

KAMMA

# Month in Green

## December 2023

The latest news and insights on the path to Net Zero for UK property



[kammadata.com](https://kammadata.com)

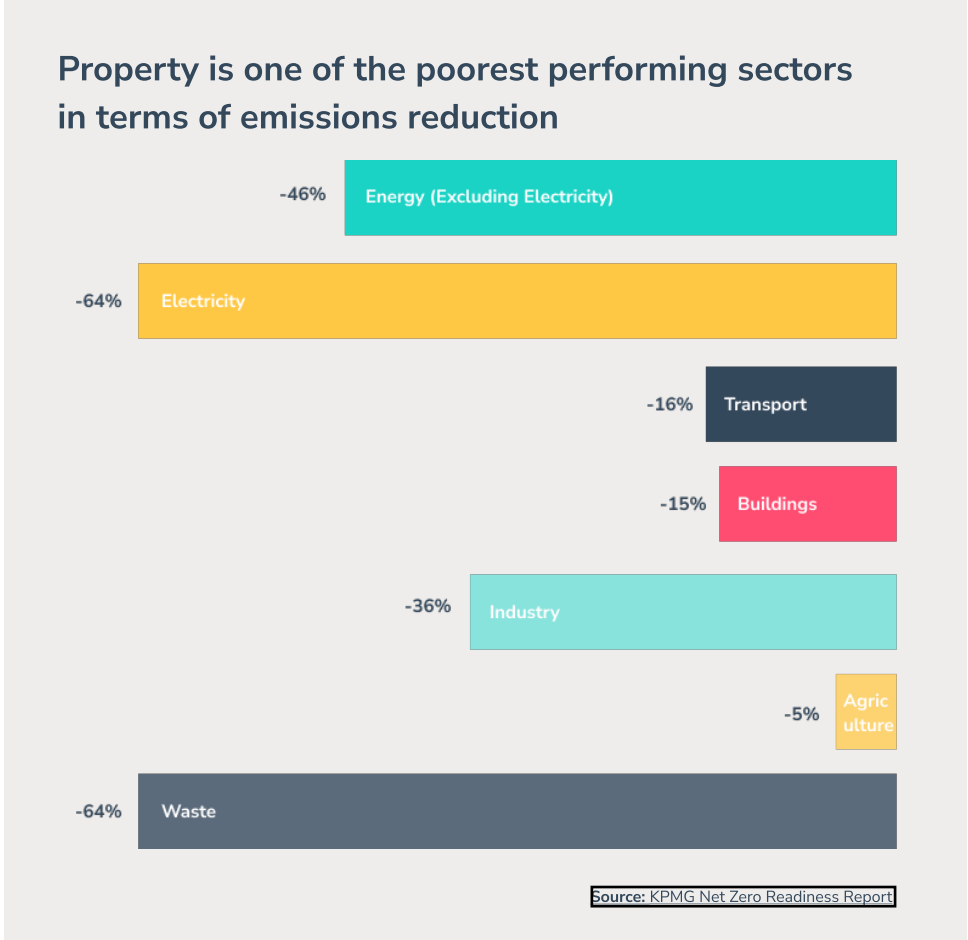
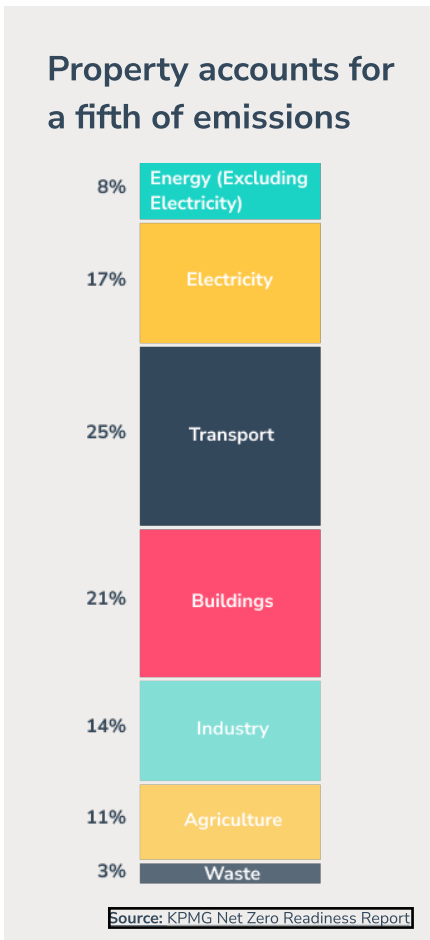
# Urgent decarbonisation needed in UK property sector

