

ENV 1010 - Carbon Reduction Plan

1. Commitment to achieving Net Zero

Bellrock Property & Facilities Management Ltd is committed to achieving Net Zero emissions by 2040.

2. Baseline Emissions Footprint

Baseline emissions are a record of the greenhouse gases that have been produced in the past and were produced prior to the introduction of any strategies to reduce emissions. Baseline emissions are the reference point against which emissions reduction can be measured.

Baseline Year: 2020	
Additional Details relating to the Baseline Emissions calculations.	
<p>The baseline emissions are calculated for the calendar year 2020, a year which included significant disruption to the Group's business-as-usual activities as a result of COVID. Given the majority of the Group's carbon emissions relate to vehicle emissions, it is estimated from UK Government Department of Transport journey data that vehicle journeys were 35% lower as a result. As the economy recovers and adjusts to a post-COVID world it is therefore expected that emissions will rise before they fall in subsequent years, as our carbon reduction plans take effect.</p> <p>The 2020 baseline data includes Scope 1 and 2 emissions, and business travel emissions from Scope 3 (category 6).</p> <p>Data related to commuting (scope 3, category 7) has been calculated since the previous report and was calculated pro-rata for 2020.</p> <p>*This has been added to examine the reduction but has not been included in calculations for Carbon Neutrality.</p> <p>Data is not available for categories 4, 5, and 9 which will be added in 2025's data. Any subsequent changes to the Baseline Emissions calculations will be in accordance with the Bellrock Baseline Emissions Recalculation Policy.</p>	
Baseline year emissions:	
EMISSIONS	TOTAL (tCO₂e)
Scope 1	1374.5
Scope 2	36.3
Scope 3 (Category 6)	239.2

Scope 3 (Category 7) For monitoring only See above*	1,873
Total Emissions	1650
Carbon Offset	-1650.0
Net Emissions	0

3. Current Emissions Reporting

2020 was our first year for detailed emissions tracking and reporting. Below are the Current Emissions Reporting, reflecting our emissions for 2023.

Reporting Year: 2023	
FORECAST EMISSIONS	TOTAL (tCO ₂ e)
Scope 1	908
Scope 2	45
Scope 3 (Category 6)	466
Scope 3 (Category 7) For monitoring only See above*	2435
Total Emissions	1419
Carbon Offset	-1591 *
Net Emissions	0

*Retrospective adjustment to scope 1 emissions to accommodate corrected fugitive emissions has resulted in greater carbon offsetting than required.

