

Sunnyside Net Zero Road Map
Report covering January to December 2025

Executive summary

At Sunnyside Guest House, we believe that looking after the environment is an important part of running a responsible business. We want to reduce our impact on the planet while still providing our guests with the warm, comfortable and welcoming stay they expect from us.

We try to be mindful of how we run Sunnyside and the impact of the choices we make every day. From the energy we use and the waste we produce, to the products we buy and the local businesses we work with, we consider how we can do things a little better. We're always looking for simple, practical ways to reduce our environmental impact, make better choices and operate more sustainably, without compromising the quality of our guests' experience.

Our long-term goal is to achieve net zero carbon emissions across Scopes 1, 2 and 3 by 2032. We know this is an ambitious target, but it gives us something clear to work towards and reflects how seriously we take our responsibility to reduce our carbon footprint.

We also recognise that sustainability is an ongoing journey rather than something we can achieve overnight. There is always more we can learn and improve. Larissa and I are committed to making those improvements wherever we can, and we're grateful for the support of our guests, suppliers and partners along the way.

Ultimately, we want Sunnyside to be a place where great hospitality and looking after the environment go hand in hand. As parents to our two-year-old daughter, Margot, this feels particularly important to us. We hope that the choices we make today will help create a better and more sustainable future for your families and ours, and leave a positive legacy for Margot and the generations that follow.

By making small, positive changes and sharing what we learn, we hope we can play our part in creating a more sustainable future for everyone.

The scope of this report

We have used the methodology set out in the Hotel Carbon Measurement Initiative (HCMI) provided by the Sustainable Hospitality Alliance. In addition, we have also used Scope 3 GHG Measurement and Reporting Protocols for Food and Drink from WRAP and the WRAP Co2 emission factor database to provide the conversion factors for the food and drink in our carbon footprint calculations.

Our commitment

We have made the ambitious commitment to reach net zero by 2032. We believe this represents a significant commitment for a small business in the hospitality industry; however, we are determined to lead by example and demonstrate that sustainability is not only achievable but also economically viable. This journey will involve significant investments in renewable energy, energy-efficient systems, including heating and hot water solutions, alongside our existing sustainable practices. While we believe the challenges are considerable and the road ahead may be bumpy, we are confident that our efforts will contribute positively to the environment, enhance our guests' experiences, and we hope to set a precedent for other businesses within our community to follow.

Our Journey So Far

At Sunnyside, we've made significant progress on our sustainability journey so far. This led to us becoming one of 12 B&Bs across England to be awarded the coveted Gold Award by the Review Panel of world-leading sustainability accreditation partner, Green Tourism. Below we have covered some of the highlights on our journey so far;

Scope 1 and 2 - Energy & Insulation

We have taken out a 100% renewable electricity contract. This means our supplier will buy enough renewable electricity from the network to match our use. This encourages investment in renewable infrastructure. Under the HCMI methodology energy purchased under a 100% renewable energy supplier is calculated free of carbon. The supplier we have used is Octopus which is Ethical Consumer Magazine's highest rated 100% renewable energy supplier.

In 2023 we reduced our electricity consumption by a massive 41% in comparison to 2022 figures. This followed an electricity audit at the end of 2022 where we tested appliance efficiency using an appliance meter. We initially cut an estimated 25% by disposing of two very old inefficient freezers and replacing with a much smaller modern chest freezer. Since we have taken many further steps including swapping our old dryer for a heat pump tumble dryer, installing sensor lights and replacing our dated CCTV system with something much more energy efficient.

Our biggest environmental impact is our gas consumption, so this is something we've been particularly focused on reducing. By keeping a close eye on how much gas we use, we've been able to make some simple changes to reduce our overall carbon footprint and use less gas where possible.

One example is using air fryers instead of our large commercial gas oven whenever possible. This has increased our electricity use, but it has significantly reduced the amount of gas we need. These changes have helped us reduce our gas consumption by 34% in 2023 compared with our 2022 baseline. For us, it's all about making sensible changes where we can and gradually moving towards using clean electricity to power Sunnyside.

