



**DowlingDodd**  
Chartered Surveyors

# OPERATIONAL CARBON FOOTPRINT REPORT 2025



**Carbon emissions report for:**

**Reporting period:**

**Prepared date:**

**Prepared by:**

**Checked by:**

DowlingDodd Property Services Ltd. T/A DowlingDodd Chartered Surveyors

01/01/2025 – 31/12/2025

25/04/2026

Ade Adewumi

Andrew Moss Robinson



**CARBON  
SENSE**



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## DISCLAIMER

This report has been prepared for **DowlingDodd Chartered Surveyors**. We have taken all reasonable care to ensure that the facts stated herein are true and accurate in all material aspects. No liability of any kind is assumed by Carbon Sense Ltd. or any of its directors, officers, employees, advisors or agents about any such opinions, projections, assumptions or any other information contained in, or otherwise concerning this report.



# METHODOLOGY & BOUNDARIES

## QUANTIFICATION & REPORTING METHODOLOGY

Carbon emissions have been calculated using the latest UK Government GHG Conversion Factors for Company Reporting applicable to the reporting year. The assessment follows the principles of the Greenhouse Gas (GHG) Protocol Corporate Accounting and Reporting Standard and supports compliance with Public Procurement Notice (PPN) 006 requirements. Where relevant, additional narrative and analysis have been tailored to reflect **DowlingDodd Chartered Surveyors** specific operational context and data availability.

## ORGANISATIONAL BOUNDARY

**DowlingDodd Chartered Surveyors** operates as a single entity with no parent or subsidiary companies; therefore, the organisational boundary is defined solely as **DowlingDodd Chartered Surveyors**. The Operational Control approach has been applied, meaning all emissions sources over which **DowlingDodd Chartered Surveyors** exercises direct operational control have been included. This approach ensures consistency with recognised best practice and provides a clear, repeatable framework for ongoing carbon measurement and reduction planning.

## OPERATIONAL SCOPES

This footprint includes emissions from Scope 1, Scope 2 and selected Scope 3 (other indirect emissions) categories. Scope 3 coverage includes:

**Business Travel, Employee Commuting, Waste Generated in Operations, Water Consumption, and Purchased Goods and Services (Inc Pensions).**

## STANDARD AND METHODOLOGY USED

Greenhouse Gas (GHG) emissions are categorised under Scopes 1, 2, and 3 in line with the GHG Protocol Corporate Accounting and Reporting Standard. Emissions have been calculated using data provided and evidenced by **DowlingDodd Chartered Surveyors** applying the latest UK Government GHG Conversion Factors and other reputable published sources as outlined within the data collection template. As more accurate or granular data becomes available, it is recommended that this process is reviewed and updated annually to ensure continued accuracy and alignment with best practice.

## DATA QUALITY / CONFIDENCE

The data used in this assessment has been gathered from multiple internal sources across the organisation. All activity data has been converted to CO<sub>2</sub>e using verified and published GHG conversion factors. Where specific activity data was unavailable, spend-based or industry-average conversion factors from SIC 2019 classifications and Climatiq datasets were applied to ensure completeness and representativeness.

### Source:

<https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025>

<https://www.climatiq.io/data>



# COMPANY

<b>Reporting Period:</b>	01 January 2025 – 31 December 2025
<b>Industry</b>	Surveyors and Valuers (74909)
<b>No. of staff</b>	7
<b>No. of sites - Owned</b>	0
<b>No. of sites - Leased</b>	1
<b>No. of Company Vehicles - Owned</b>	0
<b>No. of Company Vehicles - Leased</b>	0

**DowlingDodd Chartered Surveyors** is a Private Limited Company (Company No. 05515922) registered in England and Wales, with its registered office at: **Office 1, The Warehouse, Anchor Quay, Penryn, Cornwall, United Kingdom, TR10 8GZ**

