

Policy

# Environmental Protection Policy

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Policy Owner:  
Risk and Governance Director

Version 3.1 December 2025

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## 1 Introduction

This policy is an addendum to the Environmental Policy for LSL Property Services PLC of which e.surv Chartered Surveyors (including Walker Fraser Steele (WFS) as a trading name in Scotland) is a subsidiary, the objectives of which are to:

- Protect the environment
- Prevent pollution
- Ensure sustainable practices throughout its operations

e.surv and Walker Fraser Steele recognise that our operations result in emissions to air, water and the generation of waste. The business is committed to being a positive and creative force in the protection and enhancement of the local and global environment through our operations and compliance with legislation and other requirements including:

- Companies Act 2006
- Climate Change Act 2008
- The Environment Protection Act 1990
- Environment Act 2021
- Energy Savings Opportunity Scheme (ESOS)
- Streamlined Energy and Carbon Reporting (SECR)

It is our aim to reduce the impacts of our business and operate in an environmentally responsible manner. This policy outlines the high-level targets and objectives which have been set by the business to support our sustainability goals.

e.surv has implemented an environmental management system (EMS) which is certified to ISO14001, the globally recognised standard for environmental management systems and provides the framework and system for implementing our environmental initiatives, monitoring progress, and reporting progress against our targets.

### 1.1 Purpose and Scope

The purpose of this policy is to outline e.surv's commitment to reduce any harmful impacts on the environment and to improve our environmental performance. This policy applies to all activities and processes associated with the normal operation of e.surv and WFS including product development, management of facilities, office services, printing and procurement, generation and disposal of waste and transport. We are committed to continually improving our environmental impact in line with our environmental principles which are noted below.

### 1.2 Principles

e.surv and WFS' principles of environmental protection are represented by our 12 Green Commitments which are to:

1. Reduce our emissions and become a Net Zero business by 2040. Support our clients' and customers in reducing their carbon emissions and manage climate related risk
2. Reduce energy use, fossil fuel consumption and GHG emissions at our offices
3. Reduce emissions from our owned fleet and grey fleet
4. Engage, educate, and provide training to colleagues, clients and other stakeholders around environmental issues
5. Communicate business environmental aims and progress to all stakeholders

6. Reduce water use
7. Encourage sustainable working practices
8. Promote more sustainable procurement
9. Reduce environmental impact of business travel and commuting
10. Promote low carbon homeworking
11. Prevent pollution, waste and increase recycling
12. Reduce paper usage

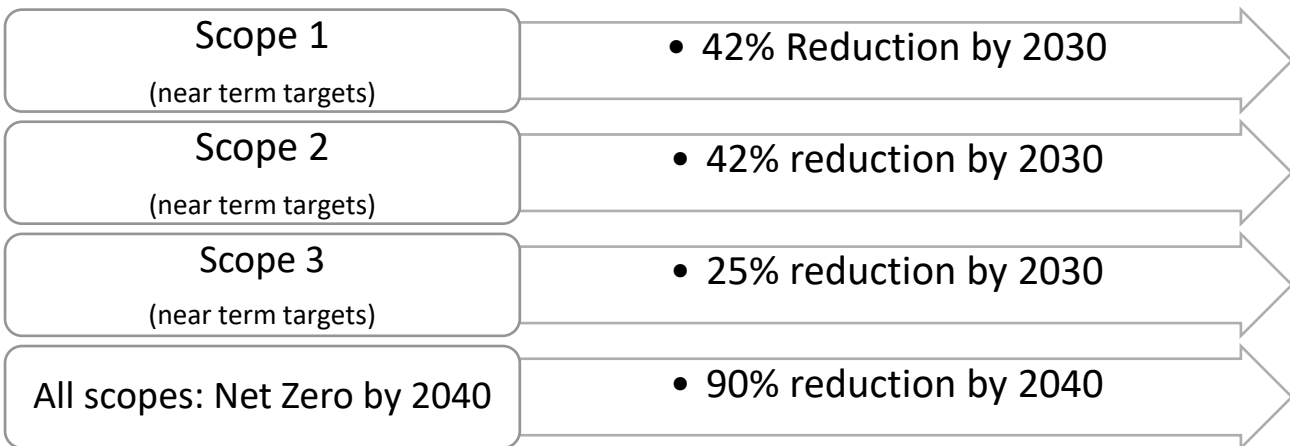
**1.3 Objectives**

Setting environmental objectives drives performance and results. To decrease the organisations’ carbon footprint and help the planet, clear objectives are provided in the LSL Annual Report and Accounts. This will ensure the cadence of an annual update is maintained.

The LSL Living Responsibly Report, which is a voluntary sustainability report, can be accessed on e.surv’s internal intranet (Connect) and externally via LSL’s website. The Living Responsibly Report provides a call to action to work towards the overall environmental goal of the LSL Group, which is to help keep global warming to no more than 1.5°C and achieve **net zero by 2040**.

LSL Property Services plc conduct an annual greenhouse gas (GHG) inventory in alignment with the GHG Protocol, enabling us to monitor emissions and track progress toward our Net Zero targets.

**e.surv has set the following divisional science-aligned emission reduction targets from a 2022/23 baseline of 4,087.8 tCO2e in accordance with the Greenhouse Gas (GHG) Protocol:**



The additional following key objectives have been set for e.surv and WFS as a division to ensure that we are aligning our climate goals with those of our clients and suppliers. By **2027** or before we aim to:

- Implement and embed the 12 Green Commitments throughout the business
- Procure 100% of our energy from renewable sources
- Provide mandatory training on climate change, sustainability, waste management and pollution annually to all colleagues with a compliance target of 95%
- Improve our C rating from the Carbon Disclosure Project to a minimum of a B
- Improve our Bronze EcoVadis score to a minimum of 59/100
- Publicly declare our ambition to help tackle climate change and become a net zero business

- Publish our science-based targets covering all three scopes, and publicly report progress annually against these targets
- Externally validate our emissions data
- Establish a sustainability due diligence framework and assess key suppliers
- Recycle 75% of our waste

#### **1.4 Resources**

The business will ensure that adequate resources are available and suitable training on a minimum annual basis is provided to ensure that colleagues are competent and understand their responsibilities towards the achievement of environmental objectives.

## **2 Policy**

### **2.1 Policy Development and Ownership**

This policy was developed by the e.surv ESG Steering committee and has been approved by the senior management team. It is owned within the business by the Risk and Governance Director.

### **2.2 Roles and responsibilities**

All employees have a responsibility to ensure that the aims and objectives of this environmental protection policy are met.

e.surv's ESG Steering Committee will be responsible for overseeing implementation of environmental initiatives throughout the company and monitoring progress against its targets and objectives. LSL Environmental Working Group is responsible for GHG emissions reductions within the LSL Group and e.surv. The EWG is a cross divisional management team responsible for monitoring, reporting, and implementing GHG reductions across the company with the assistance of the Green Champions Network.

### **2.3 Reporting**

Progress on objectives and environmental performance will be monitored on a regular basis and reported through e.surv's ESG Steering committee, SMT and Group Environmental Working Group. e.surv's Carbon Report and LSL Living Responsibly Report will be accessible internally via the company intranet (Connect) and externally via the e.surv website.

### **2.4 Review**

e.surv and WFS will monitor and review the policy and accompanying procedures annually, or more frequently if deemed necessary. The policy will be reviewed in the event of an audit finding, legal requirement, or business change and updated following consultation with the e.surv ESG Steering committee and senior management team.