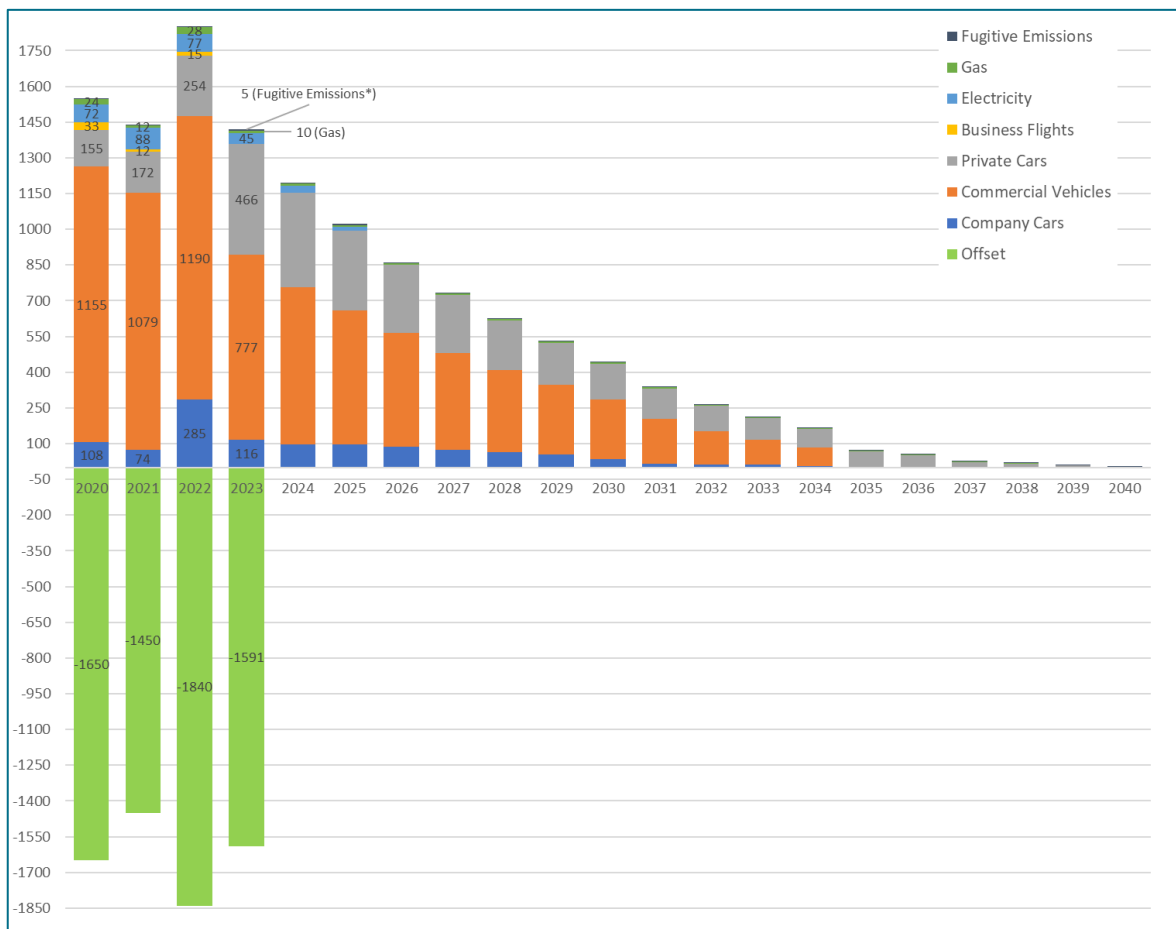
4. Emissions Reduction Targets

In order to continue our progress to achieving Net Zero, we have adopted the following carbon reduction targets.

We project that scope 1 and scope 2 carbon emissions will decrease over the next five years to 700 tCO₂e. This is a reduction of 55% from the baseline year.

The impact of the pandemic has levelled-out and while 2022's figures increased due to transport systems reopening, we are pleased to observe a significant reduction in our 2023 emissions, as normal business is resumed in full and Net Zero improvements take hold. This is despite an 11% rise in headcount from 2022 to 2023.

Figure 1 – Glidepath to Achieve Net Zero Carbon by 2040



*Fugitive emissions (leaks of greenhouse gases, for example from refrigeration and air-conditioning units) were calculated for the first time in 2023 and adjusted back to the baseline year. Group revenue figures were used as the dividing factor.

Figure 1 outlines our glidepath to achieve Net Zero Carbon by 2040 (tCO₂e) and displays carbon offsetting. 2023 shows a decrease in tCO₂e emissions due to:

- A reduction in business travel requirements in 2023 compared to 2022 due to changes in project locations. Projects shifted from Scotland, the Isle of Wight and Cornwall, to Midlands based work in 2023.
- Further energy improvement projects and changes in business behaviours. See Section 5 below.

5. Carbon Reduction Projects

- Changes in business behaviours such as increased teleconferencing and virtual meetings have led to a reduction in travel related emissions.
- The ongoing roll out of Lightfoot telematics across the commercial fleet to better understand and drive improvements in vehicle use and fuel economy.
- Modelling of commercial vehicle fleet to identify opportunities for electric vehicle swap, which has led to us gradually replacing petrol/diesel vehicles with electric vans.
- Within our office buildings there are also energy efficiency actions with the installation of new equipment to decrease energy consumption and the use of fossil fuels. For example, three office locations have been upgraded from original lighting systems to LED lighting connected to occupancy sensors to reduce overall energy consumption.
- Replacement of heating boilers with condensing boilers in one location. In the coming year we are conducting audits across all our office locations as part of the ESOS requirements which will identify further actions and investment opportunities to continue our drive to Net Zero.
- Transition to a new company car policy to encourage the move to EV's. Addition of a wider range of Electric Vehicle options to company car list. We are also entirely removing petrol/diesel vehicles from the company car list in 2024 to encourage uptake of EVs, PHEVs and hybrids.

Our five-year plan (2020 – 2025) contains a number of initiatives to reduce tCO₂e emissions across scopes 1, 2 and 3, in addition to measures to improve the accuracy of our emissions reporting and forecasting. These include:

- Installation of EV charging points at head office locations.
- Continue swap-out of fossil fuel vehicles for Electric Vehicle equivalents as identified in modelling, and in line with our new 2024 fleet provider.
- Continued conversion of company cars to electric vehicles as electric vehicle capability and availability increases.
- Switch to green electricity in buildings where Bellrock is directly responsible for energy procurement.
- Improved accuracy and reporting of building emissions in landlord-managed office locations.

