Carbon Reduction Plan

2025 emissions

Apr 2026

Levitt Bernstein People.Design

Achieving Net Zero

Our approach

Environmental sustainability is one of Levitt Bernstein's core goals. We aim to collaborate with like minded clients and consultants, working with them to improve sustainability strategies and effect change.

Commitment to achieving Net Zero Carbon

We are a practice that strives to fix the planet rather than continue to break it. We report on the environmental and climate change impacts of the practice and set objectives and targets each year to improve our performance, which have become embedded into our daily working ethos.

The industry is on a journey towards net zero carbon and we have an opportunity to lead by example. As signatories of RIBA 2030 Climate Challenge, Architects Declare and regular contributors to the Low Energy Transformation Initiative (LETI) we campaign to push for faster change on our projects.

We opt to split out activities into 'practice' and 'project' to recognise the difference in approach to reducing the emissions of the practice and the influence we have on buildings we design and complete.

Practice

We practice what we preach, by monitoring our carbon emissions, recycling rates, electricity and gas consumption, with the aim of reducing our impact on the environment through the setting of objectives and targets.

To this end we commit to achieving Net Zero Carbon for our operations by 2050.

Projects

As architects we strongly believe that through retrofit, ultra low energy new build design and low upfront embodied carbon design and construction we can achieve best practice performance levels and ultimately net zero carbon.

We are working hard to turn advocacy into built reality by collaborating with clients, stakeholders and design teams to achieve a zero carbon future. This has led us to pursue ultra-low operational energy and low embodied carbon design in new build as the first step towards achieving zero carbon in operation.

By taking this approach to sustainability the building occupants are at the heart of the design to increase thermal comfort, reduce energy bills and provide an enjoyable places to be. We revisit projects on completion and use learnings to optimise the specification and future outcomes of all our projects, reducing long term running costs whilst optimising the quality and durability of buildings for the future.

Levitt Bernstein's Sustainability Studio regularly undertakes research commissions for clients and transfers the learnings to our project work. Our internal audit procedures include in-house reviews which help to transfer knowledge and best practice throughout the practice.

Ultra-low energy building

Our pathway to zero carbon

1 Brief

Integration of zero carbon targets into the design brief by:

- Holding a start-up zero carbon workshop
- Referring to existing case studies
- Setting clear targets
- Establishing a zero carbon consultant team

2 Design

Integration of zero carbon targets into the design of the building by:

- Achieving an ultra-low energy fabric
- Using energy modelling to predict performance
- Making the project fossil fuel free in operation
- Maximising the installation of on-site renewables

3 Construction

Ensure quality assurance and guarantee performance during construction by:

- Monitoring and testing of the building performance on-site
- Ensuring that targets are met

4 Post-construction

Verify whether the project achieves zero carbon on site by:

- Monitoring the building post-construction
- Comparing the actual building performance to targets
- Learning from the project and sharing feedback
- Declaring the building performance

Project meets zero carbon targets

What is an ultra-low energy building?

We define ultra-low energy as a building designed to Passivhaus levels of efficiency.

We have developed an 'Easi Guide to Passivhaus Design' with Etude, who we share a number of our projects with, to help designers and clients follow ultra-low energy design principles from day one. This will enable us to use Passivhaus design as the best practice starting point for every new project we do. Clients will no longer need to ask us to design to zero carbon, instead they will need to instruct us not to.


Levitt Bernste

Practice

Carbon plan reporting

Considerations

1. Organisational boundaries

There are standard organisational boundaries of carbon reporting which are limited within the business.

The construction industry is one of the largest green house gas (GHG) polluters. Levitt Bernstein acknowledges this as a serious 'downstream' impact of our practice's work. At the forefront of championing sustainable design and best practice in the industry the practice endeavours to change this through our work. For the purposes of GHG reporting, however, it is noted that the decisions made in the project work are out of the financial control of the practice and ultimately decisions rest with the clients. Therefore, we begin by focusing on what changes can be made at 'practice' level to best tackle carbon reduction and lead by example.

Currently landlords own the practice buildings, limiting measures that could be adopted to reduce carbon. Therefore, larger moves, such as improvements to the building fabric and building services must be negotiated with our landlords. For ease of understanding what is possible for each practice building, we have split Manchester and London in our reporting figures.

2. Data collection

The data collected so far aims to give an honest appraisal of where we were before Covid-19 (baseline 2019); in order to assess the effectiveness of the flexible working practices adopted since.

The energy and carbon data is collected and analysed annually on a calendar year basis (Jan-Dec). This allows for accurate reporting and clear differentiation between years.

During the reporting process Levitt Bernstein seeks to refine the approach and aim to implement meaningful actions and reductions as outcomes.

Currently the data is recorded on a spend-based methodology. The rational for this is due to information available, however, it is envisioned to switch to full scope emissions recording over the coming years.

When the methodology for calculation changes the baseline year and subsequent years will require recalculation.

3. Key Performance Indicators

The key environmental impacts generated by the practice predominantly occur across the following categories:

Scope 1 and 2 emissions

The practice adds to the accumulation of global greenhouse gasses through its use of fuel; gas and electricity consumption in the day to day running of the office. Scope 2 does not include the transmission and distribution of electricity associated with usage, this has been calculated as a Scope 3 item.

Scope 3

Business travel and commuting - General transportation, both business and commuting has impact.

Waste and water - Waste generated in office; paper, glass, printer toner all contribute to carbon when burned or through the recycling process.

The running of the offices require water consumption, this includes toilets, showers, dishwashers etc.

4. Measuring Impact

There are a number of criteria we have used to assess and select appropriate scope 3 emissions. These include, predominantly the size of impact, and potential to influence. Such as waste and recycling, business transportation and employee commuting.

There are also practical hindrances such as availability and quality of data, for which secondary data can be used. This has been used for example when calculating working from home energy usages, how this translates to average power usage.

At Levitt Bernstein we are committed to continually improving the environmental standards and performance used to ensure benefit to our clients, users of places and spaces, and staff. We are also conscious that our practice based operations and management reflect our stance on the environment. For this reason our environmental assurance management system (ISO 14001) is split into two main areas; project based performance and practice management.

The first step to improvement is measurement and understanding, therefore, we will seek to do this well whilst determining if there are any significant reductions that can be made to our emissions.

5. Reporting KPIs

For scopes 1 and 2 we have chosen to report against the current industry best practice key performance indicators as follows:

- Energy Use Intensity - the amount of energy consumed annually (gas and electricity) as measured at the meter in kWh/m^2/yr.
- Space heating consumption - the amount of energy consumed annually for space heating in kWh/m^2/yr.
- Embodied Carbon - We are working towards understanding the embodied carbon locked in the retrofit of our London and Manchester practice buildings.

Baseline calculations

Baseline emissions are a record of the greenhouse gases that have been produced in the past and often prior to the introduction of any strategies to reduce emissions. In this case the baseline has been taken as the first full year of data following the move of the London office into Thane Villas.

Baseline emissions calculations are taken from January-December 2019 based on Levitt Bernstein's organisational and operational boundaries at that time. The baseline (2019) calculations have used the same methodology and comparative data as the most recent/current reporting. Emissions have been calculated using the approaches set out in the GHG protocol Scope 3 Calculation Guidance – data gathered was consolidated for the purposes of reporting on overall tonnes CO_2e per Scope.

The extent of each Scope, as applicable to Levitt Bernstein, is set out below, along with the calculation methodology used.

Baseline Year: 2019

EMISSIONS		TOTAL (tCO_2e)		
		London	Manchester	Total
	Scope 1	**22.1**	*Unknown**	**22.1**
	Scope 2	**28.4**	**1.1**	**29.5**
Scope 3	Business commuting	5.1	*0.6*	**31.0**
	Transmissions and distributions (Elec)	2.4	1	
	Waste water	1.9	*Unknown*	
	Waste	8.9	*Unknown*	
	Employee commuting**	11.1	*Unknown*	
	Total			**82.6 tCO_2e**

**Bonded Warehouse building still under construction and not connected to gas network until 2020.*

***The data collected for employee commuting differed in 2019 pre-COVID-19. To provide better comparison, the 2019 data assumes 100% of employees were working from the office 5 days a week. With the percentage of transport taken from employee survey 2019. The daily mileage is reflective of 2022 data. Business commuting data is gathered for the whole office and is split on a 90% to 10% ratio for London and Manchester. If the staff in Manchester increase significantly this calculation will be amended.*

Most recent/current calculations

Observations

In 2025, our carbon footprint has remained largely consistent. The Scope 1 emissions from our London Studio have slightly increased and Scope 2 emissions have decreased for both, Manchester and London offices.

Employee commuting remains our largest Scope 3 emitter, however, this is performing better than 2024 as less people now drive to work in Manchester and more people are cycling in London.

We are continuing to request data from our landlord in the Manchester office, for waste and water and gas consumption. Providers have been changed and it has proven challenging to collect data from them.

In addition, we have been able to start recording our emissions in our studio in Ireland, which opened in September 2025.

Most recent/current year: 2025

EMISSIONS		TOTAL (tCO_2e) London	Manchester	Ireland	Total
	Scope 1	24.6 ▲	*Unknown**	*Unknown***	24.6
	Scope 2	16.6 ▼	2.6 ▲	*Unknown***	19.3
Scope 3	Working from home	3.0	0.4	0.0	28.8
	Business commuting	3.7 ▼	1.0 ▲	0.2	
	Transmissions and distributions (Elec)	1.9 ▼	0.4 ▼	*Unknown***	
	Waste water	0.4 ▼	*Unknown**	*Unknown***	
	Waste	0.2 ▼	*Unknown**	*Unknown***	
	Employee commuting	15.2 ▲	1.5	0.9	
	Total				72.6 tCO_2e

**The Manchester office moved from Bonded Warehouse in November 2023. Efforts are being made to collect waste water, waste and gas data for next years carbon reduction plan from the landlord at Eastgate to give us a full picture of our carbon emissions.*

*** The Ireland office has opened 1st September 2025, efforts are being made to collect data from the landlord.*

▲▼ *Arrows represent this year's carbon emissions rise (orange) or drop (green) in comparison with baseline year 2019*

Data analysis

How does our current energy usage compare?

Working from home impact on energy use

The difference between 2019 (baseline) and 2025 (most recent/current) reflects the changes which have occurred since the Covid-19 pandemic and the subsequent change to flexible working. Work from home (WFH) data has been based on data collected from our employees via a survey regarding how often they work from home, and the Scope 3 Homeworking factor from UK Government GHG Conversion Factorts for Company Reporting 2025.

