



UPP Carbon emissions baseline 2020/2021



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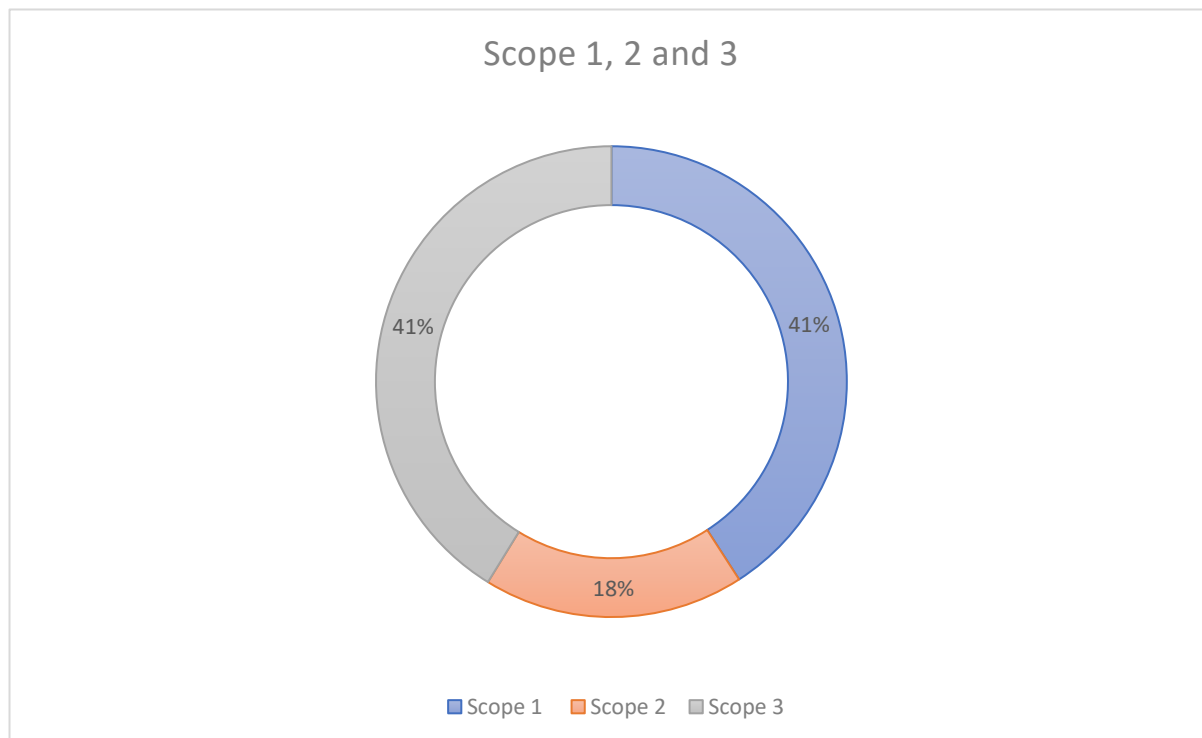
1 EXECUTIVE SUMMARY

UPP Group carbon footprint for the company fiscal year 2020-21 is
42,050 tonnes CO₂e.

| | | |
|---------------------------------------|------------|---------------|
| | | |
| <u>Scope 1 & 2</u> | | <u>24,722</u> |
| Gas kWh | 83,403,325 | 16,928 |
| Vehicle fleet diesel (Litres) | 16,150 | 41 |
| Vehicle fleet LPG (Litres) | 53 | 0.10 |
| Vehicle fleet unleaded (Litres) | 16,888 | 37 |
| Direct fugitive emissions (mt) | 182 | 182 |
| Electricity kWh | 35,481,865 | 7,534 |
| <u>Scope 3</u> | | <u>17,328</u> |
| Goods and services | | 4,493 |
| Water m ³ | 1,185,851 | 177 |
| Capital goods | | 3,644 |
| Waste general (Tonnes) | 1,512 | 32 |
| Waste recycled (Tonnes) | 717 | 15 |
| Business travel trains (Miles) | 50,327 | 3 |
| Business travel personal cars (Miles) | 162,468 | 42 |
| Hotel stay nights | 286 | 4 |
| Commuting (Assumption) | | 425 |
| Home working (Assumption) | | 1,206 |
| New developments (Construction) | | 7,289 |
| <u>Total tonnes CO₂e</u> | | <u>42,050</u> |

2 BASELINE ASSESSMENT

The chart shows that 59% of UPP's emissions are from Scopes 1 and 2 (gas, electricity, and liquid fuels), with Scope 3 accounting for 41% of the total.



