

# CARBON REDUCTION PLAN 2026



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## COMMITMENT TO ACHIEVING NET ZERO

**DowlingDodd Chartered Surveyors** is committed to achieving overall Net Zero emissions by 2050 or sooner.

Dowling Dodd Chartered Surveyors is a Cornwall-based independent chartered surveying firm providing residential and commercial property surveys, valuations, and specialist reports. Established in 2005, it delivers professional advice to support property purchases, investments, and maintenance decisions, drawing on extensive local market knowledge and experience.

### BASELINE YEAR 2025

The baseline year represents the first year in which a full and reliable record of greenhouse gas emissions was established. It serves as the fixed reference point against which all future emissions reductions will be measured. For this organisation, 2025 is the confirmed baseline year. This period provides a good and accurate dataset collected, capturing essential material, Scope 1, Scope 2, and relevant Scope 3 categories. The baseline year will remain fixed unless material changes occur in organisational structure, reporting boundaries, or methodology that would trigger a justified recalculation in line with PPN and GHG Protocol rules. At this stage, no re-baselining is required.

### REPORTING YEAR 1ST JANUARY 2025 – 31ST DECEMBER 2025

This period represents the organisation’s established baseline year. It provides a complete and reliable record of greenhouse gas emissions across Scope 1, Scope 2, and all material Scope 3 categories. This assessment follows the Greenhouse Gas (GHG) Protocol Corporate Accounting and Reporting Standard and uses the latest UK Government conversion factors applicable to the 2025 reporting year. Additional Scope 3 categories assessed include **Business Travel, Employee Commuting, Waste Generated in Operations, Water Consumption and Purchased Goods & Services**. This baseline will remain fixed for all future Carbon Reduction Plan reporting unless there is a significant change in organisational structure or reporting boundary.

Baseline Year: 2025	
Updated benchmark year with sufficient emissions data.	
Baseline 2025 : 20.87 tCO2e	
EMISSIONS	TOTAL (tCO2e)
Scope 1	0.00
Scope 2	1.87
Scope 3 Included sources detailed above	18.99
<b>Total Emissions:</b>	<b>20.87 tCO2e</b>

Current Emissions Reporting: 2026	
Dowling Dodd Property Services Ltd.’s is measuring emissions for this reporting year, January 2026 – December 2026.	
Total: - tCO2e	
EMISSIONS	TOTAL (tCO2e)
Scope 1	To be measured
Scope 2	To be measured
Scope 3 (Included Sources)	To be measured
<b>Total Emissions:</b>	<b>- tCO2e</b>

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The need for taking immediate and bold action on climate change is being increasingly recognised by businesses, governments and the general population. DowlingDodd Chartered Surveyors recognises that its activities have an impact on the environment and are committed to minimising any adverse impact wherever practical.

**DowlingDodd Chartered Surveyors** have aligned its Carbon Reduction Plan with Science-Based Targets and are working to mitigate identified emissions and to ensure that further emissions not already measured have a clear plan to support discovery and action.

## INTENTION - CO<sub>2</sub>E REDUCTION TARGET

To continue our progress to achieving Net Zero, **DowlingDodd Chartered Surveyors** has adopted the following carbon reduction targets:

We aim to achieve at least a 50 % reduction by 2030 and progress toward Net Zero by 2050, in line with national targets.

## CARBON REDUCTION TARGET STATEMENT

To support our Net Zero pathway, DowlingDodd Chartered Surveyors has adopted the following targets:

Target	Description
Short-term	50% reduction by 2030 (to 10.43 tCO <sub>2</sub> e)
Long-term	Net Zero by 2050 or sooner
Reporting	Annual Scope 1–3 emissions reporting

## COMPLETED CARBON REDUCTION INITIATIVES

DowlingDodd Chartered Surveyors has already implemented a range of environmental initiatives that demonstrate its commitment to measurable carbon reduction and resource efficiency. These include:

- Replaced old night storage heaters with Dimplex Quantum Heaters
- General waste is now only collected every 4 weeks, as most of our waste is recycled
- Refillable bottles for washing up liquid, toilet cleaner, and handwash
- Reusable hand towels are used rather than paper towels
- Paper/materials sourced are recycled. Toilet rolls and kitchen roll is Naked Paper
- If surveyors are carrying out an inspection closer to home than the office, they go home to work
- Car share as much as possible on staff days out
- Replaced disposable batteries with Pale Blue rechargeable batteries

These completed initiatives have established a solid foundation for DowlingDodd Chartered Surveyors ongoing carbon management strategy, delivering measurable reductions while fostering a culture of continuous environmental improvement.

