

# ESG Report 2024



CANARY WHARF  
GROUP





## A letter from our CEO

*Canary Wharf's story is one of continuous transformation and evolution, with ambition embedded into everything we do. We welcomed more visitors in 2024 than ever before, we delivered a fresh mix of retail and leisure offerings, and we continued our programme of over 100 exciting and dynamic events. Alongside this, we continue to expand into new markets and are excited that construction is underway on One North Quay, our purpose-built life science development which will be home to some of the world's leading health science organisations. Our sustainability strategy is a crucial part of this evolution, and this report showcases some of our highlights from 2024.*

*One of our proudest moments from this year was opening Eden Dock, a waterfront oasis in the heart of Canary Wharf. Through our valued partnership with The Eden Project, we transformed Middle Dock into Eden Dock; a place where people can connect with water and nature. We see the value of the spaces that surround our buildings and it's great to see these areas, including Eden Dock, embraced by our community and for activities stemming from our Community Grant Programme.*

*In 2024 we delivered strong progress against our science-based targets, and we are taking important steps towards decarbonising our older assets in line with our net zero targets. We continued our engagement programme with our supply chain, running intensive training designed to help our suppliers better understand their emissions and set challenging decarbonisation targets.*

*This report offers insights into our sustainability strategy; the action we are taking to progress our performance against key targets. To reach our ambition, we must be dynamic and flexible, evolving our strategy and innovating as we tackle challenges and harness opportunities. We know we can't take on our sustainability ambitions alone, which is why we continue to look forward to working with our customers, suppliers, community and strategic partners to deliver against our targets, building a resilient environment for the future.*



Shobi Khan  
Chief Executive Officer






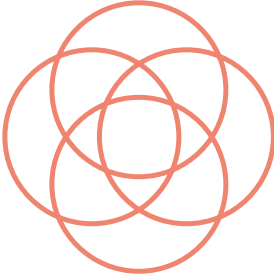


# Introduction

Canary Wharf Group (CWG) is a developer, landlord and operator based in London, with a vision to transform urban spaces into extraordinary environments. We are in a position to be able to influence the design, construction and operation of our buildings, working together with our supply chain and our customers to create sustainable places that work for nature as well as people.

Our purpose is bringing people together to enhance lives now and in the future. This means considering how we can design spaces now which will be resilient to the changing demands and needs of the future. This is at the heart of our ESG strategy.

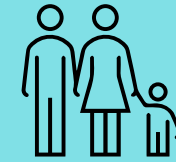
Our strategy covers four key areas where we can have the greatest positive impact across our operations. This report includes data and case studies for each of these four focus areas, as well as performance data from across our portfolio.

Our strategy is ultimately focused on minimising our impact on the environment while creating a place that is resilient and ready to face the increasing challenges of climate change. That means using nature-based solutions to respond to overheating and drought risks, upgrading our buildings to mitigate our impact and prepare for what is ahead, and working with our people and our communities to create places where people can achieve their full potential.

Climate Action	Driving Circularity	Creating Space for Nature	Social Impact
<div>Taking action to transition to net zero</div> <div></div>	<div>Transitioning from a linear to a circular economy</div> <div></div>	<div>Creating a place for nature as well as people</div> <div></div>	<div>Creating positive change through shared social purpose, connecting our communities and customers</div> <div></div>
<div>Governance</div> <div>A strong governance structure underpins our core focus areas, allowing effective communication across our organisation and beyond to facilitate delivery of our objectives.</div>			



# Canary Wharf at a glance



**Over 2,000**  
homes created



**2 million+ sq ft**  
construction pipeline



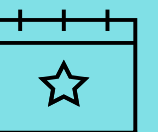
**320+ brands**  
including shops, cafés, bars,  
restaurants, services and amenities



**72 million**  
visits in 2024



**16.5 acres**  
of parks, gardens  
and open space



**100+ events**  
every year

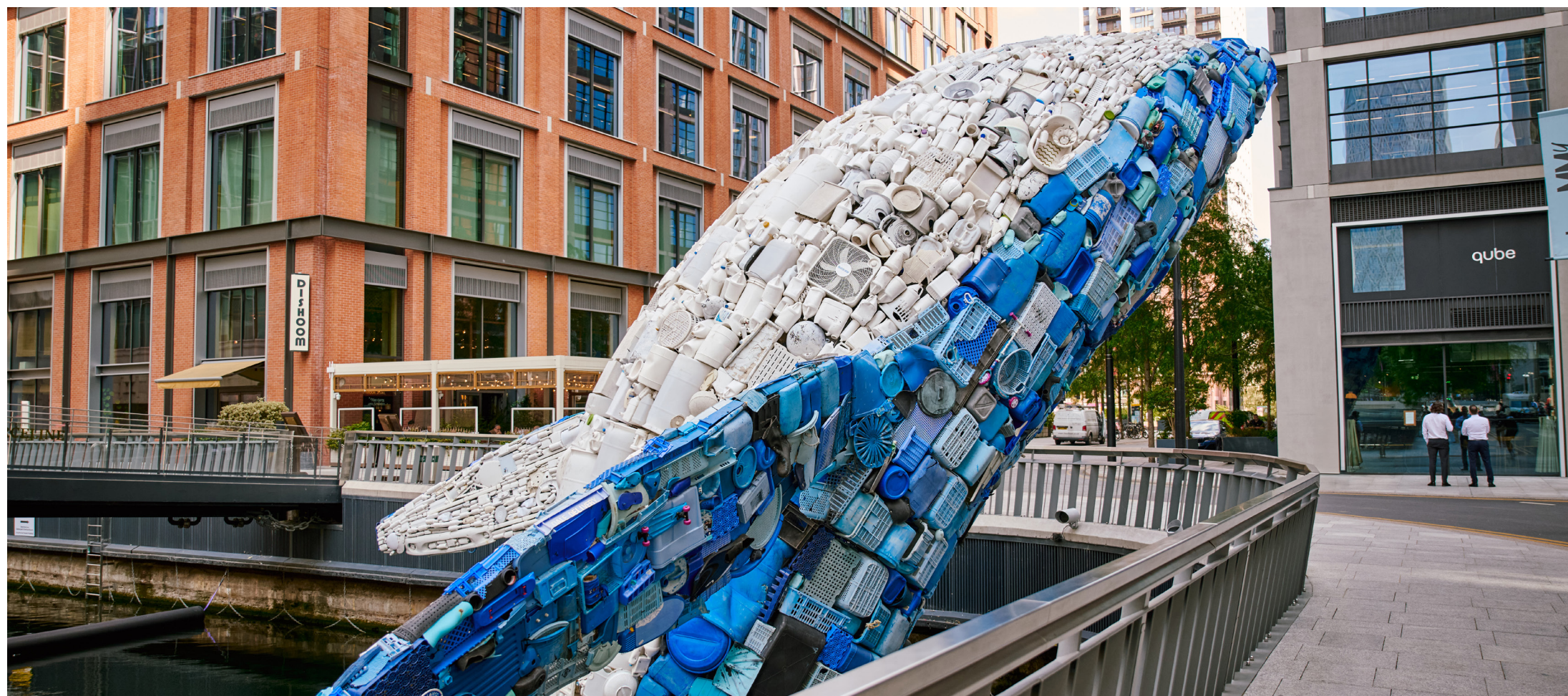


Creating a place  
where ambition  
drives real  
climate action

Long-term vision  
Transition to  
net zero carbon  
by 2040



Climate Action







# Focus area update

The impacts of climate change are already visible across the globe and at home in the UK, with record-breaking temperatures and increasing drought and flooding incidents. We know these impacts are only going to grow in the coming years. We therefore have a responsibility to not only take action to reduce our emissions across the portfolio, but to take steps to deliver resilient spaces, which are designed to mitigate the impacts of climate change.

In our 2023 ESG Report, we set out clear focus areas to support our ambition to be net zero by 2040. These are the areas where we have the most influence, and where we will need to focus our efforts to deliver net zero across our organisation by 2040.

2024 Update	
<b>Phasing out fossil fuels</b> Reducing reliance on fossil fuels and phasing out existing fossil fuels	Plans to transition the Wood Wharf district heat network away from fossil fuels have been approved by London Borough of Tower Hamlets (LBTH).  We are reviewing all of our managed assets to determine optimum dates to plan for electrification.
<b>Enhanced building performance</b> Delivering net zero-aligned operational performance and meeting embodied carbon targets in development projects	We continue to benchmark our operational asset Energy Use Intensity (EUI) performance and monitor embodied carbon of our construction projects.
<b>Renewable energy procurement</b> Continuing to procure renewable electricity and working to secure a power purchase agreement (PPA)	We continue to purchase 100% renewable electricity and have commenced tender preparation for a new PPA agreement.
<b>Offsetting</b> Purchasing robust, credible offsets for residual emissions	We continue to be involved in industry working groups including development of the BBP Carbon Credit Procurement Guide.



# Progress against targets

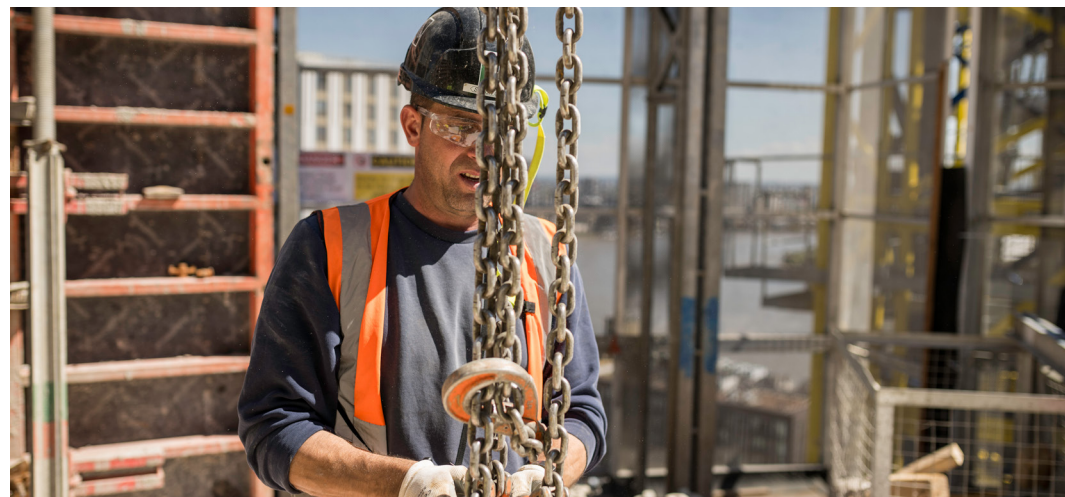
Five years ago, we published an approved science-based target (SBT). As of December 2024, our progress against that target is as follows:

Target	2024 Update
65% reduction in absolute Scope 1, 2 and 3 emissions from downstream leased assets by 2030 from a 2017 baseline	73.3% reduction against the baseline.
60% of suppliers by emissions covering purchased goods & services to have their own SBTs by 2025	35.7% of suppliers by emissions have their own SBTs.

We are pleased to see a continued strong progress towards our targets. We have taken significant steps to reduce emissions across our portfolio; part of this progress is associated with the increased procurement of renewable energy by our occupiers as well as a step up in the quality of our data. These targets are now due to be updated, so we plan to review our SBT this year in line with our updated net zero strategy.







## Decarbonising our heat network

### Case Study

One aspect of decarbonising our portfolio is the transition of our Wood Wharf heat network away from exclusive reliance on fossil fuels. The current heat network was developed in accordance with the outline planning permission granted over 10 years ago. This system is reliant on fossil fuel-based technology, however this does not align with current best practice design or with our net zero carbon ambition. We are also aware of the need to increase the size and capacity of the system as we added further buildings to the Estate.

