



Energy & Carbon Report Summary

2019 / 2020

In accordance with the Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018, Newable have prepared an Energy & Carbon Report for the 2019-2020 financial year. With ever-increasing focus from customers and consumers on sustainability, this measurement and reporting of environmental performance will drive direct benefits for the business such as lower energy and resource costs, as well as improved understanding of exposure to the risks of climate change.

The main reported sites are Aldersgate, Epsom, Harrogate, Leeds and Whiteley which have a total aggregated floor space of 5,962m². The total energy consumption for this financial year was 724 MWh, resulting in gross carbon emissions of 180 tCO₂e. These figures represent the 2019/20 financial year, which will serve as the baseline year for future Energy & Carbon Reports. When normalised by aggregated building floorspace, the organisation's carbon intensity ratio is 30 kgCO₂e/m². When normalised by total number of employees, the organisation's carbon intensity ratio is 572 kgCO₂e/person.

Parameter	Units	Main Sites 01/04/19 - 31/03/20
01/04/19 - 31/03/20	kWh	5,556
Grid electricity consumed	kWh	479,849
Transport fuels consumed	kWh	238,139
Total energy consumption used to calculate emissions	kWh	723,544
Emissions from combustion of gas (scope 1)	tCO ₂ e	1
Emissions from purchased electricity (scope 2)	tCO ₂ e	123
Emissions from business travel in vehicles owned or operated by 3rd parties (scope 3)	tCO ₂ e	56
Total gross carbon emissions	tCO₂e	180
Intensity ratio: Total gross emissions / total office floorspace	tCO₂e / m²	0.033
Intensity ratio: Total gross emissions / number of employees	tCO₂e / person	0.572

<p>Methodology</p>	<p>This report has been prepared following the Greenhouse Gasas (GHG) Reporting Protocol – Corporate Standard and using the guidance set out in Environmental Reporting Guidelines: Including streamlined energy and carbon reporting guidance – HM Government (March 2019).</p> <p>Energy consumption data has been sourced from utility supplier invoices. Several sites do not receive supplier invoices for gas consumption. These are either heated electrically or the cost of heating is wrapped up within the cost of office rent and is therefore a scope 3 (non-reportable) source of emissions.</p> <p>The mileage data is sourced from business expenses and is therefore categorised as Scope 3 (reportable) emissions.</p> <p>Emissions from transport fuels have been sourced from business expense data and is therefore categorised as Scope 3 (reportable) emissions.</p> <p>As this is the first SECR reporting year, a comparison year is not mandatory. Conversion from energy to emissions was completed by application of the relevant location-based emissions factor from UK Government GHG Conversion Factors for Company Reporting for the appropriate year.</p>
<p>Energy Efficiency Action</p>	<p>The business has not pursued specific energy efficiency projects within 2019/20. However, an energy efficiency action plan has been created to strategise Newable’s energy consumption reduction and progress towards net zero carbon.</p> <p>Going forward, our aim to achieve Green Mark environmental certification for our sites, will drive behavioural changes within the organisation and a focus on supply chain emission reduction. Our ultimate ambition is for all of our operated sites to have a sufficiently mature environmental management system to be awarded ISO 14001 status.</p> <p>In addition, we have engaged energy and carbon specialist to support us with the development of a net zero carbon roadmap which will identify opportunities for improvement at Newable locations and provide a pathway to becoming a net zero carbon organisation</p>

Data Breakdown & Analysis – Main Sites

The sites represented by the data breakdown and analysis in this section are the Aldersgate, Epsom, Harrogate, Leeds and Whiteley. These sites have a full breakdown of energy use in the 2019/20 financial year. Other sites within Newable’s portfolio have not been included in this year’s SECR report for the following reasons:

