PEAK EDGE HOTEL

CARBON REDUCTION PLAN PPN 006 2024-25

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PPN 006 2024-25

Reporting Period: 1 October 2024 — 30 September 2025

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Prepared by: ESG PRO Limited

Introduction

Peak Edge Hotel is a privately owned hotel located in Derbyshire. Incorporated as a limited company and registered in England and Wales, it forms part of Casa Hotel Holdings Limited, which also owns Casa Hotel. This ownership structure reflects a focused regional hospitality portfolio and enables strategic oversight while maintaining an individual operating identity within the East Midlands hospitality market.

The hotel provides accommodation and associated hospitality services, primarily serving leisure guests. Its core offering includes guest rooms and supporting facilities designed to deliver a consistent standard of comfort and service. Through its accommodation based model, the hotel contributes to the regional visitor economy and supports tourism activity within Derbyshire and the surrounding areas.

Peak Edge Hotel primarily serves leisure visitors seeking access to the local countryside and nearby attractions. Its location enables it to attract guests throughout the year, supporting seasonal and short stay demand. The business model is centred on accommodation services, with operational activities that include the management of guest facilities, procurement of goods and services, and staffing to support daily operations.

Operating within a competitive regional hospitality market, Peak Edge Hotel maintains a service approach focused on quality and guest experience. As an established accommodation provider, it is expected to meet recognised standards in hospitality and customer care. The operation of a hotel site requires structured management of energy consumption, resource use and organisational oversight, all of which have implications for environmental management and governance.

Peak Edge Hotel is now undertaking a PPN 006 report in line with the requirements for suppliers engaging with public sector contracts. This report will assess and disclose organisational greenhouse gas emissions, outline carbon reduction measures, and present a formal Carbon Reduction Plan. The preparation of this document reflects the growing importance of environmental accountability within the hospitality sector and supports alignment with government procurement expectations concerning climate related transparency and carbon management.

Methodology

Peak Edge Hotel retains full responsibility for the internal controls governing the collection, management and verification of the data presented within this Carbon Reduction Plan. In preparing the report, the hotel has worked closely with ESG Pro Ltd to support the consistent application of emissions methodologies and to ensure that calculations are transparent, proportionate and aligned with recognised reporting standards. The methodology follows the Greenhouse Gas Protocol Corporate Accounting and Reporting Standard together with the Corporate Value Chain Scope 3 Standard, which are internationally recognised frameworks for the credible assessment of greenhouse gas emissions across organisational operations and value chains.

All emissions disclosed within this Carbon Reduction Plan have been calculated using the most recent UK Government GHG Conversion Factors for Company Reporting, issued by the Department for Energy Security and Net Zero in collaboration with DEFRA. These conversion factors provide a consistent and well established basis for emissions reporting and are widely used to support methodological consistency and comparability across reporting periods. Their application ensures alignment with UK public sector reporting expectations, including those set out under PPN 006.

For the reporting period from 1 October 2024 to 30 September 2025, Peak Edge Hotel has undertaken greenhouse gas emissions reporting in accordance with the requirements applicable to suppliers engaging with public sector contracts. This submission provides a structured and transparent overview of emissions arising from hotel operations, including energy consumption, fuel use and relevant elements of the value chain. The approach supports informed management decision making, strengthened data governance and continuous environmental improvement in line with the principles and expectations established under PPN 006.

Scope 1 Emissions

Peak Edge Hotel does not undertake any direct combustion of gaseous, liquid, or solid fossil fuels on site and therefore reports no stationary fuel use within Scope 1. The organisation operates a single electric vehicle and does not own or operate any petrol, diesel, LPG, or CNG vehicles. As a result, there are no direct transport related fuel combustion emissions attributable to the hotel.

Because the electric vehicle is powered by purchased electricity rather than on site fuel combustion, its associated emissions fall within Scope 2 or Scope 3 depending on the reporting boundary applied, rather than Scope 1. In addition, there is no recorded use of refrigerants or other fugitive emission sources that would give rise to direct greenhouse gas emissions during the reporting period.

On this basis, and in accordance with the GHG Protocol Corporate Accounting and Reporting Standard, Peak Edge Hotel's Scope 1 emissions for the reporting period are assessed as zero tonnes of carbon dioxide equivalent.

Scope 2 Emissions

Scope 2 emissions were calculated in accordance with the GHG Protocol Corporate Accounting and Reporting Standard using both the location based and market based methods. The location based method reflects the average carbon intensity of electricity supplied through the United Kingdom national grid, irrespective of the organisation's specific tariff arrangements. Monthly electricity consumption data were collected in kilowatt hours and aggregated to produce an annual total. The data were obtained from meter readings and supplier invoices to ensure completeness and reliability.

