

GREENHOUSE GAS EMISSIONS REPORT 2023



Prepared by
Lamington Group
November 2023

TABLE OF CONTENTS

1

INTRODUCTION

Foreword

Memberships & Certifications

Responding to the Climate Emergency

Our Commitments

2

2023 EMISSIONS

2023 GHG Emissions Summary

Current Emissions

Year-by-Year Comparison

Emissions by Scope

Scope 1 and 2 Emissions

Scope 3 Emissions

Emissions by Entity

Emissions by Asset

Carbon per Night

Carbon Offsetting

Governance and Assurance

Data Quality and Managing Uncertainty

3

APPENDIX

Assurance

Carbon per Night

INTRODUCTION

Foreword

The climate crisis demands urgent action, and the built environment has a pivotal role to play in shaping a sustainable future.

At Lamington Group, we see this as both a responsibility and an opportunity—to lead by example and create spaces that actively contribute to a healthier planet. Our Net Zero Carbon Roadmap, launched in 2021, drives our commitment to achieving our goal to deliver net zero buildings.

This year, I’m proud to share that we’ve made significant progress, reducing our energy intensity by 44% compared to our 2019 baseline. Our results highlight the tangible impact of smarter design, sustainable sourcing, and transitioning to green energy.

As we share our 2023 Greenhouse Gas report, I hope it offers both transparency and inspiration. We have a lot more to do, but together, as an industry and as individuals, we can build a more sustainable and resilient future.

Robert Godwin

Robert Godwin
CEO



Memberships and Certifications

As part of our commitment to tackle the climate crisis, Lamington Group has partnered with key organisations to create industry wide change.

Accreditations



Green Tourism Certification

Gold achieved for room2 Belfast, Chiswick, and Southampton. Silver for Hammersmith and Mission Works (Green Meetings)



Greenage ECOsmart Platinum Certification

Platinum Certification for room2 Belfast and Chiswick



BREEAM Excellent

Rating awarded to room2 Chiswick

Memberships



The Energy and Environment Alliance

Aiming to help hospitality businesses tackle the challenge of climate change, Lamington Group is proud to sit on the EEA's Advisory Board and drive the Alliance's strategic direction and operational performance.



UK Green Building Council

Lamington Group is a proud member of this industry network - transforming the sustainability of the built environment. Our building align to their Net Zero Whole Life Carbon Framework.



London Energy Transformation Initiative (LETI)

Working to put the UK on the path to a zero carbon future, room2 Chiswick is the 1st LETI Pioneer hotel and our design standards align to their Whole Life Net Zero definition and principles.

Alignments



The Climate Pledge (TCP)

As a member of the Climate Pledge, we have committed to the goal to be net zero by 2040. This includes measuring and reporting greenhouse gas emissions and implementing decarbonisation strategies.



The Glasgow Declaration

Lamington Group annually reports on progress to the Glasgow Declaration, which acts a catalyst to accelerate climate action in tourism and halve emissions over the next decade as well as reach Net Zero emissions before 2050.



Race 2 Zero

In 2022, we joined this global campaign along with over 5,000 other businesses to take immediate action to halve global emissions by 2030 and deliver a healthier, fairer, zero carbon world.



Responding to the Climate Emergency

Our industry has an urgent responsibility to improve its carbon footprint. In 2021, we committed to a net zero carbon future. To address the climate emergency, we made three key commitments that guide our design and operations.

These ambitious commitments focus on reducing Scope 1 and 2 emissions by 46% by 2030 as a near-term science-based target, developing sustainable buildings, and optimising building operations and energy use.

Plus, we'll continue to collaborate with stakeholders to identify and implement strategies that reduce carbon emissions throughout our supply chain, contributing to a low-carbon economy.

Our Goals:

- 1

Develop and operate net-zero whole life carbon hometels
- 2

Achieve science-based reduction and carbon neutrality across scopes 1 & 2
- 3

Track and minimise Scope 3 emissions

Our Commitments

In 2021, we committed to a net zero carbon future. To address the climate emergency, we made three key commitments that guide our operations. In addition to these, we'll continue to collaborate with stakeholders to identify and implement strategies that reduce carbon emissions throughout our operations and supply chain.

1st

Develop and operate net zero whole life carbon hotels

Net zero whole-life carbon hotels must be both:

- Net zero for operational energy: The net carbon emissions associated with energy.
- Net zero for embodied carbon: The net carbon emissions associated with the production and construction of our hotels, and their decommission at end-of-life, will equal zero.

How we will do it:

- We have developed our own building standards. To ensure our properties are designed and operated to maximum energy efficiency, minimum embodied carbon, with 100% of operational energy met from renewable sources
- Offsetting of any residual emissions through verified carbon offsets.

2nd

Achieve science-based reduction and carbon neutrality across scopes 1 & 2

The greenhouse gas (GHG) emissions will follow a science-based emissions reduction pathway to a 1.5°C net zero future, with residual emissions balanced to zero each year through offsetting.

How we will do it:

- In line with the Science-based Targets Initiative (SBTi), we have set near-term targets to reduce absolute Scopes 1 and 2 emissions by 46% beyond our 2019 baseline emissions by 2030. Eliminating fuel combustion
- Purchasing 100% renewable energy. Remaining emissions will be offset.

3rd

Track and minimise Scope 3 emissions

We commit to measure and reduce our Scope 3 emissions as far as as far as possible for activities within our value chain over which we have limited direct control.

How we will do it:

- Continue to measure, verify and report on our Scope 3 emissions to ISO 14604-1:2018.
- Work with our suppliers, employees and guests to reduce their emissions.

2023 GHG Emissions Summary

We are pleased to see continued emissions reductions across all scopes, despite opening a new hotel in the year. Our GHG emissions for 2023 showed a 5% total absolute reduction across the portfolio for the reporting period of 1st January - 31st December 2023 against our 2019 baseline.

Scopes 1 and 2 emissions combined showed a reduction of 18% against our 2019 baseline, in line with our 2021 Net Zero Roadmap. Scope 1 emissions decreased by 16% and Scope 2 emissions by 27%. The decrease in Scope 1 was due to continue electrification of energy systems in buildings. The decrease in Scope 2 emissions was mainly due to the switch to renewable energy and grid decarbonisation.

Overall, Scope 3 emissions decreased by 4%. There was a significant increase in Purchased Goods and Services related to the set up and opening of room2 Belfast, however, the ongoing Scope 3 reduction across the rest of the Group continues on our net zero path, including a 23% reduction in guest travel emissions



Scope 1, 2 and 3 breakdown (tCO₂e):

Scope 1	Scope 2	Scope 3
185	45	2,967



Current Emissions

Comparison (tCO ₂ e)	Total 2019 (tCO ₂ e)	Change from baseline year (%)	Total 2023 (tCO ₂ e)
Scope 1			
Purchased natural gas	201	-18%	165
Fugitive emissions	17.7	15%	20
Company vehicles	1.22	-100%	0
Total Scope 1	220	-16%	185
Scope 2			
Purchased electricity (market-based) *	62	-27%	45
Purchased electricity (location-based)	145	51%	219
Total Scope 2 (market-based)	62	-27%	45
Scope 3			
Capital goods	574	-1%	566
Purchased goods & services	466	83%	855
Fuel and energy-related activities not included in Scope 1 or 2	63	57%	99
Employee commuting	33	-47%	17
Business travel	20	88%	38
Guest travel	1653	-23%	1280
Waste generated in operations	16	-87%	2
Water	9.6	-6%	9
Tenant emissions	252	-60%	102
Total Scope 3	3087	-4%	2967
TOTAL	3369	-5%	3198
Intensity	0.32 /m2	-44%	0.18 /m2

*Scope 2 market-based emissions have been re-stated since our emissions inventory was externally assured after receiving an outstanding REGO (Renewable Energy Guarantee of Origin) from room2 Belfast’s energy supplier.