2.1 Scope 1 & 2

What was UPP's total CARBON EMISSIONS footprint for Scope 1 & 2?

24,722 tonnes CO²e

What does this include?

Natural gas consumption and fugitive emissions from all buildings controlled by UPP. Fuel used in company vehicles and directly purchased by UPP. Electricity consumption in all buildings controlled by UPP.

2.2 Scope 3

What was UPP's total CARBON EMISSIONS footprint for Scope 3?

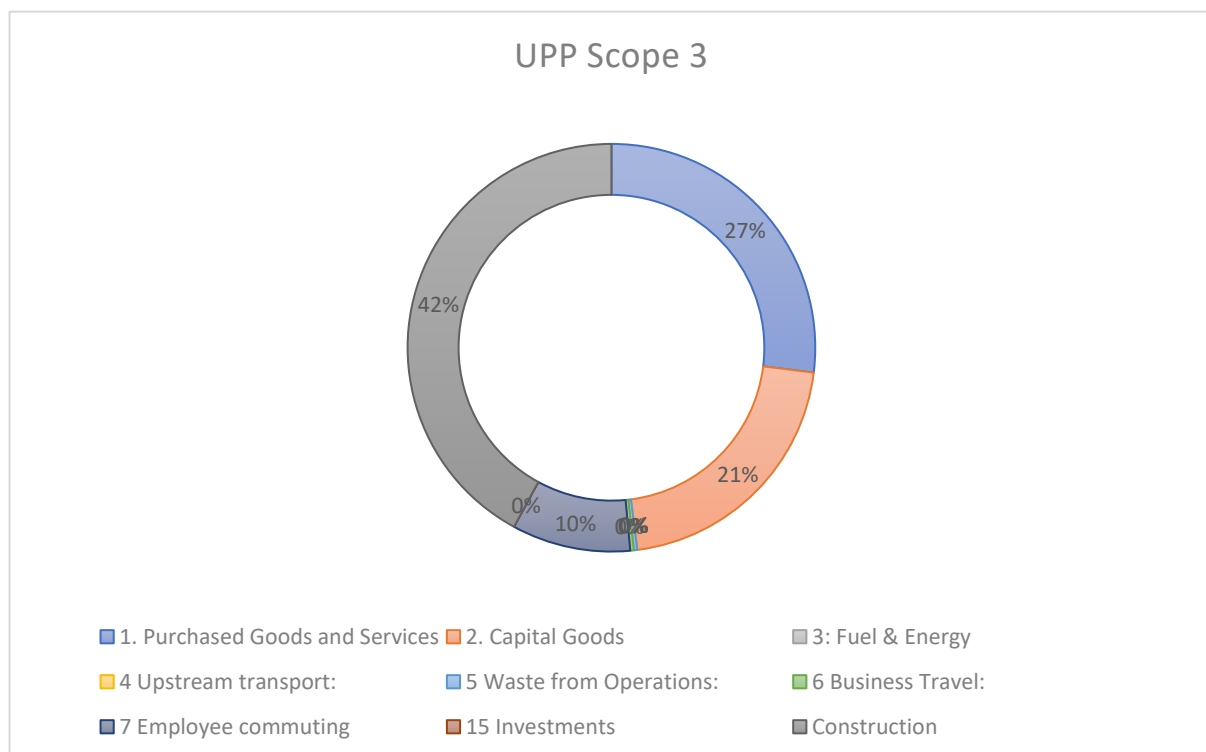
17,328 tonnes CO²e

What does this include?

