

STRIDE TREGLOWN

**ENVIRONMENTAL
MANAGEMENT
REPORT**

**JULY 2019—
JUNE 2020**

Executive Summary

This past year has seen the world change dramatically and so have our working patterns. We continue to embrace the principles of sustainability in all aspects of our business operations and in what we design. But this year has also seen a focus on health and mental wellbeing. As this report covers July 2019 – June 2020 impacts of the pandemic can be visually seen over the past year in our graphs.

Last year we successfully adapted the United Nations' Sustainable Development Goals into our environmental management procedures and look to develop this further by incorporating social value. These two aspirations go hand in hand within the built environment; ways in which our designs enhance a community can be just as valuable as the sustainable development.

We continue to be ISO 14001 accredited and have been since 2005. A new scheme which we adhered to was the Energy Savings Opportunity Scheme (ESOS), which is managed by the Environment Agency and looked at ways in which we can reduce our operational energy consumptions. We have already made significant changes to reduce our energy consumption, including refurbishment of specific offices, changing to low energy lighting and lower energy office equipment. From there we then looked at changing our utility tariffs to renewable energy and have successfully moved the majority of our tariffs over.

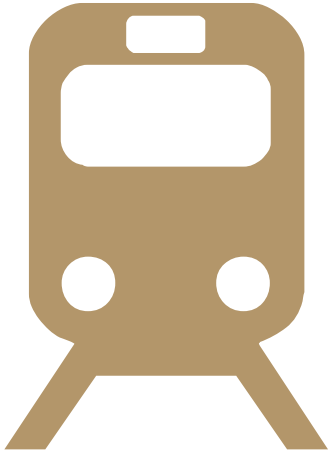
Although we continue to look at ways in which we can further reduce our carbon footprint year on year, this is the first year that Stride Treglown is operationally carbon neutral after offsetting over 322 tonnes of CO₂e based on our location based scope 1 and 2++ carbon footprint. To substantiate this claim we have verified our carbon data with a third party and have signed the UN's Climate Neutral Now Pledge.

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Targets

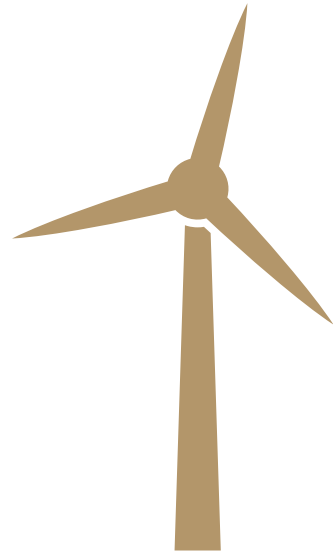
Targets for 2020–2025



5%

per capita reduction
in overall business
travel emissions by
2025*

* For 2020 our travel emissions
decreased by 24%

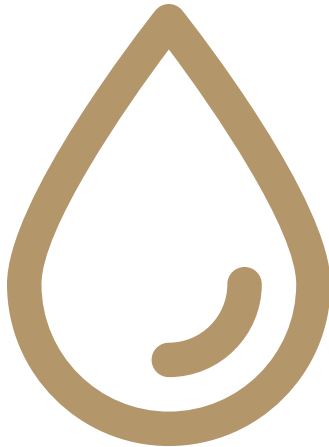


100%

of electricity used from
renewable sources
by July 2025*

*For 2020 we achieved 82%

5%



reduction in water
consumption per
square metre by
2025*

*For 2020 we had a
reduction of 3.9%

Our studios

Since 1953 we have gradually grown to be one of the largest architectural practices in the UK with more than 60 years of experience to draw upon. Notably our Abu Dhabi office has consolidated with our established local partner office, Noon Stride LLC, in a move to strengthen its regional position and local presence.

Bath

Our Bath office was built around 1969 and we have been occupying this office since 2008, when we acquired Tektus Architects. There is air conditioning over the office for particularly hot summer days and we occupy the first floor rear wing of the 'L' shaped building. The typical 1970s' plain style building has undergone a refurbishment in 2019 with low energy PIR lights, new higher performance windows, cycle storage and new changing facilities.

Birmingham

Stride Treglown adopted Bournville Architects in 2016, the architectural division of the Bournville Village Trust, one of the oldest housing associations in the country. The office is approximately 5 miles from Birmingham in a suburban location with lots of local parks. A nature trail is also nearby along Rea Valley, which users may cycle along.

Bristol

Promenade House is our main office, located in the Clifton area of Bristol. The main building was built circa 1840 and is Grade II* listed. The office is divided between a main villa house and a 3-storey 1990s drawing studio building to the rear. We have been resident in the property since 1989, and now occupy all 950sq.m of the office. In the front garden there are two bee hives and allotments for green fingered members of staff. In 2012 the building's thermal envelope was significantly upgraded, with additional insulation and replacement high performance windows. From 2017-18 we also undertook a major internal refurbishment. As part of this refurbishment all of the existing light fittings were replaced with energy efficient fittings and the sanitaryware was replaced with modern low flow sanitaryware.

Bristol (IT)

We have a second office in Clifton; the basement level of a Victorian property which is occupied by other tenants on the floors above. We have been in these premises since 2011 and it is where our IT team operate from. It has a higher than usual proportion of electricity demand resulting from the additional IT equipment and servers.

Cardiff

Treglown Court was designed by Stride Treglown for ourselves and was the first office building in the UK to achieve BREEAM Outstanding 2008 at Design Stage, with a final rating of 85% on completion. The building has been the base for our Cardiff office since November 2010 and consists of 495sq.m across two floors. The timber frame office was designed with sustainability at its core and incorporates many green technologies including a 50kW biomass pellet boiler, a 100sq.m roof top mounted 15.36kW(p) photovoltaic solar panel array, grey-water recycling and a bio-diverse wild flower green roof.