An official United Kingdom Government greenhouse gas conversion factor for grid electricity was applied to the recorded consumption under the location based method. Total electricity consumption in kilowatt hours was multiplied by this factor and the result converted from kilograms to tonnes. Monthly calculations were undertaken to enable internal monitoring and were subsequently consolidated to derive the annual Scope 2 location based total.

Scope 2 emissions were also assessed under the market based method, which reflects the emissions associated with the organisation's specific electricity purchasing arrangements. The organisation is supplied on a certified zero carbon tariff. In accordance with supplier documentation and the applicable reporting criteria, the market based emission factor applied to purchased electricity is zero kilograms of carbon dioxide equivalent per kilowatt hour. Total Scope 2 market based emissions for the reporting period are therefore reported as zero tonnes.

Scope 3 Category 1 Purchased Goods and Services

Emissions from Purchased Goods and Services were calculated using the spend based method in line with the GHG Protocol Corporate Value Chain Scope 3 Standard. This approach estimates emissions by applying environmentally extended input output emission factors to financial expenditure data. It is appropriate where supplier specific activity data is not available, as it enables a structured and transparent estimation based on economic sector averages.

Each supplier cost was reviewed and allocated to the most relevant economic category aligned with national input output databases. The total spend within each category was multiplied by the corresponding emission factor, expressed in kilograms of carbon dioxide equivalent per pound sterling. The resulting values were converted from kilograms to tonnes to ensure consistency with greenhouse gas reporting conventions.

Potential overlaps with other Scope 3 categories were assessed carefully. Where there was a reasonable risk of double counting, relevant items were excluded from

the final reported total and retained solely for internal analytical purposes. This approach maintains methodological integrity and ensures alignment with the principles of relevance, completeness, consistency and accuracy under the GHG Protocol.

Scope 3 Category 3 Fuel and Energy Related Activities

Fuel and energy related activities were calculated under Scope 3 Category 3 in accordance with the GHG Protocol Corporate Value Chain Scope 3 Standard. This category captures indirect emissions associated with the extraction, production and transportation of fuels and energy purchased by the organisation, where those emissions are not already included within Scope 1 or Scope 2.

The calculation was based on the same verified electricity consumption data used for Scope 2 reporting. Monthly electricity usage in kilowatt hours was obtained from meter readings and supplier invoices and aggregated across the reporting year. Two separate United Kingdom Government conversion factors were then applied. The first factor represents Well to Tank emissions associated with electricity generation, while the second reflects transmission and distribution losses occurring before electricity reaches the end user.

Electricity consumption was multiplied by the respective emission factors to determine upstream generation emissions and grid loss emissions. Results were calculated in kilograms of carbon dioxide equivalent and subsequently converted into tonnes. These values were reported separately from Scope 2 emissions to avoid double counting, ensuring transparency and methodological consistency.

Scope 3 Category 4 Upstream Transportation and Distribution

Scope 3 Category 4 emissions were calculated in accordance with the GHG Protocol Corporate Value Chain Scope 3 Standard, which defines this category as emissions arising from the transport of purchased goods in vehicles not owned or controlled by the reporting organisation.

The calculation was based on supplier specific delivery information collected during the reporting period. For each supplier, the estimated number of deliveries per annum and the average one way delivery distance were identified. Annual mileage was determined by multiplying delivery frequency by delivery distance.

An appropriate United Kingdom Government road freight emission factor, expressed in kilograms of carbon dioxide equivalent per mile, was applied to the calculated mileage. Where vehicle type information was available, the most suitable factor was selected. In the absence of detailed fleet data, an average road freight factor was applied to ensure consistency and prudence. Emissions were calculated for each supplier and converted into tonnes of carbon dioxide equivalent before being aggregated to produce the total for this category.

Scope 3 Category 5 Waste Generated in Operations

Scope 3 Category 5 emissions relating to waste were calculated using the spend based method in accordance with the GHG Protocol Corporate Value Chain Scope 3 Standard. This category covers emissions associated with waste generated in operations and managed by third parties. Where weight based waste data was not available, the spend based approach provided a recognised and proportionate estimation method.

Expenditure relating to waste management services was reviewed and allocated to the appropriate economic subcategory. Where no expenditure occurred within specific subcategories during the reporting period, emissions were recorded as zero in line with the underlying financial data.

The total annual spend attributed to waste collection, treatment and disposal services was multiplied by the relevant emission factor, expressed in kilograms of carbon dioxide equivalent per pound sterling. The resulting value was converted into tonnes and reported as the total Scope 3 Category 5 emissions. This approach ensures consistency with financial records while aligning with recognised carbon accounting principles.

