



PEAKS & PLAINS
Housing Trust

The Trust

Environmental
Strategy 2024-2027

Version number: V2

Effective Date: August 2024

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1. STRATEGY CONTEXT

1.1. National picture

- 1.1.1 Climate Change Act 2008 set in legislation the UK's approach to tackling and responding to climate change. It introduced the UK's long-term legally binding 2050 target to reduce greenhouse gas emissions by at least 80% relative to 1990 levels. The Climate Change Act gives powers to the UK Government to require certain organisations to report on how they are adapting to climate change through the Adaptation Reporting Power and outlines the Act's reliance on carbon budgets which will require organisations to develop a framework for carbon accounting.
- 1.1.2 In June 2019, parliament passed legislation requiring the government to reduce the UK's net emissions of greenhouse gases by 100% relative to 1990 levels by 2050. Doing so would make the UK a 'net zero' emitter. The 78% reduction required by the 6th Carbon Budget is a milestone which the UK is on course to miss.
- 1.1.3 In relation to Registered Providers, the government wants all fuel poor homes to be upgraded to Energy Performance Certificate (EPC) Band C by 2030 and for as many homes as possible to be EPC Band C by 2035 where practical, cost-effective and affordable.
- 1.1.4 Following a change in government on the 4th July 2024, the Labour Party, has committed to taking decisive action to tackle climate change. At the heart of their approach will be their Green Prosperity Plan where, in partnership with business through our National Wealth Fund, they plan to invest in the industries required to tackle climate change. Underpinning this overall approach are a series of commitments which include:

Clean power by 2030

- Families and businesses will have lower bills for good, from a zero-carbon electricity system.
- To deliver our clean power mission, Labour will work with the private sector to double onshore wind, triple solar power, and quadruple offshore wind by 2030. We will invest in carbon capture and storage, hydrogen and marine energy, and ensure we have the long-term energy storage our country needs. A new Energy Independence Act will establish the framework for Labour's energy and climate policies.

Switch on Great British Energy

- To drive forward investment in clean, home-grown energy production, Labour will create a new publicly-owned company, Great British Energy. It will be owned by the British people and deliver power back to the British people.
- Labour will capitalise Great British Energy with £8.3 billion, over the next parliament.

Energy system reform

- Labour will ensure a much tougher system of regulation that puts consumers first and attracts the investment needed to cut bills and they will work with the regulator to reduce standing charges.

High-quality jobs

- Labour's National Wealth Fund will directly invest in ports, hydrogen and industrial clusters and secure the future of Britain's automotive and steel industries.

Warm homes plan

- Labour will invest an extra £6.6 billion over the next parliament, doubling the existing planned government investment, to upgrade five million homes to cut bills for families.
- The Warm Homes Plan will offer grants and low interest loans to support investment in insulation and other improvements such as solar panels, batteries and low carbon heating to cut bills. Labour will also work with the private sector, including banks and building societies, to provide further private finance to accelerate home upgrades and low carbon heating.

Accelerating to net zero

- British industry is also held back by high electricity costs, which has often made investing here uncompetitive. Labour's clean energy mission will drive down those bills, making British businesses internationally competitive while our National Wealth Fund supports the most energy intensive sectors to decarbonise.
- Labour will ensure the institutional framework for policy making reflects our commitments to reach net zero and meet our carbon budgets. The Conservatives' decision to prevent the Bank of England giving due consideration to climate change in its mandates will be reversed.

Improving resilience

- Labour will take action to tackle climate and nature emergencies and adapt to the changes they will bring to our environment.
- Labour will improve resilience and preparation across central government, local authorities, local communities, and emergency services.

Protecting nature

- Labour will deliver for nature, taking action to meet our Environment Act targets, and will work in partnership with civil society, communities and business to restore and protect our natural world.

Clean water

- Labour will put failing water companies under special measures to clean up our water. Giving regulators new powers to block the payment of bonuses to executives who pollute our waterways and bring criminal charges against persistent law breakers. They will impose automatic and severe fines for wrongdoing and ensure independent monitoring of every outlet.