We will continue to monitor our electricity consumption, now with the help of a real-time electricity monitor that tracks individual circuits within the building reporting back to our smart app.

In 2025 we reduced our gas consumption by 34% in comparison to our 2022 base line figures. We have started to exchange some gas appliances in favour of electrical as we work toward using clean electricity to power all appliances. This includes using electric cooking appliances instead of gas

We've also replaced our Andrews water heater and separate boiler, which provided heating to some of our rooms, with a new A-rated boiler and modern solar cylinder. Although the cylinder isn't currently connected to solar because our planning application was unsuccessful, the system has been designed so it can be connected to solar thermal in the future, or to solar panels using the immersion system.

90% of our rooms have been well insulated with insulation above ceilings and between floors and partitions.

Waste – Scope 3

Substantial effort has been placed on reducing waste, with a focus on paper and plastic reduction. We don't always use conventional ways to package our items. These steps helped us receive the Surfers Against Sewage Plastic Free Communities Gold

Our waste reduction highlights include;

- Bottling our own milk in reusable containers, eliminating 5,000 plastic milk portions annually.
- Using refillable glass bottles for water, preventing the use of over 3,250 plastic bottles each year.
- Adopting compostable bags, which replaces more than 2,500 plastic bags annually.
- Serving jam in reusable glass jars, reducing 700 plastic portions each year.
- Most of our cleaning products are purchased from a local manufacturer who have a closed loop system in place allowing us to return our empties for refilling.

Water - Scope 3

We have taken a number of steps to reduce our water consumption on site such as dule flush toilets, low flow showers, water butts and a hot water system that provides instant hot water. More information can be found on our [Sustainability Policy](#)

In 2025 water consumption reduced by 37% in comparison to our baseline year.

Procurement - Scope 3

At Sunnyside we focus on sourcing from manufacturers with strong environmental practices, ethical labour conditions, and transparent business operations. By

prioritizing suppliers certified as B-Corps and Fairtrade, we ensure that we partner with organizations committed to sustainability, fair wages, and reducing their own carbon emissions.

We also look for key certifications such as Soil Association Organic, Cruelty-Free, Certified Vegan, and Sustainable Palm Oil. These certifications guarantee that products meet high standards of environmental and social responsibility, from reducing deforestation to avoiding synthetic fertilizers and animal testing. We actively avoid suppliers involved in tax avoidance, unethical labour, or environmentally harmful practices. Our purchases are made using detailed information provided in purchasing guides. We ensure everything from our bank account to our laundry detergents are recommended by these guides. For more information on our procurement check out how we have purchased our [in room consumables to reduce your environmental impact](#).

Food Scope 3

We have committed to the Food for the Planet pledge to help reduce our carbon footprint through more sustainable food practices. To achieve this, we prioritize locally sourced ingredients, minimizing food miles and the carbon emissions tied to long-distance transport. We maintain our own beehives for honey production and cultivate a herb garden, both of which reduce food miles and promote biodiversity. Additionally, we preserve seasonal fruits by making jams and preserves. By working closely with local farmers and suppliers, we not only support the regional economy but also ensure that our guests enjoy fresh, high-quality produce. reducing the reliance on energy-intensive methods such as artificial heating and lighting in greenhouses, or long-term refrigeration for off-season foods.

We have reducing food waste with support from WRAPS "Guardians of the Grub" food wastage programme. This involved planning our menus carefully, monitoring portion sizes, and repurposing ingredients wherever possible. Our kitchen practices extend to composting some food scraps, which helps return nutrients to the soil and reduces the amount of organic waste going to landfill, thus lowering methane emissions. We donate some of our excess food to the Southport Soup Kitchen which is then distributed those in need.



We are committed to sustainability by choosing organic ingredients, ensuring minimal use of harmful pesticides and fertilizers. By sourcing Fairtrade-certified, cruelty-free, and plant based dishes, we ensure our food choices have a lower environmental impact and support a more sustainable food system. To further empower our guests, we provide carbon ratings on our menu, helping them make informed choices about their food and its environmental impact. Find out more in our [Sustainable Food Story](#).

