



REAA's Net Zero Commitment

About the REAA

The Association for Renewable Energy and Clean Technology (REAA), previously known as the Renewable Energy Association, is a UK pan technology not for profit trade association. REAA covers renewable power & flexibility, heat and cooling, circular bioresources and transport. Members are companies active in the full depth and breadth of the renewable energy and associated clean technologies supply chain.

We exist to represent our members build commercially and environmentally sustainable businesses, champion an energy system powered 100% by renewable energy and support the delivery of a circular regime for all bio waste.

Race To Zero

Early in 2021 REAA made the decision to join the Race To Zero and thus made a commitment to halve its emissions by 2030 and be net zero by 2050. On the face of it this may not seem to be overly ambitious, but even for an SME like the REAA that is active in clean technology sector, there is a lot to do. We are mindful that to be fully net zero we need to have our subsidiary company join us on the journey, and that we also secure permanent reductions in our emissions, with offsetting only used to deal with emissions outside of our control or influence.

We also want our sector to join us on this journey and the barriers and challenges that we will come up against will provide real-world learning that will also help inform our lobbying and policy work. Ultimately this will help us challenge government and regulators to make the path easier, so that others can follow. We will also use the information gained from our journey to encourage and help our members on their journey to net zero.

Net zero will be incorporated into REAA's business planning and will help guide the longer-term strategic thinking of the executive and Board's.

Scope - Emissions

Scope 1 covers direct emissions of greenhouse gases. For REAA, this is limited to assumed leakage of refrigerant gases from the cooling units for the office, meeting rooms and server room.

Scope 2 covers the indirect emissions of greenhouse gases caused by electricity consumption in the office.

Scope 3 covers the emissions of greenhouse gases caused as a result of REAA activity away from the office. Working from home in a hybrid fashion has transferred, and in some cases added, to emissions and therefore is in scope for initial assessment. Other activities such as business travel, travel to the office, waste and our events will all fall into scope for future assessments and emission reduction plans. Our office lease will also expire in 2025 and will provide an



opportunity to further tackle emissions and provide an opportunity to build greater energy efficiency and emissions reduction into the fabric of REA's operation.

Current Status

Office

The REA leases 213 sqm of office space in Brettenham House, a 1930's Art Deco building in central London. The EPC rating for the office is D. The open plan office has capacity for 34 desks and also comprises, 2 meeting rooms, a kitchen, and a server room. Prior to moving into the office in March 2020, REA secondary double glazing was fitted along with LED lighting and energy efficient under sink hot water heater.

The heating is provided by 5 ceiling mounted heating/air conditioning units and 1 wall mounted unit. 5 have advanced heating controls, one does not. There is a forced fresh-air circulation system bringing in unheated air from outside of the building that is controlled by the building services management team and is not connected to REA's power supply. A full list of appliances is set out at annex B.

Additionally, we have the use of storage room in the basement, but this is unheated and only illuminated when in use, which is rarely.

The office is shared with our subsidiary, REAL, and the benchmark will be calculated using headcount to apportion emissions to REA. We expect REAL to join the Race To Zero in 2022 when we will fully account for all emissions across both REA and REAL using the same methodology¹.

Utilities & services

Electricity.

The office has its own meters, one is connected to a single-phase supply, other a three-phase supply. REA is responsible for the electricity it uses and is free to change- the supplier. The current supply contract is with SSE and emissions are at grid average.

Gas

No gas supply is connected to the REA demise.

Water

Centrally metered by the building management team and incorporated in the service charge.

Waste

Centrally managed by the building management team and incorporated in the service charge. The waste is collected by Westminster Council.

¹ The headcount apportionment will be set in January each year and remain fixed for the remainder of the year.



Cleaning

Contract managed by REA

Other contracts

REA lets other contracts for services such as fire extinguisher servicing, PAT testing and general maintenance.

Common parts

REA is a beneficiary of services managed by the building management team under the Landlords direction. These include maintenance, cleaning, lighting and heating of the common parts, such as reception, corridors, stairs, lifts, showers, carpark and bicycle storage.

Staff

REA has 15 office-based staff who work a minimum of 2 days in the office and 7 staff that are home based.

Contractors

IT services are provided by an external consultant who makes visits the office on a weekly basis, with other hours delivered as required from their own office.

Policy services from a consultancy are also used on an ad-hoc basis.

Impact of COVID19

REA moved into Brettenham House in March 2020, just before the lockdown. From that point on REA has followed government guidance and asked staff to work from home as directed. Summer 2021 saw a gradual return to work with the introduction of hybrid working, most staff now work in the office for 2 days/week and at home for the remaining 3 days.

To further complicate matters, there have been no electricity meter readings taken during the period between December 2019 (the date the previous tenant vacated the office) and November 2021. Between December 2019 and March 2020, secondary double glazing and LED lighting was fitted, making a comparison between how REA is using the office and the previous tenant unrealistic when the location of the meters was finally located and the identity of the supplier established. Also, working patterns and staff occupancy levels have changed, further complicating the matter.

