

Active Prospects Environmental Strategy 2022-2025

CEO Foreword

We are an ethically responsible organisation, and we are fully committed to take the necessary actions to combat climate change, for the good of our people, our staff, our communities, and our planet.

That is why our environmental sustainability is so essential.

There is much work to be done to reduce our environmental impact, which is why we are approaching it strategically, but the rewards are great.

Our homes, offices and transport will have lower fuel bills, they will be protected from flooding and heatwaves, we will be surrounded by wonderful clean green spaces and our local air will be cleaner. We will use less resources and procure for sustainability, use and recycling of the goods we use to minimise their impact.

Thank you in advance for everyone's roles in contributing to delivering this environmental strategy and we look forward to a cleaner, healthier place to world in the near future.

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Introduction

Active Prospects (AP) is a Social Care and Support agency across South East England, providing residential care as well as community support to those with learning disabilities, physical and mental health needs. AP is keen to engage with the environmental agenda and recognise the emerging financial and wellbeing benefits

AP is a Charity and Community Benefit Society offering supported living and residential care services. AP manage 39 buildings/properties including complex care services, independent living, residential services, group homes and community services.

AP intends to support the UK Government targets net zero carbon by 2050. This carbon reduction strategy is accompanied with other key environmental performance indicators, covering all AP's facilities and operations, including waste, water, climate resilience and biodiversity.

Our Director of Property will be responsible for delivering our Environmental Strategy and targets.

Our environmental and sustainability strategy supports our values and continues the implementation of our strategic aims.

Our values:

Aspiring - We see potential in others and ourselves and strive to reach this

Caring - We care about others, and are considerate and approachable

Trusting - We act with integrity, and are honest and transparent

Including - We are inclusive, and recognise and celebrate difference and diversity

Valuing - We value others, and actively promote dignity and respect

Enabling - We shape our organisation and services together

Our Strategic Plan 2021 to 2024 detailed our 5 key strategic aims:

Building our Covid-19 resilience

Building support together with our people

Building further opportunities and deepening our impact

Building staff recognition, development and wellbeing

Building our capacity, sustainability and equity

We have identified 4 key environmental objectives:

Improve the energy efficiency of our buildings and homes

Aim to achieve net zero carbon emissions across the organisation

Adapt to climate change

Improve our environmental performance

We have already developed an Environmental Champions group who are passionate about improving our environmental performance and will monitor and manage the delivery of the strategy. And we work very closely with the Pro-Active Community of people we support on environmental initiatives. Progress will be tracked through the Action Plan and KPIs. For support, we will identify key stakeholders and partners to help push the environmental agenda.

Why we need a sustainability strategy

Global concerns

Carbon emissions and climate change are now firmly on our agenda. We witness international commitments to reduce the adverse impacts of climate change as well as the UK's commitment to net zero carbon by 2050.

CO2 (aka carbon emissions)	<p>Burning gas in our boilers, running vehicles and using electricity all lead to CO2 emissions. Too many CO2 emissions lead to excess climate change which will lead to all sorts of issues:</p> <ul style="list-style-type: none"> • Heat waves • Short, intense bursts of rain that cause flooding • Less annual rainfall • Can also lead to crop failures <p>Reducing CO2 emissions helps reduce all these impacts. And reducing fuel use reduces our bills.</p>
Air quality	Burning less gas in our boilers and less fuel in our vehicles also reduces local pollutants (NOX and particulate matter) which means cleaner air.
Water	Less annual rainfall in the UK means we have to be a bit more careful with our water. There's still plenty to go around provided we don't waste it.
Waste and recycling	Waste means that we are not using the planet's resources carefully. On top of that, if we don't recycle it or dispose of it properly it can lead to excess litter and fire hazards. Wasting less means a cleaner, safer environment.
Buying responsibly	As well as reducing our own impacts, we can use our purchasing power to do good too. We can buy things that are eco-friendly and that are made in places where they treat the workers well.
Green spaces	As well as a great surrounding area to maximise recreational opportunities, green spaces provide lots of other services for us. They clean our air, reduce flood risk, provide summer cooling, provide a habitat for our wildlife and capture some of our CO2 emissions.
Adapting to climate change	Due to historic CO2 emissions, some climate change is projected for the UK. So as well as reducing our impacts now, we have to adapt to future climate. This means ensuring our homes are safe in times of flooding and heat waves.

Local Concerns

More locally, following the declaration of a climate emergency, Surrey Council announced their net zero by 2050 targets and Surrey's Climate Change Strategy 2020. We will support Surrey Council through their transition to provide a safer and healthier environment for our local communities.

More recent events of Covid challenged us to build back better. As an organisation, we must begin to action sustainability improvements to ensure we do not fall behind legislation and policy. Current CQC regulation is devoid of environmental targets but, if we are to meet net zero, and in a sustainable way, we must start now.

We need to prepare for anticipated future changes to regulation that are likely to be sustainability focused.

Reducing our environmental footprint

We aim to reduce the environmental impact of our residential care facilities, our offices and target reductions in our operational impacts (i.e., business mileage). We know that we need to upgrade our stock and it will take significant effort, but there are reasons for optimism. New technologies, building systems and finance mechanisms are emerging which will help us achieve our long term aims, which are entirely possible through co-ordinated effort.

Our ultimate aim is to have our stock, operations and offices at safe levels of environmental impact so that residents and staff have a great place to live, work and thrive as human beings.

Our key areas to address are:

- Energy and carbon
- Waste and resources (including water)
- Transport (operations)
- Climate change adaptation
- Community and the local environment