Energy efficiency of our offices

We aim to explore opportunities to enhance energy efficiency in Thane Studios. Consider energy audits to identify areas for improvement such as peaks in winter and implement energy-saving measures. Consider investing in on-site renewable energy generation, such as solar panels,although this would need to be negotiated with the landlord. This is not viable for Manchester and Ireland.

Our London and Manchester studios operate on a renewable energy tariff with Octopus Energy for both gas and electric in London and electric in Manchester (the landlord is in control of the gas tariff). This inclusive commitment extends to our flexible gas tariff, emphasising our dedication to sustainability. We are in the process of collecting data for our studio in Ireland.

The Renewable Guarantees of Origin (RGOs) certificates associated with electricity usage signify active support for renewable sources, such as wind, solar, and hydroelectric power. While these certificates showcase our commitment to renewable energy, it's crucial to clarify that they don't directly imply the generation of green energy. Octopus Energy, as our chosen provider, ensures that 100% of the energy supplied comes from renewable sources or directly funds them, enabling us to significantly reduce our carbon footprint and actively contribute to the advancement of sustainable energy infrastructure.

Energy use working from home

As for the energy use of staff working from home approximately half of staff are on a renewable energy tariff from the data gathered in 2025. Suggesting that half of all respondents could be encouraged to switch to a renewable tariff. A quarter of the respondents do not know if they are on a renewable energy tariff, what it could indicate lack of awarness or no power in the decision making. A initiative could be implemented to raise awarness and help more staff move to a renewable energy tariff, where they are in control of the decision.

Data analysis

Awareness

Travel and commuting

Both business travel have decreased compared to the baseline 2019 and 2024. However, business travel emissions are currently calculated on an expenses basis, but efforts are underway to enhance accuracy by calculating carbon impact by distances in future reports. Additionaly, there is consideration on implementing a company policy for hybrid or electric car rentals only, as well as a policy for maximum occupancy and discourage single-occupancy journeys for taxi use.

Employee commuting have seen an increase compared to the baseline 2019 data, but a decrease when compared to previous year 2024. Commuting data now includes the Ireland office, revealing high petrol car commuting levels during the 4 months that has been in operation, potentially linked to poor public transport connections. It is crucial to advocate and support sustainable commuting alternatives like walking, cycling, public transport or the use of electric/hybrid cars instead of petrol.

The transmissions and distributions are broadly the same

Transmissions and distributions are based on electricity used either in the office or at home, the comparison between the two years remains similar.

Waste water requires reviewing next year

Data for waste water in the Manchester office has not yet been received, however, this will be included and updated in the subsequent plans.

In the London office our water is on a fixed cost, and therefore the calculations in 2025 have not changed significantly. We aim to assess this more accurately in the future through access to our water meter.

We are in the process of collecting data from our office in Ireland.

Habitual changes reduce waste

Office waste in London are broadly the same when compared to last year and significantly lower when compared to the 2019 baseline. While in 2024 the government emissions factors for combustion of waste lowered significantly, there has been a significant reduction of waste in the office.

The landlord in our Manchester studio has changed providers and it was not possible to collect data this year. We are in the process of collecting date from our office in Ireland.

Employee awareness and engagement

We are considering implementing awareness programs to educate employees on sustainable practices and the importance of reducing carbon footprint. We encourage employee involvement in sustainability initiatives such as reducing waste by reducing the need for printing, recycling through separate bins, cycling to work schemes through provision of cycle store and showers on site and reducing energy use.

Data analysis

Engagement and actions

Business travel and commuting

Exploring remote work opportunities could help reduce the need for business travel, with staff closer to meeting destinations having the option to work from home on those days. Encouraging remote work for employees living far from the office is another proactive measure. Encourage employees to cycle. Consider providing bicycles for staff to use to get to and from meetings in the London office.

Collaboration with suppliers

For items that we buy from external suppliers we should look to only use suppliers to that are also adopting sustainable practices and have a environmental responsibility plan. We prioritise local businesses to our offices where possible.

Update dataset

Regularly review and update the dataset to maintain accuracy and completeness throughout the year to build a more accurate picture of our carbon footprint.

To improve it further we should improve data collection for business travel to distance based calculation. Encourage more staff to take part in the commuting survey. At present we usually get a data set of around 80-90 employees.

The result for the carbon footprint per employee is too variable and does not always accurately reflect the difference in staffing and hours worked. We are reconsidering alternatives to improve this calculation.

Scope 1,2,3 Emissions London

How does our current energy usage compare to the 2019 baseline?

The analysis of scope 1, 2, and 3 emissions data spanning from 2019 to 2025, several trends have emerged.

Scope 1

Data from 2025 shows that our Scope 1 consumption has remained consistent with expected variations over the years and a slightly increased in the carbon factor over time since the 2019 baseline. Emissions peaked at 28 tCO_2e in 2023 and they are slightly dropping since, however, 2025 scope 1 emissions do not include Manchester data which was included in 2024.

Scope 2

A significant improvement can be seen in the monitoring of Scope 2 emissions since 2019. This has steadily been dropping partially due to improved government set carbon factors reflecting the improvements to the national grid.

Scope 3

After the changes brought about by the pandemic which can be seen most prominently in 2020 and 2021, the practice scope 3 emissions in 2025 look to be more consistent with a steady decrease trend since 2023. There is a decrease in Business Travel, as in person meetings have now been partially replaced by on-line meetings, following the post pandemic period. A rise in commuting is seen from 2023 to 2025, albeit this can also be attributed to the increase in car travel and also to an increase of data responses to the staff survey.

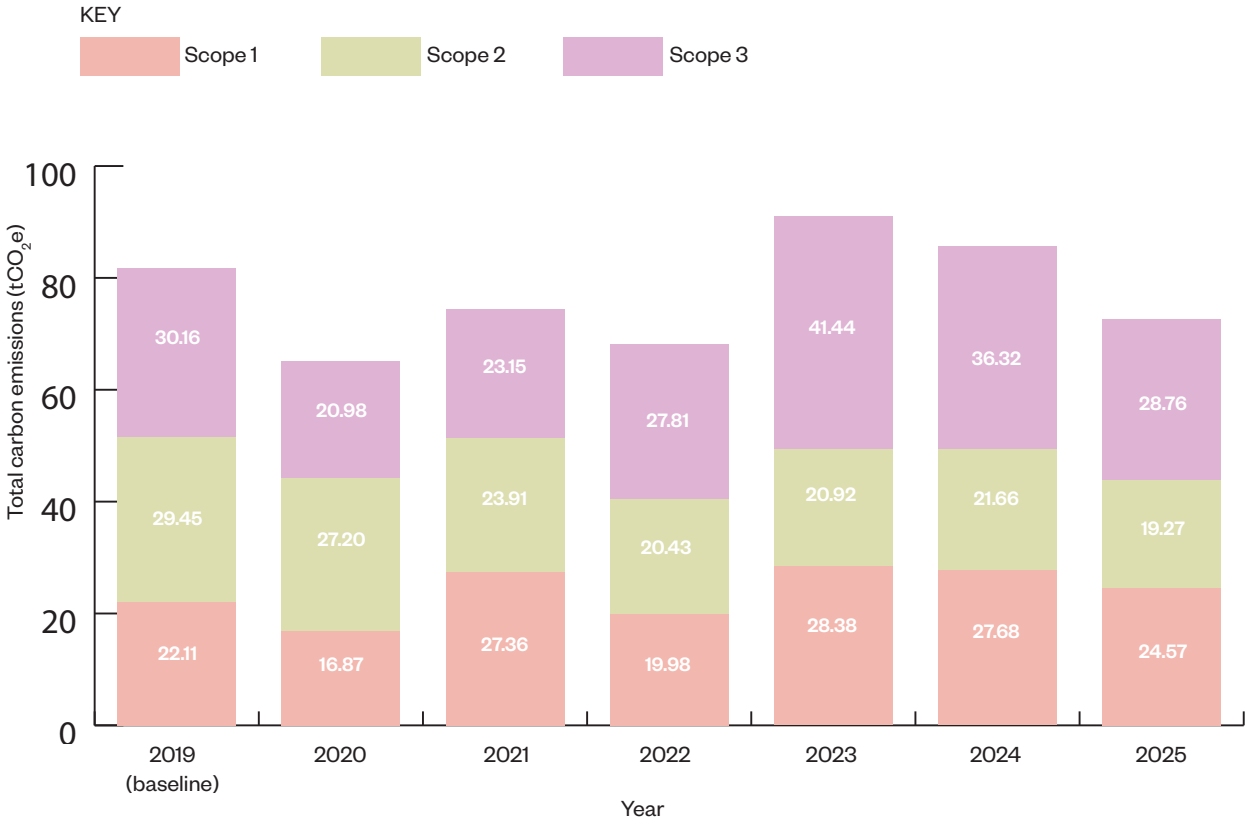
In 2025 we can see that the Work from Home data remains steady, as our WFH policy remains consistent it is important to see that this does not have a significantly high carbon impact.

We are working with the external facilities managers to build a better picture of the Manchester Office's carbon impact and starting the process of collecting data from our newly opened office in Ireland. From understanding our usage we can start to reduce.

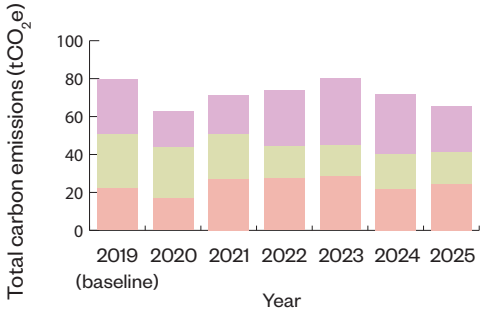
However, presently the gas and waste in the Manchester office are a percentage of the total consumption of the building and not a true reflection of our actual usage. This makes it more difficult to exercise means to reduce usage. See the tables separating out data for London, Manchester and Ireland to show the uneven split of data that we have (graph 2, 3 and 4). It is expected the Ireland office to present similar challenges, as it is part of a co-working space and data we are expecting to collect would apply to the whole building.

In conclusion, the analysis of emissions data shows the impact of internal operational changes but also highlights the influence of project-specific travel. The observed decrease in scope 3 emissions of commuting and travel-related activities shows that encouragement of sustainable alternatives are taken into consideration.

