



**SLC Property**

# Carbon Reduction Plan

**SLC-DOC-037P**

Sable Leigh Property Limited

CO<sub>2</sub>



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# Document Control

## Version Control

Version No.	Date	Created/Modified by	Notes
V.0.1	20.11.2024	Mark Finney	Initial draft

## Approvals

Version No.	Name of approver	Title & organisation	Date
V.0.1	Russell Mills	Managing Director – Sable Leigh Property	23/04/2025

## 1. Introduction

Climate change is no longer a distant threat – it's happening now. Rising sea levels, extreme weather and widespread wildfires are clear signs that our planet is under strain. Scientists agree that without meaningful action, the impact on our environment, economy, and way of life will be severe.

The 2015 Paris Agreement set a global goal to limit temperature rises, but urgent action is needed. The UK government has committed to reaching net zero emissions by 2050, and as a business, we must play our part.

**Sable Leigh Property Limited recognises the urgent need for positive action and is committed to achieving net zero by 2040. This plan sets out our baseline and our approach to achieving this.**



## 2. Relevant Legislation & Guidance

Our Carbon Reduction Plan is written with acknowledgment of the context in which we operate, framed by relevant legislation and government guidance. This plan, our Environmental Policy, and our general approach are informed by the following UK law and best practice. The plan shall be reviewed when new guidance or legislation is released and during the evolution of the business; we will be mindful that a change in our activities may result in additional requirements.

### 2.1 Legislation

#### **Environment Act 2021**

This aims to improve air and water quality, tackle waste, improve biodiversity and make other environmental improvements. The Planning Bill mandates the delivery of a minimum of 10% Biodiversity Net Gain in new developments, 30-year management plans and a system of biodiversity credits both on and off site.

#### **Social Value Act 2012**

Public sector commissioners are required to consider how they could improve the economic, environmental and social wellbeing of their local area through procurement.

#### **Climate Change Act 2008**

Set in law, emissions in England must be reduced by 78% by 2035, compared to 1990 levels.

### 2.2 Government Policy and Best Practice

#### **Procurement Policy Note 06/20**

Taking account of social value when awarding Central Government contracts.

#### **Carbon Reduction Procurement Policy Note 06/21**

Carbon reduction plans are required for every procurement over £5m.

## **Construction Playbook V2**

Procurement guidance which introduces and strongly recommends Whole Life Carbon assessments, which, having been discussed in parliament in 2022/23, is expected to be mandated in the medium-term.

## **Carbon Reduction Code for the Built Environment**

A construction industry code of practice, mapping and connecting a number of disparate initiatives into a universal framework for carbon reduction. There are three levels of commitment, allowing organisations to be either a pledger, a signatory or a champion.

## 3 Baseline Emissions

Baseline emissions refer to the historical record of greenhouse gases emitted before the implementation of any emission reduction strategies. This serves as the benchmark for measuring future emission reductions. The year 2024 marked the first instance where we compiled a comprehensive Greenhouse Gas (GHG) inventory, a requirement for compliance with PPN 06/21. Prior to this, Sable Leigh Property limited had not established a baseline for emissions.

### 3.1 Scope 1, 2 & 3

**Scope 1** – These “direct emissions” are from sources that are owned/controlled by Sable Leigh Property limited.

**Scope 2** – Scope 2 emissions are the emissions released into the atmosphere from the use of purchased energy. These are called “indirect emissions” because the actual emissions are generated at another facility such as a power station.

**Scope 3** – Scope 3 emissions include all other indirect emissions that occur across the value chain and are outside of Sable Leigh Property limited’s direct control.

### 3.2 Greenhouse Gas (GHG) Inventory

Our baseline greenhouse gas (GHG) inventory is in line with the GHG Protocol. This has allowed us to fully understand our emissions and which are our most carbon intensive activities (our ‘carbon hotspots’). We have been able to use this GHG inventory to recognise our risks and identify opportunities to reduce them.