Materiality Assessment and Forward Reporting Commitment

Peak Edge Hotel recognises the relevance of employee commuting within the Scope 3 emissions boundary and intends to incorporate Scope 3 Category 7 Employee Commuting within the next reporting cycle. During the current reporting period, primary data relating to staff travel patterns, modes of transport and commuting distances were not available in a sufficiently robust form to ensure accurate quantification. The organisation is therefore developing an appropriate data collection framework to enable a credible and methodologically sound calculation in the forthcoming year.

A structured materiality assessment has been undertaken across all remaining Scope 3 categories in accordance with the GHG Protocol Corporate Value Chain Scope 3 Standard. This assessment considered the nature of the hotel's operations, its scale, expenditure profile and the relevance of each category to the business model. On the basis of this review, all other Scope 3 categories have been determined to be immaterial for the current reporting period. They have therefore been excluded from the emissions inventory to ensure that the Carbon Reduction Plan remains proportionate, transparent and aligned with recognised carbon accounting principles.

Greenhouse Gas Inventory 2024-25

Emission Source	GHG (tCO_2e)
Scope 1	0
Scope 2 Market Based	0
Scope 2 Location Based*	46.28
Scope 3-1 PG&S*	686.54
Scope 3-2 CG	N/A
Scope 3-3 FERA	13.04
Scope 3-4 UTAD	31.00
Scope 3-5 Waste	35.64
Scope 3-6 BT	N/A
Scope 3-7 EC	Implementing
Scope 3-8 ULA Electricity	N/A
Scope 3-9 DTAD	N/A
Scope 3-10 PSP	N/A
Scope 3-11 USP	N/A
Scope 3-12 ELTSP	N/A
Scope 3-13 DLA	N/A
Scope 3-14 F	N/A
Scope 3-15 I	N/A
Totals	79.68

* Scope 3, Category 1 (Purchased Goods and Services) and Scope 2 Location Based emissions are excluded from the total, as explained in the methodology.

* The total organisational emissions are reported on a market based basis.

Intensity Ratios

Metric	Value
Total GHG (tCO_2e)	**79.68**
Full time employees	**45**
tCO_2e per FTE	**1.77**
Net annual turnover	**£4,666,000**
tCO_2e per £100,000 GBP	**1.71**

Scope 2

Month	Electricity Purchased (kWh)	Scope 2 Location Based (tCO2e)	Scope 2 Market Based (tCO2e)
October 2024	63,256.30	3.67	0.00
November 2024	41,292.40	3.76	0.00
December 2024	60,045.20	4.18	0.00
January 2025	56,608.70	3.78	0.00
February 2025	48,377.90	3.30	0.00
March 2025	50,626.00	3.57	0.00
April 2025	49,417.20	3.66	0.00
May 2025	51,955.80	3.93	0.00
June 2025	53,595.60	3.95	0.00
July 2025	54,382.40	4.18	0.00
August 2025	54,881.20	4.29	0.00
September 2025	51,744.90	4.00	0.00

Total	636,183.60	46.28	0.00

Inventory Analysis

The greenhouse gas inventory for 2024 to 2025 has been prepared in accordance with the Greenhouse Gas Protocol, applying clearly defined organisational and operational boundaries. No Scope 1 emissions have been identified, confirming the absence of directly controlled combustion sources or fugitive releases within the reporting entity. Scope 2 market based emissions are recorded as zero in line with the contractual characteristics of the electricity supply. Scope 2 location based emissions total 46.28 tonnes of carbon dioxide equivalent and represent the indirect impact of grid electricity consumption over the twelve month reporting period. Consistent with the methodology, Scope 2 location based emissions and Scope 3 Category 1 emissions are excluded from the reported total in order to preserve analytical clarity.