Travel

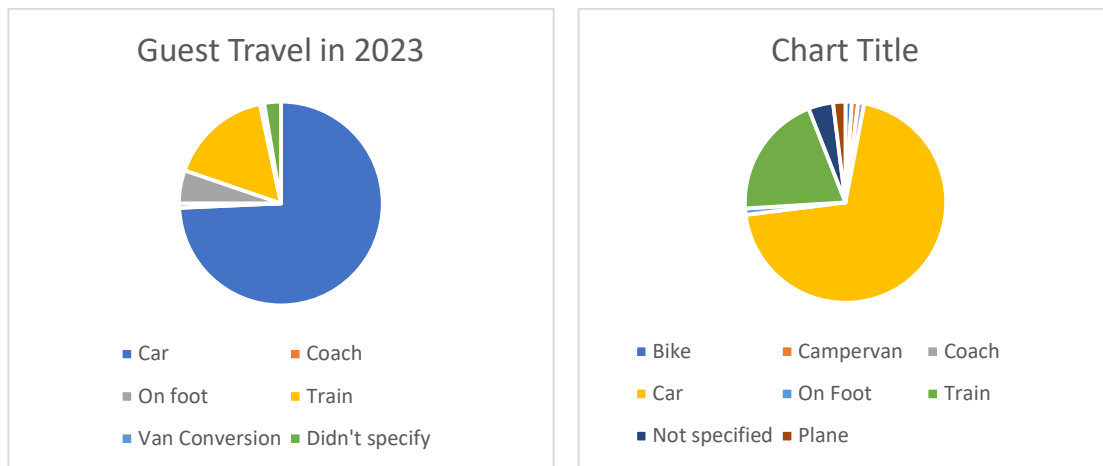
Business Travel - Scope 3

Within the business and personally we don't have any vehicles of our own. We rely up delivery's from our local suppliers in most cases. When we have to travel out of town for meetings we do so using the trains. We are very lucky to have a very efficient and reliable service run by Merseyrail right on our doorstep. We are a family business and we live on site, which means we avoid any emissions from the daily commute to work.

While we try our best, not all produce comes from local producers and in some cases, we purchase them from the supermarket. Again, we are lucky to have 4 supermarkets within a 10-15 minute walk of the Sunnyside. We simply walk to the shops to pick up any items we need.

Guest Travel – Pre Arrival

Although guest travel falls outside the scope of our carbon footprint calculations (unless we arrange it), we are still committed to making a positive impact wherever we can. This area presents significant challenge, but I believe we have made some meaningful progress.



We encourage guests to use public transport when traveling to Sunnyside by offering perks such as priority early check-in and late check-out whenever possible. Additionally, we prioritize complimentary room upgrades for those arriving by public transport. These incentives don't come with a significant cost to us, but they are highly valued by our guests and help promote more sustainable travel choices. During 2022 83.1% of guests travelled to us by car in comparison to 71.0% by car or camper van in 2025. Train journeys are up from 11.2% in 2022 to 20% in 2025.

