other energy used across our multi-let managed portfolio is converted to tonnes of carbon dioxide equivalent (includes GHGs carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O)).

CARBON

Adjustments and restatements

- Carbon emission figures for the prior year are adjusted and restated as follows:
- Where primary data has been found to be incorrectly reported in the preceding year. In the spirit of transparency and accuracy this is restated regardless of the overall impact
- When referenced guidelines indicate including updates to emission factors that require historical restatement. Defra/DECC guidance highlights that this applies to time-series factors (electricity and water) for all previous years and for all other factors for the previous two years. In line with Defra/DECC guidance, transport carbon emissions have not been restated for FY2012
- When referenced guidelines provide emission factors for new emission sources not previously available, and this includes historical emission factors. Where factors for new sources are made available solely for the current reporting year, they will not be applied to 'standard' figures covering the current year in comparison to the prior year. We will aim to report these additional emissions separately as a single year figure to demonstrate their impact on our overall footprint. We will review their ongoing inclusion in the following year carbon footprint figures
- Where considered meaningful, previous year figures will be provided next to any restated figures.

METHODOLOGY - DEVELOPMENTS

- British Land commissioned an embodied carbon study from Davis Langdon in spring 2011 to provide a reliable overview of the level of embodied carbon associated with the development portfolio for FY2011 and FY2012. This study and the associated report have been revisited and updated in March 2012 to fall in line with the actual construction program. The restatement has altered the figures for FY2011 by 4%
- The Davis Langdon analysis was required to capture not only the embodied carbon associated with the materials and systems used in construction but also the potential wastage, on-site energy usage and transportation factors associated with development. In addition, the analysis was required to present these in terms of both CO₂ and CO₂e to allow for maximum reporting flexibility
- In order to measure the embodied carbon impact of the British Land portfolio, Davis Langdon employed a range of carbon analysis tools and data libraries developed specifically for the measurement and calculation of embodied carbon in buildings. To allow for the multi-variant nature of this study, Davis Langdon developed a specific analysis model outside of their main analysis tool - the Carbon Ready Reckoner - such that they could present the detailed component and material levels in both CO₂ and CO₂e, together with the additional reporting factors
- To determine a reliable overview of the portfolio and to avoid assessing every project by 'deep-dive' analysis, Davis Langdon analysed in detail three of the largest and most representative projects to form a core of data and series of benchmarks; and from there, they pro-rated applicable m² carbon benchmarks to the rest of the portfolio of projects by typology; for instance, a residential benchmark was applied to a residential project. The projects used were North East Quadrant (NEQ) - residential and commercial, The Leadenhall Building - vertical commercial, and Whiteley Village - retail park. To analyse these projects, Davis Langdon used the detailed cost plans and procurement strategy data (how it is/would be put together) to produce the embodied carbon values on a material, component and elemental basis. To further refine the m² carbon benchmarks, Davis Langdon supplemented, where necessary, data from our own internal benchmarks, databases and project experience to ensure each one was as robust as possible.

Assumptions and data sources

- Project typology assumptions for the portfolio benchmarks: Due to the high number of small to medium sized retail unit and retail park projects in the portfolio, it was agreed to use a standard GIA (Gross Internal Area) of 500m² per project to provide an appropriate median point and produce a more normalised view; this is a conservative estimate of typical retail development. Assumptions on build methodology for the wider portfolio/other types of projects were assumed against standard, industry accepted practices for the type
- Base material data: The models used embodied CO₂e data from the Bath University ICE/BSRIA database for most materials data. This was supplemented in some areas by the Ecoinvent inventory housed in the SimaPro software package. For timber data, we used our own data generated from a study on biorenewable materials for the National Non-Foods Crops Centre (NNFCC) - an industry benchmark study. For steel, further allowances for forming, fabrication, casting etc., have been added, based on research on energy costs for UK steel working factories
- Component data: The component data in the models used comprised 'recipes' of composite rates, which have been assembled for hundreds of typical building components. Each composite rate model consists of volumes, densities, weights and, where applicable, recycled content (such as metals) for each component. This also includes services items such as lifts. Each rate may be 'flexed' by factors such as thickness or concrete mix for floors, or capacity and number of levels for a lift, for example. Where a library data item couldn't be found to match the cost plan item, a similar library item was used and a percentage adjustment applied to reflect whether the cost plan item is more or less intensive than the library item. However, no such items were found. A further layer, synchronised to the embodied CO₂e and CO data, calculates the weights for each material within each component
- Site energy: These are based on Davis Langdon estimates according to industry standard construction practices, not reported site energy information
- Waste data: A percentage waste allowance has been applied to each material type. These figures are based on WRAP's standard industry practice database and Davis Langdon's internal benchmarks
- Transport data: As mentioned above, the quantities are used to calculate the weights for each material type across all components. This, coupled with the waste allowance, is used for calculating tonnages, which, in turn, is used for estimating emissions from transport
- It is assumed that all developments embodied carbon figures are part of the Scope 3 reporting element of the British Land carbon footprint.

CARBON

METHODOLOGY - CONVERSION FACTORS

Resource type		UK	France	Italy	Portugal	Spain
Electricity generated	Electricity Generated Scope 2 direct GHG (kgCO ₂ e/kWh)	0.48644	0.08632	0.40773	0.42786	0.37206
	Electricity Generated Scope 3 life-cycle GHG (kgCO ₂ e/kWh)	0.06425	0.01154	0.05452	0.03267	0.04975
Electricity losses	Electricity losses Scope 2 direct GHG (kgCO ₂ e/kWh)	0.03817	0.0058	0.02418	0.05721	0.02861
	Electricity losses Scope 3 life-cycle GHG (kgCO ₂ e/kWh)	0.00481	0.00078	0.00323	0.00437	0.00383
Gas (Net Calorific Value)	Natural Gas Scope 1 direct GHG (kgCO ₂ e/kWh)	0.20423	n/a	n/a	0.332	n/a
	Natural Gas Scope 3 life-cycle GHG (kgCO ₂ e/kWh)	0.01996	n/a	n/a	n/a	n/a
Oil	Gas oil Scope 1 direct GHG (kgCO ₂ e/kWh)	0.27857	n/a	n/a	n/a	0.27857
	Gas oil Scope 3 life-cycle GHG (kgCO ₂ e/kWh)	0.04798	n/a	n/a	n/a	0.04798
Geothermal	Electricity Generated Scope 2 direct GHG (kgCO ₂ e/kWh)	n/a	n/a	0.40773	n/a	n/a
	Electricity Generated Scope 3 life-cycle GHG (kgCO ₂ e/kWh)	n/a	n/a	0.05452	n/a	n/a
	Electricity losses Scope 3 direct GHG (kgCO ₂ e/kWh)	n/a	n/a	0.02418	n/a	n/a
	Electricity losses Scope 3 life-cycle GHG (kgCO ₂ e/kWh)	n/a	n/a	0.00323	n/a	n/a
Refrigerants	R407c (GWP/tonne)	1526	n/a	n/a	n/a	1526
	R134a (GWP/tonne)	1300	n/a	n/a	n/a	n/a
Fuel use	Diesel Scope 1 (kg CO ₂ e/litre)	2.6676	n/a	n/a	n/a	n/a
	Diesel Scope 3 (kg CO ₂ e/litre)	0.5085	n/a	n/a	n/a	n/a
	Petrol Scope 1 (kg CO ₂ e/litre)	2.3117	n/a	n/a	n/a	n/a
	Petrol Scope 3 (kg CO ₂ e/litre)	0.411	n/a	n/a	n/a	n/a
	LPG Scope 1 (kg CO ₂ e/litre)	1.4918	n/a	n/a	n/a	n/a
	LPG Scope 3 (kg CO ₂ e/litre)	0.1868	n/a	n/a	n/a	n/a
Water	Water supply (kg CO ₂ e/m ³)	0.3400	0.3400	0.3400	0.3400	0.3400

