HOUSING ACTION
MANAGEMENT LTD

CARBON REDUCTION PLAN

Housing Action Management Ltd

Published in compliance with PPN 006

Date of Publication: ***1st June 2026*** Board Approval: ***1st June 2026***

1. COMPANY INFORMATION

Company Name	Housing Action Management Ltd
Registered Number	07559799
Registered Address	73 Cornhill, London, EC3V 3QQ
Trading Address	22 Barrack Street, Colchester, Essex, CO1 2LJ
Website	www.housingactionmanagement.co.uk
Reporting Period	01 April 2025 - 31 March 2026
Baseline Year	01 April 2025 to 31 March 2026
Reporting Boundary	*Operational Control – Housing Action Holdings Ltd*
Sector	Property Management / Housing & Public Sector Accommodation

2. COMMITMENT TO NET ZERO

Housing Action Management Ltd referred to in this document as "HAM" has set a target of Net Zero carbon emissions across its UK operations by 2050. This target is consistent with the UK Government's obligations under the Climate Change Act 2008 and is submitted in compliance with Procurement Policy Note 006 (PPN 006).

HAM provides and manages property primarily within London and the Greater London area, with accommodation extending to the south coast. The managed stock portfolio covers a varied mix of permanent and temporary accommodation, both houses and flats, alongside additional housing services delivered on behalf of local authorities and central government.

Cutting our carbon footprint matters to how we run the business. This plan sets out where our emissions stand today and the steps we are taking to bring them down against our company targets.

Net Zero Commitment: HAM commits to achieving the Net Zero greenhouse gas emissions target across all company operations by 2050, with interim reduction milestones set out in Section 6 of this plan.

3. CURRENT CARBON FOOTPRINT

Greenhouse gas emissions for the reporting period are set out below, measured in tonnes of CO_2 equivalent (tCO_2e). All figures have been calculated using the UK Government DEFRA conversion factors, consistent with the GHG Protocol Accounting and Reporting Standard.

Scope 1 — Direct Emissions (sources owned or being controlled by HAM)

Scope	Source	tCO_2e
Scope 1	Company vehicle fleet: 38 Vehicles (35 Diesel, 3 Hybrid)	***48***
Scope 1	Natural gas / heating fuel, managed temporary accommodation portfolio (HAM holds a 50% share of properties across the portfolio and pays tenants' utilities on behalf of local authority clients under temporary accommodation billing arrangements, with bills included in the monthly figures charged to the local authority)	***961.52***
Scope 1	Refrigerants / F-gases (if applicable)	N/A
Scope 1	Other direct sources (please specify)	N/A
	SCOPE 1 TOTAL	***1,009.52***

Scope 2 — Indirect Energy Emissions (purchased electricity)

Scope	Source	tCO_2e
Scope 2	Purchased electricity — location-based method	***8.11***
Scope 2	Purchased electricity — managed temporary accommodation portfolio (HAM contracts a 50% share properties across the portfolio, whereby they pay tenants utilities, paid on behalf of local authority clients under temporary accommodation billing arrangements whereby bills are included in the monthly figures charged to the local authority)	***2,253.55***
	SCOPE 2 TOTAL	***2,261.66***

Note on Scope 2 (Managed Portfolio): HAM manages a portfolio of temporary accommodation units on behalf of local authority clients. Under these contracts, HAM pays energy bills directly on behalf of tenants, a billing arrangement that reflects the structure of temporary accommodation contracts between HAM and local authorities. Of the total electricity cost across the portfolio, 50% sits within HAM's operational boundary and 50% is the tenant's responsibility to pay and manage through their own agreements with utility companies. The 2,253.55 tCO_2e figure in the table above is HAM's 50% share of the managed portfolio electricity for the reporting year. The separate location-based figure of 8.11 tCO_2e covers electricity used at HAM's own head office premises only.

Scope 3 — Value Chain Emissions (5 mandatory PPN 006 categories)

Scope	Source	tCO_2e
Scope 3 Cat. 4	Upstream transport & distribution (contracted freight/logistics)	***0***
Scope 3 Cat. 5	Waste generated in operations (disposal & treatment)	***0***
Scope 3 Cat. 6	Business travel (flights, rail, hire car, taxi etc.)	*12*
Scope 3 Cat. 7	Employee commuting (all staff, all modes)	***51***
Scope 3 Cat. 9	Downstream transport & distribution (if applicable)	Not Applicable
	SCOPE 3 TOTAL (required categories)	***63***

TOTAL ORGANISATIONAL EMISSIONS (Scope 1 + 2 + 3): *3,334.18 tCO_2e*

Scope 3 categories explanation: Category 4 is reported as 0 because HAM does not use upstream transport and distribution. Under Category 5, HAM recycles 100% of office-produced waste, with the minor exception of a small amount of food waste from the office and staff environment. Category 9, downstream transport and distribution, is not applicable to HAM.

