

WORKMAN INSIGHTS: NET ZERO BY 2050



Net Zero Asset Plans Creating a framework to get your assets to Net Zero

WHAT IS NET ZERO?

The UK Green Building Council (UKGBC) defines the Net Zero target as being achieved when *“the amount of carbon emissions associated with a building’s operational energy on an annual basis is zero or negative.”*

The Government has legislated a national target of achieving Net Zero by 2050. With existing buildings contributing between 40% of the UK’s total carbon emissions annually (UKGBC), the real estate industry must not be daunted by the Net Zero challenge, but should take proactive, systematic steps towards targeting carbon reduction for all buildings.

MARKET DRIVERS LEADING TO NET ZERO

Increasingly, the market is attributing a ‘green premium’ to assets with improved sustainability performance, typically displaying reduced running costs, which can help to reduce vacancy rates and support capital values. This is becoming further pronounced as many occupiers and investors apply stricter sustainability criteria to the buildings they occupy and invest in, and as in-use energy ratings emerge.

As the majority of carbon emissions in a building’s lifecycle come from either its embodied (materials used in its construction, refurbishment and maintenance) or operational carbon, management and refurbishment processes have a significant role in reducing the total carbon emissions of an asset. Embodied carbon reduction is particularly challenging, leading to an increased focus on the re-use and repurposing of existing structures, combined with careful design, rather than full-scale redevelopment or re-build.

THE WORKMAN NET ZERO ASSET PLAN

Our **Net Zero Asset Plan** is a specific service to advise clients how to achieve Net Zero at an asset level. Combining our expertise and experience in property management (to identify **occupational** improvements) and building consultancy (to specify initiatives to reduce **operational** and **embodied** carbon), we can create a specific pathway to achieving Net Zero for your assets by 2050 – or sooner.

Created in accordance with the UKGBC’s Advancing Net Zero (ANZ) framework, our **Net Zero Asset Plan** will provide recommendations and direction, drawing together existing information and identifying knowledge gaps. The Plan consists of the nine work streams illustrated overleaf, providing a clear framework through which we investigate and identify all required initiatives and report throughout.

A COLLABORATIVE APPROACH


The creation and implementation of **Net Zero Asset Plans** will be led by our experienced ESG team who work closely with clients and in-house teams. As members of the Better Buildings Partnership (BBP) Managing Agents Partnership and ISO:14001 accredited, we share an ongoing commitment to the sustainable management of real estate, which we combine with practical advice and implementation.

A PROVEN TRACK RECORD

Our ESG expertise and capabilities have been developed over the past 10 years, working with many of the UK’s leading institutional investors with broad and challenging ESG objectives. We are already working on **Net Zero Asset Plans** for over 1.5m sq.ft of assets and new developments, which are looking to achieve Net Zero by 2050 or earlier, including:

- 254,000 sq. ft office redevelopment – where a 31% reduction in energy demand has been identified through improvements to building fabric and M&E plant.
- 36,500 sq. ft office refurbishment – where a 78% reduction in energy demand has been identified through M&E improvements, including the introduction of an air source heat pump.
- Other recently confirmed instructions include a 525,000 sq. ft multi-site office portfolio and a portfolio of Build to Rent schemes.

THE WORKMAN NET ZERO ASSET PLAN

OBJECTIVES AND STAKEHOLDERS 	DATA MANAGEMENT 	STATUTORY COMPLIANCE 
<p>Defining and reporting against client objectives, relevant policies and appetite for capital expenditure at asset level.</p>	<p>Delivering access to real time energy data on all supplies, with full visibility available to relevant stakeholders, to maximise control of systems to reduce consumption.</p>	<p>Ensuring compliance with current and future statutory requirements, including MEES legislation (EPC's) and future government requirements to meet the commitment to Net Zero.</p>
CERTIFICATION, STANDARDS AND DOCUMENTATION 	BUILDING IMPROVEMENTS 	RENEWABLE ENERGY 
<p>Identification and commitment to achieving required ESG standards for each asset including for example; BREEAM, Fitwel, Well Standard and Cycling Score.</p>	<p>Designing and implementing specific building improvements to reduce energy consumption by specifying required fabric and M&E changes.</p>	<p>Scoping and implementing a renewable energy strategy through deliverable on-site and off-site initiatives.</p>
OCCUPIER ENGAGEMENT AND BEHAVIOURAL CHANGE 	SUPPLY CHAIN MANAGEMENT AND UPSKILLING 	CARBON OFFSETTING 
<p>Creating 'whole building engagement' through an ongoing, shared commitment to meet targets from all occupiers, including training to embed behavioural change to meet targets.</p>	<p>Aligning the supply chain for each asset with Net Zero objectives, collaborating with suppliers to identify and maximise opportunities.</p>	<p>Identifying and implementing on and off-site carbon offsetting opportunities as an interim strategy, while carbon reduction initiatives take effect.</p>

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

To find out how to move your assets closer to your Net Zero ambitions, contact:

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