



# Carbon Reduction Plan

**Supplier name: Wates Residential**

**Publication Date: 1 June 2026**

Reimagining places  
for people to thrive

**Wates**  
Residential

# About Wates Group

Established in 1897, we are one of the UK's leading family-owned development, building and property maintenance companies. In 2025, we generated £29.2m in statutory profit before tax from a turnover of £2.56bn, working with a wide range of public and private-sector customers and partners. With 6,000 employees and now in our fourth generation of family ownership, we're committed to the long-term sustainability of the built environment and to making our industry more inclusive and representative of the communities we work in. We are an Investors in People Gold-accredited company, driven by our purpose of reimagining places for people to thrive. [Wates.co.uk](https://www.wates.co.uk)

## About Wates Residential

Wates Residential is a leading housing developer and contractor, specialising in urban regeneration across London, the South of England and Wales. In 2025, the business generated £321.4m in turnover and secured a forward order book of £2.2bn. With a team of over 370 people, Wates Residential partners with local authorities, housing associations and investment partners to deliver high quality homes for both private sale and affordable tenures, creating places that stand the test of time and communities where people thrive.

The scope of this report covers all of the operations under the Wates Residential business unit or brand. Previously, Wates Residential project contracts were signed under the Wates Construction Limited business entity. In future, contracts will be predominantly signed with either of two companies held under Wates Residential Limited. A description of these businesses is presented below.

## About Wates Residential Limited and associated companies

Wates Residential Limited is the holding company of Wates Residential Construction Limited and Wates Residential Development Limited.

### Wates Residential Construction Limited

Wates Residential Construction is a main contractor, specialising in building affordable residential buildings for local authority, housing association, other public body clients and the Wates Residential Development Limited group company. Contracts are therefore signed with Wates Residential Construction Limited where Wates Residential performs a contractor role.

## Wates Residential Development Limited

Wates Residential Development Limited is a housing developer operating primarily in London, the South of England and Wales. The company has been set up to invest, develop, build and sell homes, partnering with local authorities, housing associations and other public bodies. Contracts are signed under Wates Residential Development Limited (and any associated Joint Venture companies) where Wates Residential provides a developer role or works in partnership as a developer.

## Commitment to achieving Net Zero

As part of Wates Group Ltd, Wates Residential 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 Residential 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 2022 and long-term Net-Zero carbon validated target in 2023.

Following the acquisition of Liberty Group in 2024, the SBTi revalidated Wates Group's near-term targets in April 2026.

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 77% of our suppliers by emissions covering purchased goods and services, will have science-based targets by 2030.
- Wates Group commits to 68% reduction in emissions from use of sold products by 2030, against a 2019 baseline.
- Wates Group commits to reduce absolute scope 1, 2 and 3 GHG emissions by 90% by 2045 against a 2019 baseline. The target boundary includes land-related emissions and removals from bioenergy feedstocks.

Furthermore, Wates Group set a commitment to be Carbon Neutral in 2025 covering our scope 1 and 2 emissions via certified carbon offsets. This was successfully delivered with registered and verified offset schemes.

## Baseline emissions footprint

Baseline emissions are a record of the greenhouse gases that have been produced in the baseline year and includes some reduction activities that took place in that year. Please note that baseline emissions reflect the boundary of the Wates Residential brand.

**Baseline Year: 2023****Additional Details relating to the Baseline Emissions calculations.**

Wates Residential is a business unit which is part 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 emissions data set out in this carbon reduction plan are based on emissions from the direct operations of Wates Residential in its operation for the reporting year. The waste data reporting represents waste removed by waste contractors directly employed by Wates Group and excludes waste removed by third parties employed through subcontractors. Scope 3 upstream transportation figures have been estimated based on a representative sample of projects. Business travel is based on actual recorded data for the business unit. The employee commuting figure has been estimated using the Department for Transport national travel database in line with the averaging method as recommended by the GHG Protocol.

We continually review our greenhouse gas emissions data to improve data quality and reporting. In the case that we identify any material changes, we will review and consider recalculating the data in the future.

2023 was the first year of reporting for Wates Residential, as carbon emissions for our Wates Residential offering were previously reported under the wider Wates Construction Limited's carbon reduction plan which was the contracting entity.

