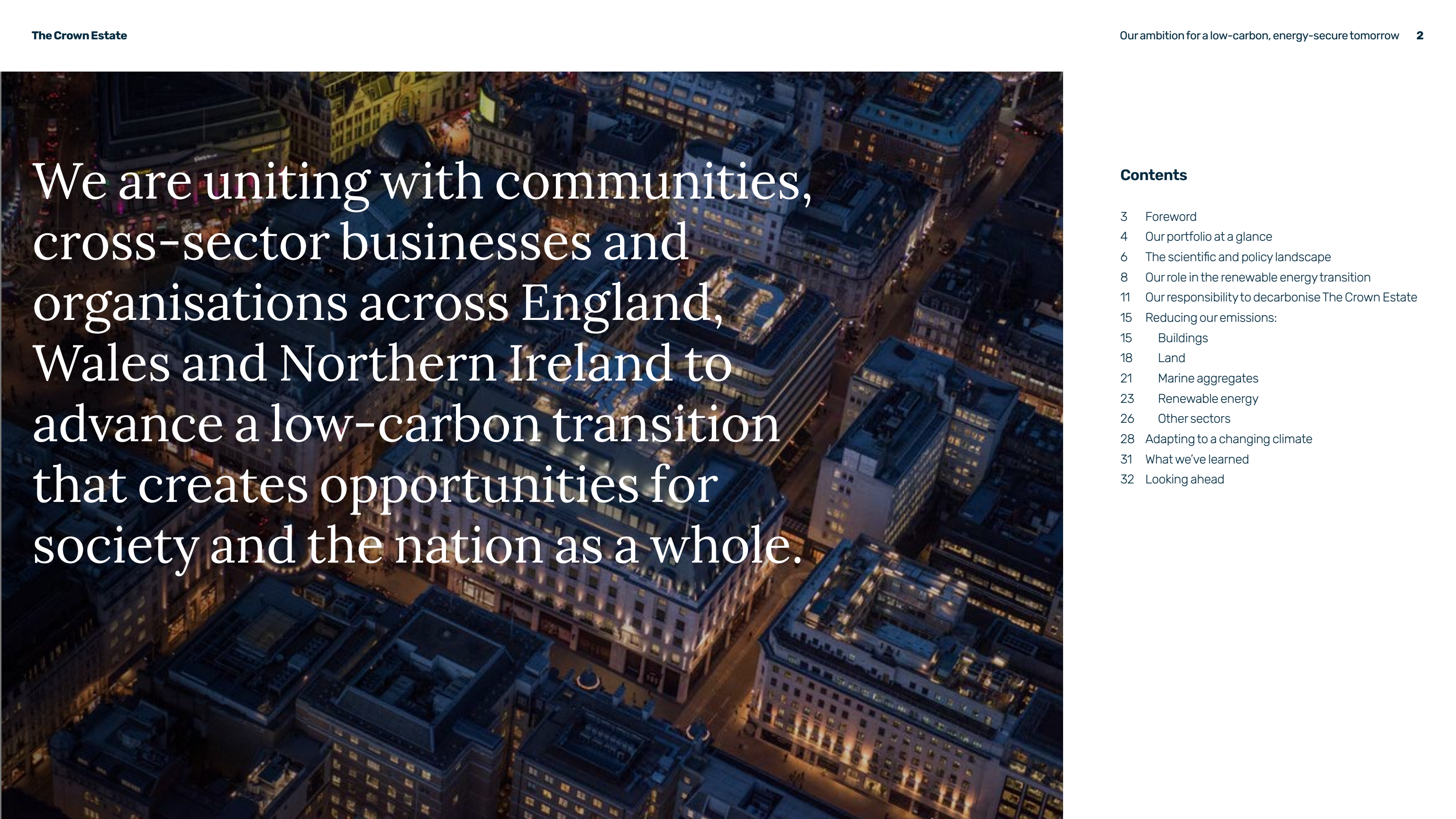


Our ambition for a low-carbon, energy-secure tomorrow

Uniting people and places
for our nation's future

October 2025

An aerial night photograph of a city, likely London, showing a dense cluster of buildings with many windows illuminated. The lights create a warm, golden glow against the dark night sky. The perspective is from a high angle, looking down on the city's architecture.

We are uniting with communities, cross-sector businesses and organisations across England, Wales and Northern Ireland to advance a low-carbon transition that creates opportunities for society and the nation as a whole.

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Foreword

This update marks a key milestone in our journey to enable a low-carbon, energy-secure future for the UK, supporting national climate goals across the sectors in which The Crown Estate operates.

Climate change is already affecting our environment, our communities, our health and our wellbeing. Considering this, the transition to net zero presents a powerful opportunity – an opportunity to enable energy security, strengthen the economy, create well-paying jobs, restore nature and improve lives. That’s why we are expanding our scope and setting sector-specific trajectories that align with scientific guidance to limit global warming to 1.5°C. By establishing delivery plans across our portfolio, we can raise our ambition, accelerate action and increase accountability.



Anna Swaithe
Chief Sustainability Officer

We are building on the progress already underway across our rural, marine and urban environments. This includes investing in infrastructure and supply chains, enhancing data and modelling capabilities, and working with customers and tenants to scale our impact. From regenerative farming tenancies and low-carbon housing pilots to unlocking the potential of offshore wind, we are reducing emissions, improving resilience and enabling clean, secure energy.

We know we cannot do this alone. Delivering a low-carbon future will require a nationwide effort – one that unites action through system thinking and a place-based approach, in partnership with government, industry and communities.

This report is one step in a longer journey. As we navigate the complexities of growth, decarbonisation and resilience against a backdrop of increasing market volatility, our dual role compels us to act decisively, guided by robust evidence on the short-, medium- and long-term risks and opportunities. We are committed to transparency, sharing action plans, progress and learnings along the way as we continue in our efforts to help the UK meet its climate ambitions for our nation’s future.



Our portfolio at a glance

As an independent commercial business created by an Act of Parliament that bridges the public and private sectors, The Crown Estate is guided by a clear purpose: to create lasting and shared prosperity for the nation.

We are custodians of some of the most diverse, distinct and important land and sea holdings across England, Wales and Northern Ireland, managing a £15 billion portfolio. In this role – and with a remit set by the UK parliament – we have a responsibility to create long-term financial, environmental and social value.

Land

We oversee approximately 200,000 acres of rural land – 140,000 acres of tenanted farmland in England and 60,000 acres in Wales, which is made up of both tenanted farmland and land subject to common grazing rights. In England, we partner long term with tenant farmers and other land users, facilitating regenerative practices that restore biodiversity, sequester carbon and enhance food security. In Wales, we collaborate with stakeholders to manage common lands responsibly, considering their environmental and recreational value.

Marine

We manage the seabed and much of the coastline around England, Wales and Northern Ireland. Together with industry peers and stakeholders, we take a holistic view of the many competing demands on this invaluable resource, seeking to unlock its potential to support the nation's transition.

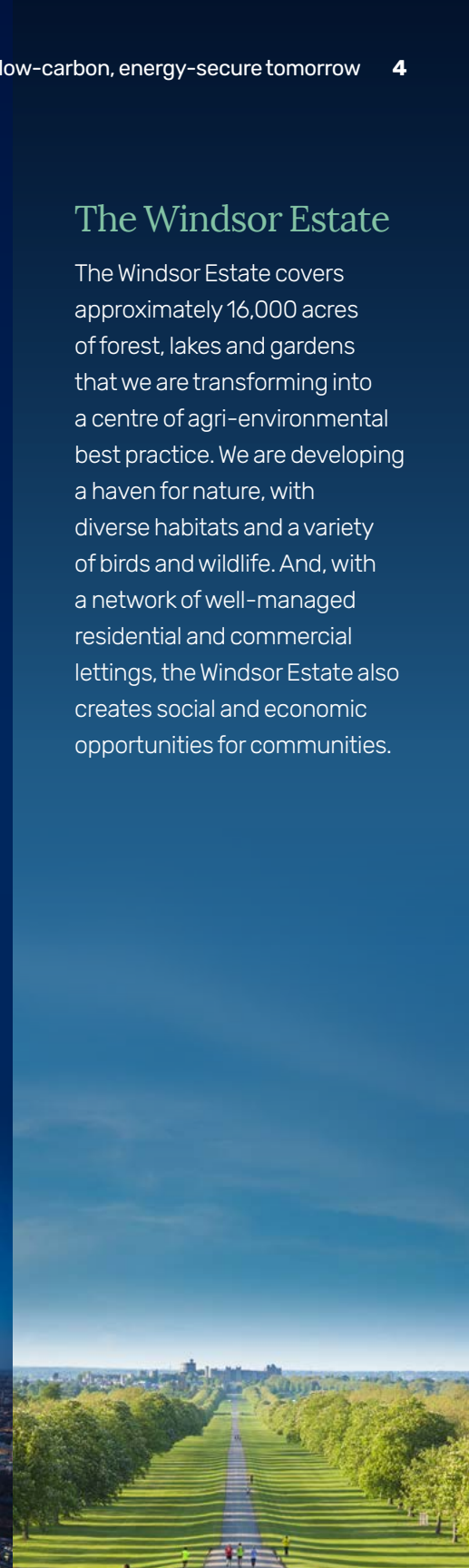
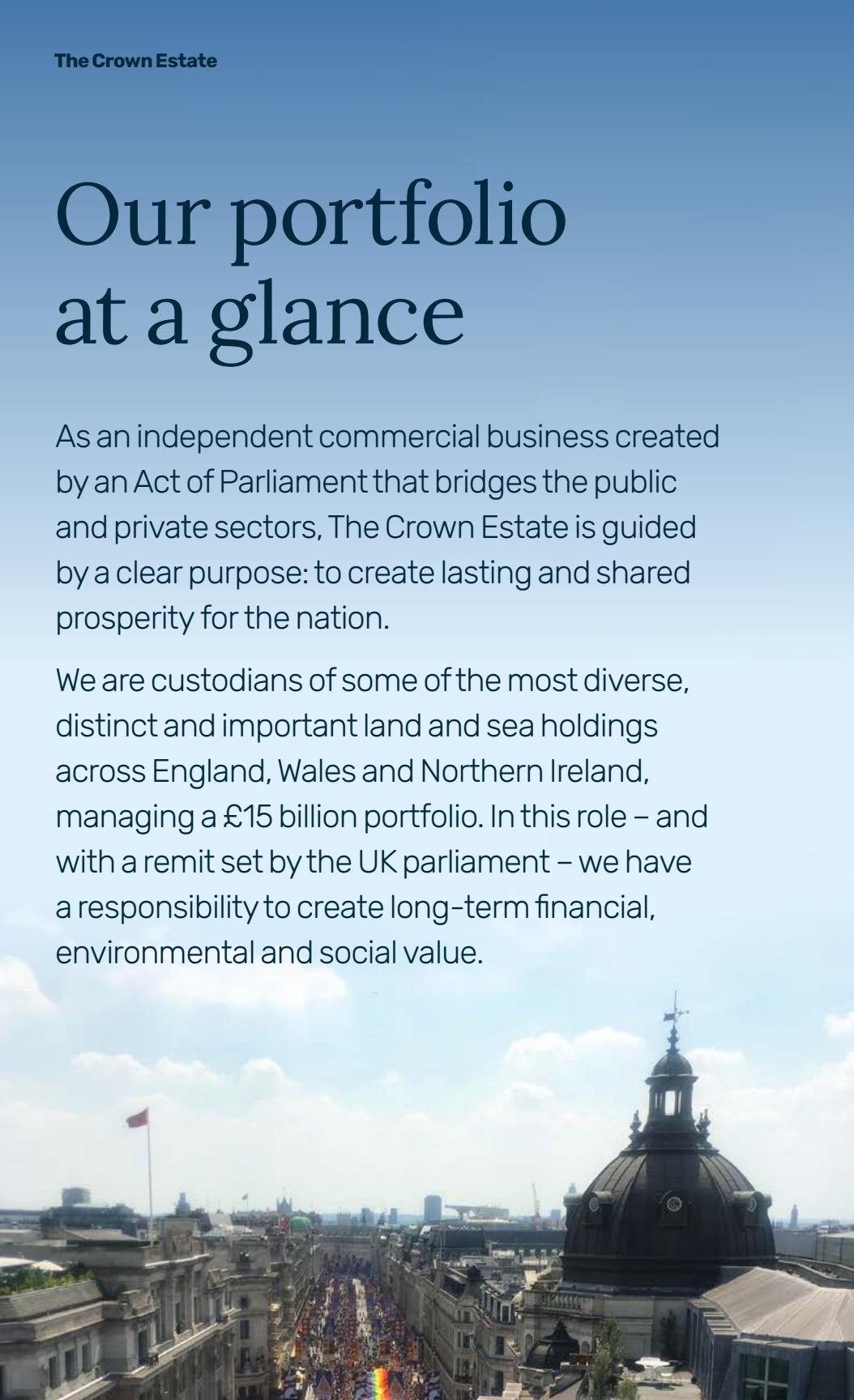
We are scaling renewable energy capacity and reducing carbon emissions to the atmosphere, enabling offshore wind development and carbon capture and storage – a major opportunity for the UK as an island nation.