Year-by-Year Comparison

Baseline year (2019) – 2023

Despite growth of the business, the year-by-year comparison of absolute emissions shows a significant decrease in operational Scopes 1 and 2 emissions and a small decrease in Scope 3 emissions.

The opening of room2 Belfast towards the end of 2023 contributed to an increase in Scope 3 emissions, in particular the Purchased Goods and Services category. However, room2 Belfast is powered solely by renewable energy and its contribution to Scope 1 and 2 emissions is minimal. To reduce our Scope 3 emissions, we will continue to find solutions within our value chain to reduce the impact associated with new hotel openings.

This year in addition to existing on-site electricity generation, the Group signed up to green energy tariffs with renewable energy guarantees. The majority of our Scope 2 emissions came at the start of the year before this transition.

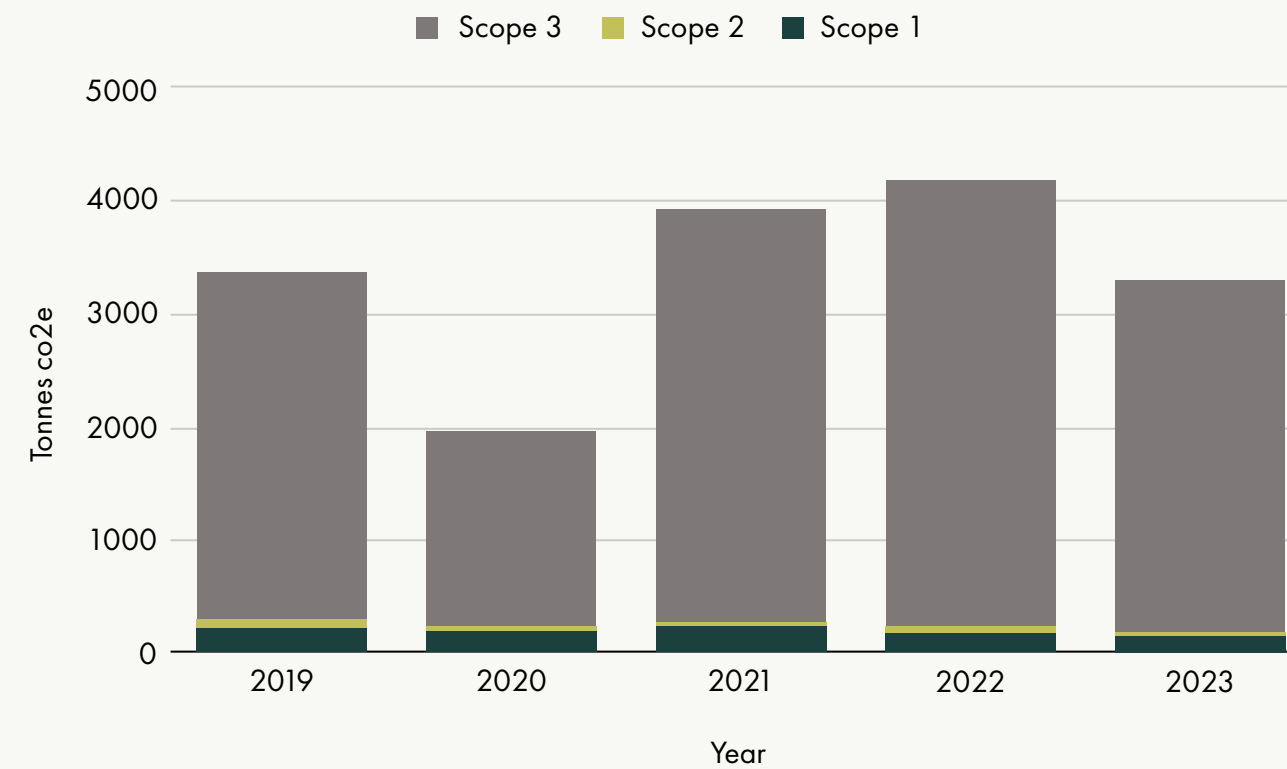
We continue to work towards Scope 3 emissions reduction in line with our Net Zero Roadmap, reducing and offsetting our embodied construction emissions, promoting low-carbon transportation to guests (we reduced guest travel emissions by 23% against our baseline year) and we work closely with suppliers to reduce other emissions within our value chain.

Scope 1, 2 and 3 by Year

	Scope 1 (tCO ₂ e)	Scope 2 (tCO ₂ e)	Scope 3 (tCO ₂ e)
2019	220	62	3087
2020	190	41	1731
2021	231	32	3673
2022	173.69	49.11	3,970.02
2023	185	45	2,967

