

Appendix - Markets Energy Performance

Table 1: Energy Prices

Site Name & Address	Meter Reference	24/25 Day Price	23/24 Day Price	24/25 Night Price	23/24 Night Price	24/25 Standing Charge (£/day)	23/24 Standing Charge (£/day)
Billingsgate Market	1200010148587	22.6809	27.2403	19.8848	24.5609	8.24643	8.12012
Billingsgate Market	1200010215880	22.5671	27.2112	19.8939	24.5697	8.24643	8.12012
Billingsgate Market	1200010215904	23.0279	27.5623	19.8996	24.6221	8.24643	8.12012
London Central Market (Smithfield)	1200010108812	20.9636	25.3896	19.2738	23.9294	144.80483	143.91429
London Central Market (Smithfield)	1200010108821	21.0768	25.383	19.2641	23.9287	144.80483	143.91429
New Spitalfields Market (Landlords)	1200010132276	20.8591	25.2291	19.2753	23.9245	114.32975	113.79498

Table 2: Energy Cost Analysis

Site Name & Address	Meter Reference	% Decrease Day Rate 24/25 vs 23/24	% Decrease Night Rate 24/25 vs 23/24	% increase Standing Charge 24/25 vs 23/24	% Estimated Cost Reduction 24/25 vs 23/24
Billingsgate Market	1200010148587	-17%	-19%	2% ▲	-17%
Billingsgate Market	1200010215880	-17%	-19%	2% ▲	-16%
Billingsgate Market	1200010215904	-16%	-19%	2% ▲	-14%
London Central Market (Smithfield)	1200010108812	-17%	-19%	1% ▲	-17%
London Central Market (Smithfield)	1200010108821	-17%	-19%	1% ▲	-17%
New Spitalfields Market (Landlords)	1200010132276	-17%	-19%	0% ▲	-17%

Table 3: Annual Citigen Prices

Site	Utility	2021/22	2022/23	2023/24	2024/25	2025/26	Cost Increase 25/26 vs 24/25
Smithfield East	Heat Energy Price	4.591p	9.271p	9.849p	9.355p	12.145p	29.82%
Smithfield East	Heat Energy Service Charge	£20,250.79	£21,668.73	£24,318.40	£25,421.33	£26,346.95	3.64%
Smithfield West	Heat Energy Price	4.591p	9.271p	9.849p	9.355p	12.145p	29.82%
Smithfield West	Heat Energy Service Charge	£26,326.03	£28,169.35	£31,613.92	£33,047.73	£34,251.03	3.64%
Smithfield Chill	Chill Energy Price	5.827p	10.577p	10.399p	7.592p	8.474p	11.62%
Smithfield Chill	Chill Service Charge	£44,316.05	£47,419.02	£53,217.46	£55,631.07	£57,656.65	3.64%

Table 4: Carbon Factor

Percentage Reduction compared to the previous year. Green means the carbon factor has reduced; red means it has increased

Utility	19/20	20/21	21/22	22/23	23/24	24/25
Electricity	10% ▼	9% ▼	9% ▼	9% ▼	7% ▲	0% ▼
Gas	0% ▼	0% ▲	0% ▼	0% ▼	0% ▲	0% ▼
Citigen Heat	23% ▼	109% ▲	50% ▲	49% ▼	50% ▲	5% ▲
Citigen Coolth	4% ▲	34% ▲	17% ▼	33% ▼	45% ▲	14% ▼

Table 5: Total Energy-related Carbon emissions (scope 1 and 2)

Site Name	2018/19 Baseline Carbon Emissions (tCO2e)	2023/24 Carbon Emissions (tCO2e)	2024/25 Carbon Emissions (tCO2e)	2018/19 vs 2024/25 Percentage difference	2023/24 vs 2024/25 Percentage difference
Billingsgate Market	460	226	256	-44%	13%
London Central Market (Smithfield)	2,019	592	702	-65%	19%
New Spitalfields Market	333	148	222	-33%	49%

Figure 1: Summary of total market energy consumption excluding tenants from 2018/2019 – 2024/2025

