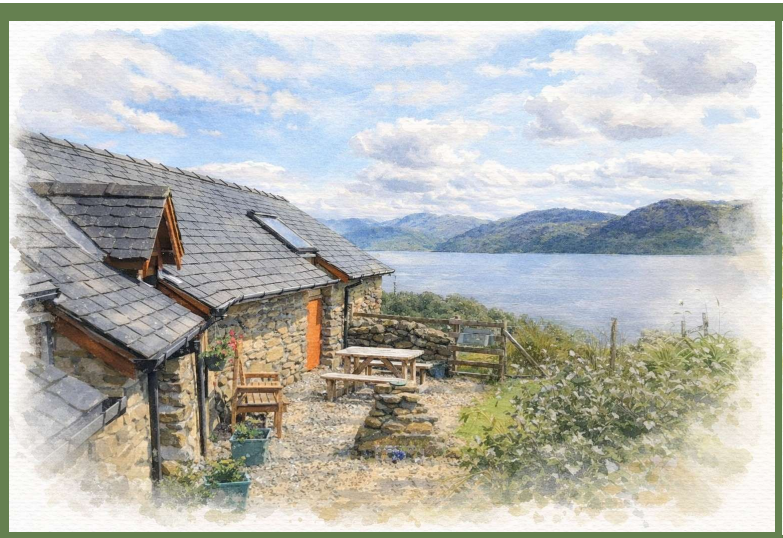
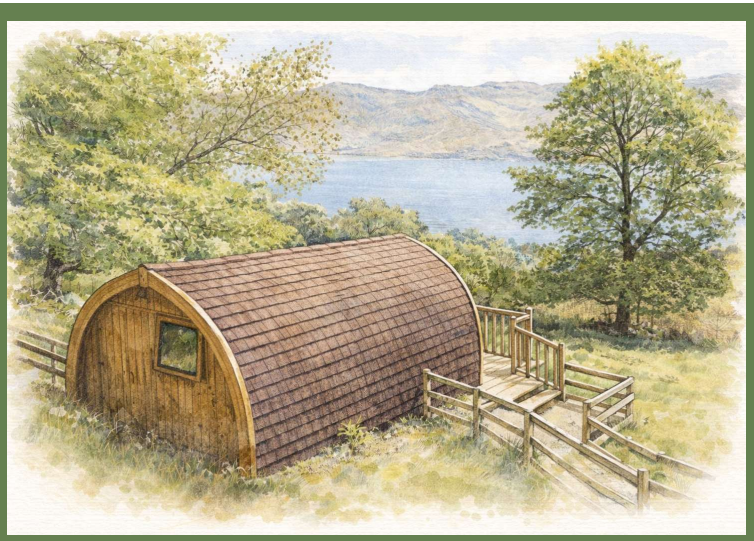




Net Zero Action Plan

Loch Morar Self Catering

Self Catering Accommodation in the West Highlands

12th March 2026

TOTAL EMISSIONS	NET ZERO BY
2.121tCO2e	2045

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Introduction

We operate two self-catering properties on a 10 acre working croft on the west coast of Scotland, offering unique rural retreats for couples in a truly remote setting. One converted stone croft house (The Byres) and one Wooden Glamping Pod (The Wee Lodge)

The croft is home to a small flock of Hebridean sheep and free range chickens and ducks providing fresh eggs, the carbon footprint of the Croft to farm gate was calculated as part of the Whole Farm plan as 0.62 tonnes CO2e per year.

As a small business rooted in the natural landscape, we recognise our responsibility to minimise environmental impact. On the croft we have implemented tree planting schemes to offset our carbon footprint and increase biodiversity and have an area set aside specifically to encourage wildlife biodiversity through grazing management.

In the self catering properties, we have already begun our journey by installing an EV charger for guest use to encourage more environmentally friendly travel, we are generating a portion of our electricity through solar panels and encourage guests to reduce waste as much as possible.

We are committed to building on these foundations and embracing a clear pathway toward Net Zero.

Vision

FOREWORD

By 2045, we will be a fully Net Zero destination, leading by example in sustainable hospitality and demonstrating how rural accommodation can operate in harmony with the environment. We will generate our own electricity through Solar PV panels and battery storage, Our guests will travel to us using electric vehicles. We will have inbuilt resilience to ever increasing weather extremes causing high winds and storm damage to the electricity network and associated electricity outages allowing our guests to remain with power during disruptions.

