



Decarbonisation Plan

AGM - 3rd October 2026

The Locks Inn Geldeston sits within the Broads National Park deep in rural Norfolk. Our position down a 1 Km track in the middle of a marsh at the tidal and navigation limit of the River Waveney, means a better backwater is hard to imagine

- although the regular flooding can be inconvenient.

Understandably given the location we've long agreed that anything we can do to minimise the impacts of our operations on the environment should be a priority.

Consequently, there is a commitment to achieve Net-Zero Carbon by or before 2035

This document sets out how carbon saving and energy efficiency improvements have been made and new measures are constantly under review and implemented as appropriate.

Decarbonisation steps already taken:

Travel Plan	Promote and encourage more sustainable access to the pub, especially walking, cycling, canoeing, paddle boarding and ferry.
Waste Recycling	All waste now fully sorted and recycled or recovered as much as practicable by a specialist local company. A glass bottle crusher has been purchased to further reduce waste leaving site.
Toilets	• Flushless urinals • Low energy (fan only) hand driers. • Occupant triggered lighting.
Lighting	All lighting now low energy and outside lights have daylight sensors
Cold storage	Beer cellar chiller, freezers and cold room optimised to replace multiple refrigerators reducing energy consumption and food wastage.
Installation of Solar panels	Phase 1 4 kWp of P.V. (November 2021). Phase 2 Increased to 23.6 kWp (April 2024) Phase 3 Increased to 37 kWp (August 2025).
Battery Storage	80kWh of battery storage (Husshpod) stores solar power and reduces generator run time.
Generator Replaced	A new more fuel efficient HVO 100* ready Himoina HYW-45 T5 with a remotely monitored DSE 7320 MK11 Controller has been installed
Bunded Fuel Tank	The original single skin plastic tank has been replaced by a larger Transcube bunded unit.

HVO 100 (Hydrotreated Vegetable Oil) is a 100% renewable, premium diesel alternative made entirely from processed waste fats, used cooking oils etc.

Because the pub is not connected to the Electricity Grid, we generate all our electricity on site. At present the generator uses “ordinary” fossil fuel oil so minimising consumption in any way we can is vital to our decarbonisation plans. To this end a new smaller high efficiency Himinsa HYW-45 T5 super silenced generator which better matches our electricity demand has been installed which will reduce fuel consumption.

The old unbunded 1500l plastic fuel tank has been replaced with a new 3000l Transcube banded unit to remove the risk of a diesel leak polluting the River Waveney. The increased capacity will enable us to save money by purchasing in larger quantities and improve energy security, important in Winter when flooding can prevent fuel delivery’s reaching the pub. We will be convert the generator to run on Hydrotreated Vegetable Oil (HVO100) once reliable reasonably priced supplies are available locally.

Earlier this year we agreed to be a case study for TDS Ltd. An Information Technology Company who analyses Energy use in depth, identify where saving can be made and thereafter suggest improvements and monitor the effectiveness of any changes. They have already identified a conflict between our generator and the PV.

The Beer Cellar Cooler failed in the Spring. The replacement is a modern Marstair 17 Series CX (E). Rather than the traditional ambient air condenser unit it will eventually be twinned with a Beijer Ref - Sustainable Energy Controller. The SEC captures heat from chillers and refrigeration and converts it directly into domestic hot water for use in the kitchen.

However, a “fabric first” approach is also important i.e. draft proofing, double glazing and insulation; if the heat can’t escape it doesn’t have to be replaced. Usefully this ‘conserve rather than replace’ approach lowers Carbon production whilst improving profitability by directly reducing running costs. The idea is that with informed design and careful stewardship over time the improvements cost (CAPEX) will be recovered from the reduction in running costs (OPEX) or offset by the increase in capital value of the property.

Next Steps –

The wish list includes:

- Further double glazing & draft proofing
- Further upgrading insulation
- Even more P.V.
- Double battery storage
- Upgrade Power Inverters
- Electrify Domestic Water Heating

This plan is maintained by: Nic Wincott and is reviewed and updated annually.

The Locks Inn Community Pub Limited (8526)

What3Words: <https://w3w.co/feasted.contents.island>

Website: <https://thelocksinn.com/>