2023 EMISSIONS

Emissions by GHG Scope

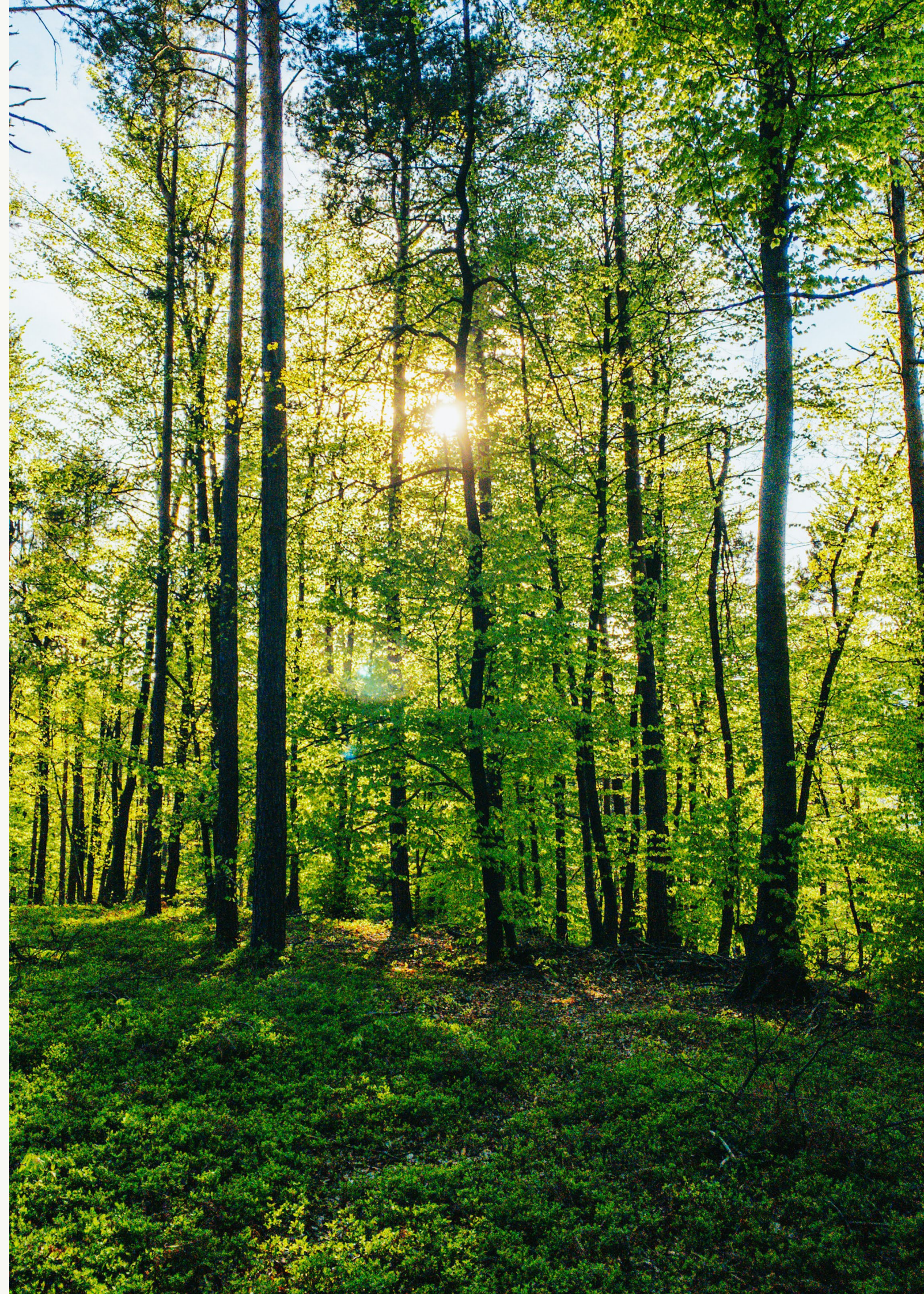


In 2020, there was a dip in Scope 3 emissions due to COVID-19 resulting in reduced operations across all sites.

In 2021 there was an increase of 17% when comparing total emissions to the baseline. This was mainly a result of room2 Chiswick's embodied carbon (opened December 2021).

In 2022, we also saw a further increase of Scope 3 emissions due to purchased goods and services and more international guests across all sites.

Our carbon reduction activities really started to take hold in 2023, driving down our Scope 2 and 3 emissions despite the opening of room2 Belfast.



Emissions by Scope

The Greenhouse Gas Protocol is the most widely used and accepted global standard for measuring and reporting on an organisation’s GHG emissions. The Protocol divides GHG emissions into three categories, referred to as Scopes 1, 2 and 3. Together, these represent the total GHG emissions related to an organisation and its activities.

Looking at emissions by Scope helps us identify emissions’ hotspots and will inform improvements to reduction pathways related to each Scope and Category.

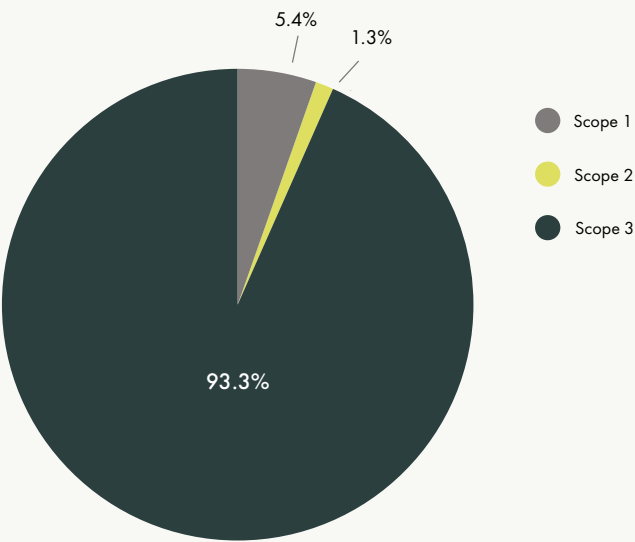
The majority of our carbon emissions are from Scope 3 - 93.3%, which mainly come from guest travel (37.5%), followed by purchased goods and services (25%). Scope 1 emissions account for 5.4% of our total emissions, followed by Scope 2 (1.3%).

Scope 1 emissions - The organisation’s direct Greenhouse Gas emissions resulting from the combustion of, for example, fuels in buildings and from fugitive emissions from the use of refrigerants.

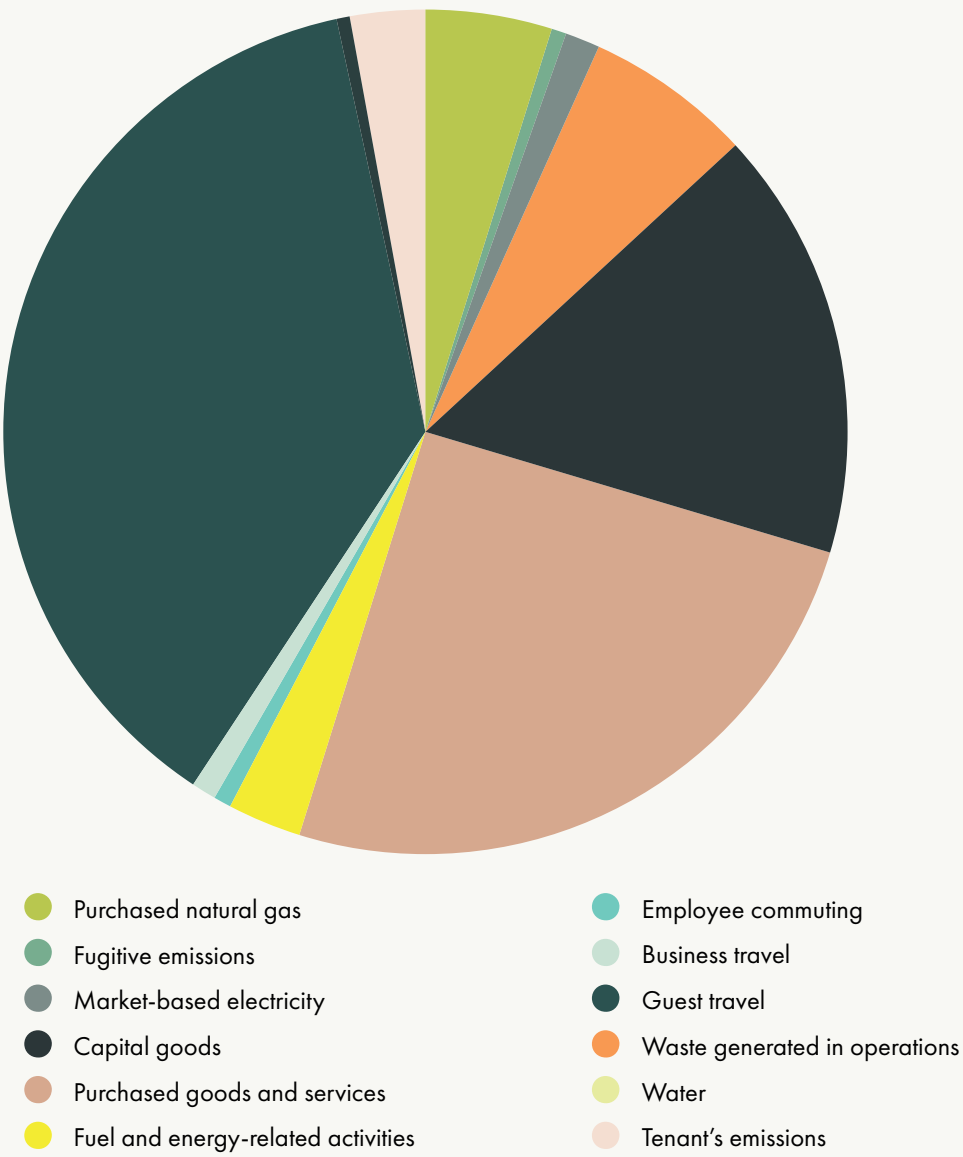
Scope 2 emissions - The indirect Greenhouse Gas emissions which result from the organisation’s procurement of, for example, electricity, heating or cooling from a third-party.

