

## Livv Housing Group Streamlined Energy and Carbon Reporting 2024-2025

**Prepared for:**

Kate Meredith  
Director of Assets  
Livv Housing Group  
Lakeview  
Kings Business Park  
Prescot  
Knowsley  
L34 1PJ

**Prepared by:**

Alvin Ayowei MSc  
Helen Lockett  
211 Pearl House, Anson Court,  
Staffordshire Technology Park  
Beaconside, Staffordshire  
ST18 0GB  
T: 01785 247995  
E: [alvin@maloneyassociates.co.uk](mailto:alvin@maloneyassociates.co.uk)

Date: 30/04/2025

Version: V2.1

MA Ref No: P239

| Version | Date       | Changes                                    | Author           | Reviewer  |
|---------|------------|--|------------------|---|
| V1      | 30/04/2025 | Draft Report                               | Alvin Ayowei MSc | N/A   |
| V1.1    | 06/05/2025 | Peer Review                                | Alvin Ayowei MSc | Anthony Horsley<br>Helen Lockett<br>Keith Maloney |
| V2      | 07/05/2025 | Client Issue                               | Alvin Ayowei MSc | N/A   |
| V2.1    | 29/5/2025  | Report amended to include Client comments. | Keith Maloney    | Alvin Ayowei MSc                                  |

## Contents

|       |  |    |
|-------|--|----|
| 1.0   | Executive Summary.....   | 1  |
| 2.0   | Organisation Boundary.....   | 4  |
| 3.0   | Energy and Carbon Emissions Data.....  | 4  |
| 3.1   | Reporting Period.....  | 4  |
| 3.2   | Methodology.....   | 4  |
| 3.3   | Energy Performance – Building Energy (kWh).....  | 4  |
| 3.4   | Year-on-Year Energy and Carbon Comparisons.....  | 5  |
| 3.4.1 | Building Energy Comparisons (Metered & Unmetered Supplies) .....   | 5  |
| 3.4.2 | Transport Energy Comparisons .....   | 7  |
| 3.4.3 | Livv Housing Group Year on Year Energy Performance and Carbon Emissions<br>Comparison to the Baseline Year (2018/2019) ..... | 8  |
| 4.0   | Intensity Metrics .....  | 10 |
| 5.0   | Energy Efficiency Measures and Strategic Performance Improvement .....   | 11 |
| 6.0   | Appendix.....  | 13 |

## 1.0 Executive Summary

As part of the Streamlined Energy and Carbon Reporting (SECR) framework, it has been identified that the total energy use for Livv Housing Group totals **4,601,677 kWh** for the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025. The total energy use includes building and transport energy.

The total carbon emissions for Livv Housing Group during the reporting period is **650 tCO<sub>2</sub>e**.

Livv Housing Group have committed to achieve a **20%** carbon emissions reduction target against a baseline year of **2022/23** within a three-year period. A total emissions reduction of **24%** was achieved during FY2024/25 (milestone target year 2 against baseline). *It should be noted that whilst a significant reduction has been achieved. The Group emissions will be impacted by the reduction of vehicle transport emissions resulting from the employee dispute experienced during the financial year.*

The overall carbon emissions for the portfolio reduced from **764 tCO<sub>2</sub>e** in **2023/24** to **650 tCO<sub>2</sub>e** in **2024/25**. This reduction equates to **15%**.

Livv Housing Group has achieved a significant improvement in its year-on-year intensity metrics. The energy (kWh) per £1 million turnover and the carbon (tCO<sub>2</sub>e) per £1 million turnover has improved by **21% and 24% in 2024/25** compared to **2023/24** reporting year.

The report has highlighted the 'Invest to Save' programme and Livv Housing Group's proactive carbon reduction strategy has secured an energy and carbon reduction of **329,366 kWh (10%)** and **54 tCO<sub>2</sub>e (17%)** respectively for the 2024/25 financial year associated with **building energy only**. This energy saving was achieved despite the additional energy use associated with the newly built Watch Maker and Clock Work Court Buildings for the Q4 period.

Table 1 provides a summary of the energy usage and the associated carbon emissions. The methodology used to calculate this information has been explained in Section 3 of this report.

