

# Scope 3 services

**We support clients with managing and reducing emissions across all Scope 3 categories and have highlighted the four here as the most important, as well as often the hardest to address.**

**Click on the categories to find out more:**

**Category 1:  
Purchased Goods and Services**

Embodied carbon from operating your portfolio

**Category 2:  
Capital Goods**

New developments and major refurbishments

**Category 13:  
Downstream Leased Assets**

Emissions from occupiers of your assets

**Category 15:  
Investments**

Listed equities, commercial loans and indirect fund investments

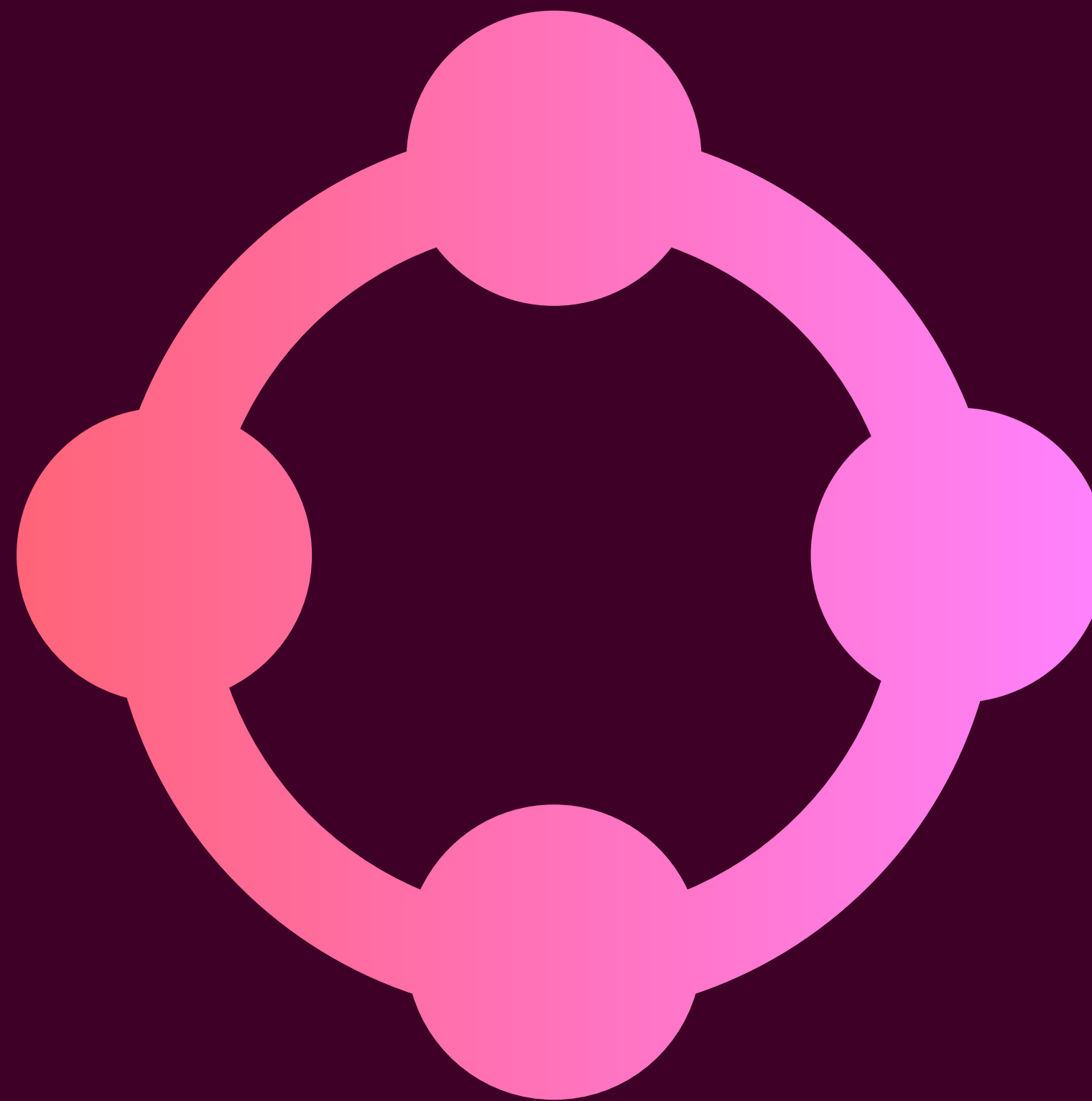
# Category 1: Purchased goods and services

## Is this you?

You have significant emissions from purchased goods and services through operational assets and upgrades. You need to improve the accuracy and your confidence in the data so that you can make the right decisions and take action to reduce emissions. You need help to develop a strategy and action plan.

