

**Streamlined Energy &  
Carbon Reporting (SECR)**  
Metropolitan Thames Valley  
Housing Group 2023



Metropolitan  
Thames Valley



# SECR Highlights

## Metropolitan Thames Valley Housing Group

Reporting Year: 1<sup>st</sup> April 2022 – 31<sup>st</sup>  
March 2023

### Total Carbon Emissions

Total Carbon Emissions: 12,577.61 tCO<sub>2</sub>e  
YOY percentage change (tCO<sub>2</sub>e): -11.92%

### Overall Carbon Intensity

Intensity Metric: 32.33 tCO<sub>2</sub>e per £m turnover  
YOY percentage change (tCO<sub>2</sub>e): -8.07%

Intensity Metric: 81.15 tCO<sub>2</sub>e per £m EBITDA  
YOY percentage change (tCO<sub>2</sub>e): -12.49%

Intensity Metric: 6.51 tCO<sub>2</sub>e per FTE  
YOY percentage change (tCO<sub>2</sub>e): -11.60%

Table 1: Energy Source Breakdown

	Natural Gas	Electricity	Transport
<b>Carbon &amp; Energy Consumption</b>			
kWh	37,139,604	24,236,665	4,666,402
tCO <sub>2</sub> e	6,779.46	4,686.89	1,111.26
YOY percentage change	-24.14%	+9.23%	+5.61%
<b>UK &amp; Global Carbon Intensity Metric</b>			
tCO <sub>2</sub> e per £m turnover	17.43	12.05	2.86
YOY percentage change	-20.82%	+14.00%	+10.23%

### Energy Saving Projects

- Corporate Sustainability Strategy
- Workspace Services Sustainability Working Group
- Carbon Footprint
- Sustainable Procurement
- Decarbonisation of our properties

# Contents

- 1**    **Executive Summary**
- 2**    **Annual Reporting Figures**
- 3**    **Energy Efficiency Narrative**
- 4**    **Appendix**

## Executive Summary

SECR disclosures are mandatory for listed and large unlisted UK companies with reporting cycles beginning on or after 1<sup>st</sup> April 2019.

This report summarises our energy usage, associated emissions, energy efficiency actions and energy performance under the government policy Streamlined Energy & Carbon Reporting (SECR). This is implemented by the Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018. Also, it summarises in the appendix the methodologies utilised for all calculations related to the elements reported under energy & carbon.

Metropolitan Thames Valley Housing Group (MTVH) is a UK-incorporated business. Under SECR legislation, we are mandated to include energy consumption, emissions, intensity metrics and all energy efficiency improvements implemented in our most recent financial year for our UK operations.

The organisational boundary for the reporting has been set to cover the majority of MTVH's operations, including the sheltered housing operations, as the business has ultimate responsibility for the consumption of these properties. The reported figures are exclusive of consumption for properties that MTVH owns but where residents undertake their own utility contracts, as this consumption is not part of the normal business operations of MTVH.

A total of 10.36% of consumption data used for SECR has been estimated to achieve 100% data coverage.