Annual emissions profile of UK housing stock shows the sector lagging behind decarbonisation targets

At COP21, the UK government committed to the world's most ambitious climate target:  
**Reduce emissions by 68% from 1990 baseline by 2030**

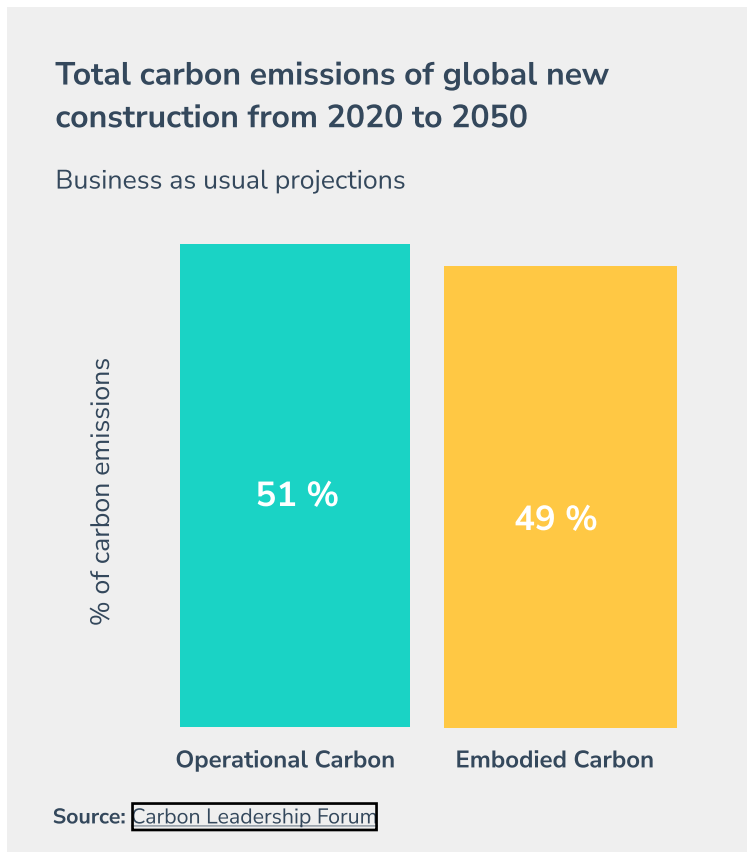
Decrease in property emissions need to move  
**80%**  
faster than the past 8 years to reach 2030 emissions targets  
Source: Climate Change Committee, October 2023

Since 2005  
**15%** decrease in property emissions  
**30%** decrease in property emissions intensity  
Source: KPMG Net Zero Readiness Report



# Bridging the embodied carbon knowledge gap

Embodied carbon, the often overlooked but long sought-after metric, is no longer an industry blind spot with rapidly improving modelling capabilities



## What is embodied carbon?

Embodied carbon refers to the CO<sub>2</sub> emissions associated with the construction lifecycle of a building. It involves any CO<sub>2</sub> produced in the manufacturing of materials, the transport of these materials, and the construction practices used.

## Why is it important?

As it stands, embodied carbon currently makes up **20%** of the UK's built environment carbon emissions.

Under the Future Homes Standard, the government will aim to build 300,000 new homes by the mid 2020s, with all newly constructed homes to be 'net zero ready' by 2025.

UK property is already one of the biggest CO<sub>2</sub> emitters, and one of the slowest industries to decarbonise. Overlooking embodied carbon misguides carbon assessors and increases transition risk.

## The good news

[UKGBC](#) outlined a new standard for embodied carbon modelling in their November report. It offered practical guidance on assessing embodied carbon for new development projects. The report enables greater transparency and clarity on embodied carbon modelling and reporting, hopefully allowing more assessors to incorporate these hidden emissions into their assessments of new development projects.

Stemming from this methodology, Kamma is providing a profile of embodied carbon for property portfolios. [Contact us now](#) for more.

