

BUILT WITH: 2024 CARBON REDUCTION PLAN

COMPANY DETAILS

Company Name: BW Workplace Experts

Business Sector: Fit-out/Construction

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EXECUTIVE SUMMARY

This Carbon Reduction Plan outlines the commitment of BW: Workplace Experts, operating in the fit-out and construction sector, to achieve Net Zero carbon emissions by 2030. The strategy follows the RIBA Plan of Work process encompassing design, construction, and final handover phases, integrating sustainability into each stage of project development. Key initiatives include monitoring and measuring A1-A5 embodied carbon emissions using QFlow, sustainable procurement prioritising local materials and certified suppliers, and whole-life carbon assessments to optimise resource use and enhance reporting accuracy.

The company reduces the demand for virgin materials by repurposing existing resources, exemplified in recent projects for Mazars and Squire Patton Boggs. Collaboration with the Supply Chain Sustainability School enhances emission reduction through supply chain training and management tools.

Baseline emissions were established in 2020, with Scope 2 emissions recorded at 52 tCO₂e and Scope 3 at 388.84 tCO₂e. The latest verified data for 2023 shows Scope 2 emissions at 71.93 tCO₂e and Scope 3 at 353.69 tCO₂e. A 19% reduction target for the coming year has been set.

Periodic reviews ensure adherence to best practices set by the UK Green Building Council, and the plan complies with PPN 06/21 standards. BW: Workplace Experts remain committed to ISO 14001 certification and continuous improvement in sustainability performance.

BASELINE EMISSIONS FOOTPRINT

| | |
|---|--|
| Baseline Year: 2020 | |
| Additional Details relating to the Baseline Emissions calculations. | |
| Our baseline year of 2020 reflect activities during the COVID-19 pandemic, resulting in the low Scope 2 emissions figure. | |
| Baseline year emissions: | |
| EMISSIONS | TOTAL (tCO₂e) |
| Scope 1 | We do not generate Scope 1 emissions. |
| Scope 2 | 52 |
| Scope 3 (Included Sources) | 388.84 (Transport and deliveries of goods and materials, waste collection and processing) |
| Total Emissions | 440.84 |

CURRENT EMISSIONS REPORTING

| | |
|---|---|
| Reporting Year: 2023 – Currently awaiting verification from CDP for 2024 | |
| EMISSIONS | TOTAL (tCO₂e) |
| Scope 1 | We do not generate Scope 1 emissions. |
| Scope 2 | 71.93 |
| Scope 3 (Included Sources) | 353.69 tCO ₂ e (Transport and deliveries of goods and materials, waste collection and processing) |
| Total Emissions | 431.62 |

EMISSIONS REDUCTION TARGETS

As we continue on our path to becoming Net Zero by 2030, we are guided by our 2030 targets:

- Net Zero Carbon by 2030.
- 100% circularity and Zero Waste.
- 100% sustainable and ethical supply chain.
- All projects to record embodied carbon.
- All projects to undertake an LCA in order to promote opportunities for improvement for our clients and support a WLC approach.

We project that carbon emissions will decrease over the next year by 19 percent against the baseline.

COMMITMENT TO ACHIEVING NET ZERO

BW is committed to achieving Net Zero emissions by 2030. We are dedicated to reducing our carbon footprint and have implemented various measures to achieve this goal. They include;

Our Net Zero strategy, which is a three step process.

- **Design.** Achieving Net Zero construction at the design phase requires a forward thinking and collaborative approach, where sustainability goals are integrated into every aspect of the building's design and systems. The decisions made during this phase have a significant impact on the building's overall energy performance and environmental footprint.
- **Construction.** Net Zero construction requires a comprehensive approach that considers not only the final operational phase of the building but also the environmental impact of the construction process itself.
- **Final Handover.** Occupant behaviour plays a significant role in achieving Net Zero goals. Educating occupants about energy efficient practices and encouraging responsible energy use can contribute to the building's overall sustainability. Our Technical Service Managers will conduct seasonal commissioning to ensure that the heating and cooling systems operate as intended.

CARBON REDUCTION PROJECTS

Monitoring and Measuring A1-A5 Embodied Carbon Emissions

We monitor and measure all A1-A5 Embodied Carbon Emissions for each project. By doing so, we are able identify lessons as to where carbon emissions could have been reduced. This achieved using QFlow, which calculates the carbon associated with:

- Materials/products being installed on the construction project (A1-A3 Upfront Carbon).
- Waste recovery for items leaving the construction project (A5 Upfront Carbon).
- Transport Emissions associated with the movement of materials from the dispatch address to the construction project (A4 Upfront Carbon).
- Transport Emissions associated with the removal of waste to transfer or waste processing facilities (A5 Upfront Carbon).
- Fuel being delivered to site (A5 Upfront Carbon).

This process is in line with the RICS Professional Statement for the UK.

Products measured include; Aggregate, Bricks and Blocks, Concrete, Fuels, Insulation, Plasterboard, Rebar, Structural Steel, Timber.

Sustainable Procurement

Careful, sustainable procurement of materials and services is essential to reduce and mitigate the environmental and social risks arising from any global business operation. Where possible, BW will look to procure goods manufactured in the United Kingdom.

We hold accountability for our supply chain, and our procurement team prioritise those suppliers and manufactures holding valid ISO14001:2015 and/or BES 6001 certificates. In addition, our company policy states that all timber procured must be legally harvested.

Working with our clients, we are able to provide them with RICS Whole Life Cycle assessments.

A Whole Life Cycle Assessment (WLCA) offers comprehensive insights into the carbon impacts of a project or product across its entire lifecycle, from raw material extraction and manufacturing to usage and eventual disposal or recycling. By adopting this holistic approach, we can identify carbon hotspots, optimise resource efficiency, and make more sustainable choices in the concept design process. This approach provides assurance to our stakeholders and clients.

Additionally, this method enables more accurate carbon reporting, enhances transparency, and can contribute to long-term cost savings through improved material choices and reduced operational energy consumption. Ultimately, WLCA is a vital tool for aligning carbon reduction strategies with broader sustainability goals, enhancing competitive advantage in an increasingly eco-conscious market.

Reducing Virgin Materials Demand

One of our strategies for driving down carbon emissions is to reduce the demand on the requirement for virgin materials. This is achieved by repurposing existing materials. Both our Mazars and Squire Patton Boggs projects exemplify the benefits of extensive reuse of materials.

Working With Our Supply Chain

Collaboration is a key factor in our Carbon Reduction Strategy. BW joined the construction industry's Supply Chain Sustainability School as a partner. This enables us to work with our supply chain to drive down emissions through training and management tools.

CARBON REDUCTION PROJECTS DELIVERED BY BW

Full Net Zero

Project 1: Skyscanner, London. 30,000 square foot. 33 weeks.

Project 2: Kingfisher, London. 25,000 square foot. 44 weeks.

Embodied Carbon Assessment

Project 3: Squire Patton Boggs. 50,000 square foot. 21 weeks.

Project 4: Mazars. 58,000 square foot. 22 weeks.

Case studies for the above can be provided upon request.

PERIODIC REVIEW

This strategy is subject to an annual review, to ensure that the BW Carbon Reduction Strategy remains relevant, and that it continues to follow UK Green Building Council Best Practice.

DECLARATION AND SIGN OFF

This Carbon Reduction Plan has been completed in accordance with PPN 06/21 and the associated guidance and reporting standard. We commit to achieving Net Zero by 2030 and to maintaining ISO 14001 certification.



Steve Elliott | BW Chief Executive Officer

November 2024