

# **Vail Williams LLP**

## **PPN-0621 Carbon Reduction Statement**

**Date:** November 2025



## Commitment to achieving Net Zero

Vail Williams LLP is committed to achieving Net Zero emissions by 2030.

## 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. Please note that our Baseline year for Scope 1 & 2 emissions was FY 20-21 where certain Covid-19 restrictions were in place regarding travel.

### Emissions Baseline Year: FY 2020/21 and Current Year: FY 2024/25

Although we are not yet legally obligated to report our emissions due to the size of our business, we are committed to understanding where we are as a company and what we can do to reduce our carbon emissions.

To assess our own carbon output, we use the Government approved approach for qualifying businesses to demonstrate emissions that come directly from our organisation’s activities (our offices and fleet vehicles) to establish the baseline set out below. Please note this included limited Scope 3 emissions at the time restated on assumptions in accordance with GHG calculations protocol in order to provide more direct comparison with the baseline.

For the current year we have expanded our assessment to include activities in our control such as waste and ‘Well to Tank’ and distribution loss factors to provide a more comprehensive and informed baseline analysis and for the latest year of analysis has been based on the GHG Protocols following the methodology outlined by the UK Government.

Baseline year emissions FY 2020-21:		Current year emissions FY 2024-25:
EMISSIONS	TOTAL (tCO <sub>2</sub> e)	TOTAL (tCO <sub>2</sub> e)
Scope 1	69.68	59.68
Scope 2	30.12	5.49
Scope 3	79.60 (Restated)	76.95
<b>Total</b>	<b>179.40</b>	<b>142.12</b>
<b>Intensity Ratio</b> <b>(tCO<sub>2</sub>e / staff)</b>	<b>1.06</b>	<b>0.79</b>

## Emissions reduction target

To continue our progress toward achieving Net Zero, we have adopted the following carbon reduction plan. The firm's leadership team are committed to ensuring alignment between policies and actions, and to advocating the importance of net zero.

Leadership of the firm demonstrate commitment to net zero principles by:

- Providing strategic oversight, support and sufficient resources to set and achieve targets;
- Incorporating net zero targets into core business objectives and clearly defining leadership responsibilities;
- Appointing competent member(s) of staff to take responsibility for net zero actions, and for providing updates on climate-related issues and progress towards targets;
- Implementing incentives for delivering net zero targets;
- Ensuring consideration of actions needed to transition to net zero is prioritised throughout the firm;
- Publicly committing to and regularly communicating transition plans and progress;
- Setting target/actions for the organisation to achieve net zero in the shortest time possible,
- Prioritising the firm's reduction in emissions over the use of credits and offsetting;
- If/when required, establishing and following quality criteria for the use of credits and/or offsetting once the positive impact is understood.

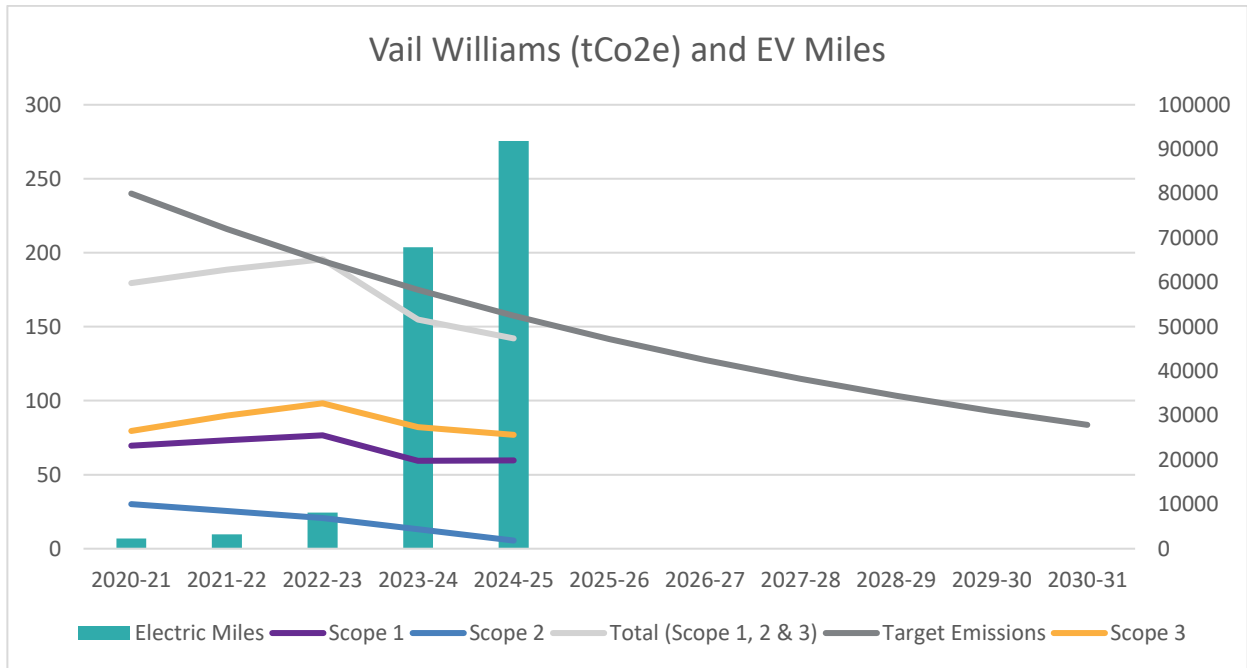
The VW environmental policy statement applies to all our operations including management, office services, site operations, and procurement.