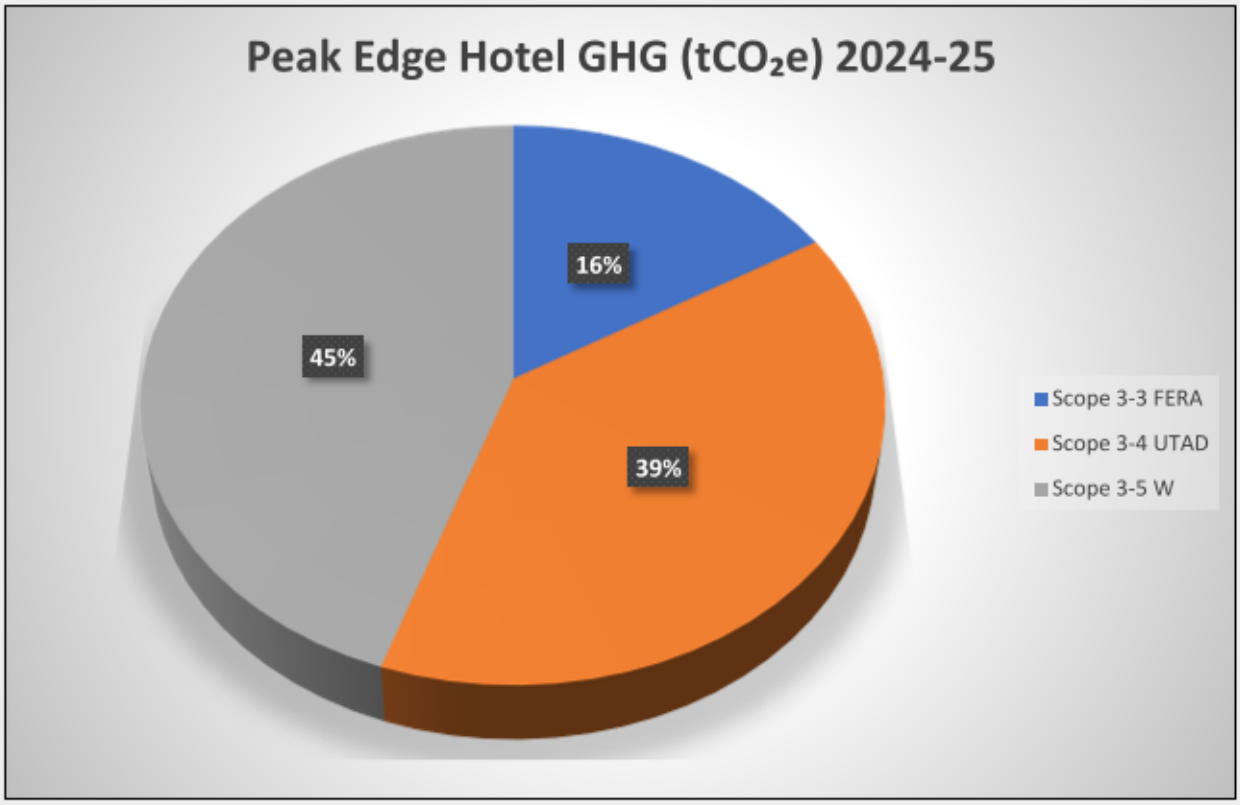
Scope 3 Category 1, Purchased Goods and Services, amounts to 686.54 tonnes of carbon dioxide equivalent and constitutes the largest single quantified category within the wider value chain. However, this category is calculated using spend based emission factors and therefore carries an inherent risk of overlap with other specifically measured Scope 3 categories, including upstream transportation and waste.

The reported total of 79.68 tonnes of carbon dioxide equivalent is therefore derived from Scope 3 Categories 3, 4 and 5. Waste management represents 35.64 tonnes, upstream transportation and distribution contributes 31.00 tonnes, and fuel and energy related activities not included in Scope 1 or Scope 2 account for 13.04 tonnes. This distribution demonstrates that the organisation's measured carbon exposure, within the defined reporting boundary, is primarily associated with supply chain logistics and end of life treatment processes rather than direct operational energy use.

