

# Carbon Reduction Plan

Supplier name: Wates Property Services Limited

Publication Date: 27<sup>th</sup> June 2024

# About Wates Group

The Wates Group, established in 1897, is the UK's leading family-owned development, building and property maintenance company. We employ over 4,300 people and work with a wide range of public and private sector customers and partners. At Wates Group, we are committed to reimagining places for people to thrive by engaging with our customers, supply chain partners and the communities we serve. We are driven by our shared purpose and three enduring promises to ensure thriving places, people and planet.

In 2022 we won the Queen's Award for Enterprise in the Sustainable Development category, making it the third time we have received the award.

## About Wates Property Services Ltd.

Wates Property Services (WPS) is a wholly owned subsidiary of Wates Group Ltd. WPS consists of three business units: Wates Living Space, Wates Smartspace and Wates FM. For the purposes of the Carbon Reduction Plan greenhouse gas emissions for Wates Living Space and Wates FM are included under Wates Property Services, whereas Wates Smart Space activities are covered by the carbon reduction plan for Wates Construction Limited.

## About Wates Living Space

Wates Living Space is a leading national provider of planned and responsive maintenance services in the UK housing sector. We support the regeneration of disadvantaged communities by providing a broad range of services including fire safety works for local authorities and housing association partners. We tailor our service offer to meet the strategic needs of individual customers, focusing on the areas that matter most to them. This includes delivering value for money, exceptional customer service and [investing in the communities where we work](#). The market-leading service that we deliver for our local authority & housing association partners is supported by a dedicated team of highly trained operatives and [Resident Liaison Officers](#). We bring a wealth of local knowledge and expertise and ensure that the needs of each resident are at the heart of everything we do. Visit Living Space at: [www.wates.co.uk/livingspace](http://www.wates.co.uk/livingspace)

## About Wates FM

Wates FM is one of the UK's leading providers of planned and responsive maintenance and facilities management services for both public and private sectors. Working with over 52 customers across a range of industries and environments, nationwide, we use our engineering and technical excellence to deliver hard and integrated FM services; planned and reactive maintenance solutions to single and multi-site operations.

Our teams have a proven track record of delivering on our commitments, using innovative approaches for our customers, such as new sustainable technologies or whole-life FM solutions to generate better return on investment. Visit FM at: <https://www.wates.co.uk/services/facilities-management/>

# Commitment to achieving Net Zero

As part of Wates Group Ltd, Wates Property Services Ltd is committed to achieving carbon neutrality for its Scope 1 and 2 emissions by the end of 2025 and Net Zero emissions by the end of 2045.

Wates Property Services Ltd is committed to protecting the environment by demonstrating high standards of environmental responsibility in all our operations and minimising the environmental impacts associated with our activities and services. The whole of Wates Group is also committed to the long-term sustainability of the built environment and has set a near-term science-based target that was externally validated by Science Based Target Initiative (SBTi) in October 2022. This was followed by our long-term Net-Zero carbon target validated target in 2023. The targets are as follows:

- Wates Group commits to reduce absolute Scope 1 and Scope 2 GHG emissions by 46.2% by 2030 from a 2019 base year.
- Wates Group commits that 89% of our suppliers by emissions covering purchased goods and services, will have science-based targets by 2027.
- Wates Group commits to reduce absolute scope 1 and 2 GHG emissions 90% by 2045 from a 2019 base year & reduce absolute scope 3 GHG emissions 90% by same time frame.

The target boundary includes land-related emissions and removals from bioenergy feedstocks.

## 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 Year: 2019
Additional Details relating to the Baseline Emissions calculations.
<p>Wates Property Services is a bidding entity which is a wholly owned subsidiary of Wates Group Limited. Wates Group Limited collects and reports carbon emissions at a group level based on an operational control boundary as defined by the Greenhouse Gas Protocol. The baseline emissions data set out in this carbon reduction plan have been approximated by apportioning emissions based on the bidding entity and its share of Wates Group Limited total revenue. The baseline waste data reporting represents waste removed by waste contractors directly employed by Wates Group bidding entities and excludes waste removed by third parties employed through subcontractors and Logistic Work Packages. Scope 3 transportation figures have been estimated based on available financial figures. Employee commuting figure has been estimated using the Quantis tool, as recommended by the GHG protocol.</p> <p>We continually review our greenhouse gas emissions data to improve data quality and reporting. In the case that we identify any material changes, we may recalculate the data in the future.</p>

