

CARBON REDUCTION PLAN

MAY 2025

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Introduction

Places for People Group Ltd. (PfP) is the UK’s leading Social Enterprise.

Through our Group of more than twenty companies, PfP own or manage more than 245,000 properties in the UK across all tenures and operate 98 leisure centres that aim to provide happy, healthy, and inclusive Communities for all our Customers.

This Carbon Reduction Plan (CRP) has been prepared in accordance with Procurement Policy Note 006 (PPN 006/21) with support from Buro Happold. All entities covered by this Carbon Reduction Plan can be found in **Appendix A**.

Commitment to reaching net zero

PfP are committed to achieving net zero emissions by 2050. Using the 2023-24 footprint as a baseline, emissions reduction targets have been developed for 2050 based on protocols from the Science Based Targets initiative (SBTi), with an absolute emissions reduction of 97.9%. This Carbon Reduction Plan outlines the current footprint for PfP Group, emissions reduction targets and carbon mitigation actions.

Current emissions

Places for People Group has developed a carbon footprint for the business for the period 1 April 2023 to 31 March 2024. This is the first comprehensive emissions inventory undertaken by the business and is used as the baseline year for emissions reduction targets. As such, there is no separate baseline footprint reported this year and the 2023-24 emissions will be used as a baseline for future reporting.

The 2023-24 footprint has been developed in line with the Greenhouse Gas Protocol covering Scopes 1, 2 and all relevant Scope 3 categories. The relevance of Scope 3 categories to PfP Group is outlined in **Appendix B**. The emissions results are set out in the table below, broken down by emissions category.

TABLE 1: GREENHOUSE GAS EMISSIONS 2023-24

Scope	Emissions Category	tCO2e	% of Total
Scope 1		41,265	7 %
1	Stationary combustion *	35,518	6.2 %
1.2	Mobile combustion *	5,651	1.0 %
1.3	Refrigerants *	96	0.0 %
Scope 2		11,971	2 %
2	Electricity (location-based) *	11,971	2.1 %
2	Electricity (market-based)	7,540	-
Scope 3		521,278	91 %
3.1	Purchased Good and Services	113,783	19.8 %
3.2	Capital goods	144,403	25.1 %
3.3	Fuel & energy related emissions	11,151	1.9 %
3.5	Waste *	364	0.1 %
3.6	Business travel *	4,216	0.7 %
3.7	Employee Commuting * & Work from home	7,561	1.3 %
3.8	Upstream leased assets	58	0.0 %
3.11	Use of sold products	85,390	14.9 %
3.12	End-of-life treatment of sold products	95	0.0 %
3.13	Downstream leased assets	149,551	26.0 %
3.15	Investments	4,707	0.8 %
Total (location-based)		574,514	100 %

