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# Lichfields Science Based Targets initiative (SBTi) report

2022 Emissions Update



LICHFIELDS

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## Introduction

**Science-based targets are Greenhouse Gas (GHG) emission reduction targets which are informed by independent climate science.**

These transparent targets ensure a company's emissions are in line with the Paris Agreement on Climate Change.

In August 2022 we committed to the Science Based Targets initiative (SBTi) to reduce our absolute Scope 1 and 2 GHG emissions by 46% by 2030, from a 2019 base year, and to measure and reduce our Scope 3 emissions.

Our long-term target is to achieve at least a 90% reduction in total footprint before 2050, and then offset the balance, to achieve the SBTi definition of Net Zero Carbon (NZC). This goal includes Scope 3 emissions over which we have limited control<sup>1</sup>; but we will continue to collaborate with our suppliers to meet our goal.

The SBTi's base year recalculation policy<sup>2</sup> has a quantitative significance threshold criteria<sup>3</sup> of 5% in Scopes 1 or 2, or 5% for overall emissions. Due to an incorrect factor used when working out our refrigerant calculations in our baseline year, our Scope 1 emissions were reduced by 7% to 36.6 tCO<sub>2</sub>e, Scope 2 remains the same. We have therefore recalculated our historic baseline emissions and updated the SBTi accordingly.

Since setting our SBTi goals, we have produced a Net Zero Carbon Strategy outlining our plans to reduce internal emissions, and the actions we are taking to reach our SBTi targets. Please refer to our [Net Zero Carbon Strategy](#) for further information.

Lichfields' 2022 emissions footprint, and a comparison against its 2019 baseline, is reported below.



<sup>1</sup> Scope 3 encompasses emissions which are not produced by Lichfields and are not the result of activities from assets owned or controlled by Lichfields, but by those we are indirectly responsible for up and down our value chain. An example of this is when we buy, use, and dispose of products and/or services from our supplier.

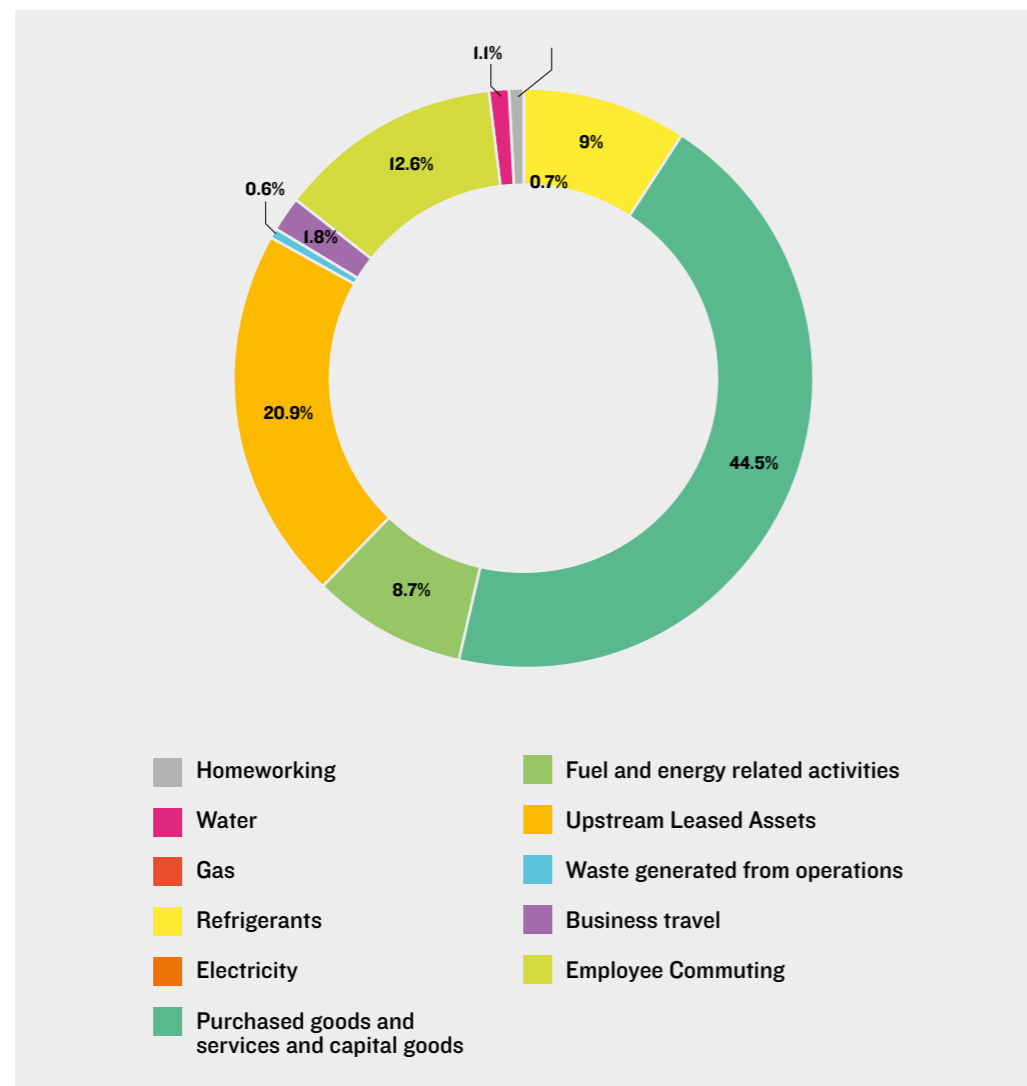
<sup>2</sup> A base year recalculation policy describes the 'significance threshold' used by the SBTi for deciding when a recalculation of the historic baseline should be undertaken. This may be down to several reasons, including a significant change in business output, merger, change in methodology. Further reasons for this can be found in the SBTi corporate manual: <https://sciencebasedtargets.org/resources/files/SBTi-Corporate-Manual.pdf>.