**DowlingDodd 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.





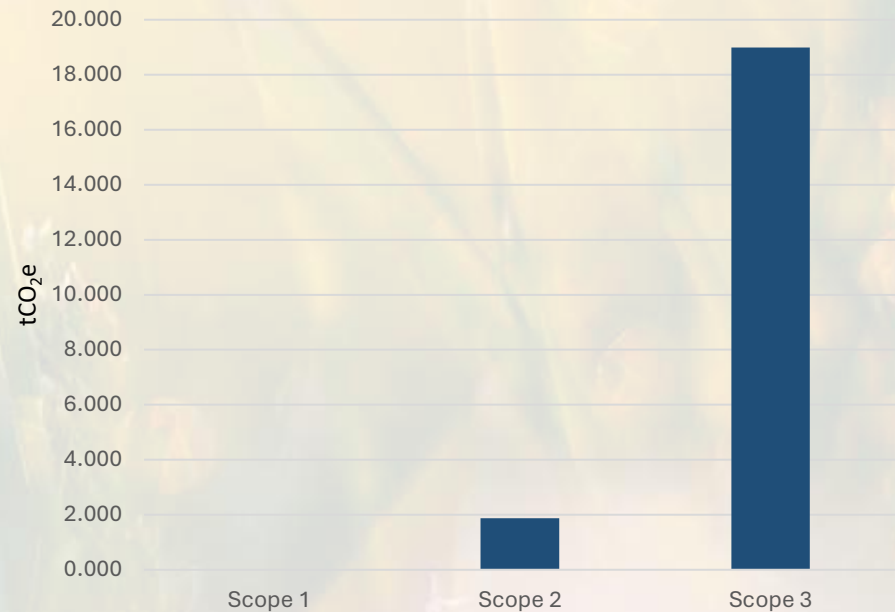
# REPORTING PERIOD: JANUARY 2025 – DECEMBER 2025

Emissions Reporting: 2025	
(Baseline year emissions 2025 = 20.87 tCO <sub>2</sub> e)	
Emissions	TOTAL (tCO <sub>2</sub> e)
Scope 1	0.00
Scope 2	1.87
Scope 3	18.99
<b>Total Emissions</b>	<b>20.87 tCO<sub>2</sub>e</b>

The company’s total greenhouse gas emissions for the reporting period is 20.87 tCO<sub>2</sub>e. Scope 1 emissions from mileage travelled, or fuel consumption by the company, accounted for 0.00 tCO<sub>2</sub>e (0 %), implying no direct emissions, while Scope 2 emissions from purchased electricity were 1.87 tCO<sub>2</sub>e (9.0 %), reflecting low electricity-related impacts. Scope 3 emissions, comprising indirect value-chain activities, accounted for 18.99 tCO<sub>2</sub>e (91.0 % of emissions).

The company continues to monitor emission sources and implement efficiency measures to support ongoing reductions and alignment with UK environmental reporting guidance.

### Emission Scope Breakdown





# CARBON EMISSIONS - INTENSITY METRICS

To assess performance beyond absolute emissions, DowlingDodd Chartered Surveyors track a series of intensity metrics that show how efficiently they manage carbon in relation to our operations. These include emissions per m2 office space, per kWh of electricity, per road mile-car, and per £1000 turnover.

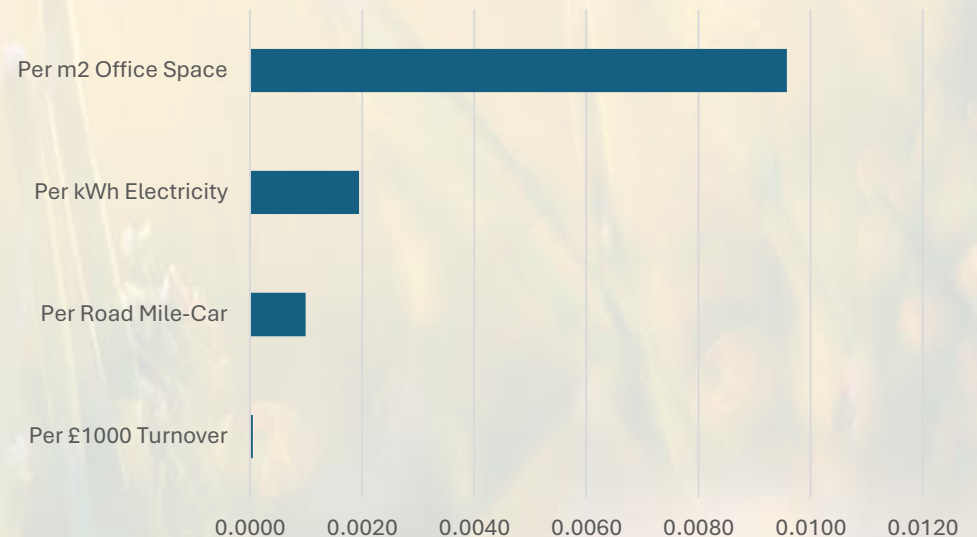
<b>Per m2 Office Space</b>	0.0097 tCO <sub>2</sub> e
<b>Per kwh Electricity</b>	0.0020 tCO <sub>2</sub> e
<b>Per Road Mile-Car</b>	0.0010 tCO <sub>2</sub> e
<b>Per £1000 Turnover</b>	0.000048 tCO <sub>2</sub> e