* Mandatory reporting categories required under PPN 06/21

Emissions reduction targets

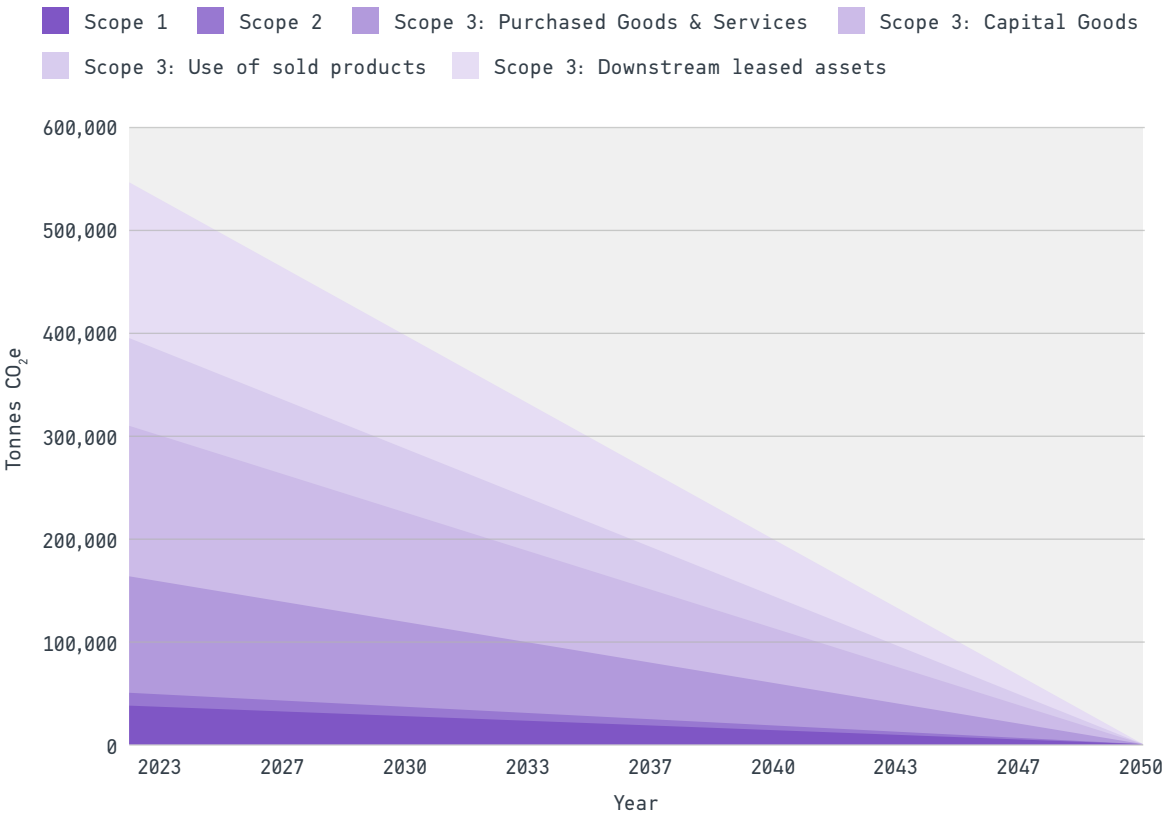
PfP have set a goal to reach net zero carbon by 2050, in line with the SBTi Net Zero Carbon criteria. For organisations in the 'residential buildings' sector, the SBTi Corporate Net Zero Tool requires an absolute emissions reduction of 97.9% covering Scopes 1, 2 and at least 90% of Scope 3 emissions. Using the 2023-24 footprint as a baseline, targets in the table below have been developed for relevant emissions categories. The four Scope 3 categories outlined constitute 94% of total Scope 3 emissions.

TABLE 2: NET ZERO CARBON TARGETS FOR RELEVANT EMISSIONS CATEGORIES

		2024 (tCO2e)	2050 (tCO2e)	Reduction %
Scope 1		41,265	867	97.9%
Scope 2		11,971	251	97.9%
Scope 3	Purchased Goods & Services	113,783	2,389	97.9%
	Capital Goods	144,403	3,023	97.9%
	Use of sold products	85,390	1,793	97.9%
	Downstream leased assets	149,551	3,140	97.9%
Total		546,363	11,474	97.9%

The net zero carbon targets are presented below as an indicative linear annual reduction from the baseline (2023-24) to net zero 2050. The graph includes all relevant emissions categories that are included in the net zero target.

FIGURE 1: NET ZERO TARGET TRAJECTORY (SBTI NET ZERO TOOL V1.2)



*includes Scope 1, 2, and four largest Scope 3 categories

Carbon reduction projects

PfP has begun our decarbonisation programme through efficiency improvements across our offices and leisure centres, continuing to focus its efforts on reducing the Group's environmental impact. There is a focus on initiating behaviour change amongst our Customers and Colleagues. A summary of actions has been reported in PfP's Streamlined Energy and Carbon Reporting (SECR) 2023-24 report and is summarised below with estimated emissions savings provided where available.