Property and places

Our urban portfolio spans London's West End and various regional destinations, including 17 million sq ft of mixed-use space and a 9 million sq ft development pipeline of homes and research and innovation facilities. We invest in building technologies for new developments and retrofitting historical buildings for efficiency to create better, more sustainable spaces in which to live and work while fostering vibrant, inclusive and future-proof communities.

The Windsor Estate

The Windsor Estate covers approximately 16,000 acres of forest, lakes and gardens that we are transforming into a centre of agri-environmental best practice. We are developing a haven for nature, with diverse habitats and a variety of birds and wildlife. And, with a network of well-managed residential and commercial lettings, the Windsor Estate also creates social and economic opportunities for communities.



Collective actions for impact

“We are working hard to accelerate collective action and make a bigger impact. Together with sectors and different stakeholders, we are finding ways to advance emissions reductions and build resilience.”



Lamé Verre
Net Zero Director

Funding the circular economy:

Through our Supply Chain Accelerator initiative, we are funding Plaswire, a recycling specialist in Northern Ireland that transforms wind turbine blades and industrial waste into construction materials.
See [page 10](#) for more information.

Supporting energy transition through offshore wind development:

Invested over £7 million in research projects through the Offshore Wind Evidence and Change (OWEC) programme to accelerate and derisk delivery of clean offshore technologies.
See [page 8](#) for more information.

Enabling renewable energy infrastructure:

Partnering with Equinor and Gwynt Glas to deliver first-of-a-kind, commercial-scale floating offshore wind farms in Wales and southwest England.
See [page 10](#) for more information.

Supporting sustainable agriculture and land use:

Doubled The Crown Estate Rural Environmental Fund to £20 million to support tenant farmers in creating space for nature and using nature-based carbon sequestration and solutions.
See [page 20](#) for more information.

Investing in offshore wind:

Announced a £400 million investment in the UK’s offshore wind supply chain, inclusive of the £50 million Supply Chain Accelerator scheme, which has already awarded nearly £5 million to 13 organisations.
See [page 9](#) for more information.

Supporting cleantech:

Piloting an innovation hub to support the growth of cleantech, part of a £1.5 billion masterplan to enable scalable innovation and act as a gateway to the wider Northeast Cambridge Innovation District.

The scientific and policy landscape

The impact of climate change on the UK is undeniable. Between October 2022 and March 2024, parts of the country experienced monthly rainfall that was double the 1991–2020 monthly averages. At the other extreme, spring 2025 was the hottest ever recorded in the UK, and seasonal rainfall dropped to a 50-year low, at just 40% of average levels.

United against climate impacts

Today, over half of the UK's top-quality agricultural land is at risk of flooding, with knock-on impacts for food security and farmers' livelihoods. Without combined acceleration on policy, business and social change, national climate-related damages are predicted to reach 3.3% of GDP by 2050.

We recognise the need to build long-term resilience against these climate impacts while also pursuing rapid decarbonisation to prevent even more extreme outcomes. That is why we are supporting the UK in meeting its carbon reduction goals, which will help create a low-carbon and energy-secure future.

National climate goals

The evidence is clear: addressing climate change is not only an environmental imperative but a social, economic and security imperative too. That is why the UK government is committed to a 81% emissions reduction by 2035 and net zero by 2050. The government is also paving the way for a clean energy future – where 95% of Great Britain's electricity generation comes from clean sources and where clean energy sources produce at least as much power as the nation consume.

Northern Ireland seeks to ensure at least 80% of national electricity consumption comes from renewable sources by 2030 – including at least 1GW of offshore wind power. To deliver on this, the country has developed an Offshore Renewable Energy Action Plan. While Wales is already committed to net zero by 2050, the country is exploring the steps needed to accelerate that timeline to 2035.

To help meet these goals, we are working with governments, regulators, statutory advisers and stakeholders on targeted actions. This includes planning future seabed use through our Marine Delivery Routemap. This strategic delivery plan establishes a long-term marine strategy, including identifying the best locations for future offshore renewables, aligning with the needs of other sectors and driving nature recovery in marine and coastal ecosystems.

When it comes to achieving national ambitions, challenges do, of course, exist. For example, the cost of infrastructure development and the need to accelerate technology adoption currently pose issues. However, we believe these aims also represent an opportunity for greater innovation, unified action and economic opportunity.

A holistic approach to reaching a low-carbon future

The Crown Estate will deliver measurable outcomes with a dual approach to net zero that focuses on:

- driving the national transition by scaling renewable energy capacity and carbon dioxide removal from the atmosphere, particularly through offshore wind and carbon capture and storage; and
- decarbonising our portfolio and using our natural resources to increase cross-sector carbon sequestration.

Recognising the interconnectedness of climate action, nature recovery and social progress, we are promoting a whole-system approach – playing our part directly or indirectly in the transition that delivers shared benefits for people, nature and the economy.



People

Empowering people to shape solutions and creating jobs will enable a low-carbon future.



Place

Collective action in cities, coastlines and the countryside can create value at a national level.



Sectors

Bridging industries – from agriculture, to real estate, to offshore wind – will accelerate low-carbon solutions at scale.



Value chains

Collaborating with suppliers, tenant farmers, customers and managing agents can help to embed low-carbon solutions.



Nature

Integrating nature-based solutions into decarbonisation plans can enhance carbon sequestration, biodiversity and resilience.



Partners

Uniting with expert partners across sectors can help accelerate and amplify impact.

Our role in the renewable energy transition

For 25 years, we have played an active role in UK offshore wind deployment, delivering reliable renewable energy, creating jobs and generating economic growth. We are combining our expertise and capabilities with industry partners to support additional capacity in the coming decades, unlocking opportunities around England, Wales and Northern Ireland.

Our progress

As our [Offshore Wind Report 2024](#) establishes, during 2024, 52 wind farms were operating in UK waters, producing enough energy to power over half of UK homes. The Crown Estate had 12GW of offshore wind capacity on seabed we manage that displaced approximately 15 million tonnes of CO₂¹.

We currently have a potential offshore wind pipeline of 50GW. In 2023, we launched our Capacity Increase Programme to maximise the generating potential of existing offshore wind lease areas. By increasing the capacity of seven offshore wind farms around England and Wales, we could open the potential for an additional 4GW of renewable energy – enough to power more than 4 million homes.

During 2024, offshore wind capacity on seabed managed by The Crown Estate displaced ~15 million tonnes of CO₂.

Partnering on decarbonisation

Public-private partnerships have the power to drive decarbonisation. In support of the England, Wales and Northern Ireland governments' clean energy ambitions, in 2024, we signed a partnership with Great British Energy to support the accelerated delivery of clean energy infrastructure – a move that will benefit millions of homes and businesses across the country.

Accelerating clean offshore wind

Throughout 2024, we continued our £50 million investment in the OWEC programme, funding projects that derisk and accelerate delivery of offshore wind technologies while minimising impacts on nature. To date, 42 projects have received OWEC funding, with 15 completed and 27 currently live.

Learn more about 2024 OWEC activity in the [Annual Report 2024](#).

¹ During the preceding 12 months.

Developing the next generation of offshore wind experts

The rapidly expanding renewable energy sector needs a pipeline of passionate, capable talent to keep growing. According to the Offshore Wind Industry Council, an additional 70,000 sector jobs will be needed by the end of the decade. To start addressing this challenge, we partnered with the Department for Work and Pensions (DWP) to launch the UK’s first offshore wind sector recruitment programme. Targeted at DWP work coaches, the programme equips coaches to better understand the jobs available in – and the skills required by – the sector so they can help jobseekers identify the right role for them.

Through the Supply Chain Accelerator, we awarded funding to Pembrokeshire College and the Neath Port Talbot Group of Colleges to support feasibility and scoping studies. The studies will explore regional skills and training needs for a growing offshore wind industry, and identify facilities and course provision to support that growth.

At Cornwall College, we are funding a two-year marine engineering course tailored to the local offshore renewables industry. The course provides students with base-level engineering knowledge and skills required for progression to higher-level training and apprenticeships. We are exploring additional opportunities to expand training with the Cornwall College Group, aiming to keep local young people employed in Cornwall.

