



Net Zero Action Plan

The Lovat Loch Ness Ltd.

2025/2026

TOTAL EMISSIONS

149.03 tCO₂e

NET ZERO TARGET

2045

Table of contents



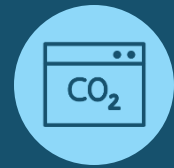
Introduction



Vision



Emissions boundary



Carbon Footprint



Targets



Actions plans



Progress to date



Wider sustainability

Introduction

The Lovat Loch Ness is an independent, family-run hotel located in Fort Augustus at the southern end of Loch Ness in the heart of the Scottish Highlands. Surrounded by one of Scotland's most iconic landscapes, the hotel offers accommodation, dining and hospitality experiences that are deeply connected to the place, people and traditions of the region.

At The Lovat, we believe the most meaningful experiences are shaped by season, place and story. Our approach is guided by the rhythms of the Highlands, embracing a slower and more intentional way of living that reflects how the Highlands have always thrived – we call this “Coftie”. We work closely with local producers, growers and suppliers who share our values, celebrating seasonal ingredients and creating authentic experiences that connect guests with the landscape around them.

Sustainability is not a separate initiative but a reflection of who we are. Respect for the natural environment, responsible sourcing and long-term stewardship underpin our decision-making and help preserve the landscapes and communities that inspire our business. This Net Zero Action Plan represents the next stage of that commitment, providing a framework to measure, manage and reduce our carbon emissions while continuing to deliver exceptional Highland hospitality.

Vision

FOREWORD

Our vision is to become a leading example of sustainable Highland hospitality, demonstrating how exceptional guest experiences can be delivered alongside meaningful environmental responsibility.

Through reducing our carbon emissions, improving resource efficiency, supporting responsible procurement and investing in low-carbon solutions - we will continue to strengthen the resilience of our business while contributing to Scotland's Net Zero ambitions.

We recognise that long-term sustainability extends beyond carbon reduction alone. By working collaboratively with our team, suppliers, guests and local community, we aim to drive positive environmental and social impact. As well as support responsible tourism and encourage more sustainable ways of living, travelling and consuming.

Through continuous improvement, innovation and accountability, we will embed sustainability into every aspect of our operations and work towards achieving Net Zero by 2045.

Summary

NET ZERO

Scotland has set an ambitious target to reach Net Zero by 2045. Our commitment is to reach Net Zero by **2045**. Our strategy follows the principles of the Greenhouse Gas Protocol.

Our baseline emissions were calculated as (tCO₂e) for the year **2025/2026** and included **Scope 1 (37.08 tCO₂e), Scope 2 (29.07 tCO₂e) and Scope 3 (26.13 tCO₂e) emissions.**

Our scope 1 emissions accounted for **24.9%**, scope 2 accounted for **19.53%** and our included scope 3 accounted for **17.5%**.

Our net zero lead is **Caroline Gregory**. This strategy document will be updated yearly to reflect the action and progress made.

Emissions Boundary

Emissions Boundary for year [2025/2026] Carbon Footprint

Our carbon footprint has been developed in accordance with the principles of the Greenhouse Gas Protocol and reflects the emissions sources that are currently considered most relevant to The Lovat's operations.

The reporting boundary includes emissions associated with fuel consumption, purchased electricity, waste generation, water consumption, employee commuting, and fuel and energy-related activities. Together, these sources provide a meaningful representation of the environmental impact of our day-to-day operations.

As this is our baseline footprint, we have focused on establishing a robust understanding of our most significant emissions sources. We recognise that there may be opportunities to expand and refine our reporting boundary in the future as additional data becomes available and our understanding of emissions across the business develops. The emissions boundary will be reviewed annually as part of our Net Zero journey to ensure it remains relevant, accurate and aligned with best practice.