Monitoring trends in emissions intensity metrics enables the organisation to systematically assess improvements or declines in emissions performance over a defined reporting period.

By analysing intensity trends, the organisation can prioritise mitigation strategies and implement appropriate measures to reduce emissions, thereby supporting continuous environmental performance improvement and progress toward its carbon reduction objectives.

DowlingDodd Chartered Surveyors is committed to reducing its environmental impact across these four key metrics, with a strong focus on ongoing sustainability.

Intensity Metrics





# CARBON EMISSIONS

## ENERGY & FUELS

Emissions from energy and fuels stand at 1.87 tCO<sub>2</sub>e in 2025. The organisation’s energy-related emissions are relatively low. Emissions are primarily associated with location-based electricity consumption (1.87 tCO<sub>2</sub>e). These sources represent the organisation’s operational energy footprint during the reporting period.

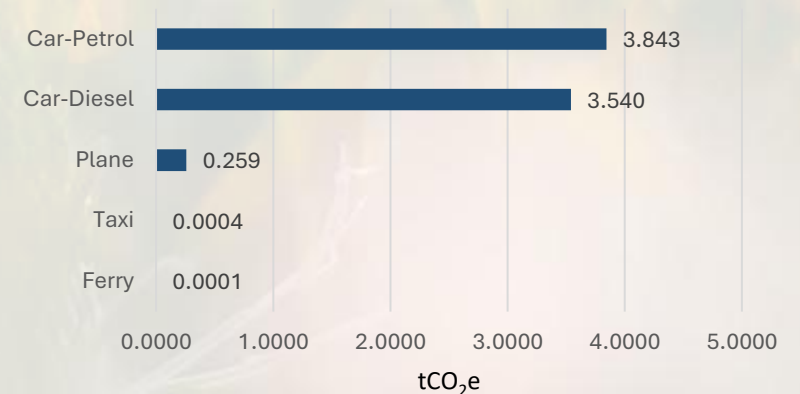
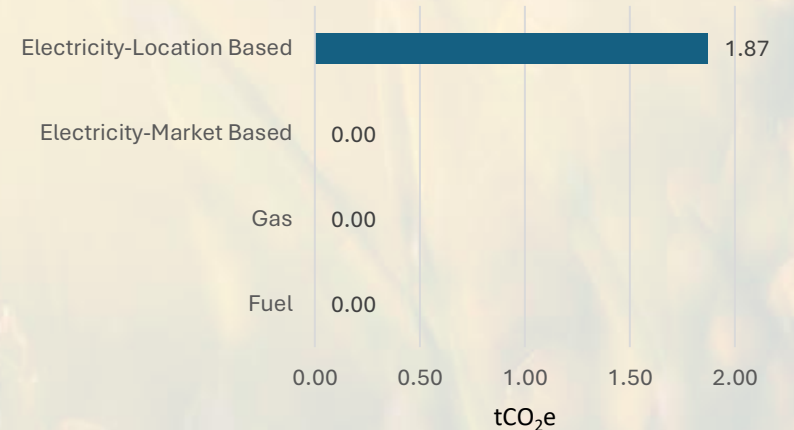
Electricity- Location Based*	1.87 tCO <sub>2</sub> e
Electricity -Market Based	0.00 tCO <sub>2</sub> e
Gas	0.00 tCO <sub>2</sub> e
Fuel	0.00 tCO <sub>2</sub> e
<b>Total</b>	<b>1.87 tCO<sub>2</sub>e</b>

\*Electricity excluding T&D

## BUSINESS TRAVEL

Emissions total 7.643 tCO<sub>2</sub>e. Car-petrol/diesel dominates, accounting for 96.6%, i.e, 7.383 tCO<sub>2</sub>e. Plane, taxi and ferry travel accounted for 0.2601 tCO<sub>2</sub>e, i.e, the remaining 3.4%.

