

One Drake Road

Carbon Management Plan & Greenhouse Gas Statement

2026 to 2029

Carbon Management Plan

Our Commitment

At One Drake Road, we believe that every small business has a responsibility to reduce its impact on the environment. As custodians of a Grade II listed Georgian property established as an inn in 1752, our approach is simple: preserve what already exists, reduce unnecessary consumption and make thoughtful choices every day.

Rather than relying on offsetting, we prioritise reducing emissions through practical actions that improve the efficiency of our business while protecting the historic character of our buildings.

This Carbon Management Plan forms part of our wider Environmental & Sustainability Policy.

Greenhouse Gas Emissions

As a small independent hospitality business, we monitor the areas of our operation where we have the greatest influence.

Scope 1 (Direct Emissions)

We monitor emissions arising from:

- Natural gas used for heating and hot water.
- Fuel used for business-related travel in our own vehicles.
- Maintenance activities associated with operating our properties.

Scope 2 (Purchased Energy)

We monitor:

- Electricity consumption across One Drake Road and our managed accommodation.
- Seasonal energy usage to identify opportunities for reduction.
- Replacement of equipment with more energy efficient alternatives.

Scope 3 (Indirect Emissions)

Although more difficult for a small business to quantify accurately, we actively consider emissions associated with:

- Purchasing furniture and furnishings.
 - Cleaning products and consumables.
 - Waste disposal and recycling.
 - Laundry.
 - Guest travel.
 - Supplier deliveries.
 - Business purchasing decisions.
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How We Monitor Our Carbon Impact

We review our environmental performance throughout the year using:

- Electricity consumption from utility bills.
- Gas consumption from utility bills.
- Water usage.
- Waste and recycling volumes.
- Purchasing records.
- Maintenance and replacement schedules.
- Annual sustainability review against Green Tourism criteria.

This allows us to identify trends and opportunities for continual improvement.

Carbon Reduction Targets

Although we do not currently produce a formally verified carbon footprint, we have adopted measurable operational targets.

Current Objectives

- ✓ Continue reducing electricity consumption through LED lighting and efficient appliances.
- ✓ Replace equipment with higher efficiency alternatives at end of life.
- ✓ Increase refurbishment and restoration of existing furniture rather than purchasing new.
- ✓ Continue reducing paper use through digital communications.
- ✓ Reduce unnecessary deliveries by consolidating purchasing.
- ✓ Increase recycling and reuse wherever practical.
- ✓ Encourage guests to explore Tavistock on foot.

✓ Continue improving energy efficiency without compromising the character of our historic buildings.

Actions Already in Place

Historic Building Conservation

The greenest building is often the one already standing.

By maintaining and improving our Georgian property rather than replacing it, we avoid the significant embodied carbon associated with demolition and new construction.

Circular Economy

We actively restore:

- Antique furniture
- Vintage furniture
- Second hand furnishings
- Decorative objects

These pieces furnish our guest accommodation, extending product life and significantly reducing manufacturing emissions.

Energy Efficiency

We have implemented:

- LED lighting throughout the business.
 - Energy efficient appliances.
 - Timed external lighting.
 - Sensible heating controls.
 - Bedrooms heated only when required.
 - Regular maintenance of heating systems.
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Waste Reduction

We:

- Recycle glass.
- Recycle cardboard.
- Recycle paper.

- Recycle plastics.
 - Recycle aluminium coffee pods.
 - Recycle garden waste.
 - Reuse packaging.
 - Reuse storage containers.
 - Convert old towels into cleaning cloths.
 - Donate unwanted furniture and household items to charity.
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Sustainable Purchasing

Where possible we choose:

- Durable products with long service lives.
 - Local suppliers.
 - Refillable cleaning products.
 - Repair before replacement.
 - Environmentally responsible materials.
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Digital First

To reduce paper consumption we provide:

- Digital guest information.
 - Online booking confirmations.
 - Digital welcome guides.
 - Online invoices.
 - Electronic communications.
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Supporting Low Carbon Tourism

One Drake Road is located in the heart of Tavistock.

Many guests arrive and then leave their cars parked throughout their stay.

Restaurants, cafés, independent shops, the Pannier Market, museums and Dartmoor walking routes are all within easy walking distance.

We actively encourage guests to explore the town on foot.

Communication

Our sustainability commitments are communicated through:

- Our website.
- Our Environmental Policy.
- Green Tourism accreditation.
- Guest information.
- Conversations with guests.
- Social media showcasing restoration and reuse projects.

As a family owned business operated solely by the owners, environmental performance forms part of our day-to-day decision making and is reviewed continuously.

Continuous Improvement

We recognise that measuring carbon emissions is an evolving process.

Over the coming years we will continue to improve how we monitor energy use and carbon emissions, using recognised carbon footprint tools where appropriate to establish more detailed benchmarks and future reduction targets.

Review

This Carbon Management Plan is reviewed annually and updated whenever significant operational improvements are introduced.

Last Reviewed: July 2026

Next Review: July 2027

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Owners

One Drake Road

Tavistock, Devon