London

3 Cosser Street was converted from an old industrial building by others in 2006. We have been here since 2007 occupying the whole ground floor, at 255sq.m, which has a comfort air system. There are 10 independently owned residences on the upper 3 floors

Manchester

Commercial Wharf was built during the industrial revolution, and is a former dockside wharf building and warehouse by the River Medlock. We moved here at the end of 2011 and occupy an airy open plan ground floor and first floor mezzanine office of over 420sq.m to the rear of the building. The office contains some distinctive original features such as bare brick elevations and cast iron columns.

Plymouth

Our Plymouth office is a listed building within the Millfields site, the whole site was operational circa 1760. The office is located in what used to be the old Royal Naval Hospital. We have been here since 2002, occupy 380sq.m and only have a small charge air conditioning unit for the server cupboard. The historic nature of this building limits what energy improvements are possible although we have installed an array of photovoltaic panels.

Winchester

In 2015 we moved to a modern office building located in a prominent position on the 1st floor, which amounts to 290sq.m. Apart from air conditioning for the server room, the building is naturally ventilated, whilst a brise soleil on the south elevation helps to reduce solar gain. With an inverted roof and no suspended ceiling, the main office area has a studio feel to it, enhanced by a height of 4.0m and 3.0m high windows. The grounds are attractively landscaped and include a BBQ area.

Truro

This Grade II listed building was built in 1807 and we have occupied this 140sq.m office since 2003. The office takes advantage of night heating storage with air conditioning present only in the server room to prevent overheating. A cycle store has been developed in the garden with a new toilet arrangement completed last year to allow for shower space. This was done with help from a 'sustainable travel to work' grant from Cornwall Council to encourage sustainable commuting.

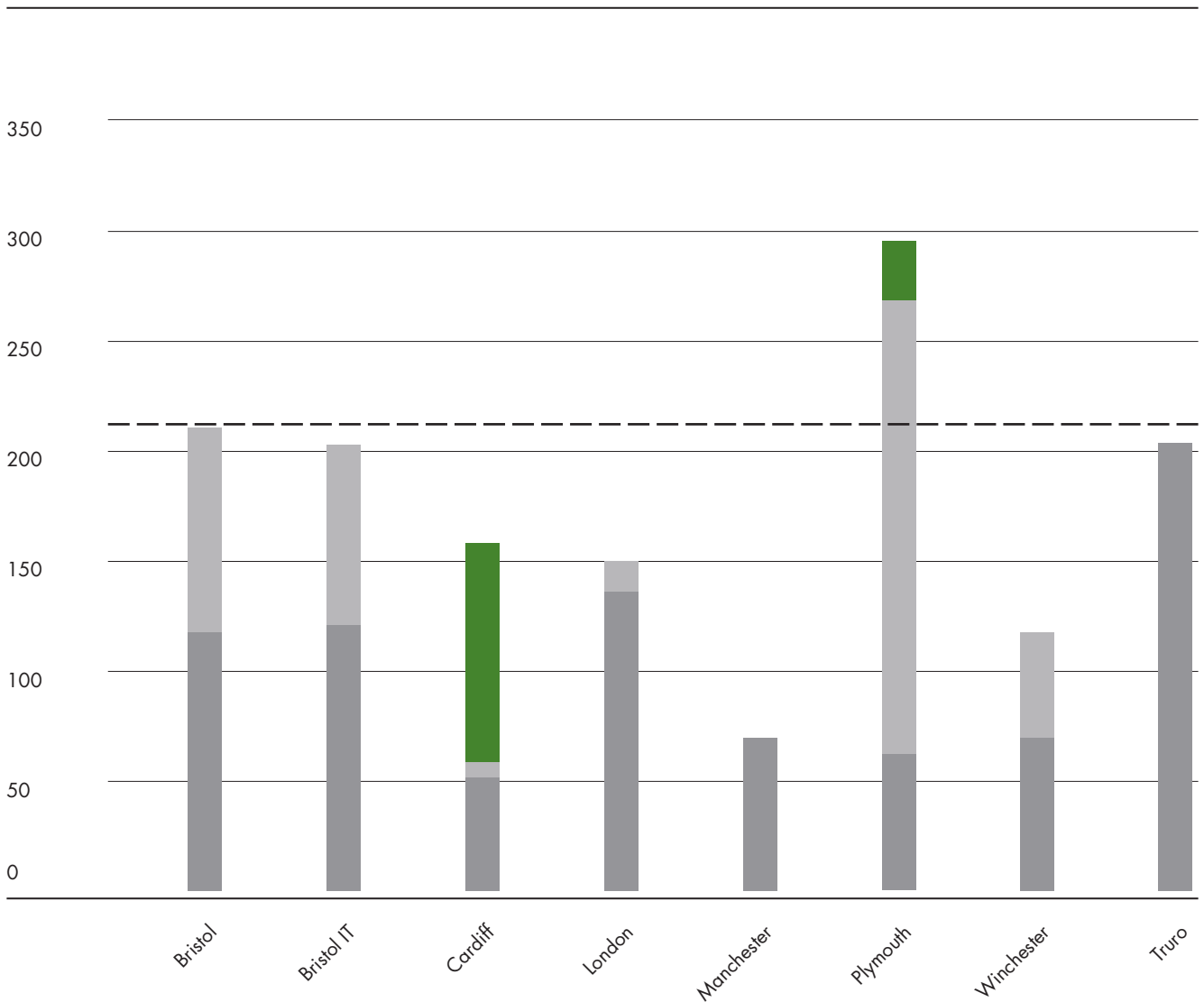
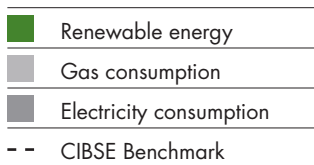


