# ENERGY REPORT 2025

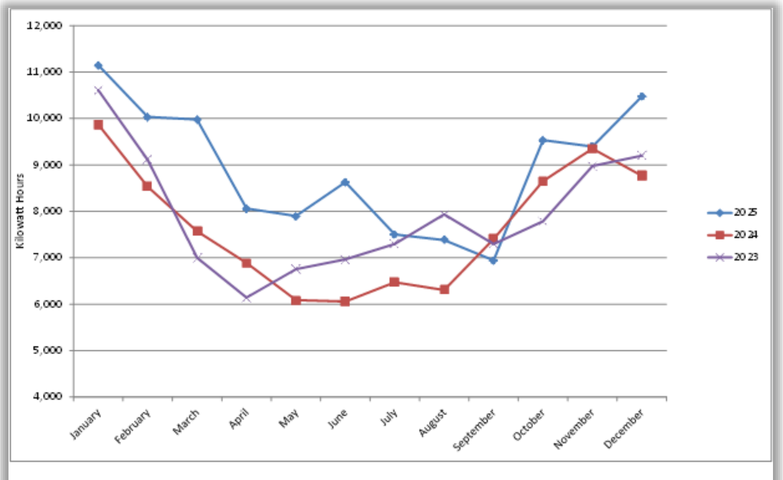
## VICTIM OF OUR OWN SUCCESS?

### Introduction

Brief update on energy use at Claydon Court during 2025.

### Energy Use By Month:  Largely Higher Use Throiughout Year

Electricity use in 2025 was consistently higher than 2024 apart from August and September. Although disappointing, this is largely explained by increased EV charger use (good) and higher user and equipment intensity (not so good).




Claydon Court Energy USE 2025

High use in May to July is partly explained by our PV panels being inadvertently shut down. As a result energy from this source was only 3.02 mWh, half that of previous years. This makes a contribution, but only 3% of total use.

## Energy Use By Space: Common But Unfair Allocation?

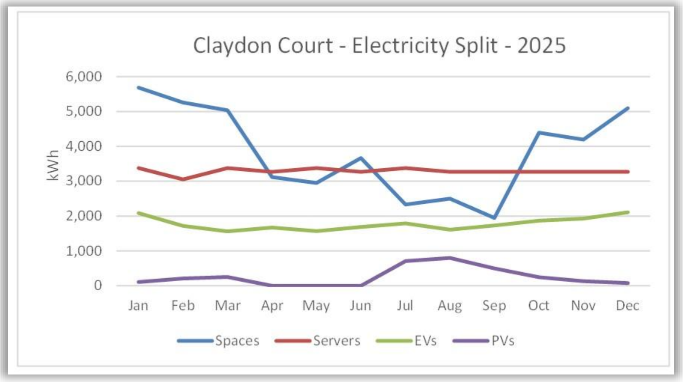
Energy use is allocated on a square footage basis. The table below shows use (kWh) and carbon emitted (KG CO2e) for each space to allow tenants to use in their own carbon reporting.

| CLAYDON COURT ENERGY ANALYSIS 2025 | | | | |
|---|---|---|---|---|
| **Space** | **Sq Ft** | **Sq Ft %** | **kWh** | **Kg CO2e** |
| Apple | 439 | 8% | 8,986 | 2,472 |
| Beech | 902 | 17% | 18,464 | 5,080 |
| Cherry | 259 | 5% | 5,303 | 1,459 |
| Chestnut | 350 | 7% | 7,156 | 1,969 |
| Elm | 918 | 18% | 18,783 | 5,168 |
| Maple | 477 | 9% | 9,763 | 2,686 |
| Oak | 94 | 2% | 1,928 | 530 |
| Pear | 436 | 8% | 8,925 | 2,455 |
| Plum | 288 | 6% | 5,897 | 1,622 |
| Willow | 1,064 | 20% | 21,778 | 5,991 |
| All | 5,227 | 100% | 106,983 | 29,432 |

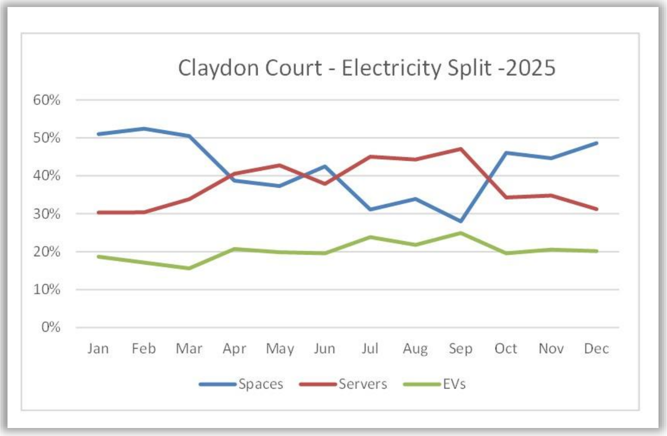
This remains the only way we can allocate energy use. It is perhaps unfair as tenants have different colleague and energy intensities. All emissions have been offset through our Carbon Balance agreement with World Land Trust.

