Taking Climate Action:

Our Progress 2025

Click to begin reading

Foreword

Christopher Hayward
Chairman of the Policy & Resources Committee,
City of London Corporation

A sustainable, greener and more resilient Square Mile remains the foundation of a thriving business, resident, and visitor community.

Sustainable growth underpins our status as a flourishing global centre and destination. Both local and global, we are embedding sustainability here in the Square Mile and championing its adoption on the world stage.

The Square Mile faces six primary climate risks: flooding, overheating, water stress, biodiversity loss, pests and diseases, and disruption to trade, food and infrastructure. While there is still much to do to prepare for these, I'm pleased to report early successes, particularly in reducing overheating and flooding risks through a raft of greening and sustainable drainage measures.

Since the Strategy's inception, we have also recorded significant emissions reductions, but decarbonising the Square Mile's energy system remains a major focus. While the slow decarbonisation of the UK grid is a challenge for everyone, we're working hard to drive the Square Mile's energy system towards net zero.

Credit for this progress must be shared. At its heart, our Strategy recognises that collaboration across all our stakeholders is what will drive sustainability in the Square Mile. We are a connected community and business ecosystem – drawing talent and expertise from around the world. Locally concentrated, this tapestry of people and skills is already producing results.

This report represents a progress update – highlighting areas of particular progress as well as those requiring accelerated action.

Climate change presents both threats and opportunities, on a scale none of us can afford to ignore. As we reaffirm our climate goals, we must strengthen our collective efforts to address these challenges and future-proof our City for all.

Alastair King,
Rt Hon the Lord Mayor
of the City of London

Over its long history, the Square Mile has survived disease, fire, schism, attack, and profound economic shocks - coming out stronger on the other side thanks to a continual willingness to innovate and evolve. Now, we must adapt again.

As this fourth annual progress report outlines, the City of London Corporation remains committed to climate leadership, even as some roll back ambitions. As a global hub that leads in both conventional and green financial centre rankings, we're cognisant of the Square Mile's ability to convene and influence different groups around the world. By highlighting what we're doing well - and candidly discussing where challenges remain - we hope to inspire others and unlock the finance needed for the green transition.

"Risk" has long been a dirty word in the City. However, our aversion to taking risks means innovative firms developing sustainable tech solutions and infrastructure are not getting the scale-up capital they need to grow. Launched as part of the 2025 mayoral programme, Growth Unleashed, the Mansion House Accord is a commitment from 17 of the UK's largest workplace pension providers to allocate 10% of default defined contribution funds to alternative investments by 2030: unlocking up to £100 billion of investment for major sustainable infrastructure projects, clean energy, and exciting scale-ups.

Long-term economic growth and environmental sustainability are inseparable. Our ambition is to show that thriving cities must be low-carbon cities, and that prosperity depends on protecting the natural systems we all rely on. We'll continue to lead, partner and invest – because sustainable growth is unleashing growth.

Ian Thomas,
Town Clerk and Chief Executive,
City of London Corporation

As the Town Clerk and Chief Executive of this historic and unique organisation, with operations spanning across London and the Southeast, I am honoured to present our annual Climate Action Progress Report. Our organisation carries a multitude of responsibilities, serving as a governing body, landlord, customer, educator, employer, and more.

Sustainability is not just a goal; it is the very essence of our Corporate Plan, with Leading Sustainable Environment as a core outcome. This fundamental principle is being woven into every aspect of our organisation. This report is our opportunity to share our journey, celebrate our achievements, and be transparent about our progress. We are excited to share the strides we have made in achieving net zero, building climate resilience, and championing sustainable growth.

My personal highlights include the strong progress towards our organisation transitioning to net zero by 2040, achieving a 28% reduction in emissions since our 2018/19 baseline. Importantly, as energy prices have risen, those efforts have helped keep over £30 million off our bills – vital funds that we can now invest into other services.

Across the Square Mile, we have planted 17,200 m^2 of climate-resilient vegetation, creating more green havens. At the same time, our commitment to sustainable transport has seen walking, wheeling and cycling now making up 85% of on-street travel. These changes not only reduce emissions and address climate risks but improve air quality and public health.

We are immensely proud of the dedication and passion of our employees and partners in advancing climate action across our diverse services and sites. Our long-term goals are ambitious, and we have built in checkpoints along the way to keep us focused and accountable. The path to a sustainable future is challenging and not linear, but we are inspired by the progress made this year.

With unwavering commitment, we will continue to integrate sustainability into every aspect of our work, delivering lasting impact for generations to come.

Contents

Image: The Royal Exchange, Bank

Introduction

This is the City of London Corporation's fourth annual progress report on our Climate Action Strategy - a checkpoint on our journey towards a responsible, sustainable, and competitive Square Mile.

This report sets out progress, key achievements, and challenges for the period 1 April 2024 to 31 March 2025, and a glimpse of what lies ahead.

Our Strategy contributes to four of the City Corporation's Corporate Plan outcomes: Leading Sustainable Environment, Vibrant Thriving Destination, Flourishing Public Spaces, and Providing Excellent Services. At its core are three interconnected aims: to support achieving net zero carbon emissions, build robust climate resilience across our assets, activities and open spaces, and to champion sustainable growth for people, businesses, and communities.

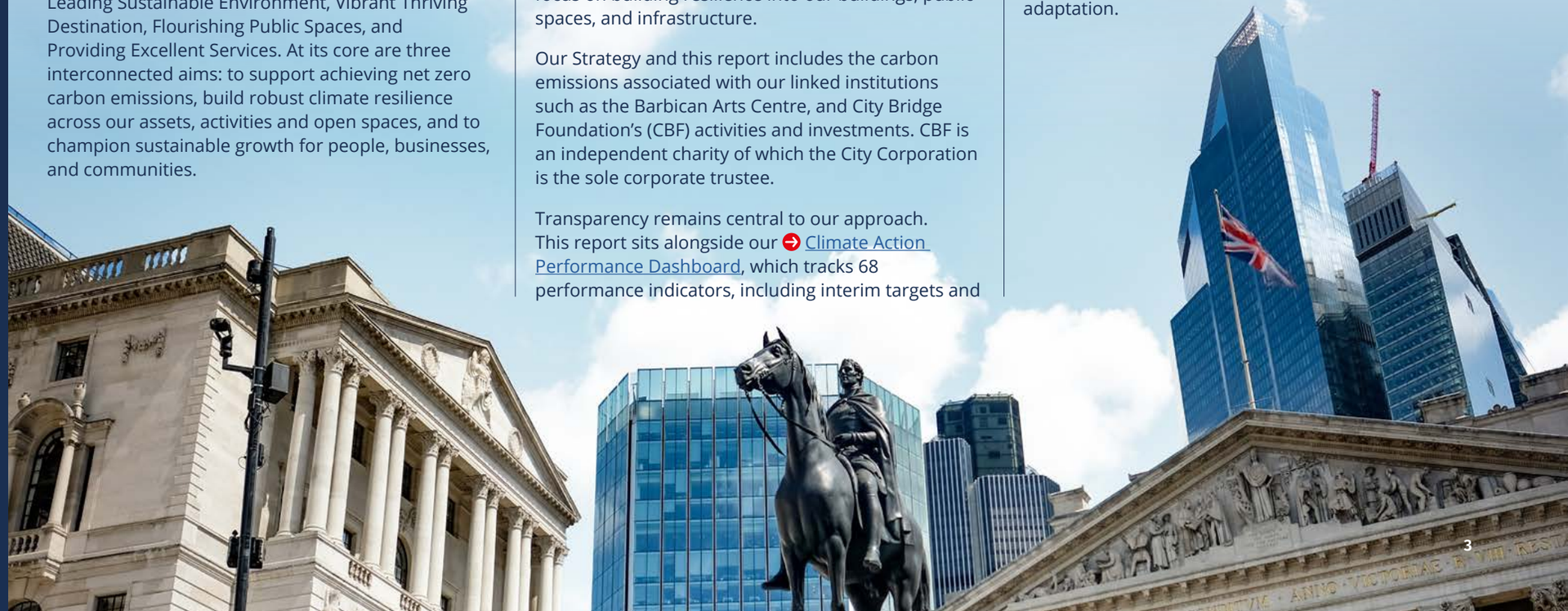
Since launching the cross-organisational Strategy in 2020, we have integrated climate consideration into the fabric of our decision-making. We committed £68 million investment through to 2027, accelerating progress beyond what would have been possible under business as usual, with targets that place us at the forefront of global ambition: net zero across our full value chain and the Square Mile by 2040 – with an interim milestone of reaching net zero in our own operations by 2027; whilst maintaining a steadfast focus on building resilience into our buildings, public spaces, and infrastructure.