CARBON

METHODOLOGY - CONVERSION FACTORS

British Land travel	UK	France	Italy	Portugal	Spain
Average car: GHG (kgCO ₂ e per vehicle km)	0.20459	n/a	n/a	n/a	n/a
Average car: life-cycle GHG (kgCO ₂ e per vehicle km)	0.03697	n/a	n/a	n/a	n/a
Domestic average: GHG (kgCO ₂ e per vehicle km)	0.16484	n/a	n/a	n/a	n/a
Domestic average: life-cycle GHG (kgCO ₂ e per vehicle km)	0.03034	n/a	n/a	n/a	n/a
Short-haul international average: GHG (kgCO ₂ e per vehicle km)	0.9684	n/a	n/a	n/a	n/a
Short-haul international average: life-cycle GHG (kgCO ₂ e per vehicle km)	0.01783	n/a	n/a	n/a	n/a
Black cab: GHG (kgCO ₂ e per vehicle km)	0.19938	n/a	n/a	n/a	n/a
Black cab: life-cycle GHG (kgCO ₂ e per vehicle km)	0.03548	n/a	n/a	n/a	n/a
Private taxi: GHG (kgCO ₂ e per vehicle km)	0.15151	n/a	n/a	n/a	n/a
Private taxi: life-cycle GHG (kgCO ₂ e per vehicle km)	0.02886	n/a	n/a	n/a	n/a
National rail: GHG (kgCO ₂ e per vehicle km)	0.05649	n/a	n/a	n/a	n/a
National rail: life-cycle GHG (kgCO ₂ e per vehicle km)	0.00815	n/a	n/a	n/a	n/a
Tube: GHG (kgCO ₂ e per vehicle km)	0.07361	n/a	n/a	n/a	n/a
Tube: life-cycle GHG (kgCO ₂ e per vehicle km)	0.00972	n/a	n/a	n/a	n/a

HOME: FULL DATA REPORT	CONTENTS	TARGETS	PERFORMANCE DATA	REPORTING CRITERIA	GRI INDEX AND UN GLOBAL COMPACT	INDEPENDENT ASSURANCE	EPRA INDEX
GRI INTRODUCTION	GRI PROFILE	GRI MANAGEMENT APPROACH	GRI PERFORMANCE INDICATORS	UN GLOBAL COMPACT			

GRI INTRODUCTION

Our sustainability reporting is aligned with the Global Reporting Initiative's G3.1 Sustainability Reporting Guidelines and Construction & Real Estate Sector Supplement. This is our third year of reporting and we have reported at the B+ applicable level, which has been assured by PricewaterhouseCoopers. To demonstrate our application of GRI guidelines we have cross-referenced our sustainability reporting to the guidelines under the following headings:

- Profile
- Management Approach
- Performance Indicators

References are available from the following web addresses:

- Annual Report and Accounts 2012 available at www.britishland.com/annualreport2012.pdf
- Corporate Responsibility Report 2012 available at www.britishland.com/crreport2012
- Full Data Report 2012 available at www.britishland.com/crdata2012
- Website pages and other referenced documents available at www.britishland.com

Where we have partially responded this year we have indicated the timeframe where we intend to report in full: short-term [one year]; medium-term [two to four years]; or long-term [five years or more].

GRI PROFILE

STANDARD DISCLOSURES PART I: Profile

The profile disclosures provide the overall context for understanding our performance including our strategy, profile and governance.

1. Strategy and Analysis

Profile Disclosure	Description	Reported	Cross-reference/Direct answer
1.1	Statement from the most senior decision-maker of the organization.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Overview, Chairman's statement Overview, Chief Executive's statement <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy
1.2	Description of key impacts, risks, and opportunities.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, About our business Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review Governance, Corporate Governance <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy The future Progress against targets <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Targets <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach Our approach, Managing buildings efficiently Our approach, Supporting communities Our approach, Developing sustainable buildings Our approach, Engaging staff Our approach, Carbon Our publications, Our policies

GRI PROFILE (CONTINUED)

2. Organizational Profile			
Profile Disclosure	Description	Reported	Cross-reference/Direct answer
2.1	Name of the organization.	Fully	The British Land Company PLC
2.2	Primary brands, products, and/or services.	Fully	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Overview, What we do Understanding our strategy, Our markets Understanding our strategy, Our business model Understanding our strategy, Our business strategy Understanding our strategy, Our key performance indicators Understanding our strategy, About our business Our performance, Portfolio review
2.3	Operational structure of the organization, including main divisions, operating companies, subsidiaries, and joint ventures.	Fully	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Overview, What we do Understanding our strategy, About our business Financial statements British Land Website <ul style="list-style-type: none"> Investor relations, Company overview
2.4	Location of organization's headquarters.	Fully	York House 45 Seymour Street London W1H 7LX
2.5	Number of countries where the organization operates, and names of countries with either major operations or that are specifically relevant to the sustainability issues covered in the report.	Fully	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Understanding our strategy, About our business Our performance, Performance review: Joint ventures and funds Full Data Report 2012 <ul style="list-style-type: none"> Reporting Criteria

GRI PROFILE (CONTINUED)

2.6	Nature of ownership and legal form.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Overview, What we do Understanding our strategy, Our business model
2.7	Markets served (including geographic breakdown, sectors served, and types of customers/beneficiaries).	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our markets Understanding our strategy, About our business Our performance, Portfolio review
2.8	Scale of the reporting organization.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Performance highlights, What we do Understanding our strategy, Our key performance indicators Our performance, Portfolio review Financial statements <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff Reporting Criteria
2.9	Significant changes during the reporting period regarding size, structure, or ownership.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Our performance, Portfolio review Our performance, Performance review: Retail Our performance, Performance review: Offices <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Reporting Criteria
2.10	Awards received in the reporting period.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, About our business Our performance, Our corporate responsibility review Governance, Remuneration report <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy Managing buildings efficiently Developing sustainable buildings Engaging staff <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Corporate responsibility landing page Our approach, Industry leadership

GRI PROFILE (CONTINUED)

3. Report Parameters			
Profile Disclosure	Description	Reported	Cross-reference/Direct answer
3.1	Reporting period (e.g., fiscal/calendar year) for information provided.	Fully	Fiscal year 1 April 2011 to 31 March 2012
3.2	Date of most recent previous report (if any).	Fully	June 2011
3.3	Reporting cycle (annual, biennial, etc.)	Fully	Annual, in line with our Annual Report and Accounts
3.4	Contact point for questions regarding the report or its contents.	Fully	Justin Snoxall Head of Business Group British Land E. justin.snoxall@britishland.com T. +44 (0) 20 7467 3464
3.5	Process for defining report content.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Reporting Criteria <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach
3.6	Boundary of the report (e.g., countries, divisions, subsidiaries, leased facilities, joint ventures, suppliers). See GRI Boundary Protocol for further guidance.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Reporting Criteria
3.7	State any specific limitations on the scope or boundary of the report (see completeness principle for explanation of scope).	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Reporting Criteria
3.8	Basis for reporting on joint ventures, subsidiaries, leased facilities, outsourced operations, and other entities that can significantly affect comparability from period to period and/or between organizations.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Reporting Criteria
3.9	Data measurement techniques and the bases of calculations, including assumptions and techniques underlying estimations applied to the compilation of the Indicators and other information in the report. Explain any decisions not to apply, or to substantially diverge from, the GRI Indicator Protocols.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data [data notes with all figures] Reporting Criteria

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GRI PROFILE (CONTINUED)

3.10	Explanation of the effect of any re-statements of information provided in earlier reports, and the reasons for such re-statement [e.g., mergers/acquisitions, change of base years/periods, nature of business, measurement methods].	Fully	Full Data Report 2012 <ul style="list-style-type: none"> Reporting Criteria
3.11	Significant changes from previous reporting periods in the scope, boundary, or measurement methods applied in the report.	Fully	Full Data Report 2012 <ul style="list-style-type: none"> Reporting Criteria
3.12	Table identifying the location of the Standard Disclosures in the report.	Fully	This GRI Index
3.13	Policy and current practice with regard to seeking external assurance for the report.	Fully	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> Our corporate responsibility strategy Full Data Report 2012 <ul style="list-style-type: none"> Reporting Criteria Corporate Responsibility Website <ul style="list-style-type: none"> Our approach
4. Governance, Commitments, and Engagement			
Profile Disclosure	Description	Reported	Cross-reference/Direct answer
4.1	Governance structure of the organization, including committees under the highest governance body responsible for specific tasks, such as setting strategy or organizational oversight.	Partially	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Our performance, Our corporate responsibility review Governance, Corporate governance Corporate Responsibility Report 2012 <ul style="list-style-type: none"> Our corporate responsibility strategy Corporate Responsibility Website <ul style="list-style-type: none"> Our team The percentage of our Board individuals broken down by age group are as follows: <ul style="list-style-type: none"> 19-25: 0% 26-46: 7.69% 47-60: 53.85% 60+: 38.46% We report on the percentage of individuals by gender and age group within the Board. We do not report a break down by minority group membership or any other indicator of diversity; we do not collect this information.
4.2	Indicate whether the Chair of the highest governance body is also an executive officer.	Fully	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Governance, Board of Directors and Executive Committee