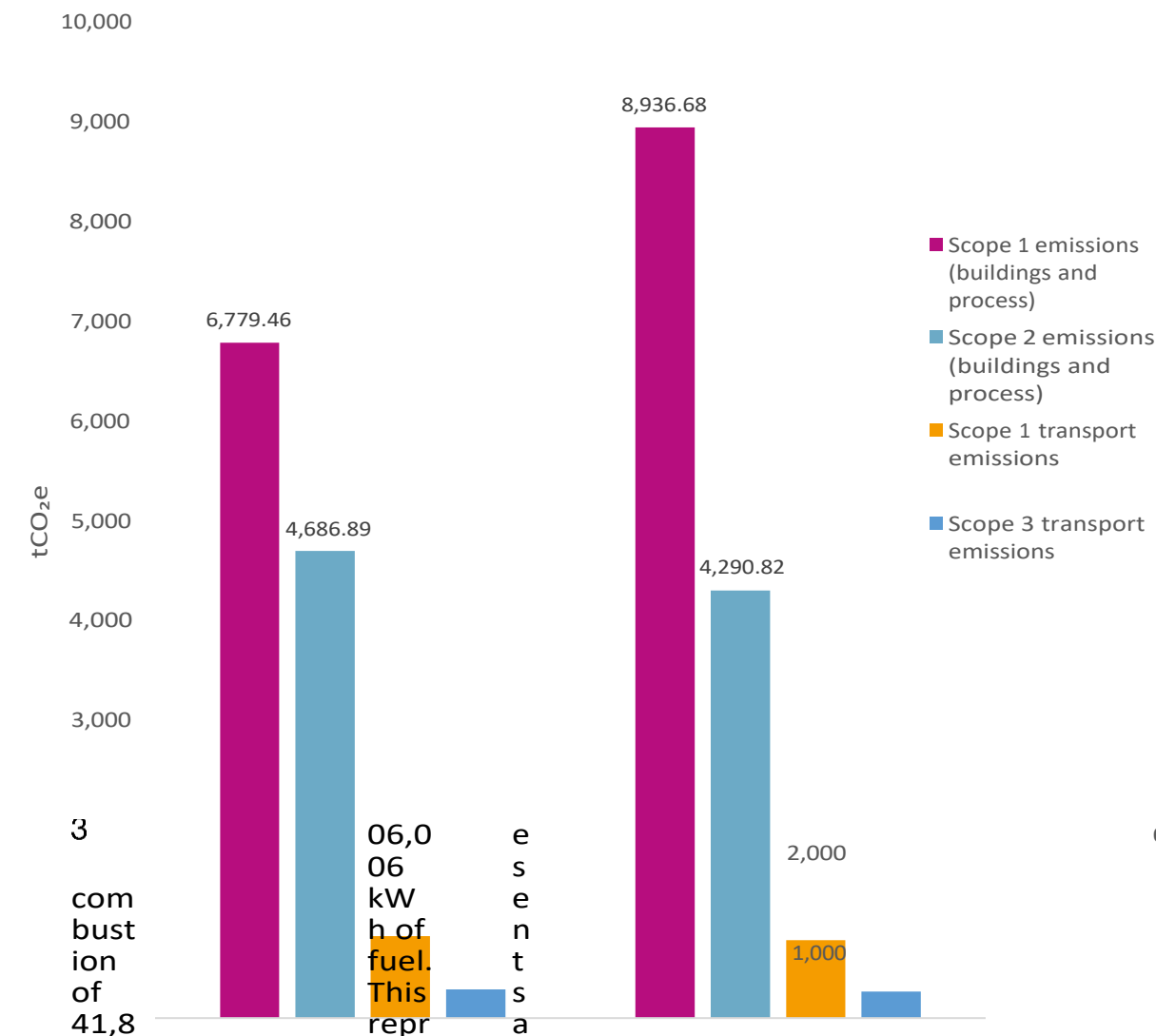
### Year 4

MTVH's Scope 1 and 3 direct emissions (combustion of natural gas and transportation fuels) for this year of reporting are 7,890.73 tCO<sub>2</sub>e, resulting from the direct

Scope 2 indirect emissions (purchased electricity) for this year of reporting are 4,686.89 tCO<sub>2</sub>e, resulting from the consumption of 24,236,665 kWh of electricity purchased and consumed in day-to-day business operations. This represents a carbon increase of 9.23% from last year (Figure 1).

Our operations have an intensity metric of 32.33 tCO<sub>2</sub>e per £m turnover for this reporting year. This represents a reduction in the operational carbon intensity of -8.07% from our previous reporting year.

**Figure 1: Scope 1, 2 and 3 emissions (tCO<sub>2</sub>e): this reporting period vs the previous reporting period.**



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carbon reduction of 21.00% from last year (Figure 1).

Current Period

Previous Period

## Annual Reporting Figures

The following figures show the consumption and associated emissions for this reporting year for our operations throughout the UK, with figures from the previous reporting period included for comparison.

Scope 1 consumption and emissions include direct combustion of natural gas and fuels utilised for transportation operations, for example, company vehicle fleets.

Scope 2 consumption and emissions refer to indirect emissions related to the consumption of purchased electricity in day-to-day business operations.