Car-Petrol	3.843 tCO <sub>2</sub> e
Car-Diesel	3.540 tCO <sub>2</sub> e
Plane	0.259 tCO <sub>2</sub> e
Taxi	0.0004 tCO <sub>2</sub> e
Ferry	0.0001 tCO <sub>2</sub> e
<b>Total</b>	<b>7.643 tCO<sub>2</sub>e</b>



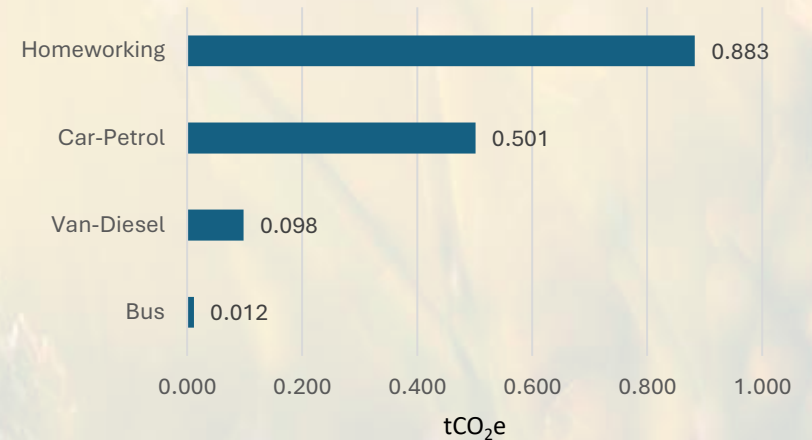


# CARBON EMISSIONS

## EMPLOYEE COMMUTING

Employee commuting emissions total 1.494 tCO<sub>2</sub>e. Homeworking (0.883 tCO<sub>2</sub>e) accounts for the largest share, at approximately 59% of emissions. Commuting by car-petrol contributes 0.501 tCO<sub>2</sub>e (about 34%), travel via van-diesel accounted for 0.098 tCO<sub>2</sub>e, representing 6.5% of emissions in this category.

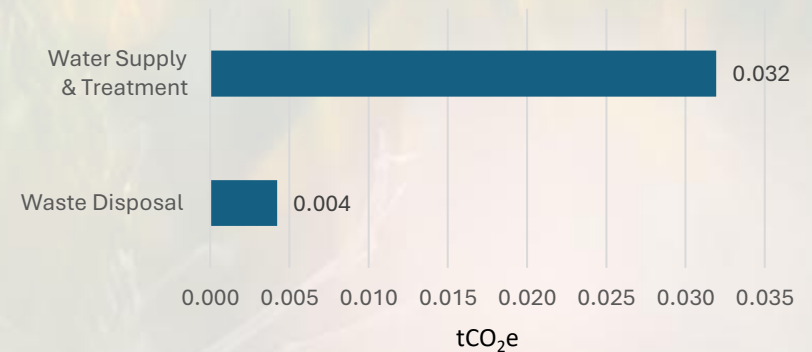
Homeworking	0.883 tCO <sub>2</sub> e
Car-Petrol	0.501 tCO <sub>2</sub> e
Van-Diesel	0.098 tCO <sub>2</sub> e
Bus	0.012 tCO <sub>2</sub> e
<b>Total</b>	<b>1.494 tCO<sub>2</sub>e</b>



## OTHER RECORDED EMISSIONS

Other Scope 3 emissions include emissions from water consumption (0.032 tCO<sub>2</sub>e) and waste management (0.004 tCO<sub>2</sub>e).