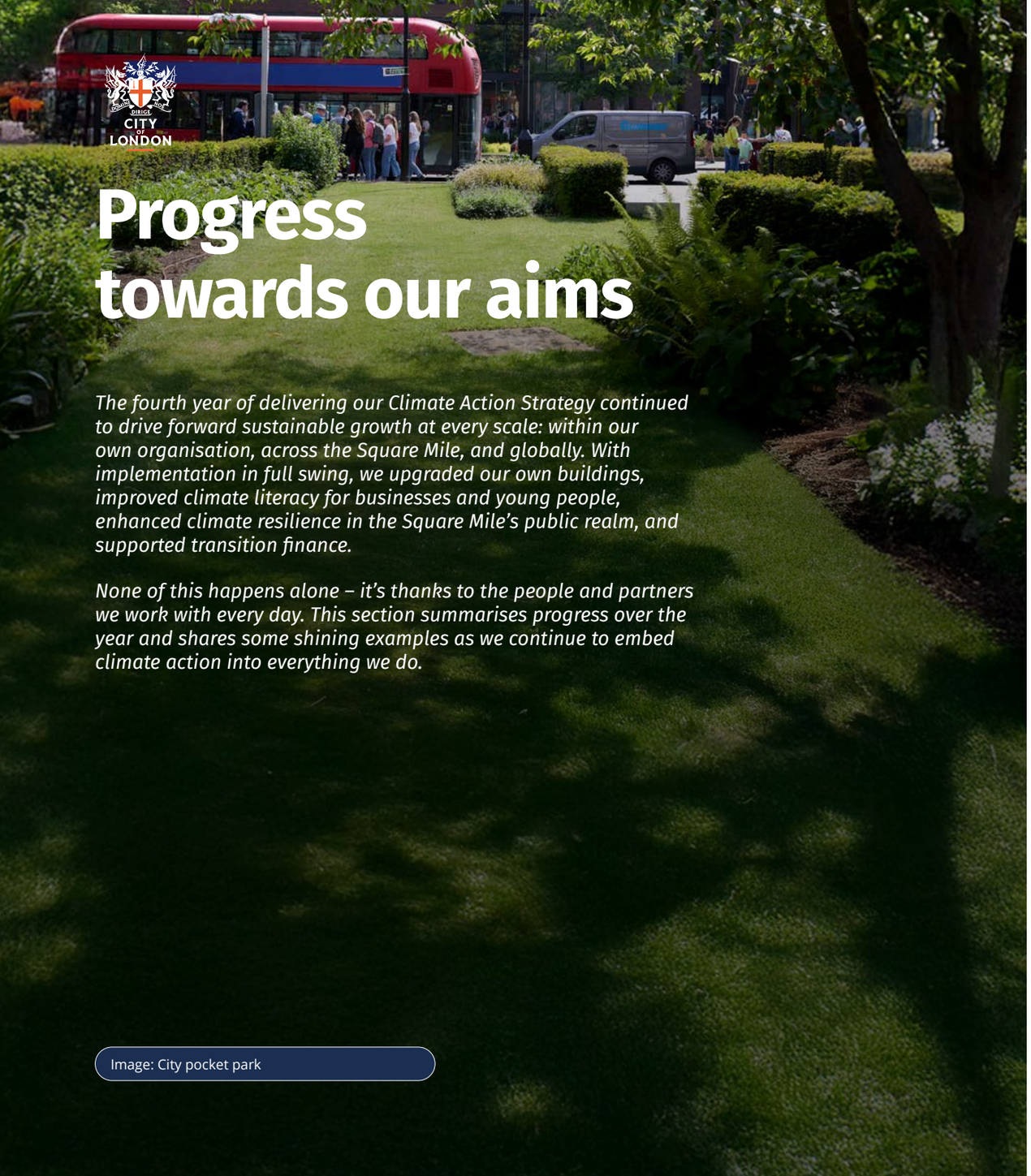
Our Strategy and this report includes the carbon emissions associated with our linked institutions such as the Barbican Arts Centre, and City Bridge Foundation's (CBF) activities and investments. CBF is an independent charity of which the City Corporation is the sole corporate trustee.

Transparency remains central to our approach. This report sits alongside our Climate Action Performance Dashboard, which tracks 68 performance indicators, including interim targets and specialised indicators from each of the 12 projects delivering our aims and targets.

Our progress continues to be recognised on the global stage. In 2024, we retained our place on Carbon Disclosure Project's (CDP) 'A-list', placing us among the top 15% of assessed cities worldwide.

Our commitment and accountability for taking climate action stands as both a responsibility and an opportunity for meaningful climate transition and adaptation.





Progress towards our aims

The fourth year of delivering our Climate Action Strategy continued to drive forward sustainable growth at every scale: within our own organisation, across the Square Mile, and globally. With implementation in full swing, we upgraded our own buildings, improved climate literacy for businesses and young people, enhanced climate resilience in the Square Mile's public realm, and supported transition finance.

None of this happens alone – it's thanks to the people and partners we work with every day. This section summarises progress over the year and shares some shining examples as we continue to embed climate action into everything we do.

Image: City pocket park

Snapshot of yearly progress

City of London Corporation

28%
reduction in the City Corporation's emissions since the baseline (Scopes 1, 2 & 3)

73 ha
of new wildflower meadow created – the equivalent size of 100 football pitches

25%
reduction in financial investment absolute emissions since the baseline

77%
of spend is with suppliers who have a net zero target

30 million kWh
reduction in energy use across corporate buildings since the baseline

151 $ktCO_2e$ reduction in City Corporation emissions since the baseline, equivalent to **powering 50,000 homes for a year**

Square Mile

99%
of major commercial applications with a resolution to grant are targeting BREEAM Excellent or above

47%
of approved major applications are retrofit schemes, compared to only 8% at the start of 2021

2,500 m^2
of improved greening, taking the total since Strategy inception to 17,200 m^2

72
trees planted, taking the total since Strategy inception to 186 trees planted from 64 species

85%
of peak on-street travel activity is from walking, wheeling and cycling

243 $ktCO_2e$ reduction in Square Mile emissions since the baseline, equivalent to **powering 81,000 homes for a year**

Net zero

Image: Guildhall

Achieve net zero at the City of London Corporation

The City of London Corporation aims to be net zero across all its activities by 2040.

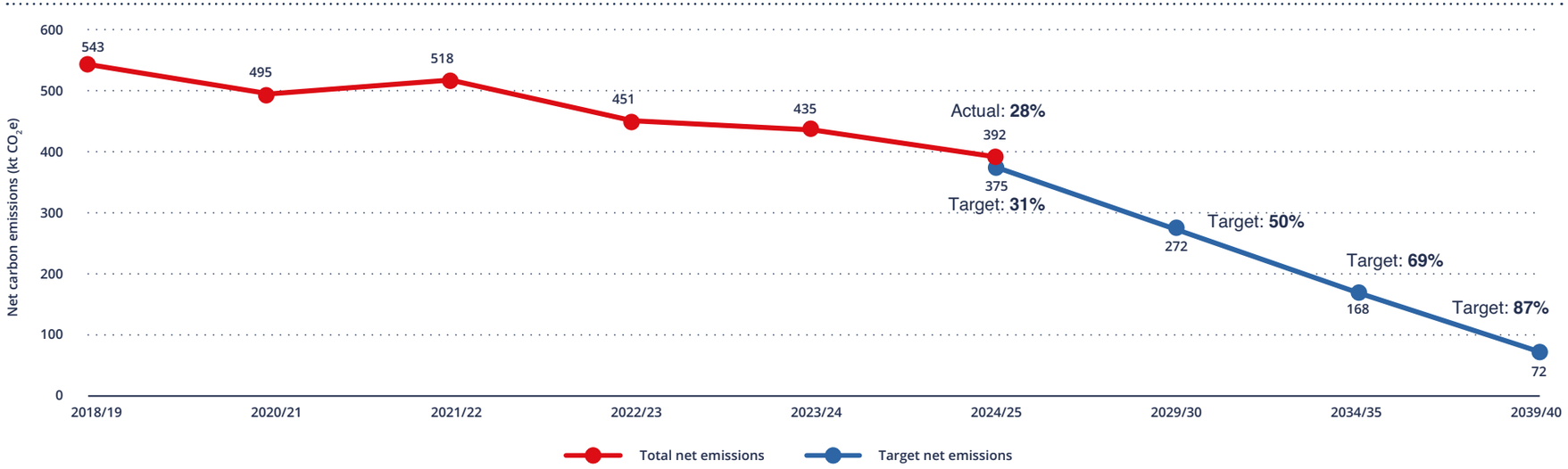
At the 2018/19 baseline, the City Corporation's net emissions (Scopes 1, 2, and 3) were 543 $ktCO_2e$. We've since reduced emissions by 151 $ktCO_2e$ – equivalent to powering 50,000 homes for a year – a 28% reduction, just shy of our first interim target of 31%. Our total 2024/25 net emissions have reduced to 392 $ktCO_2e$ (excluding the impacts of procured renewable electricity).

Our next interim target is a 50% reduction by 2029/30 against the baseline, followed by a 69% reduction in 2034/35. The City Corporation aims to reach net zero by 2040 – meaning we'll have reduced emissions to a residual level consistent with limiting global temperature change to 1.5°C, and permanently neutralising the remainder.

We focus on eliminating the emissions produced by our activities and assets, and so do not currently purchase any carbon offsets.

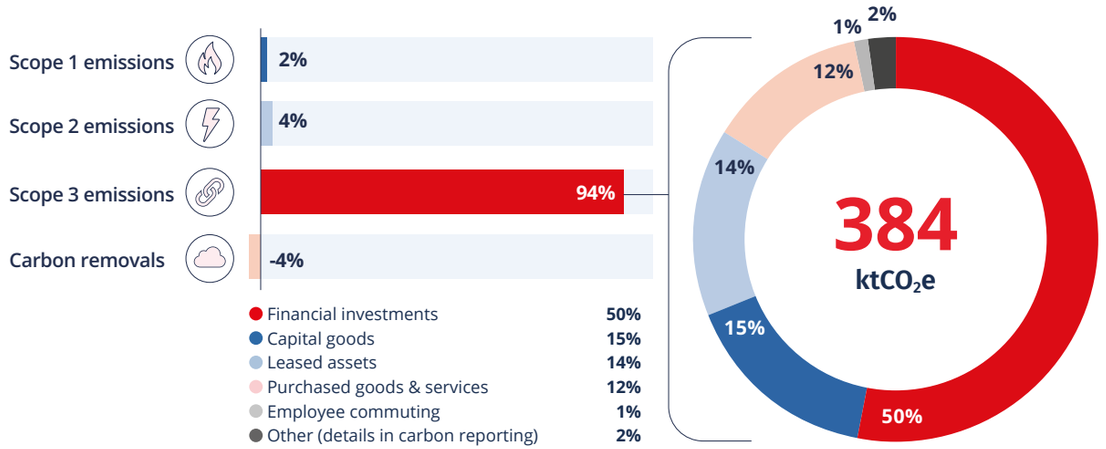
94% of the City Corporation's total emissions are from Scope 3 - value chain emissions we're indirectly responsible for. The largest contributors to our total footprint are financial investments (50%), capital goods – our commissioned buildings and major refurbishments (15%), and leased properties (14%). Reducing these emissions requires sustained engagement and close collaboration with our stakeholders and wider industry.

