



# Solihull Community Housing – Net Zero Strategy

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# Background to SCH

- Arms Length Management Organisation (ALMO)
- Manage Solihull MBC'S Council homes
- 9,900 social rented homes
- 1,200 leaseholders
- Modest new homes programme



# Housing Stock

- Complex & Diverse housing mix
- Flats account for half of the stock
- 37 high rise blocks with 1900 flats
- Two thirds of stock non-traditional construction – variety of non trad systems
- High proportion of 1 & 2 bedroom homes



# Net Zero Carbon strategy

- Driven by Solihull MBC's 'climate emergency statement'
- Key targets
  - Achieve net zero emissions across Borough by 2041 – covers residential homes
  - Become a net zero organisation by 2030
- Commissioned a 'carbon reduction feasibility study'
- Understand current position & set future strategy for existing & new homes



# What did the Study tell us?

- Stock in reasonable condition for energy efficiency
- 70% of stock already at or above EPC Band C
- 80 Homes below Band D
- Average 2297 KgCO<sub>2</sub>/per year for each home
- Significant additional costs to deliver net zero for existing & new homes
- EPC band C for all homes by 2030
- Challenges around make up of portfolio



# Challenges / Learning

- Data quality – now and for the future
- Understanding net zero
- Costs & competing pressures
- Complexity of portfolio
- Improved standards & specifications – retrofit compliance
- Managing expectations
- Patient & logical approach – get basics done
- Market pressures
- Engaging internally



# What next?

- In-depth surveys & options appraisals – non trad homes
- Update Asset Management & investment strategies
- Phased investment approach – building fabric, smart controls & renewables first
- Data management improvements
- Short term ECO opportunities
- Turn key projects ready for funding e.g. SHDF