1.2. Decent Homes 2

- 1.2.1 The new government has committed to review the Decent Homes Standard, including how it can better support the decarbonisation and energy efficiency of social homes, and improve communal and green spaces. It is likely that the targets relating to EPC C and zero carbon will be included within the revised standards making them a regulatory requirement.

1.3 Cheshire East Council

- 1.3.1 The Council has reduced carbon emissions since 2010 through initiatives to reduce carbon and introduce renewable energy sources to their buildings and street lighting. The Council has produced its Carbon Action Plan to set out how it will achieve carbon neutrality by 2025 and how it will influence wider carbon emission reductions across the borough. The scope of the carbon neutrality ambition for 2025 are those emissions which the Council has direct operational control.
- 1.3.3 Going forward the emissions in the Borough should decrease in line with the UK Government's 2050 zero carbon objective, albeit we are yet to understand whether the new government will revise these objectives; however, there is a significant amount of influence the Council will bring locally to facilitate this, including;
- Reducing waste
 - Improving air quality
 - Ensuring new development is sustainable
 - Increasing sustainable transport and active travel
 - Protecting and enhancing our natural environment

- 1.3.4 In March 2024 the Council reported that it was due to miss the 2025 target as a result of the complexity of the projects required and how their practical delivery has been influenced by external market forces and the decision made in Feb 2024 to defer capital expenditure on the second larger solar farm and transition to Electric Vehicle fleet. This decision was made on the basis of the Council's very challenging financial position and the need to defer spend, in this case the cost of prudential borrowing, to future years wherever practicable. As a result the Council are now creating an initial action plan to cover the five years from 2024-29, with a view to 2029 being the new target.

1.4 **The Trust**

- 1.4.1 We have 413 non-traditional properties incorporated within two 16 storey blocks of high-rise flats, sixteen 4 storey blocks of maisonettes and a number of 2 storey houses all of which are located in Macclesfield which will present specific challenges to achieve the zero carbon targets.
- 1.4.2 This Environmental Strategy sets out our approach to managing energy efficiency and zero carbon work to all our homes and support future investment decision making.
- 1.4.3 It identifies stages required to meet the Government challenge of zero carbon emissions by 2050 and the steps required to understand the costs and timeline for delivering energy improvement and zero carbon measures.
- 1.4.4 The Environmental Strategy will support the Trust to meet the following strategic objective;

Create Great Places to Live

Outputs - Having a better understanding of the energy performance of our homes and improving it where we can.

- 1.4.5 Our Environmental Strategy will be underpinned by collecting sufficient and robust data to allow us to understand how our homes perform. This will allow the Trust to quantify its investment requirement and develop a five-year investment plan; the standard of investment and where and when we will or will not invest.
- 1.5 The delivery of the Environmental Strategy will require organisational wide support and will be closely linked with other strategies including;
- Asset Management and Development Strategy
 - Procurement Strategy
 - Value for Money and Social Value Strategy

2. ENVIRONMENTAL MILESTONES AND THE ROAD TO ZERO CARBON

2.1 2025

- 2.1.1. By 2025 we will need to stop installing boilers in new homes as part of the Future Homes Standard.
- 2.1.2 The Trust has set the target of all properties being at a minimum EPC level D, which we are on track to complete.

2.2. 2030

- 2.2.1. Improve all homes to EPC level C for all fuel poor homes , as part of the Domestic Minimum Energy Efficiency Standard (MEES)
- 2.2.2 Fuel poverty is currently measured using the Low-Income High Costs (LIHC) indicator. Under the LIHC indicator, a household is considered fuel poor if: they have required fuel costs that are above average (the national median level) and were they to spend that amount, they would be left with a residual income below the official poverty line.
- 2.2.3 The Trust has identified £22.3m (£23.7m inclusive of Wave 2 grant) which has been included in the 2024/2025 business plan in order to achieve this target and improve the energy efficiency of their homes.

