

# Eric Parry Architects

Publication Date: September 2025

## Commitment to achieving Net Zero

Eric Parry Architects (EPA) is committed to achieving Net Zero emissions by 2050.

## Baseline Emissions Footprint

Baseline emissions are a record of the greenhouse gases that have been produced in the past and were produced prior to the introduction of any strategies to reduce emissions. Baseline emissions are the reference point against which emissions reduction can be measured.

Baseline Year (Scope 1 & 2): 2021	
Additional Details relating to the Baseline Emissions calculations.	
<p>EPA has measured and reported the following categories of emissions in this baseline year.</p> <p><b>a) Scope 1 (all direct emissions):</b> Gas heating*</p> <p><b>b) Scope 2 (all indirect emissions from the generation of the electricity and heat and steam purchased and used by an organisation at local or international sites):</b> Electricity procured for the studio</p> <p>Establishment of data collection processes for Scope 3 emissions have not yet been established by the practice. These processes will be developed and tested in the next year and a baseline date for reporting Scope 3 agreed with practice management.</p> <p><i>* Please note that in subsequent years our reporting on emissions from gas heating has switched from being measured as Scope 2 emissions to Scope 1 based on peer review advice (on the basis that combustion takes place on site in the landlord owned and operated boilers)</i></p>	
Baseline year emissions:	
EMISSIONS	TOTAL (tCO <sub>2</sub> e)
Scope 1	0
Scope 2	40
Scope 3 (Included Sources)	0
Total Emissions	40

## Current Emissions Reporting

<b>Reporting Year: 2024 (acting as baseline year for Scope 3 emissions reporting)</b>	
<b>Additional Details relating to the Baseline Scope 3 Emissions Calculations.</b>	
<p>Scope 3 emissions include all indirect emissions the occur in an organisation's value chain activities that they do not own or control.</p> <p>EPA has reviewed the 15 scope 3 categories as defined in the Greenhous Gas Protocol's "Corporate Value Chain (Scope 3) Accounting and Reporting Standard" and identified those applicable to our business operations. These are as follows:</p> <ul style="list-style-type: none"> <li><b>(1) Purchased Good and Services</b></li> <li><b>(2) Waste generated in operations</b></li> <li><b>(3) Business Travel</b></li> <li><b>(4) Employee commuting</b></li> </ul> <p>As reported below there are two of these categories where we do not fully meet the minimum boundary in the standard due to difficulty with data collection from third party supply chains. These are as follows:</p> <ul style="list-style-type: none"> <li><b>a) Purchased goods and services:</b> Here we have focussed on reporting paper usage which represents the largest volume type of goods purchased by the company. It is acknowledged however that this category encompasses a wider scope of items that can and should be reported if the data is available. EPA will work to expand our reporting in this category with focus initially on food and drink purchases which can typically account for a significant proportion of this category.</li> <li><b>b) Waste:</b> We are in dialogue with the buildings waste partner to find a robust way to be able to quantify and report our waste emissions. This is an ongoing process and will be added to our scope reporting once an agreed process is in place.</li> </ul> <p><b>Home Working:</b> Calculating the emissions from employee homeworking (noted as teleworking in the standard) is an optional category in The Standard that is often not reported by companies. EPA consider the understanding the impact of this category is important and will allow the practice to raise awareness amongst its staff of their emissions at home.</p>	
<b>EMISSIONS</b>	<b>TOTAL (tCO<sub>2</sub>e)</b>
<b>Scope 1 (Gas)</b>	<b>16.76</b>
<b>Scope 2 (Electricity)</b>	<b>31.85</b>
<b>Scope 3 (Commuting)</b>	<b>15.50</b>
<b>Scope 3 (Business Travel)</b>	<b>35.71</b>

<b>Scope 3 (Home working)</b>	<b>3.63</b>
<b>Scope 3 (Paper)</b>	<b>1.25</b>
<b>Scope 3 (Fleet - Van)</b>	<b>0.09</b>
<b>Total Emissions</b>	<b>101.47</b>

## Emissions reduction targets

EPA's baseline year Scope 1 & 2 emissions were third party assessed and verified against the UKGBC Net Zero Carbon Buildings Framework (2019). A verified carbon offset approach was taken to neutralise the reported emissions with the price of carbon being adopted in line with the HM treasury Green Book non-traded central scenario. This, at the time, allowed the practice to declare that "Net zero carbon has been achieved in line with UKGBC's Net Zero Carbon Building Framework".

Over the subsequent years (2022-2024) the industry has been working collaboratively to seek a single and universally accepted definition of 'net zero'. This has built on the UKGBC's lead market analysis in 2021 on the next steps needed and has resulted in the publication of the UK Net Zero Carbon Buildings Standard (NZCBS), currently in its pilot stage as of April 2025.

To ensure alignment with the above emerging standard, UKGBC has identified a need for their framework to ultimately evolve to support the newly recognised NZCBS and have provided implementation guidance that states verification against their framework should not be used until alignment is complete.

EPA is currently monitoring the development of this standard and will review the pilot version in full over the course of 2025 to understand the process of alignment with this standard in future years.