**Baseline year emissions: 2023**

<b>Emissions</b>	<b>TOTAL (tCO<sub>2</sub>e)</b>
<b>Scope 1</b>	<b>449</b>
<b>Scope 2 (Market based)</b>	<b>130</b>
<b>Scope 3 (Included Sources)</b>	Upstream Transport: 468 Waste: 38 Business Travel: 356 Employee Commuting: 107 Downstream Transport: 0* <b>Total Scope 3: 969</b>  *Downstream Transport is not applicable to Wates Residential as we did not sell products that were transported or distributed to the end consumer during the reporting year.
<b>Total Emissions</b>	<b>1,548</b>

# Current emissions reporting

Reporting Year: 2025	
Emissions	TOTAL (tCO <sub>2</sub> e)
Scope 1	356
Scope 2 (Market based)	28
Scope 3 (Included Sources)	Upstream Transport: <b>359</b> Waste: <b>204</b> Business Travel: <b>309</b> Employee Commuting: <b>116</b> Downstream Transport: 0* Total Scope 3: <b>988</b>  *Downstream Transport is not applicable to Wates Residential as it did not sell products that were transported or distributed to the end consumer during the reporting year.
<b>Total Emissions</b>	<b>1,372</b>

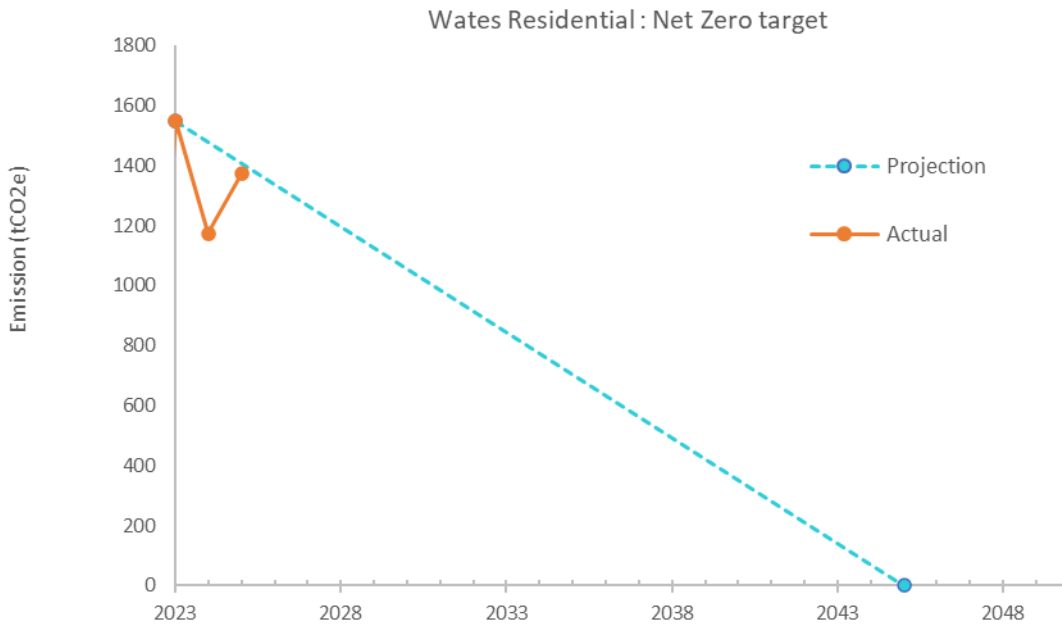
## Emissions reduction targets

Wates Group commits to achieve Net Zero by the end of 2045. The targets have been 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 77% of its suppliers by emissions covering purchased goods and services, will have science-based targets by the end of 2030.

The financial year 2023 is the baseline year for Wates Residential, as its activities were previously covered under the Carbon Reduction Plan of Wates Construction Ltd.

We project that carbon emissions will decrease over the next five years to 1,260 tCO<sub>2</sub>e by 2030, this is a reduction of 8%.

Wates Residential comprises 12% of Wates Group by turnover. The progress against Net Zero target for Wates Residential 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 in the period 2023 – 2025 and will be in effect when performing the contract. The carbon emission reduction achieved from 2023 to 2025 is 176 tCO2e, an 11% reduction against the baseline. This is due to the carbon reduction initiatives outlined below and some work streams moving to other business entities within the group.