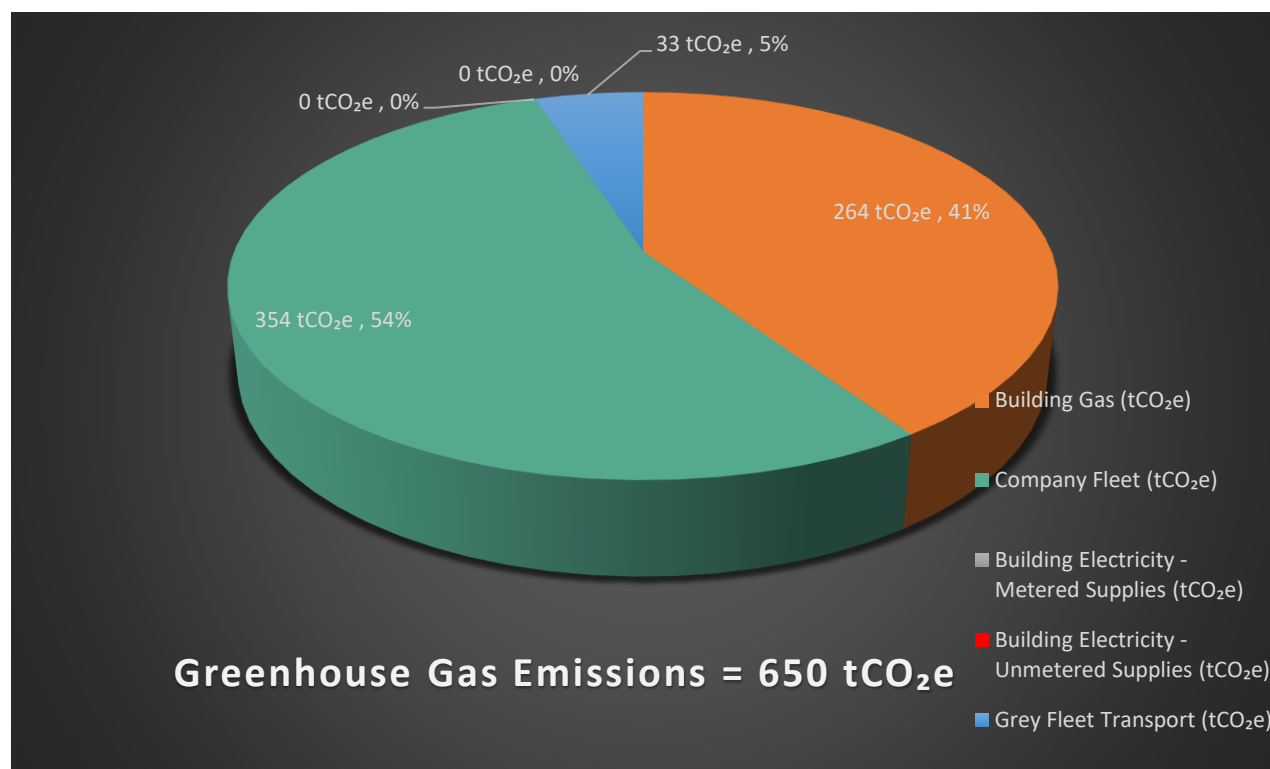
**Table 1 – Summary of Livv Housing Group Annual Energy Use and Associated Carbon Emissions (1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025)**

| Scope | Activity  | Fuel Use     | Annual Energy (kWh) | Annual Carbon Emissions (tCO <sub>2</sub> e) |
|-------|---|--------------|---------------------|--|
| 1     | Building Energy - Gas (kWh)                         | 1,442,275    | 1,442,275           | 264  |
| 1     | Transport Company Fleet – (Miles)                   | 909,378      | 1,473,192           | 354  |
| 2     | Building Energy - Electricity Metered Supplies(kWh) | 1,255,448    | 1,255,448           | 0  |
| 2     | Building Energy - Electricity Unmetered Supplies    | 311,504      | 311,504             | 0  |
| 3     | Transport Grey Fleet - Expensed Mileage (Miles)     | 110,471      | 119,258             | 33   |
|       |   | <b>Total</b> | <b>4,601,677</b>    | <b>650</b>                                   |

*\*\* Note The tCO<sub>2</sub>e have been rounded to the nearest tonne*

*\*Note: Building Energy (metered and unmetered supplies) has been purchased with a 100% green electricity contract with zero carbon emissions associated.*

**Figure 1 – Summary of Livv Housing Group Annual Carbon Emissions (1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025).**



The profile shown in Figure 1 provides a summary of Livv Housing Group's annual carbon emissions for the 2024/25 financial year (reporting period). The profile above shows company owned fleet miles (excluding grey fleet transport) is the major contributor to Livv Housing Group's carbon emissions constituting **54%** of the Group's total carbon emissions.

Overall, transport (including grey fleet expensed mileage, company fleets) contributed to **59%** of Livv Housing Group carbon emissions for the reporting financial year (2024/25).

Building energy emissions (natural gas) equates to **264 tCO<sub>2</sub>e (41%)**.

The electricity for all buildings was provided by certified green supplies with zero emissions.

The report has highlighted that an annual energy reduction of **3,003,087 kWh (39%)** has been achieved as result of the strategic energy and carbon management programme. This has been achieved since the recording of the SECR Baseline Year 2018/2019 and equates to a significant reduction of emissions of **1,218 tonnes (65%)**.

