

# Carbon Reduction Plan (Updated October 2025)

**Organisation:** FWSC Ladram Ltd (trading as Ladram Bay Holiday Park)

**Reporting Period:** 1 January 2024 – 31 December 2024

**Prepared by:** Sustainability Team

**Approved by:** Gary Cook, General Manager

**Version:** 2.0

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## 1. Organisational Overview

Ladram Bay Holiday Park, operated by FWSC Ladram Ltd, is a family-owned business with over 80 years of history. The company operates two sites in East Devon:

- **Ladram Bay Holiday Park, Otterton (main site)** – full-service coastal holiday park with accommodation, leisure, catering, and entertainment facilities.
- **Castle Brake Park, Woodbury** – smaller site offering static and touring accommodation.

The business employs **~250 staff in peak season** and **75–80 year-round**, offering sustainable holidays with a strong commitment to environmental best practice. Ladram Bay holds **Gold Green Tourism accreditation** and continues to embed sustainable operations across all departments.

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## 2. Commitment to Achieving Net Zero

FWSC Ladram Ltd is committed to achieving **Net Zero greenhouse gas (GHG) emissions by 2050**.

This target aligns with the **UK Government Net Zero Strategy** and **Devon County Council's Climate Emergency Plan**.

The company continues to reduce emissions through energy efficiency, renewable energy, low-carbon transport, and responsible visitor engagement.

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## 3. Baseline and Current Emissions Footprint

**Baseline Year: 2023**

*(Previous baseline retained for continuity)*

**Total baseline emissions:** 1,840 tCO<sub>2</sub>e

Reporting Year: 2024

(Reported via Small Business Carbon Calculator v2.0, 5 Oct 2025)

Emission Scope	Source Examples	2024 Reported Emissions (tCO <sub>2</sub> e)
Scope 1 – Direct Emissions	Company vehicles, machinery, fugitive gases (refrigerants)	53.16
Scope 2 – Indirect Emissions	Purchased electricity (location-based)	337.95
Scope 3 – Value Chain Emissions	Purchased goods & services, capital goods, waste, commuting, etc.	1,366.55
Total Emissions 2024		1,757.65 tCO <sub>2</sub> e

Key observations:

- Total organisational emissions decreased by approximately **4.5%** compared with the 2023 baseline (1,840 → 1,757.65 tCO<sub>2</sub>e).
- Scope 3 remains the largest contributor (≈78%), highlighting ongoing need for supply chain engagement and guest/travel-related emission reductions.

4. Emission Reduction Targets

Target Year	Reduction vs. 2023 Baseline	Target Total Emissions (tCO <sub>2</sub> e)	Comment
2025	15%	1,564	Continue efficiency & renewable rollout
2030	40%	1,104	Major transition to heat pumps, EVs, and supplier decarbonisation
2035	70%	552	Full electrification of buildings and fleet
2050	100% (Net Zero)	0	Offsetting residuals only

5. Actions Taken (2024 Reporting Year)

5.1 Energy Efficiency

- Replaced over 85% of lighting with **LED units** across accommodation, leisure, and admin buildings.
- Installed **smart meters** and **sub-metering** to monitor energy intensity.
- Upgraded key plant rooms with **high-efficiency heat exchangers** and **insulated pipework**.
- Introduced “**Energy Champions**” within staff teams.

## 5.2 Renewable Energy

- Secured 100% **renewable electricity tariff** for both Ladram Bay and Castle Brake sites.
- Conducted feasibility study for **on-site solar PV expansion** (target: installation by 2026).
- Began transition planning for **solar-assisted hot water** systems in shower blocks.

## 5.3 Waste Management

- Achieved **zero waste to landfill** for the third consecutive year.
- Improved on-site **composting** and introduced **food waste segregation** in kitchens.
- Partnered with suppliers to reduce **single-use packaging** and increase **reusables** in retail outlets.

## 5.4 Transport and Travel

- Installed **4 dual EV charging bays**, with further expansion planned for 2026.
- Began replacement of maintenance fleet with **hybrid utility vehicles**.
- Continued promotion of **staff car-sharing** and **public transport routes**.

## 5.5 Water and Resource Use

- Retrofitted **low-flow fixtures** in all new and refurbished units.
- Introduced **rainwater capture** for landscape irrigation.
- Piloted **greywater reuse** project for service block cleaning.

## 5.6 Supply Chain & Procurement

- Rolled out **Sustainable Supplier Charter** requiring emissions reporting and environmental credentials.
- Increased **local sourcing** of food, maintenance, and cleaning products (within 30-mile radius).
- Conducted a supply chain review of high-impact purchased goods and capital items.

## 5.7 Visitor Engagement

- Expanded “**Green Guest Pledge**” scheme
- Improved communication of sustainability initiatives in welcome packs, website, and digital signage.
- Introduced **eco-conscious activity options** such as beach clean events and guided nature walks.

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## 6. Planned Carbon Reduction Measures (2025–2030)

Category	Planned Action	Expected Impact
<b>Energy &amp; Heat</b>	Install 150 kW solar PV system; convert key buildings to air source heat pumps	-20% Scope 2
<b>Transport</b>	Transition all on-site vehicles to electric by 2030	-40% Scope 1
<b>Waste</b>	Introduce full food waste anaerobic digestion partnership	-5% Scope 3
<b>Procurement</b>	Work with top 10 suppliers on carbon transparency	-10% Scope 3
<b>Visitor Behaviour</b>	Incentivise low-carbon travel (discounts for EV and train travellers)	-5% Scope 3
<b>Monitoring</b>	Deploy site-wide carbon dashboard and annual audit	Continuous improvement

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## 7. Carbon Offsetting (Post-2035)

Residual emissions (e.g. refrigerants, unavoidable travel) will be offset via:

- **UK woodland carbon units (WCUs)** under the Woodland Carbon Code.
  - **Ecologi** supported projects
  - **Blue carbon projects** in coastal Devon (e.g., seagrass and saltmarsh restoration).
  - Community carbon initiatives with verified local partners.
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## 8. Governance and Reporting

- Oversight by **Sustainability Steering Group**, chaired by the Operations Director.
  - Annual review and verification of GHG data.
  - Publication of progress in the **Ladram Bay Sustainability Report** each year.
  - Staff engagement and training to ensure environmental awareness across all levels.
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## 9. Declaration and Approval

This Carbon Reduction Plan has been reviewed and approved by the Board of Directors of FWSC Ladram Ltd.

It meets the requirements of **Procurement Policy Note (PPN) 06/21** and the UK Government's Net Zero commitments.

**Signed:** \_\_\_\_\_

**Name:** Gary Cook

**Position:** General Manager

**Date:** October 2025