Water Supply & Treatment	0.032 tCO <sub>2</sub> e
Waste Disposal	0.004 tCO <sub>2</sub> e
<b>Total</b>	<b>0.036 tCO<sub>2</sub>e</b>





# CARBON EMISSIONS

## PURCHASED GOODS & SERVICES

Scope 3 emissions from purchased goods and services totalled 9.624 tCO<sub>2</sub>e, accounting for 46.14% of total emissions during the reporting period.

The organisation’s purchased goods and services emissions profile shows a clear concentration in a few higher-impact categories, despite a broad spread of spending areas. The largest contributors are Insurances (1.894 tCO<sub>2</sub>e), and Software Licences (1.454 tCO<sub>2</sub>e), indicating that outsourced operational services and intangible purchases carry significant embodied emissions. IT Equipment (1.029 tCO<sub>2</sub>e) also stands out, reflecting the carbon intensity of hardware supply chains.

Mid-range contributors such as Repairs and renewals (0.820 tCO<sub>2</sub>e), Employment Services (0.815 tCO<sub>2</sub>e), and Mobile Telephone Contracts (0.670 tCO<sub>2</sub>e) suggest ongoing operational dependencies that cumulatively add impact. Lower-emission categories, including Team Events (0.150 tCO<sub>2</sub>e), Banking (0.171 tCO<sub>2</sub>e), and Legal fees (0.236 tCO<sub>2</sub>e), have relatively minor influence individually.

Overall, emissions are skewed toward service-based and outsourced activities rather than physical consumables. Targeting supplier engagement, greener procurement (especially for cleaning, IT, and software), and contract optimisation could yield meaningful reductions.



The emissions data provided is based on a spend-based methodology, which estimates carbon emissions by applying industry-average emissions factors to financial expenditure. While this approach allows for a broad assessment of carbon footprint impacts, it may not always provide the highest level of accuracy, as variations in supply chain practices, material sourcing, and operational efficiencies can significantly influence actual emissions. This disclaimer acknowledges that spend-based calculations provide valuable insights but should ideally be supplemented with more granular metrics where data availability permits.



# CARBON EMISSIONS

## ALL EMISSIONS CATEGORY

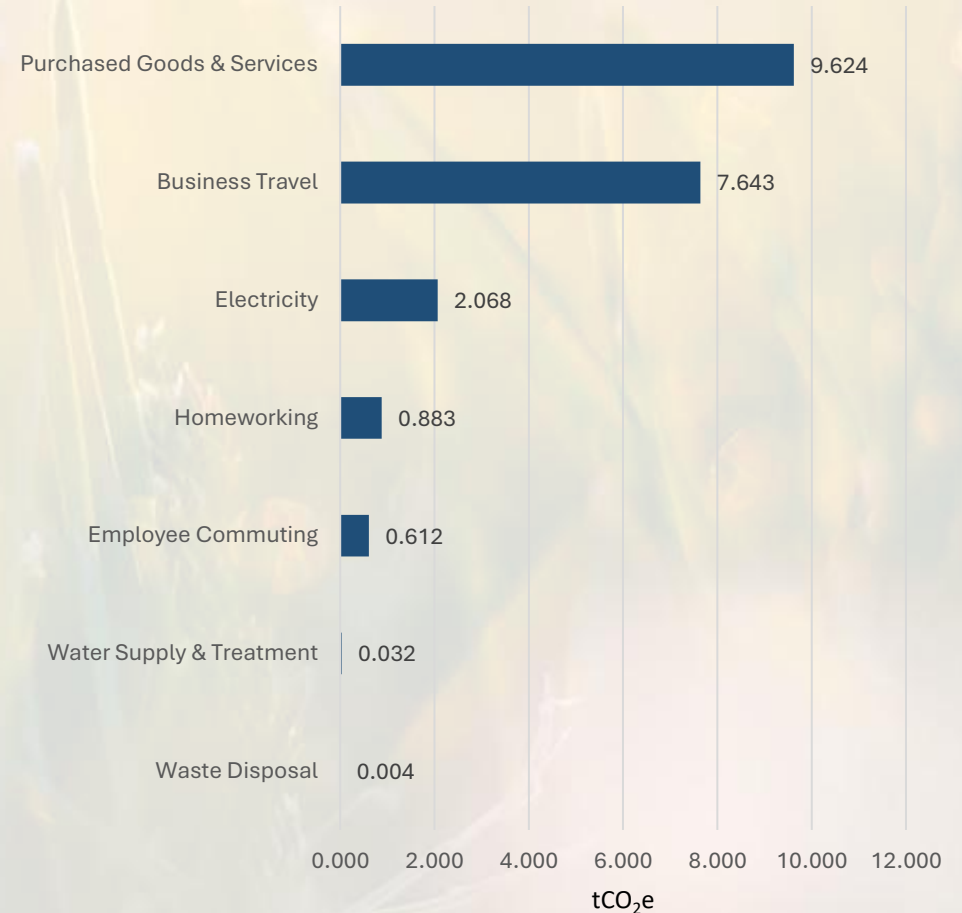
Total greenhouse gas emissions for the reporting period amounted to 20.87 tCO<sub>2</sub>e.