Scope 3 emissions - The indirect Greenhouse Gas emissions which occur in an organisation’s value chain, including emissions from its supply chain (‘upstream’) or its customers (‘downstream’). The GHG Protocol defines 15 categories within Scope 3 emissions, such as purchased goods and services, transportation and distribution, and the use of sold products - not all are always relevant to the respective organisation.

Scopes 1,2, and 3 (in tCO₂e):



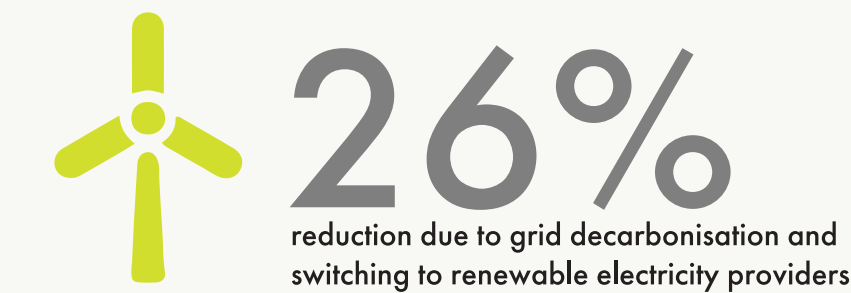
Categories



Scope 1 and 2 Emissions

Reducing our carbon emissions is central to Lamington Group’s Net Zero Strategy, and our ambitious target, a 46% reduction in Scope 1 and 2 emissions by 2030, is validated by the Science-Based Targets initiative. Achieving this goal requires continuous innovation and a proactive approach to decarbonisation across our portfolio.

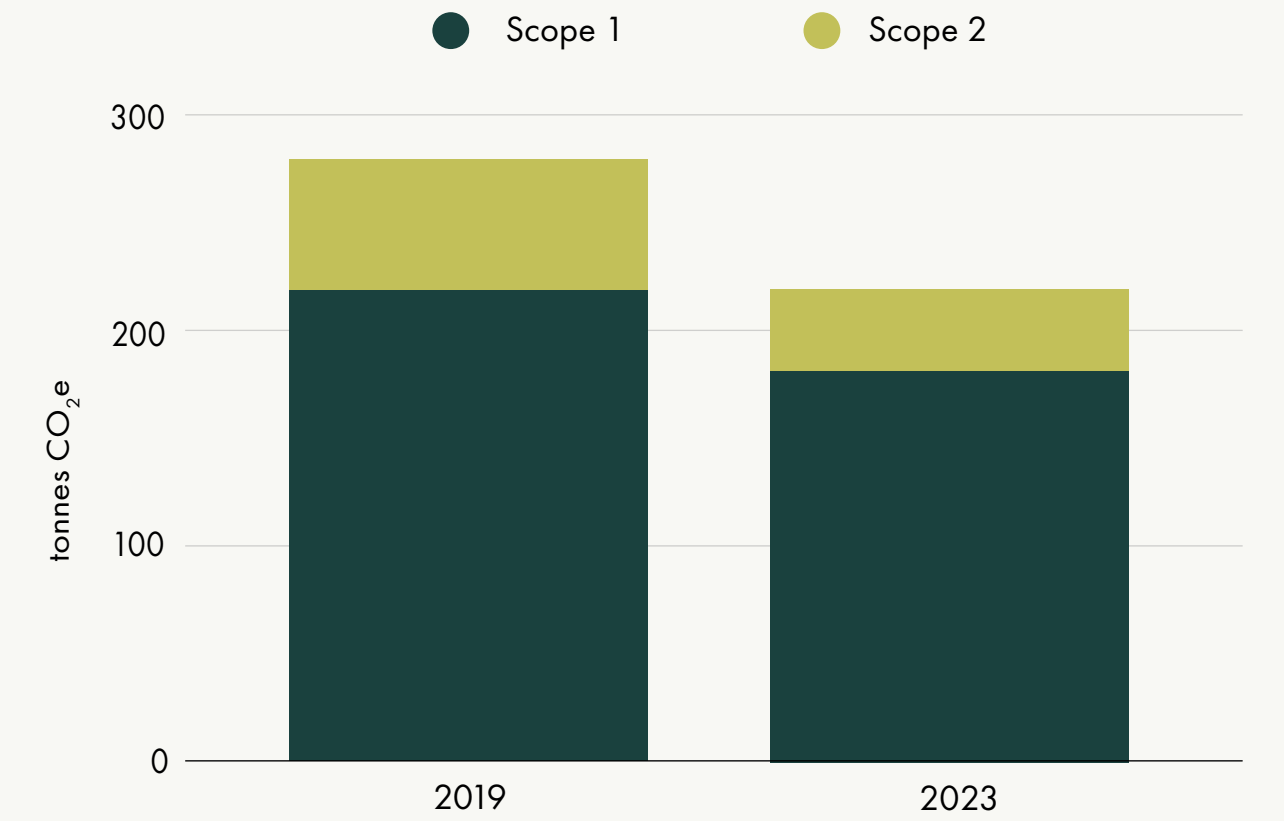
Scope 1 and 2 Reductions in 2023:



Key Opportunities for Future Reduction:

- Electrification: Converting gas heating systems to electric, such as retrofitting room2 Southampton with electric hot water by 2025.
- Renewable energy: Switching Lamington Apartments’ contracts to 100% renewable energy.

Scope 1 and 2 Reductions:



	Scope 1 (tCO ₂ e)	Scope 2 (tCO ₂ e)
2019	220	62
2023	185	45

Scope 3 Emissions

Addressing Scope 3 emissions is critical to achieving our Net Zero ambitions, as they accounted for 91.6% of our total emissions in 2023. Tackling these indirect emissions requires focused actions across our operations and supply chain, supported by data-driven insights and strategic partnerships.

Reducing our Scope 3 emissions:

Data-driven improvements: We've improved data accuracy by switching from a spend-based to a weight-based approach for waste tracking, using data from waste management providers and previous studies. This led to an 87% reduction in waste emissions from our baseline year 2019.

Employee commuting: We are implementing a new employee commute survey for 2024 to improve accuracy and reduce modelling. For 2023, we saw a reduction of 47% from baseline (2019), mainly as a result of the implementation of our working-from-home policy. In our emissions estimates, we still included emissions that were generated from home-working.