Energy

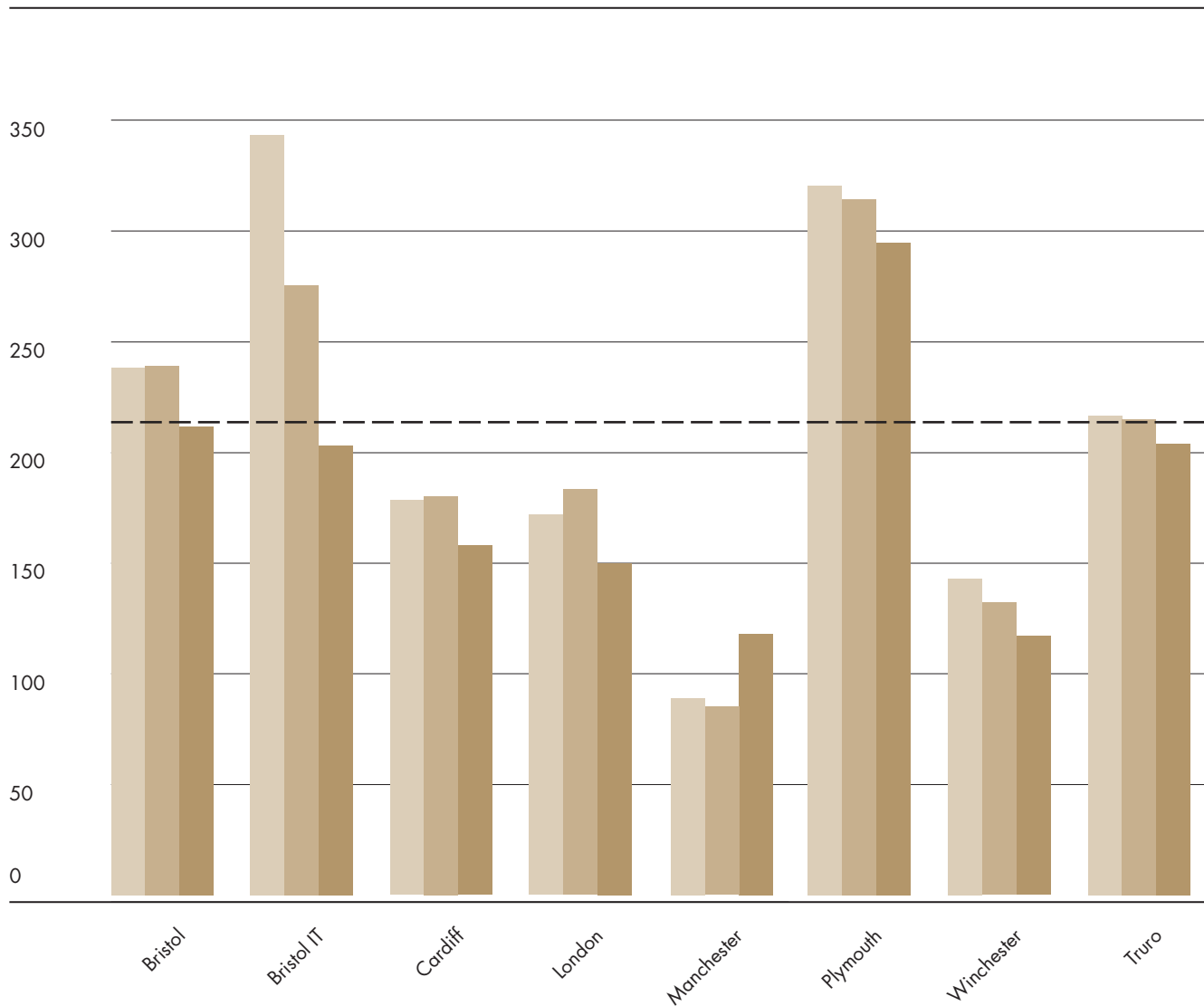
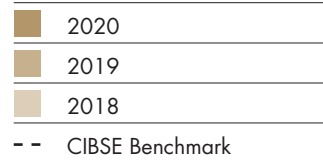
These graphs do not show all offices as we do not have operational control of our Bath or Birmingham offices. These are controlled by our landlords. There is no gas connection for our Truro office and for our Manchester office we have recently discovered that the gas meter is for the whole occupied building rather than a sub-meter for our tenanted space that we occupy.

We aim to meet our 2025 target of having 100% renewable electricity through a combination of green utility tariffs and on-site photovoltaic panels and our biomass boiler. We recognise that we can still make improvements by following the energy hierarchy and improving the efficiency of our building fabric for all of our offices.

Energy consumption (kWh/m²)



Energy consumption
(kWh/m²)



Carbon Emissions

Scope 1 (direct emissions)

Activities owned or controlled by an organisation that directly release emissions straight into the atmosphere. Examples of scope 1 emissions include emissions from combustion in owned or controlled boilers and vehicles.

Scope 2 (indirect energy emissions)

Emissions being released into the atmosphere associated with the consumption of purchased electricity, heat, steam and cooling. These are indirect emissions that are a consequence of an organisation's activities but emissions that an organisation does not have direct control over.

Scope 3 (other indirect)

Emissions that are a consequence of your actions, which occur at sources which an organisation does not own or control. This is an optional reporting category, what we have included here is shown below. We have excluded purchasing based on our sub-consultants from our scope 3 offsetting as is typical practice.