<sup>3</sup> Quantitative significance threshold criteria describe the change which needs to occur for a recalculation of data to occur. If the baseline emissions are seen to have changed by 5% (or more) this should be resubmitted to the SBTi.

# Lichfields' 2022 Net Zero Carbon Footprint

In 2022 our location-based<sup>4</sup> footprint was 604 tCO<sub>2</sub>e. As in previous years, much of this (44.5%) was from purchased goods & services, and capital goods.

Upstream leased assets consumption has also seen an increased proportion of emissions, from 4% to 21%. This is partly the result of improved data collection across landlords' common areas, but mainly it's due to our London office move in early 2020, whereby gas consumption moved from Scope 1 to Scope 3.



# Baseline comparison

Overall emission change, using an operational control approach<sup>6</sup>, between the 2019 baseline and 2022 is shown in the table below:

GHG Protocol Scope	GHG emissions tCO <sub>2</sub> e		% change from 2019-2022
	2019	2022	
<b>Scope 1</b>	<b>36.6</b>	<b>1.2</b>	<b>-97%</b>
Gas	35.4	0.0	-100%
Refrigerants	1.2	1.2	0%
<b>Scope 2</b>	<b>81.6</b>	<b>54.4</b>	<b>-33%</b>
Electricity	81.6	54.4	-33%
<b>Total SI &amp; 2</b>	<b>118.2</b>	<b>55.6</b>	<b>-53%</b>
<b>Scope 3</b>	<b>684.4</b>	<b>548.1</b>	<b>-20%</b>
<b>Cat 1 &amp; 2</b>			
Purchased goods & services, and capital goods	431.7	268.4	-38%
<b>Cat 3</b>			
Fuel and energy related activities	26.8	52.2	95%
<b>Cat 8</b>			
Upstream Leased Assets	31.6	126.0	299%
<b>Cat 5</b>			
Waste generated from operations	34.6	3.9	-89%
<b>Cat 6</b>			
Business travel	11.3	10.7	-6%
<b>Cat 7</b>			
Employee Commuting	145.0	76.0	-48%
<b>Cat 7</b>			
Water	3.2	6.4	98%
<b>Cat 7</b>			
Homeworking	0.3	4.5	1617%
<b>Total</b>	<b>802.6</b>	<b>603.6</b>	<b>-25%</b>

<sup>6</sup>We have chosen to measure our emissions using the operational control approach. There are two ways we could measure our GHG emissions: operational control approach, where we report on 100% of anything where we have the authority to introduce and implement operating policies. This is the most commonly used boundary-setting approach. Or a financial control approach where we would report on 100% of anything where we bear the majority risk/reward from the operation's financial performance. For more information, see Table I within the GHG protocol Appendix F <https://ghgprotocol.org/sites/default/files/2022-12/Categorizing%20GHG%20Emissions%20from%20Leased%20Assets.pdf>

<sup>4</sup>A location-based carbon accounting method reflects the average emissions intensity of grids on which energy consumption occurs. In addition, a market-based accounting method can be used to reflect emissions from electricity that companies have purposely chosen e.g. emission from specific electricity procurement contract.