2.3. 2035

- 2.3.1. As part of the Minimum Energy Efficiency Standard, improve as many homes as possible to EPC level C, where practical, cost effective and affordable to do so. The target of 78% reduction in carbon emissions by this date in the 6th Carbon Budget is something that the UK is on course to miss.
- 2.3.2 The MEES does not provide a definitive description of practical, cost effective or affordable in relation to achieving a band C (from 1 April 2019, it was considered to be unaffordable where the cost of reaching an E rating would be more than £3,500), therefore the Trust will continue to model a number of scenarios based on business plan capacity and date relating to energy efficiency and achieving zero carbon. What is clear is that there not an option to do nothing.

2.4 2050

- 2.4.1 In June 2019, the UK became the first major country to legislate for a net-zero target for carbon emissions by 2050. Government needs to shape policies and regulations to create a market environment that increases consumer and business demand for low-carbon solutions and encourages sustainable private sector investment decisions. Policies across all areas of government interact to influence the transition of the whole economy towards net zero.

2.5 Challenges for Providers

- 2.5.1 In general progress across the sector has been slow with the implementation of key measures. Energy and decarbonisation supply chains are still in their infancy with the alternative heating options such as heat pumps and hydrogen use still in the development phase, as a result price points remain high and there are limited skills and resources available to both install and maintain new technologies.
- 2.5.2 In addition tenant engagement is low and there is still very little awareness of the need for low-carbon options. Where low-carbon options exist they are generally uncompetitive with price of gas supply which has a disincentive to change and adopt. The Trust has spent time educating tenants who have been recipients of energy efficiency measures but there is recognition that this needs to be rolled out across the entire tenant population of the life of this strategy.
- 2.5.3 When the points above are combined what is evident is that measures previously identified to improve energy efficiency can often work against the principles of achieving zero carbon and vice versa. The challenge is to introduce a range of measure that both improve energy efficiency and reduce carbon emissions.
- 2.5.4 In addition, there is still uncertainty around when the required national infrastructure to support a move away from the gas network will be in place. The Trust will need to understand the interim measures and costs required to achieve energy efficiency and zero carbon and whether investment is value for money in view of the potential introduction of a national hydrogen network.

3. WHERE WE WANT TO BE

3.1. Vision

- 3.1.1. Our vision is to have energy efficient homes which are economical to run that contribute to achieving net zero carbon emissions by 2050.
- 3.1.2. Key to delivering this vision will be our approach to maintaining our asset data to inform investment and maintain and monitor our compliance activity. The Trust will also integrate energy efficiency data with its asset performance model to understand the cost of making our homes more energy efficient and reducing our carbon emissions, both financially and in relation to our neighbourhoods.
- 3.1.3. The strategy will ensure that both our property management and how we operate as a business consider the need to be more energy efficient and reduce our carbon emissions to net zero by 2050.

3.2 Key Principles

- 3.2.1 The Trust has developed a number of key principles to our property management and business operations to improve energy efficiency and to reduce our carbon emissions.

- Ensure robust data collection and analysis to enable effective decision making, targeting intervention at the right home at the right time.
- Adopt a fabric first approach to improving energy efficiency and reducing the carbon footprint of our homes.
- Support meeting the target of net zero carbon by use of alternative heating components (air source, ground source,).
- Provide ongoing education and training to tenants and staff, to improve carbon literacy and support behavioural change.
- Identify opportunities to access funding and subsidy to fund energy efficiency and zero carbon work.
- Integrate both energy efficiency and zero carbon work with the Trust's investment and development programme activity.
- Ensure investment and development design standards and specifications minimise future potential retro-fit costs.
- Reduce the Trust's carbon footprint and address the impact and risk of climate change.
- Reduce the Trust's energy consumption.

3.3 **Property Objectives**

The Trust has developed 6x objectives which have been designed to support the Trust to improve the energy efficiency of its homes while at the same time reducing carbon emissions and is based on us achieving a net zero carbon position by 2050;

Objective 1 - Continue to improve energy efficiency of stock

Objective 2 – Reduce the carbon footprint of the Trust stock

Objective 3 - Addressing the impact of climate change and managing risk

Objective 4 - Reduce costs of heating homes and reduce fuel poverty

Objective 5 - Link to Asset Strategy and Development Strategy (making mainstream)

Objective 6 - Meeting national and local targets and addressing stock that can't meet target

3.4 **Business Objectives**

In addition to the property objectives 5 business objectives have been developed to address the Trust's business operation have on the environment.