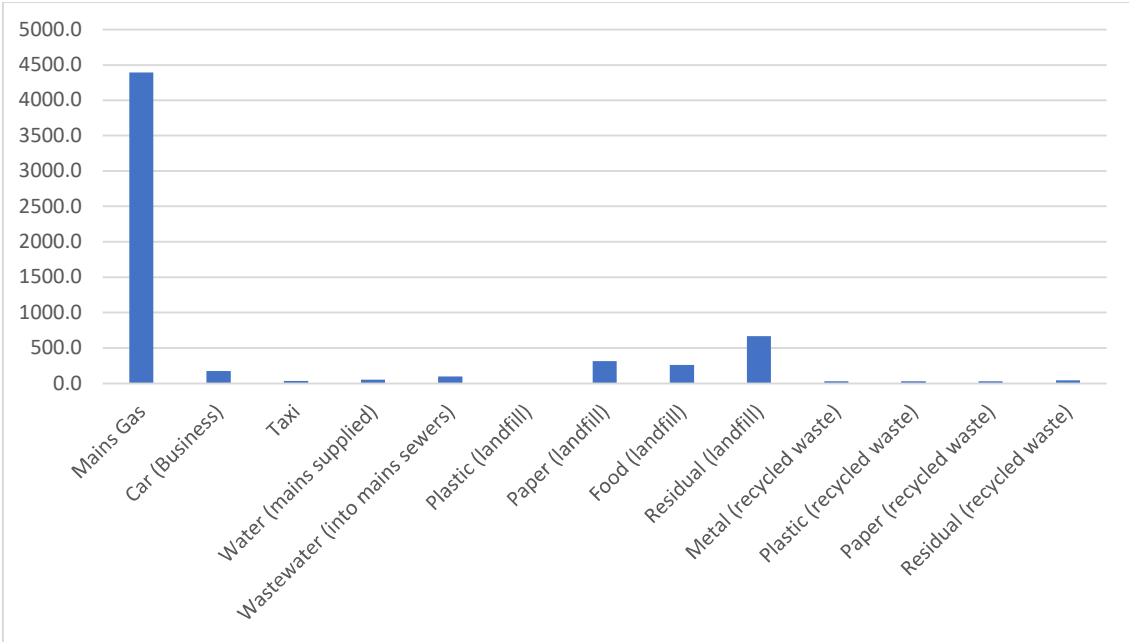
In addition to encouraging guests to use public transport, we are planning to install an EV charging point on-site, making it more accessible for guests with electric vehicles to travel sustainably.

Guest Travel – Post Arrival

Once guests have arrived at the Sunnyside, traveling around the town can be done on foot. If guests like to visit attractions a little further afield, we have provided travel providing information about their travel choices and the impact it has upon their carbon footprint. Each method of travel is given a grade of A-E helping guests make the most sustainable choices. We also advise guests on the benefits of travelling around the Liverpool City Region on the exception train service provided by Merseyrail. Its cheap, no parking to find or pay for and its frequent and reliable service make it the stand out option of travel. Please head to our website to see an example of our [travel choices and their carbon footprint information](#) we provide for each attraction (see the green box on the right hand side of the page).

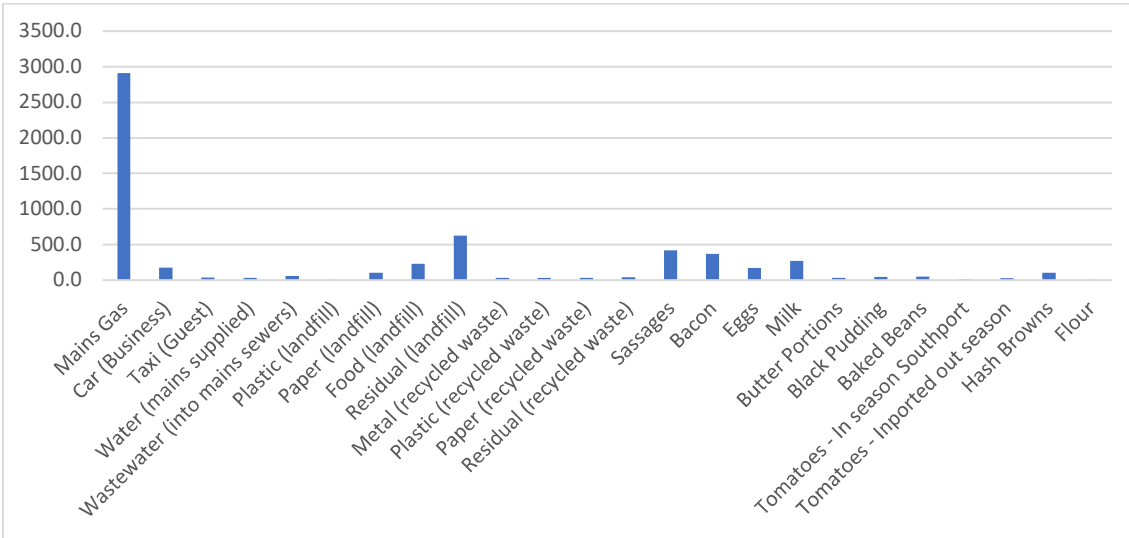
More information can be found on our [Sustainability Policy](#)