Graph 1: Scope 1,2 and 3 carbon emissions for **London, Manchester and Ireland office combined**

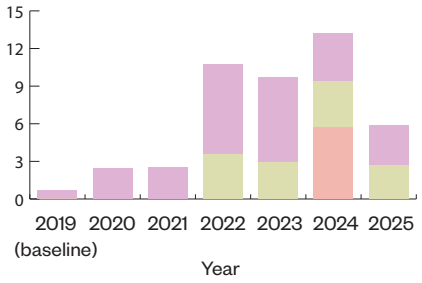


Graph 2: Scope 1,2 and 3 carbon emissions for **London** office



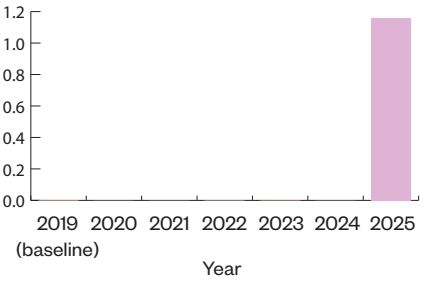
London's Scope 1 emissions have remained relatively stable since 2021. There was a slightly improvement last year related to an unusual extended warm weather in autumn, but it has gone back to normal in 2025. Scope 2 emissions have remained stable since 2022. Against what we expected, scope 3 emissions have lowered this year, mainly because the employee's commuting has been less pollutant.

Graph 3: Scope 1,2 and 3 carbon emissions for **Manchester** office



Over the years, our data collection for the Manchester studio has increased, including electricity data for 2022 and 2023 at Bonded Warehouse. We were able to collect gas data for Manchester studio first time in 2024. However, we have been unable to gather the same data this year, due to a change in personal from the landlord management team. This has resulted in the absence of 2025 data for scope 1 emissions. Scope 2 has been stable since 2022.
We are actively trying to collect gas meter data and waste data, aiming to incorporate in the next plan. Scope 3 emissions have been consistently reduced since 2022.

Graph 4: Scope 1,2 and 3 carbon emissions for **Ireland** office



The Ireland studio open 1st September 2025, data included in this document represents only the emissions produced during the 4 months of 2025 that the studio was in operation.
We were unable to collect gas or electricity data and, therefore, there is an absence in scope 1 and 2 emissions.
We could only collect data that came directly from our employees' survey, which fed into scope 3 emissions.

Comparison to exemplar KPIs

How does this compare to industry KPIs?

Energy Use Intensity

Overall the London office's energy use intensity (EUI) has increased from 168 kWh/m^2/yr in 2024 to 209 kWh/m^2/yr, a trend to spike every other year has been identified. Manchester office's energy use intensity has significantly decreased from 190 kWh/m^2/yr in 2024 to 62 kWh/m^2/yr in 2025, however, data from 2025 does not contain hot water data which was included in 2024. We are working on collecting data from the Ireland office.

Space Heating Consumption

London's gas usage has increased since the 2019, notable trends emerge in space heat consumption (SHC). London's SHC exhibits variability, spiking every other year with a peak in 2023 at 112 kWh/m^2/yr. Since 2024, a heating monitoring champion in the office ensures that heating is turned off when not required.

Domestic hot water consumption

For domestic hot water consumption, London shows a gradual steady increase from 20 kWh/m^2/yr in 2019 to 23 kWh/m^2/yr in 2025. We were unable to gather Manchester and Ireland offices data for DHW consumption.

Electricity consumption emissions

London office's CO_2 emissions from electricity consumption decreased from 16.5 tonnes in 2019 to 12 tonnes of CO_2 in 2024, with a slightly increment to 15 tonnes of CO_2 in 2025. This is perhaps due to a higher frequency of employees working from the office.

Manchester office started reporting data in 2022 with 2.5 tonnes of CO_2. The Manchester usage has remained stable, lowering slighty this year.

Gas Emissions

London's CO_2 emissions from gas consumption shows an overall trend which indicates variations in emissions from gas consumption with spikes every other year. Manchester office has only reported data for gas consumption emissions in 2024, with no accessible data this year.

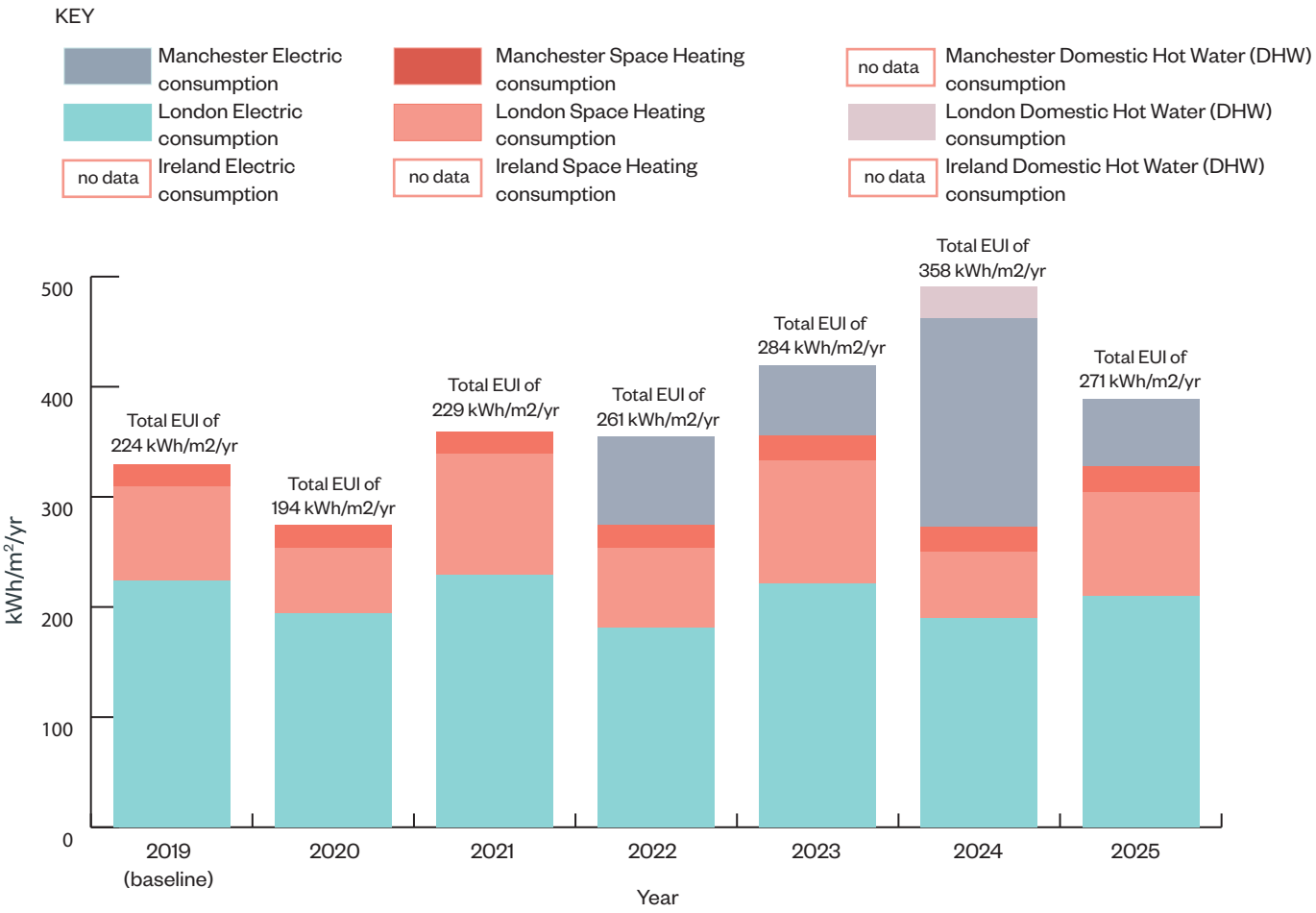
Overall Premise carbon emissions

London demonstrates a positive trend in reducing tonnes of CO_2 emissions from electricity consumption, while emissions from gas consumption show variability.

Manchester, with data gaps for electricity emissions in the initial years, exhibits variability in recent years. While there is no enough gas consumption emissions data from Manchester to draw conclusions.

We can monitor how this changes in subsequent years to provide a more comprehensive analysis of our overall carbon footprint.

Graph 5: Energy use Intensity and Space heating consumption and direct hot water of premises (kWh/m^2/yr)

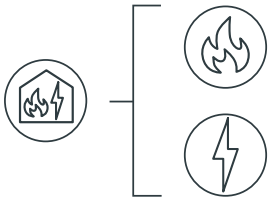


Graph 6: Annual carbon emissions for premises gas and electricity use (tCO$_2$e)

Reflection on our progress

Scope 1 & 2

The Scope 1 & 2 emissions have reduced, the GHG carbon factor for electricity has reduced - however the transmissions and distributions have remained largely the same, with an increase this year in the London office.



Gas and electricity usage

Having already achieved significant reductions in our gas and electricity usage due to the decarbonisation of the grid, a key goal will be to ensure that the downward trend is continued. Maintaining the already implemented heating monitoring champion, ensuring lighting is controlled by motion sensors or timed to office hours. Alternatively, we could also ensure that electronic equipment is energy-efficient or have low energy consumption.

Scope 3

Gas and electricity usage has already been reduced, this puts more onus on reducing our scope 3 to keep pace. Larger moves made to improve the fabric of the offices, such as moving away from traditional gas boiler to an ASHP would be more significant. This is dependant on our lease, which in years to come we may be able to influence.

Transmissions and Distribution

As general energy consumption reduces, we would expect transmissions and distribution to reduce proportionately.

Waste Water

Although waste water is only a small contribution to our overall GHG emissions, we could look to moving to a metered water supply rather than a fixed cost to assess usage more accurately.

Waste

Office waste was a fairly significant contributor to our GHG emissions however, in 2024 changes to government carbon factors showed significant improvements to the numbers. We are not entirely convinced that these changes to reporting are helpful as they do not take into account the emissions of waste combustion.

Travel

There has been a spike in commuting and work travel in 2023 and 2024, this can be attributed to an increase in travel distances. However, there has been a significant drop in London in 2025. On the other hand, it has been highlighted the highly pollutant commuting in the Ireland office. Business travel has decreased, mainly from the reduced use of rented cars. A key target will be encouraging people to walk, cycle or use public transport. If car journeys are essential, driving hybrid or electric cars could be implemented, or carpooling commuters. Maintaining online meetings will also contribute to reducing business travel.

Current carbon reduction measures

At Levitt Bernstein we pride ourselves on our efforts to reduce carbon and raise awareness. In our London office, electricity is provided from 100% renewable sources, 64% of our office waste is recycled on average, our food waste is sent off to make compost and our residual waste is burnt for power. In our Manchester office, the building management control the electricity supplier, waste and recycling, which makes it more difficult to quantify. We buy only environmentally friendly cleaning products. Our new offices have been designed to use only natural ventilation, with the elimination of comfort cooling systems and all our lighting is LED. We are working on assess the impact we can have on our office in Ireland.

These are a few more of our initiatives:

In London and Manchester our electricity is from 100% renewable sources

In London 64% of our office waste is recycled on average

In London our food waste is processed into compost. Our coffee grounds are recycled.