“The seas around our coast have shaped our country for generations, helping communities to thrive and underpinning our prosperity as a nation. As we look to the future and the challenges of a changing climate, the sustainable use of our seabed is more important than ever. Working in partnership with others, The Crown Estate is able to take a long-term view of how this potential is realised. Whether it’s leading the way in the growth of offshore wind, supporting the restoration of the natural marine environment or unlocking the potential of new technologies such as carbon capture and storage, we are working hard to ensure that future generations continue to benefit from this vital resource.”



Gus Jaspert
Managing Director, Marine

Through OWEC, we invested over £7 million in research projects to accelerate the nation’s low-carbon transition during 2024.



Case study

Investments in the future of offshore wind

We plan to invest up to £400 million to help build the UK offshore wind supply chain. To achieve this, we launched the Supply Chain Investment Programme, a £350 million fund that supports port and supply chain infrastructure construction. As part of our investment criteria, we seek to ensure sustainable development principles are embedded in any project we support, including those associated with reducing the carbon impact of construction and operations.

Additionally, we established a £50 million Supply Chain Accelerator to support early-stage project development. Round 1 successfully awarded nearly £5 million to 13 pioneering UK projects, catalysing early-stage innovation across the offshore wind supply chain. Building on this momentum, in April 2025, we launched Round 2 of the Accelerator, with an expanded scope that covers UK-wide fixed and floating offshore wind ports and supply chain projects. Businesses could apply for up to £1.5 million per eligible project, with The Crown Estate providing 50% match funding.

Read more about our investments in [Powering Offshore Wind](#).



Case study

Delivering on our promise through Celtic Sea offshore wind

On 19 June 2025, The Crown Estate announced the results of Offshore Wind Leasing Round 5, through which we will collaborate with offshore wind developers. Equinor and Gwynt Glas emerged as preferred bidders to deliver first-of-their-kind, commercial-scale floating offshore wind farms in Wales and southwest England. We have committed to delivering the full potential capacity of 4.5GW through Round 5 and are currently exploring options for a third project development area to ensure this is achieved.

These floating wind farms are expected to unlock multiple skills development and employment opportunities, as well as investment in new ports and supply chain infrastructure. Round 5 could create over 5,000 jobs and generate £1.4 billion for the local economy, delivering a triple win for people, planet and economy.

With the spatial potential for up to 12GW of additional capacity, the Celtic Sea holds further opportunities to deploy floating technology at scale. To ensure the region is prepared to capitalise on these opportunities, we are funding potential suppliers through our Supply Chain Accelerator. Successful applicants include:

Wales: Tugdock and Sarens, which plan to develop a heavy-lift operations and maintenance hub at Port Talbot, Wales. The hub will be a strategic base for offshore wind operations, providing necessary equipment, assembly areas and storage.

Northern Ireland: Plaswire, a recycling specialist that transforms wind turbine blades and industrial waste into construction materials. Our investment will help Plaswire open a new recycling facility that will more than double its blade-recycling capacity and build a quayside facility that makes transporting blades easier.

Offshore Wind Leasing Round 5 could add 4.5GW of energy to the grid.

What’s next

The UK needs to make the most of its marine environment to deliver economic growth and clean power while protecting nature. As demand on the seabed and coastline increases, there won't be enough room for each sector to reach its full potential unless there is a long-term, holistic approach to effectively managing competing priorities. That is why, in September 2024, The Crown Estate published plans to develop a Marine Delivery Routemap.

Underpinned by robust data and evidence, the Routemap is a strategic delivery plan for the seabed and coastline around England, Wales and Northern Ireland that can dynamically model and map potential use scenarios over coming decades. It will be a pioneering digital, interactive map of the seabed and coastline, showing what energy, infrastructure and nature investments might take place, and when.

We are preparing to launch the first version of the Marine Delivery Routemap in early 2026, making data and maps available on a new interactive digital platform. Ahead of this, we are engaging stakeholders and the market to gather vital feedback, which will help us consider future opportunities across sectors and nature and inform our next leasing decisions.

Beyond spatial planning, insufficient supply chain capacity is still a constraint to further offshore wind deployment. Through our Supply Chain Investment Programme and Supply Chain Accelerator, we will continue enabling infrastructure that supports the UK in advancing its clean energy transition and creates local community growth opportunities.

Our responsibility to decarbonise The Crown Estate

As one of the UK’s largest landowners, we have a responsibility – and a significant opportunity – to minimise the climate impact of our assets, operations and value chain. That is why we are establishing sector-specific plans for progress.

Measuring our emissions

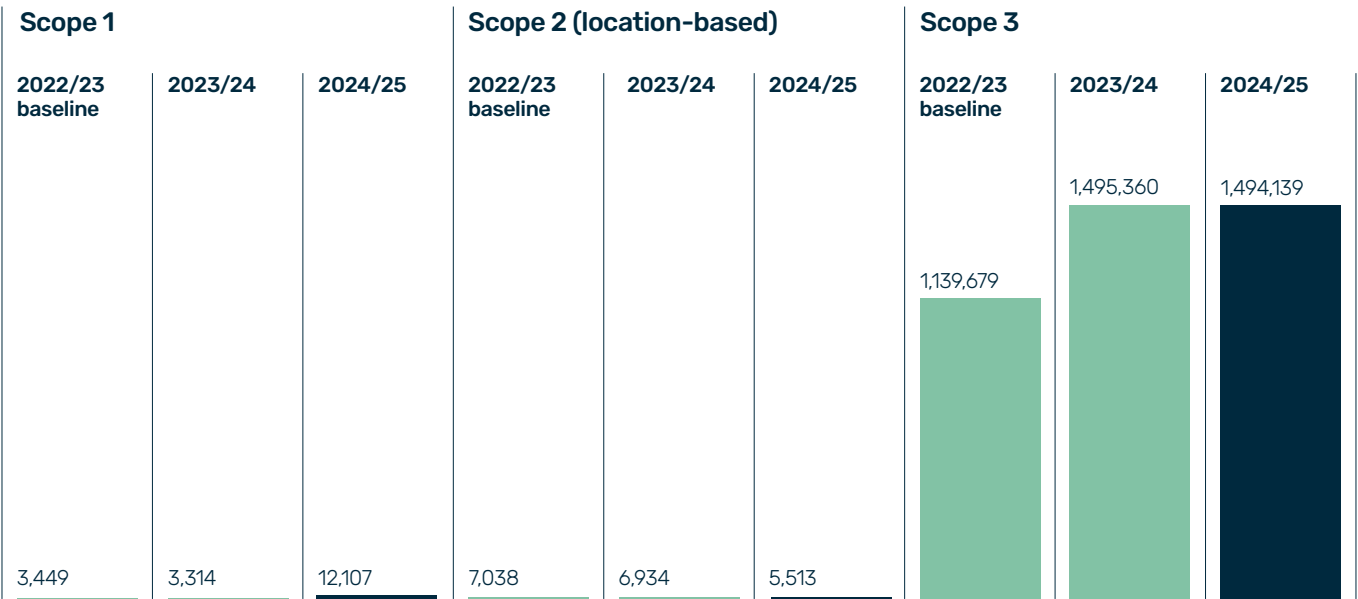
To support progress, we first needed to understand where our emissions come from. By developing an in-depth emissions footprint, we can see our impact today and plan for how we reduce it for tomorrow. Scope 1 and 2 emissions are direct and indirect emissions from company operations, respectively. Scope 3 emissions occur in our wider value chain and are not owned or controlled by us, though they may fall within our sphere of influence.

An analysis of our baseline year (2022/23) showed the majority of our direct emissions came from the urban and built environment. Since 2022/23, we have seen increases in direct emissions from farmland due to acquisitions.

The largest sources of indirect emissions are land use in our rural business and offshore wind construction activities in the marine business – though offshore wind displaces emissions, as shown in our Offshore Wind Report 2024, saving many times more emissions than those generated during the manufacture, construction, use and decommissioning saving many times more emissions than those generated during the manufacture, construction, use and decommissioning of these offshore wind construction activities. These Scope 3 emissions contribute significantly to our overall footprint, so we are committed to working with our suppliers, tenant farmers and customers to influence positive change throughout our value chain.

2024/25 progress

2024/25 emissions breakdown in absolute tCO₂e



This emissions breakdown should be read in conjunction with the [2024/25 Annual Report](#), which includes detailed footnotes and methodology clarifications that underpin these figures.

Case study

Working together to collect data that matters

Accounting for Scope 3 as a significant contributor to our footprint is key to our delivery. This includes supply chain emissions, which is why understanding suppliers’ impact is key to understanding our own.

During 2024, we ran a six-month pilot with several high-spend suppliers to measure their current emissions. We then collectively reviewed and discussed their carbon data, compiling our findings into a final report. We found that, while there are certain high-intensity areas such as construction, our suppliers’ carbon output is below industry average. Moving forward, we aim to engage more suppliers and customers in efforts to understand, track and ultimately reduce our Scope 3 emissions.

We gathered 34% of suppliers’ emissions data, with an aim to increase that during 2025/26.

In 2024/25, we achieved reductions in Scope 1 and 2 emissions associated with direct gas consumption and electricity usage. This was primarily driven by broad energy-efficiency improvements and a 20% reduction in procured energy consumption since 2021/22. It was further supported by increased use of onsite renewables. During 2024/25, solar panels installed across Windsor Estate sites collectively generated around 295,000kWh of energy. Of this, we consumed 146,000kWh, with the rest fed back to the grid.

Total Scope 1 emissions increased due to the acquisition of Windsor Farms in March 2024, which introduced new emissions sources.

The increase in Scope 3 emissions since our 2021/22 baseline was expected and reflects both the growth of our activities and improvements in reporting. The most significant driver was emissions from marine offshore wind. This rise aligns with sector expansion, with increased development and operational activity naturally resulting in higher associated emissions. Importantly, this also signals a corresponding increase in displaced emissions, highlighting our growing contribution to national decarbonisation. Emissions from purchased goods and services and capital goods have also risen, consistent with increased construction activity across our portfolio.

Explore our 2024/25 emissions footprint in more detail, including a breakdown of our Category 13 emissions, in our [2024/25 Annual Report](#) and the associated [Sustainability Data Supplement](#).

Targeting our emissions reduction efforts

We are committed to aligning our activities to a 1.5°C warming trajectory. To do this, we have established science-led targets to guide our decarbonisation efforts:

- Reduce our absolute Scope 1 and 2 emissions by up to 42% by 2030.
- Reduce Scope 1, 2 and 3 emissions intensity (tCO₂e/£ revenue) by 90% by 2050, with the remaining 10% to be compensated through carbon removals and/or high-quality carbon offsets².