With that in mind, we took the proactive step of completing a full review of the heat network design. Instead of progressing as originally planned, we decided to work towards the removal of fossil fuels from the system. Rather than increasing the capacity using gas fired equipment, which was originally planned, we decided to install new water source heat pump capacity. That means we are increasing the capacity of the system without installing further fossil fuel-based equipment.

Throughout the process we have worked closely with key stakeholders to discuss and agree the approach. We also investigated local and regional planning policy to ensure the new design is in accordance with the current and emerging planning requirements. The solution we have implemented will provide significant carbon savings while also increasing the capacity of the system. The predicted increase in demand has also been factored into our long-term procurement strategy for high-quality renewable energy in the future.

## Retrofitting our flagship building

### Case Study

With enhancing building performance being a key part of our climate action strategy, we are now reviewing the retrofit strategy for our buildings, starting with our flagship office building, One Canada Square. In 2024, we undertook detailed modelling of the building to identify a series of possible interventions that support decarbonising the building, aligning with recognised frameworks. The ultimate aim of this project is to deliver a robust, practical and costed net zero carbon (NZC) pathway that can be rolled out across all our assets. A comprehensive stakeholder engagement programme has ensured that all relevant departments have been involved in the strategy development.

The critical stage of defining NZC for the building involved the review of various industry guidance and assessment tools including the CRREM 1.5°C trajectory, NABERS certification and EPC delivery.

We have identified interventions ranging from Building Management System (BMS) upgrades through to major plant replacement. The full suite of proposed enhancement measures have been developed with the aim of targeting an EUI of 85kWh/m<sup>2</sup> by 2040. We are also taking embodied carbon into account, identifying not only the right interventions but also the right timing, replacing equipment at the end of its life cycle and in alignment with a complex set of asset management strategies over 45 lettable floors.

Collaboration with our occupiers is crucial to the success of our NZC pathway, so we will be working closely with both new and existing tenants to implement any changes. Following the pilot project at One Canada Square, we are now exploring similar energy reduction measures for other existing assets across our portfolio.





## Engaging with our supply chain

### Case Study

To work towards the delivery of our SBT, we have reviewed the impact of our supply chain and noted that SMEs make up a significant portion of our Scope 3 emissions. That is why we decided to work closely with our SME suppliers to provide support and help them better understand their own emissions.

To support this commitment to our supply chain, in 2023 we held the 'Ambition into Action' summit where we brought together our peers in the industry with key members of the UK construction supply chain to deliver a clear message: we want to work together.

Following on from that event, in 2024 we ran a robust engagement programme in partnership with Heart of the City, supporting 26 SMEs on a programme designed to help them with their carbon accounting and reporting, and ultimately set realistic and challenging targets. We had incredible engagement from our supply chain, with 22 SMEs submitting their footprint data and seven committing to setting SBTs. We are excited to build on this work as we continue to build a robust and sustainable supply chain.



## Spotlight on...

**Steven Gale, Building Manager, CWG**

### How long have you been with CWG and what is your role?

I've been with CWG for just over 10 years. I started as an Engineering Supervisor, then I was promoted to Building Services Manager, and now I'm the Building Manager for 7 Westferry Circus and One Canada Square.

### What does a typical day in the office look like?

From an energy management perspective, I typically start the morning by checking in with the overnight team, meeting with the Building Services Manager to identify any issues to address, responding to any requests from the tenants and reviewing our systems to check the plant is operating properly.

### What types of systems do you use?

We use a number of intelligent systems to monitor efficiency. We have a building management system (BMS), which allows equipment to run in automatic mode, we use Demand Logic to monitor the efficiency of the equipment, and we have an electrical control system which looks after all the main breakers. One of our most important systems is the eyes and ears of our engineers; we have a team in One Canada Square 24/7, and they're always on hand to quickly pick up any issues and address them.

### You and your team have worked hard over a number of years to make One Canada Square more energy efficient. What types of initiatives have you put in place?

We work very closely with the tenants to maximise efficiency while still ensuring we meet all comfort and performance standards. For example, we've been able to adjust the set points of the chillers to use less energy while making sure the offices remain cool and comfortable. Energy efficiency measures such as adjusting our operating hours and ensuring the building plant is operating as efficiently as possible contributed to over 700,000kWh of energy saved in 2024 compared to the previous year.

We explore all opportunities for efficiency, from reducing light pollution overnight and reducing pump speeds, to reacting to alerts received from data that has deviated from trends.

We also work very closely with the tenants on waste management; they have been so engaged when we come with new ideas and systems for improving recycling rates. Collaboration is crucial to making the building run efficiently, which is enhanced by our team providing engagement events to help educate our occupiers.

### Do you have a stand-out moment from your time in Canary Wharf?

Really my favourite moment is at the end of every year when we get to look back at how much energy we've been able to save and the improvements we've been able to make. The whole building management team is really engaged with coming up with new ideas on how we can continue to make efficiency gains; it's such a collaborative working environment and it makes this an exciting place to work.

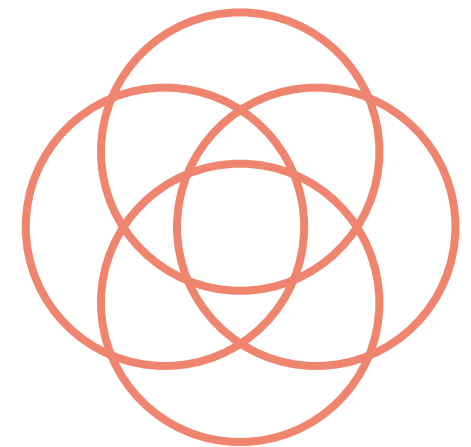
**Steven Gale**  
Building Manager, CWG





Managing waste  
and materials  
through reuse  
and education

Long-term vision  
To be a fully circular  
neighbourhood



Driving Circularity

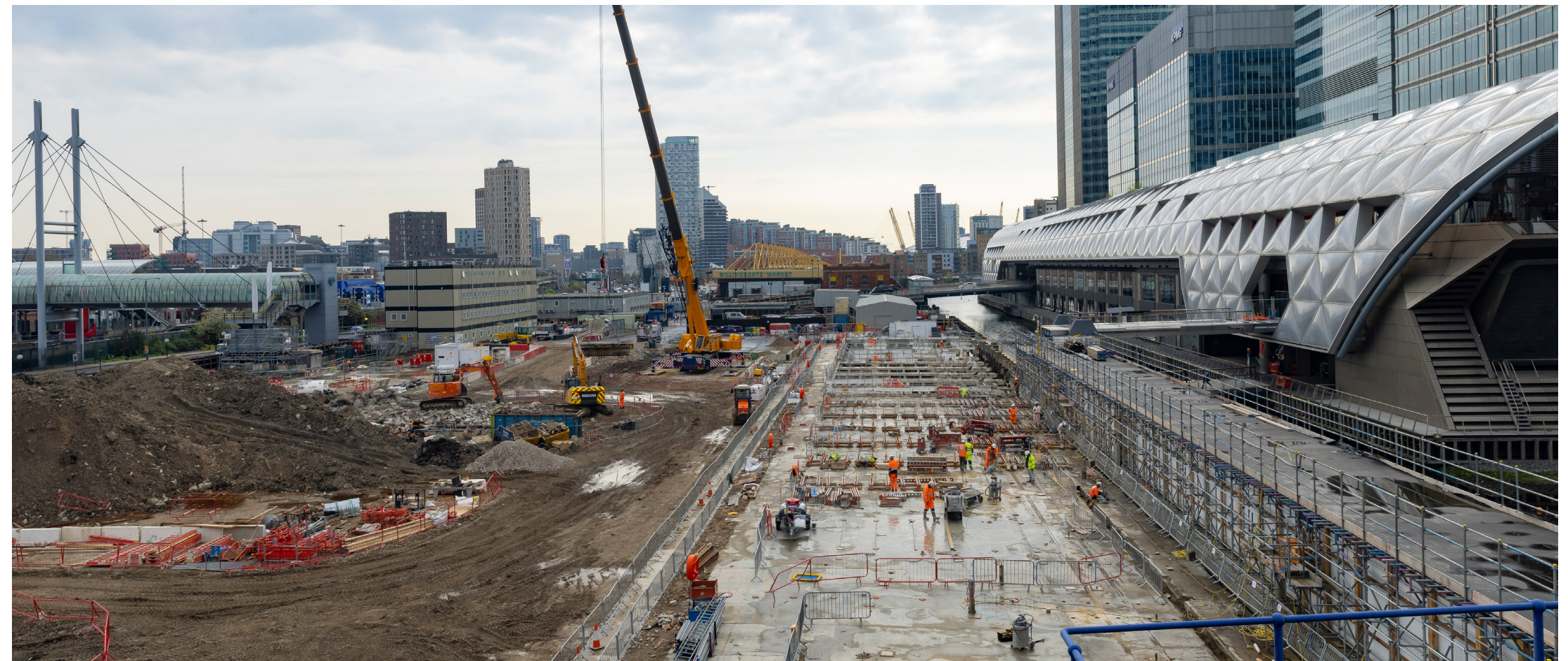




# Focus area update

The built environment is a major source of waste globally; an estimated 100 billion tonnes of raw materials are extracted the planet annually, and around half of these are used in construction and development<sup>1</sup>. Waste and materials are a key focus area in our strategy, with our Estate acting as an ‘urban mine’ from which we can recover and reuse existing materials to supply other projects. We see a significant opportunity to use our knowledge and expertise to take advantage of our waste and materials and keep them in circulation at their highest value for as long as possible, and to reduce waste wherever possible across our portfolio.

This is the basis for our Circular Economy Action Plan (CEAP). This robust set of measures is divided across three key areas: Building Circular, which covers our construction and development activities, Working Circular, which covers our building management and office operations, and Living Circular, which revolves around those who live in Canary Wharf.







## Progress against targets

Last year, we published our CEAP, with actions set out across the short, medium and long-term. This table details progress against our short-term targets. A full version of the plan can be found in [Appendix B](#).

Area	Target	2024 Update
Building Circular	Create a pilot digital material passport for a building in Canary Wharf	Engaging with material passport suppliers to start reviewing for large scale retrofit projects.
	Create a circularity brief to be included in scopes for all projects	Developed a revised strategy for all new and retrofit projects.
	Create a circular supplies catalogue with recommended materials	Initial review of construction materials carried out.
Working Circular	Implement internal and tenant training and awareness programme and implement consistent messaging	Tenant sustainability forum with a focus on waste and materials was held in May 2024.
	Set up an internal system for transferring resources	Informal internal system for trading resources has been established.
	Pilot returnable cups in Level 39	Not yet started for takeaway drinks, however reusable options available for Space39 café.
	Develop and implement circularity criteria for procurement processes	To be implemented when new projects start in 2025.
Living Circular	Establish a circular shop in Canary Wharf	Temporary Swap Shop trialled.
	Implement consistent messaging on recycling to tenants and visitors	Rolled out updated signage due to legislation.  Several events held with staff and tenants during Recycle Week in October 2024.
	Hold engagement events on circular themes such as repair, refill, etc.	Tech Takeback events held in Jubilee Place mall to collect and recycle unwanted technology.
Supporting Works	Baseline existing footprint and increase the granularity of data collected on waste and materials	Materials data review started and capturing incoming materials using Qflow.





## Reusing excess concrete with Uploop

### Case Study

Our CEAP sets out a roadmap for reducing waste in our operations and keeping materials in circulation. This is particularly important within our in-house contractor, where we have the opportunity to reuse materials across our sites. With multiple projects in construction at any one time, we are looking for innovative solutions which allow us to close the loop on construction materials. In 2024, we began a collaboration with Uploop, working with O'Halloran & O'Brien to direct our waste concrete from two Wood Wharf projects back into the construction supply chain. Overall, we were able to recover 231 tonnes of concrete and reintegrate this would-be waste material into lower emission, ready mix ECOPact concrete. This collaboration not only keeps waste concrete in circulation but also demonstrates the value of repurposed construction materials in supporting a transition to a circular economy.