We buy only environmentally friendly cleaning products

Our London and Manchester our offices are predominantly naturally ventilated.

All our lighting is LED

Hybrid working to reduce need to travel at peak times

Office has and encourages cycle to work scheme

The office uses low carbon and sustainably focused pensions

CPDs

Our internal audit procedures include in-house second eye (2i) reviews to give guidance on projects. This enables the sustainability team to disseminate best practice throughout the office. The team keeps its staff up to date through a series of regular Continuing Professional Development seminars, training and workshops.

Hybrid working

Since the Covid-19 pandemic Levitt Bernstein have adopted a hybrid working arrangement. Hybrid working is stabilised in 2025 as it becomes the new normal for staff. Raising Staff awareness of how to save energy at home while working is key to making this transition more sustainable.

Cycle to work schemes

The practice currently has a cycle to work scheme and actively encourages outdoor activity, including walking to work. Continuing to incentivise this will encourage people to cycle in.

Low carbon investments

The office uses low carbon and sustainability focused pensions, this could be extended to insurers and banking.

Biodiversity Increase

With the renovation of the courtyard we have introduced a flowering tree and planted flowering seasonal bulbs this year.

Future carbon reduction measures

Initiatives for now

There are many ways we can improve our office carbon impact. These are usually small changes which when all the staff adopt can create a real impact. Raising awareness of little things to do, such as what can and can't be recycled, helps people make better informed choices. There can also be larger office led choices which encourage best practice - such as having a lunchbox supply so people can use this when getting lunch from external vendors, or not using disposable plates and forks for events.

Staff training

Staff awareness days

Energy and usage

Office practices

In-office meals are all vegan / vegetarian

Choosing electric hire cars / taxis

Staff training

Raising awareness of the largest issues that effect the offices' GHG emissions. Especially with the current fuel crisis, sharing knowledge on how to save energy when working from home benefits all. In addition, having frequent 'refreshers' on office recycling and waste would benefit in reducing these.

Energy and Usage

The practice aims to review electricity providers annually, maintaining renewable energy, replacing end of life products with more energy efficient models.

Office practices

Set up recycling collection and monitoring in both studios. Only providing vegetarian and vegan food for CPD and staff lunch days. Provide recyclable lunch boxes for staff to take to local food vendors. Prioritising electric hire cars to reduce office travel emissions.

Learning

With AI technology becoming more prevalent in everyday use, we must increase our knowledge about the associated environmental impact of our digital footprint.

Future carbon reduction measures

Future goals - To reduce carbon we will need to retrofit the office

If we want to meaningfully reduce carbon we have to retrofit the offices. Moving forward the office needs to negotiate an alternative to gas heating. The installation of air source heat pumps would reduce carbon, however, for these to work effectively and efficiently the building need to be better insulated against heat loss - and heat gain.

The use of renewable energy on site would help offset the electricity usage. All these initiatives are subject to negotiation of the building lease, and willingness of the landlord.

Phase out Gas

Retrofit the office

Renewable energy

Fuel Usage - phase out Gas

The practice's ultimate goal is to reduce our gas consumption in the Thane Studio, London office.

Currently improvements including the potential of installing an air source heat pumps are outlined in our Architect's Declare 5 year sustainability plan. Being leaseholders this requires negotiation with the current landlord. There may be opportunity when the lease is renewed in a few years time.

Retrofitting the office

Again this will require negotiation of the lease and agreement of the landlord, however, with the current monetary and environmental cost to the practice it would be worth the cost in the short and long term.

Renewable energy

In line with the practice's 5 year Architects declare plan, the potential to installing a small array of PV panels on the Thane Studio roof is being discussed. This will have to be evaluated to better understand how much energy would be generated and if this is the most cost effective way of generating on-site energy.

Digital footprint

Although not fully understood at present, our digital usage does have a carbon footprint. As a first step we acknowledge this and recognise we have a duty to make choices to reduce this where we can. In the future we wish to have a way to measure and quantify this, however, for now it is through our own understanding and raising awareness within the office.

Declaration

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.

Declaration and Sign Off
Signed on behalf of Levitt Bernstein:

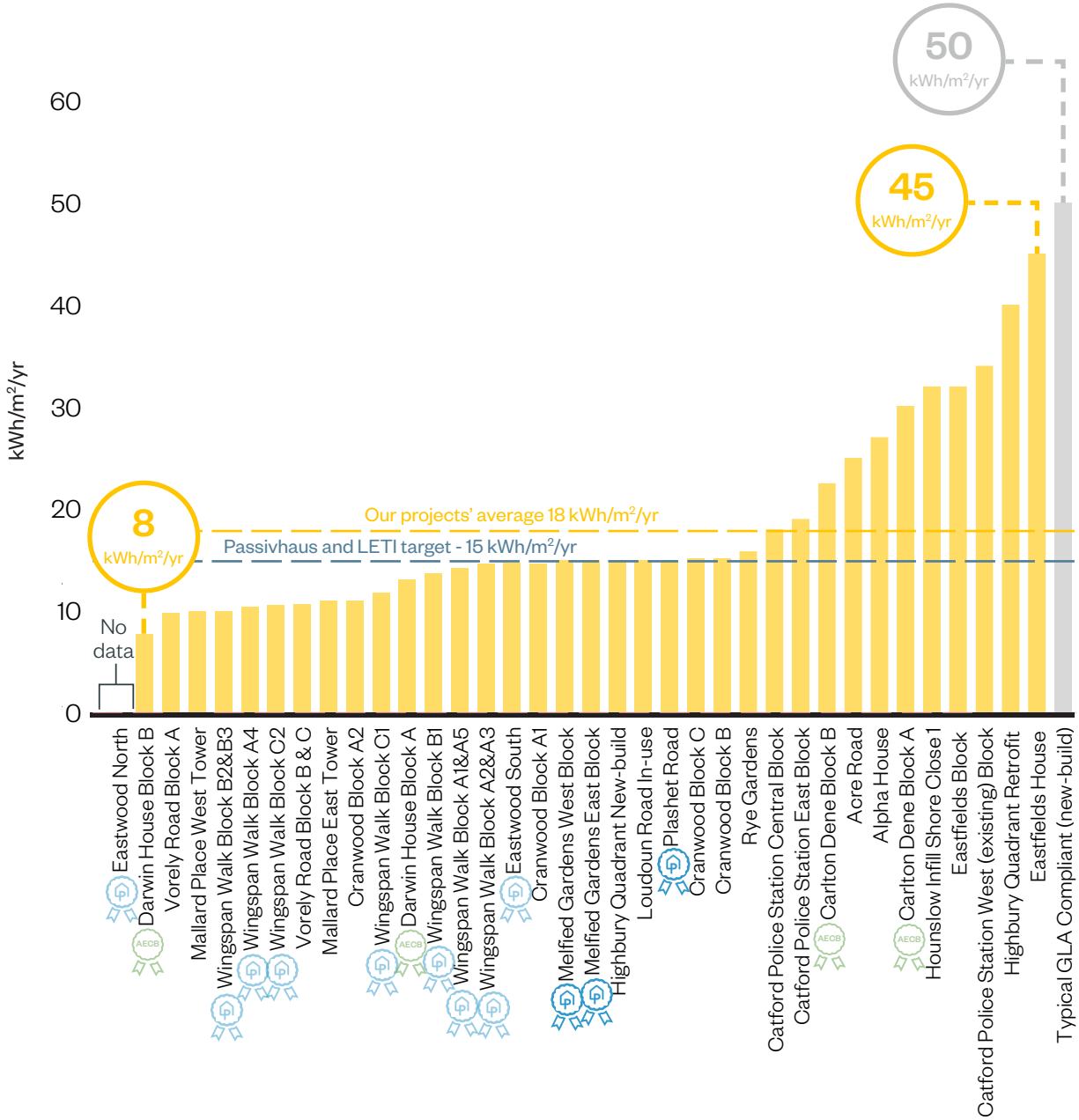
Date: April 2026

Projects

Comparison against exemplar KPIs

Space heating demand

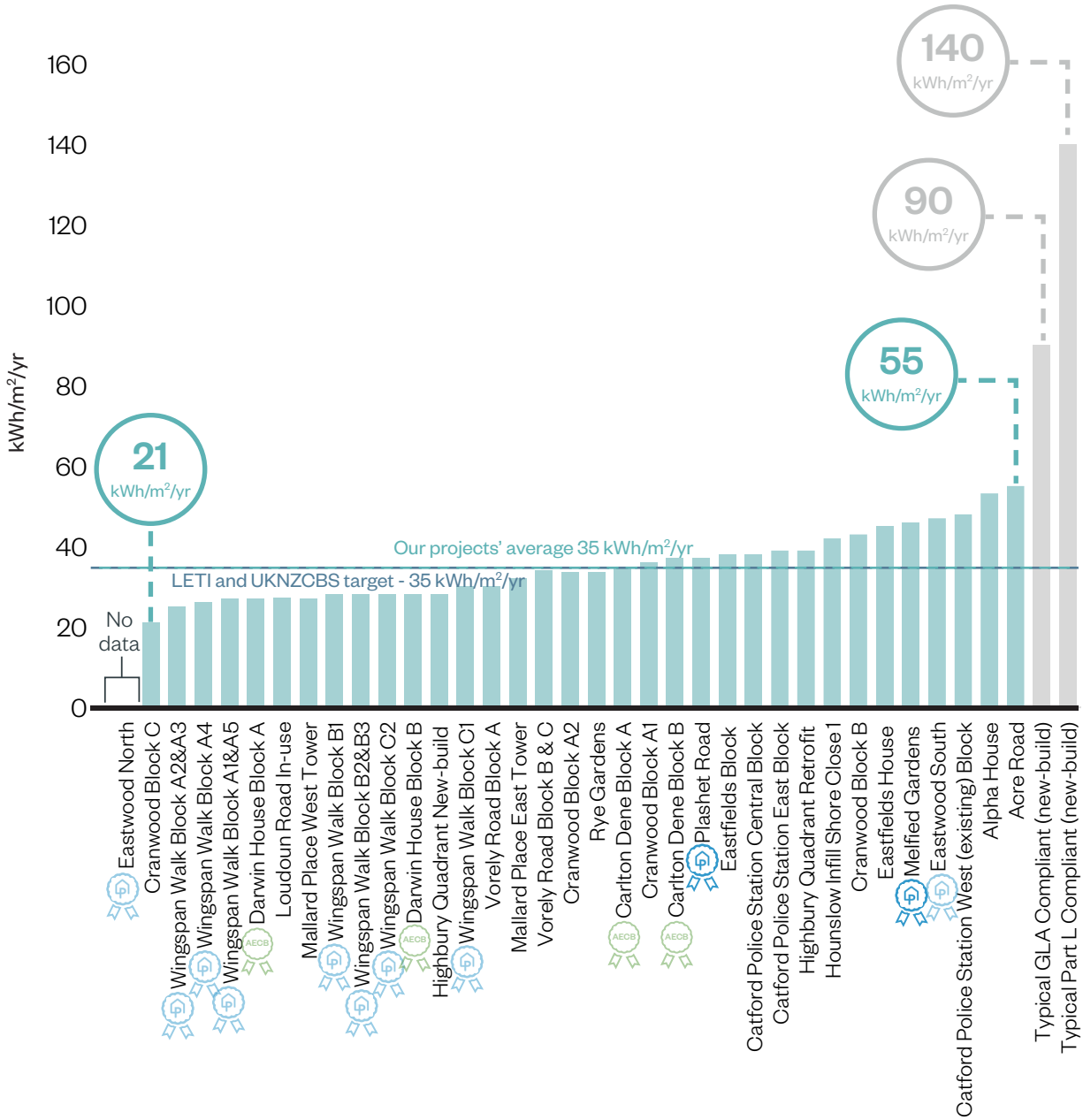
The graph provides an overview of the predicted space heating demand across our ultra-low-energy residential projects, including both new-build and retrofit. These results are derived from predictive energy modelling using the Passivhaus Planning Package (PHPP). Results range from 8–45 kWh/m²/yr, averaging to 18 kWh/m²/yr, which represents a considerable improvement over the 50 kWh/m²/yr typically seen in GLA compliant projects. Currently eleven of our projects achieve, or exceed the LETI/Passivhaus target of 15 kWh/m²/yr.



