

Committee(s): Markets Board	Date(s): 06/11/2025
Subject: Climate Action Strategy at the Markets	Public Report: For information
This proposal: <ul style="list-style-type: none"> Delivers Corporate Plan 2024-29 outcomes 	Leading Sustainable Environment, Flourishing Public Spaces, Providing Excellent Services
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
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Summary

In October 2020, the Court of Common Council approved an ambitious Climate Action Strategy (CAS): a transformative programme with a vision of creating a responsible, sustainable and competitive City. It sets out three interlinked primary objectives for the City Corporation and the Square Mile: to support the achievement of net zero emissions, to build resilience, and to champion sustainable growth.

This paper provides an update on the markets' climate performance to date, and initiatives proposed over the next 1 to 3 years at Billingsgate and Smithfield Market, and beyond that at New Spitalfields Market.

Recommendation(s)

Members are asked to:

- Note content of this report

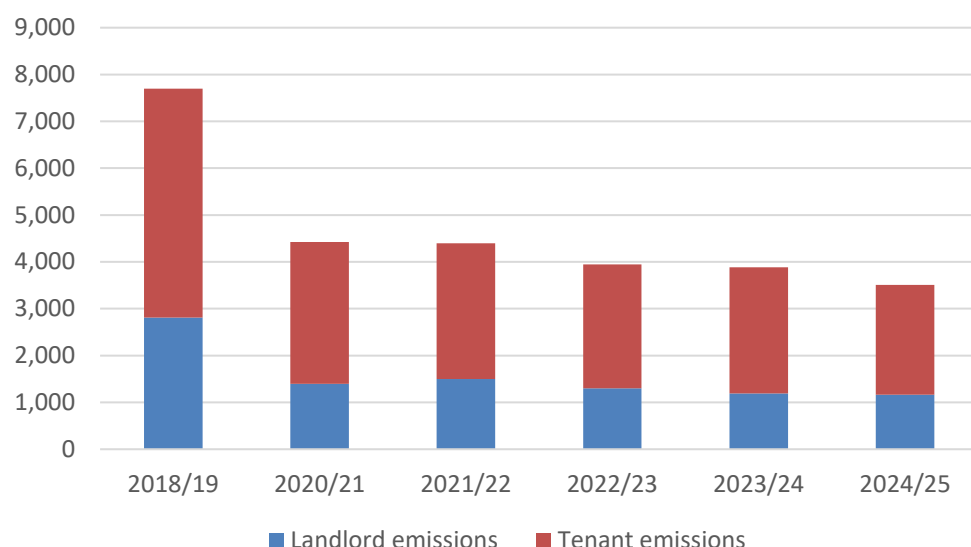
Main Report

Background

- In October 2020, the Court of Common Council approved an ambitious Climate Action Strategy (CAS): a transformative programme with a vision of creating a responsible, sustainable and competitive City. It sets out three interlinked primary objectives for the City Corporation and the Square Mile: to support the achievement of net zero emissions, to build resilience, and to champion sustainable growth.

2. The CAS sets out 4 ambitious targets:
 - a) Achieve net zero in the Corporation's operations (scopes 1 & 2) by 2027;
 - b) Achieve net zero across the Corporation's full value chain (scopes 1, 2 & 3) by 2040;
 - c) Support net zero in the Square Mile by 2040;
 - d) Build climate resilience in our buildings, public spaces and infrastructure.
3. The public [Climate Action Dashboard](#) provides a comprehensive view of CAS progress, reporting 66 KPIs detailing progress in all areas of the Strategy. Additionally, the recent public annual [Progress Report 2025](#) progress against the Strategy's ambitions.
4. Targeting net zero in our operations by 2027: **This remains at risk**, but there is a credible path to reach the target. Our 2024/25 operational interim target was a net reduction of 67% against the 2018/19 baseline. We achieved a 60% net reduction – an increase of 1 ktCO₂e from last year.
5. Targeting net zero across the full value chain by 2040: **This remains on track**. In 2024/25, we achieved a 28% reduction in net emissions since the 2018/19 baseline – just shy of our first interim target of an ambitious 31% reduction.
6. Targeting a net zero Square Mile by 2040: **This remains on track**. Our first interim target is a 60% reduction by 2025 against the 2017 baseline. The latest data (2022) shows a 24% reduction against the baseline, an 18% increase on 2021 – expected with the recovery from COVID-19.
7. Material impacts of the market which should be monitored and managed include:
 - a) Electricity consumption
 - b) Fugitive emissions from chillers
 - c) Gas, heat / coolth consumption
 - d) Deliveries and associated air emissions
 - e) Water consumption
 - f) Waste generation
8. The operation of the Markets contributes 14% of the Corporation's scope 1 and 2 net emissions (accounting for carbon sequestration), and 1% of the Corporation's full value chain emissions.
9. Since 2018/19, landlord emissions from the markets have decreased by 59%, and tenant emissions have decreased by 52% (see Figure 1). This has been supported by a 27% drop in the carbon factor of electricity over this period, and the impact of energy saving initiatives set out in the table below.