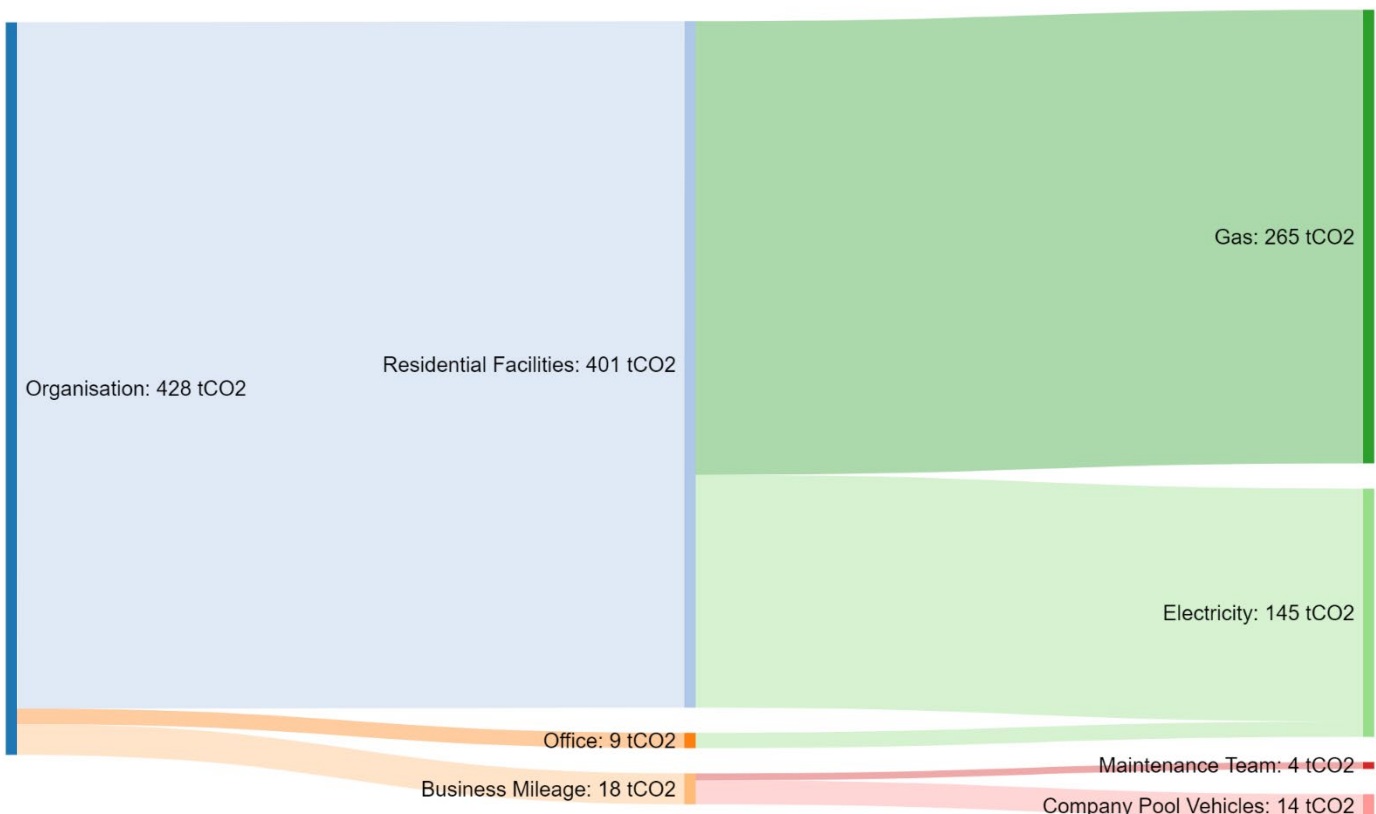
Current performance

Our carbon footprint

AP intends to support the UK Government targets net zero carbon by 2050. We have carried out a carbon impact assessment of Scope 1, 2 and some voluntary Scope 3 emissions across our organisation's activities.

The Sankey diagram in Figure 1 shows all AP's carbon emissions and demonstrates just how much our residential facilities impact the overall emissions from the carbon audit. All figures in this diagram are in tonnes of CO₂ equivalent per year and have been rounded to nearest tonne. All electricity data has combined transmission and distribution losses.

The distribution of emissions across our buildings and other operations:



It is clear our residential facilities account for a significant portion of CO₂ emissions, at an estimated 401.45 tonnes CO₂ equivalent per annum. This represents ~ 94% of the whole organisations estimated emissions. We should begin targeting energy efficiency improvement to our existing homes, reducing the demand for energy, and reducing the associated carbon emissions.

The simplest way to report is following a consistent method of Streamlined Energy and Carbon Reporting (SECR) reporting. This report presents a full 3rd party verified SECR statement for use in AP's annual reporting and complies with the latest SECR Regulations (2018).

Scope 1 emissions are direct emissions which include emissions from activities owned or controlled by the organisation that release emissions into the atmosphere. This includes emissions from the combustion of gas, oil and fuel.

Scope 2 emissions are indirect emissions relating to the consumption of purchased electricity, heat, steam and cooling, and the associated emissions this releases into the atmosphere.

Scope 3 (voluntary) emissions are other indirect emissions, which are a consequence of an organisations' actions. These occur at sources which you do not fully control. Here we have included the transmission and distribution (T&D) losses associated with the purchase of UK electricity.

A full SECR statement is detailed in [Appendix 1](#). All data was provided by AP's Director of Property taking energy bills for gas and electricity purchasing, and business mileage claims.

Energy efficiency of our homes

The SAP methodology is the UK's standard methodology for assessing domestic energy efficiency. It assesses regulated energy use from our homes (mainly heating and hot water). A SAP rating of 100 means that the "average" occupant does not need to buy gas or electricity for heating or hot water which could correlate with zero emissions. It therefore provides a useful target for AP to monitor and strategise for improvement. Homes with a high SAP rating are always low carbon and improving the SAP rating of our homes and reducing energy demand is critical.

The average SAP for our owned flats and homes is currently recorded at 65.43. SHIFT research indicates a suggested target of average SAP 85 across all our stock. The full derivation of this can be found in [Appendix 2](#). We still have a long way to go until we meet this target.

Emerging Government policy indicates that all domestic properties are required to meet EPC C standards, where cost-effective, practical, and affordable to do so by 2035¹. A new Minimum Energy Performance of Buildings Bill is progressing through Government. EPC C is considered as a well-insulated, affordable property to heat and one that reduces the risk of fuel poverty. Adopting a fabric first approach (where the performance of the roof, walls, windows, floors and doors of the building are maximised) with adequate, controlled ventilation will ensure that our properties lend themselves for future installations of low carbon and renewable technologies. The aim is to reduce the space heating demand for the properties.

Similar improvements to meeting net zero targets are necessary. Below details the distribution of EPCs across AP's properties. Currently, 58% of homes are below EPC C. As all homes do not currently have EPC data, this figure is thought to be representative of the whole stock.

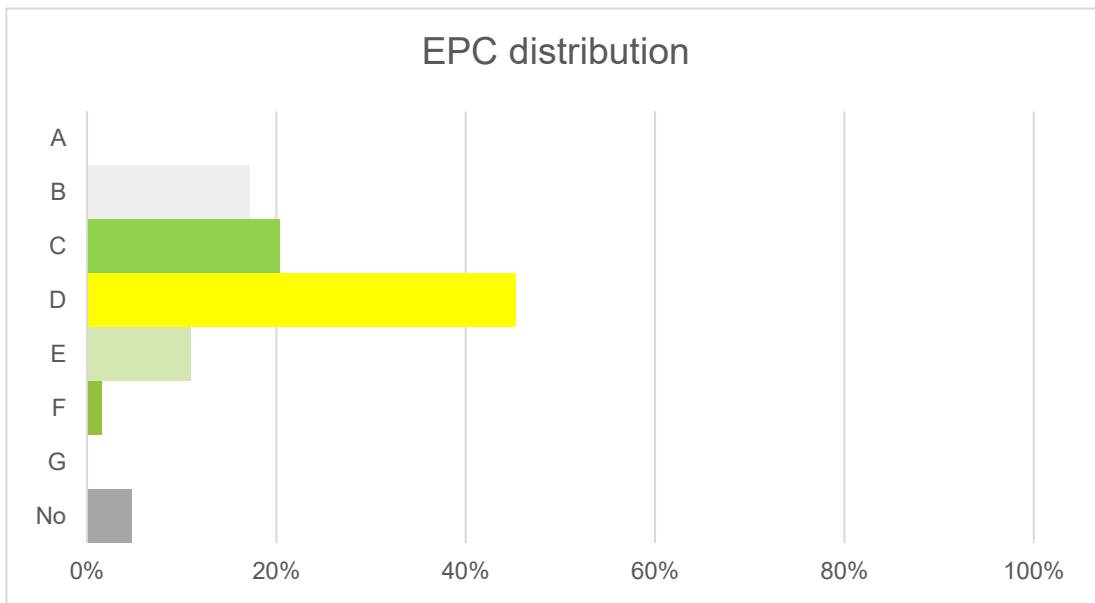
Our current EPC distribution is detailed below:

It will be important we understand the current performance of all our housing stock, so we can then understand the interventions needed to improve our homes.