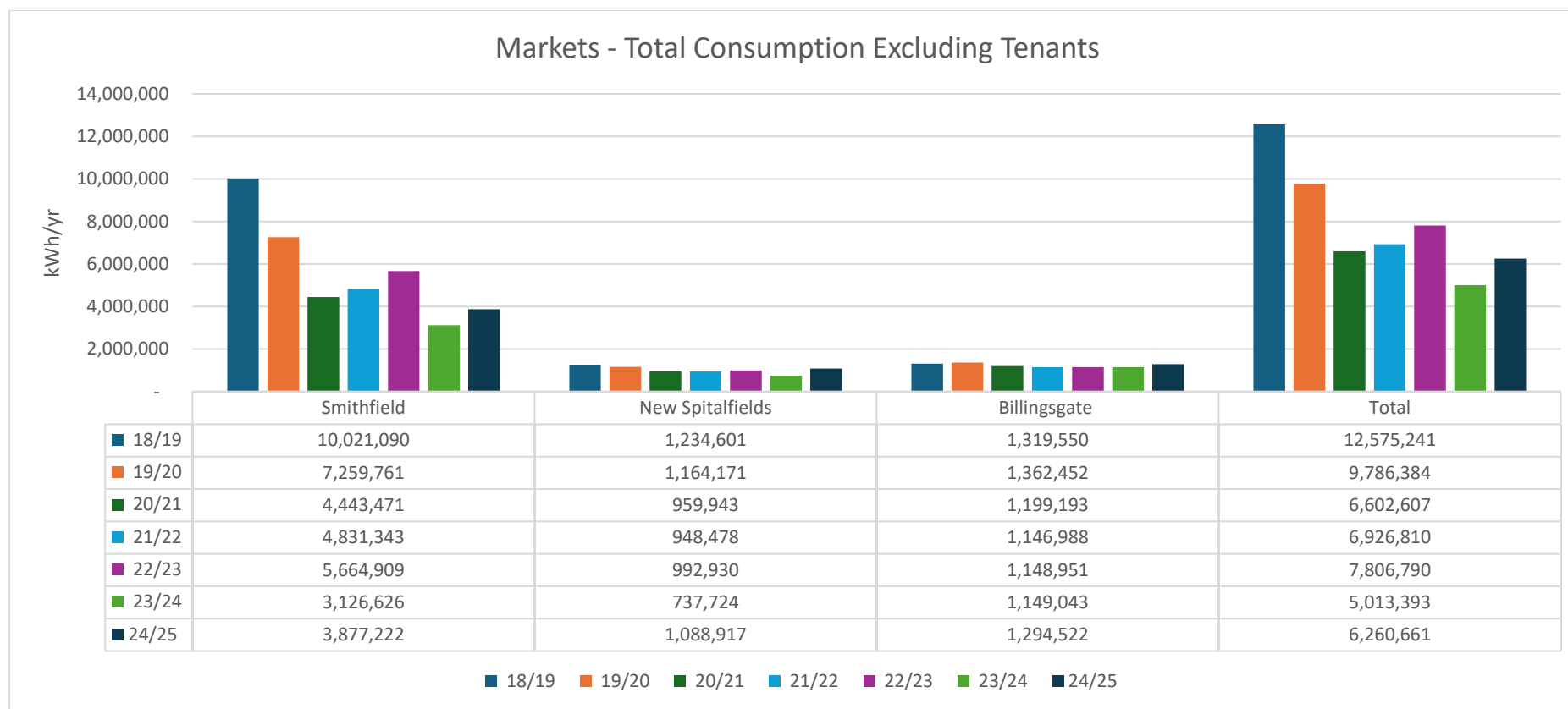


Figure 2. Market carbon emissions in tCO₂e

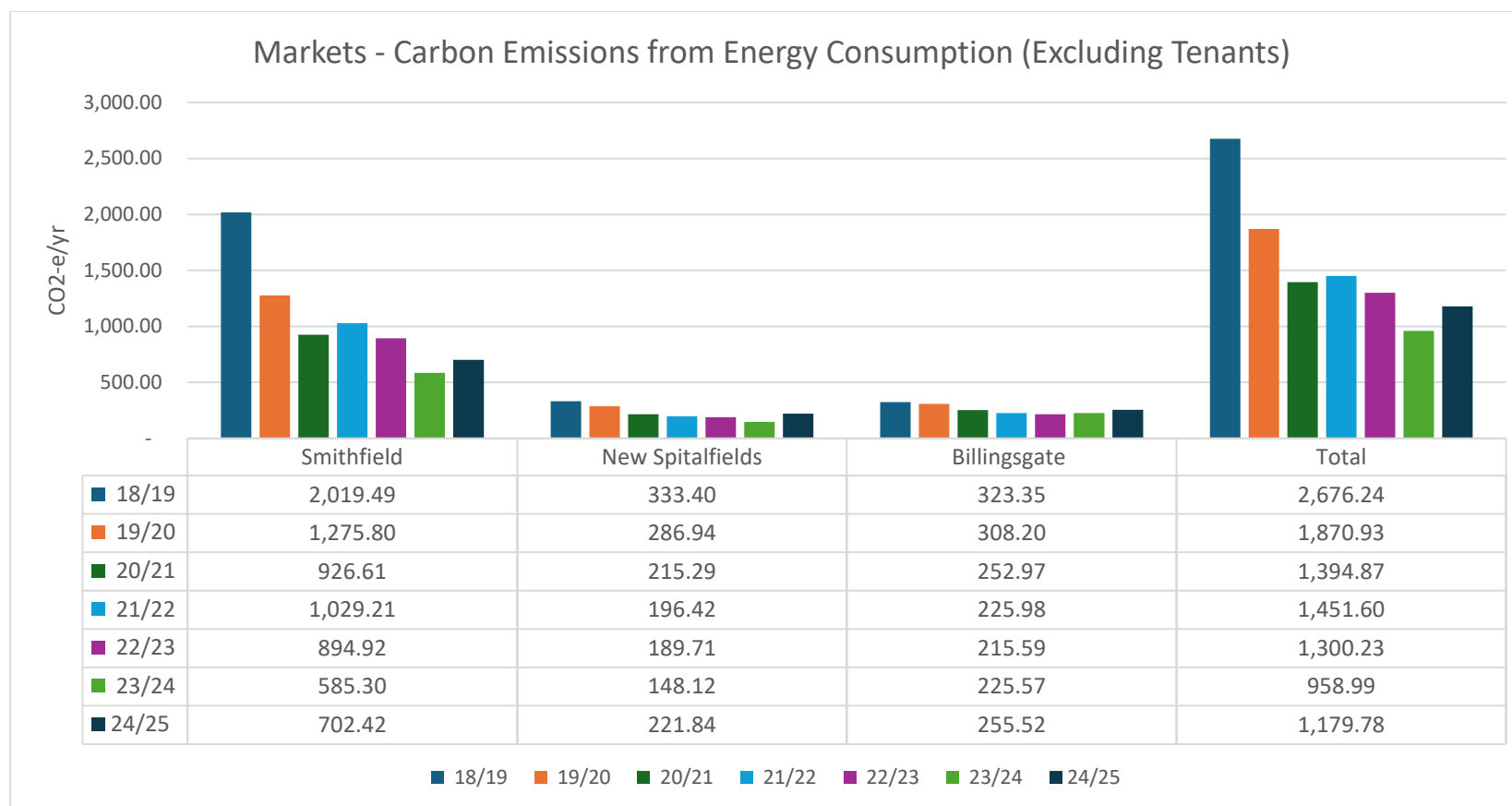


Figure 3. Annual Utility Costs – Electricity, Gas, Water and Citigen Combined (Excludes VAT)

