

CARBON REDUCTION REPORT

Stoford's In-House Commitment

Every person has an impact on climate change. Because of this, Stoford believe that they have a responsibility towards the global goals of reducing our carbon footprint. To help us achieve this, we are ISO14001 certified, and are committed to maintaining this certification.

To do this, we need to reduce our carbon emitting activities and increase our corporate social responsibility commitment each year. We are actively audited on carbon data, as well as reporting our contribution to society in terms of employment, work placements, apprenticeships, volunteering, charity donations and procurement, and encourage all our employees to work together to achieve these targets.

When working with our local communities, we believe that being more sustainable is not just about tangible solutions. Our influence on our communities can have a significant impact on people's lives. We engage in several diverse ways, through both charitable donations and through volunteering our time.

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: 2019-2020	
Additional Details relating to the Baseline Emissions calculations.	
Baseline Emissions were not reported on prior to 2019. Q2 2019 saw us move to a new office location, and as owner occupiers this has allowed us to undertake specific carbon reduction methods, for example the installation of PV panels to roof.	
Reporting is for Stoford Properties premises, located at 26-28 Ludgate Hill, Birmingham, B3 1DX. Reports are carried out by an accredited body (Planet Mark)	
Baseline year emissions:	
EMISSIONS	TOTAL (tCO₂e)
Scope 1	6.0 (Natural Gas)
Scope 2	6.9 (Electricity – Location Based)
Scope 3 (Included Sources)	22.3 (Waste, travel, paper use, T&D losses, homeworking) Waste (0.1), Travel (20.9), Procurement (0.3)
Total Emissions	35.2 (2.2 per employee)

Current Emissions Reporting

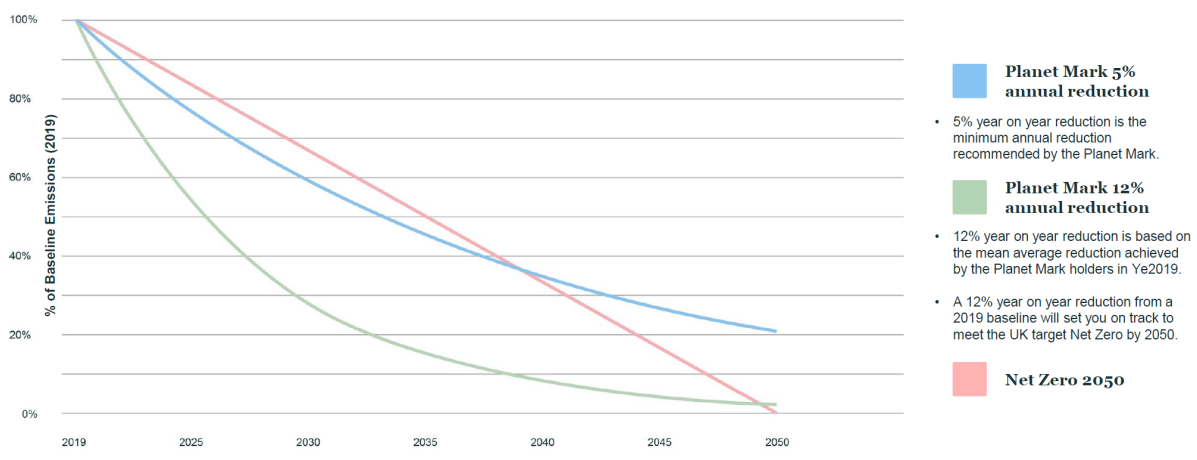
Reporting Year: 2022-2023	
EMISSIONS	TOTAL (tCO ₂ e)
Scope 1	1.8 (Natural Gas)
Scope 2	4.7 (Electricity – Location Based)
Scope 3 (Included Sources)	32.1 (Waste, travel, procurement, T&D losses, homeworking) Waste (0.1), Travel (31.9), Procurement (0.1)
Total Emissions	39.1 (1.9 per employee)

Emissions reduction targets

Stoford has set itself a minimum annual reduction target of 5% which as shown by the blue line on the graph below will reduce emissions by 80% at 2050. It is recognised that the 5% year on year target will not deliver the 100% reduction by 2050 and falls below the linear target depicted by the red line on the graph below. As such Stoford will be looking for one off reductions from around 2038 using future technologies and / or offsetting in order to achieve the 100% target by 2050.

We have adopted a minimum carbon reduction target for Year 2022–2023 as follows:-

	%	tCO ₂ e
Total Carbon Reduction	5	0.9
Carbon Reduction – Per Employee	5	0.05



Carbon Reduction Projects

Completed Initiatives

Stoford purchased their own office premises during 2018. The age and condition of the building meant a full strip out to shell and refit was required, and we took this opportunity to install features to minimise the environmental impact of a working office. These included:

- Replacement of single-glazed windows with double-glazing, in keeping with the existing street style.
- LED and PIR controlled lighting.
- Installation of PV roof panels, including battery storage.
- Low flush toilets fitted throughout.
- Installation of A rated appliances.
- Heating and cooling is controlled and timed so that it is only on when needed.

Stoford have reduced its pool cars from 2 diesel engine cars to 1 hybrid car. We procure office supplies with the lowest environmental impact, for example biodegradable waste bags and environmentally safe detergents, and ensure paper procurement is only from an FSC Certified supply. Staff are encouraged to make journeys via more sustainable methods than driving, or to choose virtual meetings and working from home, where possible.

Stoford are proud to continue to be ISO14001 certified, and continue to work on our carbon reduction, year on year. We are proud that our first “Planet Mark Certified” building was delivered for an occupier in February 2023, and we look forward to more occupiers taking part in the scheme.

Future Initiatives

We are keen to move energy providers to a more sustainable supplier, however given the continued uncertainty in the energy markets, we have not been able to take any actions towards this. This remains to be reviewed and is targeted for action as soon as reasonably practicable.

Going forward, we believe that new technologies will become available for sustainable solutions which will hasten the increase of carbon reduction, achieving the global goals of carbon footprint reduction.

This Carbon Reduction Plan has been completed in accordance with PPN 06/21 and associated guidance and 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 standard¹ and uses the appropriate Government emission conversion factors for greenhouse gas company reporting².

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) Standard³.


¹<https://ghgprotocol.org/corporate-standard>

²<https://www.gov.uk/government/collections/government-conversion-factors-for-company-reporting>

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

STOFORD

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

Signed: 

Dated: **30 November 2023**