## Energy Analysis By Type: Rise And Rise of EVs

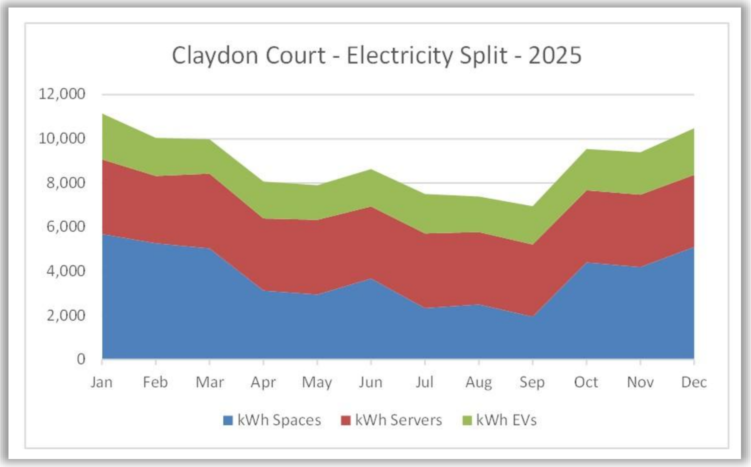
We have invested heavily in *reducing* energy use in property space but *increasing* use of electricity for vehicles is encouraged.




This policy is working with EV use peaking at 2,100 kWh in December. EV chargers have accounted for nearly 20% of total use during 2025. This is nearly half of space and server use.



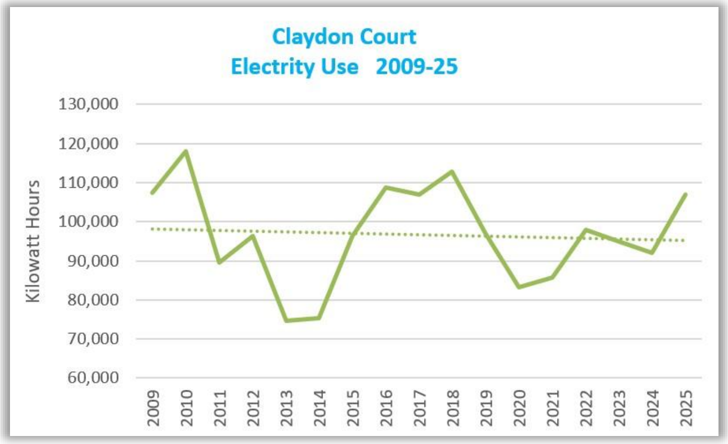
With electric vehicle purchases now nearly 25% of new vehicle purchases, the Claydon Court car park needs to reflect changing patterns. We are exploring adding a further 6 EV chargers. This will require more flexible car parking and proposals will be shared shortly.



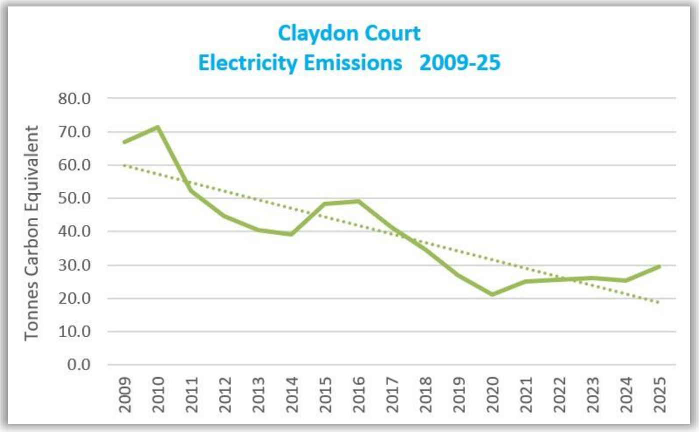

This stack chart shows EV Chargers and Server Room have been static with all the variation in Office Space which is largely climate dependant.

**Energy Analysis Over Time: Downward Trend, But Only Just**

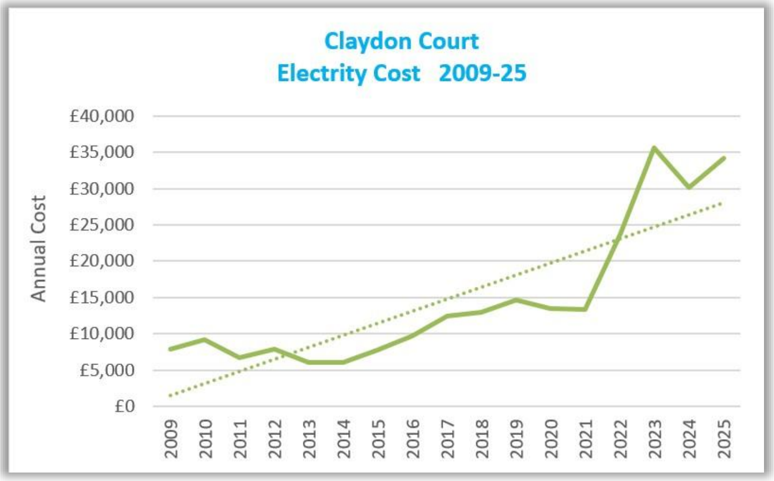
Despite MORE EV chargers and more tenants colleagues, energy use remains on a downwards trajectory.  This is despite a 17% increase this year, caused largely by increased EV use.




The same applies to emissions.  These are plateauing after rapid earlier decreases.  All energy is 100% renewable and sourced from Ecotricity.



Prices have remained broadly static,  so cost has increased through increased energy use.




**Summary: Switch From Organisation To Individual?**

There is little more we can do to reduce property space costs.  Our investments have seen Claydon Court's EPC rating go from G to B to A.  *Independent estimates suggest this reduces energy use by at least 50%, resulting in a saving of £34,138 and 29 tonnes of carbon for tenants during 2025.*

Changing individual behaviour remains a goal and our policy regarding free vend EV Charging will need review as EVs become the norm.  There might have to be incentives to receive this, especially if further charger investment is made.  A more explicit link with individual colleague activity is needed, is being researched, and will be shared shortly.

**Richard Parker**
**February 2026**