6. Carbon Neutral Status

To achieve carbon neutral status in 2023 the company has offset its Scope 1 and 2 emissions, equating to 1591 tCO₂e. It has selected three offsetting projects using a company who specialise in providing high-quality carbon credits, verified by remote sensing.

The projects selected are listed below:

<p>Project Name:</p> <p>Project Type:</p> <p>Project Overview:</p> <p>Number of Credits:</p>	<p>Borneo Peatlands, Indonesia</p> <p>Avoided Planned Deforestation</p> <p>This conservation project protects irrecoverable carbon in one of the planet's largest remaining peat swamp forests. The Borneo Peatlands project is one of the largest intact peat swamp forests in Indonesia and can store up to 20X more carbon than a typical forest. This rare piece of land is at significant risk of conversion to industrial timber plantations, as well as illegal deforestation for pulpwood. The project seeks to collaborate with local communities to protect and restore this critical ecosystem through education, alternative livelihood financing, and robust monitoring regimes.</p> <p>750</p>	
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<p>Verra Registry Link:</p>	<p>https://registry.verra.org/app/projectDetail/VCS/1477</p>	
<p>Project Name:</p> <p>Project Type:</p> <p>Project Overview:</p> <p>Number of Credits:</p> <p>Verra Registry Link:</p>	<p>Delta Mangroves, Pakistan</p> <p>Afforestation, Reforestation, and Revegetation</p> <p>The project is designed to promote climate change mitigation and adaptation, conserve and maintain biodiversity, improve livelihoods of local communities, ensure coastal areas protection and create alternative livelihoods. This a 60-years project renewable for up to 100 years and is being implemented over an area of 350,000 ha in the Districts of Thatta and Sujawal in the Indus Delta Area, Sindh Province, Pakistan. The project will deliver GHG removals through afforestation/ reforestation/ revegetation of 226,000 ha of degraded Tidal wetlands.</p> <p>495</p> <p>https://registry.verra.org/app/projectDetail/VCS/2250</p>	 
<p>Project Name:</p> <p>Project Type:</p> <p>Project Overview:</p> <p>Number of Credits:</p> <p>Verra Registry Link:</p>	<p>Manoa, Brazil</p> <p>Avoided Planned Deforestation</p> <p>The Southern Brazilian state of Rondônia, where this project is located, has experienced one of the highest rates of deforestation in the Amazon due to large-scale operations to clear large tracts of forests for beef and soy commodities. Manoa Farm has been under threat of this agricultural conversion and timber theft. In 2013, Manoa was established as a REDD+ carbon project with a 30-year crediting period in order to preserve the forest. Some of the primary project activities include sustainable forest management practices, satellite and on-the-ground monitoring to patrol and contain invasions, environmental education for local communities and partnerships with research institutions to monitor forest management impacts and study endemic species.</p> <p>436</p> <p>https://registry.verra.org/app/projectDetail/VCS/1571</p>	 

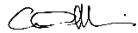
6. Declaration and Sign Off

This Carbon Reduction Plan has been completed in accordance with PPN 06/21 and associated guidance, and the reporting standard for Carbon Reduction Plans.

Emissions have been reported and recorded in accordance with the published reporting standard for Carbon Reduction Plans and the GHG Reporting Protocol corporate standardⁱ and uses the appropriate Government emission conversion factors for greenhouse gas company reportingⁱⁱ. Scope 1 and Scope 2 emissions have been reported in accordance with SECR requirements, and the required subset of Scope 3 emissions have been reported in accordance with the published reporting standard for Carbon Reduction Plans and the Corporate Value Chain (Scope 3) Standardⁱⁱⁱ.

This Carbon Reduction Plan has been reviewed and signed off by the board of directors.

Signed on behalf of Bellrock Property & Facilities Management Ltd



Carlo Alloni, CEO

14th October 2024

ⁱ <https://ghgprotocol.org/corporate-standard>

ⁱⁱ <https://www.gov.uk/government/collections/government-conversion-factors-for-company-reporting>

ⁱⁱⁱ <https://ghgprotocol.org/standards/scope-3-standard>