## Refurbishing old tech with Tech-Takeback

### Case Study

With smartphones, tablets and laptops in nearly every home and office, managing electronic devices properly is an important part of creating a truly circular economy; an estimated 1.7 million tonnes of electronic waste is generated every year in the UK<sup>1</sup>. To tackle this, in February 2023, we partnered with Tech-Takeback, a not-for-profit which provides secure, sustainable solutions for unwanted tech, to run our first pop-up event in Jubilee Place mall, encouraging people to bring in their old tech to be refurbished and donated or to be properly recycled.

In 2024, following the success of the 2023 project, we welcomed Tech Takeback to Canary Wharf again, collecting 374kg of old tech, including 71 laptops, over the course of three days, saving approximately 1,770kg CO<sub>2</sub>e – equivalent to 16 car trips between London and Glasgow<sup>2</sup>! We were also able to pass on 25 laptops to East London Business Alliance (ELBA), who plan to rehome these devices with individuals in our community facing digital exclusion.

**374kg**  
of old tech collected

**1,770kg**  
CO<sub>2</sub>e saved



<sup>1</sup> [https://ewastemonitor.info/wp-content/uploads/2024/12/GEM\\_2024\\_EN\\_11\\_NOV-web.pdf](https://ewastemonitor.info/wp-content/uploads/2024/12/GEM_2024_EN_11_NOV-web.pdf)

<sup>2</sup> In a new diesel car based on 2023 emissions estimates





## Spotlight on...

**Jonathan Ly, Director – Structures, CWG**

### How long have you been with CWG and what is your role?

I joined CWG over 12 years ago, so I've had the opportunity to see how the neighbourhood has changed and to be a part of that journey. I'm Director – Structures for CWG, so I lead on the structural engineering of all new developments. That means everything from inputting on design to managing the structural consultants to overseeing a smooth transition when projects are completed and handed over as well as when existing buildings are adapted and structurally changed.

### What projects have you worked on over the course of your time here and are there any that stand out?

When I first joined, I worked on Southbank Place, then I moved to Wood Wharf and now I oversee all projects. One project that stands out is Crossrail Place, which was an interesting and complex project located in the middle of the dock with an existing bridge spanning directly across the new station. We had to pile the foundations through temporary holes in the bridge. The challenge was to complete the works and reinstate the bridge ahead of programme, ready for Christmas shopping. There were many other challenges on that project, and it really showed the can-do attitude of the whole team, who worked together to address any obstacle we came up against.

### How do you bring sustainability and net zero principles to life through your work?

We are in a position to influence projects right from design to operation, and to have such great relationships with our supply chain. Through my role I try to get the right people around the table to identify new opportunities to use innovative materials, bring in circularity economy principles and to keep an open mind about what is possible. The key is knowledge sharing; through the CWCL Structures Forum, we bring together key construction team members and external experts and share lessons learnt from across different projects, ensuring continued improvement.

### What new innovations are you most excited about?

In construction the highest impact materials are concrete and steel, so we are looking for ways to reduce the carbon of those materials wherever we can. We're investigating and researching the feasibility of reused steel at scale for our adaptive reuse building projects, and working to understand how we can further support and promote this circular economy approach.

We're doing a lot of interesting work with concrete; it's a dynamic material where you can tweak the components like the recipe for a cake to get different properties. For example, we recently used CWG's spent coffee grounds to make biochar which helped significantly reduce the embodied carbon of the concrete that went into the foundation of Whale on the Wharf, an art installation at Wood Wharf.

We are also working with leading universities such as Cambridge and Queen's Belfast with the latest fibre optic technologies to integrate into our structures and foundations. Collecting live data on their performance provides new insights, and leveraging AI and machine learning to improve how we could design and construct, placing CWG at the cutting edge of R&D.

### What drives your passion for sustainability?

We all have a responsibility to do what we can. We're very fortunate to have the support of senior leadership to explore these innovations and to take practical steps wherever we can. There are lots of small changes that can have positive influence so I make it a priority to push for those whenever I can.

**Jonathan Ly**  
Director – Structures, CWG







# Promoting biodiversity and enhancing nature in urban environments



Long-term vision

Create places  
where nature and  
people thrive

## Creating Space for Nature



# Focus area update

Tackling the interconnected climate and biodiversity crises demands a bold and coordinated response from developers. With more than half of the world’s population now living in cities<sup>2</sup>, enhancing biodiversity and implementing nature-based solutions in urban environments is crucial for creating climate-resilient spaces that work for people and nature.

In our 2023 ESG Report, we published a new set of biodiversity objectives designed to streamline our actions and focus on the areas where we can have the greatest positive impact. As the owner and developer of the public space within Canary Wharf, we have both the opportunity and the responsibility to demonstrate responsible stewardship. Our vision is to create a green spine through the centre of our neighbourhood, with parks, gardens and open green spaces running from east to west right through the heart of Canary Wharf.

This year, we were excited to launch our pioneering Eden Dock project, a new waterfront oasis located in the heart of Canary Wharf. Eden Dock perfectly encapsulates the vision we have for the future of nature in Canary Wharf: an open and inclusive space, with climate-resilient planting and wildlife-friendly features, where people can spend calm moments in nature in the middle of a busy city.

For more on Eden Dock, see Case Study: [Connecting people with nature at Eden Dock.](#)





# Progress against targets

Area	Objectives	2024 Update
Operations Enhance Biodiversity Net Gain (BNG) through operations year on year	50% increase in existing sedum roofs to biodiverse roofs	We have done an initial review of roof spaces and current quality to identify possible areas for uplift.
	Install new biodiverse roofs on suitable roof space	
	By 2030, enhance all street-level planting to climate-resilient, biodiverse, perennial planting	We have started upgrading planting in a number of areas across Canary Wharf including Jubilee Park, with several sites identified for further uplift in 2025.
	Install low-energy, low-impact lighting across Canary Wharf	We are implementing low-energy, low-impact lighting in new developments.
Development Enhance BNG through development year on year	All new developments to exceed the London Borough of Tower Hamlets (LBTH) local BNG policy of 2.5 BU/ha or 30% gain (whichever is greater)	All new developments to undergo BNG assessments.
	All refurbishment projects to exceed the LBTH local BNG policy of 2.5 BU/ha or 30% gain (whichever is greater)	All refurbishments to undergo BNG assessments.
	All living roofs to be designed to an enhanced standard to embed climate resilience and deliver optimal outcomes for biodiversity, compared with historically consented standards which may have become obsolete since initial consent	This will be included within scope of works for future projects.
	All landscape planting under the control of CWG to be specified as climate-resilient, biodiverse, perennial planting	Eden Dock includes climate-resilient, biodiverse, perennial planting. This will continue to be specified for all future landscape planting.
Company-wide	To improve biodiversity literacy throughout Canary Wharf through public signage, newsletters and ESG reporting	We are rolling out enhanced signage as part of our Eden Dock development and will continue this on future public realm projects.
	To conduct a Taskforce on Nature-related Financial Disclosures (TNFD) gap analysis by 2026	We commissioned a consultant in 2024 to support.



Nature Positive





Eden Dock before



European eel



Eden Dock now

# Connecting people with nature at Eden Dock

## Case Study

In October 2024, we were proud to unveil the first phase of Eden Dock, a new waterfront oasis in the heart of Canary Wharf, which gives people an opportunity to connect with the waterfront and with nature. Through our partnership with leading charity The Eden Project, we designed the development as an inclusive space where people can spend a quiet moment by the water. We also worked closely with Eden and our project team to create a design which invites in nature, with a wide array of planting and interventions designed to create a thriving habitat, including fish refuges, waterfowl ramps and bat boxes.

The Dock will generate a predicted 55% biodiversity net gain (BNG) uplift within the project boundary, reflecting the ecological value of the site following the development. The Dock is home to a range of wildlife including wading birds, waterfowl, songbirds, pollinators and even the endangered European eel.

A key driver of our nature strategy is developing solutions which help urban spaces adapt to the incoming increase in heatwaves. The planting in the development will provide a cooler place to spend time in warm weather; we estimate that the trees we have planted will make the boardwalk between nine and 15 per cent cooler than it otherwise would have been.

Eden Dock is designed to be a space for people and nature. Allowing our local community to access the space and to interact with the life above and below the water is an incredibly important aspect of this project. We were fortunate enough to work with Mindful Photo Lab this year, funded through the Community Grant Programme, who spent time in Eden Dock as well as other areas of the Estate to capture the wildlife on film, which we then proudly displayed in the community gallery in our Newfoundland building.

Our ambition is to use this development to create a blueprint for nature in urban spaces. Following the launch of Eden Dock we are now monitoring the impact of the project, and have installed pollinator monitoring and will complete an eDNA assessment after two years to monitor the impact of the Dock.



# Transforming our planting strategy

## Case Study

The development of our 2018 Biodiversity Action Plan signified a step change in the approach to delivering green infrastructure at Canary Wharf. This included initial design responses across the Estate including Jubilee Park and Adams Plaza with a move away from annual, ornamental planting to a herbaceous perennial planting strategy. Our partnership with the Eden Project and subsequent development and delivery of the Eden Dock project acted as a catalyst to fundamentally changing the planting strategy implemented across our neighbourhood.

2024 has seen significant ongoing delivery of this strategy with major updates to Jubilee Park being completed as well as revised planting schemes in both North and South Colonnade. As we have implemented this strategy across several different parts of the Wharf, we have already started to learn lessons about which specific planting designs are suited to local microclimates such as those with limited direct sunlight and effects of conditions like wind.

This revised planting strategy supports our move to increased climate resilience with benefits of increased drought tolerance, and planting that requires significantly lower levels of irrigation. In addition, there is a lower level of management intensity and associated resources to maintain the landscape.





## Spotlight on...

***Dan James, Development Director at The Eden Project***

### **How long have you been with The Eden Project and what is your role?**

Eden opened in March 2001, and I joined in September 2002, so I've been here almost as long as Eden's been in existence. In my role as Development Director, I support project development, high-value fundraising, stakeholder engagement and stewardship. I also look after Eden's environmental and community initiatives including the National Wildflower Centre and Eden Project Nature Connections that help drive our charitable mission.

### **Having been involved from the beginning, how did the partnership between Canary Wharf Group and The Eden Project come about?**

Eden was created to showcase nature and the human dependence on the natural world. Next year we turn 25 years old and, in that time, have welcomed 25 million visitors to our site in Cornwall. When the opportunity came up to work with Canary Wharf Group and support the vision to integrate nature into a public realm reinvention, it offered the amazing ability to spread our message about the importance of nature. It also gives us the chance to engage with a new kind of audience in the city, and to encourage discussion about how urban environments can play such a critical role in supporting nature.

### **Eden Dock is an incredible example of collaboration between CWG and Eden. How does working in an urban environment differ from working in the iconic Eden biomes?**

Working in an urban environment like Eden Dock offers a very different backdrop compared to the Eden biomes in Cornwall. At Eden Project, we transformed a disused clay pit into a thriving ecological and educational destination.

At Canary Wharf, we're not starting with a blank slate. We're embedding nature into the fabric of a living, breathing site. That means working with existing buildings, communities, infrastructure — and often constraints on space.

The key difference is this: at Eden Project Cornwall, nature leads and people come to it. At Eden Dock, we're bringing nature to where people already are. It's about making nature accessible and visible in daily life — greening rooftops, reimagining streetscapes, restoring biodiversity in overlooked corners, and creating spaces where people feel connected, curious and inspired.

Both environments require bold thinking and collaboration. We're not just telling stories of nature, we're showing how it can actively improve lives in real time. And that's incredibly exciting.

### **Every year Eden hosts a series of outdoor concerts. What role does art and culture play in helping people connect with nature?**

At Eden, we've always seen ourselves not just as a garden, but as a cultural venue and a storytelling platform. Art and culture are powerful tools to spark connection — they help people see the world through fresh eyes. The Eden Sessions were born out of a desire to reach audiences who might not typically visit a garden — particularly young people — and give them a different kind of experience, one that surprises, delights and leaves a lasting impression.