City of London Corporation's full value chain emissions:
What we buy, sell, invest in and lease to others (Scopes 1, 2 and 3)

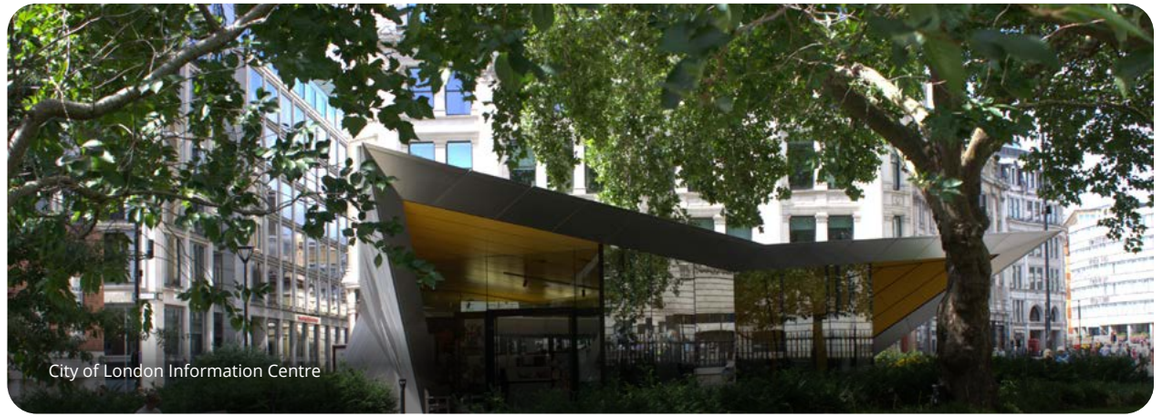


N.B. 2018/19 baseline of 543 $ktCO_2e$ has been revised from 504 $ktCO_2e$ due to methodological improvements.
N.B. Net emissions account for emissions produced, combined with the 16.23 $ktCO_2e$ of carbon removals of our open spaces.
N.B. No emissions data were calculated for 2019/20.

City of London Corporation emissions



Scope 1: Direct emissions created by a company's activities
Scope 2: Indirect emissions from the generation of purchased electricity, steam, heat, or cooling
Scope 3: Indirect emissions from all other activities in which we are engaged


City of London Information Centre

Stewarding our investments

This year we reached a 25% reduction in financial investment absolute emissions since the 2018/19 baseline year. This was in part due to divestment to fund major projects. Engagement with Fund Managers continues; to support our net zero commitments, and to also influence industry practices and improve data transparency across the sector.

"As stewards of the City Corporation's investments, our ongoing engagement has created a mutually beneficial partnership. This allows us to incorporate the City Corporation's ESG priorities whilst strengthening our shared climate ambitions and enhancing our engagement activities on issues that matter most to our stakeholders. Ongoing dialogue with the City Corporation has also improved our reporting, enabling us to better understand and respond to their carbon emissions data requirements – further refining our stewardship efforts."

Ruffer, UK Fund Manager

Key highlights 2024/25

25%
of the financial investment portfolio is Paris-Aligned

77%
of spend is with suppliers who have a net zero target

30%
increase in directly managed commercial properties reaching EPC B or higher

73 ha
of new wildflower meadow created – the equivalent size of 100 football pitches

30m kWh
reduction in energy use across corporate buildings since the baseline

143,000 kWh
of clean power generated through 19 Solar PV systems in 2024/25

Image: Guildhall School of Music and Drama

Building a modern estate

Capital goods emissions have risen for the second consecutive year, which is expected as large scale building works are multiyear projects - such as our City of London Police Eastern Base development. These works are vital to modernise our estate, and we're designing to be more energy efficient and climate resilient for long-term sustainability. Importantly, many of our projects now follow our Sustainable Design Standards, ensuring they're future ready.

We calculate these emissions using benchmarks and how much we spend; but although our spend went up by 24% since last year, the associated emissions have only increased by 11% - meaning the carbon intensity of construction has dropped by a third. Looking to the future, we're working on more accurate ways to track the impact of the materials we use. This will give us a clearer picture and is anticipated to show a reduction in emissions as more sustainable supplier and material choices are reflected.

Case study: Fine tuning operations

At 53 New Broad Street, and 85 London Wall, we're building on our recent upgrades to cut leased properties energy use even further. We launched energy optimisation pilots in early 2025, aiming to reduce energy consumption by up to 25% by making the most of what's already in place.

By centralising plant control through the Building Management System and installing energy monitoring software, we're upgrading Heating, Ventilation and Air Conditioning systems to respond to demand rather than fixed schedules.

Delivered in partnership with our Facilities Managers, suppliers, and tenants - and guided by recommendations from the UK Green Building Council and the Better Buildings Partnership to address energy performance - these projects will complete this autumn. The insights gathered will help inform how we roll out similar smart energy approaches across our other leased buildings.


Image: 85 London Wall

A strategic review of our estate has meant we've sold some of our ground lease investment property portfolio. This reduced leased property emissions by around 13% (15 $ktCO_2e$) since last year. Ongoing energy efficiency upgrades across leased assets have also contributed to lowering emissions.

We're designing and building a **future-ready estate**

Case study: Partnering for low carbon events

Image: Social Pantry catering at City Corporation supplier event

As part of our Responsible Procurement strategy, we're working with suppliers like Social Pantry - a female-founded, B Corporation-certified catering company with strong environmental and social values. Their zero-to-landfill model prioritises seasonal, plant-based menus, locally sourced ingredients, and minimal food waste.

Now catering for Tower Bridge, Mansion House and the Central Criminal Court (Old Bailey), Social Pantry integrates sustainable practices into every event. Their menus regularly feature foraged and upcycled ingredients, floral offcuts in place of traditional arrangements, and 'talking menus' to eliminate printing - demonstrating how thoughtful procurement can support low-carbon, low-waste operations across our estate.

Better data, bigger insights

Our data is steadily becoming more accurate each year, giving us a clearer picture of our impact. These improvements come from sustained engagement with suppliers and partners, as well as from wider industry changes that are making better data more accessible.

We now have supplier or contract-specific data for half of our purchased goods and services spend, up from 39% last year, and improved visibility has allowed us to reallocate some emissions into Business Travel for more accurate reporting. Thanks to ongoing engagement, we've also published a second annual Responsible Procurement Impact report, showcasing best practice across our supply chain.

The picture across our three leased property portfolios is mixed. Better data has seen emissions go up in some areas, such as housing where we moved from average UK benchmarks to EPC informed benchmarks. However, the majority of emissions reductions in our ground lease property portfolio since last year (29 $ktCO_2e$) comes from switching to actual tenant energy consumption data instead of constructed estimates.

Working more closely with our waste management supplier, Veolia, has also led to more precise site-level reporting, which has resulted in waste emissions increasing by 50% since last year. This progress supports our Circular Economy Framework, launched in January 2025, which forms the foundation of our efforts to reduce waste. And for the first time, we're including the impact of homeworking, adding 1 $ktCO_2e$ to our footprint.

Although the improved data has revealed higher emissions in some areas than we previously recorded, having a clearer picture means we can make more informed decisions to reduce emissions in the future.

50% of purchased goods and services spend is supplier or contract specific data, **up from 39% last year**

Case study: The art of reuse

Image: Imaginary Institution of India exhibition, Barbican Arts Centre

For the first time, the Barbican Art Gallery successfully repurposed nearly all of the build materials for a temporary exhibition - The Imaginary Institution of India. This major exhibition required a system-wide shift to drive sustainable exhibition design from the outset, requiring extensive collaboration between the Art Gallery team, exhibition architects, and contractors.

The team carefully selected lower-impact materials, such as wooden plinths instead of acrylic, and identified opportunities for reuse before committing to the design. Their shared aim was to reduce waste and ensure materials had a future beyond the exhibition.

This resulted in 95% of materials being repurposed, including:

11,500kg
of bricks donated to the Building Crafts College, where they now support training for future bricklayers

997kg
of Sapele wood given to Home for Artists, who are incorporating it into a new house project

Lead ballast
was retained and reused in subsequent exhibitions, including the Noah Davis show

This is a shining example of what's possible when sustainability is embedded from the start

Own operations

Despite only comprising 6% of our total footprint, we're investing in large scale decarbonisation of our own operations (Scope 1 & 2) as it's where we have direct control. This encompasses energy use in our buildings and fleet.

Our real estate portfolio spans 10 million sq. ft, and includes offices, libraries, leisure centres, and theatres. Reducing energy consumption in these assets is a core focus – given it makes up 96% of our operational emissions. We've consistently outperformed our energy consumption reduction targets – delivering 3 times more emissions reductions projects than planned back in 2020, despite our total floor space increasing by 5% in that time.

Case study: Powering the London Archives

We've installed 132 solar panels on the roof of London Archives, one of our assets based in Islington, to self-generate 10% of its annual electricity consumption. This helps us keep over 1,000 years of London's history safe, protecting vital documents and records. The panels are SA8000 accredited, meaning they were made under fair and ethical working conditions. By using solar electricity here, every year we're cutting carbon by 6 tCO_2e and saving £25,000: meaning this project saves energy but also supports fair supply chains and is making a difference for communities across London.

Image: London Archives solar panels

However, we're still impacted by factors outside our control. 2024/25 was particularly cold, 11% colder than the previous year, which meant we needed more heating than expected. Although this offset the energy savings we should have seen, the energy efficiency improvements made in previous years ensured our energy use didn't increase substantially. Combined with the UK electricity grid being far less greened than past Government projections, our operational carbon emissions did not fall as far as intended.

Looking ahead, a large-scale programme of upgrades continues, with over 50 projects across 30 buildings planned for the next two years. These include installing air source heat pumps, fitting solar panels, improving insulation, and optimising systems to operate in the most energy-efficient way. More can be found in the What's Next section.

It is equally important to protect and enhance the 11,000 acres of habitats across our open spaces to maintain their carbon sequestration capacity against the impacts of climate change, including wildfires and flooding. This year we've reduced amenity mowing across 9 hectares, sewn 73 hectares of new meadow, initiated a programme of leaky dams to support tree health, and improved protection of ancient trees – all supporting nature recovery and biodiversity improvements.