We have therefore decided to average the energy use from the December 2019 and November 2021 meter reading to calculate the annual Emissions from electricity use for the office. Home working emissions will also be calculated for this period using [Ecoact's](#) methodology.

From January 2022 we will take weekly meter readings, which will give us an accurate reading as staff working arrangements i.e., office v. home working, will have been set for the medium term at least.

Benchmarking emissions

Having recently moved into the office and erratic working patterns due to COVID measures, we can't be sure exactly our emissions currently are. Therefore, further benchmarking process will continue into 2023, so by end of 2023 we should have all Scope 2 and some of scope 3 emissions accurately recorded. but we have a pretty good idea of how to get some way to it, and the rest will unfold as part of the journey. We are keen to work collaboratively with our suppliers and networks, using our learning along the way to raise the overall ambition of the sector to reach net zero as soon as possible.

The emissions that we will include in this initial benchmarking exercise are:

Scope 2

- Electricity to power the office
- Refrigerant used in the heating/air con system

Scope 3

- Home working

The chart below shows our estimated emissions for 2020, categorised by scope.

Benchmark Results for 2021

Scope 1 emissions – REA has no emissions

Scope 2 emissions – this comprises working in the office and working from home but does not include emissions for the replacement/top up of refrigerant as the no records from the previous tenant exist.

Office electricity consumption and emissions

The office electricity consumption (heating/cooling, lighting, appliances) is for the period October 2020 through to September 2021. Going forward we want to report on a calendar year basis, we will be using these usage figures as representative for the 2021 calendar year. The amount of electricity consumed for the period was **29,302 kWh's²**. Using the [SME Carbon Trust carbon footprint calculator](#) this equates to **5655.29 kg** of CO₂-eq.

REA is reliant on supplier provided data, some of which they have estimated, so we cannot vouch for the accuracy. Also, due to homeworking these readings will not be a true reflection of office energy usage, as it is likely to be lower due lower occupancy. Unfortunately, the supplier cannot provide us with any historical data, so we will need a 12 month office usage

² This is a large amount of electricity for a largely unoccupied office, so we will be checking with the landlord to ensure the supply is only for our office.

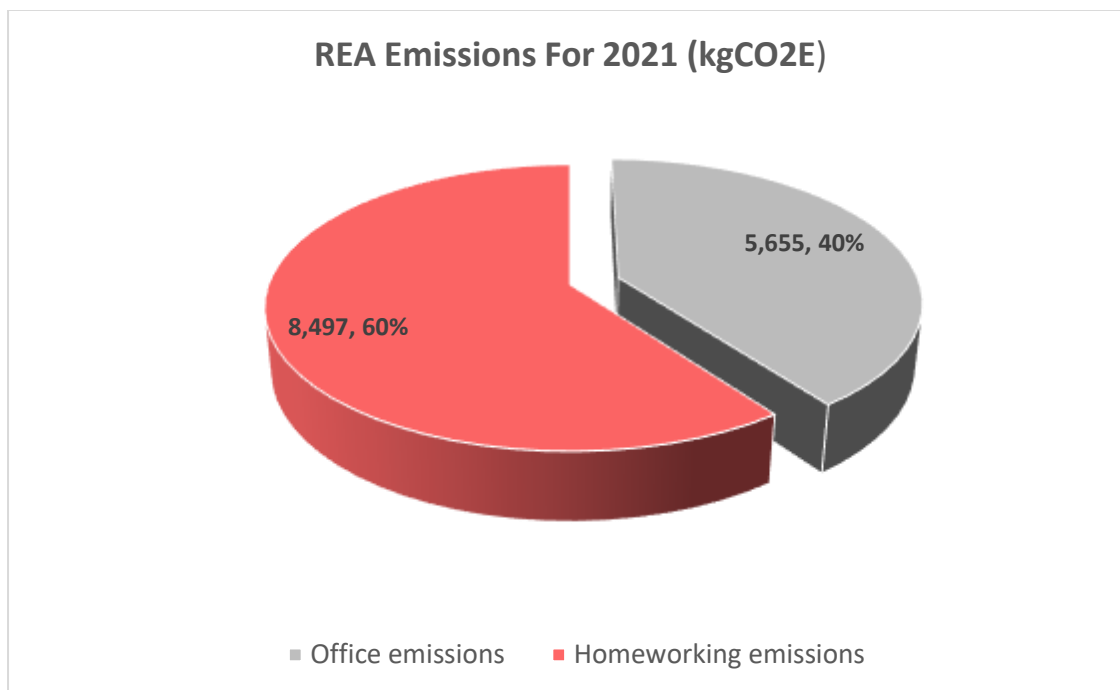
cycle that reflects heating and cooling periods as well as the recently introduced hybrid working arrangements before the office electricity usage data can be considered accurate.

Homeworking emissions

Ecoact's [home working methodology](#) was used to calculate energy and consequent emissions from the homeworking that was carried out over the past year. Homeworking accounted for **44,028.28 kWh's** and equates to **8497.46 kg** of CO₂-eq These figures are skewed by all staff working from home up until September 2021, and then the introduction of hybrid working after that. Since September most staff are now in the office 2 of 3 days/week, therefore usage of energy at home will fall. In this exercise we have not accounted for the impact of emissions from travelling to work, nor whether staff are using green tariffs, and this is something we will be engaging with staff on as we progress this journey to net zero.