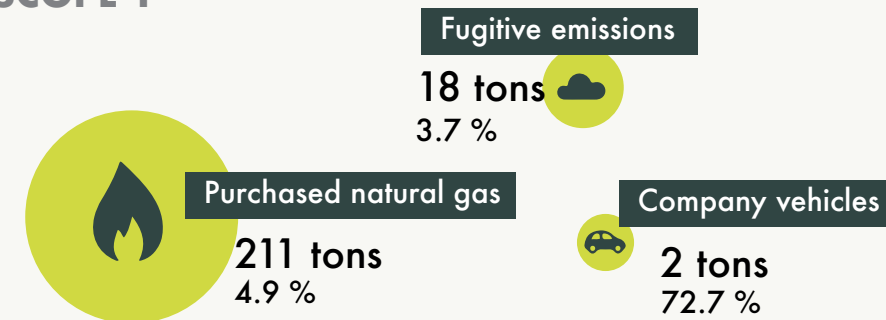
Supply Chain Audit: We are reviewing our top 20 suppliers to assess who is taking climate action, those who are committed to reducing their carbon emissions in alignment SBTi targets, and those who we can partner with to support their carbon reduction plans. We will recommend alternative suppliers, where appropriate, to reduce emissions from our supply chain.

Embodied carbon: Reducing embodied carbon by prioritising low carbon design and building materials with longevity in mind.

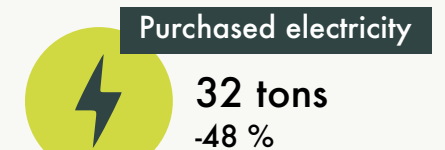
Tenants' emissions: Developing green leases for our tenants will encourage and support tenants transition to 100% renewable energy tariffs.

