



Landsec

Our Carbon Manifesto

Why carbon reduction matters to Landsec

Landsec creates sustainable value for our customers, communities, and stakeholders. It's at the heart of our purpose and is embedded throughout our business. It drives the decisions we make and is vital to delivering our strategy and building a greener, fairer society that works for everyone.

With nearly 40% of global carbon emissions created by our industry, it is our collective challenge and responsibility to lead the way to a lower carbon economy.

Why? Simply put, without turning targets into tangible results the future, not only for our industry but for the world in which we operate, is in jeopardy. Action is urgently needed today but it must also be sustained tomorrow. We firmly believe that addressing and reducing carbon emissions is a moral and commercial imperative and we are ready to play our part in making this vision a reality in everything we do.

CO₂

What has Landsec done so far?

We were the first commercial real estate company in the world to have its carbon emission target approved by the Science Based Targets Initiative (SBTi) in 2016.

This ambition was taken further in 2019 when we aligned our science-based target with the 1.5°C global warming scenario agreed under The Paris Agreement. We have committed to a 70% reduction target in operational carbon emissions by 2030 compared with a 2013/14 baseline. To date, we have delivered a 52% reduction.

We have also enhanced our targets to reduce embodied carbon within our developments by 50% by 2030 compared to a typical building*. We have explicitly published our embodied carbon targets across office and residential developments, seeking to achieve <math><500\text{kgCO}_2\text{e}/\text{m}^2</math> in office developments by 2030 and <math><400\text{kg}</math> in residential ones. We believe accountability is crucial for our industry to address this challenge and will continue to evaluate and adjust our targets where it is possible to accelerate progress.

*As defined by the London Plan Guidance for Whole-Life Carbon Assessments
["https://www.london.gov.uk/sites/default/files/lpg_-_wlca_guidance.pdf"](https://www.london.gov.uk/sites/default/files/lpg_-_wlca_guidance.pdf)
LPG document template (green) (london.gov.uk)



What's next for us

We're now revisiting our net zero target against SBTi's new Net-Zero Standard, further challenging ourselves and supporting the drive to create a common understanding of what net zero really means.

To deliver against these commitments, we're working closely with our supply chain through our new Supply Chain Commitment and supporting our customers with their own transition to net zero, no matter their shape or size. In 2021 we set up a £135m net zero transition investment fund to decarbonise our existing portfolio in line with our near-term targets by reducing operational energy use and by moving to cleaner sources of energy. We are now delivering this plan.

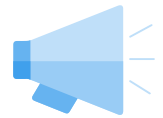
Achieving our targets will require us to rethink how we do things. Operationally, we must continue to drive down energy use employing innovative new technologies, including AI, and support the decarbonisation of the grid by investing in renewable electricity. Within our developments, we need to focus on retention over re-development; exploring new methods of construction as we have been doing at The Forge and Timber Square, and standardising materials so they can be reused in future developments.

While we don't yet have all the answers, we do believe that by being explicit in our targets we can incentivise and support action across our industry. We believe that, with active engagement with and from Government, we can drive a united approach that delivers the progress and outcomes required to protect our planet.



A united approach – key asks

We've set out what we are doing as a business and with our supply chain. But there are steps that Government can take to support and accelerate our transition towards net zero. These include:



Government must align with industry best practices and timelines for implementation.

We call on Government to bring forward the Future Homes Standard and Future Building Standard, ensuring the standards included are benchmarked against the very latest industry practices and achievements. Such is the urgency of the situation, we must push further, faster, and it is important that we are aligned upon the baselines against which we should assess progress.



Regulate embodied carbon by requiring whole life carbon assessments.

By introducing an amendment to Building Regulations we can drive industry-wide progress and hold our industry accountable to our commitments.



Developing a performance-based rating system to sit alongside current EPC ratings.

It is essential that actual in-use performance of buildings is measured, and this system would increase emissions transparency and underpin Government's drive towards net zero by 2050.



A fit for purpose regulatory framework to enable the use of sustainable building materials. This should include:

- a. A statement of clarity on the safety of engineered structural timber in buildings not covered by the combustible materials ban.
- b. Ensuring that emerging policy and guidance, such as the draft new British Standard 9991, take into account the wider UK Net Zero targets and don't unintentionally become an impediment to reaching them.
- c. Government-backed solutions to the lack of available construction and property insurance for timber buildings should be considered.



Government-backed best practices in Public Procurement can set a new standard for sustainable development.

By entrenching the use of low carbon materials, construction methods and operations. In doing so, it has the potential to set the baseline against which development must strive to exceed, address industry's aversion to risk and support small and medium-sized businesses in moving towards sustainable building design and operations.