

ZED PODS CARBON REDUCTION PLAN



Achieving Net Zero by 2035

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**ZED
PODS**[®]



Revision History

All old revisions of this document will be retained as superseded records.

Revision	Issue date	Nature of changes	Approval
P01	01/09/2022	Initial release	Rehan Khodabuccus
P02	15/05/2023	Review	Rehan Khodabuccus
P03	02/08/2024	General review	Rehan Khodabuccus
P04	01/10/2024	General review	Rehan Khodabuccus
P05	01/04/2025	General review	Rehan Khodabuccus
P06	01/06/2025	General review	Rehan Khodabuccus
P07	01/06/2026	General review	Rehan Khodabuccus

Commitment to achieving Net Zero by 2035

ZED PODS Ltd is committed to achieving Net Zero emissions by 2035.

We will be reporting our Baseline Emissions Footprint from 2023 and we are appointing a Carbon Management Company to manage our reporting of scope 1, 2 & 3 Emissions.

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.

Our Baseline year for emission will be 2022 -2023

We have produced the Carbon Reduction Plan in accordance with the reporting standard published alongside PPN 06/21

* Scope 1 emission are head office staff emissions based on working hours and transport to work. The office is a serviced office without access to energy data for office consumption and excluded from calculations.

**Scope 2 emission include the manufacturing energy consumption only. This is based on a published emissions rate from the supplier based on the 'Zero Carbon for Business' Energy Tariff'.

***Scope 3 emissions are based on the carbon emissions per annum from site based energy consumption. Sub-contractor operatives journey to site emissions are not included. They include site based power consumption and factory based power consumption minus the annual net zero carbon homes in operation carbon figures per annum. Based on SAP data, time spend on site, energy tariff. Based on completed projects in the reporting year.

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

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

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

Carbon Reduction Plan Statement

Climate Change Abatement has always been at the heart of our company ethos. Whether that's what we build, how we build or what we use.

We are currently experiencing greater demand from clients on multiple factors regarding energy, materials and carbon and we envisage these to continue to grow in importance both for our customers and consumers.

With Zero operation carbon emissions from our core energy-efficient buildings in use, we recognised the important role our buildings have in de-carbonising the sector when they are in use. We are now extending this to all elements of our production of energy-efficient buildings to minimise environmental impact throughout the supply chain and at every stage of the building lifecycle.

In 2016 we made to commitment to utilising off-site manufacture to reduce material waste, site wide vehicle movements, site wide material spoils and carbon emissions in the production of our homes.

By integrating our product outputs, supply chain inputs and production efforts we a placing a circular economy at the heart of our business.

We are committed to:

Using fewer resources and resource-intensive activities throughout our supply chain, whether this is eliminated wet trades and water intensive activities, maximising natural building materials with high levels of recycled contents, evaluating suppliers to ensure they meet our strict carbon objectives or eliminating high energy traditional construction methods:

- We will create less waste
- We will use less energy
- We will use less water
- We will use less materials
- We will create the smallest carbon footprint possible

Our products:

- Our buildings have maximised natural materials
- Our buildings have minimised plastics and single use plastics
- Our buildings minimise masonry, concrete and water usage
- Our cradle-to-cradle recyclable
- Low and Zero Carbon Technology (LZCT)
- Use Green tariffs in the factory

Our corporate guidance:

From first principles, our design team has trained and built up a wealth of experience in LZCT. All products incorporate Fabric first energy reduction principles, renewable energy generation and zero gas to site, we create buildings with SAP ratings in excess of SAP A, using:

- Solar heating systems
- MVHR and MVHR based heating
- Photovoltaics to generate electricity
- Passive ventilation
- Low energy lighting with LED lighting throughout and PIR sensors
- SUDS systems

Our aim to create zero waste to landfill by 2025 by:

- Eliminating single use plastics through our supply chain on-boarding process
- Diverting waste wood to recycling or biomass
- Send off-cuts back to responsible suppliers to re-use then, such as Plasterboard off-cuts
- Ensure Cardboard waste is segregated for recycling
- Maximising waste to energy

We Company ethos is to exceed all Industry Benchmarks and minimum standards:

- Our buildings already exceed the future homes standards
- Our buildings have a maximum air permeability of 2m³/(h.m²) at 50 Pa.
- Our buildings generate renewable, clean and free at point of use energy

