

Carbon Reduction Plan – Southdown Housing Association

Supplier name: Southdown Housing Association

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Southdown is committed to achieving Net Zero emissions by 2050.

Baseline Emissions Footprint

Baseline emissions are a record of the greenhouse gases that have been produced in the past and were produced prior to the introduction of any strategies to reduce emissions. Baseline emissions are the reference point against which emissions reduction can be measured.

Southdown has a published sustainability strategy covering the period 2021 to 2026, which contains details on relevant housing and organisational portfolio, future strategies and actions and objectives. Southdown does not have a baseline emissions statement, so the table below represents an assessment of current emissions and, therefore, a new baseline for future reporting for the organisation.

Current Emissions Reporting

Reporting Year: 2025	
EMISSIONS	TOTAL (tCO ₂ e)
Scope 1	344
Scope 2	150
Scope 3 (Included Sources)	232 <i>Business travel, employee commuting, homeworking, water supply</i>
Total Emissions	726

Emissions reduction targets

In the plan published a year ago, a Southdown baseline was set and a total emissions target of 723 (tCO₂e) was set for 2025. As shown above, the total measured for the period was 726, which is less than 1% over target and represents good achievement.

In order to continue our progress to achieving Net Zero, we have adopted the following carbon reduction targets.

We project that carbon emissions will decrease over the next five years to 592 tCO₂e by 2031. This is a reduction of 18.5%

Carbon Reduction Initiatives

Southdown has adopted a wide-ranging approach to assessing environmental impacts and setting objectives for sustainability and the level of carbon emissions. This began before the publication of the existing sustainability strategy and has been developed over time. Elements covered include energy and water efficiency, the use of technology and reduction of business travel, education and advice to staff and clients/tenants and the continuous assessment of financial priorities and potential. Southdown must always balance the need to provide safe homes and services to clients and regulatory obligations with any decarbonisation agenda.

This plan establishes a new baseline emissions statement, as mentioned above, therefore it is not possible to report on completed projects or actions against a baseline. Future carbon reduction priorities, which would be covered by the existing and any future sustainability strategy, can be summarised as shown below.

- Review of housing assets to assess energy performance and potential investments in solar energy, improved insulation and lighting and upgraded heating systems.
- Ensuring design and procurement standards for property target energy efficiency levels that support longer term aims.
- Ensure maintenance programmes incorporate methods and standards required to support carbon reduction ambitions.
- Use technology to cut down staff travel associated with meetings and establish business practices to increase efficiency in business travel.
- Develop programmes to educate staff in reducing environmental impact and support clients and tenants with information and guidance, where appropriate.
- Introduce sustainability as a core aspect of general procurement.

More specific objectives and actions currently being pursued within Southdown are as follows:

Reducing Emissions from Housing Stock

Objective: Achieve net-zero carbon emissions from housing stock by 2050, focusing on energy efficiency, renewable energy, and low-carbon heating technologies.

Actions:

- Energy Efficiency Improvements:
 - Retrofit existing properties to improve thermal performance through enhanced insulation (roof, walls, floors, and cavities), double or triple glazing, and improved air-tightness.
 - Install smart heating controls, low-energy lighting, and appliances to minimise energy consumption.
 - Prioritise properties with EPC ratings D or below for improvements, aiming to bring all properties to EPC C by 2030.

- Evaluate opportunities to introduce renewable energy technologies (e.g., solar panels, ground source heat pumps) and integrate them into housing stock to achieve EPC B or A.
- Low-Carbon Heating Solutions:
 - Transition from gas-based heating systems to low-carbon alternatives, including air-source and ground-source heat pumps.
 - Incorporate mechanical ventilation with heat recovery (MVHR) systems in properties with high energy usage.
 - Work toward integrating energy generation technologies such as solar photovoltaic (PV) and solar thermal into properties with high heating demands.
- Future-Proofing:
 - As part of the housing development strategy, ensure that all new builds achieve EPC B or above, with a focus on achieving net-zero carbon standards for all new properties.

Energy Data Monitoring and Reporting

Objective: Improve data collection, tracking, and reporting of energy consumption and carbon emissions across all housing stock.