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GRI PROFILE (CONTINUED)

4.3	For organizations that have a unitary board structure, state the number and gender of members of the highest governance body that are independent and/or non-executive members.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Governance, Board of Directors and Executive Committee <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff
4.4	Mechanisms for shareholders and employees to provide recommendations or direction to the highest governance body.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, About our business Our performance, Our corporate responsibility review Governance, Corporate governance <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Engaging staff
4.5	Linkage between compensation for members of the highest governance body, senior managers, and executives (including departure arrangements), and the organization's performance (including social and environmental performance).	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Governance, Remuneration report <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our team
4.6	Processes in place for the highest governance body to ensure conflicts of interest are avoided.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Governance, Corporate governance Governance, Report of the Audit Committee
4.7	Process for determining the composition, qualifications, and expertise of the members of the highest governance body and its committees, including any consideration of gender and other indicators of diversity.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Governance, Chairman's governance review Governance, Corporate Governance Governance, Report of the Nomination Committee
4.8	Internally developed statements of mission or values, codes of conduct, and principles relevant to economic, environmental, and social performance and the status of their implementation.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our key performance indicators Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy The future Progress against targets <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Reporting Criteria <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our publications, Our policies <p>British Land Website</p> <ul style="list-style-type: none"> Investors, Company overview, Corporate strategy

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GRI PROFILE (CONTINUED)

4.9	Procedures of the highest governance body for overseeing the organization's identification and management of economic, environmental, and social performance, including relevant risks and opportunities, and adherence or compliance with internationally agreed standards, codes of conduct, and principles.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our business model Understanding our strategy, Our principal risks and uncertainties Governance, Corporate Governance Governance, Report of the Audit Committee <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy
4.10	Processes for evaluating the highest governance body's own performance, particularly with respect to economic, environmental, and social performance.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, About our business Our performance, Our corporate responsibility review Governance, Corporate governance
4.11	Explanation of whether and how the precautionary approach or principle is addressed by the organization.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties Governance, Corporate governance Governance, Report of the Audit Committee <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach
4.12	Externally developed economic, environmental, and social charters, principles, or other initiatives to which the organization subscribes or endorses.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Managing buildings efficiently Supporting communities Developing sustainable buildings Engaging staff Our carbon footprint <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Stakeholder engagement Our approach, Managing buildings efficiently Our approach, Supporting communities Our approach, Developing sustainable buildings Our approach, Engaging staff Our approach, Industry leadership
4.13	Memberships in associations (such as industry associations) and/or national/international advocacy organizations in which the organization: * Has positions in governance bodies; * Participates in projects or committees; * Provides substantive funding beyond routine membership dues; or * Views membership as strategic.	Fully	<p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Stakeholder engagement Our approach, Managing buildings efficiently Our approach, Industry leadership

GRI PROFILE (CONTINUED)

4.14	List of stakeholder groups engaged by the organization.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, About our business Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Stakeholder engagement
4.15	Basis for identification and selection of stakeholders with whom to engage.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, About our business Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Stakeholder engagement
4.16	Approaches to stakeholder engagement, including frequency of engagement by type and by stakeholder group.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, About our business Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Stakeholder engagement
4.17	Key topics and concerns that have been raised through stakeholder engagement, and how the organization has responded to those key topics and concerns, including through its reporting.	Fully	<p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Stakeholder engagement Our publications <p>British Land Website</p> <ul style="list-style-type: none"> Occupiers, Retail survey 2011 Occupiers, Office survey 2011 CR Stakeholder Survey Report 2010 PDF

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GRI MANAGEMENT APPROACH

EXPLORE GRI MANAGEMENT APPROACH

- ➔ Overview
- Economic
- Environmental
- Social: Labour Practices and Decent Work
- Social: Human Rights
- Social: Society
- Social: Product Responsibility

STANDARD DISCLOSURES PART II: Management Approach

Management approach disclosures explain how we manage the sustainability issues reported as our key performance indicators in the next section.

ECONOMIC

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Economic Performance	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> • Overview, Chairman's statement • Understanding our strategy, Our business strategy • Understanding our strategy, Our key performance indicators • Understanding our strategy, Our principal risks and uncertainties • Our performance, Our corporate responsibility review • Governance, Corporate governance <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> • Our corporate responsibility strategy • The future • Progress against targets <p>Full Data Report 2012</p> <ul style="list-style-type: none"> • Targets • Performance Data, Supporting communities <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> • Our approach, Engaging staff <p>British Land Website</p> <ul style="list-style-type: none"> • About us • Investor relations, Company overview
	Market presence	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> • Understanding our strategy, Principal risks and uncertainties • Our performance, Corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> • Our corporate responsibility strategy <ul style="list-style-type: none"> • Supporting communities • The future • Progress against targets <p>Full Data Report 2012</p> <ul style="list-style-type: none"> • Targets • Performance Data, Supporting communities <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> • Our team • Supporting communities • Engaging staff • Our publications • Our policies • Case studies

ECONOMIC (CONTINUED)

	<p>Indirect Economic Impacts</p>	<p>Fully</p>	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> • Understanding our strategy, Principal risks and uncertainties • Our performance, Corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> • Our corporate responsibility strategy • Supporting communities • The future • Progress against targets <p>Full Data Report 2012</p> <ul style="list-style-type: none"> • Targets • Performance Data, Supporting communities <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> • Our team • Supporting communities • Engaging staff • Our publications • Our policies
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ENVIRONMENTAL

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Materials	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Developing sustainable buildings The future Progress against targets <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Targets Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Engaging staff Our team Our publications, Our policies Case studies
	Energy	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy Managing buildings efficiently Developing sustainable buildings The future Progress against targets <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Targets Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Managing buildings efficiently Our approach, Developing sustainable buildings Our approach, Engaging staff Our team Our publications, Our policies

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ENVIRONMENTAL (CONTINUED)

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Water	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Developing sustainable buildings The future Progress against targets <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Targets Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Engaging staff Our team Our publications, Our policies Case studies
	Biodiversity	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Managing buildings efficiently Developing sustainable buildings Progress against targets <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our team Our approach, Managing buildings efficiently Our approach, Developing sustainable buildings Our approach, Engaging staff Our publications Our publications, Our policies Case studies

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ENVIRONMENTAL (CONTINUED)

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Emissions, effluents and waste	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Principal risks and uncertainties Our performance, Corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy Managing buildings efficiently Developing sustainable buildings Our carbon footprint The future Progress against targets <p>Full Data Report</p> <ul style="list-style-type: none"> Targets Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Company overall <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Developing sustainable buildings Our approach, Engaging staff Our team Our publications, Our policies Case studies
	Land Degradation, Contamination and Remediation	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Principal risks and uncertainties <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our team Our approach, Engaging staff Our publications, Our policies

ENVIRONMENTAL (CONTINUED)

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Products and Services	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our key performance indicators Understanding our strategy, About our business Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Managing buildings efficiently Developing sustainable buildings <p>Full Data Report</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Managing buildings efficiently Our approach, Developing sustainable buildings Our approach, Engaging staff Our team Our publications, Our policies
	Compliance	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties <p>Full Data Report</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Engaging staff Our team Our publications, Our policies
	Transport	Fully	<p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our carbon footprint The future <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our team Our publications, Our policies

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ENVIRONMENTAL (CONTINUED)

G3 DMA	Description	Reported	Cross-reference/Direct answer
	Overall	Fully	<p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> • Our corporate responsibility strategy • Managing buildings efficiently • Developing sustainable buildings <p>Full Data Report</p> <ul style="list-style-type: none"> • Targets • Performance data, Managing buildings efficiently • Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> • Our approach, Carbon • Our team • Our publications, Our policies

SOCIAL: LABOUR PRACTICES AND DECENT WORK

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Employment	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our key performance indicators Understanding our strategy, About our business Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Engaging staff <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Engaging Staff Our team <p>British Land Website</p> <ul style="list-style-type: none"> About us, careers
	Labour/management relations	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our key performance indicators Understanding our strategy, About our business Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Engaging staff
	Occupational Health and Safety	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, About our business Governance, Corporate governance <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Developing sustainable buildings Engaging staff <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Engaging staff <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Managing buildings efficiently Our approach, Developing sustainable buildings Our approach, Engaging staff Our team

SOCIAL: LABOUR PRACTICES AND DECENT WORK (CONTINUED)