<sup>5</sup>Upstream leased assets include emissions from leased assets e.g., the fuel we use in our nine leased offices which is not sub metered and is outside our control (this energy is divided between tenants and charged to us via our service charge or charged on a per sq. ft. basis). It also includes the energy used in the landlord's common areas.

# Energy progress

**Overall, Scope 1 and 2 emissions have seen a reduction of 53%, essentially meeting the short-term target of 46% reduction by 2030, seven years ahead of schedule.**

About half of the reduction is due to lower electricity consumption across the business; and the other half from reassignment of gas consumption to Scope 3, as a result of the London office move.

The annual reduction in electricity use within sub-metered demises (Scope 2) is 15%. This has significantly contributed to the 33% reduction in Scope 2 emissions from our 2019 baseline. Our target was to achieve a 22% Scope 2 energy reduction by 2025.

The majority of the electricity reductions is the result of moving our London office to a more energy efficient building.

We moved our Bristol office in October 2023 to a more energy efficient building, which we hope will further reduce our energy consumption (although this may increase our Scope 2 emission again due to sub-metering).

## Upstream leased assets

Upstream emissions occur during the production of our services e.g., through purchased goods and services; waste generated by our business operations; business travel; and employee commuting. Category 8, upstream leased assets, is the fuel we use in our nine leased offices which is not sub metered and is outside our control (this energy is divided between tenants and charged to us via our service charge or charged on a per sq. ft. basis). It also includes the energy used in the landlord's common areas.

We will continue to work in collaboration with our lessors to improve data quality, reduce the overall consumption within our Scope 3 upstream leased assets, and emissions which have the potential to move into our Scope 1 and 2 through sub-metering.

## Other Scope 3 progress

Scope 3 emissions have reduced overall by 20% since the 2019 baseline, despite the gas reassignment from Scope 1 to 3. This is predominantly the result of large one-off capital goods expenditures in the baseline year (regarding the London office move), as well as changes to staff working patterns, due to the Covid 19 pandemic reducing employee commuting and the subsequent increase of working from home in more recent years.

Two categories of emissions have increased significantly since the baseline year (excluding upstream leased assets and associated fuel and energy related activities mentioned in the energy section of this report). These categories are water and homeworking, see opposite.

## Homeworking and travel improvements

Increased working from home has led to a change in working patterns, which when combined with employee commuting, we can see an overall decrease in emissions from this segment. This was calculated assuming an average of two days spent working from home each week.

There has been an increase in the number of staff walking or cycling to work, which has tripled since 2021 and quadrupled since the baseline year. There has also been an increase in public transport used for business travel, with 86% of the overall kilometres travelled undertaken using public transport. Air travel has also reduced, with kilometres travelled halving since 2019.

## Advancing data availability and methodology

The increased water emissions and usage are the result of actual data becoming available, whereas previously this was estimated using the number of employees and a benchmarked water consumption figure per person per day<sup>7</sup>.

There has also been a large reduction in waste emissions due to improvements in data quality available, moving from a volume-based system to a specific waste type weight-based system. Included in this are the emissions from transportation of waste through spend based factors.

In 2023 work started on improving our quantification methodology for purchased goods and services; contacting largest suppliers by spend to request supplier specific emission data. Due to procurement policies around local sourcing, many of our suppliers are SMEs and do not undertake emissions assessments due to their size. However, it has been possible to include seven out of the largest 13 suppliers, by spend.

We are working on improving the data accuracy of our business travel data. Currently we are using spend based factors, however, we are beginning to collect mileage data for fuel expenses claimed. We are also investigating how to best report specific modes of public transport taken, to provide a better overview of the vehicles used.

## Progress made against our Net -Zero targets

Scope 1 and 2 emissions have seen a reduction of 53%, meeting our short-term target of 46% by 2030, seven years ahead of our target. There has been a 25% reduction in total emissions (Scopes 1, 2 and 3) from 2019 (802.4tCO<sub>2</sub>e) to 2022 (603.7tCO<sub>2</sub>e). We are therefore 28% towards reaching our long-term emissions reduction target, which is to achieve at least a 90% reduction in total footprint before 2050, before offsetting the balance.

<sup>7</sup> www.south-staffs-water.co.uk/media/1509/waterusebusiness.pdf

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