Scope 3 consumption and emissions cover emissions resulting from sources not directly owned by us. This relates to grey fleet (business travel undertaken in employee-owned vehicles) only.

**Table 2: Metropolitan Thames Valley Housing Group UK Emissions Intensity Metric.**

Intensity Metrics	Location-based tCO <sub>2</sub> e	
	2022	% change
All Scopes tCO <sub>2</sub> e per £m turnover	32.33	-8.07%
All Scopes tCO <sub>2</sub> e per EBITDA £m	81.15	-12.49%
All Scopes tCO <sub>2</sub> e per FTE	6.51	-11.60%

**Table 3: Metropolitan Thames Valley Housing Group UK Total Energy Consumption (kWh).**

Utility and Scope	2022/23 Consumption (kWh)	2021/22 Consumption (kWh)	2020/21 Consumption (kWh)
<b>Scope 1 Total</b>	<b>40,552,916</b>	<b>52,104,373</b>	<b>55,686,754</b>
Residential Natural Gas and other fuels (Scope 1)	36,519,498	48,084,509	54,213,623
Office Natural Gas and other fuels (Scope 1)	620,106	714,155	756,028
Transportation (Scope 1)	3,413,313	3,312,730	717,103
<b>Scope 2 Total</b>	<b>24,236,665</b>	<b>20,208,263</b>	<b>19,102,415</b>
Residential Grid-Supplied Electricity (Scope 2)	23,353,815	18,937,154	18,210,557
Office Grid-Supplied Electricity (Scope 2)	882,850	1,238,346	891,858
<b>Scope 3 Total</b>	<b>1,253,090</b>	<b>1,153,874</b>	<b>3,213,338</b>
Transportation (Scope 3)	1,253,090	1,153,874	3,213,338
<b>Total</b>	<b>66,042,671</b>	<b>73,466,511</b>	<b>78,002,507</b>

**Table 4: Metropolitan Thames Valley Housing Group UK Total Location-based Emissions (tCO<sub>2</sub>e).**

Utility and Scope	2022/23 Consumption (tCO <sub>2</sub> e) Location-based	2021/22 Consumption (tCO <sub>2</sub> e) Location-based	2020/21 Consumption (tCO <sub>2</sub> e) Location-based
<b>Scope 1 Total</b>	<b>7,601.70</b>	<b>9,721.31</b>	<b>10,277.14</b>
Residential Natural Gas and other fuels (Scope 1)	6,666.27	8,936.68	9,968.26
Office Natural Gas and other fuels (Scope 1)	113.19	130.80	139.01
Transportation (Scope 1)	822.23	784.63	169.87
<b>Scope 2 Total</b>	<b>4,686.89</b>	<b>4,290.82</b>	<b>4,453.54</b>
Residential Grid-Supplied Electricity (Scope 2)	4,516.16	4,020.93	4,245.61
Office Grid-Supplied Electricity (Scope 2)	170.73	262.94	207.93
<b>Scope 3 Total</b>	<b>289.03</b>	<b>267.56</b>	<b>773.01</b>
Transportation (Scope 3)	289.03	267.56	773.01
<b>Total</b>	<b>12,577.61</b>	<b>14,279.69</b>	<b>15,503.69</b>



## Energy Efficiency Narrative

### Energy Efficiency Improvements

MTVH are committed to year-on-year improvements in our operational energy efficiency. A register of energy efficiency measures has been compiled, with a view to implementing these measures in the next five years.

### Measures ongoing and undertaken through 2022/23

#### Corporate Sustainability Strategy

Last year we developed our Corporate Sustainability Strategy – “Our Sustainable Future”, supported by our 2030 Action Plan. This year we have continued to work on the 55 actions that we committed to working towards to make MTVH a more sustainable organisation.

- We have set up a MTVH Sustainability Committee comprising senior leaders from across the organisation to ensure we continue to push ourselves to hit the sustainability targets we have set ourselves.
- We have created a new MTVH Construction Plan, our route to creating much-needed quality homes while we reduce pollution and emissions and minimise climate change.
- We continue to form strategic and mutual partnerships; we are part of the Lambeth Climate Partnership, have supported Sustainability for Housing, and were an early adopter of the Social Housing Reporting Standards (SRS) with our first ESG report published earlier this year.