## 2.0 Organisation Boundary

Livv Housing Group provides over 13,000 homes across the Liverpool City Region and undertakes local projects to build flourishing communities. Services include the management, maintenance and construction of homes that meet the needs of local people, whilst providing support to enable them to unlock their potential.

Livv Housing Group comprises of Livv Homes, Livv Maintenance, and Livv Investment. Livv Housing Group is a charitable registered society under the Cooperative and Community Benefit Societies Act 2014.

## 3.0 Energy and Carbon Emissions Data

### 3.1 Reporting Period

In line with the Group's financial reporting period, this report covers 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025.

### 3.2 Methodology

Livv Housing Group has chosen to report on the following key items within their boundary:

- **Scope 1 Emissions**
  - Gas consumption
  - Transport – Company Fleet
- **Scope 2 Emissions**
  - Electricity consumption
- **Scope 3 Emissions**
  - Transport – Grey Fleet

Livv Housing Group's building energy data has been calculated using invoices provided by the energy supplier on a monthly basis.

Fuel usage associated with the fleet vehicles has been populated from the use of fuel reports provided by the Fleet Manager.

Grey fleet data has been sourced from mileage claims that have been submitted by employees during the reporting period. This information has also been provided by the Group Payroll Manager.

Where there has been discrepancies or disputes on billed energy data, these accounts have been checked, reviewed and forecast data utilised as stated within the Appendix. Corrections have been utilised to cater for incorrect billing or data issues. Any corrections have been documented.

### 3.3 Energy Performance – Building Energy (kWh)

As reported within the Executive Summary, the energy use for Livv Housing Group in the 2024/25 reporting period totalled **3,009,226 kWh** (building energy associated carbon emissions for this reporting period totalled **264 tCO<sub>2</sub>e**). This is the equivalent to the emissions produced by **53 homes**.

Overall, Livv Housing Group has achieved a year-on-year building energy reduction of **329,366 kWh**. This is a **9.9%** year-on-year reduction in building energy consumption.

3.4 Year-on-Year Energy and Carbon Comparisons

3.4.1 Building Energy Comparisons (Metered & Unmetered Supplies)

The following information has been provided at the request of Livv Housing Group, to provide a comparison between the building energy in the 2023/24 and the 2024/25 financial year period. This highlights a year-on-year carbon emissions reduction of **17%**. This is a result of the positive strategic decarbonisation of Park Close.

Table 2 – Building energy kWh year-on-year comparison.

|              | Elec (kWh)    | Gas (kWh)      | Total Energy (kWh) | Total Energy Reduction (kWh) |
|--------------|---------------|----------------|--------------------|------------------------------|
| FY 2023/24   | 1,572,628 kWh | 1,765,964 kWh  | 3,338,591 kWh      |                              |
| FY 2024/25   | 1,566,952 kWh | 1,442,273 kWh  | 3,009,226 kWh      | 329,366 kWh                  |
| Difference % | 0.4% decrease | 18.3% decrease | 10% decrease       |                              |