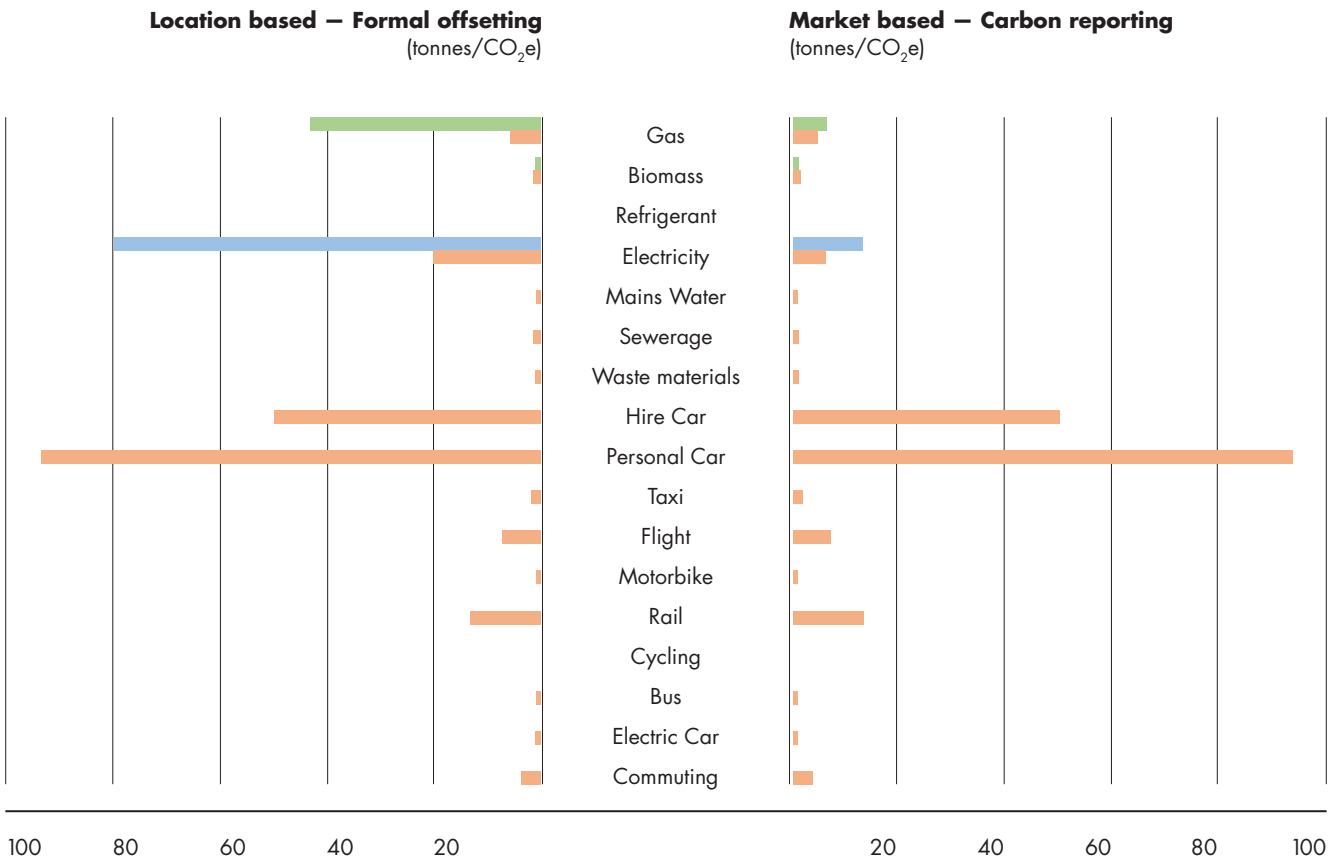
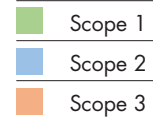
Location based – Formal offsetting

We have used the location-based approach for offsetting our scope 1 and 2++ emissions. This means the grid carbon conversion factors have been used here rather than the market based approach. In addition to this we have estimated consumptions and emissions for our offices which are not currently sub-metered and we recognise that travel is a large part of our footprint which we will continue to monitor.

Market based – Carbon reporting

Within this report we have represented the data using the market-based approach which takes into consideration our green energy tariffs and the actual sub-metered data we have which allows easy comparisons for us year on year.

Emissions (tonnes/CO₂e)

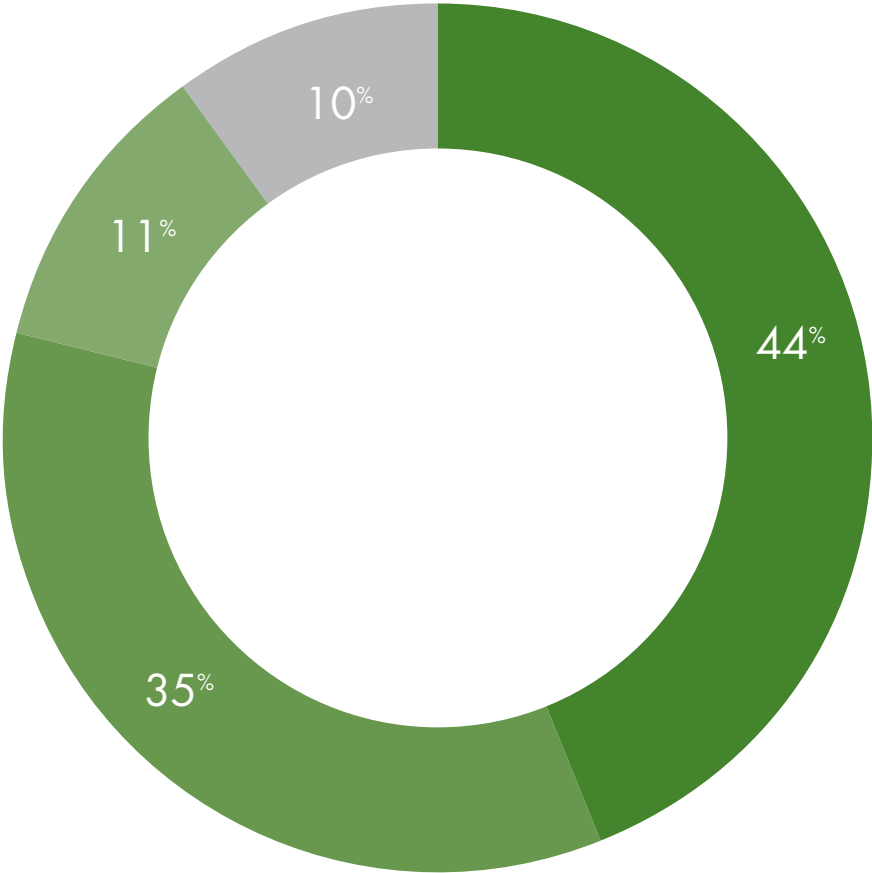


Renewables

Our green utility contracts have grown and we currently have almost 90% of our energy from on-site renewables and green tariffs. We aim to move all of our electricity contracts to ones with 100% renewable electricity, when any remaining non-green tariff contracts are due for renewal, and we have moved all applicable gas contracts over to green suppliers.