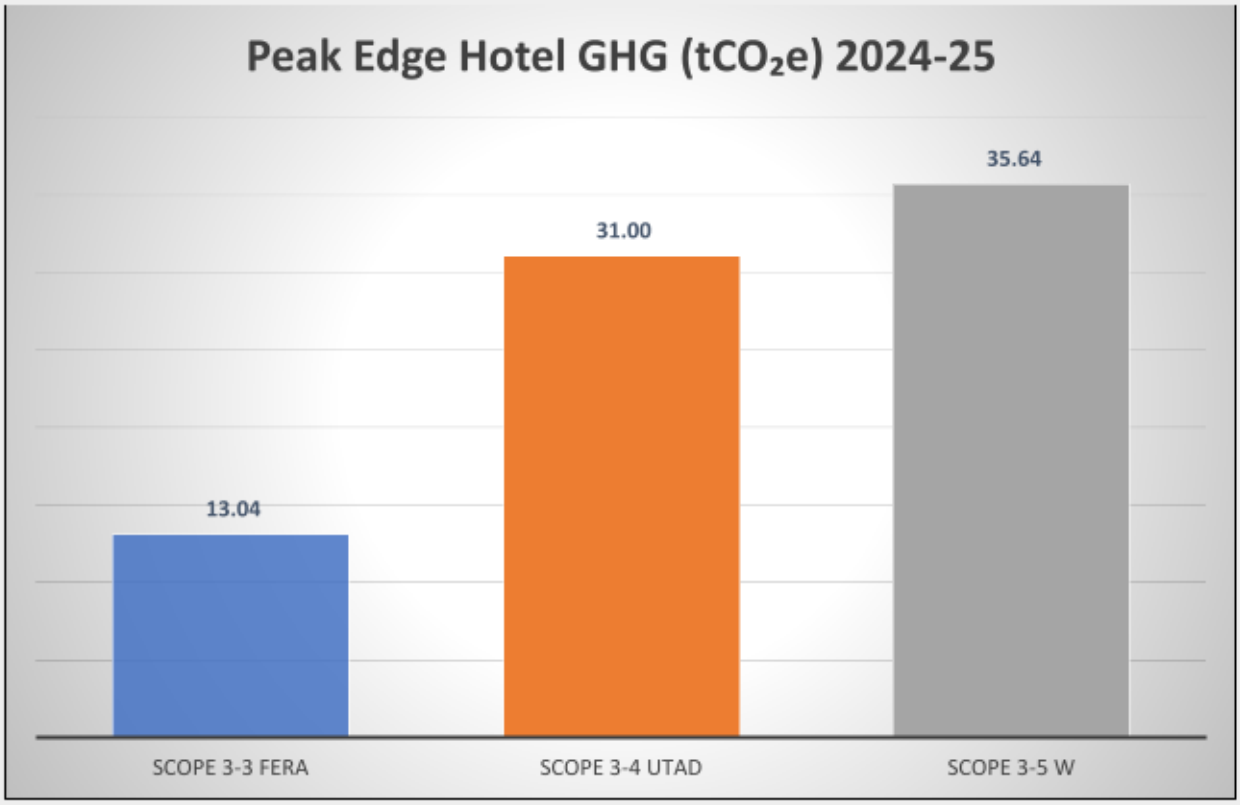
Electricity consumption over the reporting year totals 636,183.60 kilowatt hours. Application of the United Kingdom government location based emission factor results in 46.28 tonnes of carbon dioxide equivalent. Monthly consumption patterns remain relatively stable, with moderate seasonal variation and slightly elevated demand during the summer months. The absence of market based emissions reflects the emissions profile of the contracted electricity supply rather than a reduction in physical consumption, and this distinction is clearly maintained within the inventory presentation.

Intensity ratios provide an additional layer of performance insight. With forty five full time employees, the organisation records 1.77 tonnes of carbon dioxide equivalent per employee. When measured against net annual turnover of £4,666,000, emissions equate to 1.71 tonnes per £100,000 of revenue. These metrics establish a robust and proportionate baseline that can support longitudinal comparison, inform strategic

decision making, and guide future carbon management planning as additional Scope 3 categories are progressively implemented.



*Scope 3, Category 1 (Purchased Goods and Services) emissions are excluded from the total, as explained in the methodology.


Peak Edge Hotel GHG (tCO2e) 2024-25
35.64
31.00
13.04
SCOPE 3-3 FERA
SCOPE 3-4 UTAD
SCOPE 3-5 W