Next steps:

- We aim to have our whole process to be net zero carbon by 2035.
- We are conducting a detailed embodied carbon and supply chain environmental impact and carbon footprint assessment of all our activities, not just our products.
- We aim to procure only green energy and produce as much green energy on-site as possible to fully decarbonise our production processes by 2035
- We aim to have zero waste to landfill

In order to continue our progress to achieving Net Zero by 2035, we have adopted the following specific carbon reduction targets:

- All non-serviced offices to be supplied via 100% green energy tariffs by the end of 2023
- All corporate flights banned by beginning of 2023
- All company cars to be electric or hybrid by the end 2025
- 90% of common used and non-specialist materials to be sourced within 50 miles radius of manufacturing facility by end 2023
- Zero Waste to landfill by end of 2023 (manufacturing premises)

We have currently implemented the following Projects and initiatives:

- Full ISO 14001 certification completed
- Implemented the Cycle to work Cycle solution programme
- Salary sacrifice scheme for EV's fully implemented

- Instigated a policy that all vehicles used for work purposes must be ULEZ compliant – fully implemented
- We have been appointed business champions under Construct Zero
- We have created a process to fully recycle and return single use plastic wrapping’s from our module transportation, invested in a plastic bailer and now create and return recycled plastic cubes.

We project that carbon emissions will decrease over the next five years by 25% – 35% on our 2023 initiatives alone and we are currently in the process of verifying our baseline year data and reporting method for 2023.

To enable us to better monitor our emissions in line with our growth, we have changed are metrics and normalisation. As such our baseline year emissions seem higher and the reduction to 2024 data seem more dramatic. Please refer to the full data file for our CRP calculations and methods .

CRP Reporting Baseline Year: 2022 – 2023

ZED PODS Ltd is an SME undergoing rapid growth in both our business plan and strategy. Our Baseline year Scope 1, 2 and 3 emissions are currently under review to fully encompass our restructuring and business growth.

Our baseline year for reporting Scope 1, 2 and 3 emissions will be 2023 as our 2022 Scope 1 and scope 2 emissions will not reflect the growth and organisational restructuring.

We have a detailed carbon reduction plan which is signed at board level and forms part of this CRP. Our CRP includes detailed and specific carbon reduction measures. We internally review and manage our carbon reporting using in-house expertise.

We are committed to achieving net zero by 2035. This CRP is signed at Director level and prepared by our internal sustainability experts.

We will be reporting on our baseline year of 2023.

Baseline year emissions:

Emissions	Total (tCO ₂ e) 30.82
Scope 1	Baseline year 2022 –2023 30.82
Scope 2	Baseline year 2022 –2023 0
Scope 3 (Included Sources)	Baseline year 2022 –2023 Not reported for base year
Total Emissions	Baseline year 2022 –2023 30.82

2023–2024 Emissions Reporting	
Reporting Year: 2023 – 2024	
Emissions	Total (tCO ₂ e) 3.55
Scope 1*	Baseline year 2023–24 0.42
Scope 2**	Baseline year 2023–24 0
Scope 3*** (Included Sources)	Baseline year 2023–24 3.13
Total Emissions	Baseline year 2023–24 3.55

2024–2025 Emissions Reporting	
Reporting Year: 2024 – 2025	
Emissions	Total (tCO ₂ e) 3.36
Scope 1*	Baseline year 2024–25 0.432
Scope 2**	Baseline year 2024–25 0
Scope 3*** (Included Sources)	Baseline year 2024–25 2.93
Total Emissions	Baseline year 2024–25 3.36

2025–2026 Emissions Reporting	
Reporting Year: 2025 – 2026	
Emissions	Total (tCO ₂ e) 2.32
Scope 1*	Baseline year 2025–26 0.28
Scope 2**	Baseline year 2025–26 0
Scope 3*** (Included Sources)	Baseline year 2025–26 2.04
Total Emissions	Baseline year 2024–25 2.32

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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/ will be 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/ will be 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.

Our next reporting period is 01 April 2027 for scope emission from 2026 – 2027

This Carbon Reduction Plan has been reviewed and signed off by the board of directors.

Rehan Khodabuccus

Operations Director
ZED PODS Limited

Signature



Date: 01/06/2026

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>