Figure 2 – Livv Housing Group Year-on-Year Building Energy Comparison

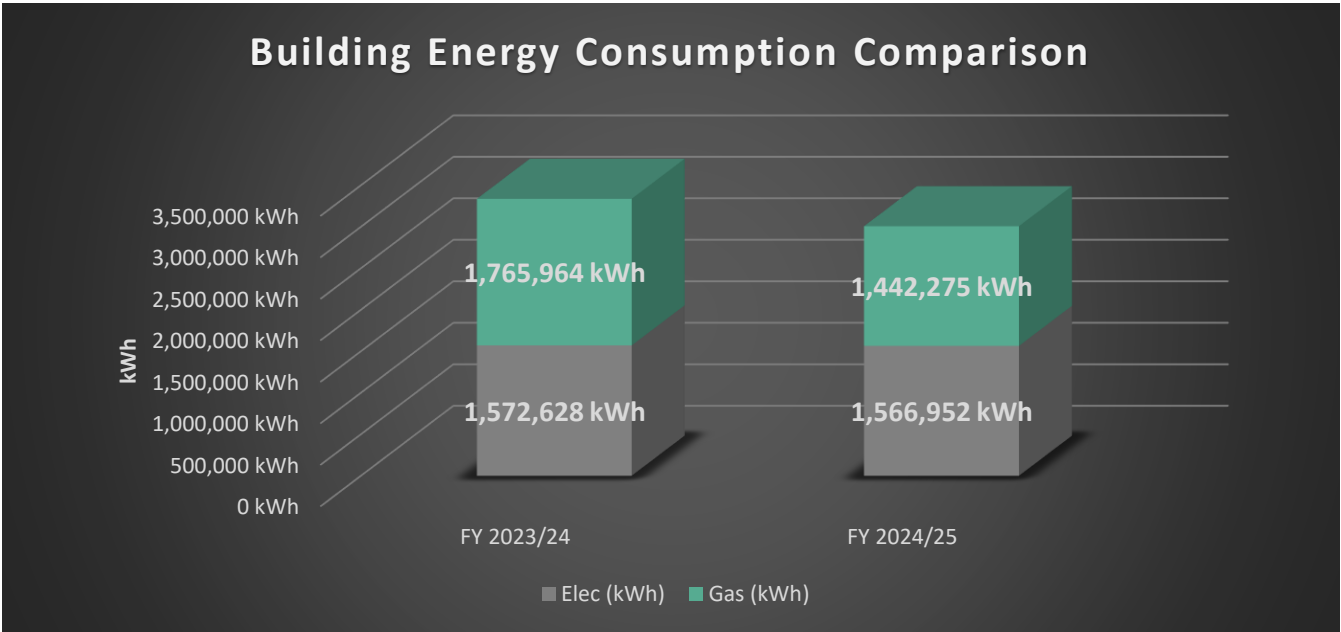


Figure 2 above provides a comparison between the total building energy within the 2023/24 and 2024/25 financial year reporting periods. This shows that the overall building energy usage (gas and electricity) has reduced by **10%** during the 2024/2025 reporting period as stated in section 3.3 above.

**Table 3 – Building Carbon Emissions tCO<sub>2</sub>e year-on-year comparison**

The following provides a visual representation of the comparison between the building carbon emissions (tCO<sub>2</sub>e) for the 2023/24 and 2024/25 financial year period. This highlights a year-on-year reduction of **54 tCO<sub>2</sub>e**, equating to **17%** total building emissions reduction, as shown in table 3 and figure 3 below.

|              | Elec (tCO <sub>2</sub> e) | Gas (tCO <sub>2</sub> e) | Total Carbon Emission (tCO <sub>2</sub> e) | Total Carbon Emissions Year-on Year (tCO <sub>2</sub> e) |
|--------------|---------------------------|--------------------------|--|--|
| FY 2023/24   | 0 tCO <sub>2</sub> e      | 318 tCO <sub>2</sub> e   | 318 tCO <sub>2</sub> e                     |  |
| FY 2024/25   | 0 tCO <sub>2</sub> e      | 264 tCO <sub>2</sub> e   | 264 tCO <sub>2</sub> e                     | 54 tCO <sub>2</sub> e Reduction                          |
| Difference % | 0%                        | 17%                      | 17%  |  |

\*Note that percentages and figures are rounded up or down to not show decimal points.

The electricity contract procured for the reporting period was a **100%** certified green contract for **all** electricity supplies (including unmetered supply). This has resulted in a decarbonisation of the electricity usage.