Level	Scope 1	Scope 2	S3-1 Purchased Goods	S3-2 Capital Goods	S3-3 Fuel & Energy Related	S3-4 Upstream T&D	S3-5 Waste	S3-6 Business Travel	S3-7 Commuting	S3-8 Upstream Leased	S3-9 Downstream T&D	S3-10 Processing	S3-11 Use of Sold Products	S3-12 End of Life	S3-13 Downstream Leased	S3-14 Franchises	S3-15 Investments
Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material	Not Material
Below Level 1	No complete fuel inventory or activity data	No verified electricity dataset or boundary definition	No spend mapping or methodology	No capex mapping or asset classification	No upstream factor application	No logistics identification	No waste estimation method	No travel dataset or method	No commuting estimation approach	No leased asset register	No downstream logistics identification	No portfolio review or modelling	No product inventory or use modelling	No product weight or pathway model	No owned lease review	No franchise register	No investment inventory review
Level 1	Full fuel inventory with verified activity data	Verified electricity consumption with factor application	Full spend ledger mapped with secondary factors	Capex ledger mapped with spend based factors	Upstream factors applied to energy volumes	Spend based logistics estimate	Spend based waste estimate	Spend based travel calculation	Survey based commuting model	Landlord data or floor area allocation	Spend based downstream logistics estimate	Screening assessment completed	Basic per product use phase model	Modelled EoL using generic splits	Asset register screening	Franchise register screening	Investment inventory screening
Level 2	Fuel segmentation and improved controls	Tariff differentiation and location factors	Supplier segmentation and prioritisation	Capex segmentation by asset type	Procurement differentiation and refined factors	Structural separation of logistics flows	Weight based waste tracking	Distance based travel modelling	Segmented commuting survey	Refined landlord allocation methods	Structural downstream flow separation	Product segmentation and pathway mapping	Device segmentation and refined assumptions	Segmented EoL modelling by geography	Asset modelling using physical drivers	Franchise segmentation and activity modelling	Portfolio segmentation and proportional attribution
Level 3	Meter level tracking and reconciliation	Market and location based accounting	Hybrid supplier data integration	Hybrid embodied carbon modelling	Supplier lifecycle data integration	Supplier shipment summaries integrated	Verified contractor treatment transparency	Centralised travel activity integration	Hybrid commuting attendance model	Tenant sub metering integration	Supplier shipment data integration	Customer processing data integration	Behaviour informed device modelling	Return and take back data integration	Tenant primary energy data integration	Franchisee primary data integration	Investee primary emissions integration
Level 4	Automated fuel monitoring and governance	Contract linked electricity attribution	Product level carbon integration	Project level embodied carbon modelling	Contract level upstream attribution	Shipment level tracking priority flows	Integrated waste platform with targets	Carbon integrated into booking systems	Mobility strategy integration	Integrated property governance	Shipment tracking for material flows	Lifecycle modelling integration	Energy efficiency embedded in design	Recycler specific pathway integration	Contractual lease energy disclosure	Contractual franchise reporting	Climate risk integrated in governance
Level 5	Fuel reduction targets embedded	Renewable procurement aligned to targets	Contractual supplier carbon governance	Embodied carbon in capital approval	Upstream lifecycle in procurement scoring	Majority shipment coverage integrated	Supplier circular performance targets	Supplier specific travel data integration	External dataset validation	Green lease clauses implemented	Integrated logistics optimisation governance	Contractual processing transparency	Supplier verified power data integration	Circular targets and recycler accountability	Asset carbon performance in leasing decisions	Franchise decarbonisation strategy alignment	Portfolio decarbonisation stewardship
Level 6	Structural fuel transition achieved	Strategic energy transition alignment	Carbon embedded in procurement strategy	Carbon informed asset design strategy	Strategic energy lifecycle optimisation	Fully integrated logistics intelligence	Closed loop circular waste system	Structural travel demand redesign	Structural commuting reduction by design	Portfolio transformation to low carbon assets	Optimised value chain logistics network	Product redesign reducing processing intensity	Ultra low energy product architecture	Closed loop recovery and circularity	Strategic downstream asset decarbonisation	Systemic franchise transformation	Capital allocation aligned to net zero

Emissions Management

Scope 1 Direct Operational Emissions

Peak Edge Hotel currently reports no Scope 1 emissions. Ongoing assurance is nevertheless required to ensure that this position remains accurate. Management should maintain a formal annual review of all potential direct emission sources, including stationary combustion, refrigerants and owned vehicles. Any future installation of fuel fired equipment, backup generators or air conditioning systems containing refrigerants should be recorded within an asset register and assessed for reporting relevance under the Greenhouse Gas Protocol.

The hotel operates an electric vehicle and should maintain clear mileage and charging records to ensure transparency in the allocation of associated electricity consumption. Although these emissions do not fall within Scope 1, accurate operational logs will support consistency across Scope 2 and Scope 3 reporting. Periodic confirmation that no fossil fuel vehicles or combustion equipment have been introduced will preserve the integrity of the Scope 1 disclosure.

Scope 2 Purchased Electricity

Electricity consumption represents a material element of the hotel's operational footprint under the location based method. Monthly monitoring of kilowatt hour consumption through supplier invoices and meter readings should continue as standard practice. Consumption trends should be analysed alongside occupancy levels, seasonal demand and event activity to distinguish operational drivers from avoidable inefficiencies. Establishing internal performance indicators, such as kilowatt hours per occupied room night, will strengthen management visibility and support structured year on year benchmarking.

Although the market based total is reported as zero in accordance with the contracted tariff, electricity demand remains environmentally significant. Management should therefore focus on reducing absolute consumption through optimisation of heating, ventilation and lighting systems, review of equipment operating schedules and periodic assessment of building management controls. Investment decisions relating to lighting upgrades, smart controls or high efficiency appliances should be supported by measured consumption data to ensure that reductions are evidence based and quantifiable.

Scope 3 Category 1 Purchased Goods and Services

Emissions from purchased goods and services are substantial in scale, even though they are excluded from the reported total to prevent double counting. Management oversight should therefore prioritise this category for strategic engagement. Annual review of expenditure categories with the highest associated emissions intensity will enable identification of priority suppliers and procurement areas. Over time, the

hotel should seek to obtain supplier specific carbon information where practicable in order to reduce reliance on generic spend based emission factors.

Environmental criteria may be progressively embedded within procurement processes. Supplier engagement discussions, requests for environmental policy information and preference for lower carbon alternatives where operationally feasible will support gradual improvement in data quality and emissions performance. Documenting procurement decisions and supplier dialogues will strengthen governance and demonstrate active management of value chain impacts.