 HOTEL APPLICABLE AND INCLUDED	 NOT INCLUDED	 NOT RELEVANT (e.g. emission sources that do not exist in your organization)
Log Fuel Biomass Fuel Heating Oil Equipment Fuel – petrol Cooking Oil Cooking Gas	Purchased Goods and Services (Reason: While purchased goods and services are not currently included within our emissions boundary, we are beginning to engage with suppliers to better understand our supply chain impacts and support more sustainable practices.)	Company Vehicles / Fleet Transport (Reason: The hotel does not own any company vehicles; majority of the staff live on-site.)
Electricity – EV Charger points Electricity Day & Night	Capital Goods and Services (Reason: No significant capital purchases have been made in this reporting year.)	Downstream Transportation and Distribution (Reason: Not considered material due to the nature of hotel operations and limited product distribution activities.)
Employee commuting		Upstream Leased Assets (Reason: No material leased assets identified within the reporting boundary.)
Water consumption		Upstream Transportation and Distribution (Reason: Excluded due to limited supplier transport data; future supplier engagement will improve visibility.)



STAFF HOUSE
APPLICABLE AND INCLUDED



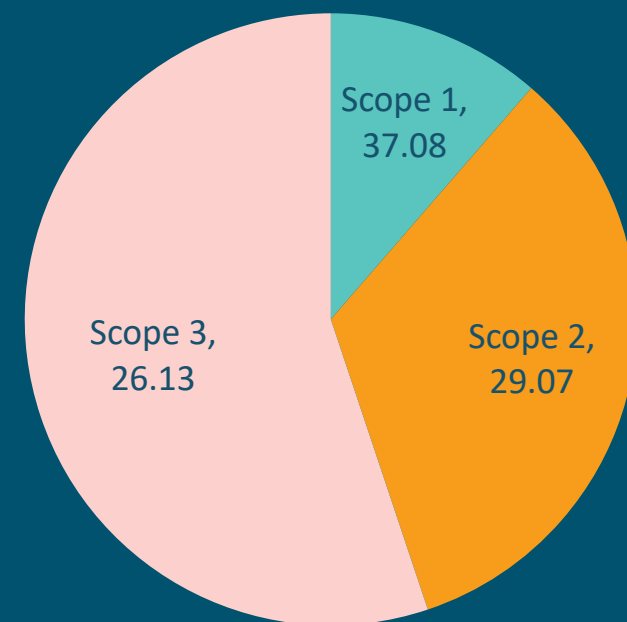
NOT INCLUDED



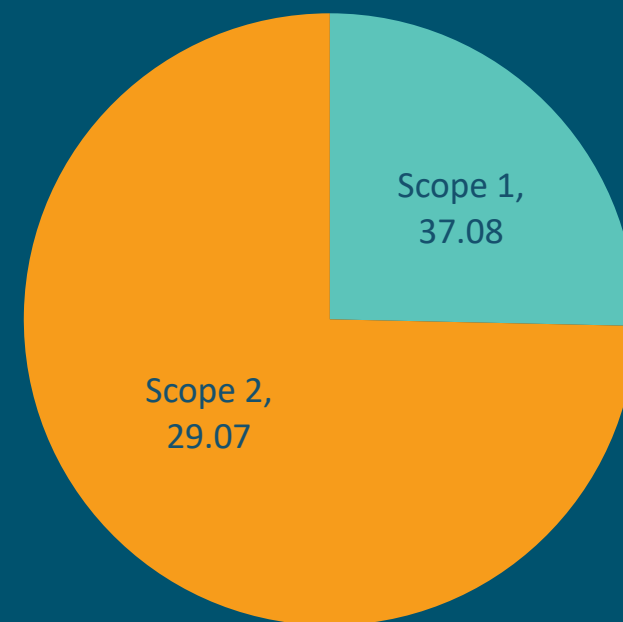
NOT RELEVANT
(e.g. emission sources that do not exist in your organization)