The company's total emissions profile is heavily concentrated in a small number of categories, with Purchased Goods & Services (9.624 tCO<sub>2</sub>e) and Business Travel (7.643 tCO<sub>2</sub>e) dominating overall impact. Together, these two sources account for the majority of emissions, highlighting the importance of supply chain management and travel for business purposes in the organisation's carbon footprint. Purchased goods and services reflect upstream emissions embedded in procurement, while business travel indicates significant travel and potential reliance on fossil-fuel-powered transport.

Secondary contributors include Electricity\* (2.068 tCO<sub>2</sub>e), which shows the impact of energy consumption. Homeworking (0.883 tCO<sub>2</sub>e) and Employee Commuting (0.612 tCO<sub>2</sub>e) also contribute meaningfully, suggesting that employee-related activities remain a relevant emissions source even outside traditional office settings.

Lower-impact categories such as Water Supply & Treatment (0.032 tCO<sub>2</sub>e), and Waste Disposal (0.004 tCO<sub>2</sub>e) make relatively minor contributions.

Overall, the emissions profile suggests that the most effective reduction strategies should focus on sustainable procurement, business travel via lower-carbon alternatives and improved energy sourcing, particularly shifting toward renewable electricity and lower-carbon fuels.





# ASSESSORS COMMENTS

**Carbon Sense Ltd.** supported the collection and analysis of greenhouse gas (GHG) emissions data for **Dowling Dodd Property Services Ltd**, covering the period **1st January 2025 to 31st December 2025**.

Data provided by the organisation was reviewed and used to calculate emissions using an activity-based or spend-based methodology as appropriate. Emissions have been quantified and categorised in accordance with the Greenhouse Gas (GHG) Protocol and the organisational boundaries defined in this report.

In our professional opinion, the calculated total of **20.87 tonnes** of CO<sub>2</sub>e provides a robust and representative indication of DowlingDodd Chartered Surveyors's carbon emissions for the stated reporting period. This includes all identified Scope 1 and Scope 2 emissions, along with the principal upstream Scope 3 categories that were technically and operationally feasible to measure within the current data set.

**Disclaimer:** *This assessment is based on data and evidence provided by DowlingDodd Chartered Surveyors Carbon Sense has reviewed the information for the assessment but has not independently verified or audited the data. The findings represent a fair and accurate estimation in line with current GHG reporting best practice.*

DowlingDodd Chartered Surveyors is committed to measuring and reducing its greenhouse gas emissions across **Scopes 1, 2, and 3**, in line with its sustainability goals and pathway to Net Zero

DowlingDodd Chartered Surveyors aims to:

- **Achieve Net Zero** in alignment with the Science Based Targets and guidance set out by the **UNFCCC**, targeting a **50% reduction in emissions by 2030** and **Net Zero no later than 2050**.
- **Set realistic short- and long-term targets** to support continual improvement and progress toward these goals.
- **Report total greenhouse gas emissions annually** in a transparent and accurate manner.
- **Take practical, evidence-based steps** to collect, improve, and report emissions data where appropriate and where reliable data is available.

Please refer to the 2025 Carbon Reduction Plan (CRP), including short-term (2025–2030) reduction targets and long-term Net Zero milestones, outlining annual emissions reduction trajectories.

# CARBON SENSE

Certified



Corporation

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