Scopes 1, 2 and 3 Emissions

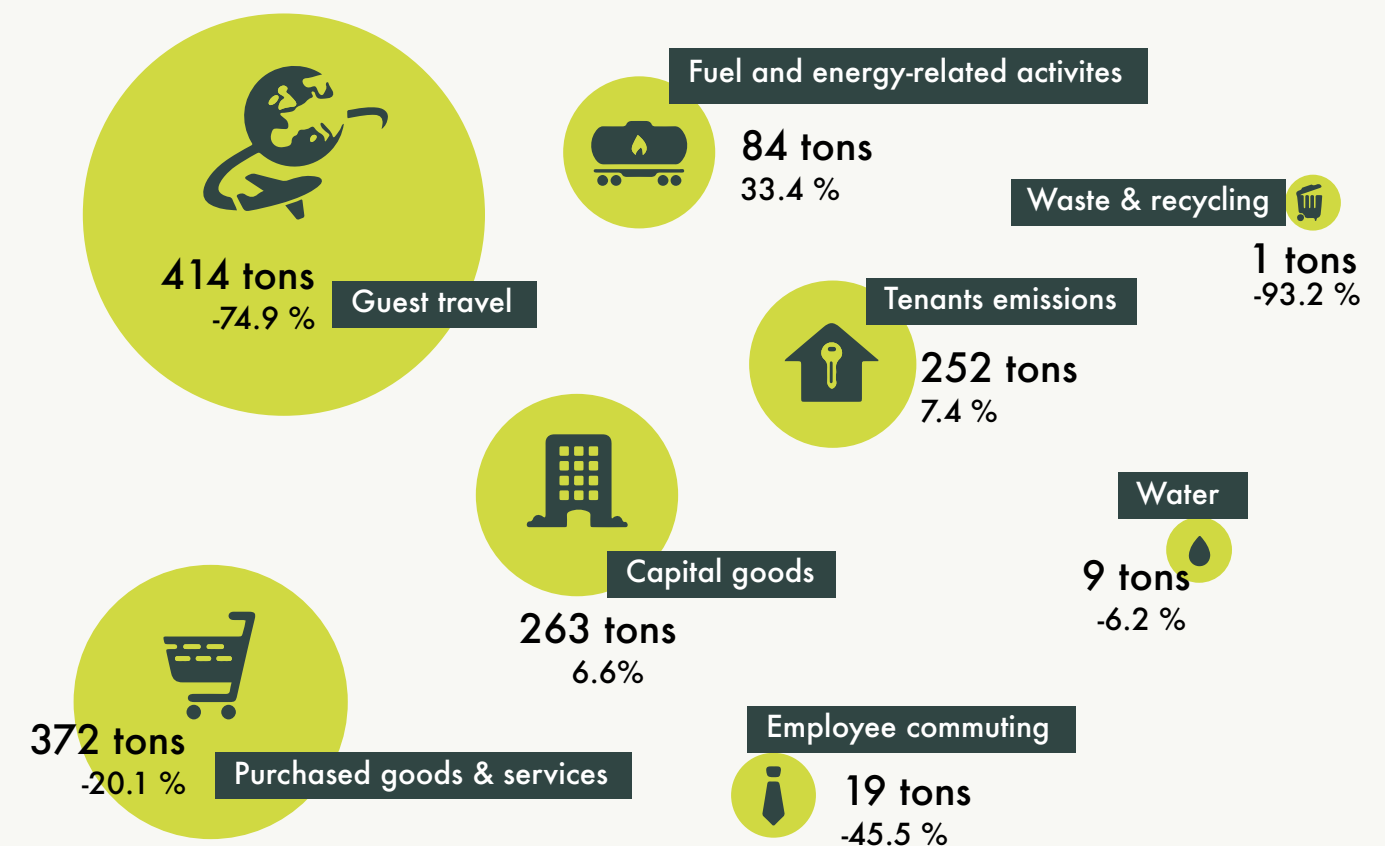
SCOPE 1



SCOPE 2



SCOPE 3



Emissions by Entity

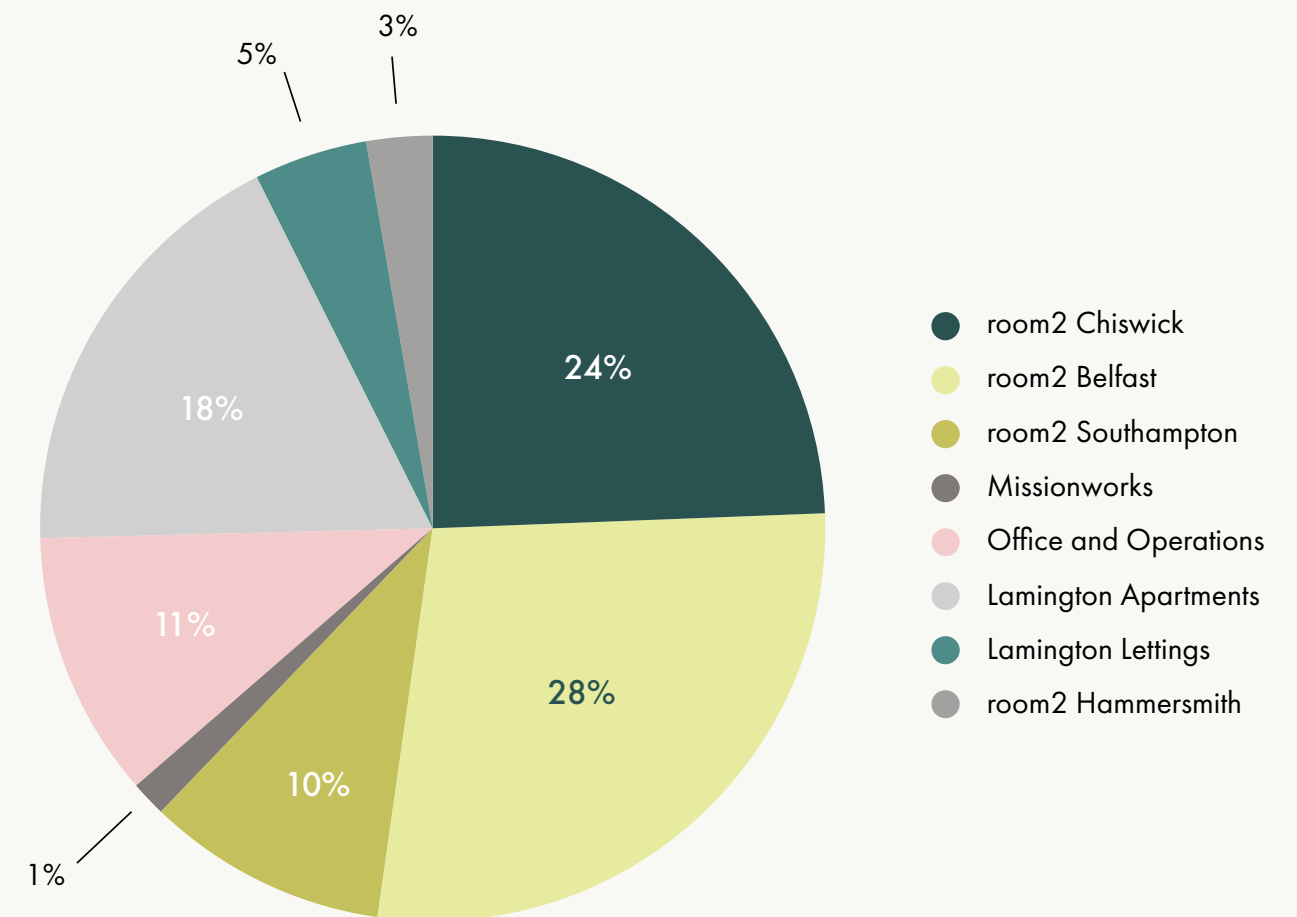
Examining emissions by entity helps us to identify how each part of our business contributes to overall greenhouse gas emissions. This granular analysis is instrumental in helping us stay on track with our Net Zero goals, enabling targeted strategies for reduction.

Key findings from this analysis include:

- **New Property Emissions:** The opening of room2 Belfast in October 2023 resulted in a significant increase in emissions under the Purchased Goods and Services category, alongside Capital Goods due to the resources required to furnish and stock the new homotel. Guest travel also contributed notably to emissions.
- **Embodied Carbon:** Upgrades and continued improvements to existing properties contributed to embodied carbon emissions, captured under Capital Goods for each asset.
- **Highest Emissions Assets:** room2 Belfast emerged as the asset with the highest emissions, driven by Guest Travel, Purchased Goods and Services, and Capital Goods associated with its opening. It was closely followed by room2 Chiswick, where emissions were primarily linked to Guest Travel—reflecting its international customer base.

This breakdown allows us to identify high-impact areas and refine our approach, ensuring every segment of our business aligns with our commitment to sustainability and achieving Net Zero.

Emissions by Asset 2023



Carbon per Night

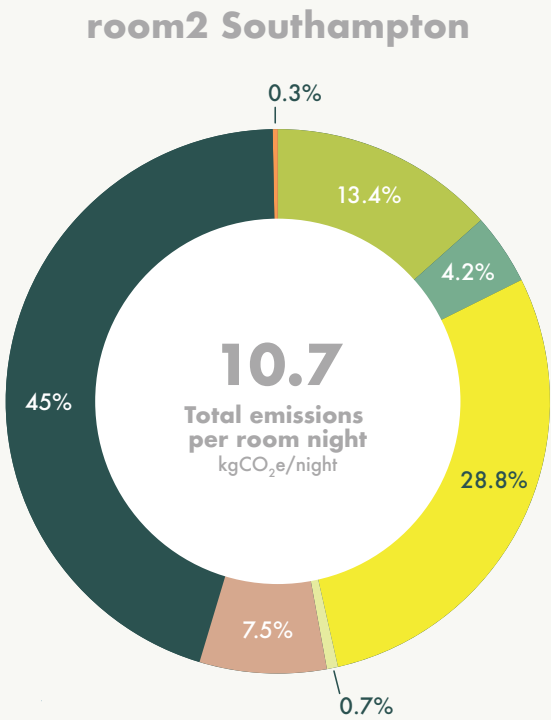
We have calculated emissions data to reflect the carbon per night at our properties as a metric aligned with guest usage. We have chosen to account for more categories than is best practice to achieve a better understanding of the carbon footprint of a night's stay at any of our properties.

- Gas
- Refrigerants
- Electricity
- Water
- Other Purchased Goods + Services
- Waste + Recycling
- Guest Travel

*According to DEFRA, the operational carbon emissions from staying a night in a hotel room in the UK are 10.4 kgCO₂e. This figure excludes some of the additional categories we have reported.

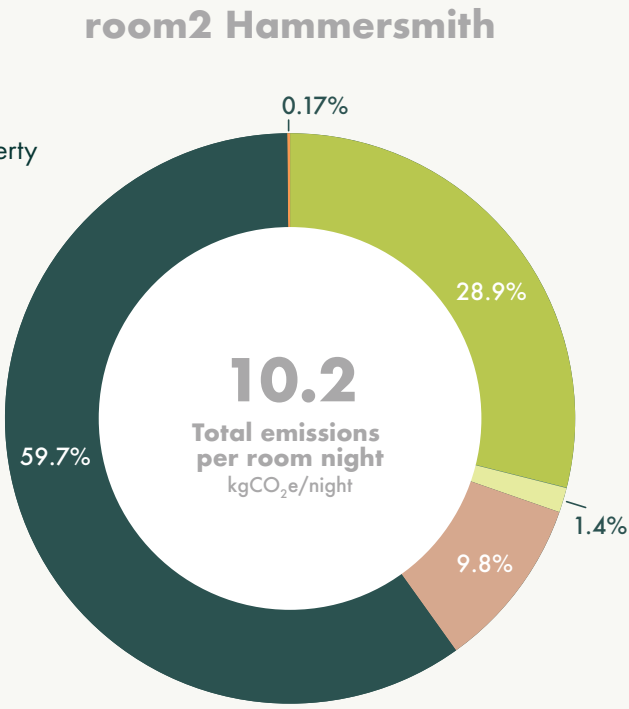
Keys: 71 key
Average room size: 26 m²
Building type: Conversion of a 1980's office building

52% less carbon than an average hotel*



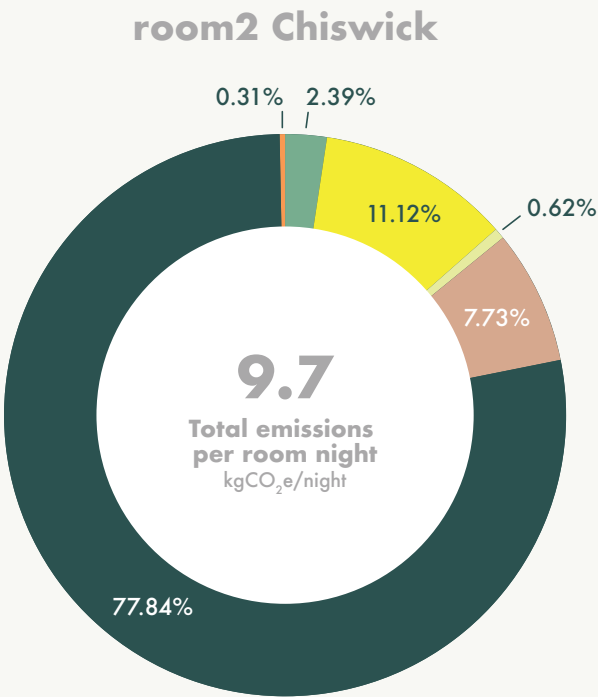
Keys: 16
Average room size: 23m²
Building type: Victorian property converted in 2016