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Training and Education	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our key performance indicators Understanding our strategy, About our business Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Managing buildings efficiently Developing sustainable buildings Engaging staff The future <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Engaging staff Our team
	Diversity and equal opportunity	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Governance, Corporate governance Governance, Report of the Nomination Committee <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Engaging staff Our team <p>British Land Website</p> <ul style="list-style-type: none"> About us, careers
	Equal remuneration for women and men	Not	

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SOCIAL: HUMAN RIGHTS

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Investment and procurement practices	Partially	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Understanding our strategy, About our business Understanding our strategy, Our principal risks and uncertainties Governance, Corporate governance Governance, Report of the Audit Committee Corporate Responsibility Report 2012 <ul style="list-style-type: none"> Our corporate responsibility strategy Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Supporting communities Corporate Responsibility Website <ul style="list-style-type: none"> Our approach, Developing sustainable buildings Our team Our publications, Our policies
	Non-discrimination	Partially	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Understanding our strategy, About our business Understanding our strategy, Our principal risks and uncertainties Governance, Corporate governance Governance, Report of the Audit Committee Corporate Responsibility Report 2012 <ul style="list-style-type: none"> Our corporate responsibility strategy Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Supporting communities Corporate Responsibility Website <ul style="list-style-type: none"> Our approach, Developing sustainable buildings Our team Our publications, Our policies
	Freedom of association and collective bargaining	Not	
	Child labor	Not	
	Prevention of forced and compulsory labor	Not	
	Security Practices	Not	
	Indigenous rights	Not	
	Assessment	Not	
	Remediation	Partially	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Governance, Corporate governance Governance, Report of the Audit Committee Corporate Responsibility Website <ul style="list-style-type: none"> Our approach, Developing sustainable buildings Our team Our publications, Our policies British Land Website <ul style="list-style-type: none"> Occupiers, Download centre

SOCIAL: SOCIETY

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Local communities	Partially	Annual Report and Accounts 2012 <ul style="list-style-type: none"> • Our performance, Our corporate responsibility review Corporate Responsibility Report 2012 <ul style="list-style-type: none"> • Supporting communities Full Data Report 2012 <ul style="list-style-type: none"> • Performance data, Supporting communities Corporate Responsibility Website <ul style="list-style-type: none"> • Our approach, Supporting communities • Our team • Our publications, Our policies
	Corruption	Partially	Annual Report and Accounts 2012 <ul style="list-style-type: none"> • Governance, Corporate governance • Governance, Report of the Audit Committee Full Data Report 2012 <ul style="list-style-type: none"> • Performance data, Engaging staff Corporate Responsibility Website <ul style="list-style-type: none"> • Our approach, Industry leadership • Our publications British Land Website <ul style="list-style-type: none"> • About us, Governance
	Corruption	Partially	Annual Report and Accounts 2012 <ul style="list-style-type: none"> • Governance, Corporate governance • Governance, Report of the Audit Committee Full Data Report 2012 <ul style="list-style-type: none"> • Performance data, Engaging staff Corporate Responsibility Website <ul style="list-style-type: none"> • Our approach, Industry leadership • Our publications British Land Website <ul style="list-style-type: none"> • About us, Governance

SOCIAL: SOCIETY (CONTINUED)

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Public policy	Fully	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Understanding our strategy, About our business Understanding our strategy, Our principal risks and uncertainties Governance, Corporate governance Corporate Responsibility Website <ul style="list-style-type: none"> Our approach, Managing buildings efficiently Our approach, Industry leadership
	Anti-competitive behavior	Fully	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Governance British Land Website <ul style="list-style-type: none"> Investor relations
	Compliance	Fully	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Understanding our strategy, Principal risks and uncertainties Governance Financial statements, Report of the Auditor British Land Website <ul style="list-style-type: none"> Investor relations

SOCIAL: PRODUCT RESPONSIBILITY

G3 DMA	Description	Reported	Cross-reference/Direct answer
Aspects	Customer health and safety	Fully	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties Governance, Corporate Governance Governance, Report of the Audit Committee Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Corporate Responsibility Website <ul style="list-style-type: none"> Our approach, Managing buildings efficiently Our approach, Developing sustainable buildings Our approach, Engaging staff
	Product and service labelling	Partially	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Our performance, Our corporate responsibility review Corporate Responsibility Report <ul style="list-style-type: none"> Our corporate responsibility strategy The future Progress against targets Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Company overall Corporate Responsibility Website <ul style="list-style-type: none"> Our approach, Stakeholder engagement Our approach, Managing buildings efficiently Our approach, Developing sustainable buildings Our publications, Our policies Our team British Land Website <ul style="list-style-type: none"> Occupiers, Retail survey 2011 Occupiers, Office survey 2011 CR Stakeholder Survey Report 2010 PDF
	Marketing communications	Not	
	Customer privacy	Not	
Compliance	Not		

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GRI PERFORMANCE INDICATORS

EXPLORE GRI PERFORMANCE INDICATORS

- ➔ Overview
- Economic
- Environmental
- Social: Labour Practices and Decent Work
- Social: Human Rights
- Social: Society
- Social: Product Responsibility

STANDARD DISCLOSURES PART III: Performance Indicators

We have reported against 62 key performance indicators including at least one indicator from each category. For partial disclosures, where we meet some but not all of the GRI requirements we have provided a short commentary. We will review opportunities to further align our reporting in future years.

ECONOMIC

Performance Indicator	Description	Reported	Cross-reference/Direct answer
Economic performance			
EC1	Direct economic value generated and distributed, including revenues, operating costs, employee compensation, donations and other community investments, retained earnings, and payments to capital providers and governments.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Overview Understanding our strategy, About our business Our performance, Our corporate responsibility review Financial Statements <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Supporting communities <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Supporting communities <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, supporting communities Our publications
EC2	Financial implications and other risks and opportunities for the organization's activities due to climate change and other sustainability issues.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Company overall
EC3	Coverage of the organization's defined benefit plan obligations.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Financial Statements, Notes to the Accounts - 10 Pensions <p>100% of staff who joined before 2005 participate on our non-contributory Defined Benefits scheme. They are all UK based. 100% of staff with over 6 months service who joined after 2005 are eligible for our non-contributory Defined Contribution scheme and approximately 98% participate.</p>
EC4	Significant financial assistance received from government.	Fully	In FY2012 Capital Allowances were claimed totalling an estimated £26.5m. This figure does not include any amounts for qualifying expenditure in 2012 which has not yet been quantified.

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ECONOMIC (CONTINUED)

Market presence			
EC6	Policy, practices, and proportion of spending on locally-based suppliers at significant locations of operation.	Partially	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> • Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> • Supporting communities <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> • Our approach, Supporting communities • Our publications, Our policies <p>We do not report on the proportion of spending on locally-based suppliers; we will review reporting on this in the medium-term.</p>
Indirect economic impacts			
EC8	Development and impact of infrastructure investments and services provided primarily for public benefit through commercial, in-kind, or pro bono engagement.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> • Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> • Supporting communities <p>Full Data Report 2012</p> <ul style="list-style-type: none"> • Performance data, Supporting communities <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> • Our approach, supporting communities • Our publications, Our case studies
EC9	Understanding and describing significant indirect economic impacts, including the extent of impacts.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> • Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> • Supporting communities <p>Full Data Report 2012</p> <ul style="list-style-type: none"> • Performance data, Supporting communities <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> • Our approach, supporting communities

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ENVIRONMENTAL

Performance Indicator	Description	Reported	Cross-reference/Direct answer
Materials			
EN1	Materials used by weight, value or volume.	Partially	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently <p>We do not currently report on the percentage of reported paper materials certified by a third party for their sustainability qualities.</p>
EN2	Percentage of materials used that are recycled and reusedinput materials.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings
Energy			
EN3	Direct energy consumption by primary energy source.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Company overall
EN4	Indirect energy consumption by primary source.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Company overall
CRE1	Building energy intensity.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently
EN5	Energy saved due to conservation and efficiency improvements.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Our corporate responsibility strategy Managing buildings efficiently Developing sustainable buildings <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Managing buildings efficiently

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ENVIRONMENTAL (CONTINUED)