Heating Oil		Upstream Leased Assets (Reason: No material leased assets have been identified outside those already captured within operational emissions.)
Electricity		Downstream Transportation and Distribution (Reason: The Lovat is a hospitality business and does not undertake significant product distribution activities, as well as no relevant activities will take place at the staff house.)
Water consumption		Employee Commuting (Reason: Staff accommodation is located adjacent to the hotel, significantly reducing commuting impacts.)
Waste generated within operations		Purchased Goods and Services (Reason: Not considered material within the scope of the staff house assessment.)
		Capital Goods (Reason: No significant capital purchases or investments during the reporting period.)
		Upstream Transportation and Distribution (Reason: Not applicable to staff accommodation operations.)

Carbon footprint



Total footprint



Scope 1 and 2

The emissions breakdown shown reflects reported emissions only (92.28 tCO₂e). Total emissions of 149.03 tCO₂e include an additional 56.75 tCO₂e of biogenic emissions, which are reported separately.

Our 2025/26 carbon footprint was developed using the SME Climate Hub Business Carbon Calculator and UK Government emissions factors.

The footprint shows that fuel consumption constitutes the largest portion of our carbon footprint at 37.08 tCO₂e (40.2%).

Purchased electricity is the second largest contributor at 29.07 tCO₂e (31.5%), followed by fuel- and energy-related activities at 18.49 tCO₂e (20.0%).

These results provide a clear baseline from which we can identify priority areas for action and target the most significant sources of emissions within our operations.

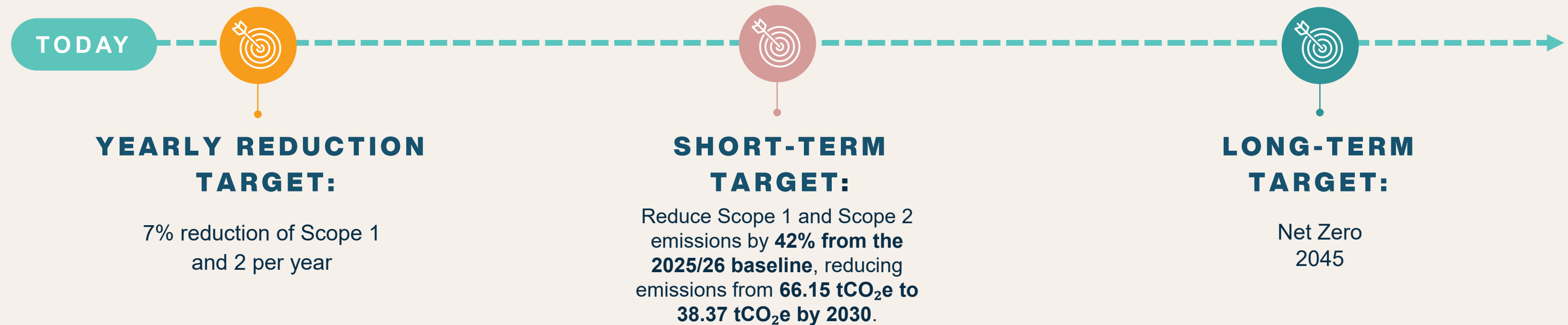
Scope 1 and 2: 66.15 tCO₂e

Overall Footprint: 149.03 tCO₂e

By metric Carbon Footprint: 0.012 tCO₂e per guest

Net Zero Targets

To reach Net Zero by 2045 we have to set several nearer-term targets.



The emissions boundary will be reviewed annually and updated where necessary to reflect improvements in data quality, changes to business operations and the inclusion of additional emissions sources.

Carbon Reduction Action

Our baseline indicates our emissions are 92.28 tCO₂e. To reduce our emissions by 42% by 2030 - we will reduce our footprint by 27.78 tCO₂e.

The footprint shows that fuel constitutes the highest portion of our carbon footprint at 40.2% with purchased electricity at 31.5% and fuel and energy related activities at 20% representing the two next largest contributors.