Whether it's music echoing across the biomes or an installation that shifts your perspective, creativity helps make environmental themes feel personal. Through art and storytelling, we can move people emotionally, provoke curiosity, and, crucially, inspire hope. Our aim is that everyone leaves Eden feeling more connected — to nature, to each other, and to the idea that a better future is possible.



### **How important is it to create strong community networks when it comes to addressing environmental challenges?**

Community is absolutely central to tackling the climate and nature crises. The challenges we face are big, but so is our collective power when we work together. At Eden, we believe that reconnecting people with each other is as vital as reconnecting them with the natural world. Strong, resilient communities are better equipped to adapt, to innovate and to support each other through change.

**Dan James**  
Development Director,  
The Eden Project







**Deliver positive social impact, supported by our people and customers, focused on removing barriers for our community**



**Long-term vision**  
**Be an enabler of positive change where everyone has the opportunity to achieve their full potential**

**Social Impact**



## Focus area update

Part of our mission as an organisation is to engage our communities. We've been in east London for over 35 years, and engaging with our local community is a critical part of creating a thriving neighbourhood that works for everyone. Through our Social Impact strategy pillar, we aim to create a sense of belonging in our neighbourhood, create partnerships and pathways to leverage opportunities for our community, and promote equity and inclusivity.



## Progress against targets

Our long-term vision under our Social Impact pillar is to be an enabler of positive change where everyone has the opportunity to achieve their full potential. Throughout 2024, we worked with our community, our customers and our employees to work towards that vision.

What we aim to do:

- Organise and host events that foster a sense of community.
- Improve equal access to education and improve career awareness among young people in our community.
- Support local people into employment in Canary Wharf.
- Support local community organisations, both through our strategic partnerships such as Circle Collective and The Felix Project, as well as through our Community Grant Programme providing funding to smaller organisations.

Over the course of 2024, we ran 49 events in collaboration with our community and education partners. These events supported a range of audiences, from school-aged children to older adults. Many of these sessions are aimed at providing young students with an insight into the working world, while others are designed to recruit local people into open roles in Canary Wharf.

Volunteering is a vital part of our social impact strategy - a powerful, genuine way for people to connect with and contribute to our community. With a breadth of knowledge and lived experience across our team, our colleagues bring real value to local initiatives. In 2024, 28.5% of our staff took part in volunteering activities, contributing over 2,000 hours to causes that matter. Although we are proud of these numbers, we continue to focus on how we can improve. Over the coming year, we will be updating our volunteering policy and framework to get even more of our teams involved in volunteering.

We continue to work with the Social Value Portal to quantify our impact on the local community and economy, however we are taking this year to reevaluate our usage of the TOMs system to ensure we are capturing information in the most accurate way. We will be publishing more detailed data for 2024 at a later date.



# Supporting community organisations

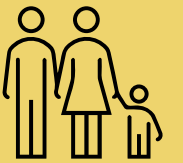
## Case Study

In 2024, we continued our Community Grant Programme, awarding 63 grants totalling £300,000 across our three key themes: Education, Skills & Employment, and Wellbeing & Biodiversity. The projects funded in 2024 have now reached over 3,000 Tower Hamlets residents\*, with initiatives ranging from gardening projects to employment workshops, cycling groups to homework clubs, and everything in between. We continue to work with the groups we have funded through this programme, monitoring our impact and identifying opportunities for our staff to support through volunteering.

\*As of May 2025, with 26 out of 63 projects reporting.



## 2024 Community Grant Programme highlights:



**523 people**  
reported an increased sense  
of belonging in their community



**784 people**  
reported increased  
engagement with education



**52 people**  
gained a qualified accreditation as  
part of an employment programme





# Tackling food waste with The Felix Project

## Case Study

The Felix Project's mission is to ensure that no Londoner goes hungry and that no food goes to waste. Over the last two years of our partnership, we have been working to support their mission and tackling food waste by engaging with our network of retailers and occupiers, as well as our community and our own staff. In 2024, we relaunched the Green Scheme, designed to collect surplus food from retailers and deliver it directly to community partners. Over the course of 2024, over 6,500kg of food was rescued from our partners in Canary Wharf, representing 238 deliveries by 287 community volunteers, with 7,930 meals being delivered to our main community beneficiaries.

# Opening doors to opportunity

## Case Study

Thinking about life after school can be intimidating for many young students, which is why part of our strategy is aimed at demystifying the world of work for local children. Last year, we partnered with KPMG and Howells to deliver a unique world of work experience for Year 9 students from Swanlea School, marking KPMG's first co-delivered Opening Doors to Opportunities event, expanding the reach and depth of the programme through cross-sector collaboration.

The event gave students rare access to professionals working across both the built environment and corporate sectors. CWG colleagues worked with Howells to design a hands-on activity exploring the future of Canary Wharf. Students were encouraged to consider what they would like to see from the built environment, using the themes of inclusion, connectivity, greening and growth to frame their ideas. This was complemented by direct engagement with KPMG staff, offering insights into finance, consulting and the wider professional services landscape.

By combining the strengths of multiple organisations based at Canary Wharf, the event provided students with a rich and varied introduction to the world of work. They left with a clearer understanding of how their skills and interests could be applied in a range of careers, and how the subjects they study today connect to real-world challenges and opportunities.





## Spotlight on...

**Turly Humphreys, CEO, Circle Collective**

### For starters, what is Circle Collective?

Circle Collective is a social enterprise and a charity that work together. The charity supports unemployed local people into employment by teaching practical skills like CV writing and interview skills, but also topics like mental health and personal finance. The social enterprise is a shop selling clothing, streetwear, vintage items and socially and ethically made gifts. Participants complete two shifts in the shop every week, gaining practical work experience, while completing a comprehensive training programme ranging from communication to cash handling. All these new skills are added to their CV and help them gain interviews and permanent jobs.

### Where did the idea come from?

I started Circle Collective 15 years ago. Originally, I wanted to support young people into sports, but when I started, I was shocked at how disillusioned most young people were about their future and their career prospects. I went to a job centre and took nine young people to train in the shop and office and by working with them, teaching them practical skills and connecting with them, I found a real opportunity to support them into employment, so I decided to focus on employment instead of sport.

### What are some of the barriers facing young people when it comes to accessing employment today?

There are lots of barriers that are facing young people and they're different depending on the area. In general, the people we work with are lacking in role models, and a network to find a job; many of them are also facing mental health issues like anxiety. There is also a lack of education and information about job sectors and opportunities.

### How does the experience you give young people set them up for long-term success in their careers?

Once they've completed the programme they leave with valuable skills and experience, and we also continue to support them once they've secured a job. They can come back to us with questions or situations they've encountered at work, and we can continue to help them find a long-term career. That also gives them the opportunity to stay connected with their peer group from the programme.

### Can you tell me about how the partnership between Canary Wharf Group and the Circle Collective came about?

I had connected with Emma Warden (Associate Director – CSR & Community, CWG) years ago and we discussed other partnerships Circle had with property developers and the fact that they were working really well. When Jane Hollinshead (Chief People Officer, CWG) joined CWG, she helped move it forward and we were able to move into our space in Jubilee Place mall.

### How do you engage with employers to create meaningful opportunities for young people?

It's all about people, and it's about transparently sharing how we can work together. Building connections with companies gives us the opportunity to show them how we can support their CSR and how they can support the young people we work with.

### Lastly, is there a stand-out moment or achievement you can share from the Circle Collective/CWG partnership?

It's difficult to pick out specific moments because it's really about the results and the impact that we can have. I spoke to a young man on the programme recently who told us that Circle had been a home for him while he was looking for work. He completed the programme and got a job as an apprentice in a nursery, and he told me how much he loved the work. It's moments like that where I realise what a difference we can make in a person's life.

Turly Humphreys,  
CEO, Circle Collective



## In 2024...



**101 young people**  
embarked on the Circle Collective  
programme in Canary Wharf



**110 interviews**  
attended by programme participants  
with employers on the Wharf





# Our Data



# Certifications & Benchmarking

**BREEAM**  
15 Water Street (Office) – BREEAM Outstanding  
8 Harbord Square (Retail) – BREEAM Excellent

**Code for Sustainable Homes**  
8 Harbord Square (Residential) – Level 4

**GRESB 2024**  
Standing Investments Benchmark: 89, 5 stars  
Development Benchmark: 92, 3 stars

**CDP 2024**  
Climate score: B  
Water security score: C



# Awards

## Won

**CN Workforce Awards 2024**  
Graduate Programme of the Year

**RHS Britain in Bloom 2024**  
Gold Award in the Town Centres & City Centres category

**Pro Landscaper Business Awards 2024**  
Winner in the Industry Collaboration category, in partnership with Biotechure

**RoSPA President’s Award 2024**



## Shortlisted

**The BREEAM Awards 2024**  
Best New Construction – Non-residential Project Award  
20 Water Street

**Building Awards 2024**  
Net Zero Award Finalist  
40 Charter Street

**CN Workforce Awards 2024**  
Best Product Innovation | Disperse with Canary Wharf Group  
Wood Wharf Development

Innovation in Workplace Culture  
Run, Row, or Ride for National Mental Health Awareness Week

Mental Health & Wellbeing Initiative of the Year  
Run, Row, or Ride for National Mental Health Awareness Week

**CN Specialist Awards 2024**  
Outstanding Contribution to Sustainability  
Canary Wharf Contractors – Recycled Aggregate

**edie Net-Zero Awards 2024**  
Green Building Project of the Year  
Holcim and Canary Wharf Group

**UK Green Business Awards 2024**  
Recycling Project of the Year  
Canary Wharf Group x Tech Takeback

Circular Economy Project of the Year  
Canary Wharf Group – Recycled Aggregate



# Appendix A: Assurance

## To: The Stakeholders of Canary Wharf Group Plc

### 1. Introduction and Objectives of Work

Bureau Veritas UK Ltd (‘Bureau Veritas’) has been engaged by Canary Wharf Group Plc (‘CWG’) to provide limited assurance of the quantitative data contained within its ESG Report 2024 (the ‘Report’). The objective is to provide assurance to CWG and its stakeholders over the accuracy and reliability of the reported information and data.

### 2. Scope of Work

The scope of our work was limited to assurance over the following information included within the Report for the period 1st January 2024 to 31st December 2024 (the ‘Selected Information’):

- Quantitative claims contained within the Report related to the following sections:
  - Climate Action: Data points under Focus area update, Progress against targets, Retrofitting our flagship building, Engaging our supply chain and Spotlight on Steven Gale
  - Driving Circularity: Data points under Focus area update, Refurbishing old tech with Tech-Takeback, Reusing excess concrete with Uploop, and the claim that CWG “have developed a sustainability strategy for all new and refurbishment projects” under Progress against targets
  - Creating Space for Nature: Data point under Focus area update, and the percentage predicted biodiversity net gain reported under Connecting people and nature at Eden Dock
  - Social Impact: Data points under Progress against targets, Supporting community organisations, 2024 Community Grant Programme highlights, Tackling food waste with The Felix Project, and Spotlight on Turly Humphreys
  - Our Data: Sustainable certification/ratings under Certifications & Benchmarking and Awards
- Selected environmental data totals outlined in Appendix 1 of this Assurance Statement, and broken down in Appendices D-J in the Report:
  - Total Scope 1 and 2 GHG emissions (location based and market based) (tCO<sub>2</sub>e)
  - Scope 3 GHG emissions (categories 1, 3, 4, 5, 7 and 13) (tCO<sub>2</sub>e)
  - Canary Wharf Contractors Limited (‘CWCL’) total energy consumption (kWh) and total GHG emissions (tCO<sub>2</sub>e)
  - Canary Wharf Management (‘CWM’) total energy consumption (kWh) and total GHG emissions (tCO<sub>2</sub>e)
  - CWCL total water consumption (m<sup>3</sup>)
  - CWM total water consumption (m<sup>3</sup>)
  - CWCL total waste (tonnes)
  - CWM total waste (tonnes) and total waste to landfill (tonnes)

### 3. Reporting Criteria

The Selected Information needs to be read and understood together with the “CWG Basis of Reporting: 2024 ESG Report”, as set out at <https://group.canarywharf.com/wp-content/uploads/2024/11/cwg-basis-of-reporting-2024.pdf>, as well as the footnotes included throughout the Report, and accompanying text to Appendices D-J on pages 36-44 of the Report.