Baseline year emissions: 2019	
Emissions	TOTAL (tCO <sub>2</sub> e)
Scope 1	714
Scope 2 (Market based)	194
Scope 3 (Included Sources)	Upstream Transport: 270 Waste: 10 Business Travel: 395 Employee Commuting: 494 Downstream Transport: 0* <b>Total Scope 3: 1,168</b> *Downstream Transport is not applicable to Wates Construction Limited as we did not sell products that were transported or distributed to the end consumer during the reporting year.
Total Emissions	2,076

## Current Emissions Reporting

Reporting Year: 2023	
Emissions	TOTAL (tCO <sub>2</sub> e)
Scope 1	2,977
Scope 2 (Market based)	38
Scope 3 (Included Sources)	Upstream Transport: 630 Waste: 29 Business Travel: 530 Employee Commuting: 181 Downstream Transport: 0* <b>Total Scope 3: 1,370</b>

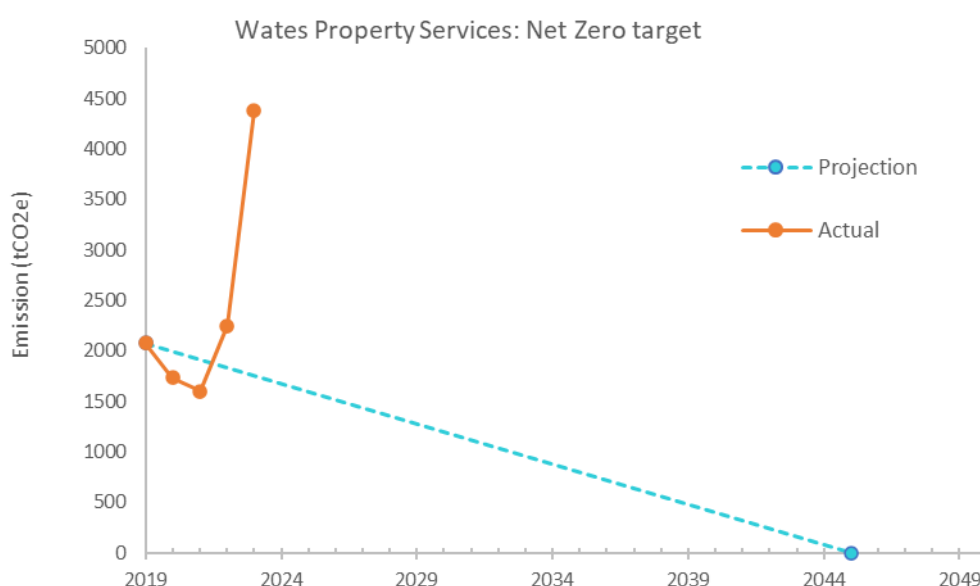
	*Downstream Transport is not applicable to Wates Construction Limited as it did not sell products that were transported or distributed to the end consumer during the reporting year.
Total Emissions	4,385

The Quantis tool used for calculating employee commuting has been retired, therefore we have changed to using the UK Department for Transport's modal comparisons TSGB01 statistical data set for calculating employee commuting.

# Emissions Reduction Targets

Wates Group commits to achieve Net Zero by the end of 2045. The targets will be set in line with the reduction pathways for limiting global temperature rise to 1.5°C. We have set near-term science-based targets, which have been validated by the SBTi. This requires us to reduce our scope 1 and 2 emission by 46.2% by the end of 2030. For targets covering scope 3 emissions, Wates Group also commits that 89% of its suppliers by emissions covering purchased goods and services, will have science-based targets by the end of 2027.

Wates Property Services comprises 16% of Wates Group by turnover. The progress against Net Zero target for Wates Property Services by the end of 2045 can be seen in the graph below.



## Carbon Reduction Projects

### Completed Carbon Reduction Initiatives

The following environmental management measures and projects have been completed or implemented since the 2019 baseline and will be in effect when performing the contract.

The carbon emission change between 2019 to 2023 equates to 2,309 tCO<sub>2</sub>e, an 111% increase against the baseline. This is due to significant expansion of the business organically and geographically between the baseline year of 2019 and current reporting year, with larger commercial van fleet and increased business travel. This is despite a turnover increase of 180% for the bidding entity.