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## FUTURE CARBON REDUCTION STRATEGIES

**DowlingDodd Chartered Surveyors** recognises that achieving meaningful, lasting carbon reduction requires a structured and evidence-based approach across all areas of its operations.

The following planned initiatives are aligned with our 2025 baseline emissions of **20.87 tCO<sub>2</sub>e**, our commitment to a **50% reduction by 2030**, and our pathway to **Net Zero by 2050**. All reduction projections have been developed in accordance with the GHG Protocol Corporate Accounting and Reporting Standard and use UK Government GHG Conversion Factors as the basis for calculation.

### PURCHASED GOODS & SERVICES

Purchased goods and services represent our single largest emission source at 9.62 tCO<sub>2</sub>e, driven primarily by insurance, software licenses, IT hardware, and employment services. Because these emissions arise from upstream supply chains, reducing them requires deliberate procurement decisions. We will introduce a Green Procurement Policy setting minimum sustainability criteria for key suppliers, with preference given to those holding ISO 14001 certification or credible net zero commitments. Day-to-day purchasing will prioritise recycled, refurbished, and low-carbon alternatives, particularly for IT and office consumables. Key supplier contracts will be reviewed to embed emissions reduction KPIs, ensuring sustainability expectations sit at the heart of our commercial relationships.

### BUSINESS TRAVEL

Business travel accounts for 7.64 tCO<sub>2</sub>e, 37% of our total footprint, with petrol and diesel car use making up 96% of this category, reflecting the site-based nature of surveying work. We will introduce a formal Business Travel Policy that establishes a clear low-carbon mode hierarchy, requiring justification for car use ahead of rail or public transport alternatives where these are genuinely practical. EV hire will be actively encouraged for necessary road trips, and virtual or hybrid meetings will become the default first approach for all client and internal engagements. To support staff using public transport, the business will explore a salary sacrifice season ticket arrangement, which offers tax efficiency for both the employee and the employer. Emissions from all trips will be tracked individually using UK Government GHG conversion factors to monitor annual progress.

### ELECTRICITY

Electricity currently contributes 1.87 tCO<sub>2</sub>e, calculated on a location-based basis using the UK grid average. Our priority action is to switch to a 100% REGO-backed renewable electricity tariff, which would reduce market-based Scope 2 emissions to zero, a meaningful and verifiable step under GHG Protocol dual reporting requirements. We will set a defined office temperature policy in line with HSE guidance, ensuring heaters aren't competing with open windows or doors in winter. We will check timer/schedule settings so heating isn't running outside office hours. Alongside this, we will implement an energy efficiency programme covering LED lighting upgrades.

### EMPLOYEE COMMUTING

Employee commuting generates 1.49 tCO<sub>2</sub>e, with homeworking energy use, petrol car commuting, and van-diesel travel as the primary contributors. We will formalise a Hybrid Working Policy encouraging staff to work from home on days without site visits or client-facing commitments, directly reducing unnecessary journeys.

It has been identified that business mileage records do not currently capture journeys made by surveyors travelling from home to the office prior to site visits. This is a known data gap within Scope 3, Category 7 (Employee Commuting). A supplementary questionnaire will be incorporated into mileage and timesheet processes to capture office commute days monthly, with emissions estimated using average home-to-office distances and UK Government car emission factors, in line with GHG Protocol guidance.

The Cycle to Work scheme was considered but is not currently viable due to the absence of secure cycle storage and landlord restrictions on communal areas. This will be reconsidered should the business relocate.

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## ACTIONABLE CARBON REDUCTION PLAN

Dowling Dodd Chartered Surveyors recognises that achieving significant, lasting carbon reduction requires ongoing innovation, capital investment, and culture change. Over the next five years, the company will focus on transformational projects that strengthen resilience, reduce dependency on grid energy, optimise materials used, and purchase goods & services and align business growth with sustainability principles.