CWG internal definitions include a definition for Zero waste to Landfill (ZWtL)<sup>1</sup>.

### 4. Limitations and Exclusions

Excluded from the scope of our work is assurance of information relating to:

- Activities outside the defined assurance period;
- Positional statements of a descriptive or interpretative nature, or of opinion, belief, aspiration or commitment to undertake future actions;
- Other information included in the Report other than the Selected Information;
- Emissions associated with Scope 3 categories 11 and 12, and as a result total Scope 3 emissions. These categories are considered relevant to CWG operations but have not yet been calculated;
- Scope 3 categories 6, 8, 9, 10, 14 and 15 are not considered relevant to CWG operations based on CWG’s internal criteria and have not been calculated. The relevancy of these categories was not reviewed by Bureau Veritas as part of the assurance process; and
- Scope 3 category 2 emissions have been included in Category 1 Purchased Goods and Services, so were not reviewed separately.

The following limitations should be noted:

- This limited assurance engagement relies on a risk based selected sample of sustainability data and the associated limitations that this entails;
- The reliability of the reported data is dependent on the accuracy of metering and other production measurement arrangements employed at site level, not addressed as part of this assurance;
- This independent statement should not be relied upon to detect all errors, omissions or misstatements that may exist; and

- In cases where data is provided by independent third parties, our assurance work did not include review of the source evidence or derivation of any estimations made by the suppliers or partners. This is applicable but not limited to CWCL waste input data, Scope 3 category 4 input data, data points related to the community grants programme, and % biodiversity net gain.

<sup>1</sup>According to the CWG definition, 95% of waste must be diverted from landfill to qualify as ZWtL

### 5. Responsibilities

This preparation and presentation of the Selected Information in the Report are the sole responsibility of the management of CWG.

Bureau Veritas was not involved in the drafting of the Report or of the Reporting Criteria. Our responsibilities were to:

- Obtain limited assurance about whether the Selected Information has been prepared in accordance with the Reporting Criteria;
- Form an independent conclusion based on the assurance procedures performed and evidence obtained; and
- Report our conclusions to the Directors of CWG.

### 6. Assessment Standard

We performed our work to a limited level of assurance in accordance with International Standard on Assurance Engagements (ISAE) 3000 Revised, Assurance Engagements Other than Audits or Reviews of Historical Financial Information (effective for assurance reports dated on or after December 15, 2015), issued by the International Auditing and Assurance Standards Board.

### 7. Summary of Work Performed

As part of our independent assurance, our work included:

- Conducting interviews with relevant personnel of CWG;
- Reviewing the data collection and consolidation processes used to compile Selected Information, including assessing assumptions made, and the data scope and reporting boundaries;
- Reviewing documentary evidence provided by CWG;
- Agreeing a selection of the Selected Information to the corresponding source documentation;
- Reviewing CWG systems for quantitative data aggregation and analysis;
- Assessing the disclosure and presentation of the Selected Information to ensure consistency with assured information;
- Reperforming a selection of aggregation calculations of the Selected Information; and
- Reperforming greenhouse gas emissions conversions calculations on a sample basis.

A 5% materiality threshold was applied to this assurance. It should be noted that the procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

### 8. Conclusion

On the basis of our methodology and the activities and limitations described above nothing has come to our attention to indicate that the Selected Information is not fairly stated in all material respects.

However, it should be noted that:

- With respect to the fugitive GHG emissions of refrigerants from leased assets, data was not available for some of the non-managed assets. This is not expected to be material.
- With respect to scope 3 GHG emissions from downstream leased assets Canary Wharf’s methodology accounts for the emissions associated with all energy consumption in leased assets, whether procured from Canary Wharf or from an external supplier. This has the potential to result in some double counting across scope 1, 2 and 3 (estimated to represent 4.7% of category 13 and 3.7% of combined scope 1, 2 and 3 category 13).

### 9. Statement of Independence, Integrity and Competence

Bureau Veritas is an independent professional services company that specialises in quality, environmental, health, safety and social accountability with over 190 years history. Its assurance team has extensive experience in conducting verification over environmental, social, ethical and health and safety information, systems and processes.

Bureau Veritas operates a certified<sup>2</sup> Quality Management System which complies with the requirements of ISO 9001:2015, and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards, quality reviews and applicable legal and regulatory requirements which we consider to be equivalent to ISQM 1 & <sup>23</sup>.

Bureau Veritas has implemented and applies a Code of Ethics, which meets the requirements of the International Federation of Inspections Agencies (IFIA)<sup>4</sup>, across the business to ensure that its employees maintain integrity, objectivity, professional competence and due care, confidentiality, professional behaviour and high ethical standards in their day-to-day business activities. We consider this to be equivalent to the requirements of the IESBA code<sup>5</sup>. The assurance team for this work does not have any involvement in any other Bureau Veritas projects with CWG.

## Appendix 1:

### Environmental metrics for the reporting year 1st January 2024 to 31st December 2024

Metric	CWML	CWCL
Total Scope 1 and 2 GHG emissions (tCO <sub>2</sub> e) location-based	24,030	1,632
Total energy consumption (kWh)	115,121,373	8,719,526
Total waste (tonnes)	8,620	42,688
Total waste to landfill (tonnes)	0	Not included in scope of work
Total water consumption (m <sup>3</sup> )	468,563	18,078

Metric	Total CWG
Total Scope 1 GHG emissions (tCO <sub>2</sub> e)	9,561
Total Scope 2 GHG emissions (tCO <sub>2</sub> e) market-based	0
Total Scope 2 GHG emissions (tCO <sub>2</sub> e) location based	16,101
Category 1: Purchased Goods & Services	117,411
Category 3: Fuel & Energy Related-Activities	6,711
Category 4: Upstream T&D	2,207
Category 5: Waste from Operations	285
Category 7: Employee Commuting	773
Category 13: Downstream Leased Assets (market-based approach)	33,371
Category 13: Downstream Leased Assets (location-based approach)	53,749

<sup>1</sup> According to the CWG definition, 95% of waste must be diverted from landfill to qualify as ZWtL  
<sup>2</sup> Certificate available on request  
<sup>3</sup> International Standard on Quality Management 1 (Previously International Standard on Quality Control 1) & International Standard on Quality Management 2  
<sup>4</sup> International Federation of Inspection Agencies – Compliance Code – Third Edition  
<sup>5</sup> Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants

\*CWML includes data from the following entities: Canary Wharf Management Limited, Canary Wharf Residential Management Limited and Vertus Residential Leasing.





# Appendix B: Circular Economy Action Plan

	Short-term (2023–2025)	Medium-term (2025–2030)	Long-term (2030 and Beyond)
Build	Create a circular supplies catalogue with recommended circular materials	Trial vertical farming to further increase biodiversity and air quality	Review and refine targets and action plan to further enhance circularity
	Create a pilot digital material passport for a building on the Estate	Create digital material passports for all buildings on the Estate	
	Create a circularity brief to be included in scopes for all projects		
Work	Develop and implement circularity criteria for procurement processes	Identify partners to allow us to share resources beyond the Estate	
	Implement internal and tenant training and awareness programme and implement consistent messaging	Provide circular SME support whether through business support or access to space	
	Set up an internal system for transferring resources	Work with all food & beverage tenants to provide more reusable packaging	
	Pilot returnable cups in Level39		
Live	Establish a circular shop on the Estate	Explore providing incentives for more circular behaviours such as through the Canary Wharf app	
	Implement consistent messaging on recycling to tenants and visitors	Implement a behaviour change campaign around circular consumption	
	Hold engagement events on circular themes such as repair, refill etc.	Establish a Library of Things on the Estate	
Supporting Works	<p>Baseline our footprint and increase the granularity of data collected on waste and materials, across all aspects of the Estate:</p> <ul style="list-style-type: none"><li>• CWCL – Ensure that virgin, recycled and reused provenance of materials is captured more frequently</li><li>• CWML – Capture construction material use and waste data</li><li>• CWML – Set up process to report tenant waste separate from public realm waste</li><li>• Vertus/residential – Collaborate with Tower Hamlets to explore options for more visibility on residential waste generation and recycling data</li><li>• All – Capture non-construction procurement data.</li></ul>		Share challenges and learnings with others

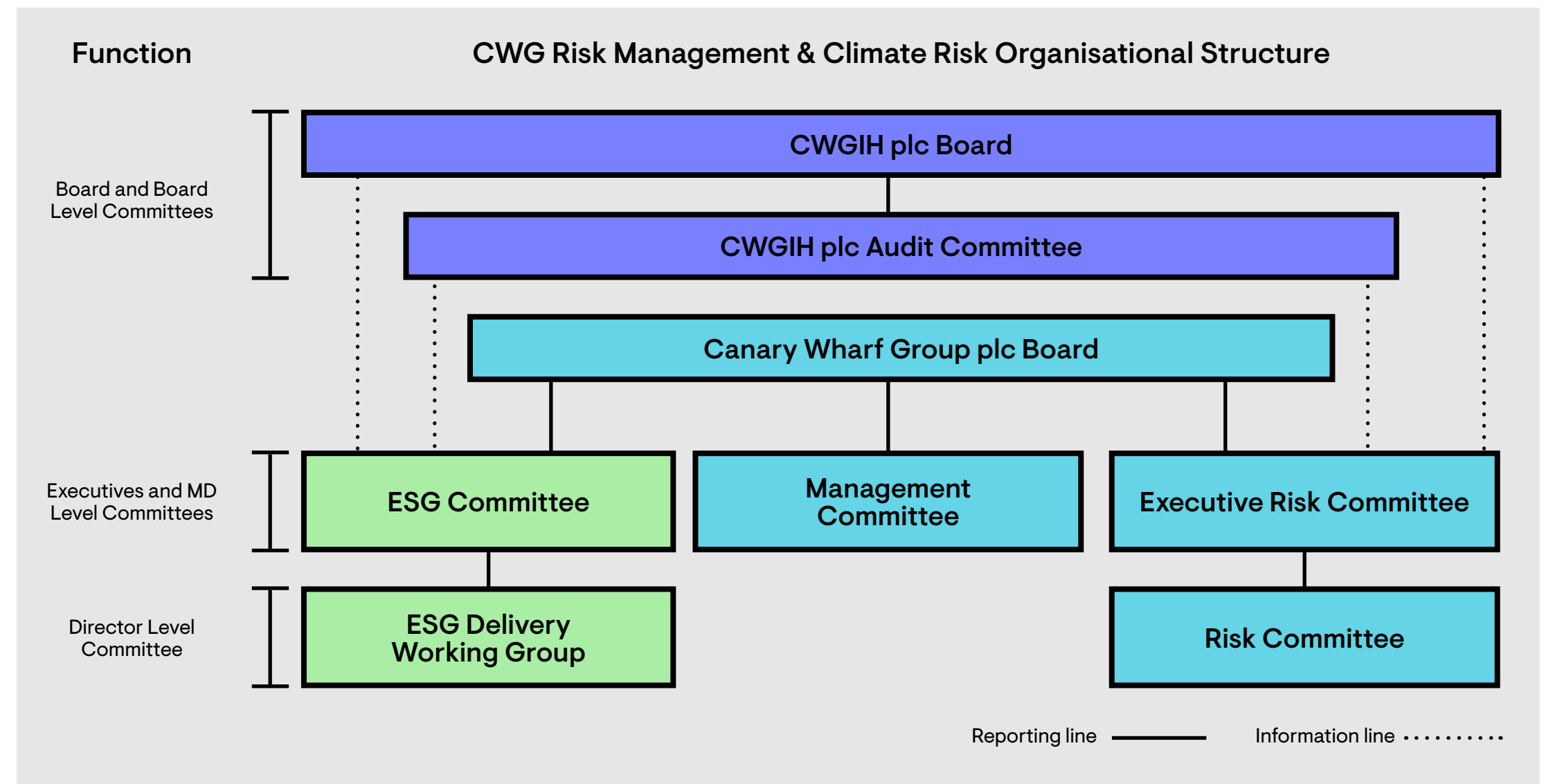


# Appendix C: Taskforce on Climate-related Financial Disclosures (TCFD)

## Governance

The Group operates an ESG Committee, which is made up of members of the Management Committee. The ESG Committee along with the Executive Risk Committee feed information up to the Board for oversight and decision making.

