



Catering
and laundry
equipment



Renewables



Air Conditioning



Electrical
and BeMS



HVAC



EV Charging
Stations



Gas, Plumbing
and Heating

Cms

Name: CMS - Streamlined Energy & Carbon Reporting

Revision: CMS-SECR01

Date: 2025/2026

Streamlined Energy & Carbon Report Summary

This report presents the Streamlined Energy and Carbon Reporting (SECR) disclosures for Commercial Maintenance Services UK Ltd's (CMS) for the period 1 April 2025 to 31 March 2026. The report has been prepared in accordance with the Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018 and follows the UK Government Environmental Reporting Guidelines (March 2019) and the GHG Protocol Corporate Standard. It summarises the organisation's energy consumption, carbon emissions and progress against its sustainability objectives. CMS remains committed to reducing the environmental impact of its operations, supporting the UK Government's net zero by 2050 ambition and working towards its own target of reaching net zero by 2035.

CMS has prepared an Energy and Carbon Report for the 2025/26 reporting year, marking its second standalone report. Prior to this, figures were reported within the Newable Group from 2022/23. Total energy consumption, including purchased electricity, gas and Scope 1 transport, was 7,514 MWh, resulting in 1,245 tCO₂e of location-based emissions, compared with 6,316 MWh and 1,598 tCO₂e in FY24/25.

Scope

CMS has applied the operational control approach to define its organisational boundary. All reported energy consumption and emissions relate to UK operations only.

The report covers:

- The Innovation House head office.
- The company vehicle fleet (Scope 1 transport emissions).
- Historic sites (Tyne House/Gellan House) were included where CMS retained billing responsibility; however, consumption was immaterial and these sites will fall outside scope in future reporting periods.

Total Energy Consumption

CMS's total energy consumption for the financial year was 7,514 MWh, resulting in 1,245 tCO₂e of location-based carbon emissions. This includes electricity (Scope 2), Natural Gas (Scope 1 combustion fuels) and Transport Fuels (Scope 1 Mobile Combustion).

Although total energy consumption increased by approximately 19% compared to the previous reporting year, total carbon emissions decreased by approximately 22%.

Key drivers of change include:

- Expansion of the vehicle fleet (+23%) to support business growth.
- Improved emissions calculation methodology (vehicle-specific factors applied).
- Increased gas consumption due to temporary heating requirements prior to heat pump commissioning.
- Increased electricity consumption driven by a larger facility footprint and EV charging.

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Due to the methodological change in transport emissions calculation, prior year figures have not been restated and are not directly comparable.

In FY25–26, Scope 1 transport accounted for 97.4% of energy consumption and 98% of carbon emissions. Transport energy use increased by 18%, while the vehicle fleet grew by 23% to support business growth.

Since FY24–25, all CMS vans are fitted with trackers to monitor engine idling and reduce inefficient fuel use via an automated bill analysis system. The fleet continues to be upgraded to newer, more energy-efficient models and engineer scheduling is optimised to reduce travel distances and prioritise first-time fixes.

Gas consumption has more than doubled compared to the previous reporting year. This increase is primarily attributable to the completion of construction at Innovation House by CMS, during which gas was used to heat the building throughout FY2025–2026 until the commissioning of the heat pump in May 2026. Consequently, a larger floor area was heated using gas over this period, resulting in the observed rise in consumption.

Electricity consumption also increased by 35%. This rise is attributable to the larger physical footprint of the new Innovation House office, as well as the use of on-site electric vehicle (EV) charging, which was initially provided free of charge to managers. CMS has since implemented a cost-recovery mechanism for electricity used in EV charging, resulting in reduced uptake. Through the procurement of predominantly green electricity—CMS reduced emissions from purchased electricity by 12 tCO₂e. This brought total market-based emissions to 1,229 tCO₂e.