Completed mitigation actions

TABLE 3: COMPLETED EMISSIONS MITIGATION ACTIVITIES

Business area	Action
Workplaces	<p>Workplace Solutions ran an energy-saving initiative across Places for People offices during the winter months, aiming to reduce overall energy usage. Facet surveys have also been conducted with key areas of focus include addressing air leakage, optimising insulation and thermal efficiency, upgrading heating, ventilation, and air conditioning (HVAC) systems, installation of LED lighting and improving property Energy Performance Certificate (EPC) ratings.</p> <p>Leeds; Our refurbishment project at Stanley House in Leeds gained a BREEAM award, achieving rating 'Very Good' due to significant developments in energy efficiency and environmental contributions. Our Workplaces team instigated the transition from gas to air source heat pump technology, as well as installing VRF air-conditioning technology and LED lighting throughout.</p> <p>Huntingdon; In 2023, we moved out of our EPC D rated 25,000 sq ft office, to a recently refurbished, 3,000 sq ft, EPC B rated leased property.</p>
Existing homes	<p>Whole house retrofits were undertaken on 220 homes in Hounslow and Bedford, reducing heat demand by around 70%.</p> <p>Invested in 5,469 homes to improve energy efficiency and heat demand whilst developing pathways for decarbonisation. Of the 5,469 homes, 4,490 had either a new boiler or heating system.</p>
New homes	<p>Development of 239 homes in Swindon, focused on carbon reduction through fossil-free homes. Air source heat pumps have been used alongside a fabric first approach to the homes' façade and structure. All homes have PV and have an EPC rating of A.</p>
Leisure	<p>Places for People Leisure Limited implemented a full review of the Building Management System to optimise heating and cooling, reducing energy waste. They have also developed an energy checklist that includes routine checks of electrical equipment and reviews of the necessity for equipment, such as replacing traditional lighting with LED lightbulbs across the portfolio. Additionally, Places Leisure distributed energy savings action reminder leaflets, which illustrate where improvements can be made in consumption behaviours. Places Leisure are also developing a carbon neutral leisure centre in Dartford.</p>
Procurement	<p>On behalf of Places Management, a tender was conducted to appoint a sole supplier to provide a new telematics and reporting system for the Group's van fleet. Projections based on current performance in the blind vs live data trial of the new system indicate that annual fleetwide fuel savings of circa £182.5k and CO2 savings of 374.31 tonnes could be achieved.</p>

Ongoing mitigation actions

TABLE 4: ONGOING EMISSIONS MITIGATION ACTIVITIES

Business area	Action
Existing homes	<p>Ongoing bidding for decarbonisation funds from central government and local councils.</p>
Workplaces	<p>Preston; South Rings offices in Preston have recently commenced a refurbishment project integrating renewable energy sources, energy-efficient systems, and resource conservation measures. The project is due to complete in early 2025, with goals of reducing energy demands by 80% and achieving an EPC A rating.</p> <p>Edinburgh; Workplace Solutions have commenced a refurbishment project at the Edinburgh office including energy efficient lighting and the integration of an HRVU (Heat Recovery Ventilation Unit) system.</p> <p>York; Work is underway to upgrade the York office, which involves a major refurbishment of a grade 2 listed building. Improvements include loft insulation, lighting upgrades, ventilation system upgrades, with a new EPC expected to achieve an EPC C rating.</p> <p>London; Investigations are currently underway at the Gray's Inn Road workplace to explore options for enhancing energy efficiency through the replacement or refurbishment of the existing chiller system.</p>

Future carbon reduction initiatives

To continue our route towards net zero, the priority measures in the table below are planned for implementation over the next five years. These targets form an integral part of Places for People's ESG Strategy¹.

TABLE 5: PLANNED EMISSIONS MITIGATION ACTIVITIES

Strategy theme	PfP ESG Strategy Actions	Emissions category addressed
Business Strategy	<ul style="list-style-type: none">Implement a Group wide energy policy by December 2025.Develop and publish our pathway to net zero within our Climate Transition Plan by 2027.	All emission Scopes
Workplaces	<ul style="list-style-type: none">Work towards our workplaces being rated EPC B or above by 2030 and strive for ratings of EPC A when refurbishing and future-proofing our facilities.Conduct a PV feasibility study for sites and continue to install solar panels at operational sites where possible.Map equipment usage and energy saving opportunities by 2026.	Scope 1 - Stationary combustion Scope 2 - Electricity
Leisure	<ul style="list-style-type: none">At leisure centres, up to 45% of energy consumed will be self-generated by on-site solar panels by 2026.	Scope 2 - Electricity
Fleet	<ul style="list-style-type: none">Transition the fleet to hybrid and electric vehicles with at least 20% of new orders for light commercial vehicles being hybrid or electric by 2026.	Scope 1 - Mobile combustion
Procurement	<ul style="list-style-type: none">Map key suppliers and request their carbon data.Integrate carbon into procurement policies/ selection criteria.Define our Sustainable Procurement Framework by 2026.Procure low carbon or renewable energy where possible across the Group.	Scope 3 - Purchased goods and services, and capital goods.
New homes	<ul style="list-style-type: none">Complete whole life carbon assessments for homes in our new developments and set targets by 2026 for reducing embodied carbon.Build a minimum of 20% of new homes using Modern Methods of Construction from 2024.Increase the uptake of renewable energy through 100% of new builds being on renewable energy tariffs at the point of handover to Customers by 2027.	Scope 3 - Use of sold products
Existing homes	<ul style="list-style-type: none">Carry out 20,000 energy improvement works by 2027.All existing homes to be rated EPC C or above by 2030.	Scope 3 - Downstream leased assets

