Carbon Reduction Plan

Supplier name: 8build Limited

Publication date: 3 September 2025

Reporting period: 1 April 2024 to 31 March 2025

Commitment to achieving Net Zero

8build Limited is committed to achieving Net Zero emissions by 2040.

8build is a construction company founded in 2005, delivering fit out, refurbishment and new build projects across multiple sectors from offices at 64 Leman Street, London and 15 Signet Court, Cambridge. Sustainability is embedded across its operations, guided by the Net Zero ambition for 2040, so that every project considers both environmental impact and social value.

This Carbon Reduction Plan will be reviewed and updated at least annually and published on 8build's UK website as a standalone document, in accordance with PPN 006.

Baseline Emissions Footprint

Baseline emissions are a record of the greenhouse gases that have been produced in the past and were produced prior to the introduction of any strategies to reduce emissions. Baseline emissions are the reference point against which emissions reduction can be measured.

Baseline Year: 1 April 2023 to 31 March 2024 (2023-24)

Additional details relating to the baseline emissions calculations: The baseline has been set at 2023-24, being the earliest year for which emissions are reported at category level and on a consistent boundary. The previously published 2021-22 reference point was recorded only as three scope level totals and could not be broken down by category, so it does not support the category level reporting required by PPN 006. The change of baseline year is disclosed here in accordance with the GHG Protocol requirement to recalculate a baseline following a material change in methodology. Emissions are consolidated on an operational control basis and calculated using the UK Government greenhouse gas conversion factors for company reporting applicable to each year.

Emissions	Total (tCO_2e)
Scope 1	14.56
Scope 2 (Market based)	0.00
Scope 3 (Included Sources)	126.24
Total Emissions	**140.80**

Scope 2 (Location based, for reference): 22.26 tCO_2e

The total is built on the Scope 2 market based figure, which is nil because all purchased electricity was backed by Renewable Energy Guarantees of Origin. The location based figure is shown above for reference only and is not included in the total. Scope 3 (Included Sources) comprises fuel and energy related activities 9.51 tCO_2e, waste generated in operations 3.17 tCO_2e, business travel 19.10 tCO_2e and employee commuting 94.46 tCO_2e.

Restatement of baseline waste: waste generated in operations for the baseline year was previously reported as 1,629.98 tCO_2e. That figure was not derived from the published waste disposal conversion factors and is not consistent with the treatment routes evidenced by the waste contractor, which show over 98 per cent of material diverted from landfill. It has been restated to 3.17 tCO_2e on the same basis as the reporting year, applying the published waste disposal factors to tonnage apportioned across recycling, energy recovery and landfill. The baseline total has been revised accordingly. Tonnage for the baseline year is derived from the contractor reported tonnage for the following year scaled by turnover, primary records for the baseline year being unavailable, and is therefore an estimate. All other baseline figures are unchanged from those previously reported.

Current Emissions Reporting

Reporting Year: 1 April 2024 to 31 March 2025 (2024-25)

Emissions	Total (tCO_2e)
Scope 1	14.91
Scope 2 (Market based)	0.00
Scope 3 (Included Sources)	275.63
Total Emissions	**290.54**

Scope 2 (Location based, for reference): 18.01 tCO_2e

The total is built on the Scope 2 market based figure, which is nil because all purchased electricity was backed by Renewable Energy Guarantees of Origin. The location based figure is shown for reference only and is not included in the total.

Categories not yet quantified: Purchased Goods and Services, and Capital Goods

Purchased Goods and Services and Capital Goods have not been quantified for this reporting year. Both will be assessed in the next reporting period, once the spend mapping and fixed asset additions data required to calculate them are brought into the annual reporting cycle. When Purchased Goods and Services is quantified it will be presented separately and excluded from the headline total, a spend based figure covering the whole of the organisation's financial spend necessarily overlapping the other categories reported here.

