

Deloitte ESG Real Estate Services

Carbon Accounting



Context

The main path to address climate change is to reduce businesses' environmental impact, and one of the most significant ways to do this is by reducing their carbon footprint. In addition, there are signs that in the future specific taxes might come into force regarding companies' carbon footprint. In the real estate sector, it is necessary to deal with two kinds of emissions: operational emissions and embodied carbon emissions.



Your challenges

- **Setting the scope of the emissions that should be quantified**
Among the emissions directly produced by the company's own activities (scope 1 and 2), and the more difficult-to-measure indirect emissions (scope 3)
- **Collecting accurate and exhaustive data**
Specifically, carbon accounting data
- **Establishing ambitious reduction targets**
Balanced with financial feasibility
- **Designing a comprehensive neutrality plan**
- **Accurately reporting and monitoring the implemented actions**
To enable follow-up and goals achievement



Our solution

- **Baselining of current emissions:**
 - Construction processes and activities
 - Building stock
- **Practical, prioritized and customized neutrality plan** to achieve the reduction goals set, including:
 - Proposal of strategic actions to reduce operational emissions by reducing energy demand, increasing the efficiency of the installed systems and including as many renewable energies as possible on site
 - Identification of specific criteria to be implemented during design phases to effectively reduce embodied carbon emissions
 - Definition of timeline and related CapEx to implement
- **Effective implementation support**, including:
 - Coordination and hands-on project management to follow and monitor the action plan
 - Guidance to workstream leaders when needed for specific topics
 - Drafting and/or review of documentations (policies, suppliers' and contractors' contracts, project and portfolio management, marketing documents, etc.)
- **Accounting and assurance over the carbon reporting**, including:
 - Methodologies, standards and governance used for carbon accounting