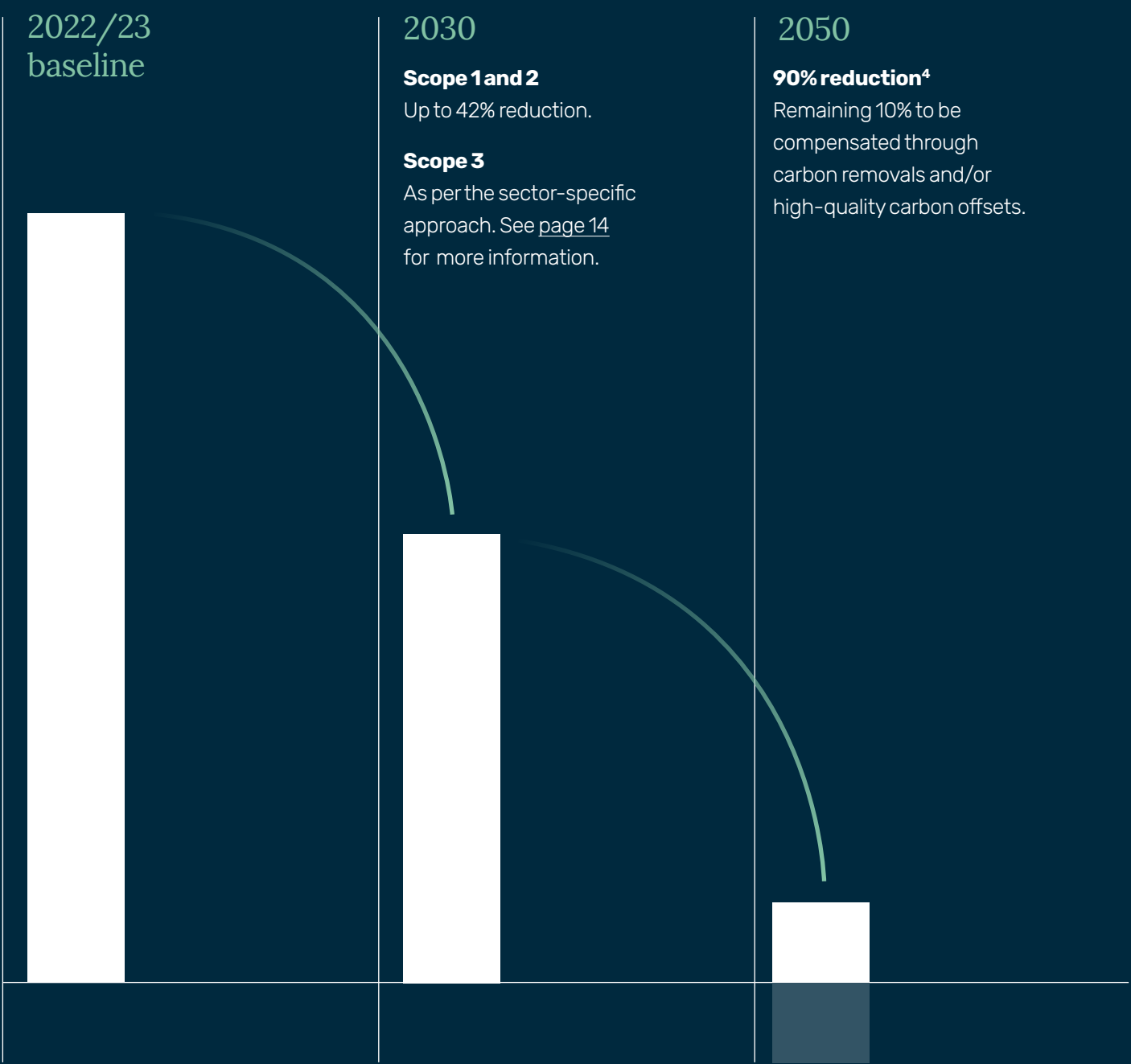
We also set several key business commitments:

- Phase out fossil fuels as an energy source for buildings and vehicle fuel use.
- Achieve ongoing reductions in asset Scope 1 and 2 emissions.
- All assets and sectors to have decarbonisation plans.
- Benchmark all Scope 3 activities where we have higher levels of influence.
- Commit to market leadership across sectors to indicate our work has contributed to lowering overall UK emissions versus the current market trajectory³.
- Partner with other organisations and sectors to complement and enhance our efforts.

We follow the UK, Wales and Northern Ireland governments’ lead in setting carbon budgets, which cap, in a legally binding way, the available emissions the UK can ‘spend’ over a five-year period. Not only do we work to support the success of these budgets, but we are also creating our own to help meet our goals and fulfil our remit.

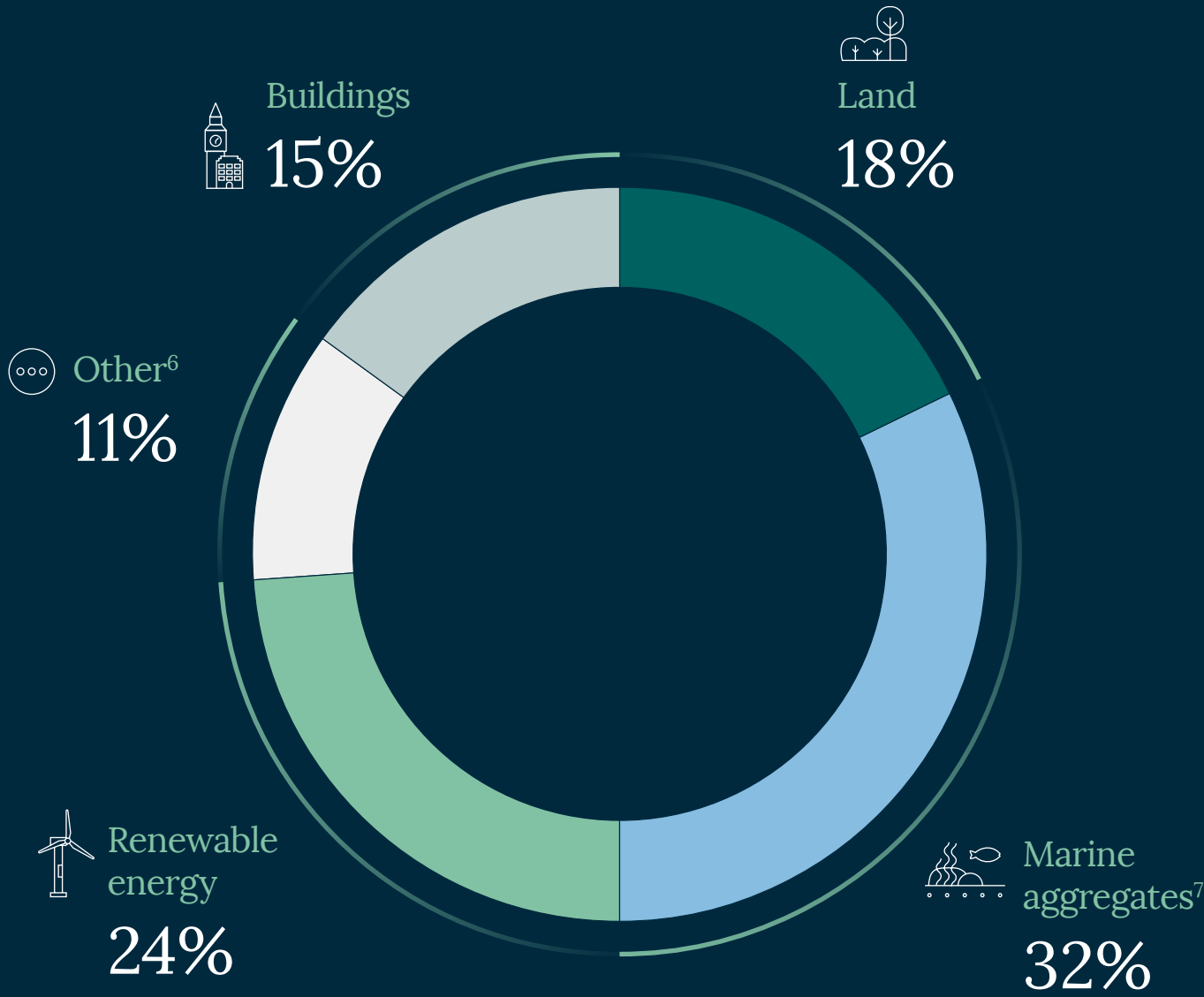
² We are currently investigating options linked to our portfolio to develop high-quality carbon removals and offsets.
³ To be independently verified.
⁴ To continue providing homes and enabling increased renewable energy capacity, buildings and renewable energy will have intensity reduction targets, whereas land, marine aggregates and other sectors will have absolute emissions reduction targets.

Scope 1, 2 and 3 whole business emissions targets



The Crown Estate 2024/25 emissions – Scope 1, 2 and 3⁵

Breakdown by sector



A sector-specific approach

We are pursuing targeted science-based net zero trajectories for the different sectors we operate in, starting with those where we either have the most control or have the most material emissions – buildings, land, renewable energy and marine aggregates – and can, therefore, seek to create the greatest change. These apply alongside our whole business targets, stated on [page 13](#).

Informed by plans published by expert independent bodies, we have adopted stretch targets based on top-down trajectories for our sectors. These, along with sector decarbonisation pathways and plans, will guide our progress to net zero.

We are currently targeting⁸:

- **Buildings:** up to 42% reduction in Scope 1 and 2 emissions by 2030 and an overall intensity reduction for all buildings in line with a sector decarbonisation approach.
- **Land:** up to 42% reduction in Scope 1 and 2 emissions and overall up to 30% reduction by 2030; 72% reduction by 2050.

- **Marine aggregates:** up to 42% reduction by 2030; 90% reduction by 2050.
- **Renewable energy:** an intensity reduction for all renewable energy.
- **Other:** up to 42% reduction in Scope 1 and 2 emissions by 2030 and overall up to 42% reduction by 2030 for all other activities; 90% reduction by 2050.

These are ambitious targets, made more challenging by the fact that many of the emissions we look to reduce are generated by factors upon which we may only have an indirect impact. Recognising this, engagement with our tenant farmers, customers, infrastructure operators, suppliers and communities will be key to influencing change.

We remain committed to an evidence-based approach, to transparency and sharing our learnings, and to updating our approach as external guidance and best practice evolve. Having developed top-down sector trajectories, our focus has now shifted to bottom-up planning and delivery.