Scope 3 categories, inclusions and exclusions

- Category 1, Purchased goods and services: to be assessed in the next reporting period.
- Category 2, Capital goods: to be assessed in the next reporting period.
- Category 3, Fuel and energy related activities: 9.55 tCO_2e, comprising well to tank emissions of the diesel reported under Scope 1, transmission and distribution losses on purchased electricity, and the well to tank emissions of that electricity and of its transmission and distribution.
- Category 4, Upstream transportation and distribution: not applicable. 8build procures construction works rather than goods requiring inbound carriage. Its supply chain is engaged through subcontract works packages, under which the subcontractor is responsible for supplying, delivering and installing the materials forming its own package. The subcontractor selects the suppliers, specifies the materials, instructs and schedules the hauliers, and bears the cost of the carriage in full. 8build neither purchases third party transportation or distribution services in its own right, nor exercises operational or financial control over any vehicle movement to site, and holds no activity data for those movements. The emissions arising fall within the reporting boundaries of the subcontractors who arrange, control and fund the transport, and are accounted for by them. On that basis the category does not apply to 8build's operations. Should the basis of procurement change such that 8build contracts carriage directly, the category will be quantified and reported.
- Category 5, Waste generated in operations: 4.20 tCO_2e.

- Category 6, Business travel: 126.31 tCO_2e.
- Category 7, Employee commuting: 135.57 tCO_2e.
- Category 8, Upstream leased assets: not applicable. The only assets leased by 8build are office equipment at the head office and a company vehicle. The energy consumed by that equipment is drawn through the head office supply and is already reported within Scope 2, and the vehicle is already reported within Scope 1 and Scope 2 under the operational control approach. No further emissions arise under this category, and reporting them here would double count.
- Category 9, Downstream transportation and distribution: not applicable. This category covers the transportation and distribution of products sold by the reporting organisation, between its own operations and the end consumer, in vehicles it does not own or operate. 8build sells construction works, not products. Its output is a completed building, fit out or refurbishment, constructed in place and handed over to the client at the site on which it was built. Nothing 8build sells is packaged, warehoused, dispatched, retailed or otherwise placed into a distribution chain, and no goods travel from 8build to a purchaser or end user at any point after sale. There is accordingly no downstream transportation or distribution activity capable of measurement, and the category does not apply to 8build's operations.
- Category 13, Downstream leased assets: not applicable. 8build does not lease any asset to a third party.
- Categories 10, 11, 12, 14 and 15: not assessed.

The categories required by the PPN 006 reporting standard are all addressed above, either with a reported figure or with the basis on which the category does not apply to 8build's operations. Scope 3 (Included Sources) in the table comprises Categories 3, 5, 6 and 7. All Scope 3 categories are reviewed annually to test their relevance and materiality.

Emissions reduction targets

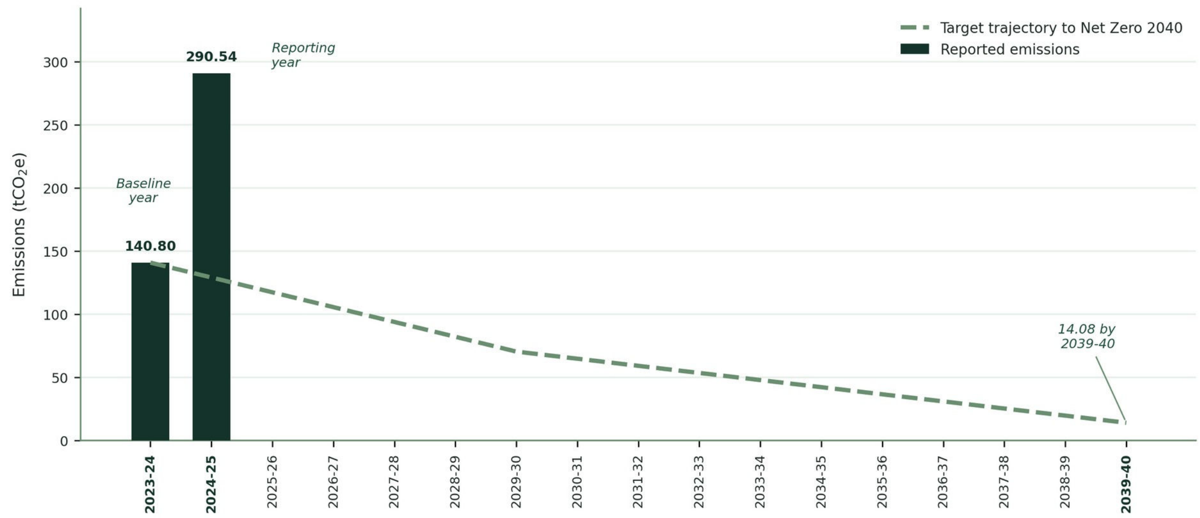
In order to continue our progress to achieving Net Zero, we have adopted the following carbon reduction targets. We project that carbon emissions will decrease over the next 16 years to 14.08 tCO_2e by 2039-40. This is a reduction of 90.0% against the 2023-24 baseline. Interim milestones are a reduction of a quarter against baseline to 105.60 tCO_2e by 2026-27, and of a half to 70.40 tCO_2e by 2029-30. Any residual balance at 2040 will be neutralised through high quality, independently verified removals.