- Sites were added to the portfolio midway through the reporting year – in order to establish a clear baseline of Newable’s emissions, these sites were excluded from this report however they will be included in the 2020/21 SECR report. Sites that are no longer in Newable’s portfolio by August 2021 have also been excluded from this year’s report.
- Payment for energy as a fixed rental cost – this translates to a reallocation of carbon from the occupier of the building (Newable) to the landlord as the occupier does not have the facility to independently measure their energy use. Newable will explore other means to track our sites’ impact in the future.
- Incomplete data sets – Newable has partnered with an energy broker to collect energy bills from numerous sites. Due to various reasons, the collection of complete data sets was unsuccessful within our target dates. A separate analysis for sites with partial data sets can be found in the Data Breakdown & Analysis – All Sites section at the end of this report. We will ensure that complete data sets are acquired for all sites prior to the completion of the 2020/21 SECR report.

Total CO2 Emissions

Figure 1 breaks down Newable’s total carbon emissions by location. The graph highlights that the majority of the business’ direct carbon emissions arise from Aldersgate, ARC and Whiteley amounting to 95% of the total. The remaining 5% is from Epsom and Harrogate.

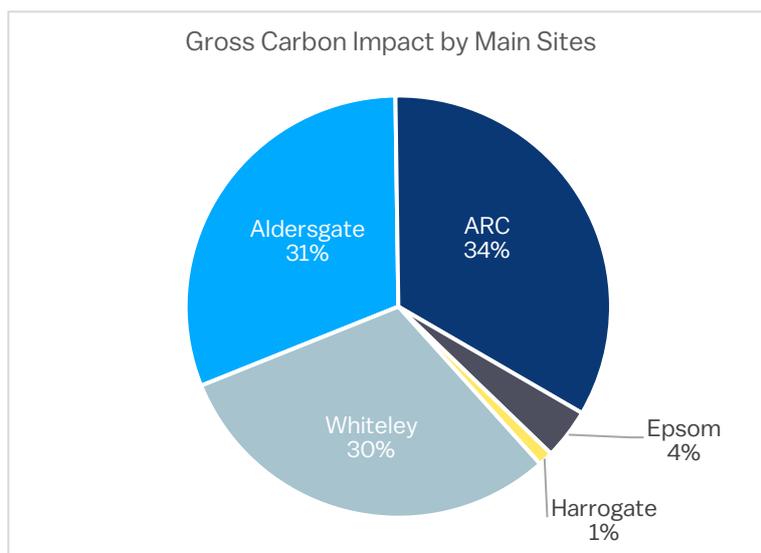


Figure 1: Breakdown of Newable total gross carbon emissions by location

Figure 2 shows energy consumption and corresponding gross carbon emissions by resource across the business. The majority of energy use can be attributed to the consumption of electricity, with the remainder attributed to fossil fuels in the form of natural gas used in the offices plus petrol and diesel used in the leased car fleet. When considering future emissions, as the UK's electricity grid continues to be supplied with an increasing proportion of renewable power and reduced amounts of fossil fuels such as coal, the carbon intensity of electrical power is projected to fall. Natural gas and transport fuels conversely, are not expected to become significantly less carbon-intense over time, therefore there will be increased focus on reducing heating and transport demand or moving to lower carbon alternatives to maximise carbon reduction.