¹ Heat and Buildings Strategy: UK Government. [Heat_and_Buildings_pdf](#)

Environmental Targets

SHIFT Environment have used Active Prospect's data to calculate a number of key metrics to assess our current performance on a number of environmental impacts. More detailed points are documented in [Appendix 3](#).



	Organisational area	Current Performance	Interim targets 2025	Long-term target 2050
Energy and Carbon	Homes	Average SAP = 65.43 432.17 tonnes of CO ₂ for residential facilities 62 kgCO ₂ e/m ² average intensity per home	Average SAP 67.53	Average SAP 85
Energy and Carbon	Office	17.44 kgCO ₂ /m ²	15.11 kgCO ₂ /m ²	0 kgCO ₂ /m ²
Water	Homes	153 litres per day (recognise the specialist care facilities that AP manage and the actual number of people in homes vary)	136 litres per day	130 litres per day by 2030
	Office	Total water consumption ~60m ³ per year 3.52m ³ /employee/yr	3.29m ³ /employee/yr	3m ³ /employee/yr by 2030
Waste and resources	Homes	Unknown recycling rate	Set baseline 2022	Once AP have recorded either the number if

		<p>55.1% of household waste in Surrey was recycled, reused or composted in 2020/21².</p> <p>Unknown responsibly sourced maintenance materials</p>		<p>recycling bins and compared general to recycling collections a recycling rate can be determined.</p> <p>Target a % increase in recycling above current local authority rates.</p> <p>100% responsibly sourced maintenance materials</p>
	Office	<p>Unknown recycling rate from offices</p> <p>Unknown responsible sourcing of office consumables</p>	<p>Set baseline 2022</p> <p>Target 50% responsible sourcing of office consumables</p>	<p>100% diverted from landfill</p> <p>100% responsibly sourced</p>
Transport	Business mileage	<p>13.9 tonnes of CO₂</p> <p>78 kgCO₂ per unit managed</p>	<p>11.5 tonnes CO₂</p> <p>65 kgCO₂ per unit managed</p>	<p>0 kgCO₂ / home managed</p>
Climate change adaptation	Homes	<p>100% of homes at low risk of fluvial flooding</p> <p>58% at low risk of surface water flooding</p> <p>100% of homes low risk of overheating</p>	<p>Continue to monitor this</p>	<p>100% protected from flooding</p> <p>100% protected from overheating</p>
	Office	<p>Low risk of surface water flooding and very low risk of fluvial flooding</p> <p>Unknown risk of overheating</p>	<p>Continue to monitor this</p>	<p>100% protected from flooding</p> <p>100% protected from overheating</p>
Community and the local environment	Biodiversity	<p>Unknown current performance</p>	<p>Calculate the area of woodland, shrubland and grassland across</p>	<p>11.9 tonnes of biomass per hectare by 2043.</p>

² <https://www.surreycc.gov.uk/waste-and-recycling/information-about-our-waste-and-recycling-services/community-recycling-centres-recycling-statistics>

			the total area of land owned.	
			Baseline the total tonnes of biomass per hectare by 2022.	

Funding and costing

Potential funding opportunities may be present to AP to support our decarbonisation journey. Some possible funding opportunities for decarbonisation and energy efficiency improvements to homes are available, however, there is no indication whether this is applicable to our organisation. AP will investigate further whether our homes are applicable to these funding streams:

- Energy Company Obligation Phase 4 (ECO4) funding: improve the least energy efficient housing stock occupied by low income and vulnerable households, thereby making progress towards our statutory target of improving as many fuel poor homes as reasonably practicable to EPC band C by 2030.
- Boiler Upgrade Scheme (replacement of Clean Heat Grant) - £5000 grant available to homeowners to support the installation of ASHPs, GSHPs, and biomass boilers. Spring 2022 launch.
- Home Upgrade Grant: introduced in 2022 and support upgrades to the worst performing off gas grid homes.
- Local Authority Delivery (LAD) and other local initiatives – advice available through Actio₂n Surrey <https://www.actionsurrey.org/about/who>

It is important to consider how investors will begin looking into an organisation’s environmental performance. Of note is the emerging Environmental, Social and Governance (ESG) reporting, which incorporates non-financial meaningful metrics and data covering the environmental, social and governance performance across the organisation. It provides a level of assurance and confidence in our organisation. While not under current requirements for health and social care providers that are currently funded by local authority, AP will continue to carry out regular environmental reporting, to monitor our progress. Incorporating ESG reporting is something to consider as best-practice for potential future demand. In addition, local area initiatives may require proof of environmental credentials to secure funding.

It is now becoming a requirement for many organisations to complete a full Streamlined Energy and Carbon Reporting (SECR) statement and disclosing climate related financial risk under the TCFD (Task Force on Climate-Related Financial Disclosures). Maintaining our environmental reporting will be critical to support regulation and prepare for future investments.

We will need to anticipate the potential challenges and higher costs associated with the installation and maintenance of any new low carbon technologies. Building a supply chain is a likely challenge but anticipated government skills training and forecasting will likely support the development. 240,000 low carbon jobs are to be supported by 2035 from manufacture to installation and modelling to project management.

Action Lists

We will monitor all our KPI's annually to ensure we continue to progress and improve our environmental performance. Our strategy will be reviewed at Board and senior management level to ensure accountability for our actions.