**Figure 3 – Livv Housing Group Year on Year Building Energy Carbon Emissions Comparison**

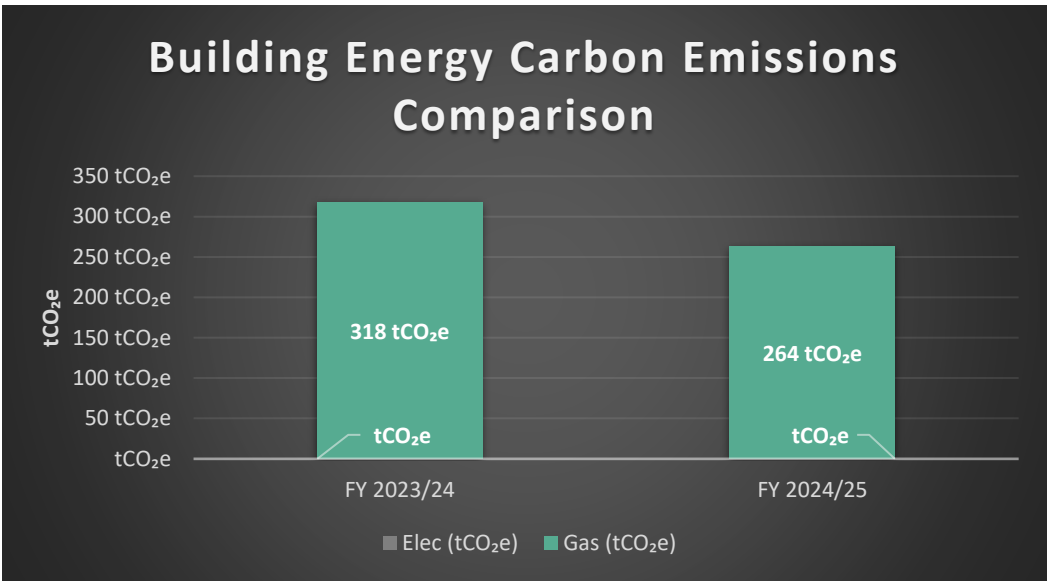


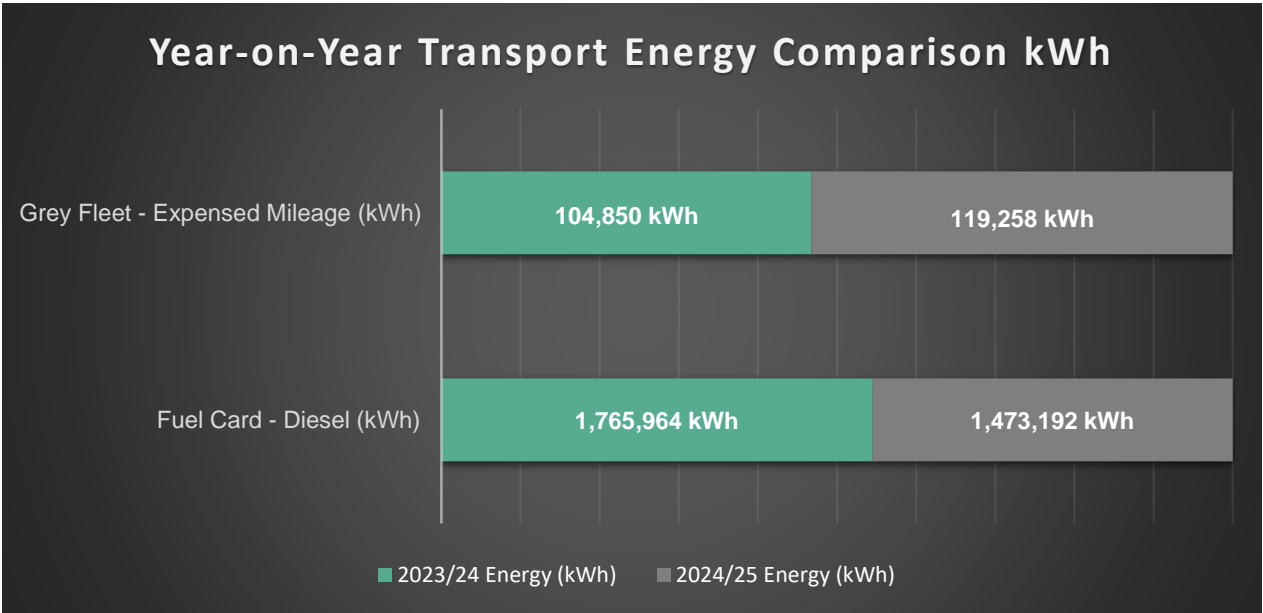
Figure 3 above provides a year-on-year comparison of the carbon emissions associated with building energy usage. This shows that building energy carbon emissions has reduced by **17%** in 2024/25 in comparison to 2023/24.



3.4.2 Transport Energy Comparisons

The following report section has been included to provide a comparison of the year-on-year transport energy and associated carbon emissions.

Figure 4 – Livv Housing Group Year on Year Transport Energy Comparison



The profile shown in figure 4 above provides a summary of the comparison of the energy associated with Livv Housing Group’s Transport usage including fleet transport and expensed mileage for the 2023/24 and 2024/25 financial reporting periods.

