



Sanctuary

# Decarbonisation and Net Zero Strategy 2023-2026

Progress Report 2024



# Welcome to Sanctuary's **Decarbonisation and Net Zero Progress Report 2024**



The Group Board visit Skye Crescent, Paisley

Published in November 2023, our [Decarbonisation and Net Zero Strategy](#) 2023-2026 underlined the resolute commitment we have made to reducing our impact on the environment. It also marked a significant milestone across the housing and care sector, as we stepped forward with one of the first fully-quantified strategies for reaching net zero across all Greenhouse Gas Protocol categories.

As part of publishing the Strategy last year, we committed to provide a progress report each financial year between 2023 and 2026. In this first **Progress Report**, covering the financial year 2023/2024, we track our emissions against the reduction targets in the Strategy.

This enables us to remain accountable as we move towards our key targets of halving our operational carbon emissions by 2030, significantly reducing our extended carbon by 2030, and reaching net zero by 2050.

This year's **Progress Report** is set against a backdrop of significant growth within Sanctuary, with data from Cornwall Care and Swan Housing Association now incorporated into emissions calculations.


Our latest business combination with Johnnie Johnson Housing is expected to impact our emissions data from 2024/2025 onwards.

Over the financial year 2023/2024, against our respective baselines, we can report:


- An absolute reduction of 38% in operational carbon emissions.
- A reduction of 48% in operational carbon per home in management.
- An absolute increase of 12% in extended carbon emissions.
- A reduction of 5% in extended carbon per home in management.

Our [Sustainability Hub](#) highlights some of the exciting work underway to drive forward delivery of our [Decarbonisation and Net Zero Strategy](#).


# 2023/2024 Decarbonisation Progress At a Glance



**48%** reduction in operational carbon per home in management (against 2019 baseline)




**60** more colleagues trained in Carbon Literacy




New, smart heating controls planned for **20** care homes




Over **60** electric fleet vehicles ordered




**8%** reduction in emissions from gas across Sanctuary (against 2019 baseline)




**75** sites participating in No Mow May




Over **95** homes fitted with solar panels



**5%** reduction in extended carbon per home in management (against 2020 baseline)



**389** homes retrofitted to EPC C or above as part of our Social Housing Decarbonisation Fund programme



New low-carbon procurement documentation in use for **4** major tenders



Technician working on solar panels

# Operational Carbon Footprint Progress Report



Our **Operational Carbon Footprint** is made up of the emissions over which we have the most control. Most of these are Scope 1 and 2 emissions, such as those produced from gas, fuel, and electricity, as they are generally directly produced by Sanctuary. Operational carbon also includes one Scope 3 emissions category, business mileage, as we have significant control over how and where employees travel for work.

We first reported our **Operational Carbon Footprint** in financial year 2019/2020 as part of the Government's Streamlined Energy and Carbon Reporting (SECR) scheme.

Our progress for the past financial year is set out below.

We also report our operational carbon emissions on an 'intensity ratio' basis. This observes the carbon we produce operationally per home that we manage. Per home, we produced 0.29 TCO2e in 2023/2024. This is a 48% reduction against our baseline of 0.56 TCO2e per home, indicating the strong progress we are making towards the halving of our operational emissions.

“Per home, we produced 0.29 TCO2e in 2023/2024. This is a **48% reduction** against our baseline of 0.56 TCO2e per home”

Greenhouse Gas Protocol Scope	Emission Category	Our Progress So Far (Tonnes of CO2e)	
		2019/2020 Baseline	2023/2024
Scope 1	Gas	29,151	26,955
	Fleet	7,920	7,587
Scope 2	Electricity	19,497	323
Scope 3	Business Mileage	1,010	842
<b>Total Operational Carbon Footprint</b>		<b>57,578</b>	<b>35,707</b>

Overarching targets for carbon footprint: Halve operational emissions by 2030 | Reach net zero operational emissions by 2050

Our carbon emissions calculations are frequently updated, and we continue to iterate and refine our methodology.

# Operational Carbon Footprint Progress Report



One of the electric vehicle charging points at the Worcester office

In absolute terms, we have seen a 38% reduction in operational carbon emissions since 2019/2020. Although this is a slight increase on 2022/2023, following business combinations with Cornwall Care and Swan Housing, we are pleased that on a relative basis – per home in management – we have seen our largest reduction to date in operational carbon.

This indicates real and significant progress in bringing our emissions down, despite acquiring additional business activities. However, as we are yet to receive a full year of data from Swan or Cornwall Care, we recognise that this reduction may not yet be permanent, so we will need to accelerate activities around emissions reduction to mitigate against any increase in our operational carbon resulting from our continued growth.

