



Oak Tree Inn Net Zero Strategy

First Revision

Prepared By
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Strategy Outline

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Strategy Declaration

Businesses are required to balance the needs of clients, employees and the local community. At Oak Tree Inn our mission is to operate with sustainability at the center of decision making. Our overarching goal is to keep delivering great hospitality to our customers whilst limiting environmental impact to the planet.

In recent years, we have worked hard to gain a better understanding of the effect we have on the environment and in 2022 we set a target to reach Net Zero across all three scopes by 2040.

We recognise that reaching this target will take dedication, investment, innovation and most importantly collaboration with our stakeholders.





Message from Oak Tree Inn's Owner

"The businesses is family run and we felt that we had an obligation as a parent, that if our children are going to involved in the business, we had to get a grip of our journey to Net Zero.

In recent years we purchased a biomass plant, which was a significant investment for us, but the plant now heats the offices, accomdation, bar and restaurant. We also roast own coffee and the by-product of that is used to fuel our biomass plant.

We also run a litter picking operation from our base, where the public can come to Balmaha, collect gloves and get a bin bag and go out and pick some litter, then they can come back to us and trade it for a coffee.

We're beginning to see people come to us because they see that we're embracing the journey to Net Zero and if we can make a difference, all businesses can make a difference. "

"If we can make a difference, all businesses can make a difference."

- Sandy Fraser



Our APPROACH

Our carbon reduction team works with the ethos of mitigation first, in order to meet our 2040 Net Zero target.

We selected September 2021- October 2022 as our baseline reporting period, this captured all relevant scope 1, 2 and 3 emissions. This 12-month period acts as the point of reference in which future carbon reports will be tracked against.

Whilst we have developed initiatives to target all scope 1,2 and 3 emissions, our primary focus will be to develop strategic strategies to reduce the impact of electricity use, employee commute and transport and distribution.

Scope 1



These are direct emissions, which occur as a result of fuel activities. For us this included LPG, fuel used in equipment and machinery and company cars.

Scope 2



These are indirect emissions from the generation of purchased energy including electricity, heat, steam and cooling. For us this included our purchased electricity.

Scope 3



All other indirect emissions occurring upstream and downstream of the company's supply chain. For us, this included water, waste, employee commute, transport & distribution, business travel and WFH.



Carbon Emissions, Baseline Data

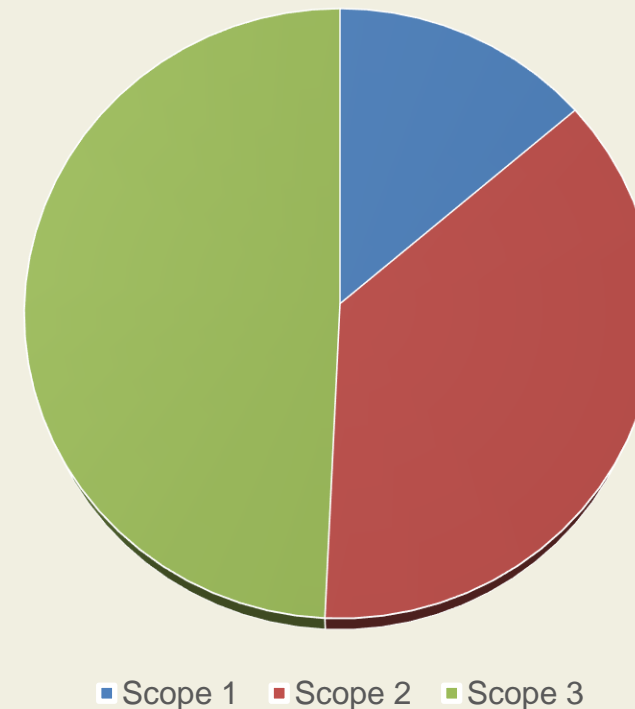
Scope 3 (indirect emissions) made up the largest proportion of annual emissions, which is not uncommon for businesses.