Energy sources

Green electricity	44%
Green gas	35%
On-site Renewables	11%
Grid electricity	10%



Water

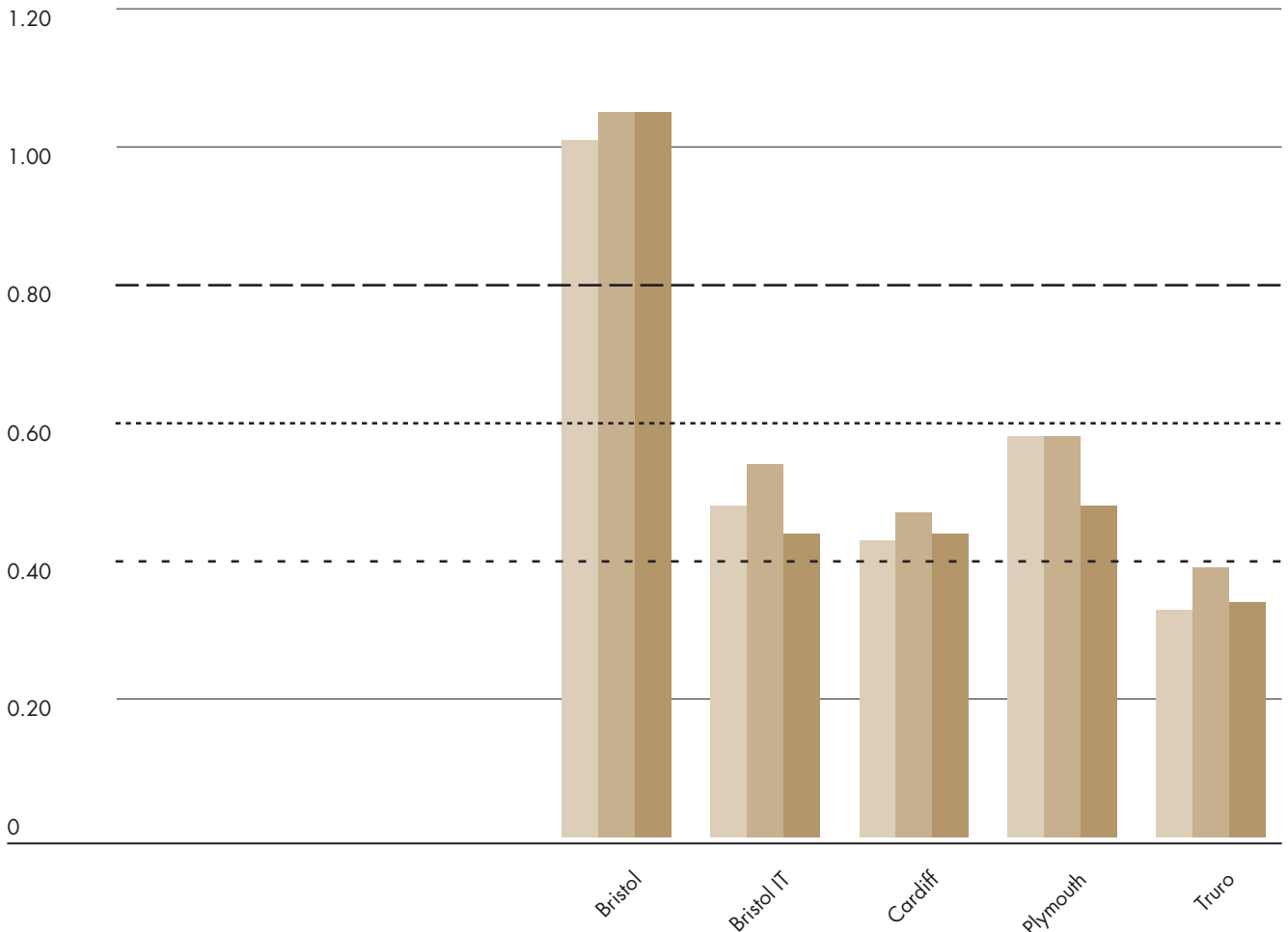
We are able to monitor and report on our water consumptions at offices where we have a water meter and applicable sub-meters available as shown in the below graph.

Across the board there have been reductions in water consumption, excluding Bristol head office. This is not unexpected with the temporary closures to offices due to the covid-19 pandemic and social distancing restrictions.

One upside of the restrictions was that we noticed our head office continued to have high water consumptions even though the office was not fully occupied. In previous years we noted the high consumption and put this down to the large number of people working here, and, as we are a sustainable bunch with lots of cyclists, that inevitably means lots of showers. However, we arranged for a leak detection test in August 2020 which discovered leaks on our urinals which equated to a water loss of 876 m³/per annum. We swiftly repaired the leaks and our water consumptions are now far less.