Some of the key work undertaken across 2023/2024 to support decarbonisation of operational emissions categories includes:

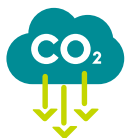
- Continuing to rationalise our office portfolio, saving on energy and employee travel.

- Adding electric cars onto Sanctuary's company car list.
- Running our annual '[Sustainability Fortnight](#)' with the theme of 'Transition Your Travel'.

Some of our plans for 2024/2025 and beyond are outlined below:

- We're working to improve the energy efficiency and renewable energy generation at a range of care homes.
- We're surveying colleagues across our Supported Living sites to understand sustainability challenges and create action plans.
- Our electric van pilot is now underway, providing valuable findings for how to reduce emissions from operatives carrying out repairs.
- Many employees are using our newly-offered electric vehicle Salary Sacrifice option, resulting in low-carbon business mileage.

# Extended Carbon Footprint Progress Report



Our **Extended Carbon Footprint** makes up over 90% of our total emissions. Comprised solely of Scope 3 emissions categories, Sanctuary has less control over these emissions as we are only indirectly responsible for them. Despite this, they are as important as our operational emissions. Our **Extended Carbon Footprint** figures are reported below.

Against our pandemic baseline year, our **Extended Carbon Footprint** has increased by 12% in 2023/2024. However, this is a welcome decrease of 4% from 2022/2023. Moreover, our extended emissions per managed home have fallen from 3.97 TCO<sub>2</sub>e in 2020/2021 to 3.76 in 2023/2024, showing that most of our absolute increases in emissions stem from business growth.

The reduction achieved since 2022/2023 is largely due to a fall in the number of homes developed, resulting in fewer emissions from high-carbon materials and services, in addition to regional restructuring supporting efficiencies across our social housing activities.

Nonetheless, there have been key absolute increases in several emissions categories this year, resulting from more than business growth. Increases have been driven by targeted reinvestment programmes, such as voids turnaround, disrepair, and damp and mould, in addition to technology transformation work.

Greenhouse Gas Protocol Scope	Emission Category	Our Progress So Far (Tonnes of CO <sub>2</sub> e)	
		2020/2021 Baseline	2023/2024
Scope 3	Purchased Goods and Services	65,187	70,188
	Capital Goods	72,358	95,683
	Fuel and Energy Related Activities	9,080	10,969
	Upstream Transportation and Distribution	8,264	16,326
	Waste	5,159	4,686
	Business Travel (Excl. Business Mileage)	179	572
	Employee Commuting	17,951	19,529
	Use of Sold Products	31,053	44,999
	End of Life Treatment of Sold Products	65	107
	Upstream Leased Assets*	-	3,479
	Downstream Leased Assets**	204,312	200,761
Investments	4,155	2,023	
<b>Total Extended Carbon Footprint</b>		<b>417,763</b>	<b>469,322</b>

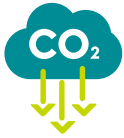
\* This category was previously calculated as part of 'Purchased Goods and Services' and has now been split out.

\*\*This does not yet include data from Swan Housing Association.

**Overarching targets for carbon footprint: Reduce extended emissions by 25% by 2030 | Reach net zero extended emissions by 2050**



# Extended Carbon Footprint Progress Report



Positive work undertaken across 2023/2024 to bring down our extended emissions included:

- Reducing food waste in Sanctuary Care by 30% through our 'Warriors of Waste' initiative.
- Retrofitting over 380 homes, helping to reduce our emissions from Downstream Leased Assets by over 2,000 tonnes.
- Carrying out targeted work with procurement documentation and processes to incorporate decarbonisation into purchasing decisions.

We recognise that we are reporting Scope 3 figures that are still higher than our baseline, which was heavily impacted by the pandemic. Over the next financial year, we aim to further reduce extended carbon through:

- Seeking product and company emissions data directly from our suppliers.
- Increasing the scale of our retrofit programme across both England and Scotland.
- Implementing our new sustainable development specification.



Anderston allotment, Glasgow



The Orchards development site in Drakes Broughton



# Sanctuary

To find out more about environmental projects and plans at Sanctuary, visit our [Sustainability Hub](#).

If you would like to speak to Sanctuary's Sustainability Team directly, get in touch at [sustainability@sanctuary.co.uk](mailto:sustainability@sanctuary.co.uk).

## Accessibility

We want this report to be accessible to all. If you would like it in a different format, email [contactus@sanctuary.co.uk](mailto:contactus@sanctuary.co.uk).

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Sanctuary House, Chamber Court, Castle Street, Worcester, WR1 3ZQ  
01905 334000 [www.sanctuary.co.uk](http://www.sanctuary.co.uk)

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