We have segmented our actions into 5 main categories.

Heating Fuel (40.2% of emissions) - Improve heating efficiency and explore lower-carbon alternatives to reduce our largest source of emissions.

Electricity (31.5% of emissions) - Monitor and reduce electricity consumption through improved controls, lighting and equipment efficiency.

Fuel and Energy-Related Activities (20.0% of emissions) - Improve energy management practices to reduce indirect emissions associated with fuel and electricity use.

Employee Commuting and Staff Accommodation (4.3% of emissions) - Encourage sustainable travel and improve energy efficiency within staff accommodation.

Waste, Water & Resources (1.7% of emissions) - Reduce waste, improve recycling and support responsible resource use throughout the hotel.

Year One Actions



SCOPE 1: GAS OR HEATING

ACTION	DEADLINE	WHO IS RESPONSIBLE?
Assess induction cooking as an alternative to gas	June 2027	Operations management
Investigate opportunities for a Carbon Trust and Energy Saving Trust audit	June 2027	Operations management
Assess opportunities to increase shower-only rooms and reduce bath provision to lower water consumption (Business Energy Scotland)	June 2027	Management
Optimise heating schedules and temperature settings in staff accommodation	June 2027	Maintenance

Year One Actions



SCOPE 2: ELECTRICITY

ACTION	DEADLINE	WHO IS RESPONSIBLE?
Install electrical monitoring plugs	June 2027	Maintenance
Develop an electricity reduction plan based on data from EMP's	June 2027	Management
Review lighting efficiency and bulb specifications	June 2027	Management
Install sensor lighting in low-occupancy areas	June 2027	Maintenance
Look into possibilities for reducing TV energy consumption	June 2027	Management

Year One Actions



SCOPE 3

ACTION	DEADLINE	WHO IS RESPONSIBLE?
Analyse the three largest waste streams per department	June 2027	Management
Understand local suppliers action plan to net zero	June 2027	Horticulturalist
Explore opportunities to reuse candle wax	June 2027	Management
Analyse soil composition - build up historical data	June 2027	Horticulturalist

Longer Term Action Timeline

ACTION	DATE
Establish the 2025/26 carbon baseline and embed annual carbon reporting across the business.	June 2027
Launch a sustainability handbook and Green Team programme to strengthen staff engagement and ownership.	June 2027
Introduce guest sustainability experiences through a foraging map, and foraged ingredients preservation station.	June 2028
Engage key suppliers on Net Zero commitments, ESG performance and responsible sourcing practices.	June 2028
Complete energy audits and implement priority actions to reduce heating fuel and electricity consumption.	June 2029
Achieve B Corp Certification and a 42% reduction in Scope 1 and Scope 2 emissions from the 2025/26 baseline.	June 2030
Achieve Net Zero by 2045 while continuing to champion Highland hospitality rooted in season, place and story.	June 2045

Wider sustainability initiatives

- Create a sustainability handbook for guest and staff engagement
- Develop a seasonal foraging map
- Create a preservation station for foraged produce
- Installation of an eco wall
- Begin the B corp certification process
- Community litter pick
- Seasonal and Foraged Food Experiences - continue celebrating Highland seasonality through foraging, local sourcing and menus shaped by season, place and story.
- Green Team and staff champions - expand employee engagement through sustainability champions and ongoing environmental training.

Declaration

This Carbon Reduction Plan has been reviewed and signed off by the Chief Executive and Senior Leadership Team.

Name: *CGregory*

Date: **20/06/2026**

Signature:

Close and thank you

The Lovat will share its Net Zero journey through annual carbon reporting, website updates and regular communication with guests, staff and suppliers.

Progress against our targets will be reviewed annually and communicated alongside wider sustainability initiatives, including local sourcing, foraging, biodiversity projects and community engagement.

By openly sharing both our achievements and future priorities, we aim to inspire positive change while remaining accountable for our commitment to achieving Net Zero by 2045.