Objective 7 - Reduce the impact of the Trust's vehicles on the environment

Objective 8 - Consider the impact of travel to and from work

Objective 9 - Review organisational approach to recycling across all business activities

Objective 10 - Reduce energy use and costs

Objective 11 - Consider impact of current procurement of good and services

4. WHERE ARE WE NOW?

Our housing assets

4.1. Energy Efficiency

4.1.1. Working with Sava (an energy consultant), the Trust has successfully implemented the Intelligent Energy module of Keystone which is also supported by Capita. This has provided visibility of EPC and SAP scores for all of our domestic dwellings. We are now working to maximise this data and collate programs of work to ensure all of the Trust's domestic properties are a band D by 2025 and C by 2030 where feasible. Once this is complete the Trust will align the required investment with our existing 2024/2025 business plan to ensure VFM and minimise disruption to tenants.

4.1.2. The Trust holds data for all its domestic stock. This represents 99% of the total stock owned and managed.

4.1.3. Based on the current assessments (July 2024) the energy performance of the Trust's domestic stock is;

Current EPC Rating	Quantity
B	596
C	2464
D	2026
E	68
F	7
G	1
Commercial	23
Total	5197

4.2. Zero Carbon

4.2.1. The Trust has been working with Savills and SAVA to analyse and understand the costs of achieving energy efficiency and zero carbon target over the next 30 years. The data has been used to plan the type of interventions and timeline for investment both from a sequencing perspective to minimise duplication, programme fees and the chance of undertaking work that would need to be updated at a later date. The current programme of work is based on applying a number of both energy efficiency and zero carbon interventions to different property types and would be delivered across a number of phases as detailed below;

- 1) Reduce Energy demand and improve the efficiency of our properties
 - a) Achieve EPC C by 2030
- 2) Reduce Energy demand through Zero Carbon fabric improvements 2020-40
 - a) Technological Solutions – replacement of gas boilers : likely to be heat pumps

3) Net Zero – deliver measures required to achieve this

- 4.2.2. The table below highlights the current position of the stock in relation to energy consumption, cost to customers and carbon dioxide emissions, the position post programme and the reduction both in unit terms and percentage. Energy consumption is measured in kilowatt hours per year and reflects the amount of energy used by tenants in their homes. Costs are the costs associated with the energy consumed and carbon dioxide emissions (CO₂) are measured in kilograms per year measuring the amount of CO₂ produced by using that energy.

		Current	Post -prog	Variance	Var %
Energy Consumption	kWh/yr.	68,878,863	16,002,806	-52,876,058	-77%
Energy Cost	£/yr.	£3,799,227	£2,381,468	-£1,417,759	-37%
CO ₂ Emissions	kg CO ₂ /yr.	14,123,034	2,176,382	-11,946,653	-85%

- 4.2.3. The table below identifies the costs associated with achieving the improvements at the table contained in 4.2.2

		Zero Carbon	SCS	Net Costs
Programme Costs	£	£105,600m	£50m	£155,600m

- 4.2.4. It shows a total cost of £155,600m of which £50m is already included within the 2024/25 business plan, leaving the net costs of achieving 85% of zero carbon to the Trust of £105,600m inclusive of VAT and interest.

- 4.2.5. The net cost also assumes that all properties will receive investment and no carbon credit will be used to offset the remaining 15%.

