



## Decarbonisation Plan

Updated for 2025 AGM

**The Locks Inn Geldeston is found 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 constantly identified and implemented.

### 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.
Toilets	<ul style="list-style-type: none"><li>• Flushless urinals</li><li>• Low energy (fan only) hand driers.</li><li>• Occupant triggered lighting.</li></ul>
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.

Because the pub is not connected to the National 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. We are planning to convert the system to HVO100 ( Hydrotreated Vegetable Oil) as soon as possible.

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
- Smaller 45kVA generator running on HVO100.
- Electrify 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/>

Chairperson: Graham Elliott Signed:

Date: 13<sup>rd</sup> September 2025