Intensity Metrics

CMS reports emissions intensity using tCO₂e per employee, as this best reflects the operational nature of the business and its workforce-driven emissions profile. Across the FY25–26 reporting period, normalised location-based emissions decreased from 5.528 tCO₂e/employee to 4.443 tCO₂e/employee. Normalised market-based emissions also decreased from 5.489 tCO₂e/employee to 4.402 tCO₂e/employee.

Outlook

CMS expects future reductions in gas consumption following the commissioning of the heat pump at Innovation House, alongside a gradual transition toward lower-emission vehicles and increased operational efficiencies through improved fleet management and BeMS deployment.

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Parameter	Units	All Sites Current Reporting Year 01/04/25 – 31/03/26	All Sites Previous Reporting Year 01/04/24 – 31/03/25
Combustion fuels consumed	kWh	52,703	23,917
Grid electricity consumed	kWh	101,737	74,950
Transport fuels consumed	kWh	7,360,420	6,216,798
Total energy consumption used to calculate emissions	kWh	7,486,266	6,315,664
EMISSIONS BY SCOPE			
Emissions from combustion fuels (scope 1)	tCO ₂ e	10	4
Emissions from transportation in vehicles owned or controlled by reporting company (scope 1)	tCO ₂ e	1,218	1,578
Emissions from purchased electricity (scope 2)	tCO ₂ e	16	16
Emissions from business travel in vehicles owned or operated by 3rd parties (scope 3)	tCO ₂ e	Currently not reported	Currently not reported
Total location-based carbon emissions	tCO ₂ e	1,244	1,598
MARKET-BASED POSITION			
Carbon reduction through green electricity tariff	tCO ₂ e	-15	-12
Total market-based carbon emissions¹	tCO ₂ e	1,229	1,586
INTENSITY RATIOS			
Intensity ratio: Total location-based emissions / Total business employee	tCO ₂ e/employee	4.443	5.528
Intensity ratio: Total market-based emissions / Total business employee	tCO ₂ e/employee	4.402	5.489

Market-based emissions reflect the procurement of renewable electricity backed by Renewable Energy Guarantees of Origin (REGOs).

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Methodology

How the figures were calculated

Energy and emissions data has been calculated in line with:

- GHG Protocol Corporate Standard
- UK Government GHG Conversion Factors for Company Reporting (relevant year)

Data sources include utility invoices and fuel records. Where data was incomplete, consumption was estimated using extrapolation techniques based on available data. Estimated data is considered **not material to overall results**.

- Gross calorific values were applied to heating fuels
- Net calorific values were applied to transport fuels

Intensity ratios were calculated by dividing total carbon emissions, on both a location-based and market-based basis, by the total number of employees.

Scope 3 emissions relating to business travel in employee-owned or third-party vehicles are currently not reported, as data is not available and is considered not material relative to Scope 1 transport emissions. CMS is reviewing data collection processes to improve Scope 3 reporting in future disclosures.

Energy Efficiency Action

Measures taken this reporting year

CMS has implemented a range of energy efficiency measures during the reporting year, including:

- Monitoring vehicle idling times, managed by engineers' line managers
- Tracking fuel usage via an automated bill analysis system, with anomalies investigated and addressed
- Optimising fleet and engineer scheduling to reduce travel distances and prioritise first-time fixes
- Maintaining vehicle efficiency through preventative maintenance programmes
- Trialling hybrid and electric vehicles in selected locations, including London
- Assessing charging infrastructure requirements based on fleet size and operational routes
- Identifying opportunities to downsize vehicles or transition to zero-emission vehicles (ZEVs)

In addition, CMS deployed its Building Energy Management System (BEMS) at Innovation House, with estimated energy savings of approximately **25% expected in the next reporting year** through improved system optimisation.