Strategy stage	Timeframe	Environmental Issue	Action and SMART targets
Planning and scoping	0-2 years		
Homes		CO2	<p>Begin developing targets to bring our housing stock to the best EPC performance where practical and affordable to do so.</p> <p>Target to achieve an average SAP of 85 across our stock which represents a net zero housing stock according to SHIFT research.</p>
	2022	CO2	<p>Acquire appropriate data- For all homes ensure up to date SAP assessments. This may mean employing a SAP assessor or commissioning a SAP assessor to complete full assessments of all properties.</p> <p>Ensure this assessor visits the home and provide AP with full house survey data. Ensure this provides good energy data.</p> <p>SAP assessments have EPC recommendations which will indicate a direction for retrofit solutions.</p> <p>This survey information will help find interventions necessary for improving the energy efficiency in homes.</p>
	2022-2023	CO2	<p>Modelling the interventions needed on the homes- Commission a retrofit assessor/co-ordinator or equivalent suitably qualified professional to assess all homes within our stock for necessary retrofit interventions by first examining the current condition of the stock and then building solutions based off this. This will help provide estimates of funding requirements.</p>
	2022	CO2	<p>Complete a healthy homes survey on all our homes. This is important not only for retrofit, but for our residents in the homes as there is a duty of care. This will assess the conditions of damp, condensation and building defects.</p>

		CO2	Work with environmental consultancy to develop a series of work packages for retrofit improvements for all homes (informed from SAP and stock condition/retrofit surveys). Begin with 3-4 low performing homes, where condensation and damp are a potential problem.
	2022	Energy	Collect monthly/(quarterly) energy use data from all homes. This will ensure accurate information rather than relying on estimates. It will also provide up-to-date information to our energy supplier and may help reducing costs. We will need to ensure our energy brokers provide this breakdown for reporting.
		Energy	Install smart meters in all our homes.
		Energy	Ensure all equipment has regular servicing to maintain efficient functioning. Ensure any new white goods installed in homes are of the highest quality (C+ rated products - https://shiftenvironment.co.uk/news/cool-new-energy-efficiency-scales-for-white-goods/).
	2022	Water	<p>Carry out stock conditions surveys on all homes to determine water efficiency measures currently in the stock. We will look for:</p> <ul style="list-style-type: none"> • Water efficient wash basin taps (<= 4.5 litres per minute) • Low flow showers (<= 7 ltrs per minute) • Dual flush toilets • Water meters • Smaller than 180L bath • Greywater harvesting • Water butts <p>Once we have determined this, we will begin a plan of works to install water efficiency measures in our stock.</p>
	2022	Water	Design a kitchen and bathroom refurbishment formalised water efficient specification which considers the installation of appropriate water efficiency measures (see above).
		Water	Ensure that all new fittings and appliances offer reduced water consumption beyond normal principles- this may include white goods such as

			washing machines. Ensure high efficiency rating on these products. Ensure no new products below A rating. This water-efficient product labelling scheme may help further simplify the task of procurement
		Waste	<p>Supply residents with reusable containers for shopping to reduce the amount of waste entering homes.</p> <p>All services pledge to the Act Now :Our Planet climate change targets and actions they can deliver locally.</p> <p>Develop a green procurement strategy</p>
		Waste	<p>We will assess the waste collections in our homes to set a baseline of % of recycled waste.</p> <p>Surrey's household waste is currently 55.1% recycled. We will aim for this target in 2022 and develop interim targets once we have a baseline.</p>
		Waste	Consider the installation of internal recycling bins within all homes allowing for easy separation of recyclables. Provide clear signing and descriptions may help residents recycle correctly.
		Waste	Engage with recycling and reuse community schemes. For example, it is possible that AP host a second hand/exchange events for household items. It is possible that AP could work with upcycling groups/community projects to fix household items which could include involvement with residents.
	2022	Overheating	<p>100% of our homes are considered at low risk to overheating. We will continue to monitor this annually to ensure none of our homes go into high risk.</p> <p>To do this we will:</p> <ul style="list-style-type: none"> Carry out a stock condition survey in 2022 for all homes and assess whether our homes are single aspect, have internal shading facilities (blinds), have adequate ventilation (i.e., the ability to open windows). We will prepare a responsive plan to an overheating event. This will include actions of supplying fans, provide advice on how to keep cool in the homes, visiting residents in

			<p>heat events to ensure they are coping with the heat.</p> <ul style="list-style-type: none"> Consider improving external shading through tree planting
		Flooding	<p>For all our homes, we will carry out a long-term flood risk assessment. using the Environment Agency Flood Risk maps https://www.gov.uk/check-long-term-flood-risk.</p> <p>38 of our buildings have been assessed for flood risk and considered representative of our whole stock. 21% of properties were identified at high risk to surface water flooding, and a further 21% were identified as medium risk to surface water flooding. 100% of homes are assessed as being at very low risk to fluvial flooding.</p> <p>We will:</p> <ul style="list-style-type: none"> Assess properties at high risk to identify specific mitigation measures to minimise the flooding impacts. We will appoint an environmental consultancy to complete this by 2023. Consider developing a Flood Action Plan. It will help to improve the resilience to flooding and minimise damage- this will include adaption and mitigation measures necessary prior to flooding and measures necessary during and after a flood event. We will ensure that preventative and responsive actions are in place in the event of flooding. Property Flood Resilience Surveys may be necessary to identify flood resilience and adaption measures at properties identified as high risk to flooding. We will appoint an environmental consultancy to complete this, if necessary, by 2024. Ensure homes and residents at medium or high risk are notified of actions necessary in flood events. These may include turning off gas, water and electricity mains, gathering emergency supplies or evacuation protocols. This should be communicated to residents. Residents should be encouraged to take up contents insurance if their homes are at risk. In areas of surface water flooding liaise with the relevant drainage authority to ensure drains are fully functional and maintained.

			<ul style="list-style-type: none"> Remain vigilant for funding opportunities through local government and other agencies for flood mitigation works.
	2023	Community and the local environment	<p>Surrey Council's Climate Strategy targets all new residential developments to produce a minimum 10% net-gain in biodiversity. AP will begin targeting improvements to biodiversity in our open spaces and gardens and begin engagement with charities and local community groups.</p> <p>We will seek to calculate the area of our land covered by woodland, shrubland and grassland and convert this to tonnes of above ground biomass. SHIFT have developed a calculation to estimate this.</p> <p>We will know all our garden and communal spaces and will begin targeting improvements to our spaces.</p>

Office and Operations		CO2	Ensure our office is performing to EPC B standard
		CO2	Continue video conferencing and home working where possible.
		CO2	Office carbon intensity is currently 17.44 kgCO2/m2. This performance is better than the SHIFT 2050 long term target, but we will continue to monitor our energy consumption.
		CO2	Business mileage- Develop different budget codes for petrol/diesel/hybrid cars so the appropriate conversion factor can be used for calculating carbon emissions. Review this regularly to ensure that only essential journeys are taking place, it is possible this will also emphasise the emissions implications of this transport.
	2022	Water	<p>We will review water usage and payments and carry out a water audit as this could identify further environmental and cost savings. This is likely to identify leaks and inefficiencies in the system.</p> <p>The aim for this strategy is to achieve 6 m3/office-based employee by 2025 and further target 3m3/full time office employee by 2030.</p>
		Water	We will engage our staff on water efficiency initiatives and water saving measures and incorporate these into water savings policies and procedures i.e., ensure dishwasher is full before turning on.