Combined emissions

The graph illustrates the impact of emissions from home working.



Further Data Needed

Office

Now we are back in the office we will be improving the accuracy of our electricity and investigating what happens to our waste to confirm as accurately as we can how much is recycled and develop a plan for any that is not. We will also be monitoring the heating /cooling units for refrigerant use will also be started.



Looking beyond our office, we encourage our staff to travel to work by using public transport and offering season ticket loans for rail travellers and supporting employees who want to cycle by providing secure cycle storage, showers, and access to the 'cycle to work' scheme.

We have moved some of our events online, but face-to-face events are a necessary part of the way companies do business, our challenge is to do this in a way that removes as many emissions from them as possible. This will include looking at the food we provide, access to public transport and allowing online access for those who do not need to be there in person.

Homeworking

We will conduct a survey to develop a more accurate picture of emissions arising from homeworkers. We will engage staff members in a dialogue as to how they can reduce their emissions and

What else could we do?

Clearly there are other scope 3 upstream and downstream emissions that arise from the activities of the REA. This covers everything from our use of the buildings shared services, the laptops we buy, where we store our data, the groceries we consume in the office and the general office supplies we use. Some of these we control, so the choice is in our hands, others we can influence, for example how waste is dealt with, and the source of electricity used in the common parts.

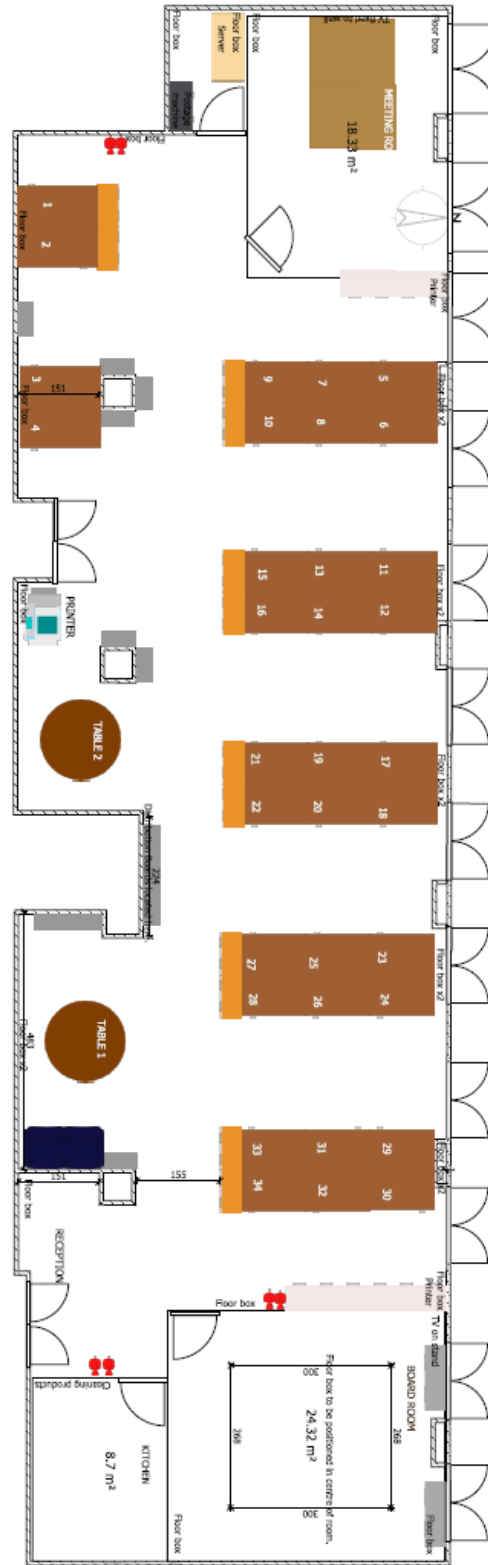
Future Reporting

We will report our emissions data annually and following discussion with staff and management broaden the scope to include a more scope 3 emissions. Annual reporting will allow us to assess the impact of our operations and of any changes we make.

23rd November 2021

Annex A

REA office layout



213 SQM²

Annex B

Appliances

The permanent appliances in the office are as follows (energy rating, where known in *italics*):

Main office:

- 4 ceiling mounted heating/air con units
- 34 flat screen Monitors (*tbc*)
- Water cooler/dispenser (*tbc*)
- Photo copier (*tbc – due for replacement 2022*)
- Franking machine (*tbc*)

Kitchen

- Under sink water heater (*A+ tbc*)
- Countertop wate boiler (*tbc*)
- 2 fridges (*A+ rated*)
- Dishwasher (*A*)
- Toaster (*tbc*)

Boardroom

- 1 ceiling mounted heating/air con unit
- Flat screen TV (*tbc*)
- Floor located PC

Meeting room

- Flat screen TV (*tbc*)
- Floor located PC

Server Room

- 1 wall mounted heating/air con unit
- Server
- UPS