Case study: Protecting heritage trees

Image: Veteran Druid's Oak at Burnham Beeches

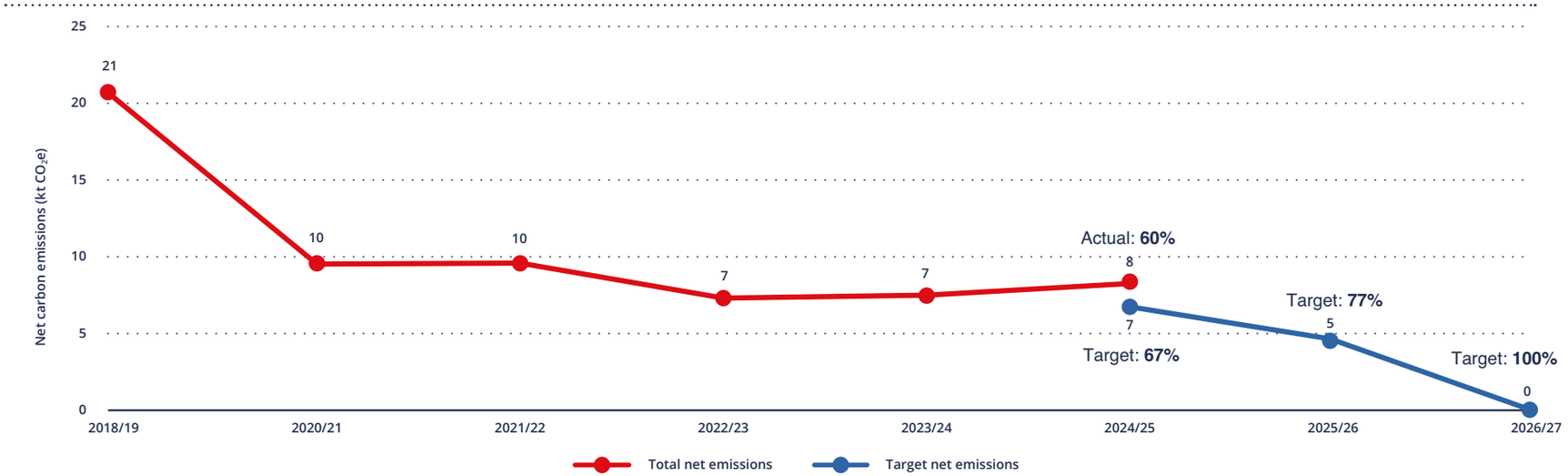
Veteran trees support wildlife, store carbon, and hold cultural value. The City Corporation is working to protect these irreplaceable trees across our open spaces. In February 2025, we installed two bespoke A-frame props to support the Druid's Oak, an 800-year old veteran tree of high ecological and carbon value at Burnham Beeches. This simple intervention stabilises the tree's structure, preventing premature loss. By doing so, we're preserving 14 tCO_2e of existing carbon stocks - avoiding the release of emissions that would come from decay or removal, and allowing the tree to continue sequestering carbon for years to come. This approach shows how small, targeted nature-based actions can protect irreplaceable assets while contributing to the City Corporation's wider climate and biodiversity goals.

Case study: Piloting sustainable driving

Image: Heathrow Animal Reception vehicle participating in Lightfoot pilot

We piloted Lightfoot telematics technology on 13 vehicles to help make our corporate fleet more sustainable and our drivers stay safer on the road. The system tracks driving behaviours such as idling, harsh braking, and speeding, giving real-time feedback that supports smoother, more fuel-efficient journeys. The difference has been remarkable - idling penalties fell by 77%, harsh acceleration dropped by 43%, and drivers feel more confident behind the wheel. Over the next three years, these improvements are expected to save 116 tCO_2e – the same as driving the length of England 770 times – and cut fuel costs by £60,000. Building on this success, we're rolling out telematics across all 120 of our vehicles in the next year, helping every driver play their part in creating a cleaner, safer City.

City of London Corporation operational emissions (Scopes 1 and 2)



N.B. Net emissions account for emissions produced combined with the 16.23kt CO_2e of carbon removals of our open spaces.
N.B. No emissions data were calculated for 2019/20.

Our baseline Scopes 1 and 2 net emissions were 21 ktCO_2e. We have reduced these by 12 ktCO_2e, a 60% reduction against a targeted 67%, bringing our net operational emissions down to 8 ktCO_2e (not including impacts of procured renewable electricity).

We will reach net zero in our own operations when the carbon emissions from our operational assets (Scope 1 and 2) are balanced by the sequestration provided by our open spaces – expected in 2027. This initially aligned with Science Based Targets initiative (SBTi) guidance, and while SBTi's 2023 updates mean it is no longer fully aligned, we are keeping it as an ambitious near-term milestone. Looking ahead, our organisation-wide 2040 net zero target remains fully aligned with the latest SBTi guidance.

Case study: Smarter heating and lower bills

Isleden House, home to 76 residents including 33 in sheltered accommodation, has undergone major upgrades to its communal heating system to improve efficiency and affordability. The works replaced old Heat Interface Units with modern, efficient ones, installed heat meters in residents' homes, upgraded pipework and controls, and introduced a new monitoring system. The improvements are expected to save 500,000 kWh of energy and cut carbon emissions by 70 tCO_2e each year - the same as taking 40 petrol cars off the road. Importantly, these upgrades will also lower energy bills for residents and improve comfort through better control of their heating.

By making homes more energy efficient and bills more manageable, we're helping to tackle fuel poverty and ensure Isleden House remains a comfortable and sustainable place to live.

Image: Isleden House and gardens

Net zero

Image: The Square Mile

Support the achievement of net zero across the Square Mile

The City of London Corporation aims to support the Square Mile to net zero by 2040.

At the 2017 baseline, the Square Mile emissions were 1,010 $ktCO_2e$. In 2022, this reduced to 767 $ktCO_2e$ – a 24% reduction. As expected, emissions rose slightly in 2022 for the second year running, reflecting increased activity as the City continued post-pandemic recovery. However, they remained 10% lower than 2019, the last full pre-pandemic year, indicating sustained progress despite fluctuations.

The most recent full dataset is from 2022 due to a standard lag in emissions reporting. However, for the first time, we've included provisional estimates for 2023 to provide a more up-to-date picture of progress. This helps to better understand the impact of our initiatives and supports more responsive decision-making. Preliminary data suggests Square Mile emissions in 2023 decreased by 5% from 2022, bringing the total to an estimated 721 $ktCO_2e$.

Key highlights 2024/25

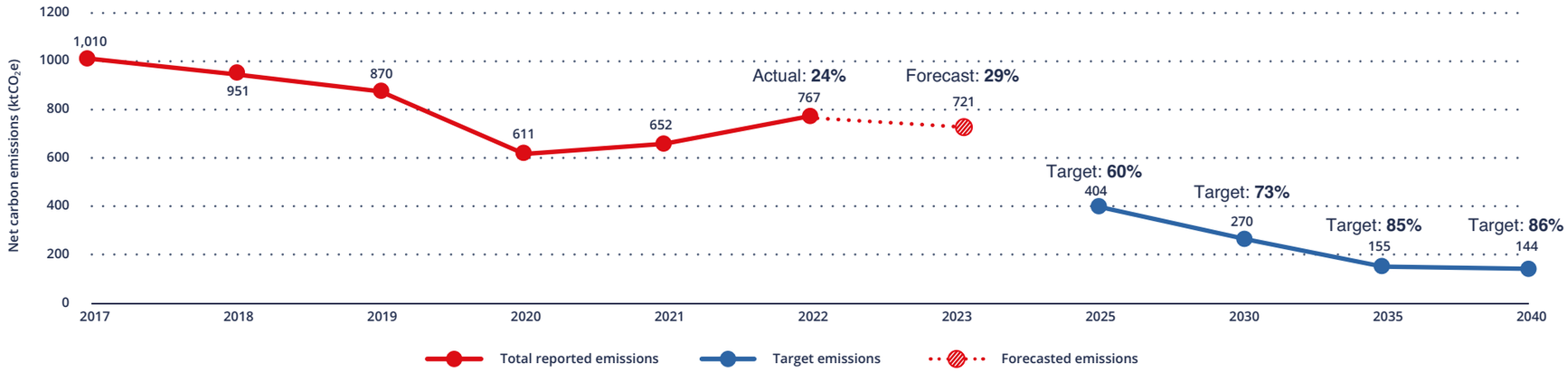
177 $ktCO_2e$
expected to be reduced from 120 City SMEs by 2040

85%
of peak on-street travel activity is from walking, wheeling and cycling

47%
of approved major applications are retrofit schemes, compared to only 8% at the start of 2021

214m
of new cycle lanes built

Square Mile emissions



Case study: Heat network zoning

Heating buildings is one of the biggest sources of carbon emissions in the City. As we work to decarbonise the built environment, one of the most promising solutions are heat networks - systems that supply low-carbon heat from a central source to multiple buildings through insulated underground pipes. They are particularly well suited to dense urban areas and are more efficient than traditional individual building heating systems, enabling cost-effective carbon savings at scale through enabling the use of waste heat sources.

Through our Local Area Energy Plan, we've identified heat networks as a priority solution for the Square Mile, aligning with national priorities and preparing for upcoming Government regulations. We joined the Government's Advanced Zoning Pilot (AZP), working alongside 18 other Local Authorities to test how zoning could accelerate delivery, and be applied in a complex environment like the Square Mile, with a high heat-demand and heritage constraints.

Early analysis suggests the entire Square Mile is likely to be designated a Heat Zone, opening the opportunity for over 1,000 high-heat-use buildings to connect to a shared low-carbon system. Participation in the AZP is helping shape national guidance and informing our next steps locally, ensuring we stay ahead of the curve and ready to attract investment into future fit infrastructure.

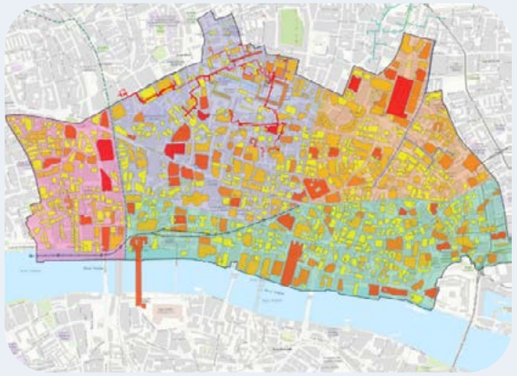


Image: Provisional Square Mile heat network zones

99% of major commercial applications with a resolution to grant are targeting **BREEAM Excellent or above**

N.B. The City Corporation's definition of retrofit updated in 2024 to align with current industry reporting, leading to fewer recorded retrofit schemes than before.

We're working to support the Square Mile to net zero by 2040, with interim targets of a 60% reduction by 2025, 73% by 2030, and 85% by 2035 to help us track progress and take timely action.

The main source of Square Mile emissions are commercial and industrial buildings (64%), followed by transboundary and internal transport (26%), and other smaller sources such as waste and wastewater (5%) and domestic buildings (1%).

Commercial buildings

The Square Mile is defined by a dense concentration of commercial buildings, including over 600 historic and listed structures. This creates both opportunity and complexity in a heritage-rich urban setting as we support the City's growth and transition to net zero. We're taking a tailored approach across the built environment – from existing and historic buildings to new developments.