Sunnyside Carbon Footprint 2022 - Our Baseline Year



As shown in the table above, our Scope 1 emissions from mains gas are a significant concern. Additionally, our Scope 3 emissions related to items sent to landfill, including paper, food waste, and residual waste, are also notable. To address this, we have placed recycling bins in guest rooms to minimize landfill waste. Furthermore, we have taken substantial measures to prioritize reusable items over single-use plastic products. More information is available on [how we have avoided single use plastic](#)

Carbon Footprint 2025



Comparing the items measured across scope 1, 2 and 3 (excluding food) year on year our carbon has reduced from 6.139t Co2 to 4.312t Co2 which is a 29.8% reduction. This has mainly come from the large reduction in our scope 1 mains gas.

We extended our calculations from 2023 to cover carbon generated from our top 10 food items. Our top 10 food items in 2023 generated 2.257t Co2e compared to 2025 which generated 1.503t Co2. This is a 33% reduction in Co2. To achieve this we have offered a room only option so guests don't feel obliged to eat breakfast, offered two sizes of breakfast the standard and large. In 2023 we provided a breakfast that came with 2 sausages and 2 bacon and 2 hash browns as standard along with fried bread and black pudding. Now we have reduced it to 1 of each and the fried bread and black pudding are optional extras. We also now have a vegan / vegetarian menu and we've worked on the presentation of these dishes to make them look more attractive so guests choose them over the high meat and dairy options. We also publish the carbon footprint of each dish on the menu so guests can make informed choices.

Our total carbon footprint for scopes 1,2 and3 including food for 2025 is 5.815t Co2.

Roadmap to Net Zero by 2030 for Sunnyside Guest House

Historic information for context: 2024

- In 2024 we were awarded a grant from the Liverpool John Moores University Low Carbon Eco-Inventory Fund to install solar panels on our roof. We then submitted a prior approval planning application which was necessary as the business is located in a conservation area. The planning application was refused. It was suggested that we submit a full planning application within the planning officers report. We had a pre application advice meeting prior to submitting a full planning application. Unfortunately, the feedback we received from Sefton Council's heritage officers was that they would be unable to support an application for solar panels on the front of the property. As a result we were unable to benefit from the grant we were awarded.
- The new solar panel and battery system was capable of producing 9,200 kWh of electricity per year and was supposed to help transition away from gas appliances, using clean electricity generated on-site.

Winter 2026

- Solar Panel Installation: There is a flat roof to the rear of the property that is large enough to house 3 x 450w solar panels. We believe it might be possible to install the panels on this roof without submitting a planning application. The flat roof isn't visible from the highway. The electricity generated from the panels would be used to heat the 300ltr cylinder in the plant room below. The cylinder is fitted with a 3kW Incoloy immersion heater and also has a dedicated solar coil, allowing it to be used in conjunction with a solar thermal panel.
- The gas boiler heating water to the ground and first floor will be replaced during the winter. The new boiler will be much more efficient than the existing boiler that's more than 25 years old. The boiler is going to be used until we are in a position to install an air source heat pump which we expect to be in 2032.

- Ceiling Insulation: We'll also complete the insulation of the ceilings in the final bedroom room, which will help reduce heat loss and improve the overall energy efficiency of the building. We will also install a new false ceiling to the porch and will insulate well. This is an important step in lowering our heating demand and preparing for a new energy efficient heating system.
- Organic food waste: We will start to process our organic food waste in a worm composter.
- During the consultation for the Sefton Visitor Economy Strategy I worked closely with the consultant to share my ideas around the future of Sefton as a sustainable destination. I talked about my experience trying to install solar panels. As a result an action point was developed to "Provide tailored support for businesses to ...navigate planning guidance for heritage/ conservation areas." I will contact the tourism and planning departments in order to develop a solution for businesses like myself that want to install solar panels.