			We will consider incorporating a 'water champion' to regularly check meters and monitor water use into an organisational role.
	2022	Waste	<p>Begin recording and monitoring the general waste and recycling waste from our offices. Target to reduce the kgs of waste generated by office activities and ensure a recycling rate is obtained.</p> <p>We will create annual waste reduction targets and improved recycling rates.</p>
		Waste	Consider switching to a waste contractor that is able to provide a breakdown of waste flows (landfill, recycling), carbon savings and spending reviews. Having these reviews is likely to help develop waste reduction targets.
		Waste	Investing in good quality bins that are clearly labelled to encourage the correct recycling, making it easy for staff members and visitors.
		Waste	Provide team members with reusable cups and lunch boxes may limit single use items and reduce the amount of waste in the office. Encouraging staff to bring their own lunches rather than single use packaged products may assist in reducing waste.
		Responsible materials	<p>We will consider switching our office supplier to a supplier committed to providing easily identifiable green alternatives through clear labelling when ordering products.</p> <p>We will ensure they:</p> <ul style="list-style-type: none"> • Provide a breakdown of spend for green/eco-label purchased products compared to those that are not • Use a low carbon delivery method, i.e., through the use of electric or low emission vehicles • We will establish an interim target to increase the % green products by 2025 based on any baseline data found. •
		Responsible materials	Consider only local food suppliers when hosting conferences, meetings etc.

		Overheating	Review the office for active and passive measures to reduce overheating risk- air-conditioning, Brise-soleil,
		Flooding	Our office is currently at low and very low risk to surface water flooding and fluvial flooding respectively. We will continue to monitor Environment Agency flood risk maps annually.

Supply Chain	2022	CO2	<p>For future works contracts, we will:</p> <ul style="list-style-type: none"> • Ensure we know our largest contractors and suppliers 2022. • Consider surveying the supply chain to engage them on the net zero journey. Ensure that, when carrying out retrofit work, contractors have effective waste management, responsible material sourcing, are local, and are using low-emission vehicles. • Request waste reports from all work completed. These should include site addresses, material description, quantity of waste produced (tonnes), quantity recycled (tonnes), and cost. Often, a percentage is used as 'Waste to Energy' and this could also be documented. • Responsibly sourced materials have been manufactured in an environmentally sound way and where the producers treat their workers well. Although there are many eco-labelling schemes for maintenance materials, this remains a difficult area to assess. Seek responsible accreditation for products and services. Begin tracking responsibly sourced products used through purchase logs. Identify the responsible sourcing accreditations that relate to the materials and products they use (e.g FSC/PEFC for timber, BES6001 for plastics / windows / tiles / flooring, Copper Mark for boilers etc). Consider selecting suppliers based of environmental accreditations.
	2022	Staff	Carbon literacy training will be provided to staff. We must first identify partners to deliver this training in 2022.

			Environment Group actions- we will continue to meet quarterly to address strategies and management opportunities
	2022	People we Support	<p>We will seek to consider all people we support in our retrofit work.</p> <p>Engagement will begin through group sessions where we will detail to residents our vision for their homes and environment over the next few years and ensure they are able to comment on our strategy.</p> <p>Following this work, we will consider holding education workshops for the people we support to help them become more sustainable in their everyday lives. We will seek to work with local charities and community groups to assist with these workshops.</p> <p>We will continue to work with the Pro Active Community on environmental initiatives, building on the work already undertaken on the “Act Now” initiatives</p>

Strategy stage	Timeframe	Environmental Issue	Action and SMART targets
Trial period	1-3 years		
Homes	2024	CO2	Begin a trial one home with an ASHP. Monitor the success and challenges of this application through post-occupancy evaluation. Ensure you collect energy demand data and liaise with residents and/or operational staff on their satisfaction with the new systems.
	2024	CO2	Trial PV installation on one home. Monitor the success and challenges of this application through post-occupancy evaluation. Ensure you collect energy demand data and liaise with residents on their satisfaction with the new systems.
		CO2	Establish procedures and methodologies to confirm that retrofitted homes actually achieve the energy efficiency to which they are designed. This could include post-occupancy evaluations and smart thermostats.
	2025	CO2	By 2025, our average SAP will be 67.53. This will be achieved from our trials and work packages developed to improve 3-4 of our homes.
		Waste	Ensure that 100% of new kitchens have space for recycling to be stored internally either as a dedicated unit or dedicated floor space for easy separation of recyclables.
	2024	Community and the local environment	We will begin working with local community groups to enhance biodiversity features across the organisation. We will begin one new project in 2024. Consider whether a biodiversity fund for residents to do wildlife planting could be achieved by partnering with contractors. This will provide good examples for Corporate Social Responsibility, engagement with residents, and help AP convert more of their underutilised green/grey spaces into high biodiversity areas. Creating community growing gardens, tree planting and introducing wildflower planters are potential projects.

Office and Operations	2024	CO2	We will trial and increase our EV fleet. We will ensure we document the successes and challenges of integrating EV vehicles. This will ensure that we are better prepared for full electrification of our fleet.
		CO2	<p>By 2025, our business mileage will have reduced. Either by the use of more electric vehicles, reduced journeys, or encouraging shared or more active modes of transport.</p> <p>Business mileage will total 11.5 tonnes CO₂ or 65 kgCO₂ per unit managed.</p>

Strategy stage	Timeframe	Environmental Issue	Action and SMART targets
Implement full energy efficiency work	4-6 years		
Homes	2025	CO2	<p>Make an informed decision based on funding streams and trials to begin retrofit work on all homes.</p> <p>We will carry out retrofit work to all homes in 2025. From 2025, roll out clean low carbon heat to prepare for no new gas installations after 2033.</p>

Office and Operations		CO2	Full EV fleet by 2032, where there will be no new sales of conventional cars, vans, and plug-in hybrids (PHEVs) by 2032 at the latest under CCC recommendation.
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			We will continue to review and monitor all KPIs on an annual basis. Reviewing our current performances and ensuring our actions and KPI's are met.
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Long-term carbon reduction

A long-term carbon reduction strategy, in line with Government key policy dates, sets key priority actions:

- Address reduction in home energy use. All homes are to be EPC C by 2035³.
- Adopt smart technologies to assist in the monitoring and control of energy use
- Prepare to transition from gas to a net zero electricity grid. There will be no new installations of gas boilers in all homes by 2035⁴.
- No new sales of conventional cars, vans and plug-in hybrids are expected by 2032 (CCC)⁵. Current law is no new sales by these vehicles by 2035.
- Install solar photovoltaics on all viable residential facility roofs
- Ensure education for staff members
- Implement climate resilient measures

Final word

We are confident this strategy will put us on the correct trajectory to net zero carbon and support us on our journey towards a sustainable organisation. We will annually review our progress to ensure we are on track to improving our environmental performance.

³ [Heat and Buildings Strategy](#)

⁴ [Heat and Buildings Strategy](#)

⁵ [CCC 6th Carbon Budget](#)

Appendices

Appendix 1- Streamlined Energy and Carbon Reporting (SECR) Statement

The SECR covers carbon emissions associated with:

Residential Facilities (39 properties which support multiple units ~ 176 units)

HQ Office (Castlefield Court)

Business mileage from company pool cars and maintenance fleet vehicles

SECR Regulations

Defra guidance to the regulations state that “quoted companies, large unquoted companies (including charitable companies) and large Limited Liability Partnerships (LLPs) are obliged to report their UK energy use and associated greenhouse gas emissions as a minimum relating to gas, electricity and transport fuel, as well as an intensity ratio and information relating to energy efficiency action, through their annual reports”.

