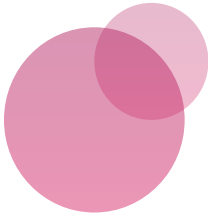
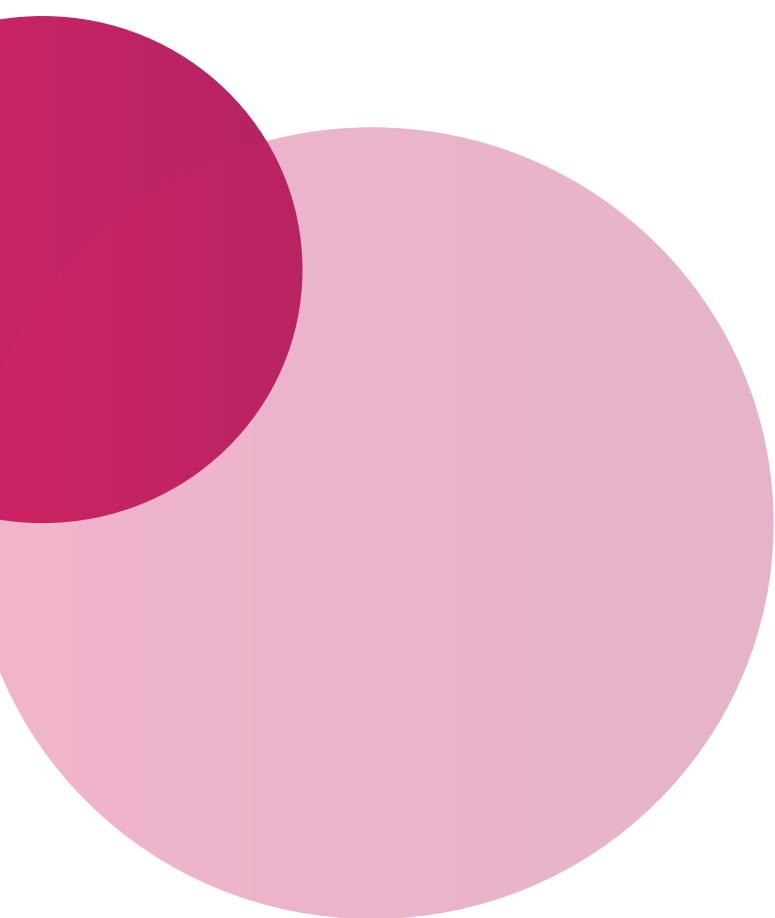




PRODUCT DATASHEET

Portfolio-level carbon modelling.
Scenario planning. Evidence-based
decarbonisation.





Overview

Lifespan Carbon in Homes Assessment (CiHA) is a portfolio wide carbon modelling and scenario planning solution designed to help housing providers measure, model and manage carbon performance across their housing stock.

Integrated directly with Lifespan Housing and RdSAP data, CiH enables organisations to:

- Establish accurate carbon baselines
- Model improvement measures and scenarios
- Track carbon, cost and energy performance over time
- Align investment decisions to net zero strategies

CiHA transforms raw energy assessment data into clear, defensible carbon intelligence for strategic planning and delivery.

The Challenge

Housing providers face increasing pressure to:

- Deliver against net zero and decarbonisation commitments
- Prioritise limited funding across large portfolios
- Model carbon reduction scenarios beyond standard RdSAP recommendations
- Evidence carbon savings to boards, regulators and funders
- Track performance over time as programmes evolve

Without structured modelling tools, organisations struggle to move from carbon ambition to measurable, prioritised action.

The Solution

Lifespan Carbon in Homes Assessment (CiHA) provides a structured modelling environment that allows organisations to:

- Filter and segment portfolios using Lifespan Housing datasets
- Establish baseline energy and carbon positions
- Apply improvement measures across one or multiple properties
- Create and save custom carbon reduction scenarios
- Recalculate and track impacts instantly
- Identifies and prioritises carbon reduction opportunities
- Supports investment planning aligned to net zero pathways

The result is clear, data driven carbon planning aligned to asset intelligence and delivery capability.

Key Benefits

- Portfolio level carbon visibility
- Evidence based decarbonisation planning
- Realistic cost vs carbon analysis
- Improved confidence in net zero investment decisions
- Improved investment prioritisation
- Stronger board, regulator and funder reporting
- Reduced reliance on disconnected modelling tools
- Alignment between carbon ambition and delivery capability

Core Capabilities

1. Portfolio Carbon Baseline

- Update and manage baseline energy data
- View total and per dwelling CO₂ emissions
- Identify calculation errors for data quality assurance

CiHA ensures carbon modelling starts from a reliable evidence base.

