



Greenhouse Gas Report 2023/24

Introduction

This report gives an annual summary of emissions of greenhouse gases (GHG) arising from VIVID's operations, measured as carbon dioxide equivalent (CO₂e) emissions for the financial year 2023-24.

The report follows guidance from the UK Government¹ on how we should measure and report on our emissions.

Summary of our Emissions for the reporting period.

	Tonnes of Carbon (CO ₂ e)
Scope 1	1,822.72
Scope 2	99.84
Scope 3	161,293.87
TOTAL	163,216.43
Out of Scope	96.74
Intensity of carbon per home	4.59

Scope

Our Scope is defined according to our operational control, and therefore includes emissions from VIVID Homes' activities only, and not any of our subsidiaries.

Our scope includes emissions from:

- **Scope 1 emissions:**
 - Fossil fuels used for heating our office buildings.
 - Diesel and petrol used in our managed fleet vehicles.
- **Scope 2 emissions:**
 - Grid electricity used in our office buildings.
 - Grid electricity used in our managed fleet vehicles
- **Scope 3 emissions:**
 - The energy use of all our homes, including social rent, lease and shared ownership properties.
 - The embodied emissions from newly built properties which we build or acquire.
 - Business travel by car and public transport and overnight hotel stays.

¹ <https://www.gov.uk/government/publications/environmental-reporting-guidelines-including-mandatory-greenhouse-gas-emissions-reporting-guidance>

- Home working.
- Water supply and disposal from our office buildings
- Disposal of waste from offices, and from grounds and maintenance works carried out by VIVID staff.
- Well to tank emissions associated with extraction, refining and transportation of the raw fuel sources to the organisation prior to combustion.
- Transmission and distribution losses between power station and point of use.

Our scope excludes emissions from:

- **Our Supply chain.** We lacked the resource to collect and analyse the data for our supply chain beyond new build homes this financial year. We plan on addressing this and including emissions from our supply chain in future reporting.
- **Travelcard journeys** are excluded, as the distance travelled is unknown, however, the impact is considered minimum due to low volume of tickets purchased.
- **Commuter Travel** is excluded due to lack of data.

VIVID has direct control over Scope 1 & 2 emissions, and can influence, but not directly control Scope 3 emissions.

Detail of Emissions

		Tonnes of Carbon (CO2e)
Scope 1	Gas	55.62
	Fleet Fuel (Petrol and Diesel)	1,767.10
Scope 2	Grid Electricity Offices	94.29
	Grid Electricity Fleet	5.55
Scope 3	Homes: Landlord Supply	3,779.87
	Homes: Private Supply	57,839.69
	Embodied Emissions from New Build	87,503.51
	Business Travel	133.72
	Home Working	296.39
	Water supply and disposal from our office buildings	0.84
	Disposal of waste from offices, and from grounds and maintenance works carried out by VIVID staff.	32.90
	Well to tank emissions and transmission and distribution losses (all scopes; all fuels)	11,706.94
TOTAL		163,216.43
Out of Scopes		96.74

Commentary on our Emissions

This year our efforts have focused on improving the accuracy and scope of our carbon reporting. As a result, we have a greater understand of our emissions and where in the business they sit. This year’s carbon data is to be considered our baseline year.

Efforts to reduce our emissions have focused on improving the quality of our customers’ homes. In addition to scheduled upgrades to our customers’ homes, we have delivered dedicated energy efficiency improvements in 132 homes.

We have secured government funding for three heat network optimisation studies which will take place next year. These studies will help up us take action to increase the efficiency of the systems.

We have also taken delivery of 21 fully electric and 6 plug in hybrids vans. These are charged using chargepoints installed at drivers' homes. They are being used by a variety of trades to test how they perform.

Methodology

Activity data has been multiplied by the relevant emission conversion factor to give the carbon emissions associated with that activity:

$$\text{GHG emissions} = \text{activity data} \times \text{emission conversion factor}$$

We have used the UK Government Conversion Factors for greenhouse gas (GHG) reporting to calculate our emissions. 2022/23 factors were used for April and May data. 2023/24 factors were used from June onwards.