Scope 3 Category 3 Fuel and Energy Related Activities

Upstream emissions associated with electricity generation and transmission are directly influenced by overall energy demand. Management should therefore consider Scope 3 Category 3 alongside Scope 2 when reviewing energy performance. Reductions in kilowatt hour consumption will proportionately reduce both categories. Annual recalculation using the latest United Kingdom government conversion factors will ensure that reporting remains methodologically current.

Integrating upstream energy impacts into internal performance discussions will encourage a life cycle perspective. This approach reinforces the strategic importance of reducing demand at source rather than focusing solely on reporting outcomes.

Scope 3 Category 4 Upstream Transportation and Distribution

Emissions arising from supplier deliveries should be reviewed periodically to identify opportunities for efficiency. Management may consider consolidating orders, coordinating delivery schedules and engaging with local suppliers where commercially viable. Maintaining a supplier logistics register that records delivery frequency, estimated distances and vehicle types will support transparency and enable more refined calculations over time.

Dialogue with key suppliers regarding vehicle standards, routing practices and fuel efficiency initiatives will further strengthen oversight. As data maturity improves, the hotel may request periodic confirmation of transport practices to enhance accuracy and demonstrate responsible supply chain management.

Scope 3 Category 5 Waste Generated in Operations

Waste related emissions should be monitored through systematic review of contractor invoices and service descriptions. Where feasible, the introduction of weight based reporting will enhance data accuracy and enable clearer performance tracking. Improving segregation practices within operational areas, particularly in food service and housekeeping functions, will support higher recycling rates and reduced disposal emissions.

Operational controls such as stock management, portion control and food waste monitoring should be embedded within routine management processes. Tracking waste volumes relative to occupancy or catering output will provide meaningful performance indicators aligned with the hotel's service model and support targeted reduction initiatives.

Scope 3 Category 7 Employee Commuting

Employee commuting will be incorporated within the next reporting cycle through structured data collection. A confidential staff survey should gather information on travel modes, commuting distances and frequency of travel. Clear communication regarding purpose and data protection will encourage accurate participation and reliable data.

Once quantified, results should inform proportionate mitigation measures. These may include promoting car sharing, encouraging public transport use, supporting cycling initiatives or exploring flexible working arrangements where operationally feasible. Repeating the survey periodically will enable trend analysis and support evidence based management of commuting related emissions.

Annual Review and Continuous Improvement

Peak Edge Hotel should undertake an annual materiality review of all Scope 3 categories in line with the Greenhouse Gas Protocol Corporate Value Chain Standard. This review should consider operational changes, expenditure patterns and evolving data availability. Categories previously assessed as immaterial should be reassessed each year to ensure that the inventory remains proportionate and complete.

Continuous improvement will depend upon progressive enhancement of data quality, strengthened supplier engagement and refinement of calculation methodologies. Senior management oversight of emissions performance, supported by clear internal accountability, will reinforce governance and ensure that carbon management remains integrated within broader operational decision making. Through structured monitoring, transparent reporting and incremental data maturity, Peak Edge Hotel can strengthen its carbon management framework and demonstrate alignment with public sector expectations under PPN 006.

Emissions Reduction Targets

Peak Edge Hotel recognises that effective carbon management requires a clearly articulated long term direction supported by realistic interim objectives. In response to the United Kingdom's statutory climate commitments and the expectations associated with public sector procurement under PPN 006, the hotel is working towards a prospective net zero target year of 2045. This ambition reflects alignment with national decarbonisation pathways while acknowledging the operational characteristics of a regional hospitality business in which energy consumption is closely linked to guest occupancy, seasonal demand and service delivery standards.

As an interim objective, Peak Edge Hotel intends to pursue a gradual annual reduction in total reported greenhouse gas emissions, with an indicative ambition of approximately three to five per cent per annum where operationally and financially feasible. Progress will be reviewed each year in light of occupancy trends, capital investment planning and developments in available low carbon technologies. Given the current emissions profile, early progress is expected to focus on electricity demand reduction, improved waste management performance and enhanced oversight of supply chain related transport emissions.

Strategic Direction for Absolute Emissions Reduction

Absolute emissions reduction will concentrate initially on Scope 2 electricity consumption and material Scope 3 categories, particularly waste and upstream transportation and distribution. Although the market based electricity position is reported as zero, reducing overall kilowatt hour consumption remains strategically important. Lower demand will reduce location based emissions, decrease upstream fuel and energy related impacts and strengthen resilience against future changes in grid carbon intensity. Measures may include optimisation of heating and ventilation controls, review of lighting efficiency, improved equipment scheduling and integration of higher efficiency appliances as part of planned replacement cycles.

