



Greenhouse Gas Report 2025/26

Introduction

This report gives an annual summary of emissions of greenhouse gases (GHG) arising from VIVID's operations, measured as carbon dioxide equivalent (CO₂e) emissions for the financial year 2025-26.

Summary of our Emissions for the reporting period and the baseline year

	Tonnes of Carbon (CO ₂ e)		Percentage Change
	2025/2026	2023/2024	
Scope 1	1,536.74	1,822.72	- 18.61
Scope 2	113.78	99.84	+ 12.25
Scope 3	210,322.33	161,293.87	+ 23.31
TOTAL	211,972.86	163,216.43	+ 23.00
Out of Scope	191.65	96.74	+ 49.52
Intensity of carbon per home	5.51	4.59	+ 16.65

Scope

Our Scope is defined according to our operational control, and therefore includes emissions from VIVID Homes' activities only, and not any of our subsidiaries.

This year we have broadened our scope of reporting, including including all capital spend, purchased goods and services, and commuting.

Our scope includes emissions from:

- **Scope 1 emissions:**
 - Fossil fuels used for heating our office buildings.
 - Diesel and petrol used in our managed fleet vehicles.
- **Scope 2 emissions:**
 - Grid electricity used in our office buildings.
 - Grid electricity used in our managed fleet vehicles
- **Scope 3 emissions:**
 - The energy use of all our homes, including social rent, lease and shared ownership properties.
 - The embodied emissions from newly built properties which we build or acquire.
 - The emissions associated with all our capital and revenue spend.
 - Business travel by car and public transport and overnight hotel stays.
 - Home working.
 - Commuting.
 - Water supply and disposal from our office buildings.
 - Disposal of waste from offices, and from grounds and maintenance works carried out by VIVID staff.
 - Well to tank emissions associated with extraction, refining and transportation of the raw fuel sources to the organisation prior to combustion.

- Transmission and distribution losses between power station and point of use.

Our scope excludes emissions from:

- **Travelcard journeys** are excluded, as the distance travelled is unknown, however, the impact is considered minimum due to low volume of tickets purchased.

VIVID has direct control over Scope 1 & 2 emissions, and can influence, but not directly control Scope 3 emissions. However in some areas we have more influence than others. In our homes for instance as the landlord we, not the customer, control the energy efficiency and fuel source of the home. Also, when we are the lead contractor and build new homes, we have control over the specification and sourcing of materials.

Detail of Emissions for the reporting period and the baseline year:

		Tonnes CO2e		Percentage Change
		2025/26	2023/24	
Scope 1	Gas	43.30	55.62	- 28.46
	Fleet Fuel (Petrol and Diesel)	1,493.45	1,767.10	- 18.32
Scope 2	Grid Electricity Offices	90.80	94.29	- 3.85
	Grid Electricity Fleet	22.99	5.55	+ 75.85
Scope 3	Homes: Landlord Supply	3,450.20	3,779.87	- 9.56
	Homes: Private Supply	71,954.98	57,839.69	+ 19.62
	Embodied Emissions from New Build	84,730.33	87,503.51	- 3.27
	Other Capital Spend	12,260.92	-	+ 100
	Purchased Goods and Services	22,904.90	-	+ 100
	Business Travel	135.41	133.72	+ 1.25
	Home Working and Commuting	501.24	296.39	+ 40.87
	Water supply and disposal from our office buildings	1.53	0.84	+ 44.84
	Disposal of waste from offices, and from grounds and maintenance works carried out by VIVID staff.	8.00	32.90	- 311.44
	Well to tank emissions and transmission and distribution losses (all scopes; all fuels)	14,374.81	11,706.94	+ 18.56
TOTAL		211,972.86	160,694.46	+23.00
Out of Scopes		191.65	92.02	+49.52

Commentary on our Emissions

Although it looks like our emissions have increased significantly this year, we have effectively rebaselined. We have broadened our reporting scope, including all capital spend, purchased goods and services, landlord water and commuting.

We also identified and corrected a gap in the reporting on our homes private supply - ensuring that all homes are now represented as intended and stated.

The significant reduction in waste emissions is solely attributable to changes to the UK Government issued carbon conversion factors for many waste types.

Methodology

Activity data has been multiplied by the relevant emission conversion factor to give the carbon emissions associated with that activity:

$$\text{GHG emissions} = \text{activity data} \times \text{emission conversion factor}$$

We have used the UK Government Conversion Factors for greenhouse gas (GHG) reporting to calculate our emissions. 2024/25 factors were used for data from April to June. 2025/26 factors were used from July onwards.