Figure 1: Markets' emissions since baseline (tCO₂e)



Current Position

10. Regarding landlord emissions; in 2024/25, Smithfield emitted 702 tCO₂e, Billingsgate emitted 237 tCO₂e and New Spitalfields emitted 222 tCO₂e.
11. Smithfield's energy consumption has reduced by 43% since the baseline, but there have also been significant reductions of 20% at New Spitalfields and 13% at Billingsgate.
12. The markets are not an insignificant emitter in the operational estate. Emissions reductions here could make the difference in meeting our 2027 operational net zero target.
13. The following table is a summary of the past, current and future actions which are either underway, planned or identified as opportunities to consider.

	Past actions	Current / Future actions 1- 3 Years
Smithfield	<ul style="list-style-type: none"> Complete review and reset of all building control settings and schedules, alongside improved strategies and graphics to facilitate ongoing monitoring and adjustment. This alone contributed 20-30% reduction for the site. Various circulation (chilled/hot water) and cold-water booster pump replacements/ refurbishments LED lighting upgrades to the car park (basement level), west market trader areas (incl. buyer walk), east market WCs/showers 	<ul style="list-style-type: none"> Underway: control upgrades for Smithfield West Market, and planned upgrades for East Market Following upgrades, further control setting/strategy improvements Underway: further pump replacements Planned: Fixing heating pipework leaks in tenant areas Opportunity: LED lighting and control upgrades to car park mezzanine level, west market and basement areas

	<ul style="list-style-type: none"> • Various ventilation unit replacements • Condenser water pipework replacement • Installation of apparatus in urinals 	
Billingsgate	<ul style="list-style-type: none"> • LED lighting upgrades to 95% of common area and all emergency lighting units. • Boiler controls changed to enabling a reduction in gas consumption. • More efficient pump units in Communal Showers and sump pumps. • Consolidated delivery trials 	<ul style="list-style-type: none"> • Opportunity: further LED lighting upgrades • Opportunity: Thermal film • Sabiem M2G technology to fit a non-invasive optimiser to the boilers to reduce gas consumption • Installations of Water meters
	Past actions	Current / Future actions 1- 10 Years
New Spitalfields	<ul style="list-style-type: none"> • LED lighting upgrades to all CoL/communal areas as well as free installation for tenants • Ban on white diesel being used in FLT's and onsite supplier now offering FLT compatible biofuel. 	<ul style="list-style-type: none"> • Opportunity: Solar PV on main market roof the 4x CSB unit roofs. • Underway: Removal of end-of-life Allen House gas boiler and VRF upgrade provided for all heating and cooling needs as an efficient alternative. • Replacement of the outdated emergency lighting system in the market pavilion,

14. Initiatives which will pay back, and reduce significant carbon before 2027 will be considered for funding by CAS. Alternative funding routes could include S106, if they cannot be covered locally.

15. It should be noted that most energy saving initiatives will also save money, for the Corporation and/or tenants.

Conclusion

16. The markets are a significant emitter in the Corporation's estate. The proposed measures present tangible opportunities to reduce both emissions and operating costs. By prioritising initiatives that demonstrable payback, we can ensure a responsible and sustainable approach to future operations, securing both environmental and financial advantages for all stakeholders involved.

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