Loch Morar Self Catering is committed to reaching Net Zero because not only will this contribute to saving our planet it will increase our resilience in the face of climate change and will have the added benefit of reducing our running costs.

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 2.121 (tCO_2e) for the year 2025 and included scope 1, scope 2 and some scope 3 emissions.

Our scope 1 emissions accounted for 74%, scope 2 accounted for 23% and our included scope 3 accounted for 3%.

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

Emissions Boundary

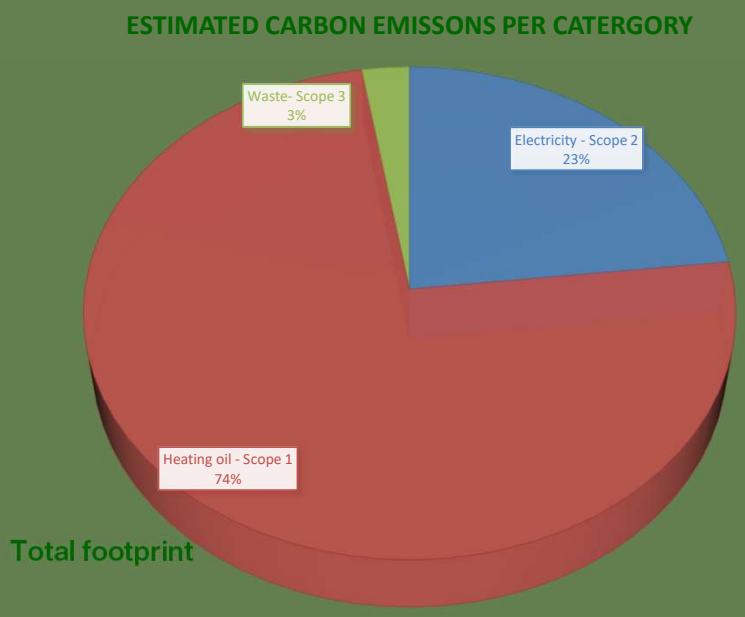
Emissions Boundary for year 1 Carbon Footprint

Our operational boundary has been created in line with the principles of the Greenhouse Gas Protocol. We have included Scope 1 and 2 emission sources and have chosen what is “reasonable” and “relevant” from Scope 3.

Our boundary will be reviewed and reset in year ***5*** to include more emission sources. This is explored more in the ‘Action’ section of this document.

APPLICABLE AND INCLUDED	NOT INCLUDED
Scope 1 – Fuel Oil	Guest travel – this is outwith our control and would be difficult to calculate. Defining a traveler's legitimate start point is difficult, as we have no public transport to our location influencing guest travel would be challenging. However, we can try to influence how people travel to our destination and how they travel during their stay. We have already installed an EV charger but we could look at educating guests about possible days out with lower carbon footprint. We can also monitor EV charger usage.
Scope 2: Electricity	Supplies – Welcome packs & cleaning products, we use environmentally friendly cleaning products and source our welcome packs from within 50 mile radius. At this time it is felt that the carbon footprint of these activities is negligible but could be looked at when boundaries are reset. We will look to explore potential carbon reduction in this area as part of a 5 year review, when we have capacity to do so, by looking at spend based evidence.
Scope 3: Water	Capital Goods – very hard to quantify and would be guess work
Scope 3: Landfill waste and recycling	NOT RELEVANT (e.g. emission sources that do not exist in your organization)
	Staff commuting – Live onsite
	Fleet emissions – don’t have a fleet of cars

Carbon footprint



Scope 1 and 2: *2.067* tCO_2e

Overall Footprint: *2.121*tCO_2e

The footprint shows that Heating Oil constitutes the highest portion of our carbon footprint at 74%.

Net Zero Targets

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

LONG-TERM TARGET:

Net Zero ***2045 – replace Oil Boiler at The Byres – this is a long term target, the boiler is relatively new and having undertaken research, current technology does not provide a suitable cost effective alternative to the current heating and hot water system. In 15-20 years it is hoped that technology will be such that a solution will be available.***

SHORT-TERM TARGET:

By 2030 we will have reduced electricity Scope 2 from 27% to Zero by using fully renewable electricity, generating electricity through Solar PV on site and having battery storage.

YEARLY REDUCTION TARGET:

We are looking to reduce Scope 1 – heating oil by 5% per year by implementing actions such as reducing boiler temperature, encouraging guests to lower thermostats, providing some alternative electric heating sources as renewable energy becomes available. This would equate to a 0.1 tCO_2e reduction per year.