Water consumption (m³/ m²/ annum)

- 2020
- 2019
- 2018
- - Best practice (CIRIA Benchmark)
- Typical use (CIRIA Benchmark)
- Excessive use (CIRIA Benchmark)



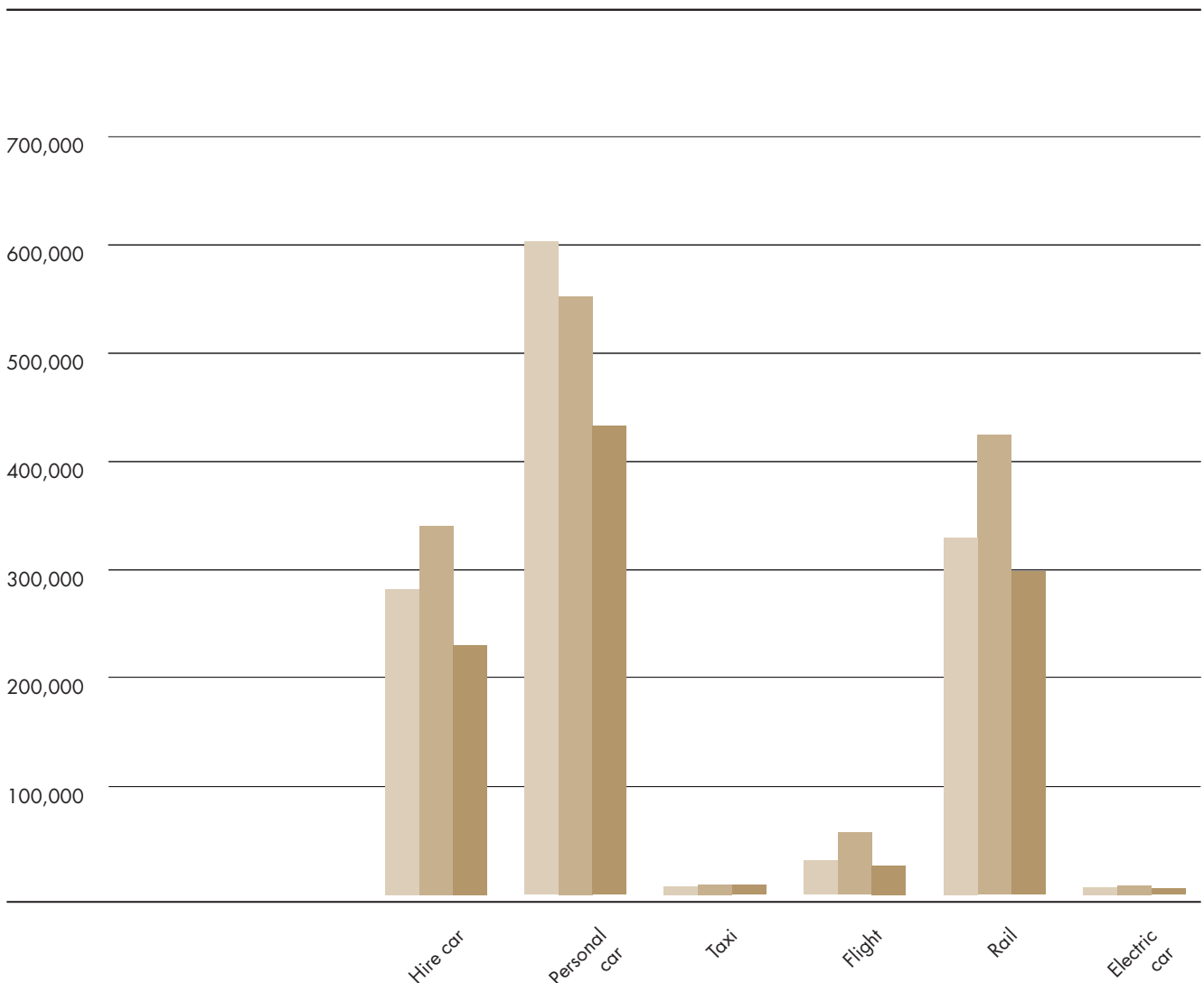
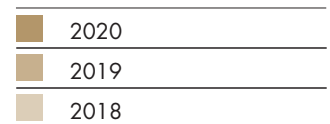
Travel

By far one of the largest operational impacts the Covid-19 pandemic has brought to us, and many others, is the change in our travel patterns.