KEY: Passivhaus Certified scheme | Expected to receive Passivhaus Certification | Expected to receive AECB Carbon Lite Certification

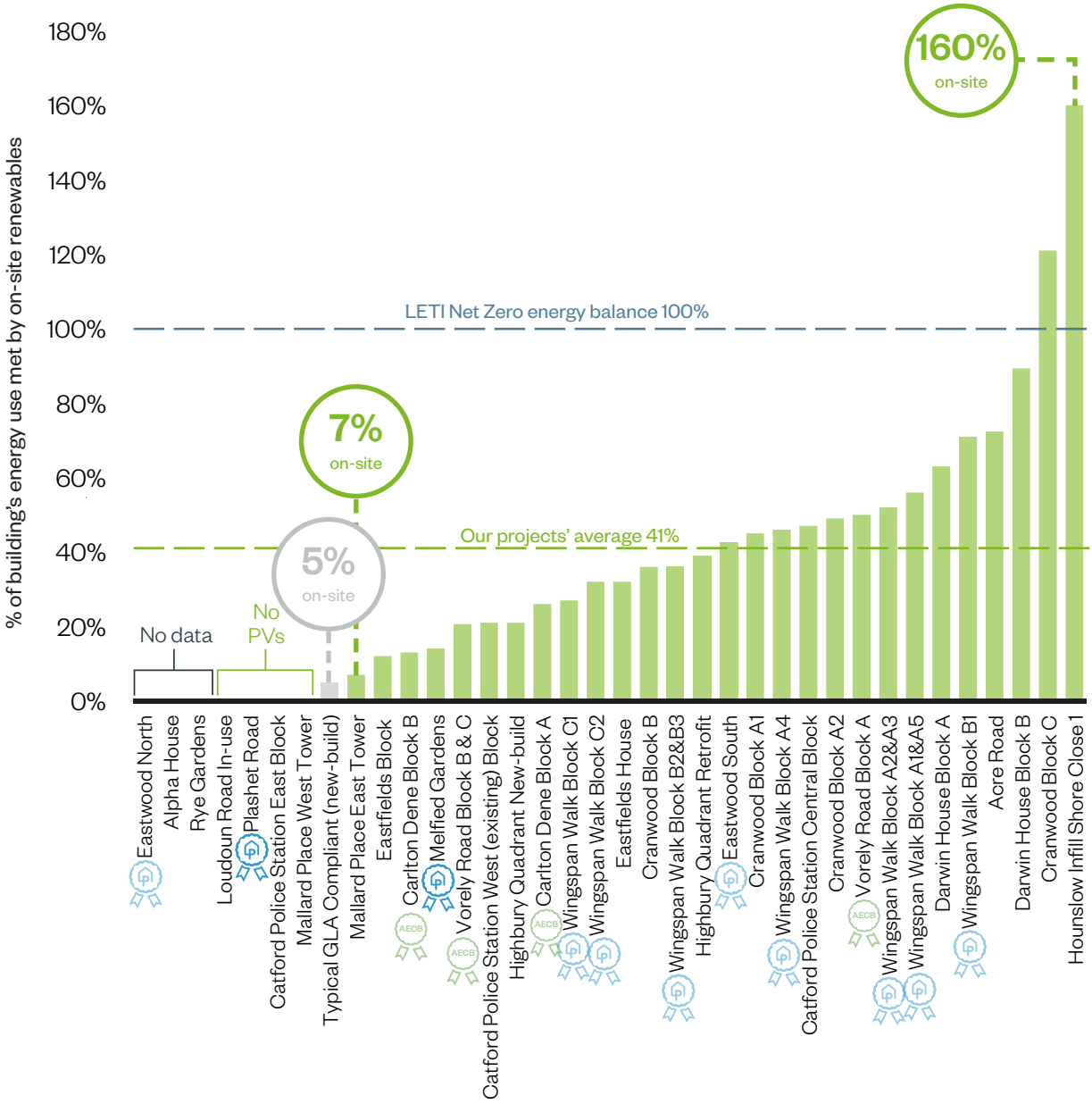
Energy Use Intensity (EUI)

The graph provides an overview of the predicted energy use intensity across our ultra-low-energy residential projects, including both new-build and retrofit. These results are derived from predictive energy modelling using the Passivhaus Planning Package (PHPP). Results range from 21–55 kWh/m²/yr, averaging to 35 kWh/m²/yr, which represents a considerable improvement over the 90 and 140 kWh/m²/yr typically seen in GLA and Part L compliant projects respectively. Currently nine of our projects achieve, or exceed the LETI and UKNZCBS (2040) target of 35 kWh/m²/yr.



Net Zero energy balance

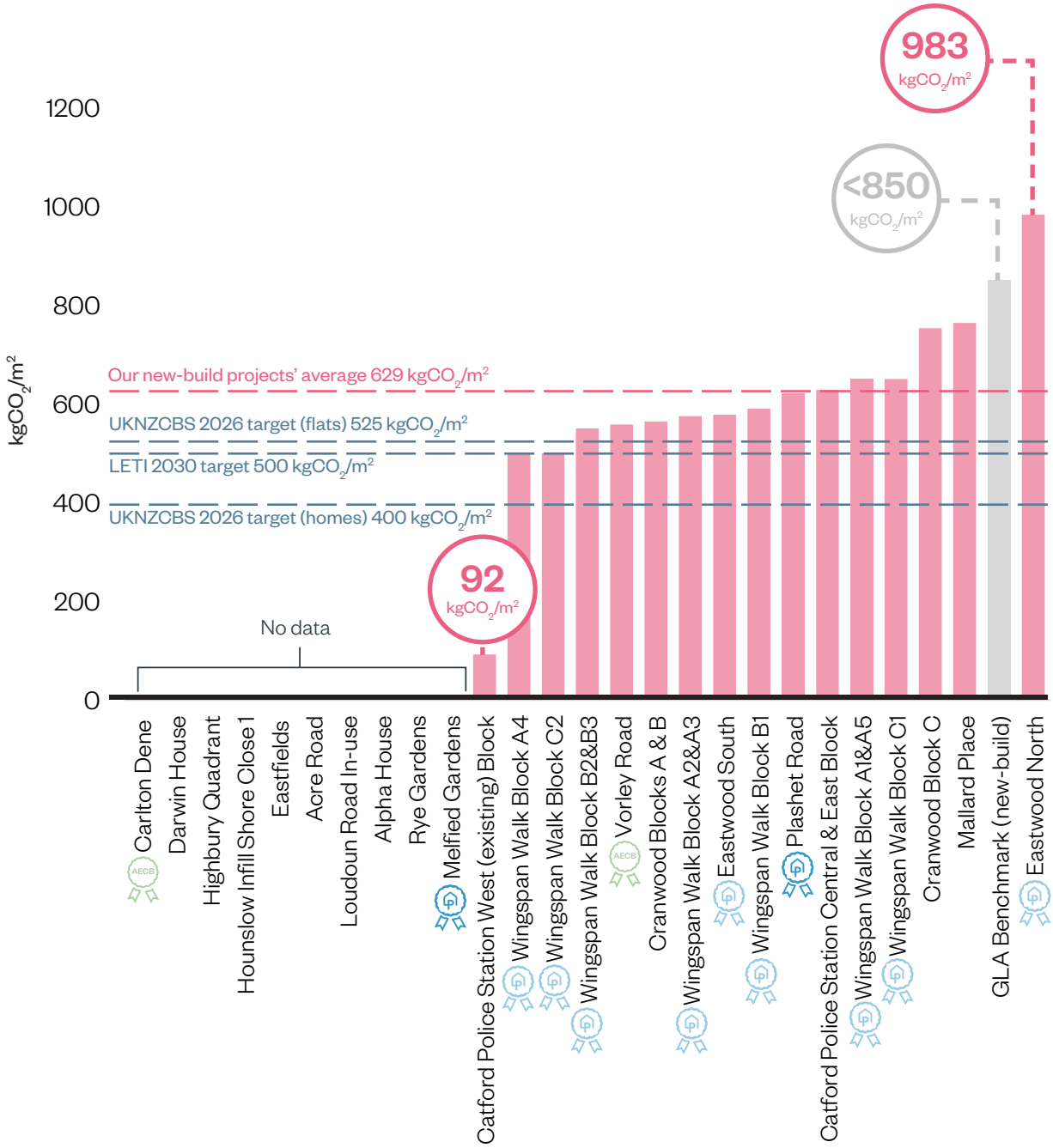
According to LETI's definition, to achieve a Net Zero energy balance on a scheme, 100% of its total energy use is delivered by on-site renewable energy generation. The graph provides an overview of the predicted energy balance achieved across our ultra-low-energy residential projects, including both new-build and retrofit. Results range from 7–160%, averaging to 41%, which represents a considerable improvement over the 5% typically seen in GLA compliant projects. Currently only one of our projects achieves - even exceeds - a Net Zero energy balance.