- Danny George (Managing Partner & LLP Member) has overall responsibility for ensuring that sufficient resources are made available to enable the business to achieve our environmental objectives and targets and that the policy is implemented.
- Regional Managing Partners have the day-to-day responsibility for ensuring that the requirements of the policy are being followed and for monitoring the effectiveness of the objectives.
- The VW Sustainability team are responsible for implementing policy, initiatives, , and staff engagement.
- All VW employees have a responsibility in their area to ensure that the aims and objectives of the policy are followed and met.

Estimations are made in relation to average worker waste produced in the UK and updated on an annual basis with implementation where possible in conjunction with landlords for recycling of separated waste, and food waste for composting.

Further to the already substantial reduction of electric and gas consumption tCo2e emissions through office moves and pressuring landlords to move to Green or Renewable supplies the main opportunity to reduce Scope 1 emissions comes through switching car fleet to 100% EV or Hybrid by end of May 2026.

Progress in this area has been exceptional in FY 2024-25 as seen in EV miles equivalent increasing by 33% over previous year recorded in chart below.



Restated based on assumptions around WTT, distribution loss and assumed impact of waste initiatives.

## Carbon Reduction Projects

### Completed Carbon Reduction Initiatives

The following environmental management measures and projects have been completed or implemented since the FY 20-21 baseline. The carbon emission reduction achieved by these schemes equate to 10 tCO<sub>2</sub>e, a 14% reduction against the 2021 baseline for Scope 1 and an 80% reduction in Scope 2 and the measures will be in effect going forward.

1. Relocation of our London, Surrey and Thames Valley offices to more energy efficient buildings.
2. Ensure our main suppliers comply with all relevant environmental laws and regulations, and any applicable environmental industry standards or codes.
3. Make all members of staff aware of our environmental and sustainability objectives and how they can assist in meeting targets.
4. Only use flights for business as a last resort and choose airlines that offset carbon emissions.
5. Promote more sustainable travel. This includes EV and cycle to work salary sacrifice schemes, use of public transport e.g. choosing electric Taxis over traditional, encouraging lift sharing, and mandating that all fleet vehicles move to EV or Hybrid only by 2026.
6. Re-evaluate our operational consumables, using recycled materials whenever possible.
7. Embrace new technologies and innovations wherever we can to make operations more environmentally responsible.
8. Meet our duty of care in relation to waste by increasing our level of recycling including increase of use of composting food waste and ensuring the safe keeping, transportation and subsequent recovery or disposal of waste.

9. Include environmental considerations in investment for equipment, working practices, and business decisions.
10. Where it is in our control to do so request that Landlords move green and renewable energy sources and as for FY 2024-25 taking account of WTT factors in measuring emissions.
11. Achieve an annual target of reducing emissions by an average of no less than 10% per member of staff per annum and publish figures on our website.
12. Encouraging staff to ensure any screens or other equipment not in use are switched off.

Our Sustainability Action Plan is in the process of being updated however as part of this, we encourage our people to cut down on greenhouse gases emitted through travel as much as possible, and promote smarter travel, including use of public transport, cycle to work schemes and the benefits of car sharing, which allows employees to claim 5p more per mile in travel expenses, whilst being more environmentally friendly.