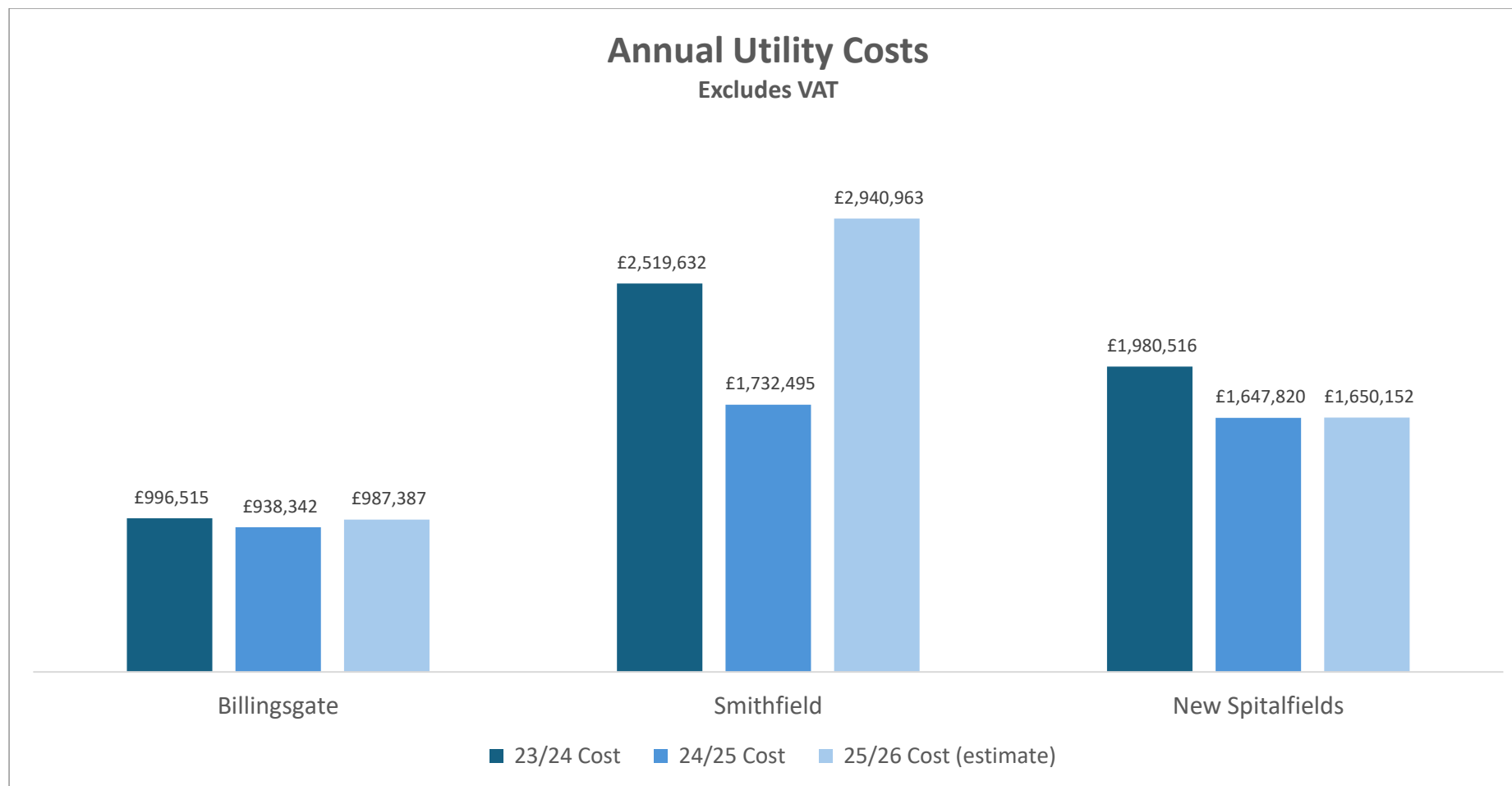


Figure 4: Annual Utility Costs (Smithfield)

Electricity and gas figures for 25/26 were provided by LASER October 2024 and do not include PPA credits.

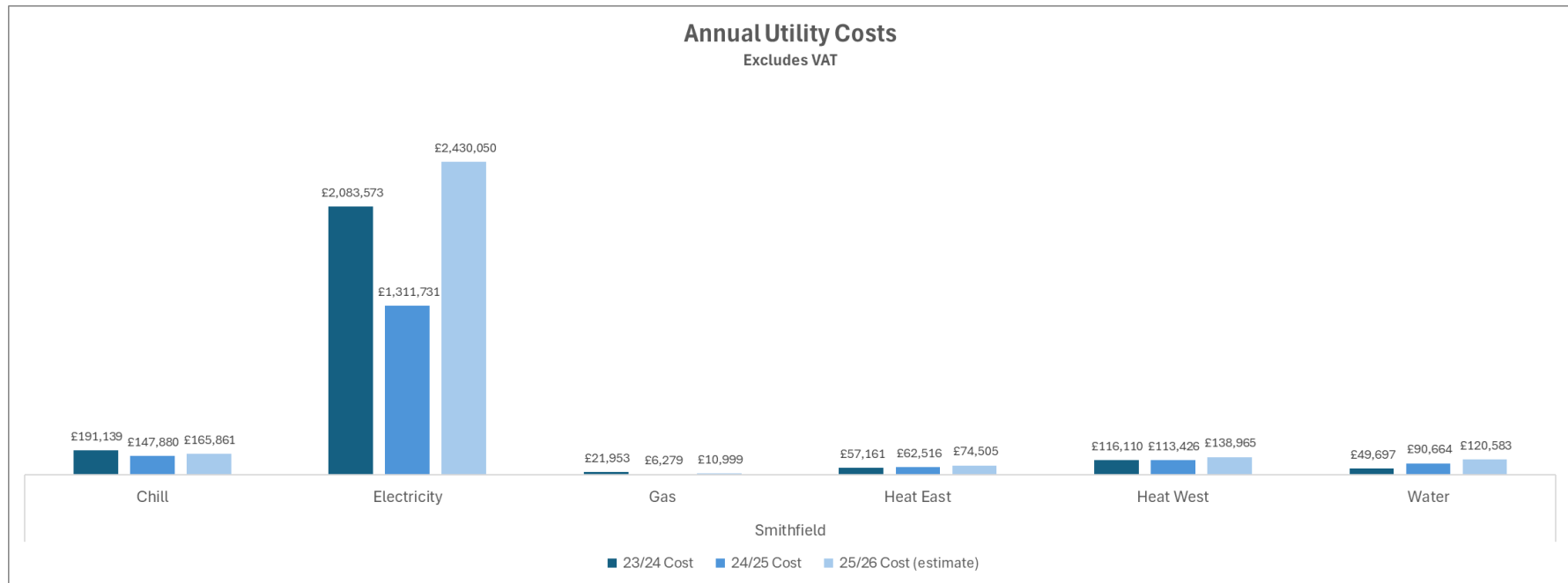


Figure 5: Annual Utility Costs (New Spitalfields)

Electricity and gas figures for 25/26 were provided by LASER October 2024 and do not include PPA credits.