Reported emissions in 2024-25 are higher than in the baseline year. The rise reflects wider measurement coverage rather than higher activity, as categories previously estimated are now measured directly. Business travel rose from 19.10 tCO_2e to 126.31 tCO_2e following the introduction of comprehensive tracking of flight records, hotel stays and expense claims, and employee commuting rose from 94.46 tCO_2e to 135.57 tCO_2e following the replacement of a headcount based estimate with an anonymised staff travel survey. Neither movement indicates a comparable increase in underlying activity. Scope 1 was stable, Scope 2 remained nil on a market based basis in both years, and fuel and energy related activities were broadly unchanged.

The baseline has not been moved to smooth this trend and all targets are expressed against it. We state the position plainly so that the figures are not read as rising emissions. As measurement coverage is now materially complete for the categories reported, future years provide a like for like basis of comparison.

Progress against these targets can be seen in the graph below.

Carbon Reduction: Reported against Target Trajectory (tCO_2e)



The target trajectory is anchored on the 2023-24 baseline year and runs to the Net Zero target of 2040. The rise between the two reported years reflects wider measurement coverage rather than higher activity.

Carbon Reduction Projects

Completed Carbon Reduction Initiatives

The following environmental management measures and projects have been completed or implemented since the 2023-24 baseline.

- All purchased electricity maintained on a renewable supply contract backed by Renewable Energy Guarantees of Origin, holding market based Scope 2 emissions at nil throughout the period.
- Diversion of waste from landfill raised above 98 per cent across all waste streams, supported by minimisation of off cuts and returns and photographic checks to verify segregation on projects.
- Reuse of surplus items through GlobeChain, diverting materials from the waste stream entirely.
- ISO 14001:2015 certification maintained under certificate EMS 549880, valid to 13 October 2027, with a scope covering the management of construction services including fit out, refurbishment and new build, and an Environmental Management System incorporating climate change considerations.
- A travel hierarchy applied in practice, under which video conferencing is the first choice for coordination and early stage meetings, rail is the default for domestic and near European journeys, and flights are booked in economy class unless an evidenced exception is approved.
- Board travel to Singapore limited to one annual visit by a single director, with all other international coordination undertaken by monthly video call.
- Sustainable commuting supported through season ticket loans, a cycle to work scheme and secure cycle parking, with car commuting negligible given the central London head office.
- Automated controls and efficient building systems in operation at the head office.
- An anonymised staff travel survey conducted in January 2025, achieving a 72 per cent response rate, which replaced a headcount based estimate for employee commuting.
- A cross divisional ESG committee in operation, meeting twice during the year, with external support from ESG Pro Limited.

In the future we hope to implement further measures such as

- Progressive transition of the company fleet to low emission and zero emission vehicles, and specification of efficient or electric plant where practicable.