The qualifying conditions are met by a company or LLP in a year in which it satisfies two or more of the following requirements:

- Turnover- £36 million or more
- Balance sheet total- £18 million or more
- Number of employees- 250 or more

The UK Government’s Environmental Reporting Guidelines quote that unquoted companies and LLPs in scope of their legislation are required to disclose energy and carbon information in their accounts and reports, including:

- UK energy use (minimum of purchased electricity, gas and transport)
- Associated greenhouse gas emissions
- At least one intensity ratio
- Previous year’s figures for energy use and GHG emissions (except in the first year)
- Information about energy efficiency action taken in the organisation’s financial year
- Methodologies used in calculations.

This statement shows energy use and carbon emissions for the financial year 2020/21.

Baseline Data

Base data for this project was provided by AP and collected from across the organisation. Data was collected to cover Scope 1, 2 and small selection of relevant Scope 3 emissions. This data is outlined in Appendix 1 -1.

To convert the data to CO₂-equivalent (CO₂e) emissions (to represent all GHG emissions in a standardised way), DEFRA 2020 conversion factors were applied. These conversion factors are the most relevant to use for the 2020 calendar year. The conversion factors used are outlined in Appendix 1- 2.

Results

AP's emissions are reported in accordance with government recommendations and most other organisations, in categories of Scope 1, 2 and 3. Sankey diagrams have also been included in a more relevant display format for AP's organisational structure- see full report.

The following information is to be reported in either the Directors' Report or, in the case of charitable companies, the reporting should be in the combined Directors' and Trustees' Annual Report. It is assumed that Active Prospects will produce one financial report relating to all (if applicable) subsidiaries it owns.

GHG emissions and energy use data for the financial year 2020/21:

- No other energy purchased or used other than UK and offshore i.e. no global energy
- No previous usage is required for this year of reporting as this is the first SECR Statement

SECR statement:

Global GHG emissions and energy use data for period 1 st April 2020 – 31 st March 2021	
	UK and offshore [mandatory]
	Current reporting year 2020-21
Emissions from combustion of gas tCO ₂ e (Scope 1) [mandatory]	266.06 tonnes CO₂e 296 tonnes CO ₂ e residential home usage
Emissions from combustion of fuel for transport purposes (Scope 1) [mandatory]	17.52 tonnes CO₂e
Emissions from purchased electricity (Scope 2, location-based) [mandatory]	133.36 tonnes CO₂e 7.77 tonnes CO ₂ e office usage 125.60 tonnes CO ₂ e care home usage <i>See below for transmission and distribution losses</i>
Energy consumption used to calculate emissions: /kWh [mandatory] – optional to provide separate figures for gas, electricity, transport fuel and other energy sources	Gas: 1,446,987.89 Electricity: 572,025.95 Transport fuel: 68,877.52 Total: 2,087,891.33 kWh
Total gross CO ₂ e based on above - [mandatory]	416.94 tonnes CO₂e <i>Excludes scope 3 emissions</i>
Intensity ratio: tCO ₂ e gross figure based from mandatory fields above/ e.g. £100,000 revenue [mandatory]	67 kgsCO₂ per m² average per home Office Intensity: 17.44 kgs per m ²
Methodology [mandatory]	SHIFT methodology SECR Reporting SHIFT Environment Using Defra (2020) Conversion Factors in line with Environmental Reporting Guidelines (2019) as the majority of the financial year falls into the calendar year 2020.

Emissions from purchase of electricity, heat, steam and cooling purchased for own use (Scope 2, market-based) / tCO ₂ e [optional]	Only reporting on location based
Emissions from extraction and production of purchased materials and fuels for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from use of sold products and services for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from electricity related to extraction, production, and transportation of fuels consumed in the generation of electricity for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from purchase of electricity that is sold to an end user for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from generation of electricity that is consumed in a transmission and distribution system for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	11.47 tonnes CO₂e <i>Transmission and distribution (T&D) losses associated with UK electricity</i>
Emissions from transportation of purchased materials or goods for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from transportation of purchased fuels for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from transportation of waste out of	Not reporting

financial / operational control (Scope 3) / tCO ₂ e [optional]	
Emissions from transportation of sold products for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from employee business travel for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	0 tonnes CO₂e
Emissions from employees commuting to and from work for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from leased assets, franchises, and outsourced activities (Scope 3) / tCO ₂ e [optional]	0 tonnes CO₂e
Emissions from disposal of waste generated in operations for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from disposal of waste generated in production of purchased materials and fuels for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Emissions from disposal of sold products at the end of their life for which the company does not own or control (Scope 3) / tCO ₂ e [optional]	Not reporting
Total gross Scope 3 emissions / tCO ₂ e [optional]	11.47 tonnes CO₂e
Total gross Scope 1, Scope 2 [location / market] & Scope 3 emissions / tCO ₂ e [optional]	428.41 tonnes CO₂e
Carbon offsets / tCO ₂ e [optional]	Not reporting

Domestic Carbon Units (e.g. Woodland Carbon Code, Peatland Carbon Code / tCO ₂ E) [optional]	Not reporting
Total annual net emissions / tCO ₂ e [optional]	Not reporting
Additional intensity ratio: tCO ₂ e net figure / e.g. £100,000 revenue [optional]	Not reporting
Third Party verification [optional]	SHIFT Environment

Energy Efficiency Actions

We have begun collecting more information on our homes and will have EPC ratings for our properties except for one which is currently closed and one which will close in the summer.

Whilst partially driven by the covid pandemic, we have, for head office staff, moved to a blended approach of home/office working which has reduced travel and CO₂ emissions.

We have reviewed our building work specifications to ensure that only the most efficient gas boilers are used, that heating controls are up to date and efficient and that we move to LED lights wherever possible.

Lots of work has been carried out by the people we support, including producing documents such as “Act Now: Our Planet Business Standards” and “Act Now: Our Planet Peoples Pledges Leaflet” and working with the wider community to promote environmental standards.

We have set up an environmental champions group to assist with developing actions at a local level.

Summary of Emissions

As well as providing emissions in a complete SECR format, we report emissions separately in terms of Scope to enable AP to understand the sources of the emissions and to better care providers. The tables below show the total emissions from Scope 1, 2 and 3 sources as well as a breakdown of emissions within the Scopes. For more information and definitions on Scopes see Appendix 2 - Reporting in Scopes.