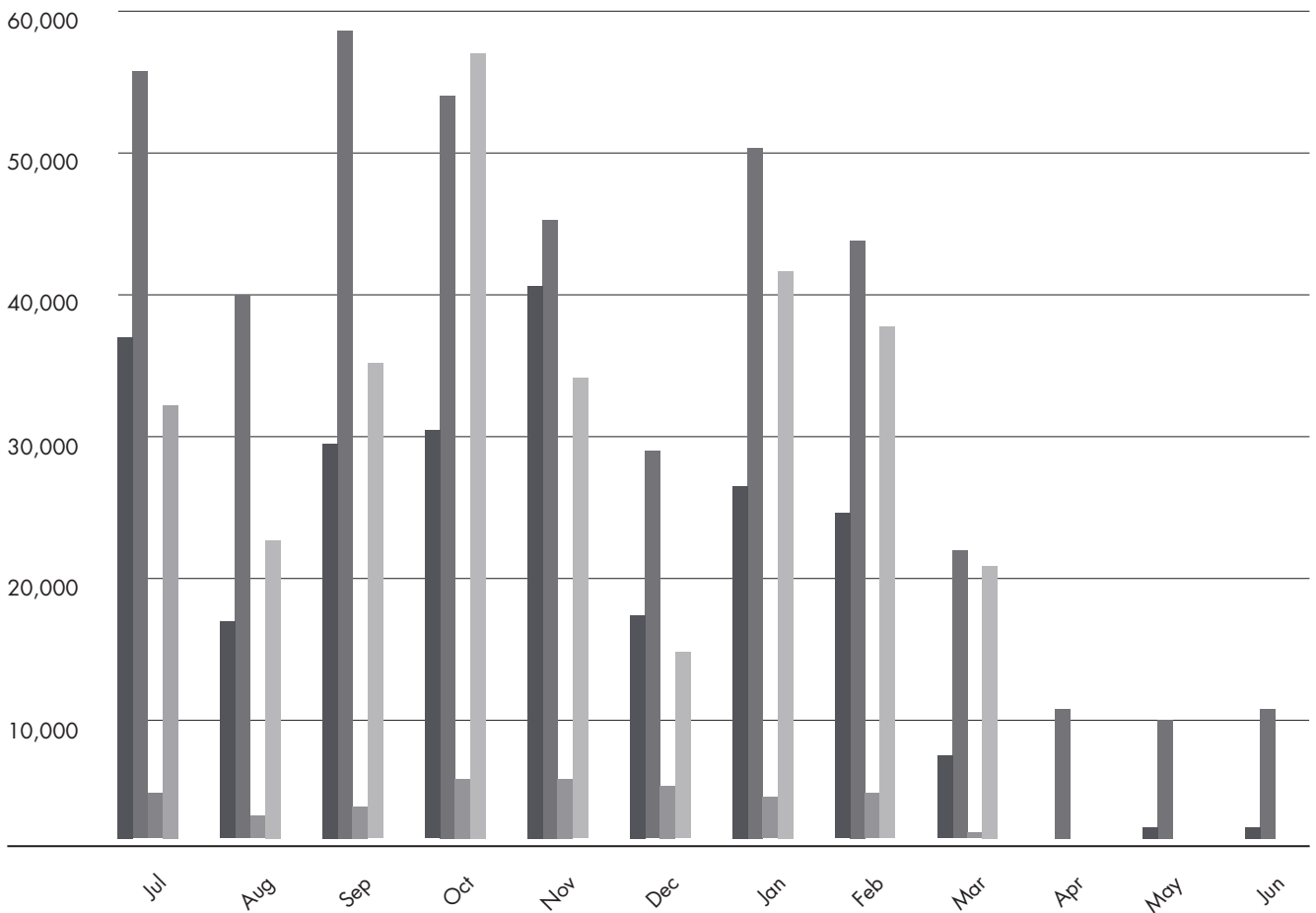
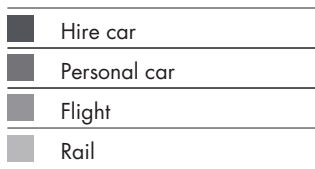
For business travel all modes have seen a significant drop as shown in the summary graph below, we have also included graphs of our major and minor transport modes to show a timeline of this reduction. This year we travelled over 1 million kilometres, equivalent to travelling around the circumference of the earth over 25 times. Although still a large distance, this is nearly 25% less than the previous year saving approximately 55 tonnes of CO₂e.

Since March 2020, our IT and HR teams have been invaluable in facilitating the change of our office based working patterns to home based systems. In under a week we transformed a system designed to allow 30 people to work from home at once, to one able to support around 250 people simultaneously working remotely. Our HR team have also been working to guard against people feeling isolated as well as ways to effectively manage home working, childcare and other responsibilities.

Business related travel
(km)

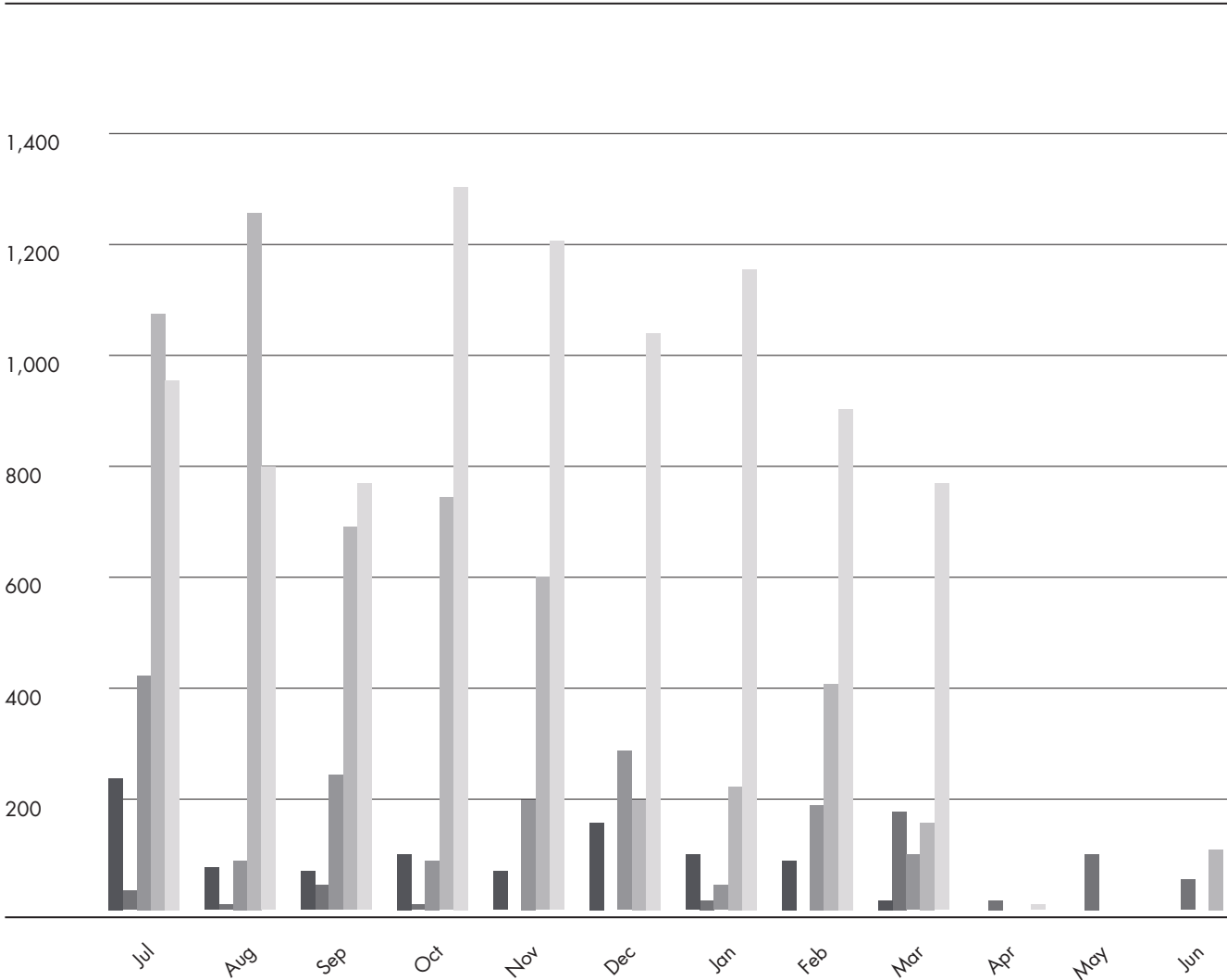
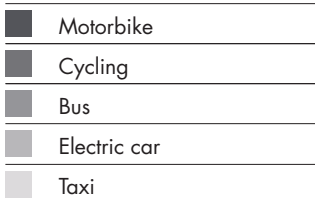