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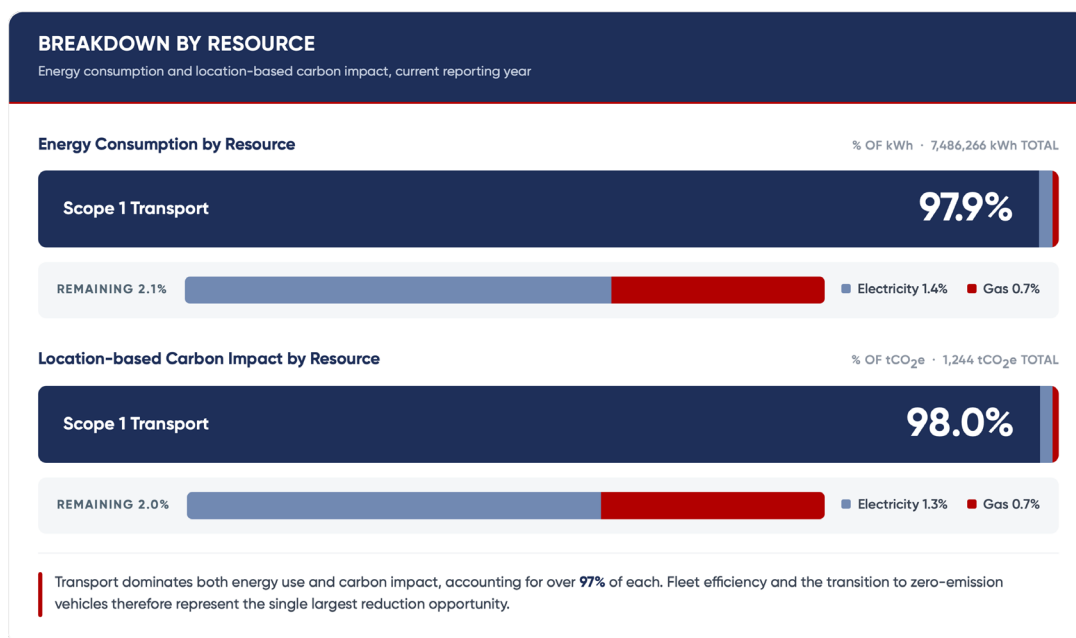
Data Breakdown & Analysis

Co2e Emissions

Figure 1 illustrates energy consumption and related carbon emissions by resource across the business in 2025/26. Scope 1 transport fuel was the largest energy source, at 7,360,420 kWh, accounting for 97.9% of total energy consumption. This was driven by the scale of the fleet and generated 1,218 tCO₂e, representing 98% of the business's total carbon emissions.

Electricity represented 1.4% of total energy consumption and 1.3% of total carbon emissions. Gas was the smallest contributor, accounting for 0.7% of both total energy consumption and carbon emissions.

Looking ahead, natural gas and transport fuels are not expected to become significantly less carbon-intensive, so alternative solutions will need to be considered to reduce CMS's carbon impact.



During the year, CMS introduced several operational measures to improve fleet efficiency and reduce emissions. These included monitoring vehicle idling, tracking fuel use through an automated bill analyser, and feeding any anomalies back through management so inefficient behaviours could be addressed. CMS also optimised vehicle and engineer scheduling to reduce travel distances and prioritise first-time fixes.

CMS continues to maintain vehicle efficiency through preventative maintenance and is trialling hybrid and electric vehicles in selected locations, including London. Charging requirements are being assessed based on fleet size, route patterns and vehicle duty cycles. CMS is also identifying opportunities to downsize vehicles or move to zero-emission vehicles where operationally suitable.

Utility consumption is expected to reduce by around 25% in the next reporting year following the effective deployment of CMS's Building Energy Management System at The Academy, Innovation House. The system is expected to improve energy performance through more precise control of building systems.

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Data Breakdown & Analysis

Location-based versus market-based carbon impact

Figure 2 compares CMS's location-based and market-based carbon emissions for 2025/26. Location-based emissions reflect the carbon impact of the organisation's energy use, while market-based emissions show the reduction achieved through the purchase of renewable energy backed by Renewable Energy Guarantees of Origin (REGOs) or Carbon Offset Certificates. By procuring green electricity from a mix of renewable and nuclear sources, CMS reduced emissions from purchased electricity by 15 tCO₂e. The business's final market-based emissions were 1,229 tCO₂e.

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