



Cabinet Office

Carbon Reduction Plan

Supplier name: Oakfield (Easton Maudit) Ltd

Publication date: December 2025

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Commitment to achieving Net Zero

Oakfield (Easton Maudit) Ltd is committed to achieving Net Zero emissions by 2045, in alignment with national targets and local authority ambitions (for example West and North Northants Council and the NHS target is set at 2045 at the date of publication) This commitment reflects our dedication to environmental responsibility and sustainable operations across all areas of our business. This template is used in conjunction with the Cabinet Office Carbon Reduction Plan template.

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: 2024-2025

Additional Details relating to the Baseline Emissions calculations.

This is Oakfield's first year of carbon reporting. The baseline reflects current operational emissions across Scopes 1, 2, and 3. Scope 3 reporting is partial and will be expanded in future years.

Baseline year emissions:

EMISSIONS	TOTAL (tCO2e)
Scope 1	58.3

Scope 2	70.5
Scope 3 (Included Sources)	61.46
Total Emissions	190.26

Current Emissions Reporting

The total figure calculated below represents Oakfield's overall annual carbon footprint. To interpret this on a per-person basis, the total emissions can be divided either by the number of tenants or by the average daily population on site, depending on the intended metric.

Using Tenants alone results in an estimated 7.9 tonnes CO₂e per person per year, which is already favourable when compared with the current UK average. If the calculation is adjusted to reflect the wider daily population including staff, visitors, and others who regularly use the site, the per-person footprint would be lower still, further strengthening Oakfield's relative performance.

Reporting Year: 2024-2025 (1st year reporting, same as Baseline)	
EMISSIONS	TOTAL (tCO₂e)
Scope 1	58.3
Scope 2	70.5
Scope 3 (Included Sources)	61.46
Total Emissions	190.26

Emissions reduction targets

In order to continue our progress to achieving Net Zero, we have adopted the following carbon reduction targets. Oakfield has adopted the following carbon reduction targets:

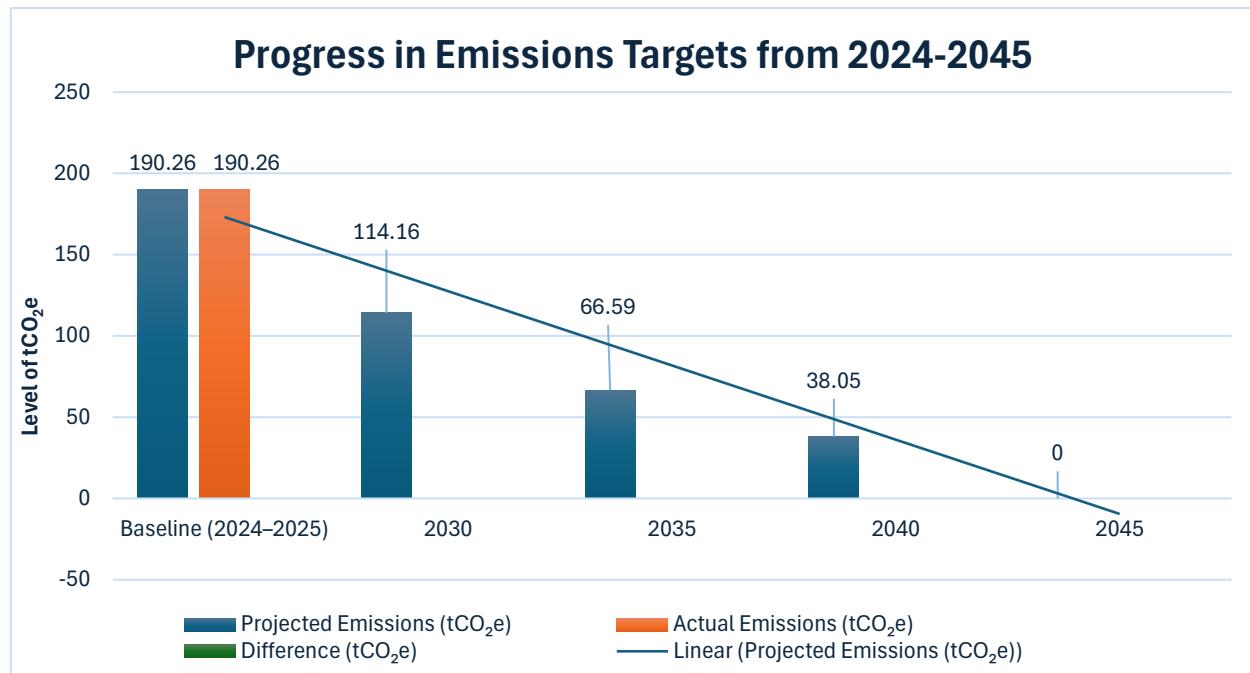
Year	Target Emissions (tCO ₂ e)	% Reduction from Baseline
2030	114.16	40%
2035	66.59	65%
2040	38.05	80%
2045	0	100% (Net Zero)

Progress against these targets will be tracked annually and reported transparently.

We project that carbon emissions will decrease over the next five years to 114.16 tCO₂e by 2030. This is a reduction of 40%

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

	Projected Emissions (tCO ₂ e)	Actual Emissions (tCO ₂ e)	Difference (tCO ₂ e)
Baseline (2024–2025)	190.26	190.26	0
2030	114.16		
2035	66.59		
2040	38.05		
2045	0		



Carbon Reduction Projects

2025 is the Baseline year and Oakfield (Easton Maudit) Ltd have a number of initiatives in place already to start to lower the reduction such as:

- LED lighting upgrades in process in all areas
- Hybrid working arrangements to reduce staff travel
- Basic energy efficiency behaviours (for example switching off unused equipment)
- Staff and tenant awareness of Recycling and waste management is always improving
- All the flats are subject to a EPC rating which are reviewed every 10 years. Easton Maudit rating average C and Yardley Hastings rating is D (Average rating for England and Wales is D)
- Vaulted Ceiling in Easton Maudit lounge area is being renovated to become a flat ceiling.
- Charging points in place for EV vehicles
- Tenants are transitioning to EV Motability vehicles
- Staff are car sharing to and from both sites

In the future we hope to implement further measures such as:

Energy:

- Switch to renewable electricity tariff
- Install smart meters
- Begin phased heating system upgrades
- Replace other vaulted ceilings to lower flat ceilings

Vehicles:

- Launch fuel-efficiency and driver behaviour programme (training)
- Introduce telematics for fleet monitoring
- Begin planning for EV fleet transition

Purchased Goods & Services:

- Conduct supplier sustainability assessments
- Prioritise accredited, low-carbon products
- Explore material reduction strategies

Staff Travel:

- Introduce EV/Hybrid Vehicle salary sacrifice scheme
- Launch low-carbon travel policy
- Promote cycle-to-work and car-sharing incentives
- Continue to support hybrid working

Declaration and Sign Off

This Carbon Reduction Plan has been completed in accordance with PPN 06/21 and associated guidance and reporting standard for Carbon Reduction Plans.

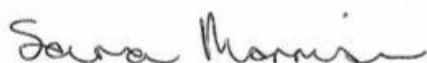
Emissions have been reported and recorded in accordance with the published reporting standard for Carbon Reduction Plans and the GHG Reporting Protocol corporate standard¹ and uses the appropriate Government emission conversion factors for greenhouse gas company reporting².

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) Standard³.

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

Signed on behalf of Oakfield (Easton Maudit) Ltd:

Mrs Sara Morrison
Chair of Trustees



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Date:23/12/25.....

Plan to be reviewed by Date: **December 2026**

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>