



# Unlocking the Delivery of Net Zero Carbon Buildings

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## Advancing Net Zero Programme Partners

Lead Partner:



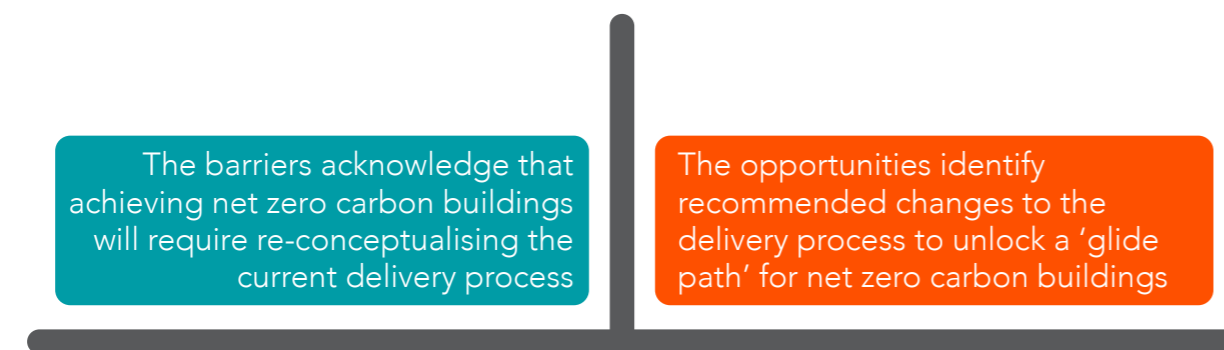
Programme Partners:



# Executive Summary

UKGBC's Advancing Net Zero programme is helping drive the transition to net zero carbon buildings, including through its publication of the Net Zero Carbon Buildings Framework.<sup>1</sup> In September 2020, UKGBC published Building the Case for Net Zero<sup>2</sup> to provide the industry with an evidence base on the design changes needed to achieve net zero performance targets and the effect this has on capital cost. The study found that, in addition to design and cost changes, achieving net zero buildings requires rethinking the typical delivery process.

This guidance document is intended to help developers and project teams set strategies at the outset of any project to streamline the delivery of net zero carbon buildings. It identifies barriers that are likely to emerge through RIBA Stages 0-7 and provides associated opportunities for how these can be overcome.



A total of 17 barriers and associated opportunities have been identified in this document and grouped into four key themes:

-  **Design** – ways to integrate net zero carbon into the building design or design process. This includes setting net zero carbon outcomes early in the project's strategy which can inspire design teams to think innovatively.
-  **Cost** – ways to finance net zero carbon buildings. This includes accounting for future 'brown discounts' and 'green premiums' and a shift in perspective to whole life investment rather than just immediate capital expenditure.
-  **Stakeholder engagement** – ways to integrate net zero carbon into the decision-making process of all stakeholders. This includes identifying growing investor and occupier net zero ambitions.
-  **Innovation** – ways of capitalising on new processes, mechanisms, and technologies to achieve net zero buildings. This includes using new financing mechanisms and alternative building materials.

The guidance in this document embraces the market shift towards net zero and, through practical resources and case studies, demonstrates that net zero buildings can be delivered today. Whilst barriers are likely to be encountered across all delivery stages, the guidance provides associated opportunities for how these can be overcome.

We hope this guidance helps developers and their project teams unlock the delivery of more net zero buildings. However, it is not able to provide all the answers and UKGBC intends to build on this work as new knowledge is gained and solutions uncovered.

**Figure 1: Summary of 17 opportunities for unlocking net zero carbon buildings**





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