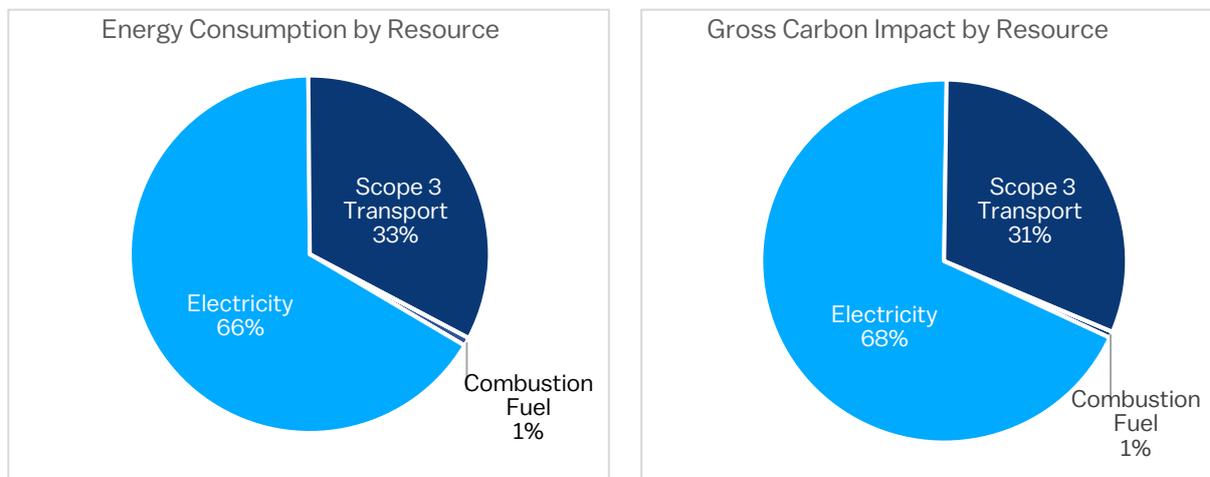


Figure 2: Breakdown of Newable energy consumption (left) and gross carbon emissions (right) by resource type

Office Carbon Intensity Benchmarking

Figure 3 displays a comparison between the Chartered Institution of Building Services Engineers (CIBSE) Guide F's benchmarks for carbon impact in air-conditioned offices and Newable's average normalised emissions. It can be seen that Newable's office carbon intensity is considerably lower than the CISBE Guide F benchmarks. This can be attributed to historic focus on energy efficiency and a relatively low reliance on natural gas for heating.

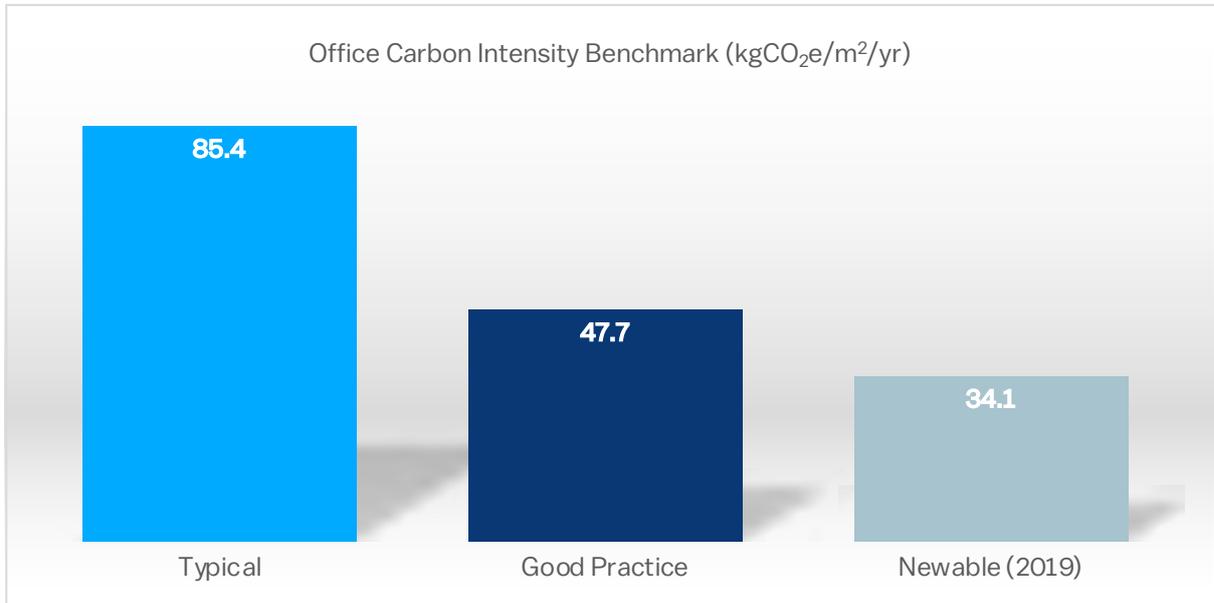


Figure 3: Average Newable site Carbon Intensity compared to CIBSE Guide F (2017) benchmarks