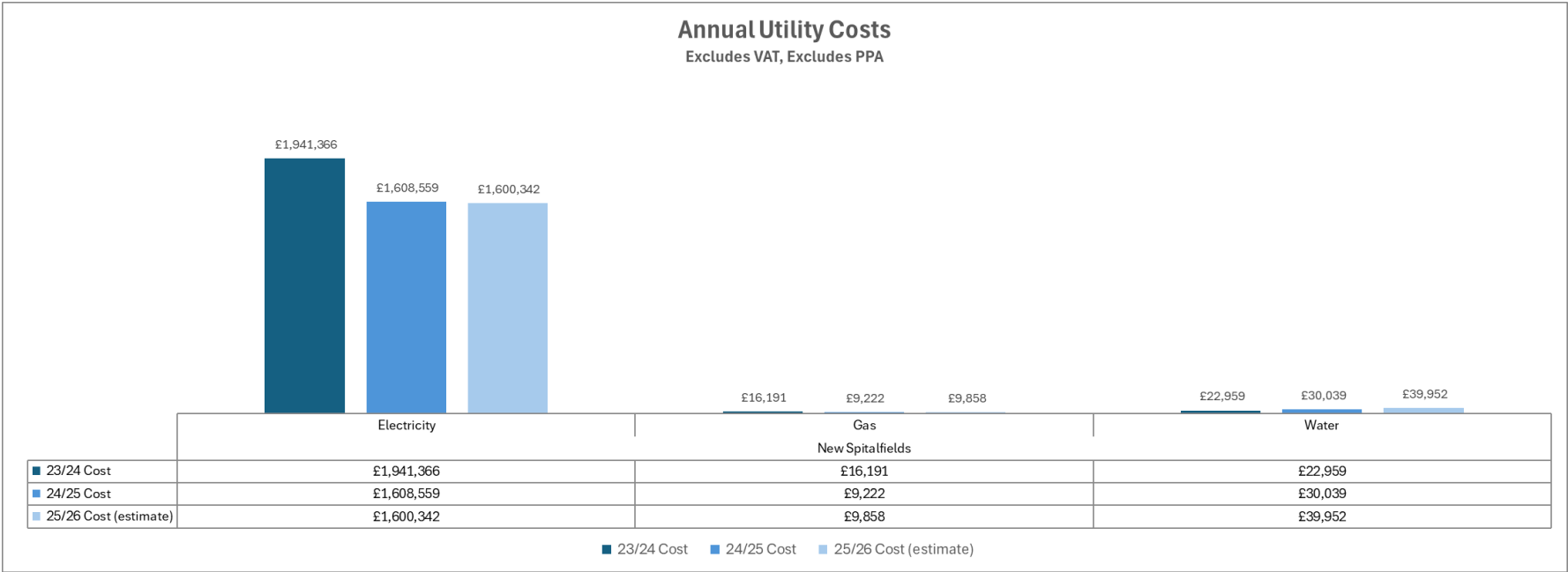


Figure 6: Annual Utility Costs (Billingsgate)

Electricity and gas figures for 25/26 were provided by LASER October 2024 and do not include PPA credits.