To reduce carbon, we undertook the following carbon reduction initiatives outlined below, despite a significant increase in business turnover.

No	Emission Reduction Initiative	Action	Completion Date
1	Environmental Management System	In 2023 Wates environmental management system underwent a successful surveillance audit against ISO 14001:2015	2023
2	Renewable Electricity	91.3% of the electricity supplied was sourced from renewable energy tariffs backed by REGOs	2023
3	External Assurance	In early 2024, The Carbon Trust was engaged to undertake limited assurance of Wates Group Ltd's 2023 Scope 1, 2 and selected Scope 3 emissions (for waste and business travel), using the international standard ISO 14064-3. The Carbon Trust's full statement is available at: <a href="https://www.wates.co.uk/wp-content/uploads/2024/05/Wates-Verification-Statement.pdf">https://www.wates.co.uk/wp-content/uploads/2024/05/Wates-Verification-Statement.pdf</a> To reach its opinion, the Carbon Trust undertook a range of procedures over the GHG data. A summary of this work is included within its assurance opinion.	2024
4	Long-term Net Zero Science-Based Target	Set Long term Net Zero science-based targets for Scope 1, 2 & 3 carbon emissions	2023
5	Engage with supply chain to set science-based targets	Run workshops with the Supply Chain Sustainability School to set science-based targets and report on their carbon emissions.	2023
6	Establish a technical excellence centre	Establish a technical excellence centre to drive carbon reductions on our construction projects	2023
7	Trial tools to measure Scope 3 emissions data	Trial different approaches to capture category 1 Scope 3 data to allow more accurate reporting and benchmarking.	2023
8	Energy profiling	Develop an energy profiler to accurately forecast our power needs on projects and drive carbon reductions.	2023
9	Launch updated company car scheme	All new company cars to be electric. Older fossil-fuel powered vehicles will be phased out as their leases expire.	2023
10	Launch a new salary sacrifice scheme for EVs and PHEVs	Staff will be able to sacrifice part of their salary before tax to lease electric or plugin hybrid electric vehicles making these more affordable and reducing grey fleet emissions.	2023

No	Emission Reduction Initiative	Action	Completion Date
11	Replace supervisor diesel vans with electric	We replaced 45 diesel vans used by supervisors with electric cars	2023

In the future we intend to implement further measures such as:

No	Emission Reduction Opportunity	Action	Target Date
1	Develop a sustainable procurement policy to drive emission reductions	Produce a sustainable procurement policy that will drive emissions reductions through our procurement processes.	2024
2	Engage with selected supply chain partners to set science-based targets	Run dedicated workshops with select top spend supply chain partners to set science-based targets and report on their carbon emissions.	2024
3	'Glass Forever' closed-loop recovery and remanufacturing scheme	Pilot a closed-loop glass recovery scheme to reduce scope 3 emissions. Every tonne of glass recycled has the potential to avoid the extraction of 1.2 tonnes of virgin raw materials and save 700kgs of CO2 being generated from production processes.	2024
4	Use materials with lower embodied carbon	Determine most carbon intensive materials and work with consultant partners at design phase to consider alternatives.	2024
5	100 % Renewable Electricity	Purchase all electricity used by the Group from renewable sources.	2025
6	100% of electric plant or other zero carbon technology	Eliminate use of diesel for all plant across the Group. This is dependent on suppliers offering alternative equipment and bringing these to market. At present, we are maximising the use of grid connections to minimise the need for diesel generators. We are also taking steps to reduce diesel consumption on our projects through more efficient plant and site mobilisation process	2030
7	Transition the entire van fleet to low- or zero-carbon vehicles.	Transition the groups entire van fleet to low- or zero-carbon vehicles. This is dependent on the availability of electric charging infrastructure and the range and availability of new electric vans. Waiting times can exceed 1 year.	2030



# Declaration and Sign Off

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 standard<sup>1</sup> and uses the appropriate Government emission conversion factors for greenhouse gas company reporting<sup>2</sup>.

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) Standard<sup>3</sup>.

This Carbon Reduction Plan has been reviewed and signed off by the Group Sustainability Director, Cressida Curtis, on behalf of the board of directors.

*Signed on behalf of the Supplier:*



Date: 27<sup>th</sup> June 2024

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

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

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