KEY: Passivhaus Certified scheme | Expected to receive Passivhaus Certification | Expected to receive AECB Carbon Lite Certification

Upfront carbon (A1-A5 emissions)

Upfront carbon is the total amount of carbon dioxide emitted to produce, transport and construct a building material, product and element. The graph provides an overview of the predicted upfront carbon across our ultra-low-energy residential projects, including both new-build and retrofit. Results range from 92-983 $kgCO_2e/m^2$, with a total average of 592 $kgCO_2e/m^2$. Our new-build projects average 629 $kgCO_2e/m^2$, highlighting the embodied carbon impact of demolition. Both average figures remain below those typically seen in GLA-compliant residential developments. Upfront carbon is a relatively new KPI and we are currently working on improving the process of reducing it through design.



Example projects

New Housing

Ultra-low energy homes

We believe ultra-low energy design is the first step towards achieving zero carbon in operation. We achieve this through targeting Passivhaus design at the start of every project, this also keeps resident heating bills low. We benchmark our projects against LETI Net Zero Carbon Targets.

Plashet Road, Newham

Status: completed 2025

15 kWh/m²GIA/yr	37 kWh/m²GIA/yr	N/A	620 kgCO₂e/m²GIA
Space heating demand	Energy use intensity	Renewable energy generation	Upfront carbon

Plashet Road is our first **Passivhaus Certified** and 100% affordable housing scheme. The project provides 65 homes for social rent for the London Borough of Newham, with provision of 39% family dwellings, alongside a nursery. The design of the exemplar project promotes low carbon living, minimising future energy costs for residents and reduced long-life maintenances costs.

Melfield Gardens, Lewisham

Status: completed 2025

15 kWh/m²GIA/yr	43 kWh/m²GIA/yr	38% whole development	N/A
Space heating demand	Energy use intensity	Renewable energy generation	Upfront carbon

Melfield Gardens is an intergenerational scheme providing 30 affordable homes for residents aged 55 and above, and two, four-bedroom homes for eight postgraduate students from a local university. Both West and East residential building blocks have been granted the **Passivhaus Certification.**

Wingspan Walk, Haringey

Status: phase 1 completed 2025

9	27	56%	580
kWh/m²GIA/yr	kWh/m²GIA/yr	whole development	kgCO₂e/m²GIA
Space heating demand	Energy use intensity	Renewable energy generation	Upfront carbon

At Ashley Road Depot we are replacing an operational refuse depot with 272 new homes for council rent and market sale in a mixture of apartments and maisonettes. The design strives for the highest levels of energy efficiency; all buildings have been designed and are **expected to receive the Passivhaus Certification.**

Mallard Place (phase 2), Haringey

Status: planning submission Dec 2025

11	30	4%	764
kWh/m²GIA/yr	kWh/m²GIA/yr	whole development	kgCO₂e/m²GIA
Space heating demand	Energy use intensity	Renewable energy generation	Upfront carbon

The Mallard Place site has been redeveloped to provide 150 affordable homes across two blocks, including a flexible Use Class E space, and a mix of private and public landscape. Buildings have been designed to Passivhaus design principles, such that the design strives for the highest levels of energy efficiency and reduce energy costs for all residents.

Catford Police Station (new-build), Lewisham

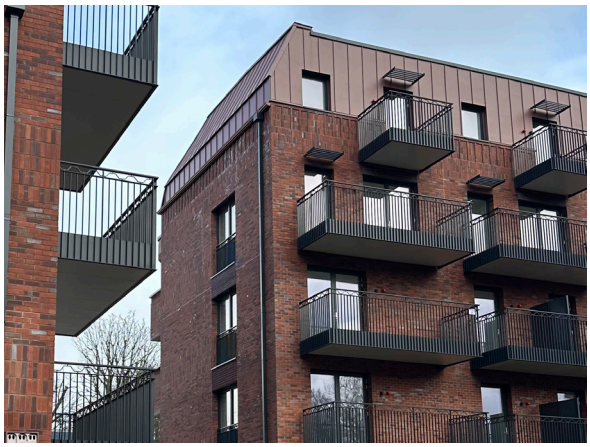
Status: planning approval Nov 2025

18	38	26%	628
kWh/m²TFA/yr	kWh/m²GIA/yr	whole development	kgCO₂e/m²GIA
Space heating demand	Energy use intensity	Renewable energy generation	Upfront carbon

The former Catford Police Station site will provide 63 new, affordable homes in Lewisham. In addition to the conversion of the locally listed building, two new block of flats have been proposed. All buildings have been designed using Passivhaus fabric principles, combined with low carbon heating systems, and on-site renewable energy generation, further reducing the development's energy and carbon footprint.

Cranwood House, Haringey

Status: completed early 2026



13.6 kWh/m²GIA/yr — Space heating demand

35 kWh/m²GIA/yr — Energy use intensity

47% whole development — Renewable energy generation

580 kgCO₂e/m²GIA — Upfront carbon

Cranwood House is a housing scheme for the London Borough of Haringey where nearly 80% of the new homes are for social rent; 32 social rent homes and 9 for private sale. The energy and carbon performance figures above reflect RIBA Stage 3 design, which is the latest stage covered under our appointment.

Vorley Road, Islington

Status: planning approval Sep 2025

10 kWh/m²GIA/yr — Space heating demand

33 kWh/m²GIA/yr — Energy use intensity

27% whole development — Renewable energy generation

558 kgCO₂e/m²GIA — Upfront carbon

Vorley Road is a pilot scheme for the London Borough of Islington to help address the climate emergency. The exemplar project targets Passivhaus design principles and aims to deliver 79 high quality homes, of which over half will be for social rent, along with facilities for the community.

Carlton Dene, Westminster

Status: to be completed early 2026

28 kWh/m²GIA/yr — Space heating demand

36 kWh/m²GIA/yr — Energy use intensity

22% whole development — Renewable energy generation

N/A — Upfront carbon

Carlton Dene, Westminster City Council's new flagship extra care scheme, comprises 65 extra care and 22 general needs homes. The scheme sits adjacent to St Augustine's, a Grade I listed church. We are targeting an ambitious sustainability brief, seeking **AECB Carbon Lite Standard accreditation** for both blocks.

Darwin House, Westminster

Status: block A completed 2025, block B to be completed 2026

11 kWh/m²GIA/yr	27 kWh/m²GIA/yr	71% whole development	N/A
Space heating demand	Energy use intensity	Renewable energy generation	Upfront carbon

Situated within the Grade II listed Churchill Gardens Estate and surrounded by listed buildings, Darwin House consists of a community-supported building with 34 homes and a smaller one with 18 general needs homes. The energy and carbon performance figures above reflect RIBA Stage 4+ design, which is the latest stage covered under our appointment. The scheme is expected to receive the **AECB Carbon Lite Standard Certification.**

Example projects

Retrofit Housing

Best Practice Retrofit

When it comes to retrofit there is no one size fits all approach. We believe that retrofitting plays a critical role in meeting net-zero carbon targets, whilst also improving existing buildings to modern living standards and reducing energy consumption. Our projects are benchmarked against the LETI Retrofit Energy Targets.

Highbury Quadrant, Islington

Status: RIBA Stage 3

Space heating demand	Energy use intensity	Renewable energy generation	Upfront carbon
40 kWh/m²TFA/yr	39 kWh/m²GIA/yr	39% whole development	N/A

Highbury Quadrant is the refurbishment of an existing end-of-terrace property, converting it from four one-bedroom flats to a three-bedroom family maisonette. The refurbishment has been designed to an ultra-low energy design standard and is proposed by the London Borough of Islington as a prototype to explore how EnerPHit ultra-low energy retrofit design principles can be rolled out across the borough.

Catford police station (existing), Lewisham

Status: planning approval Nov 2025

Space heating demand	Energy use intensity	Renewable energy generation	Upfront carbon
34 kWh/m²TFA/yr	48 kWh/m²GIA/yr	26% whole development	92 $kgCO_2e/m^2GIA$

The former Catford Police Station site will provide 63 new, affordable homes in Lewisham. The proposal consists of two new blocks and the conversion of the locally listed police station building, The existing building has been designed to Enerphit Standards (Passivhaus retrofit), and although it does not meet the SHD criteria, it performs significantly better than a typical London Plan compliant new build apartment block.

Example projects

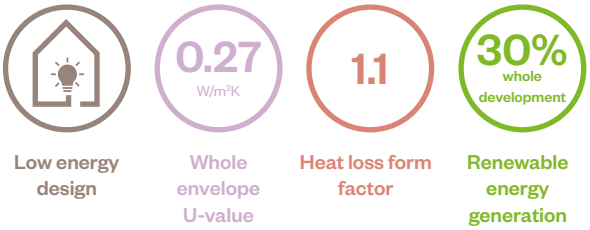
Education

High-quality and energy efficient buildings

Providing a high-quality comfortable environment for teaching and learning is of the utmost importance. We have extensive experience in both school new build and retrofit projects. Energy efficient buildings are key to targeting Net Zero and lowering energy bills.

Eltham College, Bromley

Status: completed 2019



A new purpose built sixth form centre and teaching facilities, replace a mixture of outdated and temporary accommodation at Eltham College. The new buildings are energy efficiency and link the quad at the heart of the college with a glazed atrium.

Retrofitting and refurbishment over demolition in Schools

We actively promote retrofitting over demolition, a preference increasingly adopted by our school clients. Opting for retrofit and refurbishment instead of demolition and rebuild serves to significantly reduce both embodied carbon and operational energy of the buildings. This commitment aligns with our sustainability ethos, demonstrating a conscientious approach towards minimising environmental impact of our projects.

Haberdashers Monmouth Schools, Wales

Status: completed 2025

A series of projects form a strategic development masterplan for Haberdashers Monmouth School centred around the retrofit and refurbishment of various school buildings. The project aligns with the targets established in the school's decarbonisation plan which we conducted with Max Fordham. See Example Guides section for more information.

Dance Studio Monmouth Schools, Wales

Status: completed 2025

Low embodied carbon

Improved fabric performance

Low carbon heat

100% whole development

Renewable energy generation

Through the simple adaptation of the existing building form, structure and materials the former squash court was converted into a state-of-the-art space. The existing building was wrapped with a highly insulated new skin improving its fabric performance. The facility operates entirely without fossil fuels and exceeds a net zero balance by the electricity generated from the PV array.

Dining Hall Monmouth Schools, Wales

Status: completed 2025

Low embodied carbon

Improved fabric performance

Low carbon heat

210 m^2 on-site

Renewable energy generation

The dining hall expansion was achieved by retaining 80% of the building fabric. The building's envelope was enhanced with metal cladding of distinct detailing, unifying new and old and enhancing its environmental performance through significant upgrades to existing insulation thicknesses.