⁵ Marine embodied carbon, primarily from offshore wind and subsea cables, accounts for ~65% of total Scope 1, 2 and 3 emissions and is excluded here for clarity. The remaining 35% is shown. Marine embodied carbon remains within our net zero boundary.

⁶ For a breakdown of other emissions sources, please refer to [page 26](#).

⁷ 32% emissions made up of fuel emissions and activity at sea – please refer to [page 21](#) for more details.

⁸ To date, assets within the buildings, land and other sectors emit across Scopes 1, 2 and 3, while renewable energy and marine aggregates contribute only Scope 3 emissions.

Reducing our emissions: Buildings

Our real estate portfolio covers around 17 million sq ft of mixed-use space, with buildings accounting for 15% of our emissions⁹. What’s more, the majority of our Scope 1 and 2 emissions come from this sector. At the heart of our net zero approach are targeted efforts to modernise and enhance the energy efficiency of our buildings, retrofit historic buildings and innovate low-carbon homes.

Buildings emissions sources

-  Purchased goods and services
-  Capital goods, including embodied carbon
-  Gas, electricity and refrigerant use
-  Property energy use

Our approach

Across our portfolio, we invest significantly in enhancing building resilience from climate-related impacts like flooding, reducing energy consumption, increasing resource efficiency and incorporating renewable energy. We are continually exploring ways to gather high-quality energy use data, but this can be exceptionally challenging when it comes to historic buildings. That is why we engage stakeholders – including managing agents, residents, tenant farmers, customers, data scientists and our engineers – on solutions to quantify energy performance.

We also collaborate across sectors to share knowledge and promote industry best practice. For example, we are active members of industry groups like the UK Green Building Council, the Better Buildings Partnership, Build UK, the British Property Federation and the Chartered Institution of Building Services Engineers.

⁹ Excludes marine embodied carbon.

“We’re committed to decarbonising our portfolio by retrofitting historic assets, improving energy efficiency, enhancing energy data quality and piloting low-carbon homes. Through cross-sector collaboration and ambitious design targets, we are in the process of delivering buildings that are efficient, resilient and future-ready – supporting the transition to net zero.”



Josie Cadwallader-Hughes
Urban Sustainability Director

97%
of purchased electricity
from renewable sources
in 2024/25

20%
reduction in real estate
energy consumption
versus 2021/22 baseline

10 Calculated using the [Carbon Footprint Calculator](#).

Our progress

During 2024/25, we established decarbonisation plans that included optimising building management systems and introducing more metering to enhance energy use data oversight. We then worked with managing agents to increase awareness of these measures and actions they can take to reduce onsite emissions. Across London office developments, we are applying a portfolio-level embodied carbon target of 400kg CO₂e/m². This allows flexibility at the individual project level while ensuring developments remain aligned with our overarching net zero ambitions.

As part of a recently implemented provision for investors seeking new property headleases, contract clauses detail our expectations surrounding renewable energy use and energy, waste, water and emissions data-sharing. They also set requirements for community engagement, including addressing inequality and creating employment and skills development opportunities.

Reducing energy impacts

Building operational energy use is a significant contributor to our Scope 1 and 2 emissions. Across our real estate portfolio, we reduced energy use by 20% versus 2021/22. Through customer engagement, we reduced energy use at 1 St James’s Market by 190,000kWh in just six months – enough to power nearly 16 three-bedroom homes for a year and equivalent to 43,000kg in CO₂e savings¹⁰. Additionally, solar panels installed across the Windsor Estate produced 295,000kWh of energy and saved 60,000kg in CO₂e in 2024, as much as 47 return flights from London to New York¹⁰.

Retrofitting buildings

Retrofitting heritage buildings could generate up to £35 billion for the UK economy annually through job creation and building efficiencies. We pursue innovative solutions for retrofitting existing assets and integrate low-carbon considerations into new buildings from the earliest planning stages.

Across the Windsor Estate, we have been trialling technologies to reduce embodied carbon and emissions during site refurbishments. For example, in 2024, we trialled wood fibre as an alternative to petroleum-based insulation. The pilot successfully demonstrated the potential for natural materials to replace less sustainable options. We will now build on these findings, trialling UK-produced hemp as a lower-impact insulation choice.

In Windsor Great Park, we refurbished Mezel Hill Yard following a design approach that balances revenue generation with sustainability and sensitivity to the Park’s listed status. Through onsite solar, Windsor-sourced timber and features that support biodiversity, Mezel Hill Yard now holds an Energy Performance Certificate rating of A+, generates more energy than it consumes and has achieved a 475% biodiversity net gain (BNG) contribution.

Case study

A sustainable renewal

In the heart of London, overlooking St James’s Park, 10 Spring Gardens is being transformed into around 80,000 sq ft of next-generation workspace. The project balances sustainable design and construction with the heritage of the building, which was built in 1975 for the British Council.

Refurbishment is already underway. Over 90% of the structure and façade is being retained, significantly reducing the need for new raw materials, while office floorplates, entrances and amenity areas are being upgraded.

The project seeks to meet leading sustainability standards, including NABERS 5*, EPC A and BREEAM Excellent. We also aim to prioritise customer wellbeing by targeting a WELL Gold (enabled) Certification. Once complete, this landmark location will set a benchmark for sustainability and customer experience.



Case study

United innovation for cutting-edge low-carbon homes

With around 40% of UK emissions attributable to the built environment, we must make new homes much more energy efficient to achieve net zero. In January 2025, we announced partnerships with TOWN, gs8 and igloo Regeneration to help address the challenge and drive progress across the sector.

Together, we intend to deliver three demonstration projects – and 200 homes – across Bedfordshire, Hertfordshire and Cheshire that explore solutions to issues like housing sustainability, affordability and design innovation. Each project will pursue targets to achieve upfront carbon levels of less than 300kg CO₂/m², operational energy intensity use of 35kWh/m²/year and a minimum 15% BNG. Achieving these will help provide a scalable blueprint to increase the supply of quality, energy-efficient housing.



What's next

We are improving data collection across our properties to help identify top emissions sources as a first step towards decarbonising. We will also conduct an assessment of Windsor Great Park's Savill Garden and Adventure Play Visitor Centre, identifying interventions to cut fossil fuel use and reduce overall energy consumption.

We will continue developing and retrofitting vacant commercial properties in line with our 2030 decarbonisation targets. Across residential sites, we will pilot low-carbon innovations, such as solar panels and zero-emissions heating and cooling solutions, capturing outcomes and lessons to inform future efforts. Engaging external experts, we will analyse data like residential refurbishment waste and embodied carbon for refurbishments to uncover priority areas for action. And, using the recently developed [Carbon Risk Real Estate Monitor](#) tool, we will assess carbon risks associated with buildings planned for retrofits. By doing so, we can tie plans to cost models on a case-by-case basis, balancing commercial considerations with our net zero targets.

Reducing our emissions: Land

Representing around 18% of our emissions¹¹, our land assets present a key decarbonisation opportunity. Sustainable farming and decarbonisation are intrinsically linked. By removing barriers for farming businesses to explore and adopt regenerative practices, reduce reliance on carbon-intensive inputs and create space for nature, we are contributing to food security, stewarding the farmed environment and supporting thriving rural communities.

Land emissions sources

 Crops and crop residues

 Livestock

 Farm fuel use

 Chemical use

 Transport

 Energy for storage

 Enteric fermentation

 Waste management

Our approach

Through our Nature Recovery Ambition, we aim to increase biodiversity, address water challenges and help people reconnect with nature, all while supporting the UK’s climate adaptation and resilience ambition. In Wales, we have aligned this ambition with the [Nature Recovery Action Plan](#) to help enhance local biodiversity and ecosystem resilience.

We manage approximately 200,000 acres of tenanted farmland across England, including tenanted land and areas subject to common grazing rights in Wales. With agriculture accounting for [49% of all UK methane emissions](#) and [70% of the nation’s nitrous oxide emissions](#), land owners and farmers have a pivotal role to play in reducing some of the most damaging climate change contributors.

Both nature-based solutions and regenerative agricultural practices provide significant opportunities to reduce production-related emissions and remove carbon from the atmosphere; they can also be applied at scale. Supported by our farming communities, we are seeking to dedicate 15% of farmland let on new tenancies in the rural portfolio to nature recovery by 2030.

11 Excludes marine embodied carbon.



Our progress

Across England, we continue uniting with farmers and investing in solutions to increase biodiversity, support soil health and sequester carbon. This includes rolling out environmental Farm Business Tenancy (eFBT) agreements. Developed together with the Tenant Farmers Association to advance a more collaborative and sustainable future for UK agriculture, eFBT agreements provide farmers with greater stability by offering longer, 15-year leases. They derisk and incentivise farm-specific habitat creation while identifying shared ambitions for regenerative agricultural practices like cover cropping and hedgerow planting. Today, 15,000 acres of Crown Estate land is managed under eFBT agreements – a figure that will increase significantly over the next few years.

We have incorporated carbon audits into all new farm tenancies. This joins the soil quality assessments we have required in all new tenancies for nearly ten years, the costs of which are shared with farmers to drive collective awareness of, and responsibility for, maintaining soil health. All farm tenders require tenderers to establish an environmental opportunities and soil management plan.

Read more about how we are helping restore nature in our [Nature Recovery Ambition update](#). Read more about our efforts in Wales in [Our Nature Ambition for Wales](#).