Actions:

- Data Gathering:
 - Centralise energy data collection across all properties, ensuring accurate tracking of energy use, carbon emissions, and improvements over time.
 - Utilise smart meters and work with utility providers to gather comprehensive data for properties where Southdown is not the bill-payer.
- Energy Audits and Carbon Targets:
 - Conduct regular energy audits to assess energy consumption and identify opportunities for further reductions.
 - Establish and report against clear carbon reduction targets, ensuring progress is tracked and communicated annually.

Compliance with Legislation and Future Standards

Objective: Ensure compliance with emerging legislation and future regulations related to carbon reduction and energy efficiency.

Actions:

- Meeting Legal Requirements:
 - Ensure compliance with the Decent Homes Standard, the Domestic Minimum Energy Efficiency Standard (MEES), and the Future Homes Standard.
 - Work towards meeting the government's requirement for all rented properties to reach EPC C by 2030 and prepare for future carbon reduction policies and regulations.
- Sustainability and Climate Resilience:

- Invest in measures to improve the climate resilience of properties, addressing issues such as flooding, overheating, and the need for efficient water management.
- Incorporate energy efficiency and climate resilience into future acquisitions and property refurbishments.

Financial Planning and Funding

Objective: Secure adequate funding to support the decarbonisation of housing stock while maintaining financial sustainability.

Actions:

- Cost Modelling:
 - Develop detailed cost models to estimate the financial investment required for energy efficiency upgrades and low-carbon heating solutions.
 - Incorporate sustainability considerations into long-term financial planning, identifying funding sources for the required investment.
- External Funding and Grants:
 - Seek external funding opportunities, such as the Social Housing Decarbonisation Fund, the Green Homes Grant, and other government incentives.
 - Apply for renewable energy incentives, such as the Renewable Heat Incentive, to offset the costs of implementing low-carbon heating technologies.

Sustainable Operations and Green Office Practices

Objective: Minimise the environmental impact of Southdown's office operations and reduce the carbon footprint of staff activities.

Actions:

- Flexible Working and Reduced Travel:
 - Promote flexible working arrangements, reducing the need for commuting and business travel.
 - Increase the use of video conferencing and digital tools to reduce in-person meetings and associated travel.
 - Incentivise staff to use sustainable transport options, such as cycling, electric vehicles, and public transport.
- Waste Reduction and Resource Efficiency:
 - Reduce paper usage and waste through digital operations and the use of recycled materials in the office.
 - Implement comprehensive recycling programs across all office locations and housing properties.
 - Introduce energy-saving measures in office spaces, including LED lighting, efficient heating systems, and waste reduction practices.

KPIs and Reporting

To track progress and measure the success of the Carbon Reduction Plan, Southdown will implement the following KPIs:

- Carbon Emissions Reduction:
 - Reduction in carbon emissions (tonnes of CO2 equivalent) from housing stock and organisational activities.
 - Percentage reduction in energy consumption across all properties.
 - Percentage of properties achieving EPC C by 2030.
- Energy Efficiency Improvements:
 - Percentage of properties retrofitted to improve thermal efficiency.
 - Number of properties with installed renewable energy technologies (e.g., solar panels, heat pumps).
- Financial Investment:
 - Total investment allocated to decarbonising housing stock over the next decade.
 - Amount of external funding secured to support sustainability initiatives.
- Staff and Client Engagement:
 - Number of staff and clients educated on sustainability practices and energy efficiency.
 - Reduction in commuting-related emissions through flexible working and green travel incentives.

Declaration and Sign Off

This Carbon Reduction Plan has been completed in accordance with PPN 06/21 and associated guidance and reporting standard for Carbon Reduction Plans.

Emissions have been reported and recorded in accordance with the published reporting standard for Carbon Reduction Plans and the GHG Reporting Protocol corporate standard and uses the appropriate Government emission conversion factors for greenhouse gas company reporting.

Scope 1 and Scope 2 emissions have been reported in accordance with SECR requirements, and the required subset of Scope 3 emissions have been reported in accordance with the published reporting standard for Carbon Reduction Plans and the Corporate Value Chain (Scope 3) Standard.

This Carbon Reduction Plan has been reviewed and signed off by the board of directors (or equivalent management body).



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