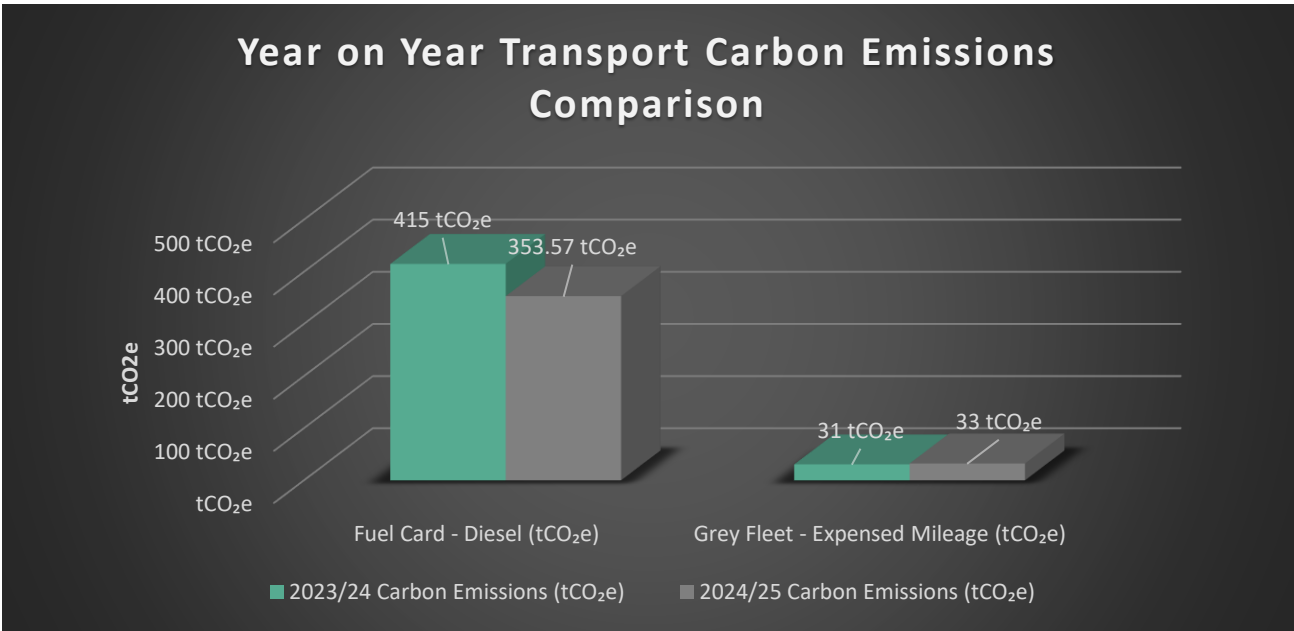
The energy use associated with the transport energy totalled **1,870,814 kWh** in 2023/24 and **1,592,450 kWh** in 2024/25. This equates to a **15%** reduction on Transport energy use for the reporting period.

It should be noted that there was a significant year-on-year reduction in company owned vehicle energy use of **17% (292,772 kWh)** in the 2024/2025 financial reporting year.

There has been a **14%** year-on-year increase (**14,408 kWh**) in energy consumption associated with grey fleet expensed mileage. This increase is reflective of significant contributing factors which include increased turnover and restructured support operations for the reporting period.

There are measures included within the Energy Saving Opportunities Scheme (ESOS) Investment to Save plan for cost effective reduction measures on transport emissions.

Figure 5 – Livv Housing Group Year on Year Transport Carbon Emissions tCO<sub>2</sub>e Comparison



The associated carbon emissions resulting from transport has reduced by **60 tCO<sub>2</sub>e**, this is equal to an overall decrease of **13%**. Figure 5 above allows for the visualisation of the transport carbon emissions.

3.4.3 Livv Housing Group Year on Year Energy Performance and Carbon Emissions Comparison to the Baseline Year (2018/2019)

A summary analysis of the energy performance has been performed. It includes a comparison with the 2018/19 Baseline SECR year. This has been summarised in the table below.

Table 4 – Livv Housing Group Energy Performance (kWh) Year-on-Year Comparison to Baseline Year

|                     | Year 1    | Year 6    | Total         | Change % |
|---------------------|-----------|-----------|---------------|----------|
|                     | 2018/2019 | 2024/2025 | Reduction kWh |          |
| Scope 1 Consumption | 5,055,065 | 2,915,467 | 2,139,598     | 42 %     |
| Scope 2 Consumption | 2,499,451 | 1,566,952 | 932,499       | 37 %     |
| Scope 3 Consumption | 50,248    | 119,258   | -69,010       | -137 %   |
| Total               | 7,604,764 | 4,601,677 | 3,003,087     | 39 %     |

**Table 5 – Livv Housing Group Carbon Emissions (tCO<sub>2</sub>e) Year-on-Year Comparison to Baseline Year**

|                   | Year 1       | Year 7     | Total                        | Change %    |
|-------------------|--------------|------------|------------------------------|-------------|
|                   | 2018/2019    | 2024/2025  | Reduction tCO <sub>2</sub> e |             |
| Scope 1 Emissions | 1,039        | 617        | 422                          | 41 %        |
| Scope 2 Emissions | 768          | 0          | 768                          | 100 %       |
| Scope 3 Emissions | 61           | 33         | 28                           | 47 %        |
| Total             | <b>1,868</b> | <b>650</b> | <b>1,218</b>                 | <b>65 %</b> |

Tables 4 and 5 above have been included to provide a visual representation of the significant total energy and carbon reduction in comparison to the baseline year.

The energy consumption for scope 3 (grey fleet expensed mileage) has increased from **50,248 kWh** in 2018/2019 to **119,258 kWh** in 2024/2025. It should be noted that, the associated carbon emissions have reduced from **61 tCO<sub>2</sub>e** in 2018/2019 to **33 tCO<sub>2</sub>e** in 2024/2025. This reduction in carbon emissions is due to the changes in the **DEFRA** emissions conversion factors.