70% less carbon than an average hotel*



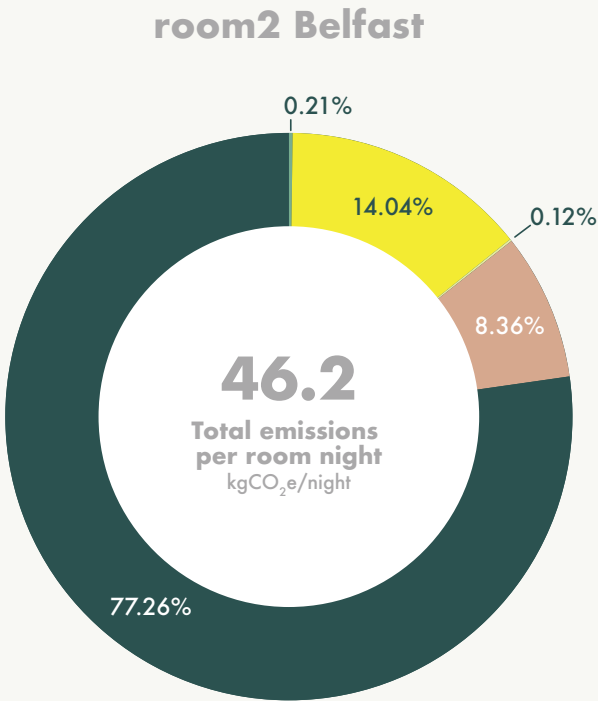
Keys: 86
Average room size: 26m²
Building type: Conversion of a 1980's office building

87% less carbon than an average hotel*



Keys: 175
Average room size: 23m²
Building type: New build property, opened in 2023

36% less carbon than an average hotel*



Additional data on carbon per night stay's can be found in the Appendix.

Carbon Offsetting

Our commitment is to reduce carbon emissions as much as possible. When unavoidable emissions occur, we invest in verified, nature-based carbon offsets, focusing on carbon removal projects.

Offsets are not a substitute for reducing emissions. Instead, they help us exceed our ambitious emission reduction goals, aligning with a science-based net zero future. As we continue to develop new properties, the need for offsets will remain.

In 2021, Lamington Group invested in carbon offset projects to restore degraded land and support biodiversity. In China, Lamington Group contributed to a reforestation project that revived 49,060 hectares of land, and sequestered 45.6 million tonnes of CO₂ whilst providing sustainable irrigation for local farmers. In Nicaragua, Lamington Group contributed to a bamboo afforestation project that planted over 1 million plants, creating a long-term carbon sink and supporting a low-carbon economy. The harvested bamboo provides sustainable alternatives to deforestation-based industries while protecting 1,000 hectares of old forest.

In 2022, Lamington Group reinvested in the Dingxi reforestation project, furthering our commitment to restoring degraded land and supporting biodiversity.

In 2023, we offset 129 tCO₂ through a reforestation initiative in Ghana, West Africa, which aims to restore 4,174 hectares of degraded land in the Chirmfa and Awura forest reserves. Once rich in semi-deciduous forests, these reserves suffered from extensive deforestation due to overexploitation and agriculture.



In 2023, we offset

129 tCO₂

That's an equivalent impact to 123 one-way flights from NYC to London



SDG 13

Climate action through meaningful carbon capture



SDG 8

Sustainable economic growth by creating local employment in reforestation management and training



Our offsetting principles:

- Verification: We only purchase offsets from projects that meet strict standards.
- Carbon removal: We prioritise projects that naturally remove carbon, like afforestation, to support our net zero strategy.
- Quality assurance: We are exploring a minimum price for offsets to ensure high-quality projects.

Governance and Assurance

At Lamington Group, we are committed to transparent sustainability reporting. Our [Net Zero Carbon Roadmap](#), launched in 2021, drives our commitment to achieving our goal to deliver net zero buildings and to annually reporting our Greenhouse Gas Emissions.

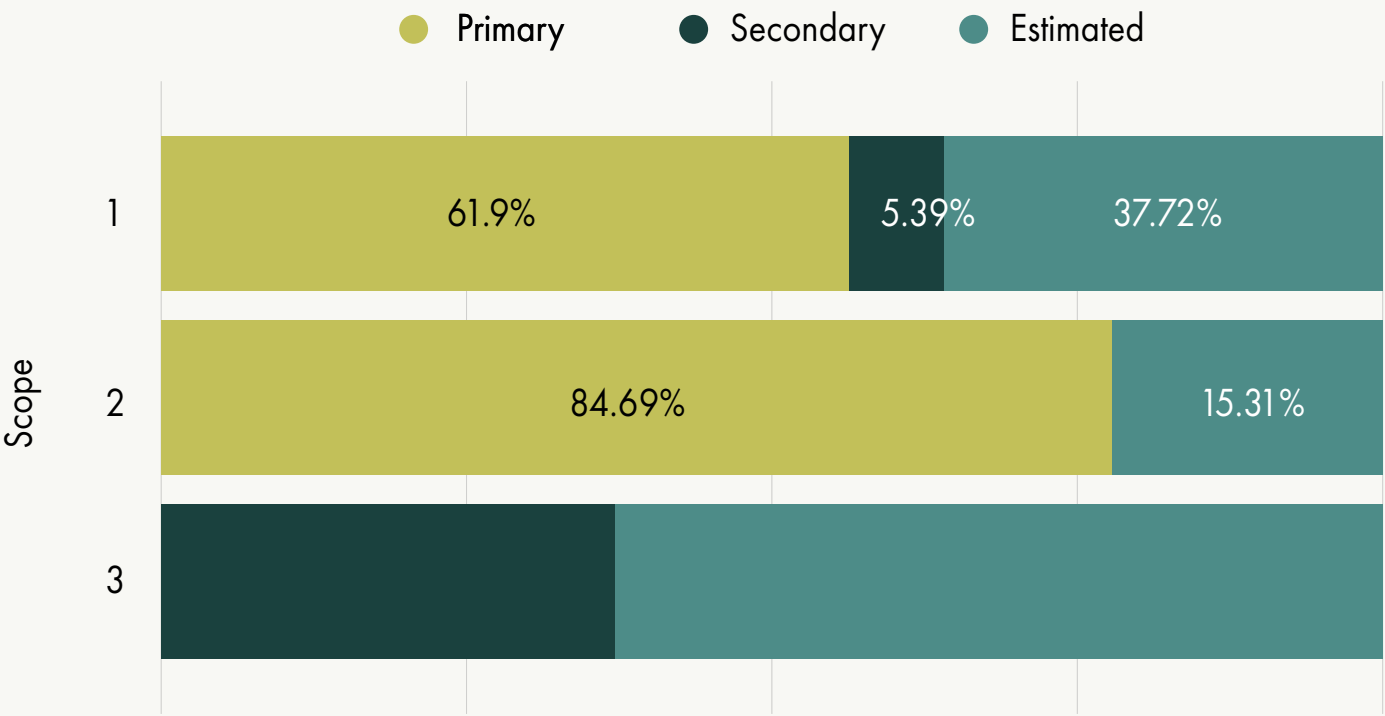
The achievement of our goals in the Roadmap are driven by our CEO, Robert Godwin, led by our Sustainability Director and Sustainability Manager, and driven by our Net Zero Task Force. The Task force, made up of representatives from each department, meets monthly to drive progress and review industry guidance, regulations and technologies, and growth plan to ensure our actions and commitments are aligned.