### 3.3 How we calculated our emissions

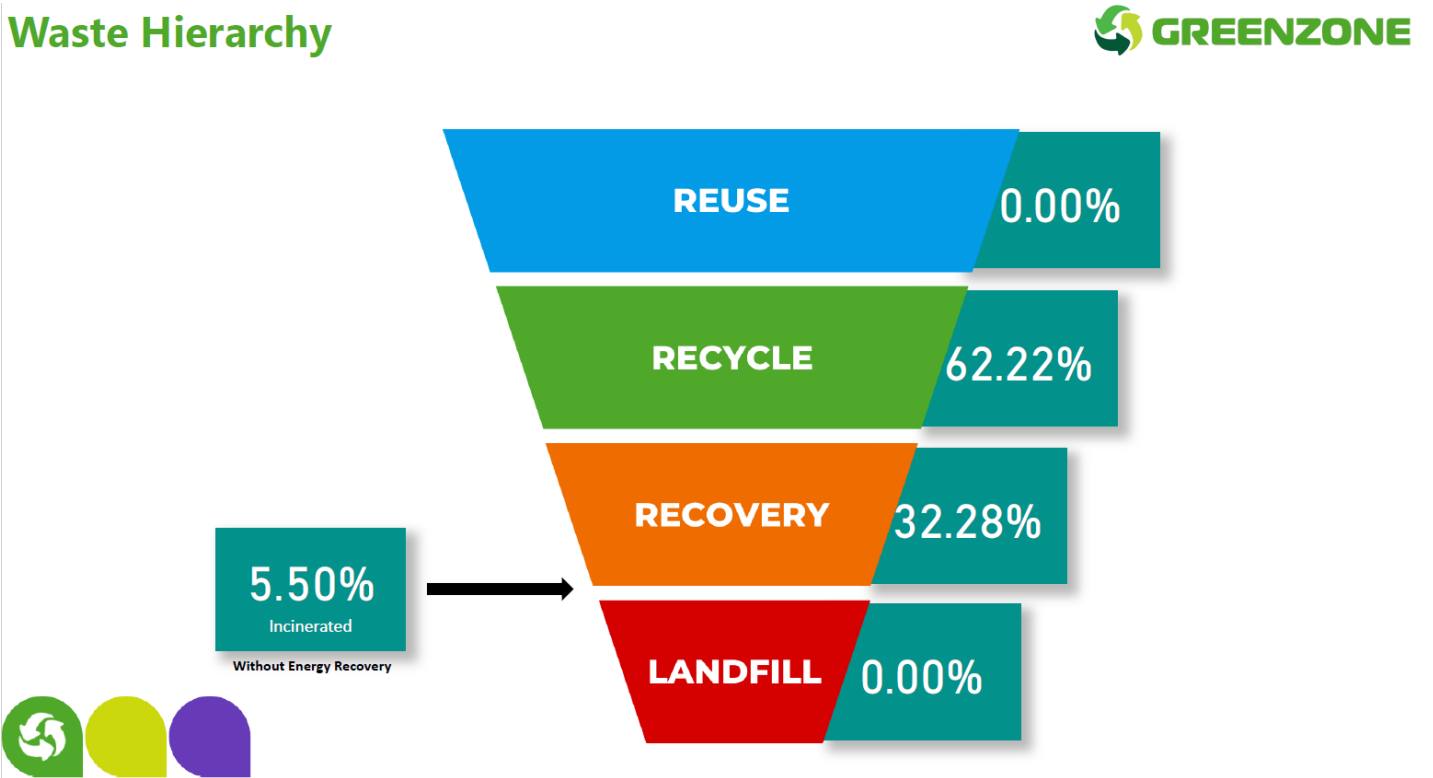
Our main offices are based within the Brindleyplace complex in Birmingham and form part of a shared building with various other businesses. Our lease with Brindleyplace is ‘full service’ meaning that we do not purchase utilities or deal with waste directly. We also have various satellite offices and work from home arrangements in place.

It is important to note that our utilities are precise figures as meter readings taken by our landlord and provided to SLC. However, waste is currently dealt with as a whole for the building. Working with Greenzone, we have used an agreed percentage of 4%. This is based on office footprint and staff numbers. Sable Leigh Property limited shares office

space with our sister company SLC, and as such, based on staff numbers, the split is 90.4% for SLC and 9.6% for Sable Leigh Property limited.

3.4 Our Waste Hierarchy

As detailed, our waste forms 4% of the Greenzone waste. Brindleyplace have reported that 5.5% of waste is incinerated, the rest is either recovered or recycled. We understand that Brindleyplace are aiming to increase the amount of reused waste and have a number of initiatives around the site to make that happen.





## 4 Baseline Emissions

We have assessed our emissions to year December 2024, this will then be annually tracked to ensure that our emissions are reducing year on year in line with our targets.