## Benefits abound

You'll have a clear, quantified picture of your emissions from Purchased Goods & Services and how to reduce these over time to achieve objectives and meet commitments.



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## The world is changing

Emissions from purchased goods and services are a significant part of your GHG footprint and your stakeholders are expecting you to set targets to reduce them. This requires a long-term strategic response and collaboration with your value chain.

## How we help

We provide technical expertise and insight to achieve your objectives and commitments:

- Identify data sources and quantify emissions.
- Provide insight into the changing market and help set targets.
- Build PG&S into whole life carbon future pathways.
- Develop data and emission reduction strategies and roadmaps.
- Build knowledge with internal and external stakeholders and lead necessary partner and supplier discussions.

# Category 2: Capital Goods

## Is this you?

You do a lot of development and refurbishment, which is very carbon intensive. You have started to quantify this but need to set targets and a long term reduction strategy, and embed this into your operating procedures.

## Benefits abound

Define ambition and understand how to achieve it through clear and practical day-to-day processes.



## The world is changing

The emissions from operational assets are being better understood and reducing. Now there is an increasing focus on the embodied carbon emissions from developments and refurbishments. This is starting to be seen in investor expectations and regional requirements.

## How we help

We can support with long term strategic planning and the development of targets to align with corporate ambition.

We can work with you to better understand your supply chain and advise on how best to build your commitments into your operational practices.

We can support with internal carbon pricing and alternative mechanisms to recognise the value of carbon and build it into investment and development decisions.

# Category 13: Downstream Leased Assets

## Is this you?

You have a leased portfolio with significant emissions from your tenants. You struggle to access the data and even where you do achieve this, it's really difficult to reduce emissions.

You're trying to think and work differently with your tenants as there have to be mutual benefits, but find it difficult to engage with them, even when they have their own GHG reduction commitments.

## Benefits abound

Plan for and achieve commitments that require tenant reductions. With complete and automated whole building emissions data you will improve investor confidence and occupier relationships.



## The world is changing

It's no longer enough for organisations to just reduce their own Scope 1 and 2 emissions. With Net Zero Carbon commitments in place, investors are increasingly looking for the strategy and asset level plans to deliver them. Because GRESB and CRREM are both whole building assessments, asset owners have to take responsibility for occupier emissions.

## How we help

We can support with direct and automated occupier data acquisition and help you fill gaps to calculate your whole building emissions.

Using market leading tools Verco can define NZC pathways that align with CRREM and other corporate commitments, highlighting the potential for energy and carbon reduction, as well as the timing and costs of these.

We can lead an occupier engagement programme to involve them in your carbon reduction plans and to support them in reducing theirs. We develop innovative approaches to support decarbonisation while improving market values.



# Category 15: Investments

## Is this you?

You have a real estate or infrastructure investment fund portfolio that invests in third party (indirect) funds, listed REITs or provides debt finance for development and operational assets.

You need to assess and quantify the GHG emissions for your corporate commitments and investor reporting. You need to understand the environmental implications of your investment decisions and the carbon liabilities associated with these. You need to build a commercial strategy to reduce these over time.

## Benefits abound

Meet stakeholder requirements for GHG accounting.  
Manage current and future carbon liabilities with good operational practice and long-term strategies.



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## The world is changing

With increasing investor interest and reporting requirements, real estate organisations need to be able to quantify the emissions associated with their investment portfolio.

## How we help

Verco can help with quantifying and reporting emissions from real estate indirect investments, in line with the GHG Protocol & specific reporting frameworks.

We can provide guidance on scope boundaries and the consolidation approach. We can advise, manage and provide research capability for data collection to ensure you source and track the appropriate metrics.

We can advise on ambition and support you to develop strategic and pragmatic responses to manage and align with stakeholder expectations.

# Together let's achieve zero

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Visit our website

## Join our mailing list

Be the first to hear about Real Estate focused webinars, reports and news from Verco.

Join our mailing list

## Call us for a free 30 minute phone consultation

We are here to help you achieve zero and love talking to businesses about how they can meet their net zero targets. Arrange a call with one of our experienced team to discuss your needs and the options available to you.

Book a consultation