

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 meet net zero by 2050 targets, we need to reduce our carbon emitting activities and increase our corporate social responsibility commitment each year.

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. This report was 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: 2024-2025	
EMISSIONS	TOTAL (tCO₂e)
Scope 1	6.68 (Natural Gas, Fleet Travel, Refrigerants)
Scope 2	5.25 (Electricity – Location Based)
Scope 3 (Included Sources)	7.93 (Water, Waste, Travel, Procurement, T&D losses, Homeworking) Water (0.4), Waste (0.1), Travel (7.32), Procurement (0.26)
Total Emissions	19.86 (0.95 per employee)

Emissions reduction targets

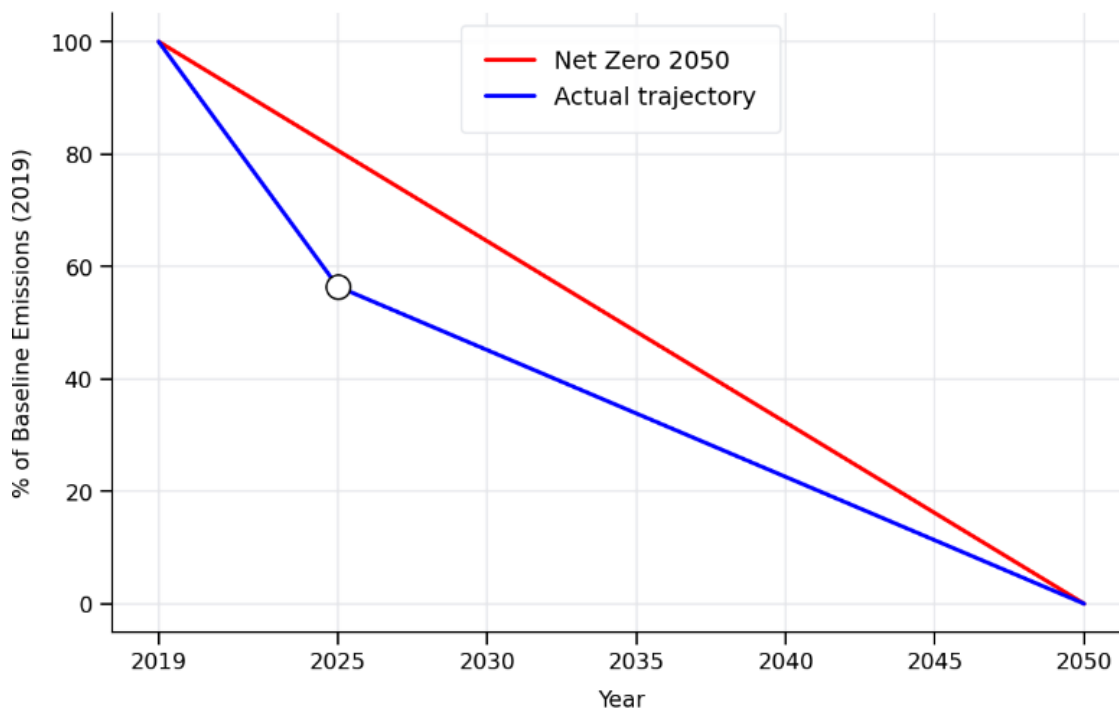
Overall our core operational emissions have decreased significantly from baseline, with us achieving a strong reduction in Scope 3 emissions. This is due in part to some travel now falling under Scope 1 emissions, following on from a company EV initiative, available to staff members. Business travel remains the dominant Scope 3 contributor however this is to be expected due to the nature of the business. We expect that over the coming years more of the grey fleet will be replaced with electric vehicles, which will see further reductions in our emissions.

We are on target to reduce our emissions by 2050 as evidenced by the graph shown overleaf should we stay on this trajectory. We have adopted a minimum carbon reduction target for Year 2025–2026 as follows:-

	%	tCO₂e
Total Carbon Reduction	5	0.99
Carbon Reduction – Per Employee	5	0.90

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Carbon Reduction Pathway to Net Zero 2050



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.

The company no longer has any diesel engines in fleet, having transitioned to hybrid and electric fleet vehicles.

We continue to 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 with the majority of paper used being from recycled stock. We continue to encourage staff to make journeys via more sustainable methods than driving or to choose virtual meetings where possible.

Due to the nature of Stoford's business, travel emissions have historically been the biggest form of emissions generated. Car travel across the country is unavoidable and with many new sites being located out of town, rail travel is not always a viable alternative. Project meetings must be held on

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site to assess the status of ongoing schemes; we have however seen marked decreases in travel emissions with the increased numbers of fleet EV's now used.

When the contract to supply the office with electricity expired we took the opportunity to procure a greener supplier who supplied power from renewable sources. In addition, we have taken steps to limit the amount of gas used by taking simple steps such as turning radiators lower.

Stoford are proud to continue to be ISO14001 certified, and continue to work on our carbon reduction, year on year.

Future Initiatives

We believe that with the improved access and availability of EV charging hubs and points, more of the Company's grey fleet will, over time, switch to electric over petrol or diesel fuels.

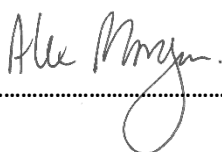
Going forward, we believe that new technologies will become available for sustainable solutions which will hasten the increase of carbon reduction, achieving the global goals of carbon footprint reduction.

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.

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


Signed:

Dated: 27 November 2025

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>