EN6	Initiatives to provide energy-efficient or renewable energy based products and services, and reductions in energy requirements as a result of these initiatives.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Our performance, Corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Developing sustainable buildings Managing buildings efficiently <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Managing buildings efficiently Case studies
EN7	Initiatives to reduce indirect energy consumption and reductions achieved.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Developing sustainable buildings Managing buildings efficiently <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Managing buildings efficiently Case studies
Water			
EN8	Total water withdrawal by source.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings
EN9	Water sources significantly affected by withdrawal of water.	Partially	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently <p>British Land reports water withdrawal from non-mains sources, as covered in indicator EN8. We currently do not report details regarding these sources as they are not readily available: we aim to report this in the medium term.</p>
EN10	Percentage and total volume of water recycled and reused.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently
CRE2	Building water intensity.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently

ENVIRONMENTAL (CONTINUED)

Biodiversity			
EN11	Location and size of land owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas.	Partially	<p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Case studies <p>We report on the number of properties near to designated sites and habitat sites. We do not provide detail of the location and size of these properties; this information is held internally.</p>
EN13	Habitats protected or restored.	Partially	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>We report the size of habitat but not the location or whether each initiative was assessed by independent external professionals. We will review reporting on this in the short-term.</p>
EN14	Strategies, current actions, and future plans for managing impacts on biodiversity.	Fully	<p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Managing buildings efficiently Our approach, Developing sustainable buildings Our publications, Our policies Case studies
Emissions, effluents and waste			
EN16	Total direct and indirect greenhouse gas emissions by weight.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Company overall
EN17	Other relevant indirect greenhouse gas emissions by weight.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Company overall
CRE3	Greenhouse gas emissions intensity from buildings.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Company overall
CRE4	Greenhouse gas emissions intensity from new construction and redevelopment activity.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Company overall
EN18	Initiatives to reduce greenhouse gas emissions and reductions achieved.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Our performance, Our corporate responsibility review <p>Corporate Responsibility Report 2012</p> <ul style="list-style-type: none"> Managing buildings efficiently Developing sustainable buildings Our carbon footprint <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Company overall <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Case studies
EN22	Total weight of waste by type and disposal method.	Partially	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>British Land has updated its process so that we can separately report managed hazardous waste generation in the short term.</p>

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ENVIRONMENTAL (CONTINUED)

EN23	Total number and volume of significant spills.	Partially	British Land monitors significant spills at its development sites through the ISO14001 certified environmental management system; no significant spills have been reported this year. Spills across our managed portfolio would be reported if they were from a health and safety dangerous occurrence. We are reviewing our reporting of these spills and will report on this in the short term.
Land Degradation, Contamination and Remediation			
CRE5	Land and other assets remediated and in need of remediation for the existing or intended land use according to applicable legal designations.	Fully	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Developing sustainable buildings
Products and services			
EN26	Initiatives to enhance efficiency and mitigate environmental impacts of products and services, and extent of impact mitigation.	Fully	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Our performance, Our corporate responsibility review Corporate Responsibility Report 2012 <ul style="list-style-type: none"> Managing buildings efficiently Developing sustainable buildings Our carbon footprint Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Company overall Corporate Responsibility Website <ul style="list-style-type: none"> Our approach, Managing buildings efficiently Our approach, Developing sustainable buildings Our approach, Carbon Our publications, Our policies Case studies
Compliance			
EN28	Monetary value of significant fines and total number of non-monetary sanctions for non-compliance with environmental laws and regulations.	Fully	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings
Transport			
EN29	Significant environmental impacts of transporting products and other goods and materials used for the organization's operations, and transporting members of the workforce.	Partially	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Company overall <p>British Land does not report on the environmental impact of visitor travel. We have set a future carbon management action to extend our Scope 3 reporting to include travel to and from our properties by occupants and the public.</p>
Overall			
EN30	Total environmental protection expenditures and investments by type.	Fully	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Company overall

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SOCIAL: LABOUR PRACTICES AND DECENT WORK

Performance Indicator	Description	Reported	Cross-reference/Direct answer
Employment			
LA1	Total workforce by employment type, employment contract, and region, broken down by gender.	Partially	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Governance, Corporate governance <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff <p>We report on our employees; we do not consider it applicable to report on this indicator for supervised workers or independent contractors.</p>
LA2	Total number and rate of new employee hires and employee turnover by age group, gender, and region.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> Our performance, Our corporate responsibility review Governance, Corporate governance <p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff
LA3	Benefits provided to full-time employees that are not provided to temporary or part-time employees, by major operations.	Fully	<p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Engaging staff
LA15	Return to work and retention rates after parental leave, by gender.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff
Labour/management relations			
LA5	Minimum notice period(s) regarding significant operational changes, including whether it is specified in collective agreements.	Fully	There are no collective agreements; any notice period for significant operational changes would be carried out following legal requirements, where applicable, or best practice.
Occupational health and safety			
LA7	Rates of injury, occupational diseases, lost days, and absenteeism, and number of work-related fatalities by region and by gender.	Partially	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff <p>We report on our employees; we do not consider it applicable to report on this indicator for supervised workers or independent contractors. We aim to report on our European employees in the short term.</p>
Training and education			
LA10	Average hours of training per year per employee by gender, and by employee category.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff

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SOCIAL: LABOUR PRACTICES AND DECENT WORK (CONTINUED)

LA11	Programs for skills management and lifelong learning that support the continued employability of employees and assist them in managing career endings.	Partially	<p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> • Our approach, Engaging staff <p>We report on skills management and lifelong learning for employees. We do not report on the management of career endings and will continue to review the applicability of this.</p>
LA12	Percentage of employees receiving regular performance and career development reviews, by gender.	Fully	<p>Annual Report and Accounts 2012</p> <ul style="list-style-type: none"> • Our performance, Our corporate responsibility review <p>Full Data Report 2012</p> <ul style="list-style-type: none"> • Performance data, Engaging staff
Diversity and equal opportunity			
LA13	Composition of governance bodies and breakdown of employees per employee category according to gender, age group, minority group membership, and other indicators of diversity.	Partially	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> • Performance data, Engaging staff <p>We report on composition by gender and age group. We do not report on composition by minority group or any other indicator of diversity; we do not collect this information.</p>

SOCIAL: HUMAN RIGHTS

Performance Indicator	Description	Reported	Cross reference/Direct answer
Investment and procurement practices			
HR2	Percentage of significant suppliers, contractors and other business partners that have undergone human rights screening, and actions taken.	Partially	<p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Developing sustainable buildings <p>We report on our developments main and second tier contractors who are required to participate in the Building Confidence supplier screening process. This process does not screen out i.e. decline contractors, therefore we do not report on this aspect of the indicator. The screening covers aspects including health, safety, risk assessment, training, equality, monitoring working hours and pay.</p>
Non-discrimination			
HR4	Total number of incidents of discrimination and corrective actions taken.	Partially	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff <p>We will review reporting this indicator broken down by disability and sexual orientation with an aim to report in the medium term.</p>
Remediation			
HR11	Number of grievances related to human rights filed, addressed and resolved through formal grievance mechanisms.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Engaging staff

SOCIAL: SOCIETY

Performance Indicator	Description	Reported	Cross-reference/Direct answer
Local communities			
S01	Percentage of operations with implemented local community engagement, impact assessments, and development programs.	Fully	Full Data Report 2012 • Performance data, Supporting communities
S09	Operations with significant potential or actual negative and positive impacts on local communities.	Fully	Corporate Responsibility Report 2012 • Supporting communities Full Data Report 2012 • Performance data, Supporting communities Corporate Responsibility Website • Our approach, Supporting communities • Case studies
S010	Prevention and mitigation measures implemented in operations with significant potential or actual negative impacts on local communities.	Fully	Corporate Responsibility Report 2012 • Supporting communities Full Data Report 2012 • Performance data, Supporting communities Corporate Responsibility Website • Our approach, Supporting communities • Case studies
Corruption			
S02	Percentage and total number of business units analyzed for risks related to corruption.	Fully	Full Data Report 2012 • Performance data, Engaging staff
S03	Percentage of employees trained in organization's anti-corruption policies and procedures.	Fully	Full Data Report 2012 • Performance data, Engaging staff
S04	Actions taken in response to incidents of corruption.	Fully	No incidents were reported [S03].
Public policy			
S05	Public policy positions and participation in public policy development and lobbying.	Fully	Annual Report and Accounts 2012 • Understanding our strategy, About our business Corporate Responsibility Website • Our approach, Stakeholder engagement • Our approach, Managing buildings efficiently • Our approach, Industry leadership
S06	Total value of financial and in-kind contributions to political parties, politicians, and related institutions by country.	Fully	Annual Report and Accounts 2012 • Governance, Corporate governance There were no contributions.