Data Sources Summary

		Data Source
Gas	Offices and Hilsea Hub	kWh used from billed data. Includes some estimates
Electricity	Offices and Hilsea Hub	kWh used from billed data. Includes some estimates
Water	Offices	m3 from billed data, which includes some estimates
Waste	Repairs, Maintenance, Grounds	Actual Weighed waste from bills
	Offices and Hilsea Hub	Weighed waste from bills, estimated from number of bins
Fleet	Fuel	Fuel consumption taken from billed data
	Electric Data	kWh taken from billed data
Business Travel	Train and Hotel Data	Billed data and miles travelled from travel booking system
	Grey Fleet	Miles recorded for expense claims
Home Working		Estimation based on number of staff at the end of the year and application of home working policy
Existing Homes	Landlord Supply	kWh used from billed data. Includes some estimates
	Private Supply	Estimation
New Homes		Estimation based on number of homes built
Total Number of Homes Owned (for carbon intensity figure)		Statistical Data Return submitted to the Regulator

The data used to generate the emissions reflects the scope of the activities and the month that it was reported against, with some exceptions:

- Electricity and Gas data includes a 6 month lag in reporting, to ensure that the data set is as complete as possible.
- Grey Fleet Mileage will be all the mileage paid that payroll month (16th of the month to the 15th of the next month). The mileage is recorded against the last month and may include some backdated mileage claims. These are insignificant.
- Fuel consumption for fleet is likely to include small amounts of petrol purchased for operating small equipment and generators.

Estimations and Assumptions

Although we have used actual data when possible, we have made some estimations and assumptions in relation to some of our reporting:

- **Purchased Electricity**

Electricity supplied to all offices and homes via our landlord supply has been purchased on a green tariff.

District Heat Networks have not been factored in when calculating the carbon associated with energy consumption.

In line with best practice, we do not count our green tariff electricity as a carbon reduction measure, and have taken a location-based approach to calculate our carbon emissions from purchased electricity. This approach uses the average carbon emission intensity of the national grid.

- **Emissions from Homes**

We do not have access to actual energy usage information for our homes where they are not served by a landlord supply.

To estimate the carbon from these properties we have used Parity Portfolio to generate the estimates of annual energy consumption by fuel type across our existing homes. Portfolio is a widely used and recognised stock assessment tool that analyses the information we know about our stock to estimate usage and enable scenario modelling. The output is the predicted annual energy usage based on what we know about the property when the report was generated.

If an improvement is delivered to the home the annual usage figure will reflect this upgrade as if it is in place for a whole year. It is not a reflection of the actual use estimate throughout the previous year. We have applied the standard carbon conversion factors to these usage predictions.

- **Home Working**

Home working hours have been calculated by assuming all office staff (including those listed as flexible workers) work to our stated policy of a minimum of 20% of time in the office. The minimum has been applied.

- **Embodied Carbon of New Builds**

We have relied on a high degree of estimation, multiplying the floor area from all new homes by the carbon factor of 800 kgCO₂e/m². This is taken from the LETI Primer, Business As Usual for Residential where building regulations are applied but there is no particular consideration, or action taken to reduce embodied carbon scenario.

We have included all new homes acquired by VIVID, including private homes.

- **Water**

Our office water use is largely reliant on estimated readings, with little to no waste water data. To fill this data gap, water supply numbers have been duplicated for waste water.

We have made the best efforts to report on our emissions using the data we have available and, although we are confident in the quality of the data that we hold, there will always be scope for further improvement and adjustment in years to come.

Target

VIVID is committed to achieving net zero by 2050.

Renewable Energy Generation

A number of our homes and blocks are fitted with solar arrays. We currently lack data to report on generation data but hope to address this in future years.

Offsets

Our carbon management plan does not include offsetting.

External Assurance

There has been no external verification of VIVID's carbon emissions.