For the years 2022 & 2023 we have continued to assess our carbon footprint; reporting and offsetting our Scope 1 & 2 emissions in-line with the processes established in our baseline year however this has not been third party assessed, and we will no longer make any claims of alignment to the earlier standard.

This changing landscape also requires us to adopt an updated, and more conservative, date to achieve 'net zero' of 2050 which will be reviewed once alignment with any standard is more fully defined.

In 2024 we commenced assessment of Scope 3 emissions. Following the establishment of our baseline year for Scope 3 reporting we intend to review commitment to The UN Race to Zero and adoption of The Science Based Targets Initiative to allow us to better define a clear pathway for reducing our emissions in line with the Paris Agreement goals to limit global warming to 1.5 degrees.

Prior to completing the above, we can still make a reasonable projection that our Scope 1 & 2 carbon emissions will decrease over the next five years to 24 tCO<sub>2</sub>e by 2030. This is a reduction of 50%. This should be an achievable target based on the decarbonisation of the electricity grid.

A projection of total emissions reductions (including Scope 3) will be provided following the definition of a clear pathway for emissions reduction as noted above.

## Carbon Reduction Projects

### Completed Carbon Reduction Initiatives

The following environmental management measures and projects have been completed or implemented since the 2021 Scope 1 and 2 baseline.

- 1. IT Infrastructure:** Servers and disk array were replaced and upgraded in June 2023. At this time the disk array was changed from mechanical hard drives to SSDs which reduces the power consumption of these units.
- 2. Lighting:** Wholesale replacement of outdated fluorescent lighting with more efficient LED fittings was completed in November 2021

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

- 1. Scope 1 and 2 (Landlord Managed):** We will continue to maintain dialogue with our landlord to advocate for improvements to the building fabric and landlord services in order to provide better energy efficiency and further reduce our emissions. Whilst government led minimum energy efficiency standards (MEES) for non-domestic buildings are yet to be enforced there is none the less a market led drive which has seen business tenants demanding low energy, all electric office space as a minimum pre-requisite to meet their corporate ESG policies. We will help to identify areas for necessary improvements that will assist in meeting these baseline requirements and avoid the building becoming a stranded asset. In addition to this, any future adoption of the NZCBS will likely require the production of a PAS 2038 compliant retrofit plan which would require clear commitment from the landlord to deliver. These measures could include:
  - a. Building Fabric:** Insulation to both roof and walls and replacement of single glazed windows with more thermally efficient glazing systems
  - b. Heating (gas):** Encouraging a transition to heat pumps at the end of the boilers serviceable life (circa 5 years from the date of this report)
  - c. Heating and Cooling (FCU)**
  - d. Renewable Energy Generation:** Encouraging the installation of Photovoltaic (PV) panels on the roof which benefits from a southernly aspect and little overshadowing.
  - e. Metering and Energy Management**
- 2. Scope 1 and 2 (tenant managed):**
  - a. Switching to a renewable energy tariff:** EPA has yet to switch to a 'deep green' electricity tariff due to issues identified with the current landlord meters in the building and difficulty with their replacement to half-hourly meters. This is to be further investigated with a view to enable a supply contract to be purchased that meets the criteria defined in the UKGBC's report "Renewable Energy Procurement – Report 1 – August 2023".

- 3. Scope 3:** Following the completion of our baseline Scope 3 reporting in 2024, a full review of our Scope 3 emissions is to be undertaken to identify areas where carbon reduction initiatives can be implemented and these will include the following:
- a. Travel:** Development of a robust sustainable travel plan for the practice including a review of further incentivisation and facilities to encourage active travel options for commuting, and the development of project travel policies aiming to limit or business travel emissions
  - b. Home Working:** Encourage staff to measure their personal carbon footprint and provide training and education to assist in supporting employees to reduce their footprint. Access to advice on domestic energy efficiency schemes and grants, switching to renewable energy suppliers, and sustainable investments and pensions could be provided to allow all employees to understand and seek affordable ways to reduce their own environmental impact.

## Declaration and Sign Off

This Carbon Reduction Plan has been completed in accordance with PPN 06/21 and associated guidance and reporting standard for Carbon Reduction Plans.

Emissions have been reported and recorded in accordance with the published reporting standard for Carbon Reduction Plans and the GHG Reporting Protocol corporate standard<sup>1</sup> and uses the appropriate Government emission conversion factors for greenhouse gas company reporting<sup>2</sup>.

Scope 1 and Scope 2 emissions have been reported in accordance with SECR requirements, and the required subset of Scope 3 emissions have been reported in accordance with the published reporting standard for Carbon Reduction Plans and the Corporate Value Chain (Scope 3) Standard<sup>3</sup>.

This Carbon Reduction Plan has been reviewed and signed off by the board of directors (or equivalent management body).

### Signed on behalf of Eric Parry Architects Ltd:

A handwritten signature in black ink, appearing to read 'R. Dawson', with a vertical line extending upwards from the end of the signature.

Robert Dawson, Director

Date: 19<sup>th</sup> September 2025

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

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

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