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SOCIAL: SOCIETY (CONTINUED)

Anti-competitive behaviour			
S07	Total number of legal actions for anti-competitive behaviour, anti-trust, and monopoly practices and their outcomes.	Fully	Zero actions to report.
Compliance			
S08	Monetary value of significant fines and total number of non-monetary sanctions for non-compliance with laws and regulations.	Fully	Zero fines and sanctions to report.

SOCIAL: PRODUCT RESPONSIBILITY

Performance Indicator	Description	Reported	Cross-reference/Direct answer
Customer health and safety			
PR1	Life cycle stages in which health and safety impacts of products and services are assessed for improvement, and percentage of significant products and services categories subject to such procedures.	Fully	<p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> • Our approach, Managing buildings efficiently • Our approach, Developing sustainable buildings • Our approach, Engaging staff • Our publications, Our policies <p>Health and safety impacts are considered under each of the property lifecycle:</p> <ul style="list-style-type: none"> • New construction: Yes, 100% • Management: Yes, 100% • Development: Yes, 100%
PR2	Total number of incidents of non-compliance with regulations and voluntary codes concerning health and safety impacts of products and services during their life cycle, by type of outcomes.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> • Performance data, Managing buildings efficiently • Performance data, Developing sustainable buildings
Product and service labelling			
PR3	Type of product and service information required by procedures, and percentage of significant products and services subject to such information requirements.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> • Performance data, Managing buildings efficiently • Performance data, Developing sustainable buildings <p>Managed properties</p> <p>Managing agents are required to provide information to British Land concerning the sustainability impact of the managed portfolio; these procedures are applied through our Health, Safety and Environment Policy Manual for the Investment Property Portfolio and our Sustainability Brief for Management. 100% of these agents were assessed for compliance with these information requirements during the reporting year. Information is provided internally and to occupiers as requested and a selection is made available publicly. The table below provides further details.</p> <p>Managed developments</p> <p>Project teams of managed projects are required to provide information to British Land concerning the sustainability impact of the project. Information requirements are noted in our ISO14001 Environmental Management System procedures and Sustainability Brief for Developments. 100% of project on site were assessed for compliance with these information requirements during the reporting year. Those not audited during the financial year were either at planning, feasibility or on hold i.e. not physically on site. This information is provided internally and to occupiers as requested and a section is made available publicly. The table below provides further detail.</p>

SOCIAL: PRODUCT RESPONSIBILITY (CONTINUED)

PR5	Practices related to customer satisfaction, including results of surveys measuring customer satisfaction.	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Company overall <p>Corporate Responsibility Website</p> <ul style="list-style-type: none"> Our approach, Stakeholder engagement <p>British Land Website</p> <ul style="list-style-type: none"> Occupiers, Retail survey 2011 Occupiers, Office survey 2011 CR Stakeholder Survey Report 2010 PDF
PR9	Monetary value of significant fines for non-compliance with laws and regulations concerning the provision and use of products and services	Fully	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings <p>We have not identified any non-compliances with laws or regulations.</p>

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UN GLOBAL COMPACT

EXPLORE GRI PERFORMANCE INDICATORS

➔ Overview

[Human Rights \(Principles 1-2\)](#)

[Labour \(Principles 3-5\)](#)

[Labour \(Principle 6\)](#)

[Environment \(Principle 7\)](#)

[Environment \(Principle 8 -9\)](#)

[Environment \(Principle 10\)](#)

Since December 2009, we have been a signatory to the UN Global Compact and continue to support its principles through our corporate responsibility programme. This Communication on Progress summarises our efforts, within our sphere of influence, to implement the ten principles encompassing human rights, environment, labour and anti-corruption.

It provides cross-references to relevant sections of our website and our independently assured GRI B+ rated Corporate Responsibility Report 2012.

Our statement of continued support is available at:

Corporate Responsibility Website: [Case studies, Head Office, June 2012](#)
 Corporate Responsibility Report 2012: [Our corporate responsibility strategy](#)

References are available from the following web addresses:

- Annual Report and Accounts 2012, available at www.britishland.com/annualreport2012.pdf
- Corporate Responsibility Report 2012, available at www.britishland.com/crreport2012
- Full Data Report 2012 and GRI Index 2012, available at www.britishland.com/crdata2012
- Corporate Responsibility Downloads, available at www.britishland.com/crpolicies
- Corporate Responsibility Website pages, available at www.britishland.com/responsibility
- British Land Website pages, available at www.britishland.com

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HUMAN RIGHTS (PRINCIPLES 1 AND 2)

1: Businesses should support and respect the protection of internationally proclaimed human rights
 2: Make sure that they are not complicit in human rights abuses

GRI INDICATORS	POLICY	MANAGEMENT	ACHIEVEMENTS	FUTURE ACTIONS
GRI Index 2012 <ul style="list-style-type: none"> • Performance Indicators: LA7, LA13, HR2, S05, PR1, PR2 	Corporate Responsibility Downloads <ul style="list-style-type: none"> • Corporate Responsibility Policy • Health and Safety for Developments Policy • Health and Safety Policy for Managed Properties in the UK • Health and Safety Policy for Managed Properties in Continental Europe • Supplier Payment Policy 	Annual Report and Accounts 2012 <ul style="list-style-type: none"> • Understanding our strategy, About our business • Understanding our strategy, Corporate governance • Governance, Report of the Audit Committee • Our performance, Our corporate responsibility review Corporate Responsibility Report 2012 <ul style="list-style-type: none"> • Our corporate responsibility strategy Corporate Responsibility Website <ul style="list-style-type: none"> • Our approach, Developing sustainable buildings Corporate Responsibility Downloads <ul style="list-style-type: none"> • Community Charter 	Full Data Report 2012 <ul style="list-style-type: none"> • Performance data, Engaging staff Corporate Responsibility Website <ul style="list-style-type: none"> • Our approach, Developing sustainable buildings 	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> • The Future Full Data Report 2012 <ul style="list-style-type: none"> • Targets, Targets for the future

LABOUR (PRINCIPLES 3, 4 AND 5)

3: Businesses should uphold the freedom of association and the effective recognition of the right to collective bargaining
 4: The elimination of all forms of forced and compulsory labour
 5: The effective abolition of child labour

GRI INDICATORS	POLICY	MANAGEMENT	ACHIEVEMENTS	FUTURE ACTIONS
GRI Index 2012 <ul style="list-style-type: none"> • Performance Indicators: LA5, HR2, S05 	Corporate Responsibility Downloads <ul style="list-style-type: none"> • Corporate Responsibility Policy 	Annual Report and Accounts 2012 <ul style="list-style-type: none"> • Understanding our strategy, Our key performance indicators • Understanding our strategy, Our principal risks and uncertainties • Our performance, Our corporate responsibility review Corporate Responsibility Report 2012 <ul style="list-style-type: none"> • Engaging staff Corporate Responsibility Website <ul style="list-style-type: none"> • Our approach, Engaging staff British land Website <ul style="list-style-type: none"> • About us, Careers 		

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LABOUR (PRINCIPLE 6)

6: The elimination of discrimination in respect of employment and occupation

GRI INDICATORS	POLICY	MANAGEMENT	ACHIEVEMENTS	FUTURE ACTIONS
GRI Index 2012 <ul style="list-style-type: none"> Performance Indicators: LA2, LA13, HR2, HR4, S05 	Corporate Responsibility Downloads <ul style="list-style-type: none"> Corporate Responsibility Policy 	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Governance, Corporate governance Governance, Report of the Nomination Committee Corporate Responsibility Website <ul style="list-style-type: none"> Our approach, Engaging staff British land Website <ul style="list-style-type: none"> About us, Careers 	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> Engaging staff Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Engaging staff 	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> The Future Full Data Report 2012 <ul style="list-style-type: none"> Targets, Targets for the future

ENVIRONMENT (PRINCIPLE 7)

7: Businesses should support a precautionary approach to environmental challenges

GRI INDICATORS	POLICY	MANAGEMENT	ACHIEVEMENTS	FUTURE ACTIONS
GRI Index 2012 <ul style="list-style-type: none"> Performance Indicators: EC2, EN18, EN26, EN30, S05 	Corporate Responsibility Downloads <ul style="list-style-type: none"> Corporate Responsibility Policy Sustainability Brief for Acquisitions Sustainability Brief for Management Sustainability Brief for Developments Fit-out Waste Guide 	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Understanding our strategy, Our principal risks and uncertainties Our performance, Our corporate responsibility review Governance, Report of the Audit Committee Corporate Responsibility Report 2012 <ul style="list-style-type: none"> Managing buildings efficiently Developing sustainable buildings Our carbon footprint Corporate Responsibility Website <ul style="list-style-type: none"> Our approach Case studies 	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> Our corporate responsibility strategy Managing buildings efficiently Developing sustainable buildings Our carbon footprint Progress against targets Full Data Report 2012 <ul style="list-style-type: none"> Targets Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Company overall 	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> The future Full Data Report 2012 <ul style="list-style-type: none"> Targets, Targets for the future