Sixth Form Monmouth Schools, Wales

Status: completed 2025

Low embodied carbon

Improved fabric performance

Low carbon heat

225 m^2 on-site

Renewable energy generation

The transformation of the sixth form site consisted of the careful insertion of a new entrance and linking structure between existing buildings and the deep retrofit of an existing 1960s building which includes new cladding and highly insulated external walls, services, and PV solar panel installation on the roof.

Example projects

Sustainable Places

Sustainable Place-making

Sustainable design is embedded in everything we do, from architecture to place-making to landscape design. Our designs are guided by a six-point framework developed in-house, to ensure that liveable places and resilient communities are at the forefront of each and every design decision.

Down Lane Park, Haringey

Status: completed 2025

New routes for cycling and walking | New sustainable urban drainage (SUDs) | BNG area based habitats | New native species trees

This project delivers key improvements to Down Lane Park, enhancing accessibility, safety, and opportunities for active outdoor play. New permeable surfaces and sustainable drainage features help address local flooding, while circular economy principles guide the reuse of existing hard surfacing to create an improved, resilient play space.

South Thamesmead, Bexley

Status: completed 2016

Linear metres of diverse hedge planting | Active lifestyles | Improved accessibility | New playspaces | New native species trees

As part of Peabody's landscape framework, our practice was commissioned to redesign one of the first landscape retrofit projects: Parkview. While the brief focused on maximising greenery, the project required resolving significant challenges, including dense utilities, shallow services, contamination, unstable ground conditions, and complex residential access.

Pear Tree Park, Ealing

Status: planning to be submitted April 2026

New wetland habitat | Improve water quality | Retained trees | New native species trees

Pear Tree Park will transform a former golf course into an ecologically focused, accessible wetland park within the emerging Regional Park. The project enhances river habitats, activates the floodplain, improves water quality, and strengthens walking and cycling links, shaped through specialist collaboration and community engagement.

The Abbey, Thetford

Status: planning submission Apr 2024

Active travel | Existing homes to be retrofitted | BNG area based habitats | New native species trees

The Abbey is a once in a generation opportunity to regenerate the existing estate, improving the quality of living for current and future residents by delivering high quality, energy efficient homes. The Abbey will provide a variety of characterful and inviting public open spaces supported by urban wilding initiatives and increase the community's access to the local ecological assets.

Warren Fields, Brampton

Status: outline planning submission Feb 2026

Public Open Space | Active travel | Affordable homes | BNG area based habitats | New native species trees

Warren fields is a landscape-led scheme of up to 80 homes (100% affordable) on behalf of the Trustees of the Greenside Estate, on a site on the edge of Brampton, Cumbria. The aim of the proposal is to create a sustainable and healthy community that brings in the character of the local architecture and respects the natural landscape of the current greenfield site, maximising views and access to the countryside.

Example reports

Local Authorities and Housing Associations

Net zero guidance and policies

As designers and consultants, we are addressing the multiple challenges of net zero, through client and local authority policy, guidance and project work. We have significant experience of net zero strategies, including both operational and embodied carbon, new-build and retrofit strategies. We also have significant experience in creating clear technical guides, including LETI guides, Easi Guides and carried out research to help us to achieve Net Zero.

The retrofit of London's heritage homes, London Councils

Status: completed October 2025

London Councils, with Etude, Prewett Bizley and us has developed a four-part guidance suite to support retrofitting heritage homes while preserving their character. Covering 17% of London's housing stock in conservation areas, the resources include a searchable database of retrofit case studies, clearer planning guidance, advice on planning mechanisms, and a framework for assessing benefits and potential heritage harm. Co-created with borough officers and specialists, the suite offers practical, evolving tools to help London progress toward net zero responsibly.

Towards a new London Plan Evidence Base, Greater London Authority

Status: completed September 2025

Six consultants teams; Etude, Hawkins Borwn, Currie and Brown, Heyne Tillett Steel, Publica and Levitt Bernstein have developed en evidence-base to support the new London Plan which will run from adoption, currently scheduled for 2027 to 2050. Two separate documents investigate policy options and implementation strategies that create a cohesive framework for policy requirements aim to drive down a) operational energy use and 2) embodied carbon emissions in new buildings.

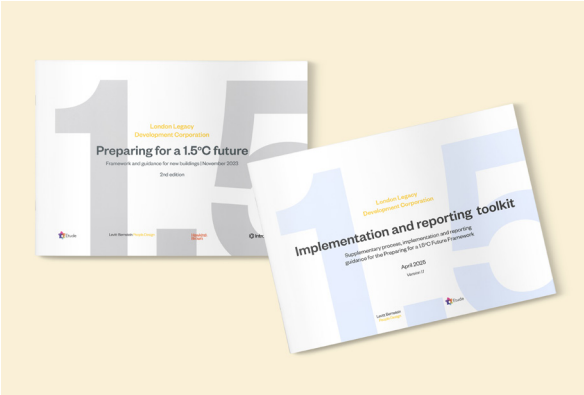
Homes for Londoners Collaboration Programme Environmental Sustainability Reporting, GLA Group

Status: completed April 2025

Levitt Bernstein, Etude and Currie & Brown created a guidance which sets out 12 environmental sustainability metrics for the Homes for Londoners programme, supporting collective learning and delivery of healthier, resilient, net-zero-aligned homes on Mayoral land. Responding to London's housing and climate emergencies, it reinforces the Mayor's 2030 net zero goal and associated social benefits. It complements existing GLA frameworks, providing consistent reporting and strengthening evidence for sustainable development.

Preparing for a 1.5°C future & Implementation and reporting toolkit, London Legacy Development Corporation

Status: completed Nov 2023 and Apr 2025 acc.

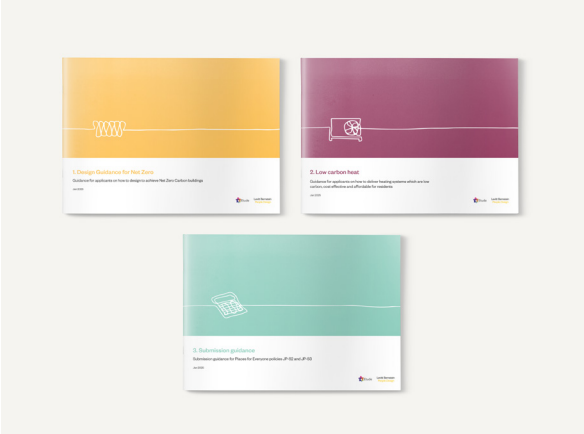


The Preparing for a 1.5°C Future framework (2nd ed.), developed with Etude, Introba and Hawkins/ Brown in 2023, sets out LLDC's climate-emergency vision and introduces seven KPIs that define baseline performance for all new developments, supported by pragmatic guidance on how to achieve them.

Later in 2025, a complementary 1.5°C toolkit was produced with Etude, offering process-focused support, modelling guidance and reporting mechanisms to help implement net-zero KPIs, resolve challenges and ensure consistent, ambitious outcomes across all project stages.

Places for Everyone Net Zero policy guidance, Greater Manchester Combined Authority

Status: completed March 2025



Greater Manchester Combined Authority's new three-part guidance, developed with Etude, supports developers in meeting net zero and low-carbon heat policies, including TANZ standards. The documents streamline planning submissions, explain key concepts, and offer practical strategies for reducing energy and carbon in new developments. Covering design, low-carbon heat options, and submission requirements, the guidance is designed to evolve as Greater Manchester advances its net zero goals.

Embodied Carbon Policy Study, Essex County Council

Status: completed June 2024

Etude, Introba, Hawkins/ Brown, Currie and Brown and Levitt Bernstein introduced a brand new embodied carbon policy for Essex County council. This pioneer piece of study introduces the importance of including an embodied carbon policy along with other existing sustainable construction policies (e.g. operational energy and carbon) in local plans for the successful delivery of Net Zero carbon buildings.

Enabling Net Zero in the conservation area, Edwardes Square, Scarsdale and Abingdon Association

Status: completed November 2023

We have collaborated with Etude, Prewett Bizley recently completed a set of homeowners guide to retrofit for ESSA Conservation area association, an active group responsible for a conservation area in the Royal borough of Kensington and Chelsea. These documents have been developed after the three more common archetypes in the area and aim to explain what retrofit means and how residents in the area can improve their homes while reducing its carbon emissions by more than 90%.

Net Zero carbon homes, Southern Housing

Status: completed June 2023

This document sets out a guidance for Southern Housing to implement and ensure that net zero carbon homes can be delivered in a manageable and cost-effective way and that all new homes are built to net zero carbon by the end of 2030. This is a collaborative work between Etude, Currie and Brown and Levitt Bernstein.

Delivering Net Zero carbon, 18 London boroughs

Status: completed May 2023

The Delivering Net Zero study provides an evidence base to support emerging planning policies for 18 London boroughs seeking to deliver net zero carbon development. This project was an incredible feat in collaboration, between Etude, Introba, Inkling, Currie and Brown and Levitt Bernstein. This study recommends that London boroughs wishing to translate their climate ambitions into requirements for new buildings seek to adopt policy option 2: Absolute energy targets – Using energy use intensity and space heating demand, calculated using predictive energy modelling tools

Building to Net Zero strategy and implementation plan, Anchor

Status: completed May 2023

Commissioned by Anchor, a collaboration with Etude to produce roadmap to net zero carbon for Anchor's new developments. Anchor is England's largest provider of specialist housing and care for people later in life. This document analyses how the design and specification of a particular Anchor development performs against current building regulations and net zero carbon key performance indicators. Indicative cost uplifts for achieving net zero carbon targets are also discussed.

Retrofit action plan , Southern Housing

Status: completed November 2022

A collaboration with Etude, Raft to produce a Retrofit Action Plan for Southern Housing existing residential stock. The study was distributed between two reports. The first report summarises key findings of the analysis of the stock and the second report provides specific technical advice and information for seven proposed retrofit archetypes of the area.

Passivhaus Easi Guide

Status: completed June 2020

We, alongside sustainability engineers Etude, have developed the 'Easi Guide to Passivhaus Design', which has been endorsed by the Passivhaus Trust. The guide graphically sets out ten simple principles that form the foundations of good Passivhaus and zero carbon design. By providing open access, we hope that clients will be encouraged to use the guide to set their briefs and architects to use it when designing their buildings.

Making SAP and RdSAP 11 fit for Net Zero

Status: completed January 2021

We collaborated with CIBSE, Elementa, WSP, UCL, Clarion Housing Group and Etude to publish a report on the future of Standard Assessment Procedure (SAP). The work makes recommendations on improving SAP and RdSAP so they are fit for net zero. The report was commissioned by the Department for Business, Energy and Industrial Strategy.