Total Emissions from Scope 1, 2 and 3:

Global GHG emissions and energy use data for period 1 st April 2020 – 31 st March 2021	
Scope 1	283.58 tonnes CO ₂ e
Scope 2	133.36 tonnes CO ₂ e
Scope 3	11.47 tonnes CO ₂ e
Total	428.41 tonnes CO₂e

Breakdown of Scope 1, 2 and 3 Emissions:

Global GHG emissions and energy use data for period 1 st April 2020 – 31 st March 2021		
Scope 1	Emissions from combustion of gas used at residential care facilities	265.06 tonnes CO₂e

	Emissions from combustion of gas used at office	1 tonnes CO₂e
Scope 2	Emissions from purchased electricity at residential care facilities (location-based)	125.60 tonnes CO₂e
	Emissions from purchased electricity at offices (location-based)	7.77 tonnes CO₂e
Scope 3	Emissions from generation of electricity that is consumed in a transmission and distribution system for which the company does not own or control	11.47 tonnes CO₂e

Methodology and notes on SECR statement

The figures calculated in this report have been calculated in accordance with the Greenhouse Gas Protocol and the Government's Environmental Reporting Guidelines (2019). In line with these guidelines, DEFRA (2020) conversion factors have been used to calculate emissions – the factors used are listed in the relevant sections below.

Base data

Base data was provided for this assessment by Active Prospect's Director of Property.

Gas data

Gas data was provided through energy bills from AP's energy consultants detailing the estimated yearly consumption for 33 of AP's properties. Where data was missing, the total kWh has been scaled up to represent the 100% cover of the properties.

Gas use at AP's office was documented on the energy bill information.

In total, this related to 1,446,987.89 kWh of gas used over the 12 month reporting period.

DEFRA 2020 conversion factor for natural gas used (0.18387 kgCO₂e per kWh (Gross CV)).

Electricity

Electricity data was provided through energy bills from AP's energy consultants detailing the estimated yearly consumption for 32 of AP's properties. Where data was missing, the total kWh has been scaled up to represent the 100% cover of the properties. 1 property not considered gas supply.

This information gave an estimated total kWh consumption as 572,025.92 kWh from 1st April 2020 – 31st March 2021.

Office electricity usage was provided from utility billing information. The total consumption of 33,314 kWh was provided from an annual estimate.

DEFRA 2020 conversion factors used for the generation of location-based UK electricity, and transmission and distribution losses reported separately for completeness (0.23314 kgCO₂e / kWh and 0.02005 kgCO₂e / kWh respectively).

Transport fuel

Business mileage data was provided in miles relating company pool car travel. Kilometres have been converted into kgCO₂e for a large car and medium car with diesel fuel type using 0.20419 kgCO₂e/km driven and 0.16637 kgCO₂e/km driven respectively.

Maintenance fleet mileage was estimated from annual mileage totals. Kilometres have been converted into kgCO₂e for an average diesel van using 0.2471 kgCO₂e/km driven.

DEFRA 2020 conversion factor converting kilometres of travel to transport kWh (0.97277 - average diesel van; 0.80256 – large car, 0.65254 – medium car).

Intensity

The intensity ratio chosen for our SECR reporting is kgCO₂e per m² – taking the average from our properties.

An additional intensity ratio chosen is the kg CO₂e / m² office space. Data provided from EPC register indicating that AP's office space is 541 m².

Reporting in Scopes

Scope 1, Scope 2 and Scope 3 carbon reporting come from the GHG Protocol Corporate Accounting and Reporting Standard and are adopted by the UK Government in the Environmental Reporting Guidelines.

Scope 1:

Direct emissions from controlled or owned sources, which includes those from combustion of fuel and operation facility.

This includes emissions from activities owned or controlled by the organisation that release emissions into the atmosphere.

For AP this will include emissions from gas used at offices, from fuel used in company pool cars, from fuel used by the in-house maintenance fleet, by any gas or other fuels used in communal areas and communal heating systems owned/managed by the organisation (even if this is recharged to residents), as well as potentially any fuels bought by the organisation itself for use at construction sites.

Scope 2:

Indirect energy emissions from the generation of purchased electricity.

These include emissions released into the atmosphere associated with your consumption of purchased electricity, heat, steam and cooling. These are a consequence of the organisation's activities, but the emissions do not occur at sources you own or control.

For AP this will include electricity bought for offices, community hubs, depots and for communal areas (even if recharged to residents).

Scope 3:

This relates to emissions that are a consequence of the organisation's business/actions, which occur at sources you do not control.

It is not a requirement to report on emissions associated with inputs into your company (e.g., from the supply chain) or linked with outputs from your company (i.e. emissions from your products when they're used by customers). For care providers, this may relate to products bought for the construction and maintenance of residential homes.

Government Environmental Reporting Guidance states you should consider reporting these separately to give a wider picture of your organisation to investors and shareholders and where these expose the reporting company to material risks, opportunities or financial impacts.

For care providers, this would include business mileage that occurs in employee owned vehicles. Other examples include public transport travel, transmission and distribution losses associated with UK electricity, contracted maintenance fleet emissions etc.

We would include emissions from lead assets as a voluntary scope 3 emissions.

Appendix 2- Using SAP to monitor progress on energy efficiency

Despite its limitations, SAP remains the Government’s preferred way of monitoring energy efficiency in homes. With this in mind, we have derived a SAP rating that represents “net zero housing stock”. Homeowners may wish to use this until something better is issued, either by themselves collectively or by Government. Our assumptions are listed here are expanded below:

Net zero will result in cheaper bills – this is an outcome of following the net zero pathway recommended by the Climate Change Committee

All homes standing now need to be EPC C or better (CCC pathway)

All new builds to be net zero no later than 2025 (CCC pathway recommendation)– in the absence of a clearer definition of net zero we assume mid-EPC A – i.e. SAP 95 – in the interim years there is a steady build up to this level

The current build rate of 2% stock increase will continue for the next 29 years to 2050

The SAP methodology will be updated to reflect new gas and electricity prices. This means that a home heated with a gas boiler with a current SAP rating of 70, will still be SAP 70 after a heat pump is installed (Government plan) i.e. no increase in running cost for the resident

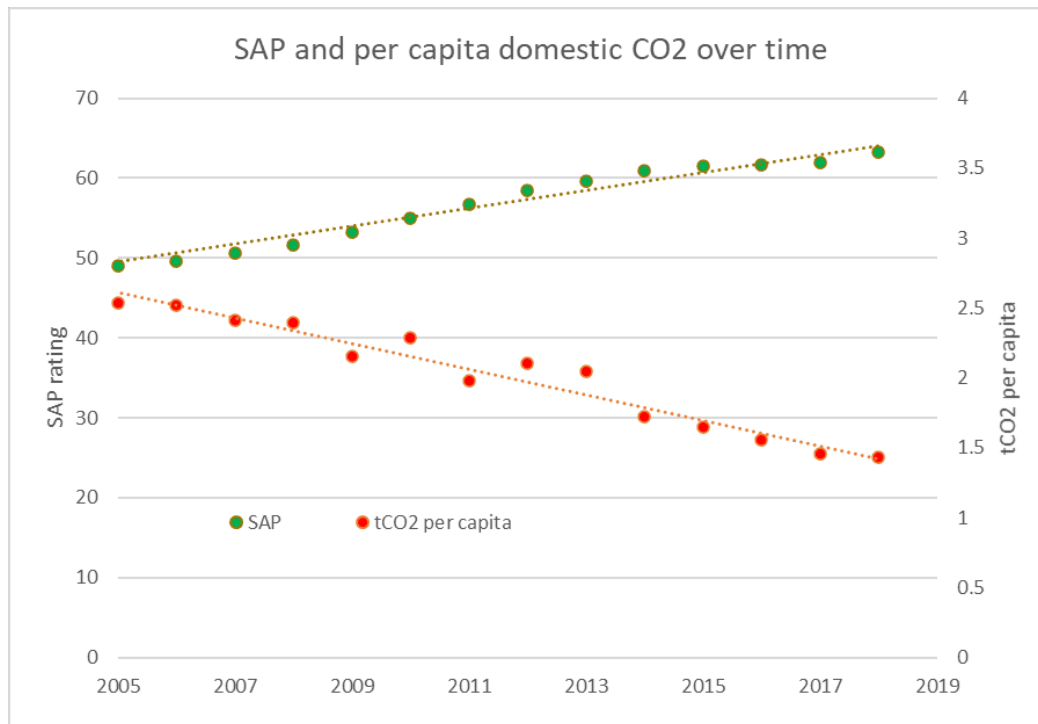
Achieving 100% EPC C will result in an average SAP of 76.5 for homes standing now