HOME: FULL DATA REPORT	CONTENTS	TARGETS	PERFORMANCE DATA	REPORTING CRITERIA	GRI INDEX AND UN GLOBAL COMPACT	INDEPENDENT ASSURANCE	EPRA INDEX
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ENVIRONMENT (PRINCIPLES 8 AND 9)

8: Undertake initiatives to promote greater environmental responsibility
 9: Encourage the development and diffusion of environmentally friendly technologies

GRI INDICATORS	POLICY	MANAGEMENT	ACHIEVEMENTS	FUTURE ACTIONS
GRI Index 2012 <ul style="list-style-type: none"> Performance Indicators: EN1-11, En13-EN18, CRE1-5, EN22-23, EN26, EN28, EN30, S05, PR3, PR5 	Corporate Responsibility Downloads <ul style="list-style-type: none"> Corporate Responsibility Policy Sustainability Brief for Acquisitions Sustainability Brief for Management Sustainability Brief for Developments Fit-out Waste Guide 	Corporate Responsibility Downloads <ul style="list-style-type: none"> Biodiversity Action Plan for Soft Landscapes Biodiversity Action Plan for Urban Areas Corporate Responsibility Website <ul style="list-style-type: none"> Our approach Case studies 	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> Our corporate responsibility strategy Managing buildings efficiently Developing sustainable buildings Our carbon footprint Progress against targets Full Data Report 2012 <ul style="list-style-type: none"> Targets Performance data, Managing buildings efficiently Performance data, Developing sustainable buildings Performance data, Company overall 	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> The future Full Data Report 2012 <ul style="list-style-type: none"> Targets, Targets for the future

ANTI-CORRUPTION (PRINCIPLE 10)

10: Businesses should work against corruption in all its forms, including extortion and bribery

GRI INDICATORS	POLICY	MANAGEMENT	ACHIEVEMENTS	FUTURE ACTIONS
GRI Index 2012 <ul style="list-style-type: none"> Performance Indicators: S02, S03, S04, S05, S06 	Corporate Responsibility Downloads <ul style="list-style-type: none"> Corporate Responsibility Policy 	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Governance, Corporate governance Governance, Report of the Audit Committee Corporate Responsibility Website <ul style="list-style-type: none"> Our approach, Industry leadership British Land Website <ul style="list-style-type: none"> About us, Governance 	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Engaging staff 	Annual Report and Accounts 2012 <ul style="list-style-type: none"> Corporate Governance Corporate Responsibility Report 2012 <ul style="list-style-type: none"> The future Full Data Report 2012 <ul style="list-style-type: none"> Targets, Targets for the future

INDEPENDENT ASSURANCE



Independent Assurance Report to the Directors of The British Land Company PLC

We have been engaged by the Directors of The British Land Company PLC (British Land) to perform an independent limited assurance engagement in respect of the information set out below and contained in British Land's Corporate Responsibility Report 2012 (the CR Report) and its Full Data Report 2012 (FDR) for the year ended 31 March 2012.

What we did and our conclusions

We planned and performed our work, summarised below, to obtain the evidence we considered necessary to reach our assurance conclusion on the Selected Information (as defined below). The scope of our work was restricted to the Selected Information for the year ended 31 March 2012 and does not extend to information in respect of earlier periods or to any other information in the CR Report or FDR.

What we are assuring (together, the "Selected Information")

- The selected corporate responsibility (CR) data for the year ended 31 March 2012 marked with the symbol  presented in the CR Report and FDR (the CR Data).
- British Land's declared Global Reporting Initiative (GRI) application level of B+ of the GRI "G3.1" Guidelines and Construction & Real Estate Sector Supplement, as stated on page 1 of the CR Report.

How the information is assessed ("Reporting Criteria")

British Land's Reporting Criteria as set out in the FDR www.britishland.com/crdata2012 set out how the Selected Information is prepared and reported.

Professional standards applied^{††} and Level of assurance ^{†††}

ISAE3000 and ICAEW Code of Ethics.
Limited assurance.

Understanding reporting and measurement methodologies

There is not yet generally established practice for evaluating and measuring the Selected Information. The range of different, but acceptable, techniques used can result in materially different reporting outcomes that may affect comparability with other organisations. It is therefore important to read and understand the Reporting Criteria that British Land has used to evaluate and prepare the Selected Information.

Work done

We performed the following activities:

- Making enquiries of relevant British Land management;
- Evaluating the design of the key processes and controls for managing, recording and reporting the Selected Information. This did not extend to testing that the controls operated as intended for the period under review;
- Limited substantive testing on a selective basis of the Selected Information. This included conducting site visits to one office, one retail and two development sites and British Land's corporate Head Office;
- With respect to the developments carbon footprint data disclosed in Fig 81 in the FDR, we evaluated the methodology and basis of the independent valuation of the developments carbon footprint, but did not test in detail the underlying calculation models and assumptions;
- With respect to the CR Data concerning project sustainability ratings [Fig 62 in the FDR], developments energy efficiency [Fig 51 in the FDR] and all major developments designed to achieve a net improvement in site biodiversity [Fig 58 in the FDR], we have examined underlying reports produced by external consultants and engineers, but have not tested in detail the underlying calculation models and assumptions;
- Assessing the disclosure and presentation of the Selected Information; and
- Assessing the GRI Index on British Land's website www.britishland.com/crreport2012 for compliance with the GRI application level requirements for B+.

British Land's responsibilities

The Directors of British Land are responsible for:

- Designing, implementing and maintaining internal controls over information relevant to the preparation of the Selected Information that is free from material misstatement, whether due to fraud or error;
- Establishing objective assessment Reporting Criteria for preparing the Selected Information;
- Measuring British Land's performance based on the Reporting Criteria; and
- The content of the CR Report and FDR.

INDEPENDENT ASSURANCE (CONTINUED)

Our responsibilities

We are responsible for:

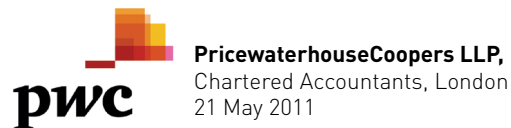
- Planning and performing the engagement to obtain limited assurance about whether the Selected Information is free from material misstatement, whether due to fraud or error;
- Forming an independent conclusion, based on the procedures we have performed and the evidence we have obtained; and
- Reporting our conclusion to the Directors of British Land.

Our conclusions

As a result of our procedures nothing has come to our attention that indicates:

- The selected CR Data for the year ended 31 March 2012 has not been prepared in all material respects with the Reporting Criteria; and
- British Land's declared GRI application level of B+ on page 1 of the CR Report is not fairly stated in all material respects.

This report, including our conclusions, has been prepared solely for the Directors of British Land as a body in accordance with the agreement between us, to assist the Directors in reporting British Land's CR performance and activities. We permit this report to be disclosed in the CR Report and FDR for the year ended 31 March 2012, to enable the Directors to show they have addressed their governance responsibilities by obtaining an independent assurance report in connection with the Selected Information. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Directors as a body and British Land for our work or this report except where terms are expressly agreed between us in writing.



† The maintenance and integrity of British Land's website is the responsibility of the Directors; the work carried out by us does not involve consideration of these matters and, accordingly, we accept no responsibility for any changes that may have occurred to the reported Selected Information or Reporting Criteria when presented on British Land's website.

†† We comply with International Standard on Assurance Engagements 3000 - 'Assurance Engagements other than Audits and Reviews of Historical Financial Information' issued by the IAASB, and with the applicable independence and competency requirements of the Institute of Chartered Accountants in England and Wales (ICAEW) Code of Ethics. To comply with those standards, our work was carried out by an independent and multi-disciplinary team of sustainability and assurance specialists.

††† Assurance, defined by the International Auditing and Assurance Standards Board (IAASB), gives the user confidence about the subject matter assessed against the reporting criteria. Reasonable assurance gives more confidence than limited assurance, as a limited assurance engagement is substantially less in scope in relation to both the assessment of risks of material misstatement and the procedures performed in response to the assessed risks.

