OVERVIEW

As the Government advances its Planning and Infrastructure Bill, it is vital that technology-based solutions, and specifically water efficiency technologies are included as strategic solutions within national housing policy, particularly in environmentally constrained areas where water scarcity and nutrient neutrality requirements have slowed or halted development.

WHO WE ARE AND WHAT WE DO

Cenergist is a UK-based water and energy efficiency company working with developers, local authorities, and nine of the UK's major water companies. Our technologies play a pivotal role in removing environmental constraints to development, particularly by enabling the delivery of new homes in catchments affected by water stress or nutrient discharge limits. In doing so, we support local and national ambitions to increase the UK's housing supply.

OUR SOLUTION

Our patented Control Flow HL2024® technology, approved by Natural England, delivers proven reductions in household water consumption - cutting per capita consumption (PCC) by an average 25% by stabilising pressure fluctuations. This reduction has a direct impact on water demand, energy use, CO_2 emissions, and nutrient loads discharged into the environment. Crucially, it enables developments to proceed in otherwise restricted areas, helping local authorities meet both housing targets and environmental obligations.

To meet the Government's strategic housebuilding goals, it is essential that technologies such as those offered by Cenergist are recognised as key enablers to sustainable development. Integrating Control Flow HL2024®, alongside other technology-based solutions, into the proposed Environmental Delivery Plans (EDPs) will be pivotal to the success of the Planning and Infrastructure Bill.

OUR RECOMMENDATIONS

Cenergist would like to see the Government and Natural England take advantage of a full suite of measures to help accelerate growth and housebuilding over the next five years.

There is concern that under current plans for Environmental Destination Plans (EDPs), scalable and low-disruption interventions such as water efficiency technologies may be excluded. These technologies can play a critical role alongside nature-based solutions like wetlands in delivering long-term environmental benefits.

Cenergist, therefore, urges Parliamentarians to consider amendments that explicitly allow for the integration of technology-based solutions within EDPs.

However, this recognition will mean little unless the issue of perpetuity is also addressed. Current guidance requires environmental benefits to be "legally binding and enforceable" over 80–120 years - a standard easily applied to fixed nature-based interventions but far more ambiguous for dynamic or adaptable tech-based measures. Without reform to these perpetuity requirements, the large-scale deployment of innovative technologies will remain effectively prohibited.

CASE STUDIES

Below highlights two case studies where Cenergist has actively addressed nutrient pollution and water scarcity issues, helping create neutrality levels which allowed for increased housebuilding, as well as helping reduce household CO_2 emissions and household bills.

ASHFORD (2024)

In partnership with Ashford Borough Council, Cenergist installed Control Flow HL2024® in 5,000 existing homes, at no costs to tenants and leaseholders. The project addressed the 'Stodmarsh ban' (a local area in Ashford where nutrient concerns have halted new housebuilding) in the River Stour catchment area due to water quality concerns. Installation of Cenergist devices resulted in:

- Capacity unlocked for **750** new affordable homes
- Expected annual savings of **3,200** tonnes of CO_2 emissions
- Annual water and energy bills cut by up to **£360** (based on 2024 prices)

CRAWLEY (2023)

Over a 12-week period, Cenergist's water control technologies were installed in Crawley, a water scarce area that has suffered severe holdups in housebuilding. The results of the trial were verified by the Stephenson Institute for Renewable Energy at The University of Liverpool and are as follows:

- Reduced water wastage in the area by **23%**
- Average savings of **£270** in energy bills per households (based on 2023 prices)
- Average savings of **£93** in water bills per households (based on 2023 prices)