The appraisal has highlighted an annual energy reduction of **3,003,087 kWh (39%)** achieved as result of the strategic energy management programme since the recording of the SECR Baseline Year 2018/2019. This equates to a significant reduction in emissions of **1,218 tonnes (65%)**.

## 4.0 Intensity Metrics

This SECR report has included a full and detailed energy and emissions performance comparison in 'absolute' calculation terms.

A further detailed comparison has been undertaken to provide a performance comparison in 'relative' terms. The intensity metrics that are included have been agreed with the Management Team. Energy performance metrics include:

- Energy use (kWh) per £1m financial turnover and
- Carbon emissions (tCO<sub>2</sub>e) per £1m turnover

The intensity metrics for the 2024/25 reporting period is illustrated in Figure 6 below

Figure 6 – Livv Housing Group Intensity Metrics

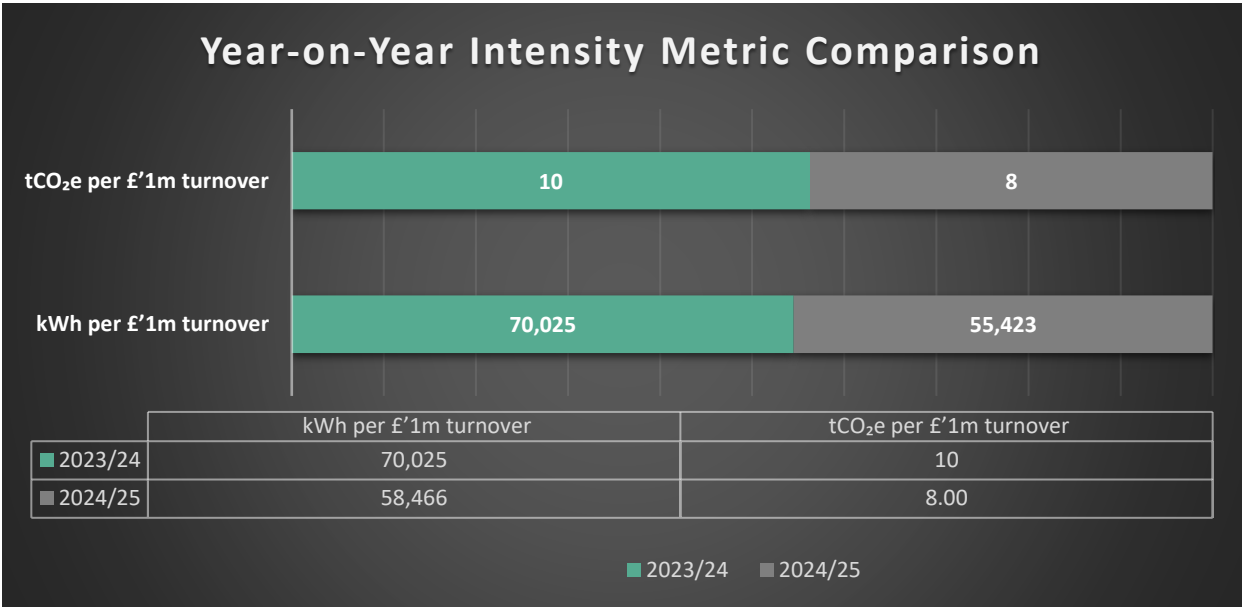


The profiles above show the following intensity metrics for the 2024/2025 reporting period: This utilises the published financial turnover for the period of **£83m**

- Overall energy usage is **55,423 kWh** per £1m turnover
- Carbon emissions equate to **8 tCO<sub>2</sub>e** per £1m turnover

The above metrics include for all building and transport energy use including grey fleet expensed mileage.

Figure 7 – Livv Housing Group Intensity Metrics Year-on-Year Comparison



The above graph in Figure 7 illustrates the relative performance intensity metrics. This highlights that the energy and carbon performance has improved for the reporting period whilst an increase in financial turnover and operation has been experienced. This equates to a calculated intensity metrics, kWh and tCO<sub>2</sub>e per £1m reduction of **21%** and **24%** respectively.

## 5.0 Energy Efficiency Measures and Strategic Performance Improvement

Livv Housing Group have a public reputation for being an energy and carbon management leader within the Social Housing sector. This is a result of a proactive strategy and management team that have embedded energy & carbon improvement as a key objective throughout the organisation. A sustained investment strategy supported with trusted delivery partners and expertise have resulted in significant energy and carbon achievements. These achievements are continually measured, verified and reported. Since the implementation of SECR, Livv Housing Group’s energy and carbon management programme has achieved seventh consecutive year-on-year energy reductions. Furthermore, resulting in a substantial reduction of **39%** in energy use and **65%** in associated carbon emissions.

The energy and carbon achievements have resulted in three national awards during the financial year including the ‘Net Zero’ 2024 award presented by Unlock Net Zero.