We will be issuing our annual sustainability update report, which will provide a full update on how we are progressing on each of the 55 targets we set, new targets we will work towards, and MTVH’s carbon footprint.

### Workspace Services Sustainability Working Group

Our workspace services sustainability working group continue to look at how we can make our working environments more sustainable places to work. We have benchmarked the waste generated at our offices, looking at how we can reduce waste and resource use to reach Net-Zero.

### Carbon Footprint

We publish our scope 1 and 2 emissions in line with our Streamlined Energy and Carbon Reporting (SECR) requirement. As part of our push towards Net-Zero, we have also benchmarked our scope 3 emissions. Our carbon footprint will be published as part of our annual sustainability update report.

### Sustainable Procurement

We have produced a Sustainable Impact Questionnaire which is being introduced to our suppliers through our Supplier Relationship Management (SRM) programme. Suppliers are asked to provide details of their own sustainability accreditations, policies, procedures and targets, along with their Net-Zero strategies and ethical working policies.

### Decarbonisation of our properties

We launched our Decarbonisation Strategy last year, which commits us to an interim target of reaching EPC C on 75% of our residential portfolio by 2026 ahead of reaching 100% EPC C by 2030. Our strategy is based on taking a fabric-first approach to all our retrofit work, starting to address heat decarbonisation by providing alternatives to gas-centrally heated homes. We will ensure that our investment in decarbonisation creates a just transition for customers, leaving them with warmer, better homes that are easier and cheaper to heat.

Where meeting the EPC C target is uneconomic, we will look to either regenerate schemes or divest ourselves of void units to organisations better able to deliver on the target.

We’ve baselined the carbon emissions generated from our housing stock, which was initially estimated at 153,000 tonnes of carbon dioxide per year.

We partnered with Parity Projects to employ their Portfolio software system, enabling us to plot all our properties and identify the exact mix of measures required to upgrade them to a net zero carbon position. We now have more than 4m data points on our asset portfolio to enable us to build detailed investment scenarios for the stock.

Our ECO 3 partnerships which began in 2020, have delivered more than £5.7m of fully funded insulation works to 3,790 of our homes. These warmer homes have all reached EPC C and have saved nearly £500,000 in energy bill costs for the households. The work has reduced the carbon emissions from our portfolio by a further c 1,535 annual tonnes of carbon dioxide.

We were awarded £6m from the Social Housing Decarbonisation Fund Wave 1 auction of Lambeth and the Midlands to bring more than 1200 homes up to EPC level C, save over £230k in energy bill costs for customers and save over 3,000 tonnes of carbon.

Our Board and Executive Team have also approved the investment in a specialist staff group to lead and oversee our decarbonisation work, reflecting the growing importance of decarbonisation to how we do business at MTVH.



## Energy Efficiency Narrative

### Measures prioritised for implementation in 2022/23

#### Corporate Sustainability Strategy

We will continue to work towards the actions we have committed to in our 2030 Action Plan and the new targets we introduce in our sustainability update report.

- We will work with our landlords to introduce direct metering for our office estate to understand consumption patterns better and enable us to challenge colleagues over wasteful and non-essential energy usage.
- We will target a more dynamic energy procurement strategy to better deliver VfM in terms of Scope 1 and 2 consumption and cost-effective purchases from green and renewable suppliers.

#### Sustainable Supply Chain

We will continue to roll out our Sustainable Impact Questionnaire through our supply chain. We will be launching a grading system to measure and acknowledge those suppliers who share and demonstrate our sustainable values and beliefs.

#### Decarbonisation of our properties

We delivered the Wave 1 SHDF programme this year, completing it in March 2023. We used the experience of the Wave 1 programme to make a successful bid for Wave 2, which is projected to save residents bills on average c £170 pa and 2,125 tonnes of CO<sub>2</sub> each year. As well as fabric measures, we will start focusing on heat decarbonisation and widening our work out across other areas of London and the East Midlands. We continue to develop our internal and external capability and start to add specialist skills and roles to our technical delivery teams, using long-term partnerships with consultant and contractor supply chains.