Figure 4 shows a breakdown of the individual office's performance against the CIBSE benchmarks. Floorspace data was not provided for the Harrogate site, therefore the carbon emissions data is omitted in the figures. The chart shows that from an energy efficiency perspective, Aldersgate and Whiteley perform approximately in-line with the CIBSE benchmark for a 'good' air-conditioned office. Epsom and ARC perform considerably better than the good practice benchmark. On this basis, the organisation can target efficiency actions at Aldersgate and Whiteley as a priority.

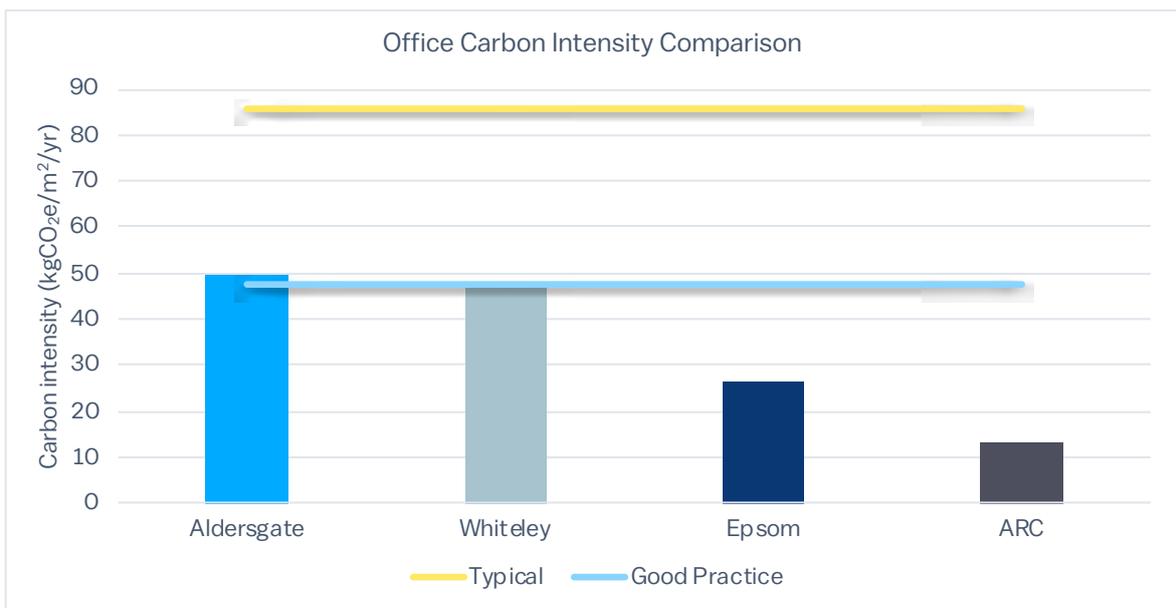


Figure 4: Carbon Intensity comparison to CIBSE Guide F (2017) benchmark by office

Data Breakdown & Analysis – All Sites

In addition to the main Newable sites, partial energy consumption data was available for a selection of Newflex sites. The sites represented by the data analysis are: Aberdeen Queens Road, Bewdley, Brighton, Bristol Aztec West, Burgess Hill, Cambridge, Edinburgh South Gyle, Edinburgh St Colme, High Wycombe, Knightsbridge, London - Palace Street, Millbank, Newcastle Market Street, Reading, Watford & Uxbridge.

Limited energy consumption data was available for analysis. The partial data was extrapolated to provide an annual consumption, therefore may not represent actual energy consumptions at the Newflex sites. It is for this reason that the data has not been included within the main Energy & Carbon Report.