- 4.2.6. The Trust has undertaken work over the last 10 years, to improve the energy efficiency of its stock and prior to the introduction of government targets as it believes this is the right thing to do. Since the development of the Environmental Strategy in 2021 it has taken a more strategic approach to energy efficiency and reducing carbon emissions through analysis and use of energy data. This approach has enabled us to take a targeted approach to the worst performing properties in response to government led targets. Through a combination of these two approaches, significant investment has been completed including;

- Cladding to Range Court and Pennine Court to improve the energy efficiency of the building
- Installation of solar panels to reduce the costs of energy
- Installation of air-source heat pumps
- Cavity wall insulation
- External wall insulation

5. BUDGET AND FINANCIAL IMPLICATIONS

- 5.1. The work required to meet the zero-carbon target by 2050 exceeds the 2024/25 business plan capacity with an additional estimated cost of £105.6m including VAT over 30 years. The Trust is currently working with Savills to review the 30-year business plan requirements to meet the government's 2050 zero carbon target. Savills have modelled all of our archetypes to understand the investment requirements to ensure our stock meets zero carbon by 2050 where feasible. This data will be used to inform our zero-carbon strategy and provide costs for the required work which will be in addition to existing business plan.
- 5.2. On average it is adding £20k per unit to business plans across the registered provider sector. The Trust can expect to increase its costs per unit by £23k, which are above average due to the nature of the archetypes the Trust own, in particular the number of houses which provide an increase in wall and roof areas leading to additional costs.
- 5.3. There is opportunity to reduce this figure by attracting additional funding and grant available and by also incorporating energy efficiency into existing improvement programmes based on addressing the fabric of the property first, then, then alternative energy and heating forms supported by a comprehensive tenant education and carbon literacy programme.
- 5.4. A sum of £22.3m has been included in the 2024/25 business plan which will enable the Trust to achieve EPC band C by 2030.
- 5.5. An additional exercise to overlay the asset performance evaluation model with the increased cost of achieving zero carbon by 2050, has also enabled the Trust to evaluate the impact of zero carbon, inform future borrowing requirements and take decisions about stock which may no longer be financially viable.

6. PEAKS AND PLAINS STANDARD

- 6.1. A new Peaks and Plains Standard will be developed which will clearly reflect the Trust's desire to provide repairs and investment which exceed the Government's Decent Home Standard in anticipation of the forthcoming Decent Homes 2 Standard and achieve zero carbon emissions by 2050.
- 6.2. In addition to existing stock, a minimum standard for any new build properties, developed or acquired will be introduced as an action in our Delivery Plan.

7. TENANT CONSULTATION

- 7.1. As part of the consultation in relation to the Asset Management and Development Strategy, the Asset Management Group provide feedback and comments in relation to the Trust's approach to energy efficiency and zero carbon. These have been used to help shape the Environmental Strategy and they will be monitored against the 3 year delivery plan.

- 7.2. The Trust will involve tenants in the delivery and monitoring of the Environmental Strategy, and development of the Peaks and Plains Standard, through a combination of electronic surveys, social media and communications campaigns, focus groups, Challenge Group and Asset Management Group.

8. HOW WE WILL DELIVER THE STRATEGY

8.1. Collaboration

- 8.1.1. Delivery of the strategy will require the Trust to work with and provide support to partners and stakeholders. The Trust will put collaboration and joint working at the heart of achieving zero carbon.

8.2. Cheshire East Council

- 8.2.1. The Trust will continue to work in partnership with Cheshire East to support the delivery of its strategy and to support them to achieve the zero carbon target by 2050, including identifying and accessing funding opportunities, such as the successful bids for the Social Housing Decarbonisation Fund Wave 1 of £270k.

- 8.2.2. In the financial years 2023/24 and 2024/25 the Trust has accessed £2,476,616.75 of Social Housing Decarbonisation Funding through Wave 2, through working in partnership with both EoN and Equans. This is in addition to the £270k accessed in 2022.

8.3. Energy Companies

- 8.3.1. The Trust will explore opportunities to work with energy companies to maximise opportunities to reduce or subsidise the cost of energy improvement through energy company obligation.

8.4. National Housing Federation

- 8.4.1. The Trust will share information with the National Housing Federation as part of a sector wide response to the challenges faced by registered providers in meeting the energy efficiency and zero carbon targets and it is a member of the Quality of Existing Homes Group, which is involved in developing a response to Decent Homes 2 consultation.