Our top three emission hotspots are:

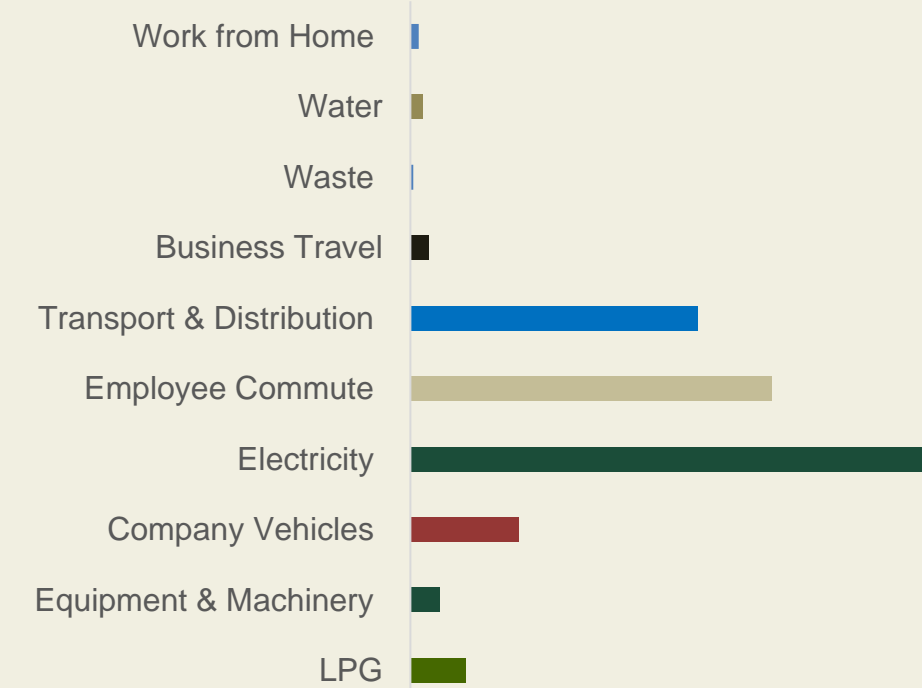
1. Electricity
2. Employee Commute
3. Transport & Distribution

Indirect travel emissions are high for us, but this is well explained due to the remote location of Oak Tree Inn, with many of our staff travelling long distances to work each day.

Emission Scopes



Emission Hotspots



Key Activities



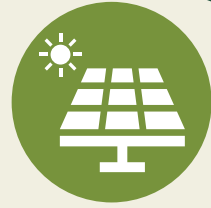
- 1 NET ZERO TARGET SET**
Committed to reaching Net Zero by 2040.
- 2 ELECTRIC VEHICLES**
Initiated change out of company vehicles to electric.
- 3 CARBON REPORTING**
Captured annual emissions from 2022 onwards.
- 4 BIOMASS PLANT**
Biomass shed installed to heat offices, accommodation, restaurant and bar.
- 5 SOLAR PANNELS**
246 panels installed onsite.
- 6 COFFEE GROUNDS**
Coffee production waste re-used as biomass fuel.
- 7 LITTER PICKING**
Litter picking operation in place, whereby equipment provided by the Inn and coffee vouchers are exchanged for litter.





EMPLOYEE FOCUS

To target emissions occurring as a result of employee commute, we plan to join several salary sacrifice schemes including Cycle to Work.
&
To explore feasibility of onsite employee accommodation.



SOLAR ENERGY

Procurement of additional solar panels to increase onsite clean energy capacity & a feasibility study into Hydrogen will also take place.



TRANSPORT & DISTRIBUTION

Analysis of transport & distribution routes has been carried out. We plan to increase storage capacity onsite and increase production to dramatically reduce the number of deliveries needed.



ASSET INVENTORY

Accelerate switch to electric company cars. Review plant & machinery of suitability and timeframe of replacement to low carbon alternatives.



STAKEHOLDER ENGAGEMENT

Engage with stakeholders such as suppliers and clients to collaboratively make steps in carbon mitigation.

Priorities for the next 12 months





Close out

This review has summarised the clear steps Oak Tree Inn has and will take to reach Net Zero by 2040. This supports our overall mission to become an exemplar hospitality business in sustainability and innovation.

Our annual carbon reporting will help monitor our progress as we journey towards Net Zero.

With the overall portion of annual emissions attributed to electricity, employee commute and transport & distribution, resources and reduction effort will be mainly focused in these three areas.