2. Improvement Measure Modelling

- Apply improvement measures across filtered property sets
- Model impacts on:
 - CO₂ emissions
 - Energy cost
 - Energy use
 - SAP improvement
 - EI improvement
- Apply measures to individual or multiple dwellings

Underlying energy assessments can be viewed via the property address using the “View Energy Assessment” function within Lifespan Housing.

This enables fast, structured evaluation of decarbonisation interventions.

3. Custom Cost Modelling

- Amend improvement costs and units of measure
- Tailor financial assumptions to reflect current market pricing
- Recalculate to assess cost vs carbon impact

Supports more realistic business case development and investment planning.

Lifespan RdSAP

Calculate and Save

Energy Performance Reports

Settings

Help

CLOSE

Carbon-in-Homes Assessment

Assessment Type: SIMPLE

1. Assessment Details

2. Energy Performance Analysis

3. Affected/Selected Dwellings

4. Energy Performance Charts

IMPROVEMENT MEASURE : (Q) Add Internal or External Wall Insulation (for Solid Walls)

TOTAL DWELLINGS : Affected=1 | Selected=1 | Filtered=1

ID	UPRN	Property Address	Date	Actual Dwelling					Dwelling with Improvement Measure (Q) Applied										
☒	View Energy Assessment	Save Affected Save Selected Apply Sort Apply Filter		SAP Rating	EI Rating	Energy Cost (£/year)	CO ₂ Emissions (t/year)	Energy Use (kWh/yr)	SAP Rating	SAP Chg	EI Rating	EI Chg	Energy Cost (£/year)	Cost Saving (£/year)	CO ₂ Emissions (t/year)	CO ₂ Saving (t/year)	Energy Use (kWh/yr)	Energy Saving (kWh/yr)	Carbon Cost Eff. (£/t/year)
☒	6472	100BR346	Flat 3, 46 Bolton Road, Salford, Manchester, Manchester, M27 8UX	01/01/1900	D57	D57	2,071	4.8	D62	5	D55	8	1,803	268	2.9	1.8709			64.62

4. Reporting & Visualisation

- Excel summary reports
- PDF summary reports

Clear outputs support board reporting, funding submissions and strategic planning.

Auditability & Traceability

- Saved scenarios are versioned and identifiable
- Improvement applications are structured and repeatable
- Baseline and recalculated positions are clearly defined
- Modelling assumptions (including custom costs) are transparent

This supports internal governance, funding audit and external scrutiny.

Integrated by Design

CiHA integrates seamlessly with:

- Lifespan Housing – asset filters and portfolio segmentation
- RdSAP data – accurate modelling inputs

Other useful functionality

- Lifespan Energy – You can link up the energy data from Lifespan RdSAP into housing, then use in the data in CiHA,
- Lifespan Projects & Homelife – You can export data from CiHA and import into Homelife.

This ensures carbon modelling is grounded in real asset and programme data and not isolated spreadsheets.

Why Lifespan Carbon in Homes Assessment

- Designed specifically for social housing portfolios
- Built on real RdSAP and asset data
- Enables structured scenario planning
- Supports phased, scalable decarbonisation programmes
- Integrated within the wider Lifespan platform
- Backed by Property Tectonics' housing and energy expertise

Technical Overview

Deployment

- Cloud-based SaaS
- Desktop & tablet optimised

Security

- GDPR compliant
- Encrypted data storage & transfer
- Role-based access controls

Integration

- Utilises validated energy assessment data
- Supports baseline updates and recalculations
- Applies improvement measures across filtered datasets
- Enables scenario saving and comparison
- Calculates impacts across:
 - CO₂ emissions
 - Energy cost
 - Energy use
 - SAP and EI changes
- Supports custom cost inputs for more realistic modelling

All modelling logic is structured to provide consistent, repeatable and auditable outputs.

Optional Add-Ons

1. Lifespan Energy Integration

- Enhanced energy modelling inputs
- Detailed SAP and improvement intelligence
- Stronger retrofit alignment

2. Lifespan Housing Integration

- Advanced portfolio segmentation
- Lifecycle aligned carbon planning
- Integration with planned maintenance strategies

3. Lifespan Projects / Homelife

- Move from modelled scenarios to live delivery
- Track implementation against planned carbon pathways
- Align PAS aligned workflows to carbon priorities

4. Consultancy & Advisory Support

Optional expert support includes:

- Net zero strategy development
- Carbon pathway validation
- Funding application modelling support
- Investment appraisal alignment
- Board level carbon reporting support

5. Custom Modelling & Configuration

- Bespoke cost assumptions
- Organisation specific carbon targets
- Phased decarbonisation pathway modelling
- Portfolio specific performance thresholds