8.5. Funding the plan

- 8.5.1. Based on the 2024/2025 business plan assumptions and what we currently understand about the cost of meeting zero carbon the Trust will need to review its current funding arrangements to identify potential additional capacity to deliver this work. This will take place during 2024 as part of a wider refinancing exercise.
- 8.5.2. Where possible the Trust will continue to reduce the gap through accessing external funding such as Social Housing Decarbonisation Funding and ECO funding.

8.6. **Accreditation and validation**

8.6.1. As part of its approach to planning to achieve zero carbon the Trust has undertaken an assessment with SHIFT. SHIFT is an organisation that provide building owners with an independent assessment of their environmental performance and work together to define actions for improvement. This is the way to help building owners achieve challenging environmental targets. The Trust will take the findings of the SHIFT assessment to support it deliver improvement across a number of key areas which include;

- Existing properties – scrutinising the sustainability of existing asset management
- New build standards – benchmarking the standard to which an organisation builds new properties
- Leadership and strategy – demonstrating the Trust’s commitment to sustainability
- Supply chain – covering our maintenance activities

8.6.2. In addition to the accreditation the SHIFT Sustainability Standard provides the Trust with;

- A full environmental report showing the Trust’s impacts
- ESG and Streamlined Energy and Carbon Reporting (SECR) reporting alignment
- Environmental KPIs and science-based targets which help anticipate future legislation
- A gap analysis between our performance and scientific targets, making it easier to develop and deliver the strategy
- Cost saving opportunities
- Logos to make our sustainability credentials instantly recognisable
- Access to SHIFT network to learn from, and share experience with, others in the same position as the Trust; keep up-to-date about the latest news, legislation and developments for the built environment and sustainability sectors; and attend events throughout the year

8.7. **Health and Wellbeing**

8.7.1. In addition to reducing the cost of energy and achieving zero carbon the Trust will seek to improve health outcomes as a by-product of this strategy and develop metrics for measuring success in relation to clean air, overheating and flood risk.

8.8. **Resources**

8.8.1. The Trust will need to ensure that there are sufficient resources in place to plan, and manage the additional programmes of work and budget required to meet the energy efficiency and zero carbon targets.

8.8.2. Additional volumes and programme of work will require qualified staff who are able to oversee and manage budget and ensure quality is delivered.

8.8.3. In addition to investment and trades related skills the Trust will need to ensure there are sufficient resources and skills required to support carbon accounting and procurement.

8.9. Training and skills

- 8.9.1. The range of new interventions from fabric based improvements to new and emerging sources of heating types will require existing contractors and in-house teams to undergo a programme of skills and learning. In addition programme planners and managers have achieved PAS2030 and PAS2035 accreditation which enable them to manage and monitor quality of delivery.

9. WHAT DOES SUCCESS LOOK LIKE?

Over the next three years the Trust will deliver a series of tasks and actions which will support the delivery of its 12 objectives as detailed below. They will enable the Trust to measure the success of its Environmental Strategy.

9.1. Objective 1 - Improve the energy efficiency of our stock

- Develop a programme of data collection to ensure the Trust is capturing up to date information in relation to the energy performance of the stock
- Produce a methodology for ensuring the Trust has a rolling programme of data capture, collection and storage, including virtual and physical visits and thermal imaging alternative survey methods
- Develop a Trust “Energy Standard” based on the principle of achieving zero (nett or absolute) carbon by 2050 outlining the key milestone required to meet the target for both existing stock and new homes
- Review the impact of Decent Homes 2

9.2 Objective 2 - Reduce the Trust’s Carbon Footprint

- Identify the alternative energy and heating systems which will help the Trust to achieve zero carbon by 2050
- Review the timing of interventions to understand and inform future work-streams and funding opportunities
- Analyse data from previous interventions and improvements to ensure carbon reduction measure are working

9.3 Objective 3 - Addressing the impact of climate change and managing risk

- Develop a flood risk plan to understand where interventions or insurance cover may be required
- Develop a plan for managing and mitigating the risk caused by extreme temperatures
- Develop a plan for managing and mitigating the risk caused by air pollution
- Develop a plan for protecting and enhancing the natural habitat where the Trust owns and manages property
- Ensure the Trust’s ESG Strategy is updated with up to date data and performance to maximise potential funding opportunities.