This governance structure is also supported by external auditing that takes place for the Group’s ISO 14001 Environmental Management System and ISO 50001 Energy Management System, as well as additional assurance related to ESG performance.





# Appendix C: Taskforce on Climate-related Financial Disclosures (TCFD)

## Strategy

The Group has a dedicated risk management function aligned to the ISO 31000 Risk Management standard. This incorporates the identification, analysis and treatment of internal and external risks relevant to its operations and overall business strategy. Risks are identified on a ‘top down’ and ‘bottom up’ basis and are reviewed on a quarterly cycle by a series of internal risk and audit committees.

### Risks and Opportunities Identification

The Group identifies climate-related risks and opportunities through examining the four key drivers of activity: Objectives (the organisation’s projects and targets), Operations (the organisation’s key processes and deliverables), Dependencies (external and internal stakeholders) and the operating Environment (internal and external environment).

### Integration of Climate Risk into Overall Risk Management Process

Climate risk and opportunities are integrated into the overall risk management process as part of the Environment & Sustainability risk category. These risks are owned and managed by the Director – ESG.

The most significant risks and risk trends are presented to the CWGIH Board for strategic review, awareness and action. Risks are allocated to an owner, who reviews them quarterly to either add new risks or change the risk, likelihood or controls of an existing risk, or can remove a risk entirely.

### Climate-Related Risks and Opportunities

The Group has identified several climate-related risks and opportunities, which have been identified by assessing impacts to both the operational requirements of the organisation, as well as the long-term strategy and business model of the organisation. The risks and opportunities have been assessed against three timeframes; short-term (between now and 2030), medium-term (2030-2050) and long-term (2050+). These timeframes were chosen to represent the timeframes of both the Group’s existing targets, as well as the typical lifespan of a building. This exercise is due to be updated in 2025.

## Climate Scenarios

Risks identified have been separated into physical and transition risks. In addition to being assessed against three timeframes, physical risks have also been assessed against three climate scenarios, outlined in the table below.

Climate Scenario	Description
RCP 2.6	Representative Concentration Pathway (RCP) 2.6 represents a warming of 0.9-2.3°C by 2100, which is known as a low emissions scenario
RCP 4.5	Representative Concentration Pathway (RCP) 4.5 represents a warming scenario of 1.7-3.2°C by 2100, which is known as an intermediate scenario
RCP 8.5	Representative Concentration Pathway (RCP) 8.5 represents a warming scenario of 3.2-5.4°C by 2100, which is known as a high emissions scenario



Appendix C:  
Taskforce on  
Climate-related  
Financial  
Disclosures  
(TCFD)

Risk Management

Physical Risk

Risk	Description of Actual and Potential Impacts	Scenario	Risk Category			Management Response
			Short-term (2024–2030)	Medium-term (2030–2050)	Long-term (2050+)	
Flooding – fluvial, pluvial and coastal inundation	Losses associated with the cost of repair to assets, business interruption and potential reduced rental income or asset value at sale.	RCP 2.6	Low risk	Elevated risk	Significantly elevated risk	The Group engages with the Thames Estuary 2100 plan to support our planning and will continue to review increases in flood risk. The Group continue to insure against flood risk to manage financial losses.
		RCP 4.5	Low risk	Elevated risk	Significantly elevated risk	
		RCP 8.5	Elevated risk	Elevated risk	Significantly elevated risk	
High temperature/ heat wave	Risk of physical damage to buildings as a result of prolonged exposure to high temperatures and subsequent financial impact of repair or reduced asset value.  Prolonged high temperatures may also cause failure of building services equipment required to maintain user comfort internally. Risk of business continuity and replacement of failed equipment.	RCP 2.6	Low risk	Low risk	Elevated risk	Regular safety inspection of external elements and buildings services equipment identifies any risks or early signs of physical damage.  Building management systems will identify early risks of user comfort not being delivered and systems can be managed appropriately. Active management of cooling equipment during heat waves will reduce demands on equipment and associated risk of failure.
		RCP 4.5	Low risk	Low risk	Elevated risk	
		RCP 8.5	Low risk	Elevated risk	Significantly elevated risk	
Wind/storms	Wind, storms and extreme weather present a risk to damaging buildings such as façade or materials during the construction process.  This could result in increased costs associated with building repair and potential delays to construction projects or for sourcing new materials.	RCP 2.6	Low risk	Low risk	Low risk	Impacts on construction due to storm events will be monitored for increased frequency to determine if programme allowances should be made.  Regular safety inspection of buildings as part of the Group’s maintenance programmes will highlight any elements of buildings at higher risk.
		RCP 4.5	Low risk	Elevated risk	Elevated risk	
		RCP 8.5	Low risk	Elevated risk	Significantly elevated risk	



Appendix C:  
Taskforce on  
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(TCFD)

Risk Management

Transition Risk

Risk	Description of Actual and Potential Impacts	Risk Category			Management Response
		Short-term (2024–2030)	Medium-term (2030–2050)	Long-term (2050+)	
Changing consumer demands	Consumer demands continue to require increased energy efficiency and associated building certifications.	Elevated risk	Significantly elevated risk	Significantly elevated risk	All new buildings will be assessed against appropriate sustainability targets in line with evolving consumer demands.
Changes in legislative requirements	Current and emerging MEES guidance requires uplift in EPC ratings.	Elevated risk	Significantly elevated risk	Significantly elevated risk	Develop MEES enhancement strategies that ensure assets align with emerging guidance and deliver the required EPC ratings.
Increase in cost of carbon offset credits	Requirement to purchase offsetting credits as part of a net zero strategy presents a significant additional cost. Due to the unregulated nature of the market there is potential for costs to continue to increase significantly.	Elevated risk	Significantly elevated risk	Significantly elevated risk	The Group is prioritising energy and emissions reduction ahead of purchasing offsets in line with industry guidance. Credible, robust offsets will be used to offset remaining emissions in accordance with the Group’s net zero commitment.



Appendix C:  
Taskforce on  
Climate-related  
Financial  
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(TCFD)

Risk Management

Opportunities

Opportunity	Description of Impact	Timeline	Business Response
Access to new markets based on provision of highly efficient buildings	Competitive advantage as a result of CWG’s industry leading delivery of energy efficient NZC buildings.	Short-term	Delivery of energy efficient buildings will ensure that the Group offers an attractive product to all markets. This includes the office market which is already actively demanding net zero performance but also within retail, residential and life sciences where the demand for sustainable property is increasing.
Increased appetite for R&D	Opportunity for CWG to engage with new technology providers and incorporate solutions into new and refurbished buildings to offer competitive advantage and market differentiation.	Short to medium-term	In accordance with the Group’s commitment to NZC, the business is actively engaging with the supply chain. This includes potential technology providers that have shared aspirations and values for responsible property development and management.
Improved efficiency of buildings following retrofit to meet legislative requirements	Improved energy efficiency reduces reliance on the energy market and offers reduced operating costs for both landlord and tenant.	Short, medium and long-term	The Group is committed to delivering long-term sustainable buildings that align with industry NZC benchmarks. This approach to property development and management will ensure that the Group remains compliant with future legislation such as MEES.
Enhanced reputation in the market	Delivery of resilient and NZC aligned buildings creates a competitive advantage with an enhanced product in the market that is increasing in demand.	Short-term	Continue to respond to the changing demands of potential occupiers who have increasing expectations of how their buildings should operate and how the Group can support their own reporting requirements.
Rental premium for NZC buildings	CWG commitment to invest and deliver NZC buildings will deliver either a green premium or avoid impacts of a brown discount for a poorly performing building.	Short-term	The Group recognises the potentially increasing asset value in the market relating to low carbon, sustainable buildings. Management is actively reviewing strategic investment in managed assets to ensure that they continue to demand premium rental value.



# Appendix C: Taskforce on Climate-related Financial Disclosures (TCFD)

## Resilience of the Business Model

The Group has assessed the resilience of its business model against the three climate scenarios outlined on p31. Per the risk identification tables on p32-34, the Group has identified the actual and potential impacts of climate change and have developed management responses for each. As a result of this analysis, the business is considered to be resilient in terms of its future property development pipeline.

Analysis of these risks have made the company more resilient to future risks. As a business, being cognisant of the risks and opportunities benefits the business model in terms of the Group’s ability to continue to deliver high quality real estate for the UK.

### Metrics for Tracking Climate-Related Risks and Opportunities

	Description	Metric
Risks	Flooding	% of portfolio at risk from flooding
	Extreme heat	% of portfolio at risk from extreme heat
	Changing consumer demands	No. of customer enquiries relating to climate
	Changes in legislative requirements	No. of new pieces of legislation
Opportunities	Access to new markets based on provision of highly efficient buildings	% of space leased
		No. of enquiries or requests for energy-related information from current or prospective customers
	Improved efficiency of buildings following retrofit to meet legislative requirements	Energy Use Intensity (EUI)
		EPC ratings
		NABERS and other building certifications

**Metrics**  
In addition to continuing to report annually on greenhouse gas emissions and energy consumption, we have selected the above additional metrics which the Group will continue to review internally to ensure risks are appropriately identified and managed.

**Targets**  
The Group have set key targets to monitor performance with regards to material issues. The Group’s SBT was published in 2020 and approved by the Science Based Targets initiative (SBTi):

- 65% reduction in absolute Scope 1, 2 and 3 emissions from downstream leased assets by 2030 from a 2017 baseline
  - 60% of suppliers by emissions covering purchased goods & services to have their own SBTs by 2025.
- These targets will be reviewed over the next year with a view to updating the Group’s SBT for 2026 and beyond. The Group is focused on supplier engagement to drive progress throughout 2025, continuing on from a successful supplier training programme in 2024.



SCOPE (INCLUSIONS & EXCLUSIONS)	Summary tables include location-based and market-based emissions reporting for Scope 1, 2 and 3.
	Natural gas data is collected at boundary level. For 2024 data, a methodology change has been implemented for multi-tenanted office buildings in order to split consumption by floor area to more accurately reflect landlord and tenant consumption. Scope 1 emissions have been restated for 2022-2023 to align with this methodology.
	<b>METHODOLOGY:</b> Scope 3 category 1 is calculated using a spend-based methodology.
	Scope 3 category 13: Downstream leased assets data is estimated using CIBSE Guide F for areas where tenant data was not available. Where only whole building data was available the data is split (for landlord and tenant areas) based on floor area.
	Scope 3 category 7: Employee Commuting has been calculated using the Estate-wide travel survey for 2022 as this is an adhoc survey, CWG plan to introduce more frequent travel surveys in the future. There has been an update to the calculation methodology for this category for 2024, this includes taking into account part-time employees working days, as well as taking into consideration bank holidays and annual leave days.
ABSOLUTE/SOURCE DATA	<b>SCOPE 3 CATEGORIES NOT REPORTED:</b>
	<b>CATEGORY 2:</b> Emissions for this category are accounted for in category 1, purchased goods and services.
	<b>CATEGORY 6:</b> Emissions from this category are not relevant as a UK business based on the Estate, our employees have little need to travel for business and therefore this is not deemed a material source of emissions.
	<b>CATEGORY 8:</b> CWG does not lease assets from other organisations.
	<b>CATEGORY 9:</b> Emissions from this category are not relevant to CWG as we do not sell products that are transported in third party vehicles to our customers.
	<b>CATEGORY 10:</b> Emissions from this category are not relevant to CWG as we do not sell intermediate products that are processed by other companies.
	<b>CATEGORY 11:</b> We have not assessed this category but plan to introduce this within two years.
	<b>CATEGORY 12:</b> We have not assessed this category but plan to introduce this within two years.
	<b>CATEGORY 14:</b> CWG does not have any franchises.
	<b>CATEGORY 15:</b> Emissions for this category under any joint ventures are accounted for in category 1, purchased goods and services.
Data gathered from tenants is assumed to be true and correct.	