Figure 5 highlights the gross carbon impact comparison between the Newable main sites and the calculated carbon impact of the Newflex sites. The Newflex sites represent 82% of the total carbon impact. This indicates the importance of improving the organisation’s data collection and tracking for these sites as they will represent the most significant proportion of business emissions in the future.

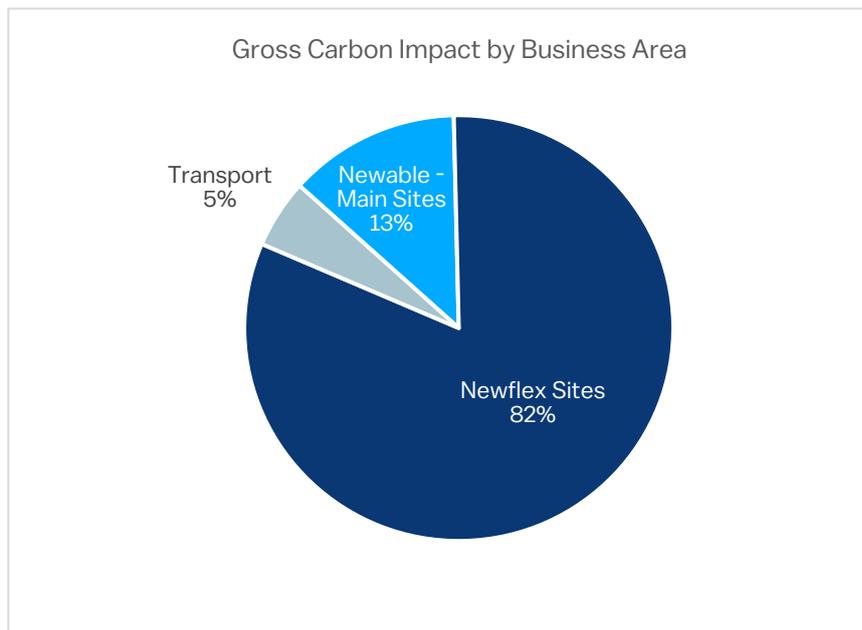


Figure 5: Annual gross carbon impact comparison

Figure 6 compares the carbon intensity from Newflex sites against the CIBSE Guide F (2017) benchmarks for a typical and good practice office. The carbon intensity from Burgess Hill, London – Palace Street and Watford are significantly worse compared to the typical office benchmark. Cambridge, High Wycombe, Edinburgh St Colme and Reading’s carbon intensity are in line with the typical office carbon intensity benchmark. All of the sites with high carbon intensity exhibit a high consumption of natural gas which contributes significantly to carbon emissions.