Public transport use including Taxis, Rail and Bus journeys emissions data is calculated on average cost per mile for UK outside London.

We also signed an agreement with an energy and finance provider Octopus Electric Vehicles, to offer a salary sacrifice scheme to all our staff which gives them the opportunity to buy an electric or hybrid vehicle, in place of a petrol or diesel alternative.

At a local level, we have challenged people across our offices to come up with further energy saving ideas, which have included installation of soft plastic and food waste recycling bins across most of our offices, as well as launching an annual Green Champion Award for staff.

Following the launch of our new intranet, VW Live, we now have more opportunity than ever to communicate with our people. We have used this tool to promote initiatives such as Earth Day, car share opportunities and the availability of our cycle to work scheme.

## Declaration and Sign Off

This Carbon Reduction Plan has been completed in alignment with the format of PPN-0621 and associated guidance and reporting standard for Carbon Reduction Plans.

Emissions for the current year have been calculated, reported and recorded in accordance with the GHG Protocols.

This Carbon Reduction Plan has been reviewed and signed off by the Executive Board.

***Signed on behalf of the Vail Williams LLP***



Date: 19<sup>th</sup> November 2025

## Expertise

### Related Services

#### Agency – Renting & Letting

Comprehensive commercial property search and acquisition / letting service, designed to help you to achieve the best possible property outcome - whether occupier or landlord.

#### Buying & Selling

Support throughout the process of acquiring or selling freehold commercial premises or development land.

#### Business Rates

Expert support to navigate the increasingly complex world of business rates, exploring opportunities to save you money at every turn.

#### Building and Project Consultancy

Technical property services designed to support you throughout the lifecycle of your property needs, whether occupier, landlord, investor, developer, or lender.

#### Building Surveying

Professional technical building surveying services, to provide insight for evidence-based property decision-making.

#### Property Development

Advice for landowners and property developers and their professional teams, to realise best development value in line with your objectives, for commercial, residential, and mixed-use schemes.

#### Lease Advisory

Commercially astute, detailed strategic advice on all aspects of commercial property leases for occupier and landlords - from pre-contract negotiations and rent reviews, to lease renewal and exit strategy.

#### LPA Receivership

Specialist advice for lenders with non-performing loans, to recover money owed on defaulted loans, with a clear strategy and in the most efficient way possible.

#### Marine & Leisure

Full-service property advice to help occupiers, landlords and investors throughout the lifecycle of their marine and leisure asset needs - from buying and selling, to fundamentals like income, profitability and cashflow.

#### Occupier Advisory

Full-service advice for occupiers of commercial property, to ensure property strategy is aligned with business needs, either managing properties for you, or supporting in-house teams to ensure your portfolio becomes a true asset.

#### Planning

Advising landowners, developers, and their teams, on the most appropriate planning strategy to achieve planning consent, ensuring the successful delivery of your project in line with your objectives.

#### Project Management

Working with developers, owner occupiers, tenants and funders, to plan, budget, oversee and document all aspects of your project, to ensure successful delivery on time and on budget.

#### Property Asset Management

Bespoke property asset management services for local authorities, private individuals, property companies and trust funds, delivered by a team of over 25 client accountants, facilities managers, and surveyors.

#### Property Investment

Working with institutional investors, property companies and private investors, as well as over 45 local authorities across the UK, to acquire property investments, maximise their value and ongoing return, or achieve the best possible returns upon their sale.

#### Residential Property

Understanding the full dynamics of residential property as an investment, our team of over 40 planners, property valuation experts, building surveyors, investment advisers and development consultants, will ensure your residential projects happen.

#### Valuation

Accurate property valuation assessments delivered by experienced surveyors across a variety of sectors and asset classes, for secured lending, acquisition, tax or financial reporting purposes.

## Our Offices and Regions:

### Gatwick

Crawley  
Brighton

### London

London

### Midlands and North

Birmingham  
Leeds

### South Coast

Southampton  
Portsmouth  
Bournemouth

### Surrey

Woking

### Thames Valley

Heathrow  
Oxford  
Reading

## Our Services

- Building Consultancy
- Business Rates Consultancy
- Commercial Property
- Investment
- Lease Advisory
- LPA Receivership
- Marine and Leisure
- Occupier Advisory
- Property Acquisition and Disposal
- Property Asset Management
- Property Development
- Consultancy
- Property Planning Consultancy
- Property Valuation



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