For existing buildings, the main source of emissions in the Square Mile, we're focusing on operational energy use. Work is underway to implement our Local Area Energy Plan, published in 2023, enabling a strategic place-based approach to decarbonising buildings across the City.

For historic and listed buildings, we continue to support conservation-based retrofit. Our Heritage Buildings Retrofit Toolkit, published in 2024, addresses challenges related to adapting these buildings, providing tailored best-practice retrofit guidance to building owners and operators while respecting heritage value.

For new developments, we're embedding sustainability from the outset through planning policy. The Planning for Sustainability Supplementary Planning Document (SPD), adopted in February 2025, sets out the City Corporation's guidance for applicants to address our sustainability policies and includes key actions on carbon reduction, energy performance, climate resilience and urban greening. We created pre-deconstruction advice and templates that supplement SPD guidance, to maximise reuse opportunities. It builds on earlier resources, such as our industry-first Carbon Options Guidance Planning Advice Note which requires developers to assess whole-life carbon emissions of development options and make more informed design choices.

Sustainability is a core part of how development happens in the Square Mile – supporting the City's economic future, while raising the bar for environmental performance. In just three years, the share of major planning applications that include majority retrofit measures has jumped from 8%, to 47% in 2024/25. It shows how developers are increasingly embedding sustainability and using our guidance to navigate constraints and find practical, lower-carbon solutions. In 2024/25, 815,500 m^2 (representing 99% of major applications floor space with a resolution to grant) is targeting BREEAM Excellent or better. This means the developments are incorporating advanced measures for energy efficiency, water conservation, waste management, and biodiversity - ensuring growth and future operations are sustainable.

Small business support

Over 90% of business in the Square Mile are Small and Medium Sized Enterprises (SMEs). It's vital they progress towards net zero, but they often don't have the same resources as larger businesses. To support their transition, the City Corporation invested £800,000 between 2021 and 2025 in a climate programme offering tailored support including an in-depth climate course, educational sessions, and a self-led climate action toolkit - ensuring SMEs with varying capacity levels could access support. This will now be tailored to the City Corporation's suppliers and tenants, helping to decarbonise our organisation and drive wider impact beyond the Square Mile.

Case study: Small business with big impact

Image: City SME's completing climate course

The City Corporation fully funded an in-depth climate course for City SMEs, delivered by Heart of the City (HotC), a responsible business charity empowering SMEs to be a force for good. The course covered key net zero terminology, the business case for climate action, measuring a carbon footprint, and creating a practical net zero action plan. SMEs received hands-on support through workshops and surgery sessions, with access to experts from large businesses to guide them through challenges and opportunities. The course was a great success: over the four years, 46 events and 260 1-1 sessions provided tailored support to 217 City-based SMEs. 120 organisations graduated the full course, and when these graduates collectively achieve net zero by 2040, their projected science-aligned emissions reductions will be over 177 $ktCO_2e$ – equivalent to a city the size of Bath.

DENTON, a City-based office design and fit-out SME who graduated in 2024, said:

"The comprehensive support empowered us to address several Scope 3 categories and to formulate a tailored, business-specific Carbon Reduction Plan. The workshops proved particularly valuable, offering both practical tools and relevant knowledge. They reassured us that shared challenges can be overcome through collaborative learning and focused action. This gave us the confidence to strengthen our sustainability efforts and meet key milestones. We're actively working in alignment with the Carbon Reduction Plan. Many targets have already been achieved, while others are in development. We're grateful for the opportunity and truly appreciate the ongoing support."

Case study: Redesigning Bank for people and place

Rebalancing streets for people is key to delivering an accessible and resilient City. The All Change at Bank project is one of our most ambitious public realm schemes, transforming a critical junction at the heart of the Square Mile to prioritise walking, cycling and greening.

The final major works, completed in July 2024, focused on Threadneedle Street, where motor traffic was removed between Bank Junction and Bartholomew Lane. Overall, the project has delivered over 2,000m^2 of pavement widening, 342m of cycle lanes, and enhanced public realm. Accessibility upgrades, seating and tree planting have reshaped the area for people rather than vehicles.

Image: Bank Junction

Transport

As a global business district, the Square Mile is home to over 600,000 workers and welcomes millions of visitors annually, drawn to our rich heritage and cultural landmarks. This high level of activity makes decarbonising transport a key focus for climate action and public health. Since 2019, the last full year before the pandemic, road transport emissions have fallen by 10 $ktCO_2e$, reflecting a strong shift towards more sustainable travel.

We're prioritising active travel by reducing motor vehicle use and investing in pedestrian priority, wider pavements, new cycle lanes, and electric vehicle infrastructure. From 2022 to 2024, cycling has increased by over 50%, and walking continues to rise. At peak hours, walking, wheeling, and cycling now make up 85% of on-street travel activity.

These changes are cutting emissions from journeys within and beyond the Square Mile whilst supporting a healthier, more attractive and accessible urban environment.

Climate resilience

Image: Greening outside Guildhall

Build climate resilience across the City Corporation and the Square Mile

The effects of climate change mean that the Square Mile will continue to experience warmer, wetter winters and hotter, drier summers, with more extreme weather events. In 2025, the UK recorded its warmest June, with London temperatures exceeding 35°C for 9 consecutive days. Whilst the previous winter was the wettest winter since records began.

We're improving the climate resilience of our own operations and across the Square Mile, including buildings, gardens, and infrastructure, so the City remains a reliable place to live, work and visit. Through targeted interventions and long-term planning, we're helping the City grow sustainably, adapt to a changing climate, and deliver co-benefits for biodiversity and health and wellbeing. We're also gathering more detailed data to deepen our understanding of local climate risks, ensuring our actions are evidence-based and responsive to emerging challenges.

Key highlights 2024/25

72
trees planted, taking the total since Strategy inception to 186 trees planted from 64 species

3,700 m²
of new green roofs were given a resolution to grant, equivalent to 14 tennis courts

2,500 m²
of improved greening, taking the total since Strategy inception to 17,200 m²

700
staff volunteering hours dedicated to climate action

Our Adaptive Pathway Study identifies six key climate-related risks facing the Square Mile:

Water Stress
Hotter, drier summers and more frequent droughts will increase pressure on water supply, heightening the risk of water stress in buildings and green spaces

Overheating
Rising temperatures and more frequent heatwaves, intensified by the Urban Heat Island Effect, will see increasing instances of extreme heat

Flooding
Increasing rainfall and more intense storms increase flooding risk, worsened by the pressure on ageing drainage systems in dense urban areas

Biodiversity loss
Climate change threatens urban biodiversity, putting pressure on green spaces and the species they support

Pests and diseases
Warmer, wetter conditions and dense urban environments increase the risk of disease outbreaks, invasive species, and pests, threatening health and biodiversity

Trade, food & infrastructure
Extreme weather and global instability threaten infrastructure, trade, and food systems, increasing risks of disruption across power, transport, and supply chains

Climate-related risks are interconnected, and our interventions address multiple challenges at once. Here's a few examples of how we've tackled them this year:

Case study: Resilience in Finsbury Circus Gardens

Finsbury Circus Gardens, the largest green space in the Square Mile and a Grade II-listed site, has been transformed, becoming richer in biodiversity and able to withstand current and future weather conditions. Over 13,000 plants, 6,000 bulbs, and 12 new tree species now create vital habitats for birds, bees, and bats, with three distinct planting areas tailored to the microclimates within the Garden to help plants thrive and support long-term resilience.

We've also focused on using resources wisely. Only the lawn needs irrigation – every other plant was carefully chosen to thrive without watering, even as our climate changes. New rain gardens manage light rainfall, while an underground attenuation tank handles stormwater without overwhelming the sewers. Improved paving and seating also make the Gardens a more welcoming and comfortable place for everyone who lives, works, and visits the Square Mile.

Image: Finsbury Circus Gardens

We're reducing street level temperatures by **planting urban trees**, creating shaded areas that are up to 6°C cooler in summer peaks. 72 new trees were planted in 24/25, bringing the total number of trees planted in the Square Mile since the Strategy launch to 186. Diversity of tree species is a key priority with 64 different species planted in this timeframe, promoting biodiversity and reducing the risks from pests and diseases. These trees also reduce surface water runoff, preventing drainage systems from being overwhelmed in heavy rain.

Our **Resilient Planting and Measures Catalogues** are open-access resources to help anyone select climate-resilient plants and design features suited to the current and future climate of our urban environment. The catalogues showcase over 140 species of plants and 60 case studies of innovative resilience measures.

We're **enhancing biodiversity** across the Square Mile public realm through strategic habitat maintenance and creation, informed by our Biodiversity Action Plan. In 2024, Pollinating London Together recorded 88 species of flower-visiting insect with a total of 3,448 individual insects observed across the Square Mile. While slightly lower than 2023 due to less favourable weather, the findings provide valuable insight into trends and the impacts of our actions.

We're continuing to **green the City** with climate-resistant planting, focussing on areas most vulnerable to overheating. We introduced 2,500m^2 of improved greening in 24/25, bringing the total since the Strategy launch to over 17,200m^2. Through planning policy we also encourage new developments to include green roofs, which help keep buildings cooler in summer through shading and evapotranspiration, and warmer in winter by adding insulation. They also reduce energy use, absorb rainfall, and support biodiversity. In 2024/25, 3,700 m^2 of new green roofs were given a resolution to grant, equivalent to 14 tennis courts - the total across the Square Mile is 73,400m^2.

London is significantly water-stressed, with hotter, drier summers expected to put further pressure on supply. We're responding by **improving water efficiency** across our estate through smarter water management. We're also advancing water stewardship through collaborating with partners on an Integrated Water Management Strategy for East London, and though Planning policy, promoting sustainable drainage and rainwater capture in new developments.

Engaging our staff community

We're embedding a culture of climate action across the City Corporation, from policy to people. Our growing Climate Champions staff network continues to play a key role, supported by a programme of learning and development. From lunch and learn sessions to hands on volunteering, staff are getting actively involved; over 700 volunteering hours have been dedicated to rejuvenating community spaces while enhancing biodiversity and climate resilience.