These assumptions lead to the following figures for a landlord. We take a landlord with 10,000 homes for illustration purposes, but the maths works out the same regardless of landlord size.

Home type	No of homes by 2050	Average SAP rating
Homes standing now – 100% at EPC C or better	10,000	76.5
Homes built between now and 2025	824	90.5
Homes built after 2025	6934	95
Weighted average		84.4 rounded to 85 for some leeway

Expanded detail on assumptions

The graph below indicates that there is some correlation between improved SAP and reduce CO2 emissions. (Data from Local Authority CO2 emissions data sets and English Housing Survey dataset)



There are plans to update SAP to allow a transition to heat pumps and other low carbon technologies. Heat pumps run from a net zero grid will provide low carbon heat. At the moment, one of the barriers to replacing gas boilers with heat pumps is that the cost to residents increases and the SAP/EPC rating decreases. However, there are reports of changes to gas and electricity prices that may correct this imbalance.

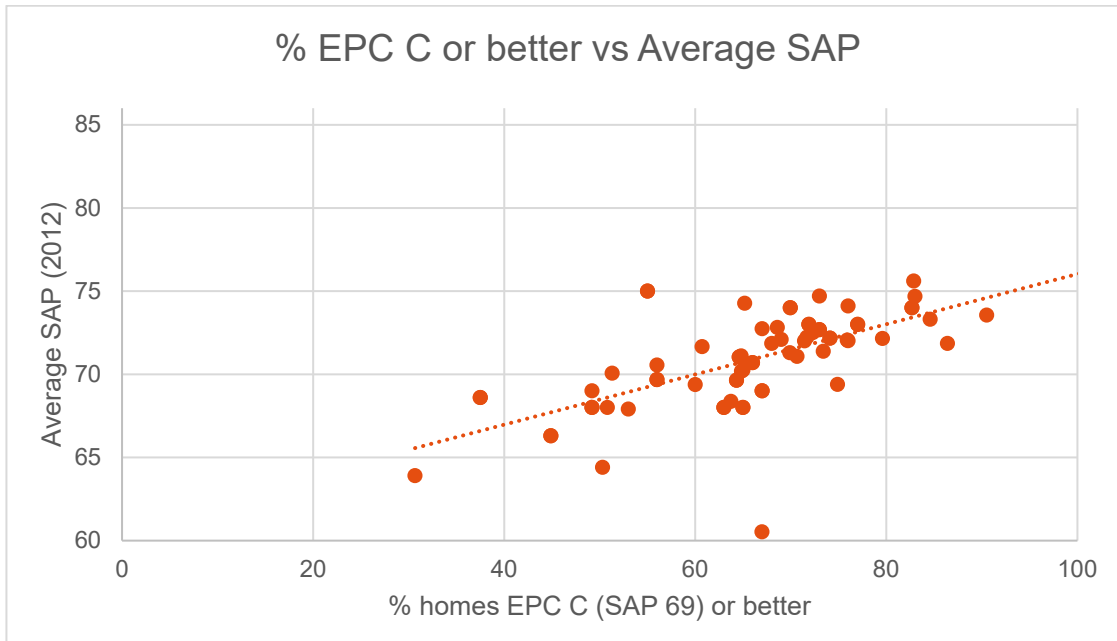
It can be expected then, that when SAP is updated, the rating will increase when a heat pump is installed for all homes.

One of the outcomes of following the net zero pathway from the Climate Change Committee's 6th carbon budget is that domestic fuel bills will decrease.

The net zero pathway recommends all homes achieving EPC C, switching to electric heating, and building net zero homes no later than 2025, ideally sooner.

Build rate is currently around 2% of the stock increase. If this build rate remains for the next 29 years, then a landlord with 10,000 homes now, could expect to have an extra 7,758 homes built from now. This will have a huge impact on average SAP.

Using the current methodology, the average SAP, once 100% of homes are EPC C or better, will be around 76.5. This data comes from SHIFT annual monitoring. It shows how average SAP changes with an increased % of homes EPC C or better. If 100% of homes are EPC or better, then the average SAP may be ~76.5.



Appendix 3- SHIFT assessment of AP's housing stock and office.

Homes- SHIFT research indicates that an average SAP of 85 represents a 'net zero housing stock' and has been derived through a combination of achieving EPC C for all properties, shifting to electric heating (with corresponding changes to SAP methodology) and expected energy efficiency standards for new build up to 2050. SAP remains the Government preferred way of monitoring energy performance and until an updated target, SHIFT uses this as a long-term target. AP should target an average SAP of 85 across the stock.

The SAP ratings of AP's stock were provided by AP. This also detailed properties where the SAP/EPC assessments were calculated.

A summary of the data is provided below:

Of the 79 with domestic EPC data			
	Count	%	
A	0	0%	
B	9	11%	
C	20	24%	
D	27	33%	
E	5	6%	
F	1	1%	
G	0	0%	
Required	20	24%	
	82		
No data	4 locations		
Average SAP	67.18		
Below EPC C	33	40%	
	Count	%	
Heating Type	Gas	54	68%
	Electric	7	9%
	Other	1	1%
	Unknown	18	23%
		80	

Climate resilience- Met Office projections indicate more flood events and more heatwaves. The ideal is to have 100% of homes at low risk or adapted to climate change.

Homes have been assessed for overheating risk. The SHIFT overheating risk assessment uses information on housing stock property types, postcodes, communal heating and build dates along with SHIFT sourced data on risk factors such as the Urban Heat Island effect and population density to estimate overheating risk in AP's housing stock.

Homes have been assessed using Environment Agency flood risk maps which assesses the long-term risk to surface water and fluvial flooding. Surface water flooding is especially important to assess in urban areas as it is projected to be the most likely form of flooding in future years.

8 of AP's properties were identified at high risk to surface water flooding, and a further 8 were identified as medium risk to surface water flooding. 100% of homes are assessed as being at very low risk to fluvial flooding.