# Appendix D: CWG Full Scope Breakdown

## Location-Based

	Scope 1 (tCO <sub>2</sub> e)	Scope 2 (tCO <sub>2</sub> e)	Scope 3 (tCO <sub>2</sub> e)																Scope 3 (tCO <sub>2</sub> e) Total
				Purchased goods and services	Capital goods	Fuel and energy related activities	Upstream transportation and distribution	Waste generated in operations	Business travel	Employee commuting	Upstream leased assets	Downstream transportation and distribution	Processing of sold products	Use of sold products	End-of-life treatment of sold products	Downstream leased assets	Franchises	Investments	
Absolute change 2023 – 2024	-5%	7%	-13%	N/A	3%	-25%	-26%	N/A	-46%	N/A	N/A	N/A	N/A	N/A	N/A	-1%	N/A	N/A	-9%
2024	9,561	16,101	117,411	N/A	6,711	2,207	285	N/A	773	N/A	N/A	N/A	N/A	N/A	N/A	53,749	N/A	N/A	181,136
2023	10,074	15,116	134,843	N/A	6,512	2,959	385	N/A	530	N/A	N/A	N/A	N/A	N/A	N/A	54,246	N/A	N/A	199,475
2022	8,269	13,056	120,717	N/A	7,694	414	1,228	N/A	254	N/A	N/A	N/A	N/A	N/A	N/A	48,388	N/A	N/A	178,696
2021	11,454	17,779	129,609	N/A	2,272	619	1,740	N/A	258	N/A	N/A	N/A	N/A	N/A	N/A	110,893	N/A	N/A	245,392
2020	6,719	17,963	847,187	N/A	5,407	619	501	N/A	834	N/A	N/A	N/A	N/A	N/A	3,150	131,164	N/A	N/A	988,862
2019	5,233	20,942	437,450	N/A	5,583	1,866	102	N/A	258	N/A	N/A	N/A	N/A	N/A	N/A	107,514	N/A	N/A	552,773

## Market-Based

	Scope 1 (tCO <sub>2</sub> e)	Scope 2 (tCO <sub>2</sub> e)	Scope 3 (tCO <sub>2</sub> e)																Scope 3 (tCO <sub>2</sub> e) Total
				Purchased goods and services	Capital goods	Fuel and energy related activities	Upstream transportation and distribution	Waste generated in operations	Business travel	Employee commuting	Upstream leased assets	Downstream transportation and distribution	Processing of sold products	Use of sold products	End-of-life treatment of sold products	Downstream leased assets	Franchises	Investments	
Absolute change 2023 – 2024	-5%	0%	-13%	N/A	3%	-25%	-26%	N/A	46%	N/A	N/A	N/A	N/A	N/A	N/A	0%	N/A	N/A	-10%
2024	9,561	-	117,411	N/A	6,711	2,207	285	N/A	773	N/A	N/A	N/A	N/A	N/A	N/A	33,371	N/A	N/A	160,759
2023	10,074	-	134,843	N/A	6,512	2,959	385	N/A	530	N/A	N/A	N/A	N/A	N/A	N/A	33,369	N/A	N/A	178,598
2022	8,269	-	120,717	N/A	7,694	414	1,228	N/A	254	N/A	N/A	N/A	N/A	N/A	N/A	73,099	N/A	N/A	203,410
2021	11,454	-	129,609	N/A	2,272	619	1,740	N/A	258	N/A	N/A	N/A	N/A	N/A	N/A	110,893	N/A	N/A	245,392
2020	6,719	-	847,187	N/A	5,407	619	501	N/A	834	N/A	N/A	N/A	N/A	N/A	3,150	131,164	N/A	N/A	988,862
2019	5,233	-	437,450	N/A	5,583	1,866	102	N/A	258	N/A	N/A	N/A	N/A	N/A	N/A	107,514	N/A	N/A	552,773



SCOPE (INCLUSIONS & EXCLUSIONS)	Data reported, including normalised data, is from landlord areas within CWG owned assets.
	Transport fuel includes diesel and unleaded consumed by CWM owned vehicle fleet.
	Scope 2 emissions are reported as location-based within these tables.
	All normalised data includes Scope 1 and Scope 2 emissions (total fuel, electricity and refrigerants consumption within the reporting period).
	Fuel oil was removed from the data tables as there has been no use of fuel oil within CWG operations for the previous five years.
ESTIMATION TECHNIQUES & ASSUMPTIONS	Transport: Energy table on p39 row includes consumption of both fuel and electricity by electric vehicles.
	A more considerate and detailed approach to refrigerant emissions calculations was carried out in 2024, losses of refrigerant gases are estimated using the Government's Environmental Reporting Guidelines where actual leakage is unknown.
ABSOLUTE/SOURCE DATA	Meter readings recorded by the appointed third party are assumed to be true and correct.
	Electricity consumption for 2023 has been restated due to a faulty meter being fixed within the reporting year.
	Natural gas data is collected at boundary level. For 2024 data, a methodology change has been implemented for multi-tenanted office buildings in order to split consumption by floor area to more accurately reflect landlord and tenant consumption. Natural gas data has been restated for 2022-2023 to align with this methodology.
	Oil consumption data has been provided by building managers for diesel oil.
	Water data has been sourced from meters across the Estate.
CONVERSION/ EMISSIONS FACTORS	In one instance where we have interbuilding consumption of electricity, between assets A2 and A3, the consumption split is estimated based on floor area.
	Electricity (kWh)
	Gas (kWh)
	Number of tenant occupants - Average number for reporting period (No.)
	Retail visitors - Reporting period (No.)
	Infrastructure and Car Parks - Latest available floor area (Gross Internal Area) for reporting period (m²)
	Department for Energy Security & Net Zero - Greenhouse gas reporting: Conversion factors

Appendix E:

CWM Energy  
& Greenhouse Gas  
Emissions (part a)

Office Buildings

	Unit	Absolute change 2023-2024	2024	2023	2022	2021	2020	2019
Energy	kWh	1%	45,081,627	44,767,382	34,725,336	26,020,286	49,607,872	48,622,774
	kWh/occupant	-	-	-	-	2,150	2,843	2,232
	kWh/m²	4%	198	191	153	-	-	-
GHG emissions	tCO <sub>2</sub> e	9%	9,932	9,102	7,266	10,093	13,082	13,929
	tCO <sub>2</sub> e/occupant	-	-	-	-	0.42	1.00	0.60
	tCO <sub>2</sub> e	0%	0.04	0.04	0.03	-	-	-
Electricity - renewable	kWh	4%	38,797,778	37,369,660	26,018,631	23,668,316	33,775,451	35,121,685
	kWh/occupant	-	-	-	1,654	992	1,936	1,612
	kWh/m²	8%	171	159	-	-	-	-
Gas	kWh	-17%	5,950,544	7,192,277	7,651,324	27,428,366	15,897,428	13,255,527
	kWh/occupant	-	-	-	395	1,150	911	608
	kWh/m²	-17%	26	32	-	-	-	-
Diesel oil	kWh	62%	333,304	205,445	1,055,381	176,444	140,864	245,562
	kWh/occupant	-	-	-	21	8	8	11
	kWh/m²	63%	1	1	-	-	-	-
District heating	kWh	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	kWh/occupant	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	kWh/m²	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Refrigerants	kWh	-1%	576	584	-	-	-	-
	tCO <sub>2</sub> e	-4%	750	781	-	-	-	-



Appendix E:  
CWM Energy  
& Greenhouse Gas  
Emissions (part b)

Retail

	Unit	Absolute change 2023-2024	2024	2023	2022	2021	2020	2019
Energy	kWh	-2%	25,167,221	25,569,795	36,015,978	42,844,055	26,771,501	28,353,781
	kWh/1k visitors	-8%	349	380	668	1,275	786	297
GHG emissions	tCO <sub>2</sub> e	7%	5,538	5,187	5,492	8,769	7,270	8,302
	tCO <sub>2</sub> e/1k visitors	3%	0.07	0.07	0.10	0.26	0.21	0.09
Electricity - renewable	kWh	-9%	18,764,557	20,660,761	32,592,089	32,850,804	20,781,719	22,272,609
	kWh/1k visitors	-15%	260	307	604	978	610	233
Gas	kWh	31%	6,402,663	4,898,528	3,248,877	9,862,451	5,524,933	6,075,639
	kWh/1k visitors	22%	89	73	60	294	162	64
Diesel oil	kWh	-	-	10,506	175,013	130,800	4,512	5,532
	kWh/1k visitors	-	-	0.16	3	4	0	0
District heating	kWh	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	kWh/occupant	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Refrigerants	kWh	N/A	256	24	-	-	-	-
	tCO <sub>2</sub> e	N/A	475	37	-	-	-	-

Infrastructure & Car Parks

	Unit	Absolute change 2023-2024	2024	2023	2022	2021	2020	2019
Energy	kWh	-11%	32,251,629	36,075,858	24,116,006	2,755,449	8,241,537	9,242,037
	kWh/m <sup>2</sup>	-22%	7	9	6	8	15	16
GHG emissions	tCO <sub>2</sub> e	-10%	6,125	6,789	3,192	637	2,397	2,925
	tCO <sub>2</sub> e/m <sup>2</sup>	-6%	0	0	0	0	0	0
Electricity - renewable	kWh	6%	8,167,547	7,700,676	6,338,192	2,664,630	7,602,928	8,603,323
	kWh/m <sup>2</sup>	0%	4	4	2	5	14	15
Gas	kWh	-15%	24,080,866	28,382,707	17,608,104	0	0	0
	kWh/m <sup>2</sup>	-37%	3	5	4	0	0	0
Diesel oil	kWh	-73%	3,216	11,924	169,709	90,819	638,610	638,715
	kWh/m <sup>2</sup>	-93%	0.00	0.02	0.08	0.17	1.18	1.96
Refrigerants	kWh	-	19	-	-	-	-	-
	tCO <sub>2</sub> e	-	29	-	-	-	-	-



Transport

	Unit	Absolute change 2023-2024	2024	2023	2022	2021	2020	2019
Energy	kWh	-38%	87,847	141,195	185,427	90,418	15,641	15,641
GHG emissions	tCO <sub>2</sub> e	-23%	22	28	40	23	5	5

Residential

	Unit	Absolute change 2023-2024	2024	2023	2022	2021	2020
Energy	kWh	-2%	12,533,049	12,781,477	35,875,608	16,318,311	2,633,337
	kWh/occupant	-10%	3,215	3,590	8,769	-	3,317
GHG emissions	tCO <sub>2</sub> e	-2%	2,413	2,467	6,350	5,742	759
	tCO <sub>2</sub> e/occupant	-12%	0.62	0.70	0.65	-	1
Electricity - renewable	kWh	-8%	4,883,280	5,318,635	5,187,685	4,097,729	2,633,337
	kWh/occupant	-18%	1,253	1,528	1,268	-	3,317
Gas	kWh	2%	7,623,022	7,462,842	9,091,940	12,220,582	-
	kWh/occupant	-9%	1,956	2,144	2,222	-	-
District Heating	kWh	N/A	N/A	N/A	N/A	N/A	N/A
	kWh/occupant	N/A	N/A	N/A	N/A	N/A	N/A
Refrigerants	kWh	-90%	4	42	-	-	-
	tCO <sub>2</sub> e	-86%	8	57	-	-	-



