
One Drake Road

Climate Change Risk Assessment & Adaptation Plan

Review Period: 2026 to 2029

Our Commitment

Climate change presents both immediate and long term challenges for the hospitality sector. At One Drake Road, we recognise that changing weather patterns, increased temperatures, heavier rainfall and pressure on natural resources may affect our business, our guests and our historic buildings.

We have assessed the potential impacts of climate change on our operations and have introduced practical measures to improve resilience while protecting the character of our Grade II listed Georgian property.

This assessment is reviewed annually as part of our wider Environmental & Sustainability Policy.

Climate Change Risk Assessment

Risk	Potential Impact	Measures in Place
Heavy rainfall and storms	Localised flooding, disruption to guest travel, damage to gardens and external areas	Regular inspection and maintenance of gutters, drains and roof coverings. Courtyard drainage monitored and cleared. Guests are provided with travel information during periods of severe weather.
Higher summer temperatures	Reduced guest comfort and increased demand for cooling	Bedrooms are naturally ventilated with opening sash windows. Portable fans are available during warmer periods. Curtains and blinds are used to reduce solar heat gain.
Increased rainfall affecting historic building fabric	Damp, water ingress and deterioration of traditional materials	Regular inspections of roofing, pointing, gutters, external masonry and timber joinery. Preventative maintenance is prioritised over reactive repairs.
Water shortages	Pressure on local water supplies	Water efficient housekeeping practices. Towels and bed linen changed only when appropriate. Guests are encouraged to use water responsibly. Any leaks are repaired promptly.
Extreme weather affecting travel	Delayed arrivals or cancelled bookings	Flexible communication with guests before arrival. Alternative check in arrangements available where necessary. Local travel

Risk	Potential Impact	Measures in Place
		information provided during severe weather events.
Increased energy demand	Higher operating costs and emissions	Continued investment in LED lighting, efficient appliances, heating controls and energy management. Energy consumption monitored throughout the year.
Supply chain disruption	Delays in obtaining goods and maintenance materials	Wherever practical we purchase locally, maintain stock of essential consumables and prioritise repair over replacement.
Impact on local biodiversity	Reduced attractiveness of surrounding environment	Courtyard planting supports pollinators and wildlife. Garden maintenance avoids unnecessary chemical use wherever possible.

Adaptation Measures Already in Place

We currently:

- Maintain the historic building through planned preventative maintenance.
 - Inspect roofs, rainwater goods and drainage regularly.
 - Monitor utility usage to identify unusual increases.
 - Use LED lighting and energy efficient appliances.
 - Encourage responsible water use.
 - Provide natural ventilation and portable fans during periods of high temperatures.
 - Source durable products designed for long service.
 - Restore existing furniture rather than replacing it.
 - Review severe weather procedures before winter.
 - Keep guests informed of weather related travel disruption when necessary.
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Future Actions

Over the next three years we will continue to:

- Improve energy efficiency where compatible with our historic building.
 - Review renewable electricity tariff options.
 - Continue reducing water consumption.
 - Increase biodiversity within our courtyard garden.
 - Review building resilience following periods of extreme weather.
 - Update our climate risk assessment annually.
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Communication

Climate resilience forms part of the day to day management of One Drake Road.

As an owner operated business, environmental and climate related risks are reviewed regularly and are reflected within our maintenance planning, investment decisions and sustainability policies.

Relevant information is shared with guests through our website, guest communications and Environmental Policy where appropriate.

Monitoring & Review

This Climate Change Risk Assessment is reviewed:

- Annually.
- Following any significant weather event.
- Following major building improvements.
- When new climate related risks are identified.

Any actions arising from the review are incorporated into our ongoing maintenance and sustainability programme.

Approved by

Iain & Jack White-Duncan

Owners, One Drake Road

Review Date: July 2026

Next Review: July 2027