We have partnered with BEIS on a project to map the potential for Heat Networks by analysing our property data and that of some of our peer organisations and overlaying this latent heat demand with anticipated heat network generation sites. We expect this work to identify candidates for early transition to heat networks and will be working with BEIS to access the Heat Network Fund to provide financial support to create the technical and commercial business cases. We will deepen our work with local authorities in North London and the Heat Network opportunities presented by the Enfield Waste Plant in Meridian Water and use this year to develop heat demand maps to support the further development of the business case for connecting some of our homes to the network.

With colleagues across the G15 group of large, London-based housing associations, we will finish our work on creating retrofit archetypes which will transform the commercial risk associated with retrofit projects, making it easier, quicker and more predictable for supply chain partners to prepare bids for retrofit projects, reduce risk pricing and provide greater certainty about programme outcomes. We will expand our ECO-funded programmes and integrate them more closely to our ongoing asset investment programmes so we more closely align decarbonisation work to our wider strategic asset management strategy and enhance the value of our residential portfolio over time.

We anticipate spending the £18m matched grant funding in the coming year and will continue to seek grant opportunities to increase the scope and volume of retrofit works delivered. As our ambition and delivery grow, we will use the coming year to develop more fundamental and embedded approaches to resident and citizen involvement in decarbonisation and work with third-sector organisations to understand better the needs, priorities and hopes of our residents and communities. These will build ways of working for our future programme delivery.



## I: Compliance Responsibility

This report has been prepared by the ESG division of Inspired PLC for Metropolitan Thames Valley Housing Group by means of interpreting the Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018 as they apply to information supplied by Metropolitan Thames Valley Housing Group and its energy suppliers.

Metropolitan Thames Valley Housing Group's registered CEO and CFO are responsible for complying with the Regulations. They must be satisfied that, to the best of their knowledge, all relevant information concerning Metropolitan Thames Valley Housing Group's organisation structure, properties, activities and energy supplies has been provided to Inspired PLC.

This includes details of any complex ownership structures (for example, private equity funds, franchises for private finance initiatives) and electricity/gas usage that is covered by the EU Emissions Trading Scheme (ETS) or Climate Change Agreements (CCA) scheme, energy generated on-site (including Combined Heat and Power (CHP)), or supplied to/from a third party (i.e. not a licenced energy supplier or a landlord/tenant).

## II: Reporting Methodology

This report (including the Scope 1, 2 and 3 consumption and CO<sub>2</sub>e emissions data) has been developed and calculated using the *GHG Protocol – A Corporate Accounting and Reporting Standard* (World Business Council for Sustainable Development and World Resources Institute, 2004); *Greenhouse Gas Protocol – Scope 2 Guidance* (World Resources Institute, 2015); *ISO 14064-1 and ISO 14064-2* (ISO, 2018; ISO, 2019a); *Environmental Reporting Guidelines: Including Streamlined Energy and Carbon Reporting Guidance* (HM Government, 2019).

Government Emissions Factor Database 2022 version 1 has been used, utilising the published kWh gross calorific value (CV) and kgCO<sub>2</sub>e emissions factors relevant for reporting period 01/04/2022 – 31/03/2023.

Estimations were undertaken to cover missing billing periods for properties directly invoiced to Metropolitan Thames Valley Housing Group. These were calculated on a kWh/day pro-rata basis at meter level.

- For properties where Metropolitan Thames Valley Housing Group is indirectly responsible for utilities (i.e., via a landlord or service charge), the median consumption for properties with similar operations was calculated at meter level and applied to the properties with no available data.

These full-year estimations were applied to 132 electricity supplies and 30 gas supplies. All estimations equated to 10.36% of reported consumption.

Intensity metrics have been calculated using total tCO<sub>2</sub>e figures and the selected performance indicator agreed with Metropolitan Thames Valley Housing Group for the relevant report period:

- |   |               |
|---|---------------|
| • Total turnover (£m) 2022/23 (2021/22)   | £389m (£406m) |
| • Earnings Before Interest, Tax, Depreciation and Amortisation (EBITDA) 2022/23 (2021/22) | £155m (£154m) |
| • Full time equivalents (FTE) 2022/23 (2021/22)   | 1931 (1,938)  |



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