Tailored land management solutions

Land management must always be aligned to the special character and opportunities of each landscape, ecology and culture. That is why, in Wales, we conducted a habitat baseline assessment of Crawcwellt Moor – a Habitat of Principal Importance area – to understand existing biodiversity and areas for enhancement. What we found was that the land had several issues, including:

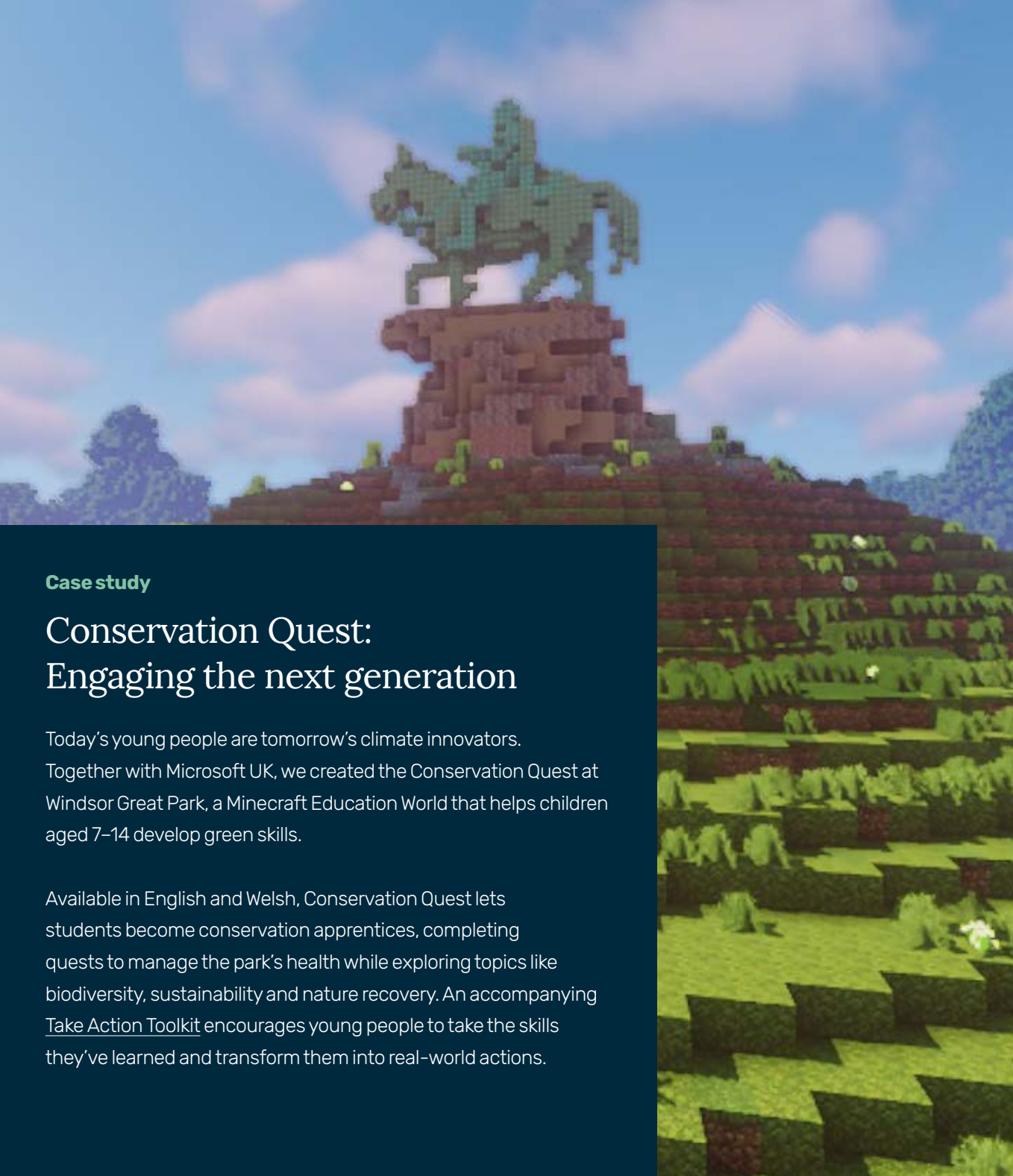
- non-native conifers established on open moorland;
- degrading peat areas due to drainage ditches;
- overgrazing; and
- over-dominance of purple moor-grass, which increased fire risk.

Equipped with these insights, Farming and Wildlife Advisory Group (FWAG) Cymru produced a list of tailored recommendations to improve habitat quality and enhance the land for target plant and animal species. As we move forward, we will look to engage graziers with common rights on a future management plan for the moor, which ensures agricultural interests are carefully balanced with the needs of local wildlife.

“Our land portfolio offers a powerful opportunity to support the UK’s climate goals. By partnering with farmers to embed agricultural best practices, improve soil health and create space for nature, we’re not only reducing emissions but also helping build resilient rural communities. This is about working together to deliver long-term environmental and economic value.”



Malcolm Burns
Head of Rural



Case study

Conservation Quest: Engaging the next generation

Today's young people are tomorrow's climate innovators. Together with Microsoft UK, we created the Conservation Quest at Windsor Great Park, a Minecraft Education World that helps children aged 7–14 develop green skills.

Available in English and Welsh, Conservation Quest lets students become conservation apprentices, completing quests to manage the park's health while exploring topics like biodiversity, sustainability and nature recovery. An accompanying [Take Action Toolkit](#) encourages young people to take the skills they've learned and transform them into real-world actions.

Funding sustainable agriculture

We are partnering with farmers to plant woodlands, hedges and hedgerow trees, balancing sustainable food production with nature recovery. By doing so, we can increase space for nature and provide additional benefits for water management and climate resilience while reducing the carbon footprint of our business.

During 2025, we doubled our Crown Estate Rural Environmental Fund to £20 million. Through the fund, we support tenant farmers to pursue more sustainable agricultural models that deliver improved outcomes for food production, nature recovery and farmer income. Since the fund's launch three years ago, farmers on The Crown Estate have undertaken various nature interventions, including planting over 320km of new hedgerows and 700 acres of new woodland.

Through the Rural Environmental Fund, we've supported the planting of 700 acres of woodland and over 320km of hedgerow.

What's next

We are targeting continuous emissions reduction across our land assets and, during 2025/26, will look to partner with the Soil Association Exchange on establishing a baseline for nature and carbon interventions on pilot estates. We will also work closely with tenant farmers to gain a deeper understanding of the real-world pressures they experience and the measures they are already using to reduce emissions, increase carbon sequestration and improve business resilience.

Reducing our emissions: Marine aggregates

Marine aggregates – sand and gravel from the seabed – meet 25% of demand for construction material in England and Wales. These materials are also used in beach replenishment schemes, where they help provide coastal protection and act as infill for land reclamation projects. In addition to aggregates, our seas provide evaporite minerals, such as salt, potash and polyhalite, which occur beneath the seabed. These minerals are used in the production of fertilisers and the maintenance of roads, as well as by the chemical and pharmaceutical industries.

Marine aggregates emissions sources



Fleet fuel use



Fuel and energy use from dredging and mineral extraction

Our approach

The Crown Estate owns almost all marine aggregate resources lying off the coast of England, Wales and Northern Ireland, and, while critical to national development, they also account for around 32% of our Scope 3 emissions footprint¹². As such, decarbonising this sector is key to decarbonising our business.

We issue licenses to marine aggregate companies, which dredge sand and gravel from the seabed. Emissions generated through marine aggregate extraction fall within our Scope 3 footprint, meaning they come from activities not directly controlled by us but that we can indirectly influence. Most emissions are linked to fuel use for vessel movements and at the extraction site, as well as offshore dredging operations.

¹² Excludes marine embodied carbon.

“Marine aggregates are essential to our national development, but they also represent a significant share of our emissions. That’s why we’re working closely with our customers to explore low-carbon fuels, propulsion systems and infrastructure solutions. By improving emissions data and modelling future scenarios, we’re laying the groundwork for a sector-wide decarbonisation journey – one that balances environmental responsibility with the UK’s construction and coastal protection needs.”



Sol Anitua
Executive Director
Infrastructure & Energies

Supporting customer decarbonisation

Availability of low-carbon fuel alternatives for marine aggregate vessels is closely linked to global supply chain changes for commercial shipping and, as such, will take time to materialise. Extraction activities also generate variable energy demands, which add complexity to the potential of adopting emerging low-carbon propulsion options. At The Crown Estate, we work with our customers to understand how we can best support them in their decarbonisation journey.

Our progress

Since 1993, The Crown Estate has mandated that all vessels dredging Crown Estate minerals be fitted with an Electronic Monitoring System. This system plays a central role in environmental compliance, emissions tracking and operational efficiency.

To date, we have been working to improve the GHG emissions data we hold for marine aggregates so we can feed it into future scenario modelling as part of our Marine Delivery Routemap. This allows us to understand the emissions impact of enabling a continued supply of critical aggregates for the UK, and we intend to engage with the industry on this to inform broader decarbonisation efforts. We have also been working with industry peers to co-explore low-carbon extraction approaches.

What’s next

During 2025/26, we will continue to gather and model emissions data to understand the effect of changing demand, evolving operating models and changes in fuel and propulsion systems on overall sector emissions. We will also engage with industry and value chain stakeholders to understand the barriers and solutions to adopting low-carbon fuel alternatives as we continue to explore the potential for us to support uptake.

We will continue to share our approach to marine aggregates and how we can develop this industry, alongside other marine sectors, to generate growth while protecting the natural environment and addressing climate change.



Reducing our emissions: Renewable energy

Approximately 24% of our Scope 3 emissions¹³ are attributable to renewable energy, specifically offshore wind energy infrastructure; this rises to 73% when embodied emissions are included. However, offshore wind farms displace much more carbon than they generate. As such, expanding the sector is an important element of our net zero strategy, alongside pursuing opportunities for proportionate decarbonisation interventions and incentives.

¹³ Excludes marine embodied carbon.

Renewable energy emissions sources

 Survey emissions

 Operational and maintenance fuel use

 Embodied carbon from infrastructure production and construction

Our approach

Emissions generated by offshore wind energy infrastructure fall within our Scope 3 emissions, meaning they result from assets not owned or controlled by us, but that we can indirectly affect. Offshore wind activities are challenging to decarbonise, and any reductions can take many years to materialise. Nonetheless, we are looking to inspire system changes, uniting with government, customers and researchers to understand end-to-end impacts and how we can influence decisions which reduce emissions across the maritime sector.

Currently, other renewable energy sources – such as tidal power, onshore wind and solar photovoltaics – do not represent a significant source of emissions for us, so our focus is on decarbonising our offshore wind value chain.

“The future success of the sector will depend on its own progress to decarbonise the components and services supply chains it relies upon in the build, operate and maintenance phases, and in the more sustainable use and recycling of the materials used. At The Crown Estate, we seek to work with governments and industry to establish pathways for reductions in the emissions of embodied carbon and improved materials and resource usage.”



Julia Rose
Head of Offshore Wind

Establishing a path to decarbonisation

Guided by our Marine Delivery Routemap, we are well-placed to accelerate the delivery of clean energy off our shores, boosting new industry growth while reducing environmental impacts. Across our seabed holdings, we currently produce enough offshore wind energy to meet the annual needs of approximately 11 million homes, with a potential pipeline of 50GW.

To help decarbonise offshore assets, and with the understanding that most emissions occur in our wider value chain, we have prioritised defining the role we have to play in supporting the transition, taking targeted action to inform our path to emissions reduction. This is an important first step towards defining and validating what comes next.

Much of the first phase of this work is exploratory and includes improving our emissions data, modelling future scenarios and developing the capabilities to inform our business decisions. We will also explore how The Crown Estate can enable low-carbon solutions through the entire lifecycle of offshore wind, including end-of-life decisions. We will do this in partnership with industry, supply chain partners and other key stakeholders to understand their views on how we can best enable low-carbon opportunities for the sector.