This year's staff photography competition, themed 'Nature in Climate Action', invited colleagues across the organisation to capture how greening and biodiversity are helping the City thrive. From leafy pockets offering moments of calm, to vibrant planting that attracts pollinators and softens busy streets, the entries revealed the many ways nature boosts wellbeing and enhances the City's appeal as a place to live, work and visit. Through creative expression, the competition helped colleagues connect with climate action in everyday spaces – one entry is proudly featured below.

Image: Staff photo competition: Green St Paul's by Jason Clift

Case study: From review to action – London's climate resilience

Severe flooding in 2021 and a major heatwave in 2022 prompted the Mayor of London to commission an independent review into the capital's climate resilience. Published in July 2024, the London Climate Resilience Review made it clear: resilience is non-negotiable for London's future success, and collaboration is essential.

The review outlined 50 recommendations to help London adapt to a changing climate, with 15 directed at local authorities. These span four key areas: leadership, community support, resilient infrastructure, and a climate-ready economy.

The City Corporation supported the review's call for evidence and is now actively progressing many of its recommendations, including:

- Creating a vision for a climate resilient London with the GLA and London Councils
- Expanding urban greening and tree planting
- Progressing an East London water management strategy
- Strengthening planning policy to support resilient new developments
- Testing our emergency heatwave response
- Collaborating on a London-wide Local Nature Recovery Strategy
- Registering more local venues as Cool Spaces to offer heatwave relief

By embedding these actions, the City Corporation is leading by example to ensure London remains a thriving, safe, and resilient city for everyone.

> "Adaptation is non-negotiable. Local government has a critical role to play in building London's climate resilience, and the City Corporation is helping to lead the way. To truly prepare for the future, we need more collaboration, faster action, and the resources to match the scale of the challenge. Now is the time for action."

Emma Howard Boyd CBE,
Chair of the London Climate Resilience Review

Champion sustainable growth

Image: City of London skyline

Champion sustainable growth

Creating a thriving, sustainable future means weaving climate action into how we grow, spanning the way we work, learn, invest, and do business – unlocking opportunities, upskilling, and shaping the infrastructure we build today to create a more sustainable future for everyone. It's also about ensuring all voices are heard and everyone is supported as part of a fairer and just transition. We believe the shift to a low-carbon economy can only be achieved through effective collaboration across all parts of society – public and private sectors, and wider stakeholders.

Our focus has been on three areas: green skills, sustainable finance, and building a circular economy.

Financing the Transition

Finance plays a critical role in the global transition to net zero and climate resilience. UK institutions are enabling this shift by channelling investments into clean energy, green technology, and sustainable infrastructure.

This year our Transition Finance Market Review and subsequent Council is helping grow the market for credible transition finance. Building on this momentum, our annual Net Zero Delivery Summit highlighted the UK's strengths in sustainable finance and supported companies and countries in meeting their net zero goals. We're also working to establish the UK as a global leader in developing strong, effective carbon markets – all of which is showcased through The Global City.

Case study: Transition Finance Council

Image: Members and stakeholders at Transition Finance Council workshop

In 2024, the City Corporation co-hosted and co-led the secretariat of the Transition Finance Market Review (TFMR), commissioned by the UK Government, to explore how the UK can lead in financing the transition. After extensive industry engagement, the final report published in October 2024, Scaling Transition Finance, set out practical recommendations to achieve this. It outlined clear pathways for government, investors, businesses, and civil society to work together to unlock the £2.7 trillion investment needed to meet the UK's net zero commitments, while also creating £1 trillion in opportunities for UK businesses by 2030.

In February 2025, in response to the TFMR's recommendation, the City Corporation and UK Government co-launched the Transition Finance Council. Chaired by former COP President Lord Alok Sharma, with Councillor Irem Yerdelen as Deputy Chair, the Council brings together senior industry leaders from finance, businesses, government, and civil society.

Progress reports are shared regularly to ensure transparency and momentum, the first report, marking the Council's first six months, Transition Finance Council: Mid-Year Progress report was published in September 2025.

Through these initiatives, the City Corporation continues to champion the UK as a global leader in sustainable finance. In recent years, the UK's credentials as a hub for sustainable finance have improved. In 2024, UK firms raised $15 billion of green labelled bonds, up from $11 billion in 2023.

Our focus has been on: **green skills, sustainable finance**, and **building a circular economy**

Green skills

Building a sustainable future starts with giving people the knowledge and skills to take meaningful action. This year, we've expanded climate education through our creative and education sector partners. We launched the Youth Natural Environment Board, creating a platform for young people to influence decisions and champion climate and nature action, and held a work experience week for pupils from the City's Academy Trust schools. Our monthly climate action bulletin keeps the Square Mile informed and inspired with updates, events and exciting projects.

Alongside climate literacy, we need practical green skills to deliver change on the ground. Buildings account for 76% of London's emissions, yet the construction sector is facing a shortage of skilled workers needed to build greener, more sustainable buildings. In response, we launched the Skyline Skills Hub to support the development of green skills across Central London's built environment sector – helping to close the gap.

Case study: Skills for a Sustainable Skyline

The City Corporation launched the Skills for a Sustainable Skyline Taskforce in 2022. The taskforce bought together over 350 organisations - including developers, SMEs, training providers and policymakers - to tackle workforce shortages and promote inclusive green upskilling. Its recommendations were published in the Skyline Skills Recommendations Report 2023, which emphasised the need for the private sector to take a stronger and more collaborative role in driving the sustainability and social value agenda.

The Report's flagship output, the Skyline Skills Hub, launched in 2024 to amplify best practice in green skills, and promote green careers and training opportunities in the built environment – aimed at employers, new entrants, and policymakers. The Hub brings together 96 resources from over 200 firms, and now attracts over 120,000 monthly users.

The next phase for the Hub is the Future Skyline Skills Commitment, launching late-2025. This UK-wide employer pledge will boost recruitment and retention of diverse new entrants into the built environment sector by encouraging clients, developers and contractors to support their own supply chain.

Image: Construction workers

Case study: Youth Natural Environment Board

The City of London Youth Natural Environment Board (YNEB), launched in late 2024, is a leadership body designed to embed youth voice at the centre of climate governance, green skills development, and civic collaboration. Drawing members from across the City of London family of schools, YNEB provides a meaningful platform for young people to shape environmental action across the Square Mile and beyond.

In its first year, the Board set out a bold vision: to influence environmental policy, co-create opportunities for youth-led impact, and build long-term pathways into sustainability leadership. Early activity has included shaping the City's approach to green careers, forging links with civic and industry partners, and co-developing the Green Futures Challenge - an entrepreneurship programme focused on environmental justice and inclusive growth.

YNEB's work already extends beyond the City. The Board created Beyond the Blue, a Commonwealth-wide youth storytelling initiative on ocean sustainability, and is co-developing a youth-led sustainability curriculum pilot in partnership with the University of Surrey. These projects exemplify YNEB's commitment to structural change, meaningful collaboration, and intergenerational leadership.

Image: Members of the Youth Natural Environment Board

Image: View of St Paul's Cathedral

Circular economy

Sustainable growth means rethinking how we use resources to create lasting value. The circular economy is all about re-use first - reducing consumption, minimising waste, extending the life of materials, and supporting natural regeneration. Our Circular Economy Framework, launched in January 2025, sets out how we'll make the Square Mile circular by 2040. This requires a systemic change and a collective effort to embed these principles and work together as a connected ecosystem. Our focus areas include major construction, procurement, and supply chains, alongside improving recycling, reuse, and repair facilities.

In 2024, we joined ROMULUS, a pilot with Maconda - a flagship initiative bringing together 15 organisations from across the construction value chain to accelerate material reuse in the City. The pilot fosters cross-sector collaboration, capturing insights to scale Square Mile reuse practices. Four live projects are already underway, with five more in development - demonstrating momentum to circular construction.

The Square Mile has no charity shops, so our Give and Take Days offer a popular way to donate and pick up unwanted items for free - diverting an estimated 3 tonnes from waste each time they're held. At the January 2025 event, over 200 people took part, with donations ranging from chocolate fountains to suitcases. These events support the circular economy while building community connections and offering a platform for wider engagement.

Community-driven action

We're working closely with our Square Mile communities. In 2024 alone, over 120 people joined activities like biodiversity surveys, guided walks, and educational sessions – helping connect people to climate action in their local environment. Resident-led initiatives are also gaining momentum. Groups like Imagine Golden Lane are reimagining their estate at net zero, showing what's possible when communities drive forward action.

Image: City skyline

Case study: Residential climate action at Golden Lane Estate

Established in 2020, Imagine Golden Lane is a resident-led group improving sustainability and taking action to achieve net zero and increase biodiversity on the 1950s estate and local community.

Inspired by the City Corporation and Transport for London commitment to walking and cycling during the pandemic, the lack of safe bike storage was identified as a major problem. The group launched the Golden Lane Bike Project to make cycling more accessible. Their Healthy and Safe report mapped residents' views, audited existing cycle storage, and proposed new infrastructure. With support from the City Corporation's Community Infrastructure Levy Neighbourhood Fund, existing bike shed security was improved, and new secure cycle racks for 50 bikes and open access racks for 30 bikes were installed.

In March 2025, together with their Residents' Association, the group audited the estate's external spaces, identifying further opportunities for greening, recycling, and reuse. The findings are now guiding future estate improvements, highlighting the power of resident-led action in shaping a more sustainable and liveable neighbourhood. Future plans include establishing a Bike Users Group, Repairs and Recycling project, and working alongside the City Corporation to deliver greening projects.

Image: New cycle racks at Golden Lane Estate

Challenges

Image: St Pauls Cathedral

Influencing finance

Our biggest source of emissions come from our financial investments. Part of our Scope 3, they make up 50% of our emissions. Decarbonising these investments is essential to ensure we reach net zero across our full value chain by 2040. We look to finance the transition rather than simply transition our finances: instead of simply divesting from carbon intensive industries, we are committed to a collaborative approach of active engagement to support and guide the transition to a low-carbon economy. This however takes time; engagement is a more resource-intensive approach which takes longer to show results and can be complicated by the need to balance financial returns across the short and medium term.

We will continue to engage with our fund managers to proactively manage investments with a focus on climate impact and strive to enhance data accuracy and transparency.

Facilitating City-wide shifts

One of the central challenges we face in decarbonising the City is navigating the market inertia caused by regulatory uncertainty. With blurred lines between the decarbonisation we hope the property market will deliver, and what planning regulations and Minimum Energy Efficiency Standards will require, there's a pressing need to identify the gap and design targeted interventions. We're working in partnership with organisations across the City to develop these tools: from our Heritage Buildings Toolkit to innovative funding mechanisms – but their implementation relies on collaboration at a scale we're yet to see.