EPRA INDEX

Our sustainability reporting is aligned with the European Public Real Estate Association (EPRA) Best Practices Recommendations on Sustainability Reporting. To demonstrate our application of the recommendations, we have cross-referenced our sustainability reporting and provided notes where our reporting goes beyond or differs from these recommendations. Next year, we will report EPRA core performance measures through our key performance indicators.

Our 2012 data covers 66% of our total investment portfolio of £15.8 billion, as we focus on our managed portfolio and developments, where we can influence performance.

PERFORMANCE MEASURES		CROSS REFERENCE	
3.1	Total energy consumption from electricity (kWh)*	Core: Electricity purchased and consumed at point of use	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Managing buildings efficiently, Energy use, Figure 1 Performance data, Company overall, Resource use and costs, Figure 78 and notes Notes: <ul style="list-style-type: none"> Figure 1 reports energy use including renewable electricity produced on site Figure 78 reports total purchased energy, including additional energy sources to that provided in Figure 1. The data note divides this energy into different fuels.
		Additional: Primary energy required to produce electricity	
3.2	Total energy consumption from district heating and cooling (kWh)*	Core: Heating and cooling purchased and consumed at point of use	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Company overall, Resource use and costs, Figure 78 and notes Notes: <ul style="list-style-type: none"> Figure 78 data note reports total purchased energy from district heating and cooling.
		Additional: Primary energy required to produce heating and cooling	
3.3	Total energy consumption from fuels (kWh)*	Core: Fuels purchased and consumed at point of use	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Company overall, Resource use and costs, Figure 78 and notes Notes: <ul style="list-style-type: none"> Figure 78 reports total purchased fuels.
		Additional: Fuels produced and sold	
3.4	Building energy intensity (kWh per m ²)	Core: Total energy normalised using an appropriate denominator (floor area or numbers of people)	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Managing buildings efficiently, Energy use, Figures 3 and 4 Performance data, Managing buildings efficiently, Like-for-like energy use, Figures 7 and 8 Performance data, Managing buildings efficiently, Head Office, Figure 30 Notes: <ul style="list-style-type: none"> Figures are not based on reported total purchased energy use figures (as EPRA 3.1 to 3.3). Reported intensity figures are reported by managed portfolio type. For our office portfolio they are reported by floor area type and based on total building energy use. Shopping centres and retail parks are based on common parts floor areas and energy use Reported intensity figures per person are based on number of full time equivalents (FTE) rather than workstations Reported figures exclude the following reported in the total purchased energy figures: unmanaged office property use, managed retail properties occupier controlled energy use.
3.5	Total direct greenhouse gas emissions (tonnes CO ₂ e)	Core: Direct emissions of greenhouse gases arising from fuels burned on site, as well as on-site generation of electricity, heat, or steam	Full Data Report 2012 <ul style="list-style-type: none"> Performance data, Company overall, Emissions, Figure 81 Notes: <ul style="list-style-type: none"> Figure 81 includes emissions from building energy fuel use, fuel use from British Land owned vehicles and refrigerant loss (Scope 1).
		Additional: Fugitive emissions (such as refrigerant gases) and emissions from transportation of materials, products, and waste	

EPRA INDEX (CONTINUED)

PERFORMANCE MEASURES			CROSS REFERENCE
3.6	Total indirect greenhouse gas emissions (tonnes CO ₂ e)	Core: Indirect emissions of greenhouse gases resulting from the off-site generation of purchased electricity, heat, or steam	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Company overall, Emissions, Figure 81 <p>Notes:</p> <ul style="list-style-type: none"> Our measured emissions in Figure 81 include building electricity use indirect emissions (Scope 2). We also report other indirect emissions (Scope 3) related to occupier controlled energy use, our development activities, business travel and building water use Our future actions include measuring emissions related to occupant and visitor travel and expanding the scope of emissions related to occupier controlled and purchased energy use.
3.7	Greenhouse gas intensity from building energy (kg CO ₂ e per m ²)	Core: Total greenhouse gas emissions normalised using an appropriate denominator (floor area or numbers of people)	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Company overall, Emissions, Figure 83 and 85 <p>Notes:</p> <ul style="list-style-type: none"> Emissions intensity reported in Figure 83 is based on measured Scope 1 and 2 emissions; this includes emissions related to building energy use and also refrigerant loss and fuel use in British Land owned vehicles Intensity per person is based on number of British Land staff, rather than corresponding people within the managed portfolio (staff in offices or visitors to retail) Head Office emissions intensity is reported against Scope 1, 2 and 3 individually The above differences to EPRA recommendations will be reviewed during 2012.
3.8	Total water withdrawal by source (m ³)*	<p>Core: Total volume of water withdrawn from any water source (linked to metered or measured utility data)</p> <p>Additional: Other sources, provided reporters have accurate data and/or water collection installations on sites</p>	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Company overall, Resource use and costs, Figure 78 <p>Notes:</p> <ul style="list-style-type: none"> Reported total purchased water.
3.9	Building water intensity (m ³ per m ²)	Core: Total water withdrawal by source normalised using an appropriate denominator (floor area or numbers of people)	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently, Water use, Figures 16 and 17 Performance data, Managing buildings efficiently, Like-for-like water use, Figures 20 and 21 Performance data, Managing buildings efficiently, Head Office, Figure 31 <p>Notes:</p> <ul style="list-style-type: none"> Figures are not based on reported total water withdrawal figures (3.8) Reported intensity figures are presented by managed portfolio type For our office portfolio they are reported for the total building. Shopping centres and retail parks are based on common part areas and water use Intensity per person for the office portfolio is based on number of FTE rather than workstations Reported figures exclude the following reported in total water withdrawal: managed retail property occupier controlled water use.
3.10	Total weight of waste by disposal route (tonnes)	Core: Identify the amount of waste created by its operations	<p>Full Data Report 2012</p> <ul style="list-style-type: none"> Performance data, Managing buildings efficiently, Total waste management - three year trend, Figure 26 Performance data, Managing buildings efficiently, Head Office, Figure 32
3.11	Proportion of waste by disposal route	Core: Identify the amount of waste created by its operations	<p>Notes:</p> <ul style="list-style-type: none"> Hazardous waste data has not been reported separately to non-hazardous. Processes have been established to report this for 2013.

* As per EPRA Best Practice Recommendations, this data covers energy and water procured by British Land.

EPRA INDEX (CONTINUED)

OVERARCHING RECOMMENDATIONS	CROSS REFERENCE
Organisational boundaries	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> • Our corporate responsibility strategy Full Data Report 2012 <ul style="list-style-type: none"> • Reporting Criteria
Boundaries - Reporting on landlord and tenant consumption	Full Data Report 2012 <ul style="list-style-type: none"> • Reporting Criteria Notes: <ul style="list-style-type: none"> • Data currently excludes tenant obtained consumption. Our 2013 carbon management actions include extending reporting to include this data.
Analysis - normalisation	Full Data Report 2012 <ul style="list-style-type: none"> • Reporting Criteria
Analysis - Like-for-like approach for absolute Sustainability Performance Measures	Full Data Report 2012 <ul style="list-style-type: none"> • Reporting Criteria
Analysis - Segmental analysis (by property type, geography)	Full Data Report 2012 <ul style="list-style-type: none"> • Reporting Criteria
Analysis - Narrative on performance	Corporate Responsibility Report 2012 <ul style="list-style-type: none"> • Reporting Criteria
Location of EPRA Sustainability Performance Measures in companies' reports	Annual Report and Accounts 2012 Corporate Responsibility Report 2012 Full Data Report 2012
OTHER ISSUES TO CONSIDER	CROSS REFERENCE
Transport	Full Data Report 2012 <ul style="list-style-type: none"> • The Future • Performance data, Company overall, Emissions Notes: <ul style="list-style-type: none"> • Data currently excludes emissions arising from the users of our buildings. Our 2013 carbon management actions include extending reporting to include these.
Refrigerant gases	Full Data Report 2012 <ul style="list-style-type: none"> • Performance data, Company overall, Emissions
Financial indicators related to sustainability performance	Full Data Report 2012 <ul style="list-style-type: none"> • Performance data, Managing buildings efficiently • Performance data, Developing sustainable buildings • Performance data, Company overall
Assurance	Full Data Report 2012 <ul style="list-style-type: none"> • Assurance Statement

For our online CR Report and Full Data Report:
britishland.com/crReport2012

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

Or write to:

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