Our progress

The UK government aims to generate 43–50GW from offshore wind generation by 2030, versus the 15.9GW generated today. We want to help enable and harness the benefits of renewable energy for the nation, but we know we also need to help the sector improve the efficiency of renewable energy delivery. Reducing emissions across the supply chain is key to realising this efficiency. With 100% of our emissions from offshore wind coming from Scope 3 sources, we must work closely with our customers to understand priority actions to reduce whole-life carbon impacts.

Uniting for industry decarbonisation

As well as partnering with customers and suppliers, we are contributing to wider industry efforts to decarbonise renewable energy infrastructure. For example, we sit on the steering board of SusWIND, an organisation aiming to create a viable circular economy for wind turbine blades in the UK. Our work with SusWIND is helping promote the use of sustainable composite materials and technology for blades while increasing end-of-life blade recycling – reducing lifecycle emissions for wind turbines on our estate and across the wider industry.





What’s next

As we move into 2025/26, we will continue exploratory work to define our role in supporting renewable energy sector decarbonisation. Harnessing data modelling, we will explore solutions – such as low-carbon steel and concrete, zero-emissions vessels and asset decommissioning and recycling – that could help reduce the impact of offshore wind supply chains.

In March 2025, we partnered with the Offshore Renewable Energy Catapult, the National Shipbuilding Office and APCL Cammell Laird to analyse future market opportunities for UK-built ships in offshore wind. Insights will help develop knowledge of how the UK can manufacture vessels to support offshore wind. A particularly interesting study output will be the feasibility assessment of low- or no-emissions service operation vessels and their important role in helping decarbonise wind farm operation and maintenance.

We are introducing requirements for emissions data reporting, bringing greater sight to our portfolio footprint. Having piloted supplier emissions assessments – and with plans to continue those efforts – we recognise better data collection means reported Scope 3 emissions will likely increase in the coming years. We see this as a first step to identifying the areas where we can work most effectively with marine supply partners and survey providers to reduce emissions.

Reducing our emissions: Other sectors

The diverse makeup of our portfolio means there are sectors beyond our priority areas where we can have an impact. We are continually looking to expand our influence to support the UK’s climate ambitions and our own decarbonisation targets.

We have identified 15 other sectors operating across our estate – collectively representing 11% of our emissions¹⁴ – and are exploring opportunities to reduce emissions in those areas.

Other emissions sources

- | | |
|---|--|
|  Business travel |  Fixed infrastructure |
|  Operational waste |  Events |
|  Business vehicles |  Survey vessels |
|  Company facilities |  Subsea telecoms and power cables |
|  Employee commuting |  Timber processing |
|  Purchased goods and services and capital goods |  Natural gas storage |
|  Onshore minerals and metals |  Ports and marinas |
| |  Investments |

Our approach

We are already working to reduce emissions across our other sectors and will share more on our approach in the coming years. Some of these activities fall under our direct control, while others require input from suppliers and wider shifts in how these sectors operate.

“While some of our sectors fall outside the spotlight, they still hold real potential to support the UK’s net zero ambitions. From transport and telecoms to natural gas storage and timber processing, we’re working to understand emissions across our wider portfolio and identify practical ways to reduce them. Our goal is to ensure every part of our portfolio contributes meaningfully to a low-carbon and energy-secure future.”



Kyle Gray
Senior Manager – Net Zero

¹⁴ Excludes marine embodied carbon.



Our progress

Addressing our transportation footprint

In 2023, domestic transport accounted for approximately 29% of all UK emissions. We have placed a key focus on reducing Scope 1 emissions from company vehicles as well as Scope 3 emissions from employee commuting and business travel.

Across the Windsor Estate, we have taken action to decrease fuel usage, identifying estate vehicles as a potential area for reductions. Throughout 2024/25, we transitioned 63% of Windsor Estate’s lease fleet to electric vehicles (EVs), resulting in a 17% reduction in fuel usage versus 2023/24. We installed charging stations at strategic points around the estate to ensure all departments could integrate EVs into their daily operations. We are continuing to trial new EVs and tools as new models become available.

By transitioning 63% of our fleet to EVs, we saved over 10,000 litres of diesel in 2024/25.

Clean power at Windsor Great Park

At Windsor Great Park, we are using the green hydrogen-fuelled GeoPura Hydrogen Power Unit (HPU) to deliver zero-emissions electricity for a high-profile film production in partnership with Sustainable Film. Over the course of the project, the HPU has saved more than 14,000kg of CO₂ – the equivalent of driving 37,000 miles in a diesel car¹⁵.

The deployment of this innovative solution demonstrates the transformative potential of clean hydrogen technology. By replacing diesel for off-grid and temporary power, we believe we can cut carbon emissions, protect local air quality and safeguard the health of staff and visitors, all without compromising on reliability.

The GeoPura HPU was recently recognised with the King’s Award for Innovation, underlining its role as a proven British technology contributing to sustainable energy solutions, supporting industries like construction, film and events in their transition away from fossil fuels. Windsor demonstrates how The Crown Estate can support sustainable innovation and the growth of the UK’s emerging clean energy sector.

Working with sustainable suppliers

Between 2024 and 2025, we spent nearly £500 million with approximately 3,000 product and service suppliers. Nearly 75% of these suppliers were small- and medium-sized companies (SMEs).

All our suppliers sign up to our Supplier Charter as part of doing business with us. The Charter covers several areas such as Health, Safety & Wellbeing, Ethical & Inclusive Practices and Privacy & Information Security.

One of the key principles of our Charter is sustainability, and in it we define our aims to address the climate crisis by achieving net zero emissions and actively contributing to the Paris Agreement’s 1.5°C climate trajectory. At a minimum, all suppliers – including SMEs – need to demonstrate policies and processes that ensure environmental protection.

With our larger suppliers and associated contacts, we expect them to set a net zero target aligned with the 1.5°C Paris Agreement trajectory requirements, as well as providing annual disclosures of relevant Scope 3 emissions. This helps us demonstrate that we do business with companies and organisations that share our aims.

¹⁵ Per the Carbon Footprint Calculator.

Adapting to a changing climate

From record-breaking temperatures to unpredictable weather, flooding and drought, the impacts of a warming planet are being felt across the UK. As the scale of the challenge grows, we are engaging across sectors to help the nation build climate resilience.

We are acting to protect communities from a changing climate – exploring blue carbon¹⁶ solutions, supporting healthy ecosystems, retrofitting existing real estate and planning new developments with climate resilience in mind.

Our approach

We believe restoring nature and building for the future will help reduce emissions and improve national resilience against the impacts of climate change. We have developed a three-year roadmap to help better understand opportunities for building long-term climate resilience, integrate climate considerations into business planning and prepare for quantitative climate risk scenario analysis in 2025/26.

Taking action across sea and land

At sea, we are leveraging our data and mapping capabilities to identify optimal locations and increase the areas dedicated to nature recovery. On land, we assess the potential of our holdings to store carbon and build resilience through initiatives like tree and hedge planting and restoration of carbon-rich salt marshes and peatland.

Increasing nature and biodiversity is essential to the sustainability of urban and built environments, enabling climate change resilience, supporting health through better air quality, enhancing wellbeing through green community spaces and creating local economic opportunities. Considering this, we are partnering across London's West End and our regional portfolio to help protect and restore nature.

¹⁶ Carbon stored in marine and coastal ecosystems.

Our progress

At sea

Ecosystems like seagrasses, salt marshes and kelp forests have huge potential to capture and store carbon and help protect coastal areas from storms, erosion and sea-level rise. However, while demand for blue carbon solutions is growing, there are still barriers to scaling viable projects. In 2023, we united with Bright Tide, Hogan Lovells and EY to launch a Blue Carbon Accelerator Programme that connects innovative ventures to the private sector and ocean investment community. [Initial programme findings](#) showed greater collaboration across the global blue carbon network, enhanced industry knowledge and clear signposting to meaningful funding opportunities.

During 2024, we also partnered with Blue Marine Foundation, Crown Estate Scotland, Esmée Fairbairn Foundation, Finance Earth and Pollination – plus over 200 UK and international experts – on a first-of-its-kind plan. [High Integrity Marine Natural Capital Markets in the UK – A Roadmap for Action](#) establishes the steps needed to unlock vital investment for marine and coastal ecosystem protection and restoration.

Case study

Restoring Kent’s seabed together with ZSL

[Up to 92% of UK seagrass has disappeared](#) while native oyster populations have [shrunk by 95%](#). In response, The Crown Estate is working with the Zoological Society of London to accelerate restoration of Kent’s seagrass meadows and native oyster reefs, co-funding data collection and surveys and trialling a non-commercial seagrass restoration licence.

The restored ecosystems are intended to create new habitats for native biodiversity while safeguarding against coastal erosion and acting as vital carbon sinks. Oyster reefs will also operate as powerful filters, removing pollution and excess nutrients from the water. By collaborating to protect Kent’s seabed, we are supporting local biodiversity and fishery recovery as well as enhancing inshore water quality. And, through local engagement activities, we also create new jobs and opportunities for communities to take action for the environment.

To date, we have launched over 30 pilot projects across more than 1,500 hectares of seabed and foreshore. Through these projects, we are trialling additional restoration methods for native oysters as well as potential solutions for seagrasses, salt marshes and seabirds.



Case study

Uniting with nature to reduce flood risk

The Windsor forests are multi-functional, providing sustainable timber, carbon storage, recreation and wildlife habitat. However, previous activity has resulted in drainage systems that increased surface run-off and risks of downstream flooding during heavy rainfall events.

By creating a series of ponds, wetlands and leaky dams to divert excess rainwater out of the ditch and across the forest floor, we increased the forest’s water storage capacity – reducing flood risk for local roads and communities. The transformation also created new habitats for wildlife, attracting dragonflies and uncommon invertebrates, and now provides a well-liked public amenity.

In the countryside

Planting and restoring hedgerows and woodlands – as well as managing soils to increase organic matter and improve structure – builds resilience against drought and flooding, revives ecosystems and drives long-term productivity in an increasingly variable climate. Such nature-based approaches can also help reduce flood risk well outside the boundaries of where they are implemented.

In buildings

Our engineering team has reviewed the cooling capability of systems across our operational developments and, where possible, looks to install new air-source heat pumps, which increase resilience to overheating.

