



strata

CARBON REDUCTION ROADMAP

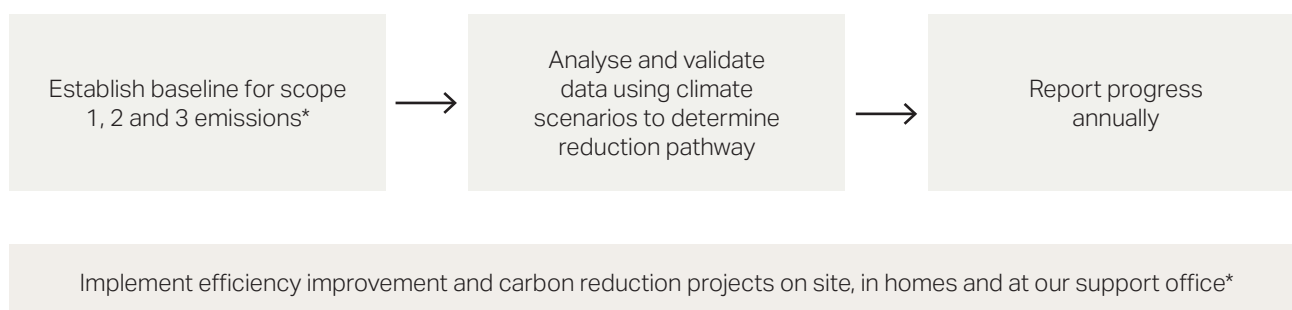
Carbon Reduction Roadmap

At Strata we acknowledge that our actions have an impact on the environment around us and that as a homebuilder, we have a responsibility to embrace and drive the transition towards a low carbon future through both our operations and the homes that we deliver.

Strata is committed to a low carbon future, and we have recently published targets within our Sustainability Strategy to align to the UK's net zero by 2050 target, which addresses both our operational and embodied carbon:

- Office and Homes will be net zero carbon operationally by 2030; including scopes 1, 2 and operational scope 3 for offices and scopes 1 & 2 of Strata Homes.
- Reduce the embodied scope 3 carbon associated with Strata developments.

Our Carbon Reduction Roadmap outlines the first steps that we plan to take on our journey to ensure that we fully understand the carbon associated with our operations and the actions we need to take to reduce our greenhouse gas emissions to achieve Net Zero.



* in progress

Understanding our baseline

To achieve our targets, we must first understand our baseline. In understanding where we have high quantities of operational and embodied carbon, we can adapt our on site activities and the designs of the homes we build to systematically evolve and reduce our carbon footprint.

As a business we are actively taking steps to establish our carbon footprint baseline for the FY 2023-24, with clear methodologies, boundaries and milestones in place. We are utilising specialist software and aligning to global and industry methodologies including the Greenhouse Gas Protocol and the RICS Whole Life Carbon Assessment for the built environment to understand our scope 1 & 2 carbon emissions. Additional scope 3 emissions will begin to be included when data becomes available.

We understand that as we refine our processes and gain access to improved supply chain data, we may see an initial increase in our carbon footprint. However, in reporting both our absolute and normalised figures we will be able to account for any improvements through the implementation of carbon reduction and efficiency enhancement projects.

Achieving our targets

We are committed to implementing change across all aspects of our business operations, including the homes we design and deliver, the way we operate our sites, and the office spaces that we utilise. Strata's Carbon & Energy Working Group has identified a series of focus areas to electrify processes and home technologies, improve energy efficiency, and increase the capacity for onsite renewables, which will help us to achieve the reductions required to meet our targets. The use of high-quality, verified carbon offsets would be used only as a last resort where absolutely necessary.

Workstreams have been identified to reduce the scope 1 and 2 emissions associated with Strata's activities and our customers through an approach that addresses both building fabric and technologies. This includes the review of alternative heating systems as we transition away from gas and the exploration on increased renewable energy generation. We understand that research and innovation is crucial for us and the wider industry, and we will continue to support research projects to identify solutions that will enable us to reduce the use of fossil fuels on our sites and in our homes. While we look for the answers, we will continue to implement projects to drive carbon reductions such as the use of HVO and battery generators.

Priority areas have also been identified to help us reduce our scope 3 emissions, including storey height standardisation, an increased portfolio of MMC timber framed homes with off-gas heating systems, improved site waste management, and supply chain engagement to support the transition of our supply chain partners and reduce the embodied carbon associated with our homes.

Measuring our progress

A set of metrics have been developed to ensure that Strata's progress is monitored and reviewed regularly by the Sustainability Committee. Aligning to external reporting frameworks such as the Next Generation Benchmark, these metrics will be published annually, allowing our stakeholders to follow our journey. These metrics include:

- Total carbon emissions (tCO₂e)
- Carbon emissions intensity (tCO₂e per area sold / construction)
- Proportion of Strata's electricity consumption from renewable sources (%)
- Average SAP

Our journey so far

While establishing our baseline, we have been working on a variety of projects to plan for and create carbon emission reductions and we are proud of the progress we have made to date. We introduced electric vehicles to the company car scheme in 2021 and we are in the process of transitioning to REGO backed electricity supplies on all new sites.

At Strata, we are always looking for ways to innovate and improve and have commissioned a variety of research projects assessing the suitability and impact of alternative heating technologies, including both air source heat pumps and infrared. Our Carbon and Energy Working Group, established in early 2023, has also run workshops across the business to upskill the team and identify the next priority areas where carbon reductions can be achieved.

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Signed: 



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