In relation to waste, the hotel will seek to improve segregation practices, minimise avoidable food waste and engage contractors to enhance transparency regarding treatment routes. Upstream transport emissions may be influenced through consolidation of deliveries, coordination with suppliers and consideration of local sourcing where commercially appropriate. Over time, the hotel may also seek to refine procurement data and engage priority suppliers in discussions regarding their own carbon management practices. Absolute reductions will therefore depend upon consistent operational discipline, structured supplier engagement and evidence based capital planning.

Strategic Approach to Emissions Intensity Reduction

Alongside absolute reduction efforts, Peak Edge Hotel will monitor emissions intensity metrics to ensure that performance is evaluated in proportion to

operational scale. Tonnes of carbon dioxide equivalent per full time employee and per one hundred thousand pounds of turnover provide relevant baseline indicators for the current reporting year. Given the influence of occupancy levels and seasonal leisure demand on overall energy use, intensity based analysis offers a more context sensitive reflection of operational efficiency than absolute totals alone.

Future refinement of intensity metrics may include performance indicators linked to occupied room nights or event activity, subject to data availability. Improvements in intensity are expected to arise from reductions in electricity consumption per unit of service delivered, enhanced waste controls and more informed procurement decisions. By managing both absolute emissions and intensity based performance, Peak Edge Hotel aims to support sustainable business development while progressively reducing the carbon impact associated with each guest stay and hospitality service provided.

Data Quality and Coverage

Emissions Source	Data Source	Assumptions and Data Limitations	Type of Data
Scope 1 Direct Emissions	Asset register review and operational confirmation	Based on annual confirmation that no direct combustion or refrigerant sources exist within the reporting boundary. Assumes no unrecorded sources are present.	Primary
Scope 2 Purchased Electricity	Supplier invoices and meter readings	Based on metered electricity consumption for the full year. Assumes invoice accuracy and correct application of emission factors.	Primary
Scope 3 Category 1 Purchased Goods and Services	Annual financial records and procurement ledger	Spend based calculation using sector emission factors. Assumes financial data are complete and correctly allocated. Excluded from total to prevent double counting.	Primary
Scope 3 Category 3 Fuel and Energy Related Activities	Electricity consumption records and UK Government conversion factors	Derived from reported electricity volumes using government lifecycle factors. Assumes factors accurately represent upstream impacts.	Primary
Scope 3 Category 4 Upstream Transportation and Distribution	Supplier delivery information and internal estimates	Based on reported delivery frequency and distance. Average freight factors applied where vehicle data were unavailable.	Secondary

Scope 3 Category 5 Waste Generated in Operations	Waste contractor invoices and expenditure records	Spend based method used due to lack of weight data. Assumes expenditure reflects treatment related emissions.	Secondary
Scope 3 Category 7 Employee Commuting	Planned employee commuting survey	To be based on self reported travel modes and distances. Dependent on participation and response accuracy.	Primary
Intensity Ratios	Emissions inventory, HR data and audited financial records	Calculated using reported emissions, employee numbers and turnover. Dependent on completeness of underlying data.	Primary

Governance and Oversight

Responsibility for the management of greenhouse gas emissions at Peak Edge Hotel is shared across operational and senior management levels. Day to day responsibility for the collection, review and validation of emissions data rests primarily with the finance and operational management teams, who coordinate information relating to electricity consumption, supplier expenditure, waste services and delivery activity. Data is gathered from verifiable sources including utility invoices, supplier statements and contractor records, with internal checks undertaken before consolidation into the annual greenhouse gas inventory.

Senior management provides oversight of carbon reporting as part of the hotel's wider governance and performance review processes. Emissions data, methodological assumptions and reporting boundaries are reviewed periodically to ensure continued alignment with the Greenhouse Gas Protocol, United Kingdom government conversion factors and the requirements set out under PPN 006. This structured review process supports accountability at leadership level and encourages the progressive improvement of data quality and reporting consistency across successive years.

Strategic decisions relating to emissions reduction and carbon management are considered within the broader operational planning framework of the hotel. This includes reviewing opportunities to reduce electricity consumption, improve waste management practices and strengthen engagement with key suppliers in relation to transport and procurement related emissions. By integrating climate related considerations into routine business planning and capital investment discussions, Peak Edge Hotel adopts a proportionate and disciplined approach to environmental management that reflects its scale, service model and governance structure.

Declaration and Sign Off

This Carbon Reduction Plan has been completed in accordance with PPN 006 and the 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 the appropriate government emission conversion factors have been used[2].

Scope 1 and Scope 2 emissions have been reported in accordance with SECR requirements, and the required subset of Scope 3 emissions has 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 Management:

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Date: .....

[1] https://ghgprotocol.org/corporate-standard

[2] https://www.gov.uk/government/collections/government-conversion-factors-for-company-reporting

[3] https://ghgprotocol.org/standards/scope-3-standard