

WBC Owned properties including Housing

KEY	On track
	Behind schedule
	Not deliverable within current timescale
	New projects

No	Site/Contractor	Actions	Action No	Target date	Indic. Cost	Current GHG data in t CO2e	Carbon impact	Lead Officer	Challenges, constraints and barriers to completion by 2030	Progress with RAG rating
1	WBC Social Housing	Explore options for non-gas alternatives to installing gas boilers in new and existing Council homes. Air Source Heat Pumps to be incorporated at Chiddingfold (5 sites), Springfield and Site F, Ockford Ridge.	B1	2023 - ongoing	£		L	Katie Reilly	Barriers: - needs significant national government investment to unlock funding for RPs and LAs to decarbonise and improve the energy efficiency of social homes. - sufficient supply chain to design and deliver retrofit at scale, including training and hiring skilled trades and professionals. - decarbonising our homes relies on other sectors to decarbonise too e.g. national heating network.	The new build housing project at Ockford Ridge Site C will include the installation of 30 Air Source Heat Pumps and PV's. The deep retrofit of seven 1930's homes at Ockford Ridge also include provision of air source heat pumps and PV's. Both the new build and deep retrofit took a fabric first approach. Gas Strategy now in place. Replacing old inefficient boilers with new hydrogen ready gas boilers will provide more cost effective heating for residents in the short-term and will be based on a fabric first approach. Pro-actively looking at alternatives.
		Following the pilot scheme involving the deep retrofit of 7 council homes, develop a costed action plan to retrofit all council owned housing to net zero standards, detailing priorities, funding shortfalls and potential external funding.	B18	Dec-24	££££		Enabling	Katie Reilly	Challenges: - competing requirements for compliance e.g. fire safety - the timeframe to 2030 - relevant industry skills and capacity	Currently liaising with Apse
		Review renewable energy reports carried out for the senior living units. Prepare a plan to install Solar PV where feasible to be used on site.	E2 & E8	Jul-24	££		Enabling	Katie Reilly	- WBC do not yet have a full understanding of the condition of our homes to develop a costed programme of works. Stock condition survey in progress.	Solar PV potential for each site currently being assessed by Greater South East Net Zero Hub.
		Undertake a further energy study with a view to improving the performance of housing assets, in order to deliver the necessary levels of carbon reduction	O34	Mar-25	££		Enabling	Katie Reilly	- WBC do not yet have a shared vision for achieving the commitment to decarbonise our homes and improve energy efficiency, to inform our strategy.	Social Housing Decarbonisation Fund bid unsuccessful - use feedback from two recent unsuccessful bids to inform next bid for funding.
		Develop a plan to decarbonise all social housing properties with achievable target dates, cost and potential carbon reductions	New Action	Dec-24			Aim is for net zero for all properties - based on the fabric of the building.	Katie Reilly	- older housing stock which presents challenges for decarbonisation and retrofit incl. planning requirements, space for technology, other repair work to ensure best performance for energy efficiency and decarbonisation works - bringing residents along the journey with us Constraints: - available funding - council budget - available capacity	New Action
		Offsetting	New Action	Revised date following development of decarbonisation Plan						
2	WBC New Housing Developments	Work with landscape consultants to develop Climate Positive Design for new council homes, developing carbon off-set opportunities in the materials used in hard landscaping and plants in soft landscaping in the public realm.	B7	Dec-23	£		L	Louisa Blundell		Carried out at Site C Ockford Ridge. Swift and bat boxes are being installed fruit trees planted in gardens. Impact to be reviewed.
		Continue to provide EV chargers to new build homes and introduce to refurbishment projects. Future proof parking bays by installing infrastructure so additional chargers can be added.	B8	2020- ongoing	£		Enabling	Louisa Blundell/Delma Bryant		Individual EV Chargers being installed. WBC working with SCC regarding on-street infrastructure. Allowing chargers to be placed in communal areas to serve more people.
		Research end of life embodied carbon to inform officers to enable WBC to deliver carbon neutral homes by 2030.	O35	Mar-25	£		Enabling	Louisa Blundell		
		Home User Guides for residents to be up-dated where new technology has been installed and training to be offered.	O36	Mar-25	£		Enabling	Louisa Blundell/Comms		
		Ensure that explicit advice is provided to developers, consistent with our carbon neutral goal.	High Level		£					
		Ensure that all new council homes be carbon neutral by 2030	High Level		££					
		Secure the budgets to enable all new-build council homes and estate regeneration projects to be built or retrofitted to a carbon neutral standard.	High Level		£					
3	WBC Leased properties (not included in GHG report)	Woolmer Hill Pavilion upgrade – improve energy performance of the building with a view to make it carbon neutral.	O16	Dec-24	£110K		L- 15t	Adam Holt		Roof has been replaced and insulated and PV panels installed and operational. Heat pump and battery storage spec created - installation during 2024 subject to budget/cost confirmation.
		Submit a bid for decarbonisation funding to finance PV panels, insulation, LEDs and Heat pumps to be included in work being carried out at GP Surgery, Wey Court East in Farnham.	O33	Dec-24	£		Enabling	Adam Holt		Decarbonisation funding application could not be progressed due to the requirement for existing building to have gas boiler which it does not. The specification includes insulation upgrade, LED lighting, new heating/ventilation system, PV panels and electric vehicle/bike charging. Construction Autumn 2023 - Autumn 2024.
		Identify sites with lease breaks or which may become due for maintenance upgrades as there may be opportunities for energy efficiency measures to be installed.	O37	2024 ongoing	££		Enabling	Nick Laker/ Will Bravery		To be discussed at regular Asset meetings (before the situation becomes desperate).
		Decarbonisation of commercial sites being explored, including the possibility of Solar PV starting with Enterprise Centre in Farnham.	O38	2023 ongoing	££		Enabling	Engineers/Assets		Decarbonisation of commercial sites being explored, including the possibility of Solar PV starting with Enterprise Centre in Farnham.
		Installation of 3 twin EV Chargers at Enterprise Centre to enable tenants to switch to electric vehicles.	O48	Dec-24	£30K		Enabling	Delma Bryant		Enterprise Centre has been identified as the pilot for potential roll out of EV chargers across commercial estate.