¹Environmental, Social & Governance - Places for People

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 and uses the appropriate Government emission conversion factors for greenhouse gas company reporting.

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.

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



Andrew Winstanley
Chief Financial Officer

Appendix A

The following entities under Places for People Group provided data for this report, covering their direct and indirect operations, as well as that of their subsidiaries:

- Allenbuild Limited including Allenhire (The Hire Company)
 - Alumno Student Management Limited
 - Brio Retirement Living
 - Castle Rock Edinvar Housing Association Limited trading as Places for People Scotland
 - Chorus Homes Developments Limited
 - Derwent Facilities Management Limited
 - Igloo Regeneration Limited
- Modular Wise Limited
 - Places for People Developments Limited
 - Places for People Group Limited
 - Places for People Homes including Places for People Management and Placemaking & Regeneration
 - Places for People Landscapes Limited
 - Places for People Leisure Limited including PfPL Holdings Limited, PfPL
- Developments Limited and PfPL Projects Limited
 - Places for People Living+ Limited including Derwent Housing Association
 - Places Foundation including Places Impact
 - Residential Management Group Limited
 - Thriving Investments Limited
 - Tila Commercial Limited,
 - Touchstone Corporate Property Services Limited
 - Zero C Holdings Limited.

Appendix B

	Scope 3 Category	Categories in scope	Relevance to PfP
Upstream	Purchased goods and services	✓	Extraction, production, and transportation of goods and services purchased or acquired by PfP.
	Capital goods	✓	Extraction, production, and transportation of goods and equipment purchased by PfP for construction and manufacturing.
	Fuel- and energy- related activities (not included in Scopes 1 & 2)	✓	Extraction, production, and transportation of fuels and energy purchased or acquired by PfP in the reporting year, not already accounted for in Scope 1 or 2. Includes vehicle fuel processing and electricity grid distribution losses.
	Upstream transportation and distribution *	✗	Not applicable.
	Waste generation in operations *	✓	Disposal and treatment of waste generated by PfP e.g. office waste and construction materials
	Business travel *	✓	PfP employees travelling on behalf of the business.
	Employee commuting * and WFH	✓	PfP employees travelling to and from their places of work, including employees working from home.
Downstream	Upstream Leased Assets	✓	Emissions from assets that PfP lease from other entities that are not accounted for in Scope 1 or 2.
	Downstream transportation and distribution *	✗	Not applicable.
	Processing of sold products	✗	Not applicable.
	Use of sold products	✓	Use of properties, goods and services sold by PfP in the reporting year. Includes lifetime energy consumption of new build homes sold during the reporting year, energy consumption of managed properties where PfP is involved in energy procurement and sales of consumables to third parties.
	End-of-life treatment of sold products	✓	Waste disposal and treatment of products sold by PfP in the reporting year. For properties sold in the reporting year, this includes estimated future demolition and waste processing of properties at the end of their life.
	Downstream leased assets	✓	Operation of assets and equipment owned by PfP and leased to other entities, including regulated and rental properties and the use of construction equipment leased out to third parties by The Hire Company.
	Franchises	✗	Not applicable.
	Investments	✓	The operation of financial investments owned or managed by PfP, including rental and purchased properties.

* Mandatory reporting categories required under PPN 06/21

Places for People

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