- A three month pilot at Leman Street logging all business related parcels delivered to reception, recording carrier, sender and item count, to establish whether reporting under Categories 4 and 9 can be scaled across further locations.
- Consolidation of GlobeChain transaction records and contractor waste transfer notes to strengthen waste measurement.
- Extension of delivery monitoring across all offices and project sites, to build consistent datasets for upstream and downstream transport and distribution.
- Specification of modern, efficient plant when hired directly, with automatic controls such as stop start systems where available, and telematics for vehicles owned or hired by 8build.
- Low carbon travel options highlighted in induction packs and on site notices.
- An anonymised annual staff travel survey to confirm mode share and distance bands.
- An annual review of all Scope 3 categories to test relevance and materiality, with new categories added only where supported by reliable primary data.

Declaration and Sign Off

This Carbon Reduction Plan has been completed in accordance with PPN 006 and associated guidance and reporting standard 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[1] and uses the appropriate Government emission conversion factors for greenhouse gas company reporting[2].

Scope 1 and Scope 2 emissions have been reported in accordance with SECR requirements, and the required subset of 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[3].

This Carbon Reduction Plan has been reviewed and signed off by the board of directors (or equivalent management body).

Signed on behalf of the Supplier:

Lesley Hammond ....

Name: Lesley Hammond

Role: HR and Finance Director

Date: 15/09/2025

[1] GHG Protocol Corporate Accounting and Reporting Standard. https://ghgprotocol.org/corporate-standard
[2] UK Government greenhouse gas conversion factors for company reporting. https://www.gov.uk/government/collections/government-conversion-factors-for-company-reporting
[3] GHG Protocol Corporate Value Chain (Scope 3) Accounting and Reporting Standard. https://ghgprotocol.org/standards/scope-3-standard

Annex A: Full category inventory

Supporting information outside the core plan. Figures are as reported for the years shown.

Emission source	2023-24 (tCO_2e)	2024-25 (tCO_2e)	Basis
Scope 1	14.56	14.91	Diesel consumed by company owned and operated vehicles, taken in litres from company fuel records.
Scope 2 (Market based)	0.00	0.00	All purchased electricity in both years was supplied under a renewable contract backed by Renewable Energy Guarantees of Origin, giving a nil market based figure. This is the basis on which the totals are built.
Scope 2 (Location based)	22.26	18.01	The same consumption at the UK grid average factor, shown for reference only and not included in the totals.
Scope 3-1 Purchased goods and services	to be assessed	to be assessed	To be assessed in the next reporting period, once spend mapping across the input output categories is brought into the annual reporting cycle. When quantified it will be presented separately and excluded from the totals, a spend based figure covering the whole of the organisation's financial spend necessarily overlapping the other categories reported here.
Scope 3-2 Capital goods	to be assessed	to be assessed	To be assessed in the next reporting period, once the fixed asset additions data required to calculate the category is brought into the annual reporting cycle.
Scope 3-3 Fuel and energy related activities	9.51	9.55	Well to tank emissions of the diesel reported under Scope 1, transmission and distribution losses on purchased electricity, and the well to tank emissions of that electricity and of its transmission and distribution. Derived arithmetically from the Scope 1 and Scope 2 activity data.
Scope 3-4 Upstream transportation and distribution	not applicable	not applicable	8build procures construction works rather than goods requiring inbound carriage. Its supply chain is engaged through subcontract works packages, under which the subcontractor supplies, delivers and installs the materials forming its own package. The subcontractor selects the suppliers, specifies the materials, instructs and schedules the hauliers, and bears the cost of the carriage in full. 8build neither purchases third party transportation or distribution services in its own right, nor exercises operational or financial control over any vehicle movement to site, and holds no activity data for those movements. The emissions fall within the reporting boundaries of the subcontractors who arrange, control and fund the transport, and are accounted for by them.
Scope 3-5 Waste generated in operations	3.17	4.20	Contractor reported tonnage apportioned across recycling, energy recovery and landfill and multiplied by the published