### Carbon Reduction Action Plan - 2025 Baseline

**Baseline: 20.87 tCO<sub>2</sub>e | 50% reduction target by 2030 (≤10.43 tCO<sub>2</sub>e) | Net Zero by 2050**

Category	Current Emissions (tCO <sub>2</sub> e)	Planned Actions	Projected Reduction (tCO <sub>2</sub> e)	Target Year	Est. Remaining (tCO <sub>2</sub> e)
<b>Purchased Goods &amp; Services</b>	9.62	Introduce a Green Procurement Policy prioritising suppliers with ISO 14001 or net zero credentials. Prefer recycled, refurbished, and low-carbon products. Shift to digital solutions where possible. Embed emissions KPIs into key supplier contracts.	0.5	2027	7.6
<b>Business Travel</b>	7.64	Implement a Business Travel Policy with a low-carbon mode hierarchy, rail first, car last, where operationally practical. Encourage EV hire for necessary road trips. Default to virtual or hybrid meetings where possible. Explore salary sacrifice season ticket arrangements for staff using public transport. Track all travel emissions using UK Government GHG conversion factors.	2.0	2026	4.6
<b>Electricity (Scope 2)</b>	1.87	Switch to a 100% REGO-backed renewable tariff, reducing market-based Scope 2 emissions to zero. Introduce LED lighting upgrades within the offices. Optimise heating timers and thermostats to reflect actual occupancy hours and establish an office temperature policy (19–21°C). Solar PV and smart metering deferred pending lease renewal and building constraints review.	Up to 1.87	2026	0.0
<b>Employee Commuting</b>	1.49	Formalise a Hybrid Working Policy to reduce unnecessary commuting journeys. Address identified data gap for surveyor home-to-office travel by incorporating a supplementary question into mileage and timesheet records; estimate emissions using UK Government car emission factors in line with GHG Protocol guidance. Explore salary sacrifice season ticket arrangements. Cycle to Work scheme noted but not currently viable due to absence of secure storage at premises.	0.2	2026–27	1.0
<b>TOTAL</b>	<b>20.87</b>	<b>All figures in tCO<sub>2</sub>e. Projections are estimates subject to annual review.</b>	<b>4.57</b>		<b>16.3</b>

Methodology: GHG Protocol Corporate Standard | Conversion factors: UK Government DESNZ/BEIS 2025 | Prepared in accordance with PPN 006 | Note: premises are Grade II Listed within a Conservation Area; all facilities actions scoped accordingly.

*The figures and projections contained in this document may be subject to change as improved data becomes available, new technologies are introduced, or external circumstances evolve. This plan is a live document and will be reviewed and updated at least annually. While all reasonable efforts have been made to ensure accuracy and completeness, we cannot guarantee the absence of errors or omissions and accept no liability for reliance placed on the contents of this document beyond the purpose intended under PPN 006.*

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## **Governance and Accountability**

This Carbon Reduction Plan has been approved by our Board of Directors and will be subject to regular review, taking into account our operational challenges, performance, and emerging opportunities. Governance structures are in place to ensure climate change and carbon reduction are standing agenda items across a wide range of meetings and embedded into core business decision-making.

## **Leadership Commitment**

We recognise that high-impact leadership is essential. Our directors and managers are expected to lead by example and ensure that all teams and business areas actively contribute to delivering the commitments in this plan. This visible leadership will drive the cultural and operational changes required to meet our targets.

## **Employee Engagement**

Carbon reduction is a shared responsibility across the organisation. We will ensure fair consultation and representation when developing strategic plans, and all employees will be encouraged to take ownership of actions within their roles. Staff will be supported to identify opportunities, pursue initiatives, and collaborate with others to embed sustainable practices throughout our operations.

## **Sector Context**

DowlingDodd Chartered Surveyors operates within a professional services niche of the built environment sector where emissions are predominantly indirect (Scope 3). The carbon footprint is driven by business travel to sites, company vehicles, and purchased services such as data providers and IT. Unlike construction firms, direct material emissions are low, but influence over client decisions is significant. Surveyors play a key role in advising on property value, lifecycle costs, and increasingly energy performance and sustainability compliance. This creates an opportunity to embed low-carbon considerations into valuations, promote energy-efficient assets, and support clients in meeting regulatory and net zero targets, strengthening market relevance.

## **DECLARATION AND SIGN-OFF**

This Carbon Reduction Plan has been completed in accordance with PPN 006 + associated guidance and reporting standards 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, Scope 2 and 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.

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

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

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

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

Approved by:



Date: 16 June 2026