Independent assurance transparency is very important across everything we do. Our environmental data is audited annually and independently verified by a third party. In 2023, our carbon emissions were calculated by the British Standards Institute (BSI) in accordance with ISO 14064-1:2018 at a 10% materiality level and reasonable level of assurance.

Data Quality and Managing Uncertainty

Uncertainty in emissions inventories often arises from the quality of emission factors and activity data, particularly within Scope 3 categories, where emissions are generated by activities outside our direct control. At Lamington Group, we prioritise primary data for a more accurate and comprehensive carbon footprint assessment and are committed to continually improving data quality. When primary data is unavailable, we rely on secondary data or, if necessary, estimated data. Despite the complexities of measuring Scope 3 emissions, we are dedicated to quantifying and reducing our emissions wherever possible, ensuring transparency and accountability in our emissions reporting.

Data quality of Scope 1, 2 and 3 emissions



Opportunities to Improve Data Capture and Quality

Water - Installing water meters at Lamington Apartment would more accurately measure water consumption.

Fugitive emissions - The leak rate from our air conditioning units are currently being estimated utilising governmental data. We will improve this in the future by doing a leak rate test to get an accurate rate.

Purchased goods - This is currently spend-based. We will be sending out surveys to our suppliers to get more information about their emissions in order to report more accurately.

Guest travel - Assumptions on destination origin are currently based on guests' nationalities. We want to improve this data by collecting actual data from our guests on their place of departure and means of travel.



Appendix

Assurance



Verification Report

Verification Opinion

Verified with Comments	
Based on the process and procedures conducted, the GHG Statement contained in "GHG Report v1 2023 ISO 14064-1 Documentation" produced by Agate Properties Ltd T/A Lamington Group:	<ul style="list-style-type: none"> is materially correct and is a fair representation of GHG data and information. has been prepared in accordance with ISO14064-1 and its principles.
With the following caveats	<p>Commuting estimated and extrapolated based on employee survey conducted in 2021.</p> <p>Water emissions partially estimated based on 2020-2021 water consumption.</p> <p>Waste emissions partially estimated based on a waste study conducted in 2021 and waste generation data from 2022.</p>
The following improvements were raised in relation to future reporting:	<p>To consider improvement of electricity consumption accuracy. Currently partially estimated.</p> <p>To consider improvement of natural gas consumption accuracy. Currently partially estimated.</p> <p>To consider improvement of water consumption accuracy. Currently partially estimated.</p> <p>To consider improvement of waste accuracy and waste study. Currently partially estimated.</p> <p>To consider improvement of employee commuting accuracy. Currently estimated.</p>

Verification Engagement

Organization	Agate Properties Ltd T/A Lamington Group
Responsible party	Agate Properties Ltd T/A Lamington Group
Verification Objectives	<p>To express an opinion on whether the organizational GHG Statement which is historical in nature:</p> <ul style="list-style-type: none"> Is accurate, materially correct and is a fair representation of GHG data and information. Has been prepared in accordance with ISO14064-1 2019 and its principles
Materiality Level	10%
Level of Assurance	Reasonable
Verification evidence gathering procedures	<ul style="list-style-type: none"> Evaluation of the monitoring and controls systems through interviewing employee's observation & inquiry Verification of the data through sampling recalculation, retracing, cross checking, and reconciliation
The verification activities applied in a limited level of assurance verification are less extensive in nature, timing and extent than in a reasonable level of assurance verification	
Verification Standards	The verification was carried out in accordance with ISO 14064-3: 2019 and ISO 14065: 2013
<p>Note: Agate Properties Ltd T/A Lamington Group is responsible for the preparation and fair presentation of the GHG statement and report in accordance with the agreed criteria. BSI is responsible for expressing an opinion on the GHG statement based on the verification.</p>	

Lead Verifier	Mahivi Vazquez Tarducci
Independent Reviewer	Stuart Rogers
Signed on behalf of BSI	Matt Page, Managing Director UK & Ireland, Assurance
Issue Date	11/09/2024
BSI Assurance UK Ltd, Kitemark Court, Davy Avenue, Milton Keynes, MK5 8PP, UK	
NOTE: BSI Assurance UK Ltd is independent to and has no financial interest in Agate Properties Ltd T/A Lamington Group. This 3rd party Verification Opinion has been prepared for Agate Properties Ltd T/A Lamington Group only for the purposes of verifying its statement relating to its GHG emissions more particularly described in the scope above. It was not prepared for any other purpose. In making this Statement, BSI Assurance UK Ltd has assumed that all information provided to it by Agate Properties Ltd T/A Lamington Group is true, accurate and complete. BSI Assurance UK Ltd accepts no liability to any third party who places reliance on this statement.	

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Carbon per Night

Southampton data	kgCO ₂ e/night	Percentage
Gas	1.43	13.41%
Refrigerants	0.45	4.23%
Electricity	3.07	28.81%
Water	0.07	0.66%
Laundry	0.80	7.54%
Other Purchased Goods & Services	4.80	45.05%
Recycling	0.03	0.30%
Total emissions/room night	10.7	

Chiswick data	kgCO ₂ e/night	Percentage
Gas	0.00	0.00%
Refrigerants	0.23	2.39%
Electricity	1.08	11.12%
Water	0.06	0.62%
Laundry	0.75	7.73%
Other Purchased Goods & Services	7.53	77.84%
Recycling	0.03	0.31%
Total emissions/room night	9.7	

Hammersmith data	kgCO ₂ e/ night	Percentage
Gas	2.95	28.91%
Refrigerants	0.00	0.02%
Electricity	0.00	0.00%
Water	0.14	1.40%
Laundry	1.00	9.79%
Other Purchased Goods & Services	6.10	59.72%
Recycling	0.02	0.17%
Total emissions/room night	10.2	

Belfast data	kgCO ₂ e/ night	Percentage
Gas	0.00	0.00%
Refrigerants	0.10	0.21%
Electricity	6.48	14.04%
Water	0.05	0.12%
Laundry	3.86	8.36%
Other Purchased Goods & Services	35.66	77.26%
Recycling	0.00	0.01%
Total emissions/room night	46.2	

Lamington Apartments data	kgCO ₂ e/ night	Percentage
Gas	5.1	39.16%
Refrigerants	0.00	0.02%
Electricity	0.7	5.21%
Water	0.2	1.72%
Laundry	0.7	5.63%
Other Purchased Goods & Services	6.3	48.13%
Recycling	0.02	0.13%
Total emissions/room night	13.0	



Thanks for reading our report

For any questions regarding this document please contact with us:
sustainability@lamingtongroup.com

**ONE PLANET
LIVING**

People. Places. Planet.