**Only 24% of real estate assessors factored embodied carbon emissions of development projects completed in 2022**

Source: [climateaction.org](#)

**Maintaining our current embodied carbon emissions will result in the remaining 2050 carbon budget being spent by 2036**

Source: [climateaction.org](#)

# ECO update

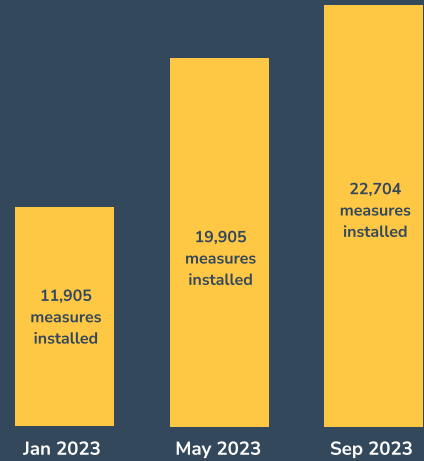
## Key indicators and insight from the fourth Energy Company Obligation (ECO4)

Every month, the Department for Energy Security and Net Zero (DESNZ) releases a set of headline statistics on the ECO.

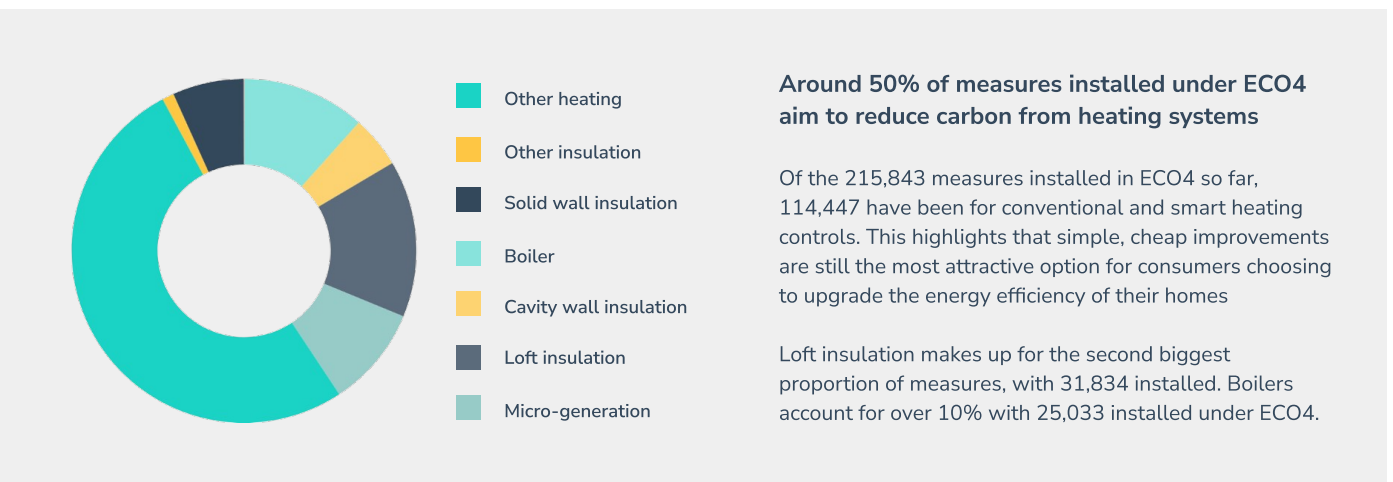
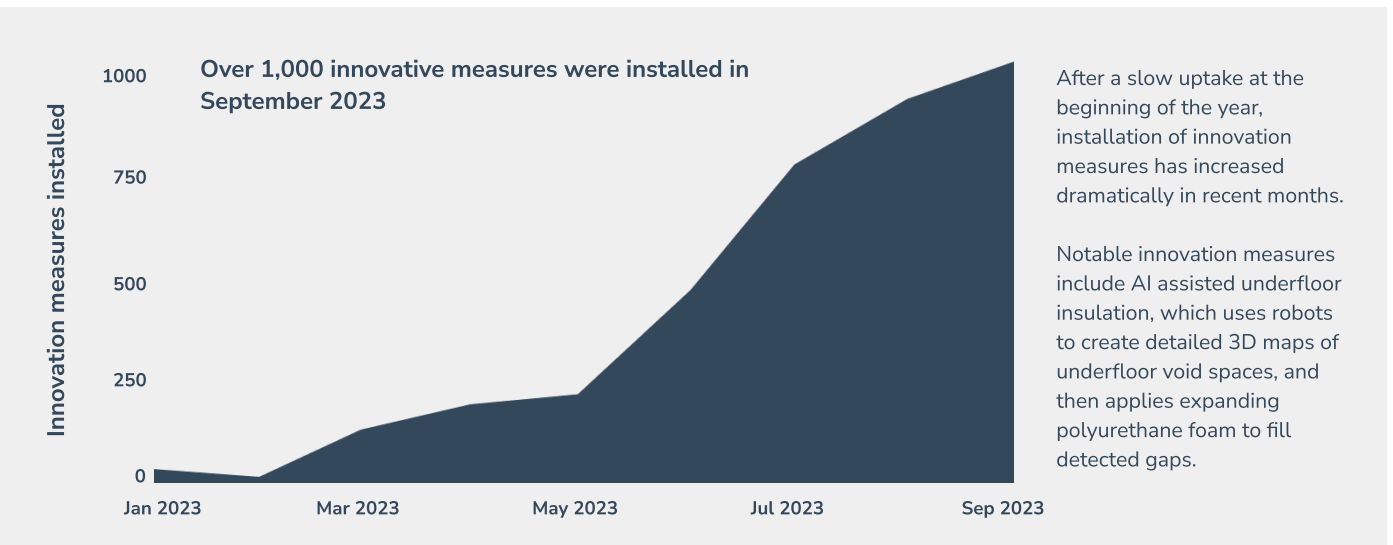
The latest ECO update brings us key details on the amount and type of measures installed during the implementation ECO4 so far.