Quantifying resilience

A major challenge in preparing for future climates is defining and measuring resilience. As highlighted in the London Climate Resilience Review, resilience is often only fully understood in hindsight, once systems have failed or thresholds have been breached. Quantifying climate resilience is inherently complex, spanning infrastructure and ecosystems to public health and finance, and lacking a unified metric. Without a shared, measurable vision of resilience, efforts risk being reactive rather than transformative. The Climate Change Committee's upcoming Well Adapted UK report, expected in mid-2026, aims to define what adaptation success looks like by establishing measurable targets for priority risks and quantifying investment needs. In order for the City to remain competitive and be a reliable place to do business, we need to show sustained leadership, facilitate cross-sector collaboration, and enable significant investment: ensuring that resilience is embedded not only in physical assets but also in institutional culture and governance.

We need to **facilitate cross-sector collaboration** and **enable significant investment**

What's next?

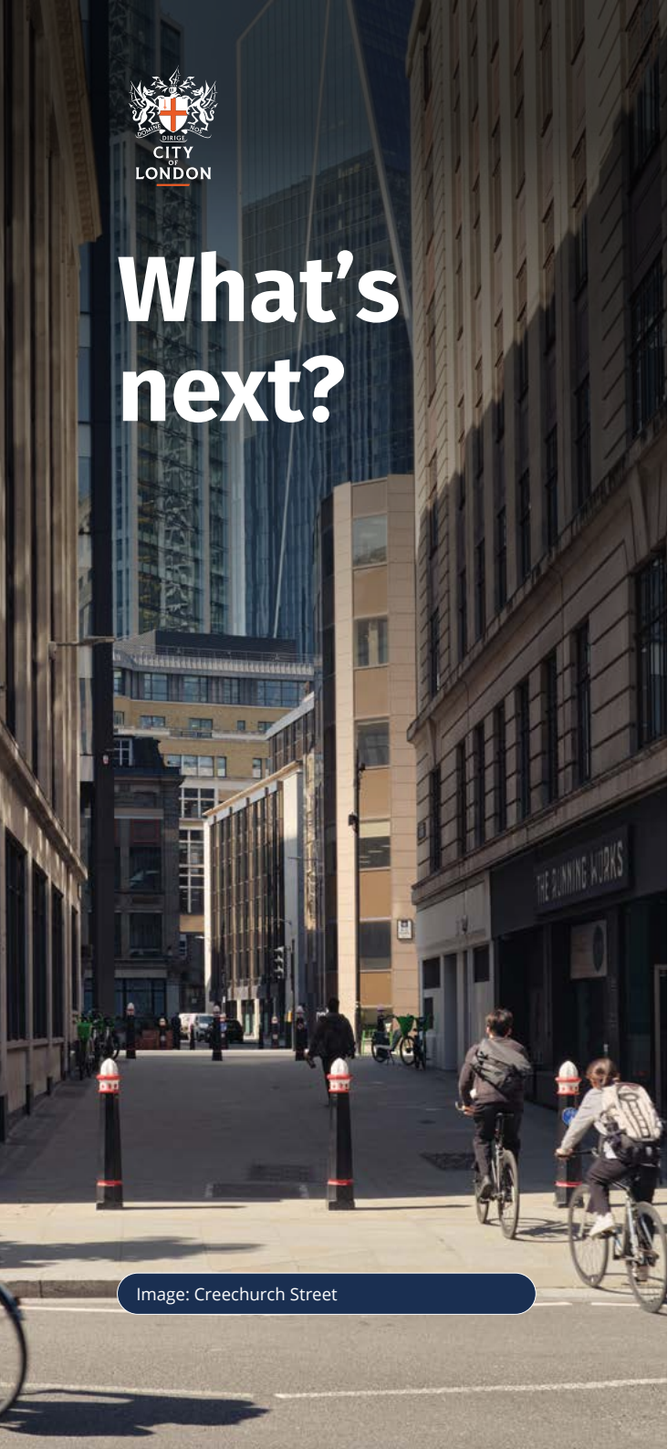


Image: Creechurch Street

Looking ahead, April 2025 to March 2026 marks the fifth year of delivering the City Corporation's Climate Action Strategy. In this critical year, we're accelerating delivery across a wide-ranging programme of work. From infrastructure upgrades to engagement, each project has a vital role to play. This timeline offers a snapshot of the key actions and milestones that will shape the next year of progress.

Implement a large-scale natural flood management project in Epping Forest, by constructing leaky dams and ponds designed to lower flood risk and address water stress for trees and plants during drought periods.

Publish an 'Embodied Carbon Action Plan' to guide the Square Mile's built environment on reducing embodied carbon and promoting circular, low carbon, resilient supply chains.

Create a Heat Network Strategy to deliver sustainable, efficient central heating across the City, aiding decarbonisation, energy security and growth in the Square Mile

Work with 25 of the City Corporation's largest suppliers to launch a small business Net Zero Accelerator for tier 2 suppliers, supporting them measure carbon footprints and develop net zero plans.

Enhance the public realm with pavement widening, improved crossings, increased bus and cycle access, additional seating, SuDS, and new planting features (including 17 trees) at King William Street and Cheapside.

Construct sustainable drainage systems (SuDs) for rain and surface water at six locations across the Square Mile, to create biodiverse green spaces, reduce flooding risk and improve water quality by filtering pollutants.

Publish the second progress report from the Transition Finance Council, highlighting milestones and setting out next steps to unlock green finance.

Improve energy efficiency across our corporate buildings and leased properties (including housing estates), including upgrades to building controls, lighting, ventilation, heating, cooling, humidification, solar PV, and draughtproofing.

Create a supply chain action plan on 'Just Transition' principles, and develop supplier awareness training on creating an inclusive, equitable, low-carbon economy.

Establish new habitats at Hampstead Heath, including ponds and reedbeds, to support biodiversity and wildlife conservation and enhance carbon sequestration capacity.

Launch a Resident Green Group to raise awareness of local sustainability efforts, encourage climate-friendly behaviour, and create a platform for shared learning and ideas.

Streamlined Energy and Carbon Reporting (SECR) – City Corporation

Table 1: Assessment summary

Date of assessment	July 2025
Reporting year	Financial Year 1 April 2024 to 31 March 2025
Baseline year	Financial Year 1 April 2018 to 31 March 2019
Consolidation approach	Operational control
Boundary summary	All entities and facilities either owned or under operational control of the City of London Corporation were included: Barbican, City Bridge Foundation, City of London Police, City of London School, City of London School for Girls, City of London Freeman's School, Guildhall School of Music and Drama.
Assessment methodology	Greenhouse Gas Protocol (2004); ISO 14064-1 (2019) Scope 2 emissions are reported as location-based unless otherwise stated[1]
Emissions factors	Conversion Factors for Company Reporting: 2018 -2024 (BEIS) Citigen District Heating and Cooling: 2018 - 2024 (Citigen specific factors) UK Government GHG Conversion Factors for Company Reporting (BEIS, 2024) UK full dataset 1990 - 2020, including conversion factors by SIC code (DEFRA, 2023) Supplier-specific factors
Intensity metric	Emissions per m² floor area
External verification	Limited assurance provided against ISO 14064 Part 1 2018 by Achilles, for Scopes 1, 2 & 3 emissions for Financial Year 1 April 2024 to 31 March 2025
Material restated data	A materiality threshold of 5% was applied for this assessment, including all emission sources exceeding 1% of the total. This year we have included emissions from livestock (enteric fermentation), and restated back to the baseline. Purchased Goods & Services were restated for 2023/24 due to an identified error, and Downstream Leased Assets figures were restated back to the baseline due to an improvement in Housing benchmarks.
Consultant support	In compiling the assessment of all data and net zero trajectories we were supported by consultants from AECOM, Aon, Arcadis, Arup, Carbon Trust, Etude and S2U.

Table 2: Energy and emissions summary

	2018/19		2023/24		2024/25	
	Energy	Emissions	Energy	Emissions	Energy	Emissions
	MWh	tCO_2e	MWh	tCO_2e	MWh	tCO_2e
Scope 1 emissions						
Fuel combustion	***43,401***	***8,366***	***32,741***	***6,180***	***34,495***	***6,485***
Buildings	41,541	7,910	30,147	5,570	32,009	5,906
Vehicles	1,860	456	2,594	609	2,485	580
Operation of facilities	***0***	***1,447***	***0***	***479***	***0***	***463***
Fugitive emissions (Refrigerants & AC)	-	1,000	-	17	-	29
Fugitive emissions (Enteric Fermentation)	-	447	-	462	-	434
Process emissions	-	-	-	-	-	-
Total Scope 1	**43,401**	**9,813**	**32,741**	**6,659**	**34,495**	**6,949**
Scope 2 emissions						
Purchased electricity	86,741	24,554	65,135	13,486	64,898	13,422
Purchased heat	15,720	1,525	13,814	2,500	16,556	3,146
Purchased cooling	6,004	1,009	5,601	1,053	5,788	932
Purchased steam	-	-	-	-	-	-
Total Scope 2	**108,465**	**27,088**	**84,551**	**17,039**	**87,242**	**17,500**
Scopes 1 & 2 emissions						
Total Gross Emissions	**151,866**	**36,901**	**117,292**	**23,698**	**121,737**	**24,449**
Percentage reduction from 2018/2019			23%	36%	20%	34%
Carbon Removals						
Nature-based Carbon Removal		-16,230		-16,230		-16,230
Total Net Emissions		**20,671**		**7,468**		**8,219**
Percentage reduction from 2018/2019				64%		60%

1 Location-based emissions use the average carbon emission intensity of the National Grid at the site of energy consumption. In contrast, market-based emissions account for the carbon emissions from electricity purchased, determined by contractual instruments like Guarantees of Origin or direct agreements with energy providers, such as our Power Purchase Agreement (PPA).

