Greenhouse Gas Report 2024/25

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 2024-25.

Summary of our Emissions for the reporting period and the baseline year

	Tonnes of Carbon (CO2e)		Percentage Change
	2024/2025	2023/2024	
Scope 1	1,581.26	1,882.72	-15.27
Scope 2	111.82	99.84	+10.71
Scope 3	159,001.38	161,293.87	-1.44
TOTAL	160,694.46	163,216.43	-1.57
Out of Scope	92.02	96.74	-5.13
Intensity of carbon per home	4.33	4.59	-6.11

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.
  - 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 Wider Supply chain / Purchased Goods and Services**
  Although supply chain data beyond new build homes is excluded, we have started to increase our understanding of these emissions (see below)
- **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. However in some areas we have more influence than others. In our homes for instance as the landlord we, not the customer, control the energy efficiency and fuel source of the home. Also, when we are the lead contractor and build new homes, we have control over the specification and sourcing of materials.

Detail of Emissions for the reporting period and the baseline year:

		Tonnes CO2e		Percentage Change
		2024/25	2023/24	
Scope 1	Gas	45.00	55.62	-23.59
	Fleet Fuel (Petrol and Diesel)	1,536.25	1,767.10	-15.03
Scope 2	Grid Electricity Offices	89.65	94.29	-5.18
	Grid Electricity Fleet	22.17	5.55	+74.97
Scope 3	Homes: Landlord Supply	3,662.59	3,779.87	-3.20
	Homes: Private Supply	58,295.62	57,839.69	+0.78
	Embodied Emissions from New Build	84,783.96	87,503.51	-3.21
	Business Travel	161.81	133.72	+17.36
	Home Working	298.74	296.39	+0.79
	Water supply and disposal from our office buildings	1.15	0.84	+26.85
	Disposal of waste from offices, and from grounds and maintenance works carried out by VIVID staff.	18.06	32.90	-82.18
	Well to tank emissions and transmission and distribution losses (all scopes; all fuels)	11,779.45	11,706.94	+0.62
TOTAL		**160,694.46**	**163,216.43**	**-1.57**
Out of Scopes		**92.02**	**96.74**	**-5.13**

Commentary on our Emissions

Although the total emissions from our homes have increased by just under 1%, we have increased the number of homes we own by 3.7% and the intensity of carbon per home has fallen by 6%. This reflects our continuing substantial efforts to improve the energy efficiency of our customers' homes. In addition to scheduled upgrades to our customers' homes, we have delivered dedicated energy efficiency improvements in 321 homes.

Our scope 2 emissions have increased due to a full year of use of our electric fleet vehicles, but when considering all scopes, our fleet emissions have decreased by 13.72%.

The significant reduction in emissions from disposal of our waste is solely attributable to changes to the UK Government issued carbon conversion factors for many waste types.

Although we have not included our wider supply chain in our reporting, this year we have now

established an informed estimate of the emissions of all our purchased goods and services[1] of **108,526 tonnes CO2e**.

As the embodied emissions from construction of our homes is already in scope, this is an uplift of 13% on our reported emissions. We plan to work on data accuracy to ensure we can report all purchased goods and services in scope in future years.

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

GHG emissions = activity data x emission conversion factor

We have used the UK Government Conversion Factors for greenhouse gas (GHG) reporting to calculate our emissions. 2023/24 factors were used for date from April to June. 2024/25 factors were used from July 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 for Social Housing

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.

[1] Our 2023/24 financial data was interrogated using AI to extract product data. Emissions were then calculated using Multi-Region Input Output data from CenSA (now University of Leeds as used by DEFRA).

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 useage information for our homes where they are not served by a landlord supply.
  To estimate the carbon from these properties we have used Cotality's Portfolio energy modelling software to generate the estimates of annual energy consumption by fuel type across our existing homes using RdSAP[2] data. Portfolio is a widely used and recognised stock assessment tool that analyses the information we know about our housing stock to estimate useage and enable scenario modelling. The output is the predicted annual energy useage based on what we know about the property when the report was generated.
  If an improvement is delivered to the home the annual useage 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 useage 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 London Energy Transformation Initiative (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 are fitted with solar arrays. In 2023/24 the solar generated 1,104.55 Mwh, equivalent to 16.45% of our office and landlord energy supplies.

[2] RdSAP: Reduced Data Standard Assessment Procedure. It is the UK's approved methodology for generating Energy Performance Certificates (EPCs) for existing dwellings. It's a simplified version of the full SAP (Standard Assessment Procedure) calculation

Offsets
Our carbon management plan does not include offsetting.

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