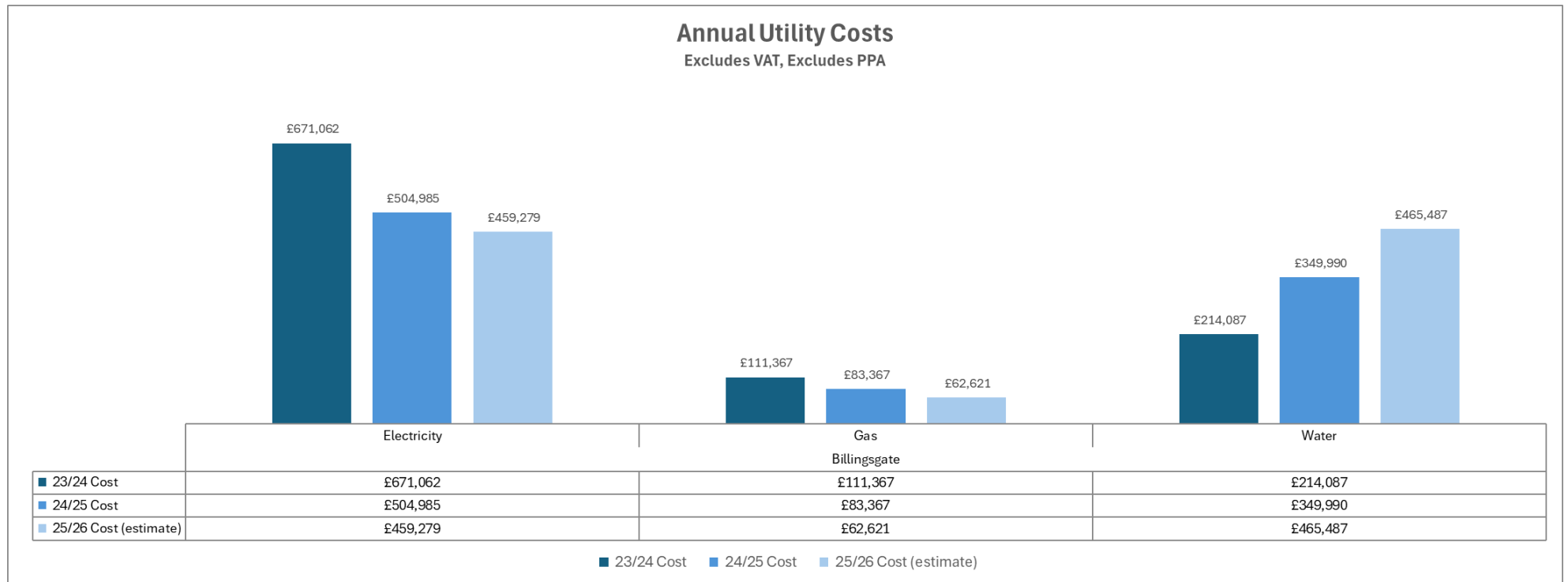


Figure 7: Monthly PPA Credits by Site (Billingsgate)

It must be noted that credits are in line with market rates, and as electricity prices have dropped, the credits have reduced.