9.4 **Objective 4 - Reduce costs of heating homes and reducing fuel poverty**

- Develop a rolling programme of carbon literacy for tenants, staff, board members and contractors to support and re-enforce behavioural change
- Explore with energy providers opportunities to reduce tariffs as a means of supporting the reduction in the cost of energy (smart meters)
- Understand opportunities to reduce costs of energy through generation, such as solar panels or communal heat networks

9.5 **Objective 5 Making Energy Efficiency Mainstream – Links to Asset Management and Development Strategy**

- Ensure energy efficiency work programmes are effectively sequenced and linked to investment activity to prevent “retro-fit by regret”
- Outline the investment and interventions required to achieve zero carbon by 2050 to consider timings of interventions based on price point
- Understand the longer-term maintenance and servicing requirements associated with energy improvement to ensure the Trust has the correct skills and knowledge either through contractors or the in-house team to repair, maintain and service the properties
- Review the Regulator of Social Housing’s Safety and Quality Standard to ensure our approach to climate change, zero carbon and energy efficiencies and data collection meet the required outcomes
- Understand the future cost implications of alternative energy and heating, substituting costs of boilers from “points in time” in the business plan

9.6 **Objective 6 –Meeting targets and understanding the costs of achieving zero carbon**

- Deliver a programme of energy efficiency improvement to ensure properties achieve a minimum EPC rating of C by 2035 and 2030 for household in fuel poverty
- Identify the funding required for the Trust’s properties to achieve net zero carbon 2050
- Model the costs on meeting zero carbon on 2024/25 business plan assumptions and model against the Trust’s net present value assumptions through the asset performance model to identify which stock we will continue to invest in and which stock will require different interventions
- Review and model cost and feasibility of meeting the Future Homes Standard for all new build homes
- Continue to identify grant funding opportunities to support the delivery and reduce the costs of energy efficiency and zero carbon improvement work

9.7 **Objective 7 - Reduce the impact of the Trust’s vehicles on the environment**

- Review SHIFT data, telematics and planning tools to minimise journeys in the delivery of the Trust’s in house repairs function
- Evaluate existing and potential (garage sites etc) future EV charging points and capacity of hybrid or electric vehicles to develop plan to make the fleet greener

9.8 Objective 8 -Consider the impact of travel to and from work

- Develop a plan to reduce the Trust's impact on the environment through the use of agile working and behavioural change
- Explore opportunities to incentivise greener journeys to work, such as car sharing, cycle to work schemes and use of public transport

9.9 Objective 9 - Review organisational approach to recycling across all business activities

- Develop a plan to maximise recycling for all property and business-related waste targeting year on year reductions in non-recyclable waste based on reducing, reusing and recycling
- Develop a plan to maximise recycling for all office activity targeting year on year reductions in non-recyclable waste based on reducing, reusing and recycling
- Develop a plan to ensure suppliers and contractors waste management support the Trust's objectives and target

9.10 Objective 10 - Reduce energy use and costs

- Review all energy tariffs to understand where reductions can be made maximising opportunities to use green energy
- Maximise use of smart technology to reduce energy usage and costs and minimise travel to properties
- Deliver programme of carbon literacy to all Trust staff and contractors

9.11 Objective 11 - Consider impact of current procurement and of good and services

- Review contract specification to ensure sign up to energy efficiency and zero carbon
- Share Environmental Strategy with contractors, consultant and suppliers to ensure their activities align with and support the Trust commitments
- Seek to work with contractors who are signed up to or have energy efficiency and climate change accreditation

10. ACTION PLAN

- 10.1. A SMART action plan will be developed with staff, residents and Board member for approval by the Executive Management Team and reported to Board through the Investment Report.

STRATEGY INFORMATION

Strategy Name:	Environmental Strategy 2024-2027
Status:	Final/Approved
Approved by:	PPHT Board
Drafted By:	AD Development, Assets & Compliance
Date approved:	30 th July 2024
Next Review Date:	July 2027