

# WORKMAN INSIGHTS: NET ZERO BY 2050



We have accepted the challenge of achieving Net Zero by 2050 and will create an asset specific plan to help you.

## WHAT IS NET ZERO?

The UK Green Building Council (UKGBC) defines Net Zero as being achieved when “the amount of carbon emissions associated with a building’s operational energy on an annual basis is zero or negative.” A Net Zero carbon building is described as “highly energy efficient and powered from onsite and/ or off-site renewable energy sources, with any remaining carbon balance offset”.

The Government has legislated a national target of achieving Net Zero by 2050. With existing buildings contributing between 30-40% of the UK’s total carbon emissions annually, from heating and cooling to lighting and plug-loads, this must be addressed.

## OUR ACTIONS NOW WILL HAVE A SIGNIFICANT IMPACT

The management and refurbishment processes play a significant role in reducing the total carbon emissions of an asset, driving improved performance.

## THE WORKMAN NET ZERO PATHWAY

Drawing on our knowledge and experience, a thorough asset review will provide a unique pathway to achieving Net Zero at your assets by 2050 – or sooner. This begins with a feasibility study either at asset level, or across your whole portfolio.

## NET ZERO FEASIBILITY PLAN

We will provide recommendations and direction, drawing together existing information and identifying knowledge gaps.

This will create the starting point for your Net Zero journey, and detail the action - and results - required at each stage to reach the 2050 target. The graphic overleaf outlines what is involved at each stage.

## A COLLABORATIVE APPROACH

The pathway will be led by our experienced ESG team who work closely with clients and in-house teams. We understand the need to balance actions with commercial objectives.

## A PROVEN TRACK RECORD

We are committed to meeting existing environmental targets, scaling our service to meet your ESG aspirations. Our expertise and capabilities have been developed over the last 10 years and during this period we have developed a clear understanding of the key environmental features of the managed portfolio. This knowledge will be essential in creating a basis to drive performance along the Net Zero pathway. The targets set for 2050 (or sooner) will be challenging but we can help you achieve these.

## COMMITTED TO ESG

We continue to invest in our ESG service and expertise to ensure continued performance into the future. We work with industry bodies such as the Better Buildings Partnership (BBP) and the UKGBC to remain at the forefront of real estate’s response to the many challenges in this area.

*KNOWING,  
UNDERSTANDING  
AND ENGAGING  
WITH STAKEHOLDERS  
WILL BE KEY TO  
ACHIEVING NET ZERO  
BY 2050.*

Net Zero cannot be achieved without a united approach from all key stakeholders involved within an asset.

Relationships with investors, occupiers, contractors and consultants will be the ‘glue’ which brings together all parties to agree and then achieve a common target.

# THE WORKMAN NET ZERO ASSET PLAN: 12 steps

<b>CLIENT OBJECTIVES AND STAKEHOLDERS</b> 	<b>CERTIFICATIONS, STANDARDS AND DOCUMENTATION</b> 	<b>EPC &amp; MEES</b> 
<p>Understand client objectives, targets and appetite for capital expenditure. Agree key stakeholders at all levels to ensure proactive reporting and instruction process.</p>	<p>Collate all asset level certification with evidence and documentation to create a foundation for reporting.</p>	<p>Ensure visibility of current EPCs with data available for modelling and tracking improvement. Target EPC 'B' rating.</p>
<b>OCCUPIER ENGAGEMENT AND BEHAVIOURAL CHANGE</b> 	<b>OPERATIONAL ENERGY AND CARBON</b> 	<b>ONSITE RENEWABLES</b> 
<p>Establish commitment and undertaking to meet targets from all occupiers and implement training to embed the need for behavioural change to meet targets.</p>	<p>Ensure access to real time energy data (smart meters) on all supplies with full visibility available to relevant stakeholders and maximise control of systems to drive reductions.</p>	<p>Scope capacity to produce onsite renewable energy in order to ensure limited grid supply meets demand in 2050. Implement asset specific strategy.</p>
<b>ENERGY PROCUREMENT</b> 	<b>EFFICIENCY INITIATIVES</b> 	<b>REFURBISHMENT AND EMBODIED CARBON</b> 
<p>All electricity procured to be REGO backed 'green' contracts. Gas to be green with client approval.</p>	<p>Scope and implement asset specific efficiency measures and interventions required in tracked PPM format including removal of gas fuelled systems in their entirety.</p>	<p>Create an asset specific action plan with assessment of embodied carbon in all proposals.</p>
<b>OFFSETTING</b> 	<b>SUPPLY CHAIN MANAGEMENT AND UPSKILLING</b> 	<b>TRAVEL &amp; TRANSPORT</b> 
<p>Develop strategy for short-term off setting whilst working towards targets.</p>	<p>Reduction targets will be dependant on skilled site and wider supply chain team to manage and monitor asset performance.</p>	<p>Onsite infrastructure to support electric cars and maximise carbon neutral transport options. Implement a Green Travel Plan.</p>

## CONTACTS

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