



Net Zero Neighbourhood, Brockmoor in Dudley

Equans is working in partnership with the West Midlands Combined Authority (WMCA) to deliver the UK's first Net Zero Neighbourhood (NZN) in Dudley - a pioneering, place-based model integrating housing, transport, energy and green spaces. Community-led and finance-enabled, it offers a replicable blueprint for sustainable regeneration in areas facing social and environmental challenges.

Challenge

Brockmoor, Dudley was selected due to its high levels of fuel poverty, low employment, and mixed housing tenure. The WMCA's goal is to demonstrate the replicability of the NZN model to help meet the Combined Authority's 2041 net zero target, decarbonising housing, transport, energy infrastructure and regenerating green space and building community cohesion.

However, funding constraints, limited market capacity, and the complexity of whole-place decarbonisation required an innovative, partnership-led approach.

Our Approach

Equans is leading a consortium working with Dudley MBC and the WMCA to deliver the UK's first Net Zero Neighbourhood - a place-based decarbonisation project taking a whole system holistic approach grounded in community co-design and designed around four core pillars:

- **System optimisation:** Retrofitting 300 homes based on what is appropriate for them; this includes fabric improvements, electrification of heat, installation of renewable generation and flexible assets, green space regeneration, transport, and infrastructure
- **Community co-design:** Education programmes, workshops, and shared ownership to improve engagement and increase intervention uptake through their participation in co-designing NZN interventions
- **Blended funding:** Combined use of SHDF, private finance, stakeholder capital and grants to unlock delivery at scale
- **Legal and commercial innovation:** Delivered via flexible frameworks, bespoke structured contracts, and a **logic model** that supports outcome-based funding, opening new revenue streams and driving long-term, place-wide impact.

The Benefits

- Upgraded homes and commercial buildings to reduce energy demand, bills and emissions
- Undertaken transport design and consultation with the neighbourhood to deliver cleaner and safer networks
- Community co-designed interventions leading to improved social cohesion
- Increased body of evidence around wider outcomes and co-benefits through development of a logic model
- Model adopted as a replicable approach for other neighbourhoods in the West Midlands and beyond.

Key Statistics

- **£1.65 million** in capital funding secured from the West Midlands Combined Authority to launch Phase One of the UK's first Net Zero Neighbourhood
- **Up to 300 homes** (a mix of privately owned and social housing) are set to undergo deep retrofit measures, including advanced insulation, solar panels, battery storage, and low-carbon heating systems (50 homes have been refitted in phase 1)
- **Equans has installed 73.8kWp of solar** (domestic and commercial), with **172kWh of battery storage** (domestic and commercial), improving security of supply and lowering electricity costs for households and businesses.

Interested in replicating this model in your place?

Let's talk about how we can help you unlock investment, engage communities, and deliver Net Zero at scale.

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