No	Emission Reduction Initiative	Action	Completion Date
1	Environmental Management System	In 2024 Wates environmental management system underwent a successful surveillance audit against ISO 14001:2015	2024
2	Renewable Electricity	93% of the electricity supplied was sourced from renewable energy tariffs backed by REGOs	2024
3	External Assurance	In early 2025, The Carbon Trust was engaged to undertake limited assurance of	2025

No	Emission Reduction Initiative	Action	Completion Date
		Wates Group Ltd's 2024 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/GHGassurance">https://www.wates.co.uk/GHGassurance</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.	
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	Engaged 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	Established a technical excellence centre	Established a technical excellence centre to drive carbon reductions on our construction projects	2023
7	Trialled tools to measure Scope 3 emissions data	Trialled different approaches to capture category 1 Scope 3 data to allow more accurate reporting and benchmarking.	2023
8	Energy profiling	Developed an energy profiler to accurately forecast our power needs on projects and drive carbon reductions.	2023
9	Launched 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	Launched 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
11	Adoption of Smartwaste	Adoption of Smartwaste across all projects from February 2025.	2025

## Ongoing/future carbon reduction initiatives

In the future we intend to implement further measures in table below. The carbon emissions reductions will be achieved due to the carbon reduction initiatives outlined further below.

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.	2026
2	Engage with selected supply chain partners to set science-based targets	Run dedicated workshops with select key supply chain partners to set science-based targets and report on their carbon emissions.	2025-26
3	Trial wider suite of tools and calculators to measure Scope 3 emissions data	Trial new emerging and different approaches to capture category 1 Scope 3 data to allow more accurate reporting and benchmarking.	2025-26
4	Analysis of previous WLCA	Complete a study of representative previous projects to compare built form, construction methods, materials etc. and recommend preferred approaches, develop standardized solutions, and target operational and embodied carbon reductions.	2025-28
5	WLCA	All projects to have WLCA [Whole Life Carbon Assessment] at critical RIBA Stages and identification of carbon reduction measures.	2025-30
6	Potable Water	All development projects to be designed to reduce potable water usage.	2025-30
7	POE and occupants' behaviour	Improve understanding of occupants' energy use through POE and influence occupants' behaviour.	2025-30
8	100% Renewable Electricity	Purchase all electricity used by the Group from renewable sources.	2025 - 2026
9	100% of plant electric or other zero carbon technology	Phase out 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	2030

No	Emission Reduction Opportunity	Action	Target Date
		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 processes.	
10	Sub-contractors using electric plant	Adopt small sized electric plant for sub-contractors on our sites to address air quality and scope 3 emissions	2027 - 2030
11	Mandate carbon reporting for suppliers >£500k spend	Mandate carbon reporting for suppliers where we have >£500k/pa spend with. This ensures most of our suppliers and subcontractors are recording and reporting their carbon emissions	2027 - 2030
12	Achieve Diesel Free Gold standard	All projects to achieve Gold standard on the Diesel Free matrix four weeks after mobilisation	2027 - 2030
13	Implement take back schemes on each project	Implement >4 circularity initiatives e.g. takeback schemes on each project	2028 - 2030
14	Operational net zero carbon	All new build will achieve net zero operational carbon.	2029 - 2030
15	Establish minimum standard for supply chain resource circularity	Establish and support value chain partners to reach a minimum standard for resource circularity across our project	2029 - 2030
16	Achieve 100% of non-hazardous excavation arisings used for beneficial use	Deliver 100% of non-hazardous excavation arisings used for beneficial use.	2029 - 2030
17	Achieve zero avoidable waste	Achieve zero avoidable waste / circularity ( $\geq 99\%$ landfill & EfW diversion for non-hazardous waste i.e. 100% reuse & high value recycling)	2030
18	Achieve <20kgCO <sub>2</sub> e per £100k spend	Achieve emissions to spend ratio in decreasing scale between 2028 and 2030, with a target of <20kgCO <sub>2</sub> e per £100k spend by 2030	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 Executive Managing Director, Phillippa Prongué on behalf of the Wates Residential board of directors.

Signed on behalf of the Supplier:



Date:

8 June 2026

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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>