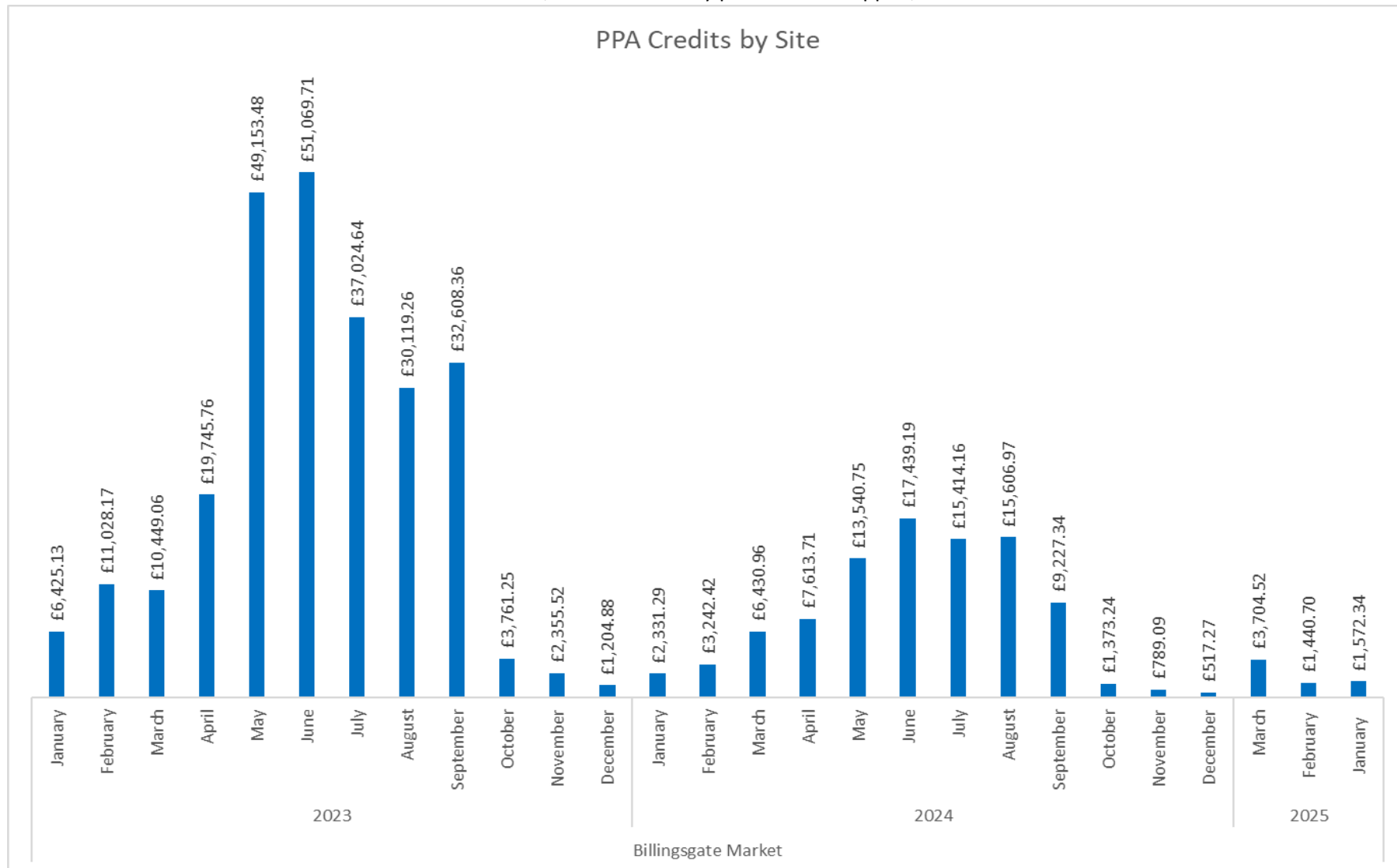


Figure 8: Monthly PPA Credits by Site (New Spitalfields Market)