Livv Housing Group continually invest in energy saving and carbon reduction initiatives. A proactive ‘Invest to Save’ energy and carbon programme has been successfully delivered during financial year 2024/25. This has resulted in delivery of the reported significant energy savings and includes several renewable energy generation projects to energy intensive sites.

Livv Housing Group are continuing to benefit from implemented energy saving initiatives such as solar PV system at Crawford Gardens, additional solar PV systems to the low-rise blocks at Beaconsfield, and the high rise Woolton Views, Fairways and Ashton Park (WAFTA).

Livv Housing Group have been proactive in the implementation of a successful Decarbonisation Retrofit Programme. A major programme of over 3,000 dwellings have undergone accredited energy retrofit assessments. 750 dwellings have received considerable energy efficiency improvement measures. These include thermal insulation improvements, solar pv generation systems, LED lighting and more. The output of the project has resulted in the improved energy performance rating of all 750 dwellings to an energy performance SAP rating of C and above.

A decarbonisation project within Park Close (community sheltered housing scheme) was undertaken and has been operational for a 12-month period. This project included the decommissioning of a communal gas heating system. The installation of energy efficient air source heat pumps (ASHPs) for providing heating and hot water. Dwellings were also provided solar PV renewable energy systems together with thermal insulation improvements including innovative 'Flutter Shutter' to improve thermal heat loss from windows and glazing.

The measurement and verification exercise are currently being provided to report the cost and carbon benefit to Livv Housing Group and their customers.

Below are several ongoing and planned energy conservation measures.

- Through the Environment and Sustainability Management Group, Livv Housing Group has been extremely proactive. The Sustainability Group is chaired by a member of the Executive Management Team and provides a highly effective forum for championing sustainability strategy improvements throughout the whole Group.
- Livv Housing Group has completed the installation of voltage optimisation technology to the communal supplies at the Watch Factory.
- There has been a LED Lighting upgrades at Crawford Gardens and the WAFTA sites.
- Livv Housing Group has installed new building management systems (BMS) at Lakeview Head Office.
- Energy reporting data continues to include performance reports on energy use, business travel, and renewable energy.
- Investment into additional renewable opportunities using solar PV including thermal insulation improvements for domestic properties. Livv Housing Group are continually striving to improve the energy performance of their portfolio to fight against fuel poverty for vulnerable customers.
- Livv Housing Group continue to focus on driver training to increase fuel efficiencies.
- Livv Housing Group electricity contract includes 100% smart meter commitments from the supplier. This is being undertaken during this financial year.

An 'Energy Saving Opportunity Scheme' Action Plan has been completed in March 2025. Livv Housing Group have again committed to an 'invest to save' programme that has delivered energy savings technologies practices that the Group would benefit from March 2025.

## 6.0 Appendix

The following strategic methodology and data sources were used to calculate the information in the above report:

| Category   | Methodology and Data Sources   |
|--|--|
| Building Energy – Gas and Electricity                    | Based on invoices provided by suppliers for a 12-month period using April 2024-March 2025 billed consumption. The accuracy of any billed estimated data is optimised by providing regular meter reads to suppliers   |
| Company Vehicle Emissions                                | Collated using data from direct purchase records for vehicles in mileage provided by Kieran Riley (Fleet Manager). This data has been converted utilising the 2024 DEFRA Guidelines. The data has been calculated from mileage reports to kWh and then to tCO <sub>2</sub> e.                          |
| Building Electricity – Unmetered Supply (UMS)            | Calculated utilising the (supplier) certified UMS database that was re-submitted to the supplier following LED Lighting upgrade that reduced the calculated energy consumption.  |
| Purchased Electricity (for Livv Housing Group portfolio) | Based on invoices provided by electricity suppliers for a 12-month period using April 2024-March 2025 actual consumption.<br><br>However, for sites such as Watch Factory 2 where there is no billed energy data, energy data has been estimated using sites with similar size and operations.         |
| Financial Information                                    | Financial turnover information was supplied by Kate Meredith– Director - Assets via email on the 2 <sup>nd</sup> of May 2025.  |
| Grey Fleet Expensed Mileage                              | Collated from expensed mileage claims and business mileage, then converted according to DEFRA Guidelines. Data provided by Sean Bridges (Group Payroll Manager).   |
| Expensed Mileage for Train and Bus Travel                | Train and Bus Travel Energy Use and Associated carbon emissions has been excluded from this report. At present this element within scope 3 is voluntary.<br><br>It is recommended, a process for recording these expenses is developed, to allow for the future reporting of train and bus energy use. |
| Conversion Factors                                       | All conversions have been completed using the 2024 DEFRA Conversion Factors document.<br><a href="#">ghg-conversion-factors-2024-condensed set for most users v1 1.xlsx</a>  |