SCOPE (INCLUSIONS & EXCLUSIONS)	WATER – MAINS INCOMING Mains water usage includes landlord-influenced areas only.
	WATER – DISCHARGE TO SEWER Rates are set by the water supplier upon connection of the supply.
ABSOLUTE/SOURCE DATA	Water – Mains incoming meter readings (m³).
	Return to sewer rates provided by supplier (%).
	Water - Discharge by evaporation (m³)
	Water - Discharge to foul sewer (m³)

Appendix F:  
CWM Water

Canary Wharf Management Water

Office Buildings

	Water Mains	Water Mains (per occupant)	Discharge to Sewer	Discharge to Evaporation
Unit	m³	m³/occupant	m³	m³
Absolute change 2023–2024	21%	20%	20%	0%
2024	301,489	18	254,336	-
2023	249,364	15	212,299	-
2022	271,318	10	230,957	-
2021	178,836	7	150,690	-
2020	89,355	5	70,226	-
2019	200,735	9	157,762	-

Retail

	Water Mains	Water Mains (per 1k visitors)	Discharge to Sewer
Unit	m³	m³/1k visitors	m³
Absolute change 2023–2024	-17%	-23%	31%
2024	49,484	0.68	119,973
2023	59,351	0.88	91,454
2022	54,313	2.14	69,135
2021	45,573	1.40	43,356
2020	55,165	1.60	50,489
2019	34,603	0.40	31,670

Infrastructure & Car Parks

	Water Mains	Water Mains (per area)	Discharge to Sewer
Unit	m³	m³/m²	m³
Absolute change 2023–2024	17%	33%	31%
2024	62,561	0.04	55,343
2023	53,558	0.03	42,379
2022	59,118	0.02	80,198
2021	69,949	0.13	59,167
2020	22,981	0.05	20,453
2019	83,284	0.18	74,123

Residential

	Water Mains	Water Mains (per area)	Discharge to Sewer
Unit	m³	m³/m²	m³
Absolute change 2023–2024	-3%	-14%	0%
2024	55,029	0.25	0
2023	56,788	0.29	0
2022	54,307	0.34	0
2021	-	-	-
2020	-	-	-
2019	-	-	-



SCOPE (INCLUSIONS & EXCLUSIONS)	Waste records cover all CWM managed commercial buildings, retail spaces and public areas.
ESTIMATION TECHNIQUES & ASSUMPTIONS	<div>CWM received Zero Waste to Landfill (ZWtL) assurance in 2024. To be considered ZWtL: A threshold of 95% of a company's waste must be diverted from landfill, the remaining 5% may comprise:<ul style="list-style-type: none"><li>Waste streams for which it is not possible or practical to trace end destination</li><li>Non-material waste streams (no more than 1% of total waste)</li><li>Waste generated as a result of accidents or incidents outside of CWG's operational control.</li></ul>Waste which must legally be sent to landfill may be excluded from the threshold entirely.</div>
ABSOLUTE/SOURCE DATA	Waste Transfer Note (designation/volume/destination)
	Hazardous Waste Consignment Note (designation/volume/destination)
	Waste Facility Recycling Rate (%).

Appendix G:

CWML Waste

Canary Wharf Management Waste

	Recycled		Anaerobic Digestion		Composted		Energy from Waste	
	Tonnes	%	Tonnes	%	Tonnes	%	Tonnes	%
Absolute change 2023-2024	-360	-5%	-70	-1%	67	0.78%	627	6%
2024	2,995	35%	1,302	15%	67	0.78%	4,131	48%
2023	3,356	40%	1,372	16%	0	0%	3,504	42%
2022	2,928	42%	1,289	19%	0	0%	2,604	38%
2021	1,769	39%	878	19%	0	0%	1,490	32%
2020	1,620	41%	743	19%	0	0%	724	18%
2019	3,259	40%	1,831	23%	14	0%	1,346	17%

	Landfill		MRF Recovery & Reuse		Non Hazardous		Hazardous		Total Waste
	Tonnes	%	Tonnes	%	Tonnes	%	Tonnes	%	Tonnes
Absolute change 2023-2024	0	0%	-12	-0.18%	256	0.06%	-4	-0.06%	252
2024	0	0%	124	1%	8,599	100%	21	0.24%	8,620
2023	0	0%	136	2%	8,343	100%	25	0.30%	8,367
2022	0	0%	86	1%	6,906	100%	6	0.37%	6,932
2021	-	0%	434	9%	4,571	100%	18	0.39%	4,589
2020	-	0%	871	22%	3,958	100%	20	0.51%	3,958
2019	-	0%	1,210	15%	7,794	96%	334	4%	8,128





SCOPE (INCLUSIONS & EXCLUSIONS)	<b>WATER – MAINS INCOMING</b> Mains water usage typically includes onsite offices, welfare facilities, and onsite processes such as for dust suppression. Mains water is typically procured directly by CWCL. For fit-out projects in occupied buildings, water would typically be from a CWML supply.
	<b>WATER – DISCHARGE TO DOCK</b> Contractors did not discharge to docks.
	<b>WATER – DISCHARGE TO SEWER</b> Discharge to sewer - Discharge to sewer rates are set by the water supplier upon connection of the supply.
ABSOLUTE/SOURCE DATA	Water - Mains incoming meter readings (m³)
	Return to sewer rates provided by supplier (%).

# Appendix H: CWCL Water

## Canary Wharf Contractors Water

	Water Mains Construction	Dewatering Construction	Discharge Foul to Sewer	Discharge to Dock
	m³	m³	m³	m³
Absolute change 2023-2024	26%	-	100%	-
2024	18,078	-	2,438	-
2023	47,898	-	487	-
2022	38,112	-	-	-
2021	42,839	-	-	-
2020	27,916	-	-	-
2019	41,260	-	-	3,692,883





SCOPE (INCLUSIONS & EXCLUSIONS)	CWCL does not generate large amounts of waste (primarily office generated waste), however our appointed trade contractors generate a significant volume of waste undertaking duties we have appointed them for. Waste is generated from the demolition of existing structures, excavation of soils for basements and piles and construction waste as a by-product of the new structure/fit-out. Waste is also generated in support functions such as the site offices and canteen, which is recorded as construction waste.
	It is assumed that waste records uploaded by trade contractors are true and correct. Where Weighbridge tickets are unavailable, an estimation technique based on waste type EWC code and container type is used. A small amount of data validation is undertaken by the CWCL Sustainability team by undertaking monthly data reviews and this data is included as part of our assurance process.
ESTIMATION TECHNIQUES & ASSUMPTIONS	
ABSOLUTE/SOURCE DATA	Waste Transfer Note (designation/volume/destination)
	Hazardous Waste Consignment Note (designation/volume/destination)
	Trade Contractor Environmental Plan – SWMP (site waste management plan)

# Appendix I: CWCL Waste

## Canary Wharf Contractors Waste 2024

	Construction	Demolition	Excavation	Post Completion	Total
Total Waste (tonnes)	15,246	1,446	25,996	0	42,688
Recycled (tonnes)	545	0	0	0	545
% Recycled	4%	0%	0%	0%	4%
Reuse (tonnes)	385	0	9,370	0	9,755
% Reuse	3%	0%	36%	0%	39%
Recovery (tonnes)	14,304	1,446	16,627	0	32,376
% Recovery	94%	100%	64%	0%	258%
Direct Disposal (tonnes)	0	0	0	0	0
% Direct Disposal	0%	0%	0%	0%	0%
Energy Recovery	12	0	0	0	12
% Energy Recovery	0.08%	0%	0%	0%	0.08%

## Canary Wharf Contractors Total Waste 2024

	Construction	Demolition	Excavation	Post Completion	Total
Total CWCL Waste (tonnes)	15,246	1,446	25,996	-	42,688
Haz Waste Total (tonnes)	1	-	-	-	1
Total CWCL Non-Haz Waste (tonnes)	15,245	1,446	25,996	-	42,687



SCOPE (INCLUSIONS & EXCLUSIONS)	Electricity usage typically includes onsite offices, welfare facilities, access lighting, cranes and other electrical plants and equipment. Electricity is typically procured directly by CWCL. For fit-out projects in occupied buildings, electricity would typically be sourced by CWML.
	Fuel consumption typically includes non-road mobile machinery (NRMM or plant), generators and the filling of fuel bowzers for further distribution. Fuel is typically procured by CWCL appointed trade contractors for use in their own or hired equipment. In the case of CWCL hired equipment, this would typically be procured by the appointed third party logistics provider. It does not include fuel associated with deliveries to site.
	All normalised data includes Scope 1 and Scope 2 emissions (total fuel consumption and electricity used for the construction projects within the reporting period).
	It was noted during the 2023 data assurance process that natural gas was not consumed on CWCL sites and consumption was via CWML infrastructure areas, therefore this data has been removed from CWCL consumption and into CWML infrastructure consumption, this has been restated also for 2022 for continuity.
ESTIMATION TECHNIQUES & ASSUMPTIONS	It is assumed that fuel records uploaded by trade contractors are true and correct. The CWCL Sustainability team carries out spot checks to minimise the risk of misreported information by cross-referencing available delivery records, and the data is included as part of the assurance process.
ABSOLUTE/SOURCE DATA	Electricity: Meter Readings (kWh)
	Natural Gas: Meter Readings (kWh)
	Diesel: Delivery Records (litres)
	LPG: Delivery Records (litres)
	Petrol: Delivery Records (litres)
	Biodiesel: Delivery Records (litres).
CONVERSION/EMISSION FACTORS	Department for Energy Security & Net Zero and DEFRA - Greenhouse gas reporting: Conversion factors

# Appendix J: CWCL Energy & Greenhouse Gas Emissions

## Canary Wharf Contractors Energy & Greenhouse Gas Emissions

	Absolute Energy Figures				Electricity		Diesel		LPG	
	kWh	kWh/m²	tCO <sub>2</sub> e	tCO <sub>2</sub> e/m²	kWh	tCO <sub>2</sub> e	kWh	tCO <sub>2</sub> e	kWh	tCO <sub>2</sub> e
Absolute change 2023-2024	54%	-	58%	-	115%	115%	-62%	-62%	-	-
2024	8,719,526	27	1,632	0	7,238,234	1,499	527,316	126	16,321	4
2023	5,647,762	17	1,033	0	3,363,614	697	1,396,237	334	-	-
2022	7,426,363	-	2,894	-	5,772,175	1,116	1,419,757	375	-	-
2021	27,271,864	-	3,994	-	7,557,153	1,605	1,194,700	246	-	-
2020	24,271,909	-	5,104	-	10,861,288	2,532	1,450,879	372	-	-
2019	23,142,538	-	6,593	-	15,936,310	5,036	1,676,429	529	-	-

	Natural Gas		Petrol		HVO Biodiesel		District Heating	
	kWh	tCO <sub>2</sub> e	kWh	tCO <sub>2</sub> e	kWh	tCO <sub>2</sub> e	kWh	tCO <sub>2</sub> e
Absolute change 2023-2024	-	-	-	-	6%	9%	N/A	N/A
2024	-	-	-	-	937,655	3	N/A	N/A
2023	-	-	-	-	887,911	3	N/A	N/A
2022	-	-	-	-	234,431	1	N/A	N/A
2021	11,420,239	2,092	4,773	1	184,184	1	N/A	N/A
2020	11,959,743	2,199	-	-	-	-	N/A	N/A
2019	5,528,737	1,028	1,062	0	-	-	N/A	N/A



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