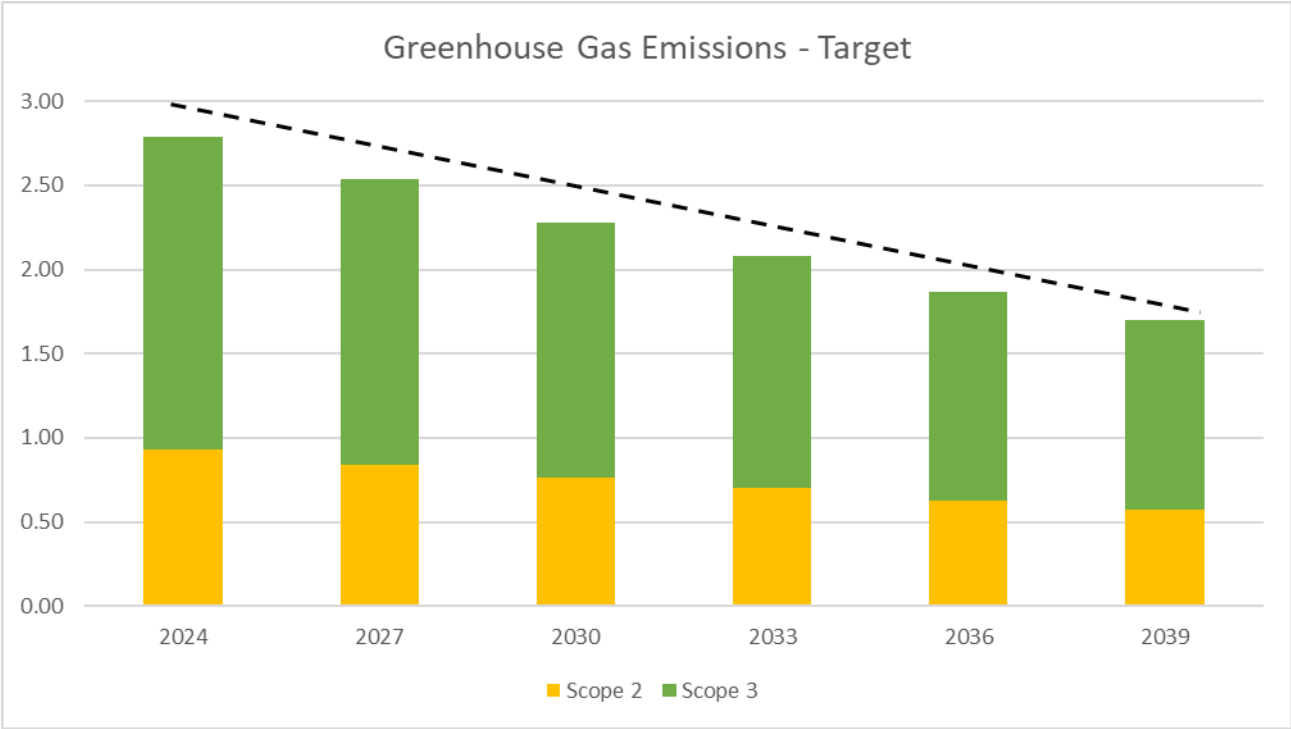
Emissions	Total (tCO <sub>2</sub> e)
Scope 1	0.00
Scope 2	1.01
Scope 3 includes business travel and office waste	2.44
Purchased Goods & Services	0.0
Capital Goods	0.0
Fuel & Energy related activities	2.12
Upstream transportation & distribution	0.0
Waste generated in Operations	0.32
TOTAL EMISSIONS	3.45 (tonnes CO <sub>2</sub> e)

# 5 Targets

Sable Leigh Property limited is planning to grow in employee numbers with additional office locations starting with Manchester and possible other areas including Leeds or Sheffield. In addition, we are developing an Irish presence that means without action we will be increasing our carbon emissions due to additional office presence and travel.

Measurement of our carbon is also proposed to be more accurate in future years assessing other areas that are currently excluded.

Our Carbon Emissions are already low, however, we are committed to becoming Net Zero before 2040 and have set emission reduction targets accordingly.



## 6 Carbon Reduction

The below outlines our activities to reduce our carbon emissions.

- We continued to promote and utilise video/audio conferencing (Microsoft Teams) to reduce our business travel where appropriate.
- We will improve our overall Carbon Data recording to ensure that tangible data is available.
- We will continue to encourage our people to make responsible and sustainable travel decisions including reviewing the use of offsetting for air travel.
- We continue to work closely with our current landlord to encourage investment in lower consumption equipment and a switch to renewable energy sources.
- We will continue to work with our current landlord and their waste management partners to ensure that we send zero waste to landfill.
- We will continue to work closely with our current landlord to ensure that we recycle responsibly and ensure that zero waste goes to landfill.
- Where we require additional office presence, we will investigate their approach to carbon reduction and align this with our own plans prior to agreeing a lease.
- We will continue to champion our 'Reduce, Re-use, Recycle' campaign.
- We will continue to encourage our staff and associates to use public transport where possible.
- We will continue to encourage our staff to use our electric vehicle scheme.
- We aim to be audited externally by 2028 to verify our Carbon Reduction Activities.

This Carbon Reduction Plan has been completed in accordance with PPN 006 and associated guidance and reporting standard for Carbon Reduction Plans.

Emissions have been recorded in accordance with the published reporting standard for Carbon Reduction Plans and the GHG Reporting Protocol corporate standard[1] and uses the appropriate Government emission conversion factors for greenhouse gas company reporting[2].

Scope 1 and Scope 2 emissions have been recorded in accordance with SECR requirements, and the required subset of Scope 3 emissions have been recorded in accordance with the published reporting standard for Carbon Reduction Plans and the Corporate Value Chain (Scope 3) Standard[3].

This Carbon Reduction Plan has been reviewed and signed off by the board of directors (or equivalent management body).



Russell Mills  
Managing Director  
Sable Leigh Property limited  
23<sup>rd</sup> April 2025