Table 3: Scopes 1 and 2 emissions intensity

	2018/19	2023/24	2024/25
	tCO_2e	tCO_2e	tCO_2e
Scopes 1&2 gross emissions (tCO_2e)	36,901	23,236	24,449
Buildings floor area (m^2)	967,624	956,695	1,012,088
Emissions intensity ($kgCO_2e/m^2$)	38.1	24.3	24.2
Percentage reduction from 2018/19	**-**	**36%**	**37%**

Table 4: Market-based emissions summary[1]

	2018/19	2023/24	2024/25
Scope 1 emissions (tCO_2e)	9,813	6,659	6,949
Scope 2 emissions (market-based) (tCO_2e)	6,878	3,553	4,078
Gross Scope 1 & 2 emissions (tCO_2e)	16,691	10,212	11,026
Percentage gross reduction from baseline year	**-**	**39%**	**34%**

Table 5: Scopes 1-3 emissions summary

	2018/19	2023/24	2024/25
	Emissions	Emissions	Emissions
	tCO_2e	tCO_2e	tCO_2e
Scope 1 emissions			
Fuel combustion	***8,366***	***6,180***	***6,485***
Buildings	7,910	5,570	5,906
Vehicles	456	609	580
Operation of facilities	***1,447***	***479***	***463***
Fugitive emissions (Refrigerants & AC)	1,000	17	29
Fugitive emissions (Enteric Fermentation)	447	462	434
Process emissions	-	-	-
Total Scope 1	**9,813**	**6,659**	**6,949**
Scope 2 emissions			
Purchased electricity	24,554	13,486	13,422
Purchased heat	1,525	2,500	3,146
Purchased cooling	1,009	1,053	932
Purchased steam	-	-	-
Total Scope 2	**27,088**	**17,039**	**17,500**
Scope 3 emissions			
Purchased goods & services	71,399	61,283	48,628
Capital goods	19,298	57,035	63,183
Fuel and energy related activities	7,821	4,806	5,533
Waste generated in operations	65	321	489
Water	553	159	132
Business travel	683	603	2,227
Employee commuting	1,748	1,209	2,413
Downstream leased assets	148,546	111,903	56,166
Investments	272,324	190,290	204,863
Total Scope 3	**522,437**	**427,609**	**383,634**
Scopes 1-3 emissions			
Total Gross Emissions	**559,339**	**451,308**	**408,082**
Percentage gross reduction from 2018/19		**19%**	**27%**
Carbon Removal			
Nature-based Carbon Removal	-16,230	-16,230	-16,230
Total Net Emissions	**543,109**	**435,078**	**391,852**
Percentage net reduction from 2018/19		20%	28%

Square Mile emissions inventory

Table 6: Assessment summary

Date of assessment	July 2025
Reporting year	Calendar year 1 January 2022 to 31 December 2022
Baseline year	Calendar year 1 January 2017 to 31 December 2017
Boundary summary	All sources of emissions within the geographic boundary of the Square Mile were included (per LEGGI, 2022). The data on in-City emissions (Scopes 1 and 2) is sourced from the London Energy and Greenhouse Gas Inventory (LEGGI). For Scope 3 emissions we used the more expansive BASIC+ methodology, including sources such as transport from in/outside the City, waste and wastewater.
Assessment methodology	Global Protocol for Community-Scale Greenhouse Gas Emission Inventories (2014, updated 2021)
Emission Factors	UK Multi-Region Input Output Model, University of Leeds (2020) Conversion Factors for Company Reporting: 2018, 2020, 2021 (BEIS) UK Government GHG Conversion Factors for Company Reporting BEIS (2017-2021)
External verification	N/A
Material restated data	None
Consultant Support	In compiling the assessment of all data and net zero trajectories we were supported by consultants from Arup, Carbon Trust and S2U.

Table 7: BASIC+ emissions summary

Reporting Category	Emission Source	BASIC +	2017	2021	2022	2023 (forecasted)
			$ktCO_2e$	$ktCO_2e$	$ktCO_2e$	$ktCO_2e$
Scope 1 emissions						
Stationary	Domestic	Y	5	5	5	*4*
	Commercial and industrial	Y	169	145	166	*158*
Transportation	On-road	Y	55	29	29	*27*
	Railways	Y	0	0	0	*0*
	Aviation and shipping	Y	7	3	5	*5*
	Off-road machinery	Y	0	6	6	*6*
Total Scope 1			**236**	**188**	**212**	***202***
Scope 2 emissions						
Stationary	Domestic	Y	7	6	5	*4*
	Commercial and industrial	Y	507	317	322	*267*
Transportation	On-road (electric)	Y	0	0	0	*0*
	Railways (electric)	Y	13	7	9	*9*
Total Scope 2			**527**	**330**	**337**	***281***
Scope 3 emissions						
Transportation	Out-of-boundary	Y	168	68	148	*163*
Energy	Transmission and distribution	Y	44	29	34	*34*
Waste	Out-of-boundary	Y	10	4	2	*2*
Wastewater	Processing	Y	25	33	35	*39*
Total Scope 3			**247**	**134**	**219**	***238***
BASIC + emissions						
Total			**1,010**	**652**	**767**	***721***
Percentage reduction from 2017			0	35%	24%	*29%*

Glossary

Absolute emissions refer to the total amount of greenhouse gases (GHGs) emitted into the atmosphere over a specific period.

BASIC+ definition emissions include those from within the Square Mile from stationary energy, transportation and waste, as well as transboundary transportation, industrial processes and product use and the agriculture, forestry and land use sectors. It does not include emissions from investments.

Biodiversity refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has its own value and has social and economic value for human society.

BREEAM (Building Research Establishment Environmental Assessment Method) is a sustainability assessment method for planning projects, infrastructure and buildings. It assesses an asset's environmental, social and economic sustainability performance.

Capital goods are the buildings, machines, and equipment that are used to produce products or provide services.

Carbon removal/sequestration is the process by which a carbon sink, such as forestry, reduces the amount of greenhouse gases in the atmosphere.

Circular economy means keeping resources in use for as long as possible, extracting the maximum value from them whilst in use, then recovering and regenerating products and materials at the end of each service life.

Climate resilience is the ability to anticipate, prepare for and respond to hazardous events, trends or disturbances related to climate (Centre for Climate and Energy Solutions).

Embodied carbon is the carbon footprint of a material. It considers how many greenhouse gases (GHGs) are released throughout the supply chain and is often measured from cradle to (factory) gate, or cradle to site (of use).

EPC (Energy Performance Certificate) is a certificate that shows how energy-efficient a property is. The document includes estimated energy costs, as well as a summary of energy performance-related features.

Evapotranspiration the evaporation of stored moisture through leaves and soil surface.

GHGs means greenhouse gases - the emissions responsible for global warming. These include methane, nitrous oxide and fluorinated gases amongst others.

Just Transition is defined as the fair and inclusive shift towards a low-carbon economy one that safeguards human rights, promotes sustainable development, reduces poverty, and supports the creation of decent work. It aims to ensure that the wide-ranging benefits of a green economy are equally shared, while also addressing the social and economic challenges faced by those most at risk of losing out whether they be countries, industries, communities, workers, or consumers.

$ktCO_2$ is the unit of measurement for GHG emissions. It standardises greenhouse gases into units of kilotonnes of carbon dioxide equivalent ($ktCO_2e$).

Low-carbon economy is an economy that causes low levels of GHG emissions compared with today's carbon-intensive economy and can be seen as a step in the process towards a zero-carbon economy.

Net zero emissions are achieved when anthropogenic emissions of greenhouse gases to the atmosphere are balanced by anthropogenic removals over a specified period (Science Based Targets initiative (SBTi). N.B. Further guidance on the definition of net zero and its guiding principles are due later in 2025 from the SBTi.

Science-based / Paris-aligned (Science-Based Target Setting Manual, April 2020) GHG emissions reduction targets are considered "science-based" if they are in line with what the latest climate science says is necessary to meet the goals of the Paris Agreement (2015) - to limit global warming to well below 2°C above pre-industrial levels and pursue efforts to limit warming to 1.5°C.

SuDS (Sustainable Drainage Systems) are a range of sustainable measures for surface water management which reduce the amount, flow or rate of surface water discharge into sewers.

Urban Heat Island Effect sees dense urban areas experiencing hotter temperatures due to the absorption and slow release of heat from buildings.

Scopes 1, 2 and 3 for an organisation:
(Defra Environmental Reporting Guidelines and the Greenhouse Gas Protocol, A Corporate Accounting and Reporting Standard, revised edition)

Scope 1 (direct) means emissions from activities owned or controlled by your organisation that release emissions into the atmosphere. They are direct emissions. Examples of scope 1 emissions include emissions from combustion in owned or controlled boilers, furnaces, vehicles, emissions from chemical production in owned or controlled process equipment.

Scope 2 (energy indirect) means emissions released into the atmosphere associated with your consumption of purchased electricity, heat, steam and cooling. These are indirect emissions that are a consequence of your organisation's activities, but which occur at sources you do not own or control

Scope 3 (other indirect) means emissions that are a consequence of your actions, which occur at sources which you do not own or control and which are not classed as scope 2 emissions. Examples of scope 3 emissions are business travel by means not owned or controlled by your organisation, waste disposal which is not owned or controlled, or purchased materials

Scopes 1, 2 and 3 for a city: (GHG Protocol, Global Protocol for Community-Scale Greenhouse Gas Emission Inventories)

Scope 1 means GHG emissions from sources located within the city boundary

Scope 2 means GHG emissions occurring as a consequence of the use of grid- supplied electricity, heat, steam and/or cooling within the city boundary

Scope 3 means all other GHG emissions that occur outside the city boundary as a result of activities taking place within the city boundary

About the City of London Corporation:

The City of London Corporation is the governing body of the Square Mile dedicated to a vibrant and thriving City, supporting a diverse and sustainable London within a globally-successful UK. Our reach extends far beyond the Square Mile's boundaries and across private, public and charitable and community sector responsibilities. We bring an independent and non-partisan political voice and convening power. This enables us to promote the interests of people and organisations across London and the UK and play a valued role on the world-stage. In the context of climate action, this means we can support the achievement of net zero, build climate resilience, and champion sustainable growth to achieve a truly sustainable City. Visit https://www.cityoflondon.gov.uk/cas for latest information and visit our Climate Action Dashboard on https://cityoflondon.gov.uk/casdashboard for full data sets and live progress updates.

Contact us: climateaction@cityoflondon.gov.uk

Scan the QR code to keep up to date with our climate action news all year around by signing up to our bulletin

City of London Corporation
www.linkedin.com/company/city-of-london/

@cityoflondoncorp
www.instagram.com/cityoflondoncorp