Carbon Reduction Action

Our baseline indicates our emissions are ***2.121*** tCO2e. To reduce our emissions by ***27%*** by ***2030*** – we will reduce our footprint by 0.***492*** tCO2e.

The footprint shows that ***Heating Oil*** constitutes the highest portion of our carbon footprint at ***74%*** with ***electricity (23%)*** representing the second largest contributors.

We have segmented our actions into ***4*** main categories.

It covers:

- **Scope 1** Natural gas or heating fuel
- **Scope 2** Electricity
- **Scope 3** Waste
- **Scope 3** Purchased goods and services

OVERVIEW OF PLANNED ACTIONS AND OUTCOMES:

Whilst Heating Oil is our main emission generator, significant reduction to this in the short term is not possible. We aim to address the electricity emissions in the first instance to put us in a strong position to move against Heating Oil emissions when the appropriate alternative solution has been developed.

In the meantime, we would propose installing Solar PV panels and battery storage. This would have several benefits including reducing energy bills improving sustainability and increasing our energy security and resilience in the face of grid disruption caused by storm outages

Year 1
Carbon Reduction Action Plans

SCOPE 1: HEATING

Target: Reduce heating oil emission by ***5%*** from 620 ***litres to 589 litres per annum***

ACTION	DEADLINE	WHO IS RESPONSIBLE?
Talk to Boiler Service technician about lowering Boiler Temperature	October 2026	Bev Arnold
Provide information to guests about our Carbon Reduction Action plan and include a call to action and signage encouraging Guests to keep radiator thermostats as low as possible	April 2026	Bev Arnold

Year 1
Carbon Reduction Action Plans

SCOPE 2: ELECTRICITY

Target: Reduce electricity consumption by ***10%*** from ***2374*** kWh to ***2136*** kWh.

ACTION	DEADLINE	WHO IS RESPONSIBLE?
Replace all bulbs with LED Bulbs	March 2026	Bev Arnold
Educate Guests About our Carbon reduction plan and encourage them to used energy thoughtfully	April 2026	Bev Arnold
Switch to renewable energy electricity supplier	December 2026	Bev Arnold
Gather data and investigate energy consumption of electric heating in pod to investigate how much energy is used and look at possible alterative options for heating. This will assist with understanding usage and storage capacity requirements on future development.	March 2027	Bev Arnold

Longer Term Action Timeline

ACTION	DATE
Energy Audit and Feasibility study - In order to move towards renewable energy generated onsite and utilize battery Storage we need to investigate possible options, size of potential schemes, costs of schemes. Two separate schemes will be necessary one for the Wee Lodge Pod and a separate scheme for The Byres.	March 2027
Investigate funding options	March 2028
Install Solar PV and Battery Storage	November 2029
Eliminate Grid Energy Usage	March 2030
Replace Oil boiler and heating System in The Byres	March 2044

Progress to Date

1st key win

- Installing an EV charger for Guest Use

2nd key win

- Replacing all bulbs on site to LED

3rd key win

- Providing recycling facilities for guests

Beyond the croft gate – Sustainability, Collaboration & Influence

We recognise that our responsibility extends beyond reducing our own relatively small carbon footprint. By engaging with our visitors and working alongside our local community, we have an opportunity to amplify our impact and contribute more meaningfully to the transition to net zero.

We aim to inspire guests to value and protect the natural environment that surrounds them. Through thoughtful communication, subtle prompts, and leading by example, we encourage visitors to make more sustainable choices during their stay—whether that's reducing energy and water use, supporting local and low-impact businesses, minimising waste, or exploring the area in environmentally conscious ways. By helping guests reflect on their own carbon footprint, we extend our influence far beyond our immediate operations.

In doing so, we aim to create a ripple effect—where the actions and awareness developed here are carried forward by our guests into their everyday lives. Our goal is not only to reduce emissions within our own boundary, but to act as a catalyst for wider change.

Our ethos can be simply expressed: *take only memories, leave only footprints*—and ensure even those footprints are as light as possible.

Take only memories, leave only footprints

Declaration

This Carbon Reduction Plan was produced by Bev Arnold and will be reviewed Annual

Name:

Date:

Signature:

Close and thank you

Thank you for taking the time to read our Carbon Reduction Action Plan.

To learn more about our accommodation business and read our blog about our journey to Net Zero visits our website

www.lochmorarselfcatering.co.uk