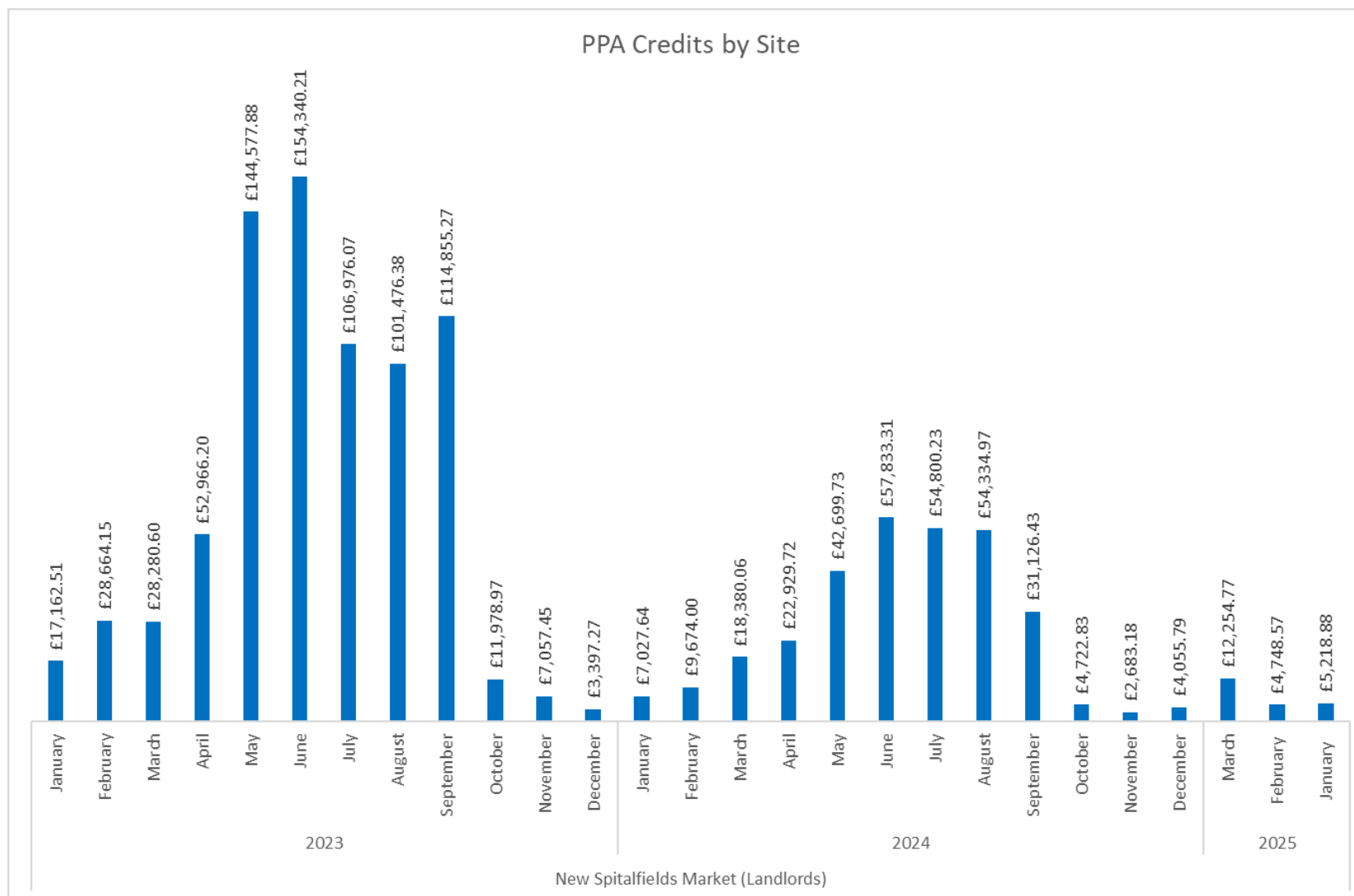


Figure 9: Monthly PPA Credits by Site (Smithfield)