Net Zero toolkit, Forest of Dean, Cotswold and West Oxfordshire

Status: completed October 2021

We launched a Net Zero Carbon Toolkit for new build and retrofit housing for Forest of Dean, Cotswold and West Oxfordshire District Councils. Etude led the process which was a collaboration between the council members, Elementa Consulting, the Passivhaus Trust and our practice. The toolkit aims to help the three councils and others reach net zero in a bid to speed up the UK's collective response to the climate emergency. The Net Zero Carbon Toolkit is openly available as a free-to-download resource, so we encourage you to share and spread the word with other industry professionals.

Previously produced evidence-bases and net zero guidance documents:

Net Zero toolkit, Folkestone and Hythe Oct 2023

- New Buildings
- Planning policy recommendations
- Decarbonisation buildings: strategic objectives
- Existing buildings

Sustainable construction policies, Cotswold, Dec 2023

- Operational energy and carbon evidence base
- retrofit topic paper
- District heating information paper
- Embodied carbon topic paper
-

Net Zero carbon evidence base, Newham, May 2022

- Operational energy and carbon evidence base
- MMC and embodied carbon technical note
- Overheating guidance and topic paper

Delivering Net Zero carbon homes, Isle of Wight Oct 2021

Example reports

Decarbonisation Plans

Environmental Audit and Decarbonisation Plans

Decarbonisation plans for schools are comprehensive strategies designed to reduce carbon emissions associated with building operations and energy consumption. These plans involve a close collaboration between sustainability experts and the schools, ensuring alignment with their goals, available resources, targeted carbon reduction. The process often entails a thorough analysis of the existing building stock, evaluating conditions, energy usage, and carbon emissions. A key aspect of these plans is the integration of decarbonisation initiatives into school architectural masterplan. This involves working closely with architectural team to incorporate retrofit plans and net zero design. By aligning with the broader masterplan, decarbonisation efforts become an integral part of the long-term vision for the school's estate.

Marymount International School Decarbonisation plan

Status: completed Mar 2024

Marymount International School's Decarbonisation Plan, a collaborative effort with Max Fordham involved a examination of the school's existing building stock. The analysis focused on condition, energy consumption, and carbon emissions, leading to a retrofit strategy to reduce the school's energy consumption. In coordination with the architectural masterplan team, the retrofit strategies seamlessly integrated into the proposed masterplan, ensuring alignment with the school's decarbonisation goals. The plan, a thorough analysis and roadmap, aims to achieve net-zero carbon emissions by 2050.

Haberdashers Monmouth School Decarbonisation plan

Status: completed May 2023

Monmouth Decarbonisation Plan, developed in collaboration with Max Fordham, assessed the existing building stock of Monmouth Schools. Our analysis delved into the condition, energy consumption, and carbon emissions, resulting in a strategic plan aimed at reducing energy consumption and initiating the decarbonisation of the school's estate. Completed in May 2023, the plan reflects Monmouth Schools' commitment to combat climate change, and serves as a roadmap for achieving net-zero carbon emissions within the school's buildings over the next 15 to 20 years.

Monitoring our projects

Post-occupancy evaluations (POE)

We believe it is important to understand how our buildings are operating, if they can perform better and whether occupants are happy, so that we can improve our work and better understand the implications in terms of quality, affordability, efficiency and maintenance. As such, we often visit projects once they have completed, and dependent on their scope, evaluate different aspects of performance in terms of energy use, system design, building controls, environmental impact and occupant satisfaction.

Hazelhurst Court, Lewisham

Status: carried out in 2019

Hazelhurst Court, situated in Lewisham, was constructed in 2017 for Phoenix Homes, delivering 60 additional care units. Hazelhurst Court's sustainable and resident-focused design excels in balancing sustainability with comfort and usability. Resident feedback shows the success, with high praise for daylight access and energy efficiency. The construction lessons highlight the importance of meticulous planning, safety, and technical expertise in achieving project success.

Loudoun Road, Camden

Status: carried out in Sep 2018

Loudoun Road in LB Camden provides 42 new homes, of which 36 are affordable, built under the Passivhaus principles. Completed a few years ago for Origin Housing Group, we have since returned to carry out an evaluation of the homes in-use. Overall, the study has demonstrated the benefits of using Passivhaus principles when designing homes and the pitfalls of using Building Regulations calculations to assess performance.

Appendix

Practice emissions - Previous years

Observations

The provided tables display data from 2020 to 2022, with the acknowledgment that 2020 is considered an anomaly. The significant reduction in emissions during this year is attributed to the mandatory shift to full-time remote work for the majority of staff, necessitated by the COVID-19 pandemic lockdown. Recognising this unique circumstance, it is important to note that the low emissions in 2020 should not be considered representative and may distort the overall results.

Year: 2020			
EMISSIONS		**TOTAL (tCO_2e)**	
		London	**Manchester**
	**Scope 1**	**16.9**	*Unknown*
	**Scope 2**	**27.2**	*Unknown**
Scope 3	 Working from home	10.3	2.1
	 Business commuting	2.2	0.2
	 Transmissions and distributions (Elec)	2.7	0.1
	 Waste water	1.0	*Unknown*
	 Waste	2.4	*Unknown*
	 Employee commuting	*Unknown***	*Unknown***
Total		**65 tCO_2e**	

**Bonded Warehouse was connected to gas network in 2020 but no gas data was obtained.*

***Due to Covid-19 lockdown staff worked from home*

Observations

The data from 2021 reveals an increase in energy-related scope 1 emissions, potentially attributed to operational changes within the office. Conversely, there is a decrease in scope 2 emissions, suggesting a possible shift to laptops, a more energy-efficient choice. The addition of remote work is a notable factor influencing these changes.

Scope 3 emissions exhibit a decrease, primarily driven by reduced commuting as a result of the remote work initiative. This shift to remote work also correlates with a decrease in both wastewater and waste, indicating a positive environmental impact. It's worth noting that while working from home allows us to decrease emissions through reduced on-site waste and commuting, waste produced at home is not accounted for in our current calculations.

As a comparative metric split between London and Manchester, this equates to a carbon footprint of 0.72 tonnes CO_2e per employee in London. In Manchester however, we do not have a full indication of the CO_2e used due to the differences in the building management from London. With our present data it currently stands at 4.1 tonnes CO_2e per employee.

Year: 2021			
EMISSIONS		**TOTAL (tCO_2e)**	
		London	**Manchester**
	Scope 1	**27.4**	*Unknown*
	Scope 2	**23.5**	**0.4**
Scope 3	Working from home	10.5	*2.1*
	Business commuting	1.7	0.2
	Transmissions and distributions (Elec)	2.5	0.1
	Waste water	0.3	*Unknown*
	Waste	5.1	*Unknown*
	Employee commuting	0.8	*0.1*
Total		**74.5 tCO_2e**	

Observations

There is a reduction[100] in electric and gas use, reflecting lower energy consumption in both scope 1 and scope 3. However, waste has increased, likely attributed to a higher number of people working in the office. Additionally, an up tick in business commuting, driven by overseas projects in Guernsey and Ireland, has led to an increase in flights, contributing to our overall emissions.

When comparing metrics between London and Manchester, the carbon footprint per employee is 0.8 tonnes CO_2e in London and 3.8 in Manchester. Although our Manchester data is not yet complete, ongoing efforts to gather information, including electricity and business commuting data, indicate a current footprint of 4.5 tonnes CO_2e per employee based on available data.

Year: 2022			
EMISSIONS		**TOTAL (tCO_2e)**	
		London	**Manchester**
	Scope 1	**20**	*Unknown*
	Scope 2	**16.9**	**3.5**
Scope 3	Working from home	*3.3*	*0.7*
	Business commuting	7.2	0.8
	Transmissions and distributions (Elec)	1.7	0.3
	Waste water	0.4	*Unknown*
	Waste	9.7	*Unknown*
	Employee commuting	*7.3*	*5.3*
Total		**68.2 tCO_2e**	

Observations

In 2023, our carbon footprint experienced an increase primarily due to heightened employee commuting, particularly with a staff member commuting from Scotland to London once a week as well as increase in carbon factor for 2023. This increase in people in the office and more frequent external meetings and site visits has notably contributed to our overall footprint.

Additionally, the expansion of data collection from working from home and for the Manchester studio, both from Bonded Warehouse and our new office, Eastgate in November 2023, is leading to a continuous rise in carbon emissions.

When considering a comparative metric between London and Manchester, the carbon footprint per employee stands at 0.9 Tonnes CO_2e in London and 6.6 Tonnes CO_2e in Manchester. Combining both studios, our present data indicates a total of 7.5 Tonnes CO_2e per employee, highlighting the need for strategic measures to address and mitigate these emissions.

Year: 2023			
EMISSIONS		**TOTAL (tCO_2e)**	
		London	**Manchester**
	Scope 1	**28.4**	*Unknown**
	Scope 2	**18**	**2.9**
Scope 3	Working from home	3.1	0.7
	Business commuting	4.7	0.5
	Transmissions and distributions (Elec)	1.7	0.3
	Waste water	0.3	*Unknown**
	Waste	7.7	*Unknown**
	Employee commuting	18.1	4.5
Total		**90.67 tCO_2e**	

**The Manchester office moved from Bonded Warehouse in November 2023. Efforts are being made to collect waste water, waste and gas data for next years carbon reduction plan from Eastgate to give us a full picture of our carbon emissions.*

Observations

In 2024, our carbon footprint has remained largely consistent. The Scope 1 emissions from our London Studio have reduced. This can be attributed to the warm autumn this year and delay to putting the heating on. In addition, we have been able to record our Manchester Scope 1 emissions for the first year.

Employee commuting remains our largest Scope 3 emitter, however, the Manchester office is performing better as less people now drive to work. More frequent external meetings and site visits have notably contributed to our overall footprint, however, less flights have been taken this year which reduces the overall business travel. We are continuing to request data from our landlord for water consumption in our Manchester office.

This year we have reconsidered calculating the carbon footprint per employee. The result is too variable and does not accurately reflect the difference in staffing and hours worked.

Year: 2024

EMISSIONS		TOTAL (tCO_2e) London	Manchester	Total
	Scope 1	21.9	5.7	27.6
	Scope 2	18.1	3.6	21.7
Scope 3	Working from home	3.0	0.6	36.16
	Business commuting	4.1	1.0	
	Transmissions and distributions (Elec)	1.7	0.3	
	Waste water	0.35	*Unknown**	
	Waste	0.2	0.01	
	Employee commuting	22.9	2.0	
Total				85.46 tCO_2e

**The Manchester office moved from Bonded Warehouse in November 2023. Efforts are being made to collect waste water, waste and gas data for next years carbon reduction plan from the landlord at Eastgate to give us a full picture of our carbon emissions.*

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