Measures installed have increased month-to-month since January. September saw 22,704 measures installed, second only to August (25,324).

The latest ECO update also highlights a significant rise in the number of innovation measures installed. Innovation measures refer to retrofit options that demonstrate an improvement over comparable measures currently deliverable under ECO. These provide new ways to improve energy efficiency, as outlined below. The breakdown of the categories considered shows that heating controls, such as smart meters and conventional controls, form the bulk of measures installed under ECO4.



Source: DESNZ Household Efficiency Statistics  
Last updated: 30 November 2023





# Tracking the retrofit revolution

## A summary of key stories and statistics on the path to Net Zero for UK housing

For the UK to achieve Net Zero, the energy efficiency and emissions performance of the property sector must improve. Kamma champions a four-pronged approach to decarbonisation to reach both the 2050 target and interim milestones.

The stories below show how our strategy is supported, challenged and changed by wider industry trends.



### Efficient devices and behaviours

Education helps tenants to make smart choices

#### Many homeowners will pay more for energy efficiency

*Landlord Today*

A study by Uswitch Mortgages uncovers that 43% of buyers would be willing to pay a premium for home with a high energy efficiency score.

[Read more](#)



### Efficient homes

Improve the outer fabric of homes

#### Kingspan launches first bio-based insulation product

*PBC Today*

Kingspan's new bio-based insulation HemKor product range is largely made of hemp, reducing the embodied carbon of new builds.

[Read more](#)



### Decarbonisation of electricity

Install low-carbon technology, such as solar panels, to provide renewable energy

#### New UK and Republic of Korea clean energy partnership to accelerate net zero transition

*UK Government*

Partnership aims to reinforce cooperation on grids and infrastructure between Korea Electric Power Corporation (KEPCO), Ofgem and The National Grid

[Read more](#)



### Decarbonisation of heating

Install heat pumps, heat networks and other electrical heating sources

#### Heat pump applications surge after increase in government grant

*UK Government*

The weeks following the grant announcement saw the number of applications frequently measure 60% higher than average.

[Read more](#)



Kamma provides insightful analysis that articulates the fastest and most cost-effective decarbonisation strategies for mortgage lenders, letting agents, local authorities, property funds, housing associations and other property-related businesses. We ensure regulatory compliance, manage risk, identify green growth opportunities and qualify green assets. [Get in touch to find out more](#)

# We support the growth of some of the best name in the industry

Aldermore

Precise  
Mortgages

paragon

one  
Savings Bank

JLL

TriplePoint  
Social Housing REIT plc

lendinvest

T S B

LANDBAY

Kent  
Reliance

# KAMMA

## Get in touch now to turn risk into revenue

### How Kamma can help

Kamma works with mortgage lenders, letting agents, local authorities, property funds and housing associations, supporting their drive to Property Zero.

We combine world-leading data collection and address matching with insightful analysis to articulate the fastest and most cost-effective decarbonisation strategies. We ensure regulatory compliance, manage risk, identify green growth opportunities and qualify green assets.



Visit the site at  
[kammadata.com](https://kammadata.com)

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