Business related travel (major)
(km)



Travel

Business related travel (minor) (km)



Future travel

Business Travel

With professionals now adapted to remotely held meetings we hope that this continues, with only essential meetings or site visits requiring travel.

We have set up an internal future working travel group to embed these changes into new ways of working going forwards and aim to include these positive changes in our new policies.

From our own staff survey 56% of us said that we would like more virtual meetings in the future, which is a promising outlook for our carbon footprint.

Commuting

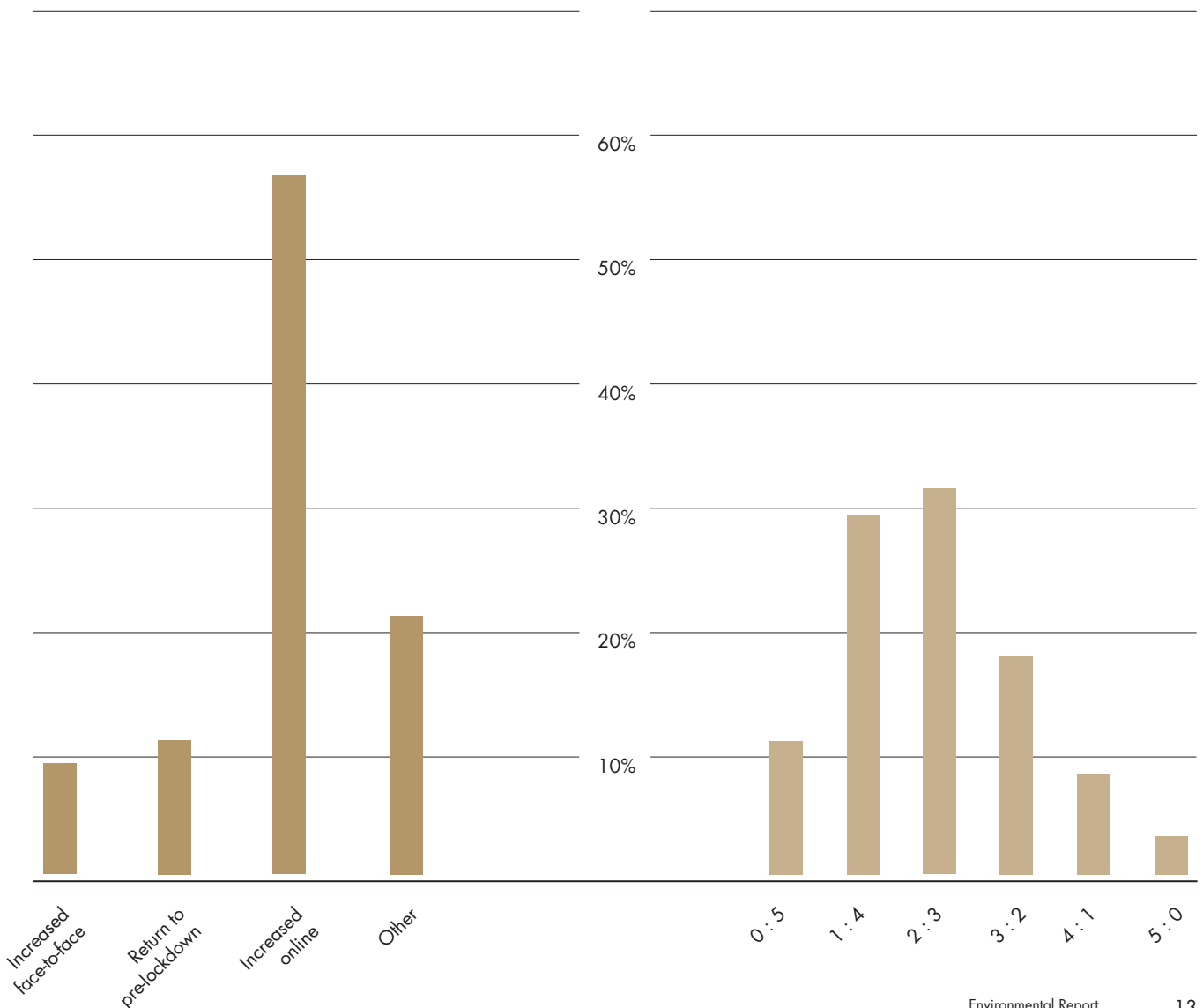
The results of our staff survey show that the majority of us would still like to work from home a few days a week, largely in line with other industry survey results.

Some key points on our future commuting include:

- The majority of staff would still like a flexible home and office based approach
- Positives of flexibility include less travelling and commuting
- Freedom to choose start and finishing times and flexible on when to take breaks
- Challenges include childcare and scheduling this with wider family members
- Care over 'how to stop' at the end of the day
- Consideration for IT and equipment such as a comfortable chair and desk

Future business Travel

Future commuting (Homeworking : Office ratio)



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