4. BASELINE EMISSIONS & HISTORICAL DATA

This is HAM's first published Carbon Reduction Plan. The financial year April 2025 to March 2026 is used as both the baseline year and the current reporting year, as it is the first full financial year for which complete emissions data was available. The current year (April 2026 to March 2027) is underway, and a full updated CRP will be published within 6 months of the year-end.

Reporting Year	Scope 1 (tCO_2e)	Scope 2 (tCO_2e)	Scope 3 (tCO_2e)
Apr 2025 – Mar 2026 (Baseline Year)	***1,009.52***	***2,261.66***	***63***
Apr 2026 – Mar 2027 (in progress)	*In progress*	*In progress*	*In progress*

Emissions will be shown graphically in subsequent annual updates as year-on-year progress against the baseline becomes available.

5. CARBON REDUCTION MEASURES

The table below sets out the carbon reduction actions HAM has committed to, with a target, timeline and success measure for each:

Initiative / Action	Emissions Reduction Goal	Timeline	KPI / Success Measure
Transition company vehicle fleet to EV or hybrid	Reduce Scope 1 vehicle emissions	5 Years	40% of fleet electrified
Switch to 100% renewable electricity tariff	Reduce Scope 2 emissions to near zero	2 Years	REGO certificate obtained
Virtual meetings policy — reduce business travel	Reduce Scope 3 Cat. 6	2 Years	90% reduction in travel miles
Staff commuting survey and green travel scheme	Reduce Scope 3 Cat. 7	Immediately	20% using sustainable transport
Waste reduction and recycling programme	Reduce Scope 3 Cat. 5	Ongoing	% of waste diverted from landfill / recycling rate year-on-year
Energy efficiency improvements (office and managed properties)	Reduce Scope 1 & 2	4 Years	EPC rating improvement / kWh saved

6. INTERIM TARGETS & PROJECTED TRAJECTORY

HAM has set the following reduction milestones against the April 2025 – March 2026 baseline, working towards the Net Zero target by 2050:

Target Year	Reduction vs Baseline	Projected tCO_2e
2027	*10% reduction*	*3,000.76*
2030	*25% reduction*	*2,500.64*
2040	*50% reduction*	*1,667.09*
2050	**Net Zero Global Target**	*0 (+ residual offsets)*

7. ADDITIONAL SUSTAINABILITY COMMITMENTS

Beyond the specific actions in Section 5, HAM tracks energy use across the managed portfolio in real time through our energy switching partner, See More Energy. Their software shows our property management team how consumption is trending and flags unusual usage quickly. Three areas should deliver the largest reductions over the next five years: improving EPC ratings across managed stock, with a target of every property reaching EPC grade C by 2030; moving to fully renewable electricity supplies; and electrifying our road fleet.

HAM also applies for available grant funding on behalf of landlords and tenants to improve building energy ratings, with insulation and heating upgrades expected to have a material impact on Scope 1 gas emissions as work is completed. We also weigh environmental performance when we choose supply chain contractors.

8. DECLARATION & SIGN-OFF

Supplier Carbon Emissions Declaration

I can confirm that Housing Action Management Ltd within this document has:

- Prepared and published this Carbon Reduction Plan in accordance with the requirements of PPN 006; PPN 006 Guidance
- Committed to achieving Net Zero emissions by 2050 across all UK operations; Net Zero Strategy - Exec Summary
- Ensured the reported carbon footprint has been calculated using UK Government DEFRA conversion factors and the GHG Protocol Corporate Standard; Conversion Factors - Greenhouse Gas Reporting
- Obtained Board of Directors approval for the content and commitments contained within this overarching Carbon Reduction Plan.
- The emissions data in this Carbon Reduction Plan has been independently verified by EPCHQ, operated by We Do Any Cert Ltd. EPCHQ reviewed our calculations, methodology and scope boundaries for the reporting period April 2025 to March 2026. They confirmed that the figures

accurately reflect HAM's organisational carbon footprint, calculated in line with the GHG Protocol Corporate Standard and UK Government DEFRA conversion factors.

Signed (digital or physical):	***Digital Sign Off***
Full Name:	***Lady Kelly Rosemary Glenda Mitchell***
Job Title:	***DIRECTOR***
Date of Sign-off:	*1* ***/ 06 / 2026***
Board Approval Date:	***1 / 06 / 2026***
Date of Publication:	***1 / 06 / 2026***

This Carbon Reduction Plan is published at www.housingactionmanagement.co.uk and will be updated annually, or at least within 6 months of each financial year end, being 31st March of the stated year.