

# *Our Place, Our Purpose*

ESG at Calthorpe Estates  
April 2024 - April 2025



# Celebrating our legacy, shaping *our future*

Calthorpe Estates has been at the heart of Edgbaston for over 300 years. As proud custodians of this distinctive, mixed-use Estate, we are committed to conserving its heritage, enhancing its present, and shaping a sustainable future.

We recognise the collective challenges facing the built environment, including the climate emergency, and are on a journey to improve our Environmental, Social and Governance (ESG) credentials. Our ESG journey is centred around three core pillars: Environment & Climate, People & Places, and Governance & Disclosure.

This inaugural ESG review captures some of the key progress made so far, highlights early initiatives we're proud of, and sets our intent for continued impact in the years ahead. We know this journey will evolve, and we're committed to continuous learning, adaptation, and improvement across the long-term. We hope that you will continue to work together with us and our communities along the way to deliver positive impacts.





# Environment & Climate



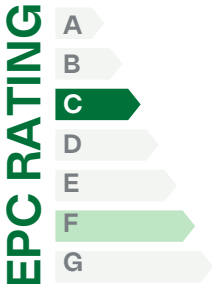
Calthorpe Estates has an aspiration to achieve Net Zero Carbon by 2050. A key priority of the pathway to achieving this is reducing operational energy use across the Estate.

Particular focus has been given to improving the energy efficiency and reducing operational carbon emissions of existing buildings across our Estate.

We have an ongoing strategy to incrementally raise EPC ratings across the Estate, focusing on practical upgrades that reduce energy consumption and lower carbon emissions.

This phased approach has placed importance on improving the least energy efficient properties as the most pressing need. Encompassing the Edgbaston Conservation area, the Calthorpe Estate benefits from an eclectic mix of buildings in ages, styles and uses, from Listed Georgian properties to more modern developments.

Retrofitting existing properties to be more environmentally sustainable poses challenges in balancing heritage conservation with modern sustainability standards. However, this is something we are actively working through. We've made meaningful progress across a range of properties, and continue to learn, adapt, and improve as we go.



Representative EPC improvement of 25 Highfield Road as at June 2025



## 37 Calthorpe Road

A grade II Listed property, now used as offices, its EPC rating has been upgraded from D to C through the installation of loft insulation and acoustic quilt to suspended ceilings. These simple improvements enhanced both energy efficiency and user comfort whilst minimising disruption to the building

## 25 Highfield Road

A heritage building sitting in the Edgbaston Conservation area, a significant improvement from an F to a C EPC rating has been achieved by implementing loft insulation, replacing the gas boiler, and installing LED lighting. This was incorporated as part of a tenant fit-out.



## Malt Close

A range of residential properties were upgraded with cavity wall and loft insulation. Existing EPC ratings ranged from E to F and were all upgraded to C, demonstrating the energy efficiency benefits that can still be achieved through an incremental approach to improvements and the effectiveness of targeted insulation enhancements.

# 27 EPC improvements

across commercial and residential properties on the Estate this year

between April 2024 and April 2025

# Environment & Climate

## Increasing renewable energy throughout the Estate is important to our Net Zero Carbon pathway.

At 5-6 Greenfield Crescent, we installed solar panels that generate on-site, renewable energy. These join the PV panels already operational at Pebble Mill and are our first panels installed within the Edgbaston Conservation Area.

This initiative reduces the Estate's carbon operational emissions while lowering energy costs for tenants. It also serves as a practical example of how sustainable infrastructure can deliver both environmental and economic benefits.

Additionally, we have expanded our electric vehicle charging points across the Estate to support low-carbon transport and encourage sustainable mobility.



## Our work at 100 Hagley Road showcases the value of data-driven decision-making.

Through a partnership with Grid Edge, real-time energy monitoring has allowed us to identify opportunities to reduce carbon emissions and operational costs. Following this successful pilot project, we aim to expand energy data monitoring within the Estate, helping to drive efficiency and sustainability at scale

In addition, our collaboration with First Mile enhances waste management across the Estate, promoting recycling and reducing landfill waste as part of our broader environmental commitment.





# Environment & Climate

**Muckrach Forest is a landscape-scale new forest spanning 1,900 hectares in the Cairngorms National Park, in the heart of the Scottish Highlands.**

Owned by Calthorpe Estates since the 1960s, we are delivering one of the largest afforestation projects in the UK for the purposes of carbon sequestration and biodiversity. Planting has now finished and the trees are becoming established, with new natural regeneration evident as a result of exclusion of deer and sheep grazing.



**980,000 trees planted by Spring 2024, protected by a 27km deer fence**

The majority of which are native Scots pine and upland birch sourced from Scottish nurseries.

**900 hectares of native woodland planted by Spring 2024**

Providing homes and breeding grounds for a wide range of birds and other wildlife.

**260 acres of drained moorland reinstated**

Re-establishing natural water flow pathways and raising the water level across the site, creating the habitat to enable important peat-forming species

**Up to 260,000 tonnes of carbon dioxide**

Will be sequestered as the trees grow, taking it out of the atmosphere.





# People & Places

**Fostering inclusive, thriving communities is central to our purpose.**

The **Edgbaston Village Community Garden** was officially opened to the public this year, with support from local businesses who helped plant wildflowers and create a vibrant, accessible green space for community use. Additional planting across Edgbaston Village car parks has enhanced green cover and contributed planting for pollinators as well as a bug hotel for biodiversity.

The **Edgbaston Village Artisan Market** has grown in scale and popularity, supporting independent businesses and encouraging footfall throughout the Village. It's part of our ongoing mission to create vibrant, people-focused places that bring local communities together.





# People & Places

We continued to invest in future talent through the **Calthorpe Estates Real Estate Bursary** and through regular engagement with Birmingham City University students, who visit the Estate to gain first-hand insight into real estate management and development.

Our social value commitment also includes hands-on support for local charities. At Pizza for a Purpose, a charity quiz night, we raised £3,360 for **Edward's Trust**, which supports families through bereavement. We also volunteered at **Birmingham Settlement's** Nature & Wellbeing Centre, building a woodland path and revitalising their composting area. Additionally, our team supported the **Ladywood Community Project** during its relocation, volunteering at a community sale to help them continue delivering vital support to local families.

## 150+ hours of team volunteering

between April 2024 and April 2025



"The Calthorpe Estates team brought enthusiasm and real energy to the site, and their work will have an immediate and long-term benefit for our community."

Sam Marsh, Nature & Wellbeing  
Centre Manager at Birmingham  
Settlement



# Governance & *Disclosure*

---

Strong governance underpins everything we do. We are embedding clear structures and accountability to ensure our ESG strategy is delivered with integrity, transparency, and long-term focus.

To guide our approach, we've established a dedicated ESG Committee and a Giving Back Committee, both of which continue to evolve as we grow our understanding, broaden participation, and deepen impact across the business.



We are proud to be active members of key industry bodies, helping us stay informed, benchmark progress, and learn from best practice.

These include our membership of the UK Green Building Council (UKGBC) and The Academy of Real Assets, as well as our status as a signatory of the British Property Federation (BPF) Net Zero Pledge.







CALTHORPE  
ESTATES

[calthorpe.co.uk](https://calthorpe.co.uk)

Disclaimer: All information is accurate as of July 16, 2025. No warranty, express or implied, is given as to the completeness or accuracy of the information, which is subject to change without notice.

Creating *Exceptional* Places