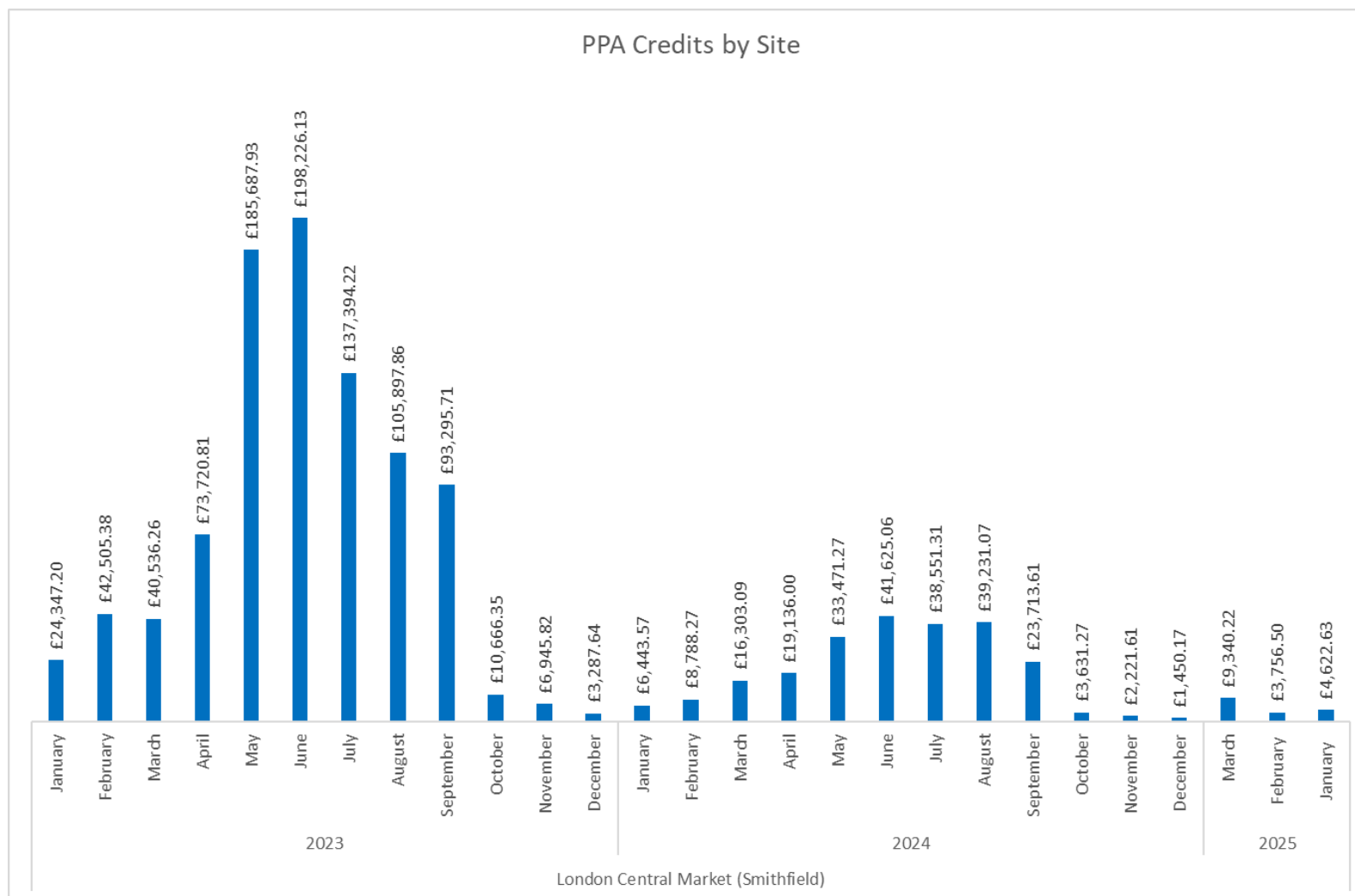


Figure 10: PPA Generation, PPA Credits and City's Total Electricity consumption

PPA Generation and City's Electricity Consumption with Credits