Data Sources Summary

		Data Source
Gas	Offices and Hilsea Hub	kWh used from billed data. Includes some estimates
Electricity	Offices and Hilsea Hub	kWh used from billed data. Includes some estimates
Water	Offices	m3 from billed data, which includes some estimates
Waste	Repairs, Maintenance, Grounds	Actual Weighed waste from bills
	Offices and Hilsea Hub	Weighed waste from bills, estimated from number of bins
Fleet	Fuel	Fuel consumption taken from billed data
	Electric Data	kWh taken from billed data
Business Travel	Train and Hotel Data	Billed data and miles travelled from travel booking system
	Grey Fleet	Miles recorded for expense claims
Home Working and Commuting		Extrapolation based on staff survey results.
Existing Homes	Landlord Supply	kWh used from billed data. Includes some estimates
	Private Supply	Estimation
New Homes		Estimation based on number of homes built
Capital Spend and Purchased Goods and Services		Estimation from spend data and Small World Consulting Multi-Regional Input-Output (MRIO) database
Total Number of Homes Owned (for carbon intensity figure)		Statistical Data Return submitted to the Regulator for Social Housing

The data used to generate the emissions reflects the scope of the activities and the month that it was reported against, with some exceptions:

- Electricity and Gas data includes a 6 month lag in reporting, to ensure that the data set is as complete as possible.
- Capital Spend and Purchased Goods and Services includes a 1 year lag to ensure a complete data set, and provide sufficient time for analysis to take place.
- Grey Fleet Mileage will be all the mileage paid that payroll month (16th of the month to the 15th of the next month). The mileage is recorded against the last month and may include some backdated mileage claims. These are insignificant.
- Fuel consumption for fleet is likely to include small amounts of petrol purchased for operating small equipment and generators.

Estimations and Assumptions

Although we have used actual data when possible, we have made some estimations and assumptions in relation to some of our reporting:

- **Purchased Electricity**
Electricity supplied to all offices and homes via our landlord supply has been purchased on a green tariff.
District Heat Networks have not been factored in when calculating the carbon associated with energy consumption.
In line with best practice, we do not count our green tariff electricity as a carbon reduction measure and have taken a location-based approach to calculate our carbon emissions from purchased electricity. This approach uses the average carbon emission intensity of the national grid.

- **Emissions from Homes**

We do not have access to actual energy usage information for our homes where they are not served by a landlord supply.

To estimate the carbon from these properties we have used Cotality's Portfolio energy modelling software to generate the estimates of annual energy consumption by fuel type across our existing homes using RdSAP¹ data. Portfolio is a widely used and recognised stock assessment tool that analyses the information we know about our housing stock to estimate usage and enable scenario modelling. The output is the predicted annual energy usage based on what we know about the property when the report was generated.

If an improvement is delivered to the home the annual usage figure will reflect this upgrade as if it is in place for a whole year. It is not a reflection of the actual use estimate throughout the previous year. We have applied the standard carbon conversion factors to these usage predictions.

- **Capital Spend and Purchased Goods and Services**

For the estimation of supply chain emissions from products and services as well as in the production and transport of fuels, we used an environmentally extended multi-regional input-output analysis (MRIO), which offers generalised estimates based on spend data, but is capable of covering all parts of the supply chain.

- **Embodied Carbon of New Builds**

We have relied on a high degree of estimation, multiplying the floor area from all new homes by the carbon factor of 800 kgCO₂e/m². This is taken from the London Energy Transformation Initiative (LETI) Primer, Business As Usual for Residential where building regulations are applied but there is no particular consideration, or action taken to reduce embodied carbon scenario.

We have included all new homes acquired by VIVID, including private homes.

- **Home Working and Commuting**

Home working hours and commuting patterns have been extrapolated from a staff survey asking about working patterns.

- **Water**

Our office water use is largely reliant on estimated readings, with little to no waste water data. To fill this data gap, water supply numbers have been duplicated for waste water.

We have made the best efforts to report on our emissions using the data we have available and, although we are confident in the quality of the data that we hold, there will always be scope for further improvement and adjustment in years to come.

Target

VIVID is committed to achieving net zero by 2050.

Renewable Energy Generation

A number of our homes are fitted with solar arrays. In 2024/25 the solar generated 1,065.9 MWh,

Offsets

Our carbon management plan does not include offsetting.

External Assurance

There has been no external verification of VIVID's carbon emissions.

¹ RdSAP: Reduced Data Standard Assessment Procedure. It is the UK's approved methodology for generating Energy Performance Certificates (EPCs) for existing dwellings. It's a simplified version of the full SAP (Standard Assessment Procedure) calculation