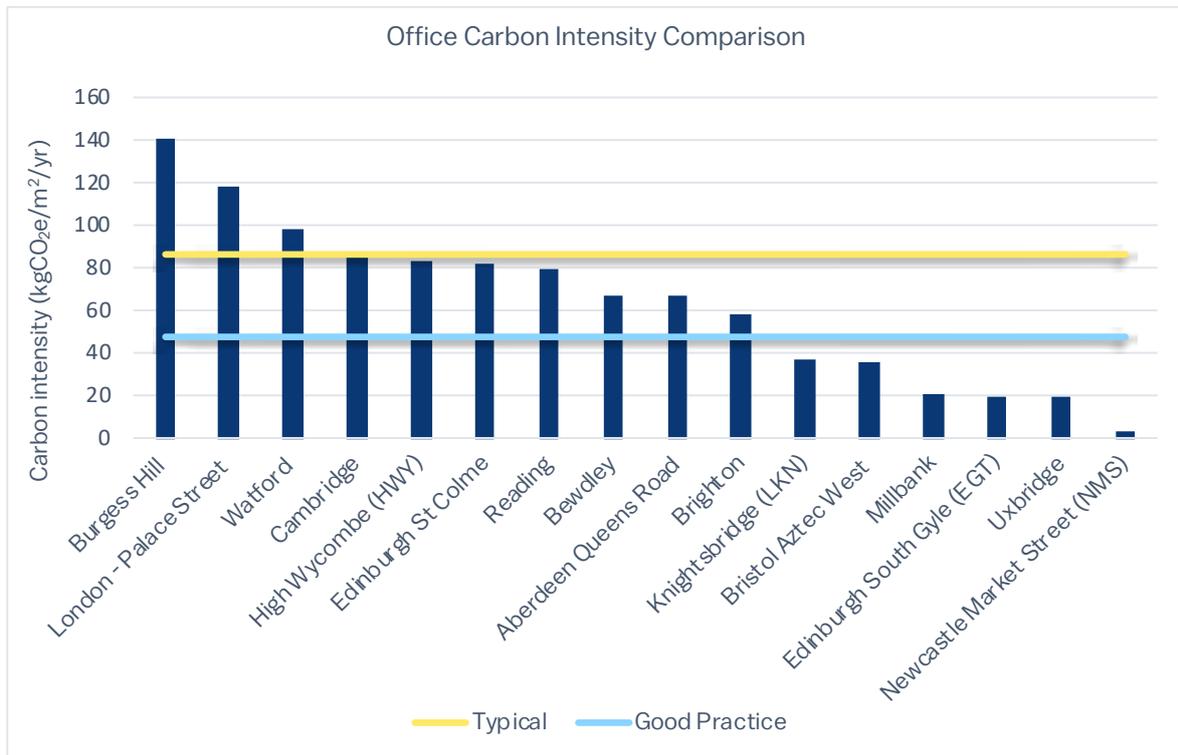


Figure 6: Newflex sites carbon Intensity comparison to CIBSE Guide F (2017) benchmark

Figure 7 outlines the emissions from Scope 3 transport for the main Newable sites in addition to Tamworth, Cardiff and Manchester. The utilities for the three locations are included as part of the non-variable rent charge, therefore energy consumption at the locations do not contribute to Newable’s scope 1 emissions. Whiteley, which encompass transport emission from the available Newable Finance, Lending and Trade sites amounts for 58% of the total transport emission.

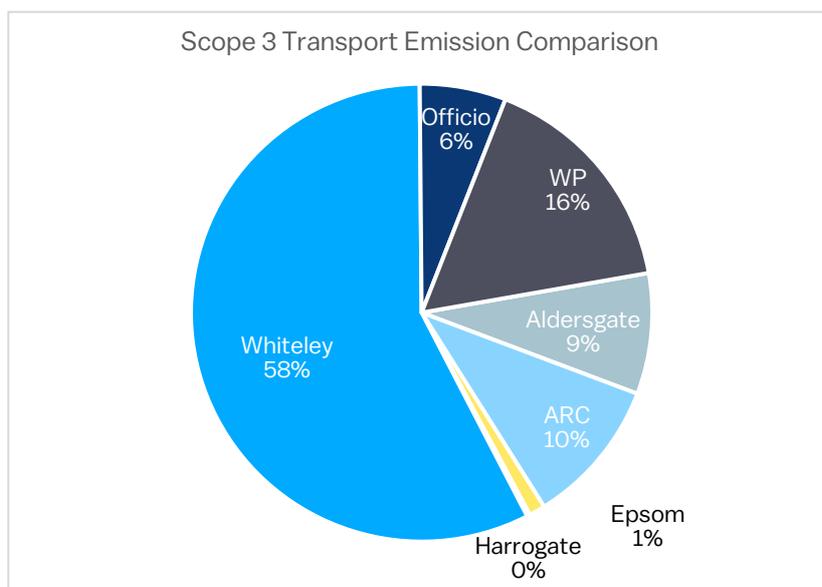


Figure 7: Breakdown of Newable carbon emission from Scope 3 Transport

Newable