All the indirect carbon dioxide and greenhouse gas emissions equivalent that occur in the value chain of UPP's controlled assets and business activities.

This includes: the purchasing of goods, capital goods, services and water, the waste generated, business travel of the employees, hotel stays, commuting and home working.

The chart breaks down the categories with the highest impact in Scope 3. The construction of new developments has the first place with 42%, followed by purchased goods and services with 27%, capital goods with 21%, employee commuting with 10% and the rest of the activities do not have a great impact on UPP's GHG emissions.



2.3 Building Energy

What was UPP Group's BUILDING ENERGY footprint?

118,885 MWh

What does this include?

100% site energy consumption procured directly by UPP; or procured by university partners and recharged directly to UPP. This includes electricity and natural gas at 20 sites, representing a treated floor area of 797,525 m².

3 APPENDICES

3.1 Appendix A – Accounting period

The accounting period is the company fiscal year 2020-21. (1st Sept 2020 – 31st Aug 2021).

3.2 Appendix B – Carbon factors

The carbon conversion factors considered are [DEFRA Greenhouse gas reporting: conversion factors 2021](#).

3.3 Appendix C - Reporting Boundaries

The report is for UPP Group Holdings Ltd, including direct subsidiaries (Per the UPP Group Structure Chart 2020 provided). The reporting boundaries are based on the principle of operational control, which at each property (and with a few exceptions), have the same boundaries. Scope 1, 2 and 3 carbon emissions are reported for controlled assets and business activities.

Utility Consumption: All meters directly procured by UPP, all meters procured by university partners and recharged directly to UPP. (Excludes buildings where UPP are only providing FM services).

Fugitive Emissions: Refrigerant leakage from all air conditioning systems at buildings controlled by UPP.

Waste: All the general and recycled waste generated by the controlled assets and business activities of UPP.

Vehicle emissions: Fuel used in company vehicles and purchased by UPP.

Travel: All business travel by UPP staff and recovered via expenses.

Goods, services, capital goods and construction: All the goods, services and capital goods purchased for the operation of the controlled assets and business activities of UPP. And all the new developments.

Hotel stay nights: Hotel accommodation for UPP staff recovered via expenses.

Commuting: Staff commuting to a regular place of work.

Home working: Staff energy use whilst working at home.

3.4 Appendix D – Calculation methodology

The following chart presents the calculation methodology for every data that is presented in this report. The sections marked in blue is UPP's methodology.

| Data Type | Calculation methodology |
|---|--|
| Utilities data | All utilities data has been collated by UPPs bureau service provider TEAM energy, using the following validation hierarchy. Stage 1 - Automatic meter reading Stage 2 - Invoice data Stage 3 - Verified manual reads Stage 4 - Historical data comparison |
| Waste Data | All data has been collated from annual submissions supplied by UPPs individual waste contractors. Where data has not been provided in tonnes benchmark estimates for content of the relevant types of bins has been used. |
| Vehicle Emissions | Vehicle emissions have been calculated using fuel volumes purchased and applying a carbon conversion factor. |
| Business Travel Trains | Emissions from business travel by train were calculated by applying a conversion factor to the mileage provided by UPP. |
| Business Travel Personal Cars | Emissions from business travel by personal cars were calculated by applying a conversion factor to the mileage provided by UPP. |
| Goods, services and capital goods | These emissions were calculated from invoices for all the goods and services bought during the period to be considered. This data excludes major development projects (Construction). |
| Hotel stay nights | A carbon conversion factor was used for every hotel stay night. |
| Commuting (Transport) | These calculations are an assumption considering the following: There are 1,000 employees The average round trip is 23 miles The employees work from home 3 days a week The working hours per employee per day is 8 hours The working weeks per year are 48 weeks The car considered is a hybrid car |
| Home working (Lighting, equipment, gas heating) | These calculations are an assumption considering all the points above, plus: 150 watts are consumed per hour for lighting & equipment 5 kWh are consumed for gas heating |



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