To proactively protect against future temperature rises, where possible, we integrate specialised façades and glazing into our developments, as well as exploring how we can preserve biodiversity around existing sites. In urban environments, this can include planting trees, which also provide shading to reduce surrounding street temperatures, enhancing pedestrian comfort and creating a more attractive environment. We take a long-lens view of our ambitions to deliver new homes, seeking to understand how we can embed climate resilience into both the social fabric and physical infrastructure.

Case study

A retrofit for the future

New Zealand House, completed in 1963, was the first major office tower in central London, the first to be fully air conditioned and the first to be fully glazed on all sides. To help preserve this building for the future, we are currently undergoing a refurbishment process. We will preserve 90% of the structure and 1,600 sq m of heritage finishes, respecting the listed status of both New Zealand House and the adjacent Royal Opera Arcade.

Over 1,300 sq m of marble will be reused in the refurbished development, with more than 7,000 items reused in other schemes. All steel will be obtained from reused sources, and the construction site will be powered by solar energy. The glazing, an integral feature of the original design, will be replaced with a high-tech alternative that improves thermal performance. We will also install digital systems to monitor environmental performance accurately.



What we've learned

If our society is to mitigate the worst effects of climate change, then reaching net zero is imperative. The Crown Estate is proud to play our part in helping the UK reach this goal, but we are open about the challenges we face to get there. There is always more to do, and here we share the lessons we learned in 2024/25.

Better data means better decisions.

Enhanced data availability and quality, as well as accurate progress measurement, are key to enhancing energy efficiency. Through improving building management systems, strengthening relations with customers, tenant farmers, suppliers, operators, communities and other stakeholders, and investing in technology, we can make more impactful, data-driven decisions.

There is no quick fix to future-fitting heritage buildings.

We manage a significant number of historic buildings – many of which are listed – and retrofitting them is a complex process. We invest significantly in a retrofit programme that enables us to future-proof buildings by enhancing energy efficiency and improving structural resilience and integrity, all while maintaining their heritage and cultural significance. The programme also creates local employment and skills development opportunities.

Partnerships are key.

Achieving the nation's net zero goals is a significant challenge and not one any single entity can take on alone. We can use our scale and reach to support collective action, particularly across high-impact supply chains, where we can work with – and fund through mechanisms such as our Supply Chain Accelerator – innovators and solutions that decarbonise our own operations and the agricultural and energy industries the UK relies on.

Behaviour change is vital for progress.

Property occupants, leaseholders and communities can play a big role in helping achieve our climate ambitions. Together with managing agents, we raise awareness of relevant sustainability issues and the actions people can take to increase building efficiency. We also engage farmers through tenancy agreements that promote climate-resilient, regenerative practices.

Different sectors and regions require tailored strategies and locally relevant approaches.

We operate across sectors and in multiple nations with differing policy frameworks. We know decarbonisation presents unique challenges for these distinct areas, and, as such, each requires a tailored approach. We continue to develop and implement sector-specific and science-based mitigation strategies to ensure every part of our portfolio is contributing to our progress towards net zero.

We can navigate complex decisions through our Value Creation Framework.

With sustainability crucial to long-term financial returns, a balanced value creation approach ensures financial and sustainability outcomes work together. We demonstrated this in a recent London development pipeline decision – at St James's Market Phase 2 – where we believed a project could go further on carbon performance but were unsure what 'good performance' would look like. To overcome this, we undertook a voluntary peer review to test alternatives and benchmarked against industry standards. This led to a different decision – one that better integrated net zero ambitions and financial returns – showing sustainability leadership and commercial viability can go hand in hand through thoughtful, evidence-based decision-making.

Looking ahead

As we continue to evolve our net zero approach, we are focused on translating ambition into action. The following priorities are guiding our work over the coming year and into 2026.



Setting sector-specific trajectories

We are developing tailored decarbonisation plans for the sectors we operate in, namely buildings, land, marine aggregates and renewable energy. These plans will translate targets into practical actions, including infrastructure upgrades, procurement changes and operational improvements, aligned to each sector’s emissions profile and potential for impact.



Improving emissions data and reporting

We are strengthening how we measure and report emissions across our operations and supply chains. This includes improving energy data from buildings, the use of AI, expanding engagement with suppliers and customers, and completing a baseline assessment for land-based emissions, including a forest, land and agriculture (FLAG) baseline assessment. Better data will help us make more informed decisions and track progress more effectively.



Exploring carbon removal solutions

To address residual emissions, we are exploring nature-based and technological carbon removal options such as biochar and enhanced rock weathering. We are assessing their feasibility, potential benefits and how they could support national climate goals.

Case study

A transformational partnership

During May 2025, we were pleased to announce a new conditional partnership with Lendlease that will support the development of the UK’s science, innovation and technology space while unlocking new housing.

The partnership will help increase the impact of our strategy and take The Crown Estate’s reach beyond London’s West End into new areas like Greenwich, Haringey and Birmingham’s prominent Smithfield district. With an exciting gross development value of up to £24 billion, the joint venture has the potential to deliver more than 10 million sq ft of science, innovation and technology workspace, over 100,000 jobs and about 26,000 new homes. At the same time, both The Crown Estate and Lendlease are aligned in our mutual aims to drive decarbonisation and regeneration in line with local and regional priorities.



Photo: Lendlease



Working in partnership

We are deepening collaboration with tenant farmers, suppliers, customers and communities to co-develop solutions. This includes supporting energy efficiency, promoting low-carbon materials and logistics, and enabling nature-based approaches to climate adaptation.

We have also developed a Decarbonisation Ideas Hub – a simple, digital suggestion box designed to crowdsource and co-develop innovative solutions that support our net zero goals. The hub will empower our people to submit, shape and deliver impactful solutions to enterprise delivery challenges.



Aligning with best practice

We continue to align our approach with science-based pathways and benchmark our performance against peers. We are monitoring evolving standards and will assess future opportunities for formal alignment.



Developing a net zero transition plan

We will drive action plans aligned with our sector trajectories and report annually on progress through our Annual Report. Our plans will set out clear carbon reduction pathways across our portfolio and outline how climate goals will be embedded into investment decisions, planning and delivery.

Glossary

- 1. 1.5°C-Aligned Target:** A science-based target derived from a scenario in which global average temperature is limited to 1.5°C above pre-industrial levels with no or limited overshoot.
- 2. Adaptation:** Adjustments in ecological, social or economic systems in response to actual or expected climatic stimuli and their effects or impacts.
- 3. Baseline Emissions:** An estimate of GHG emissions, removals or storage associated with a baseline scenario or derived using a performance standard. Used as a reference for measuring emission reductions.
- 4. Blue Carbon:** Carbon captured by living organisms in coastal and marine ecosystems (e.g., mangroves, salt marshes, seagrasses) and stored in biomass and sediments.
- 5. Capital Goods:** Tangible products used by a company to produce goods or services that are not consumed or transformed during the reporting year. Includes buildings, machinery and equipment.
- 6. Carbon Dioxide Equivalent (CO₂e):** A metric measure used to compare emissions from various GHGs based on their global warming potential, expressed as the amount of CO₂ that would have the same warming effect.
- 7. Carbon Footprint:** The total GHG emissions caused directly and indirectly by an individual, organisation, event or product, measured in CO₂e.

- 8. Carbon Offset:** A tradable unit representing one metric tonne of avoided, reduced or removed GHG emissions, purchased and retired for offsetting purposes.
- 9. Carbon Dioxide Removal (CDR):** Anthropogenic activities removing CO₂ from the atmosphere and durably storing it in geological, terrestrial or ocean reservoirs, or in products.
- 10. Circular Economy:** An economic system aimed at eliminating waste and the continual use of resources through reuse, repair, refurbishment and recycling.
- 11. Decarbonisation:** The process by which entities aim to achieve zero fossil carbon existence, typically referring to a reduction of carbon emissions associated with energy use.
- 12. Displaced Emissions:** Represents the carbon dioxide that would have been emitted by traditional power stations to generate electricity in the absence of renewable energy.
- 13. Embodied Emissions:** GHG emissions generated by the manufacturing, transportation, installation, maintenance and disposal of construction materials used in buildings and infrastructure.
- 14. Forest, Land and Agriculture (FLAG):** A designation for sectors, methodologies and targets related to agriculture, forestry and other land use.

- 15. Greenhouse Gases (GHGs):** Gases that absorb and re-emit infrared radiation, trapping heat in Earth’s atmosphere. Includes CO₂, methane (CH₄), nitrous oxide (N₂O) and fluorinated gases.
- 16. Intensity Reduction:** A method of emissions reduction that focuses on lowering the amount of GHG per unit of activity (e.g., per £ revenue, per square metre or per unit of output).
- 17. Mitigation:** A human intervention to reduce emissions or enhance the sinks of GHGs.
- 18. Nature-Based Solutions (NbS):** Actions to protect, sustainably manage and restore natural and modified ecosystems in ways that address societal challenges effectively and adaptively, providing both human wellbeing and biodiversity benefits.
- 19. Net Zero:** A state in which anthropogenic GHG emissions to the atmosphere are balanced by anthropogenic removals over a specified period.
- 20. Offsetting:** Purchasing carbon credits from activities outside of a company’s value chain as a substitute for abating emissions within its value chain.
- 21. Purchased Goods and Services:** All upstream (cradle-to-gate) emissions from the production of goods and services acquired by the reporting company in the reporting year. Includes both tangible goods (e.g., raw materials, office supplies) and intangible services (e.g., consulting, IT support).

- 22. Regenerative Agriculture:** Farming practices that restore soil health, increase biodiversity and sequester carbon, improving ecosystem resilience.
- 23. Renewable Energy:** Energy derived from naturally replenished sources, such as wind, solar and tidal power.
- 24. Residual Emissions:** Emissions that cannot be completely eliminated despite implementing all available mitigation measures.
- 25. Scope 1 Emissions:** Direct GHG emissions from operations owned or controlled by the reporting company.
- 26. Scope 2 Emissions:** Indirect GHG emissions associated with the generation of purchased or acquired electricity, steam, heating or cooling consumed by the reporting company.
- 27. Scope 3 Emissions:** Indirect GHG emissions (other than those covered in Scope 2) that occur in the value chain of the reporting company, including both upstream and downstream emissions.
- 28. Sequestration:** The process of capturing and storing atmospheric carbon dioxide, either biologically (e.g., in forests, soils) or technologically.
- 29. Value Chain:** The full range of activities and stakeholders involved in producing a product or service, from raw materials to end use and disposal.



We are supporting the UK's shift to a low-carbon, energy-secure future, taking joined-up action across land and sea to deliver value for people, nature and the climate.

To learn more about our journey towards net zero, head to the [sustainability section of our website](#).

Get in touch

enquiries@thecrownestate.co.uk

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For our nation's future