Emission source	2023-24 (tCO_2e)	2024-25 (tCO_2e)	Basis
			waste disposal factors.
Scope 3-6 Business travel	19.10	126.31	Air travel by route and class, land travel by mode and distance, and hotel nights by country of stay. Comprehensive tracking of flight records, hotel stays and expense claims was introduced during 2024-25.
Scope 3-7 Employee commuting	94.46	135.57	An anonymised staff travel survey scaled to the total workforce. This replaced a headcount based estimate during 2024-25.
Scope 3-8 Upstream leased assets	not applicable	not applicable	The only assets leased by 8build are office equipment at the head office and a company vehicle. The energy consumed by that equipment is drawn through the head office supply and is already reported within Scope 2, and the vehicle is already reported within Scope 1 and Scope 2 under the operational control approach. No further emissions arise, and reporting them here would double count.
Scope 3-9 Downstream transportation and distribution	not applicable	not applicable	This category covers the transportation and distribution of products sold by the organisation, between its own operations and the end consumer, in vehicles it does not own or operate. 8build sells construction works, not products. Its output is a completed building, fit out or refurbishment, constructed in place and handed over to the client at the site on which it was built. Nothing sold is packaged, warehoused, dispatched, retailed or otherwise placed into a distribution chain, so no goods travel from 8build to a purchaser or end user after sale, and there is no activity capable of measurement.
Scope 3-13 Downstream leased assets	not applicable	not applicable	8build does not lease any asset to a third party.
Scope 3-10, 11, 12, 14 and 15	not assessed	not assessed	Not assessed. These categories relate to the processing, use and end of life treatment of sold products, to franchises and to investments, none of which arise from 8build's activities as a construction contractor delivering works in situ.
Total reported emissions	**140.80**	**290.54**	**Scope 1, plus Scope 2 on the market based figure, plus Scope 3 Categories 3, 5, 6 and 7.**

All Scope 3 categories are reviewed annually to test their relevance and materiality. Categories reported as not applicable give rise to no emissions attributable to 8build on the basis set out above.

Annex B: Intensity ratios

Measure	2023-24	2024-25
Turnover	£117.1 million	£155.0 million
Full time equivalent employees	183.4	205.0
Total reported emissions (tCO_2e)	**140.80**	**290.54**
Emissions per full time equivalent employee (tCO_2e)	0.77	1.42
Emissions per £100,000 of turnover (tCO_2e)	0.12	0.19

Intensity ratios are calculated on the total reported emissions shown above. The movement between the two years reflects wider measurement coverage rather than higher activity, as set out under Emissions reduction targets.

Annex C: Data quality and governance

Emissions have been calculated using the appropriate UK Government greenhouse gas conversion factors for company reporting. Emissions are consolidated on an operational control basis and presented to two decimal places, with calculations performed at the full precision of the published factors, so totals may not sum exactly because of rounding.

- Scope 1 rests on diesel volumes in litres taken directly from company records, and is assessed as high quality.
- Scope 2 rests on supplier invoices and meter readings, and is assessed as high quality. Electricity reporting is confined to sites where 8build purchases supply directly or holds assured meter data, which for 2024-25 applied to the Leman Street head office.
- Fuel and energy related activities are derived arithmetically from the Scope 1 fuel volumes and the Scope 2 electricity consumption, and carry the same quality as those inputs.
- Waste rests on stream tonnages supplied through the contractor waste report, apportioned to disposal routes and mapped to the published waste disposal classifications. It is assessed as medium quality.
- Business travel rests on flight records, mileage from expense claims and hotel nights by country of stay, and is assessed as medium quality.
- Employee commuting rests on an anonymised staff travel survey conducted in January 2025 with a 72 per cent response rate, scaled to the total workforce, with non response assumed to follow the average modal split. It is assessed as medium to low quality.
- The plan is governed by a cross divisional ESG committee, supported by an Environmental Management System certified to ISO 14001:2015, and is reviewed and republished annually.