2027-2028: Replace Gas Appliances with Electric Alternatives and try to work with the council to provide guidance on how solar panels can be installed.

- Goal: In these years, we'll replace all gas appliances, such as the cooker, hob, and water heaters, with electric versions.
- Impact: This will reduce our dependence on gas for everyday activities, though we'll still use gas to heat the property at this stage. It's a significant move toward running Sunnyside Guest House on renewable energy.
- Work with the tourism and planning departments in order to develop guidance on how businesses in Southport town centre conservation area can install solar panels with a view to gaining planning permissions and grant funding to install solar panels to the rear of the property.
- External Wall Insulation: We plan to insulate the external walls of the building to further reduce heating demand. We're considering cavity wall insulation, though we're mindful of potential issues like insulation bridging the cavity and causing damp. If necessary, we may opt to replace internal plasterwork with 50mm insulated plasterboard to enhance thermal efficiency without risking damp problems.
- Goal: These insulation upgrades will prepare Sunnyside for the final transition to electric heating by maximizing the building's energy efficiency and minimizing heat loss.

2030-2032: Install Solar Pannels and Air Source Heat Pumps

- Solar Pannels: By 2030, we hope to have solar panels installed on the rear roof of the property to generate clean electricity to power the building.
- Air Source Heat Pumps: By 2032, we'll replace the gas heating system with air source heat pumps. These will efficiently provide both heating and hot water using the clean electricity generated from our solar panels. It's the last big step in moving Sunnyside away from gas entirely. The air source heat

pumps will ensure that Sunnyside Guest House is heated entirely by renewable electricity, complementing the work we've done to improve insulation and create clean electricity through our solar panels.

2032: Achieve Net Zero

- **Net Zero Status:** By 2030, Sunnyside Guest House will be running entirely on renewable energy. Our solar panels and air source heat pumps will power everything, from heating to appliances, ensuring we achieve net zero carbon emissions. It's the culmination of years of planning and upgrades, and we'll be proud to offer a completely sustainable guest experience.

This roadmap lays out how we will transition Sunnyside Guest House to a fully renewable-powered, net zero operation by 2032. Each step will help us cut down on energy use, reduce reliance on fossil fuels, and ultimately create a more sustainable future for the property.

Moving forward

In 2023 we shifted our focus from energy consumption to the source of the energy we use. Initially, we have transitioned our electricity contract to 100% renewable energy from Octopus, rated the top renewable electricity supplier by Ethical Consumer Magazine.

From a business perspective, transitioning all of our gas appliances to this contract is not sustainable due to the significant impact it would have on operating costs. To meet our 2032 target and ensure viability, we will need a supply of low-cost electricity. Without solar panels we could achieve this with batteries which could be used to store cheap electricity at night that can be used in the day, however we are keen to work with the council's planning and tourism departments to .

Off set our carbon

So that our operations are carbon neutral we have offset our carbon through the UN carbon offset platform. We have sponsored a small scale hydro power project in the state of Sao Paulo Brazil.



United Nations
Framework Convention on
Climate Change

Date: 2 SEPTEMBER 2026
REFERENCE: VC42359/2026

VOLUNTARY CANCELLATION CERTIFICATE

Presented to
Sunnyside Guest House
Project
Anhanguera Hydro Power Project
Reason for cancellation
I am offsetting greenhouse gas emissions for my company

Number of units
cancelled

6 CERs
Equivalent to 6 tonne(s) of CO₂



Start serial number: BR-5-102640469-1-1-0-4937
End serial number: BR-5-102640474-1-1-0-4937

The certificate is issued in accordance with the procedure for voluntary cancellation in the CDM Registry. The reason included in this certificate is provided by the canceller.