

The Scottish Government's
Net Zero Public Sector Buildings Standard

An Estate Strategy Led Approach to Decarbonisation

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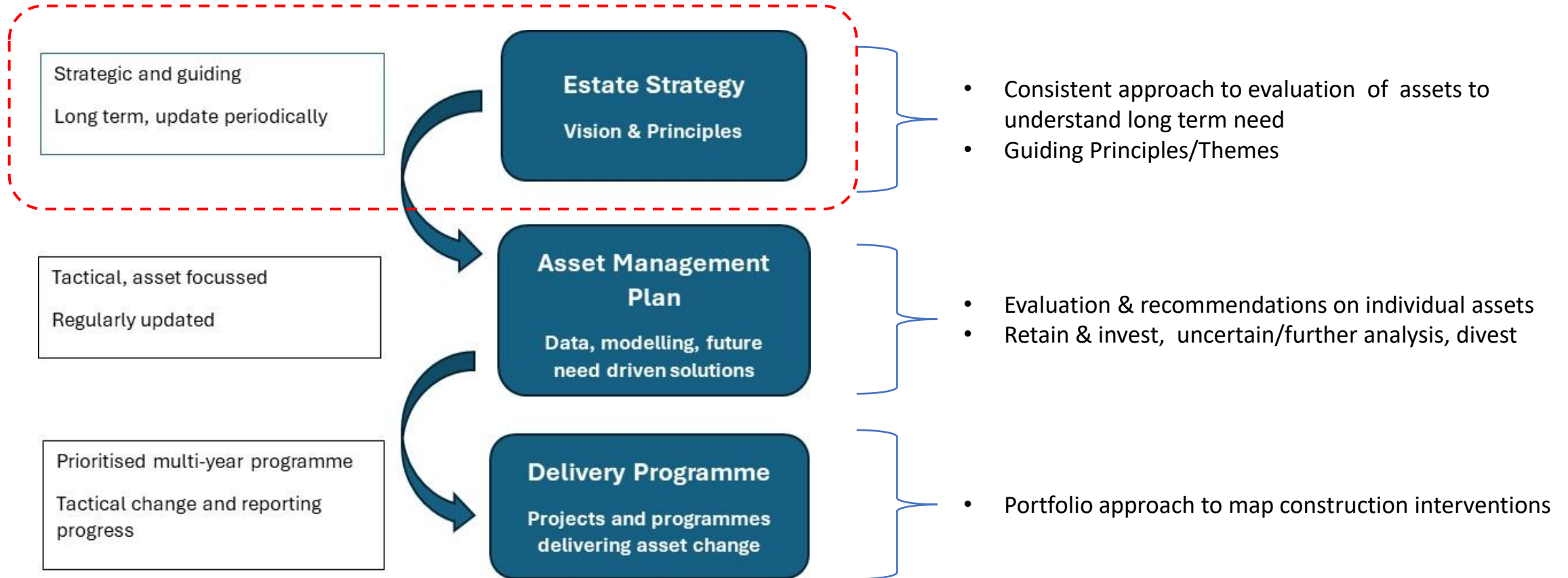
Local Authorities and Public Sector Organisations in Scotland have responded to the Scottish Government's commitment to achieving net zero by 2045, with many actions, such as:

- Climate emergency declarations
- Net zero deadlines
- Local Heat and Energy Efficiency Strategies
- Adaptation Plans
- **£3 Billion** investment in projects following the NZPSBS

An Estate Strategy Led Approach starts with the focus on public bodies' own public service and business needs, and shapes routes to decarbonisation.

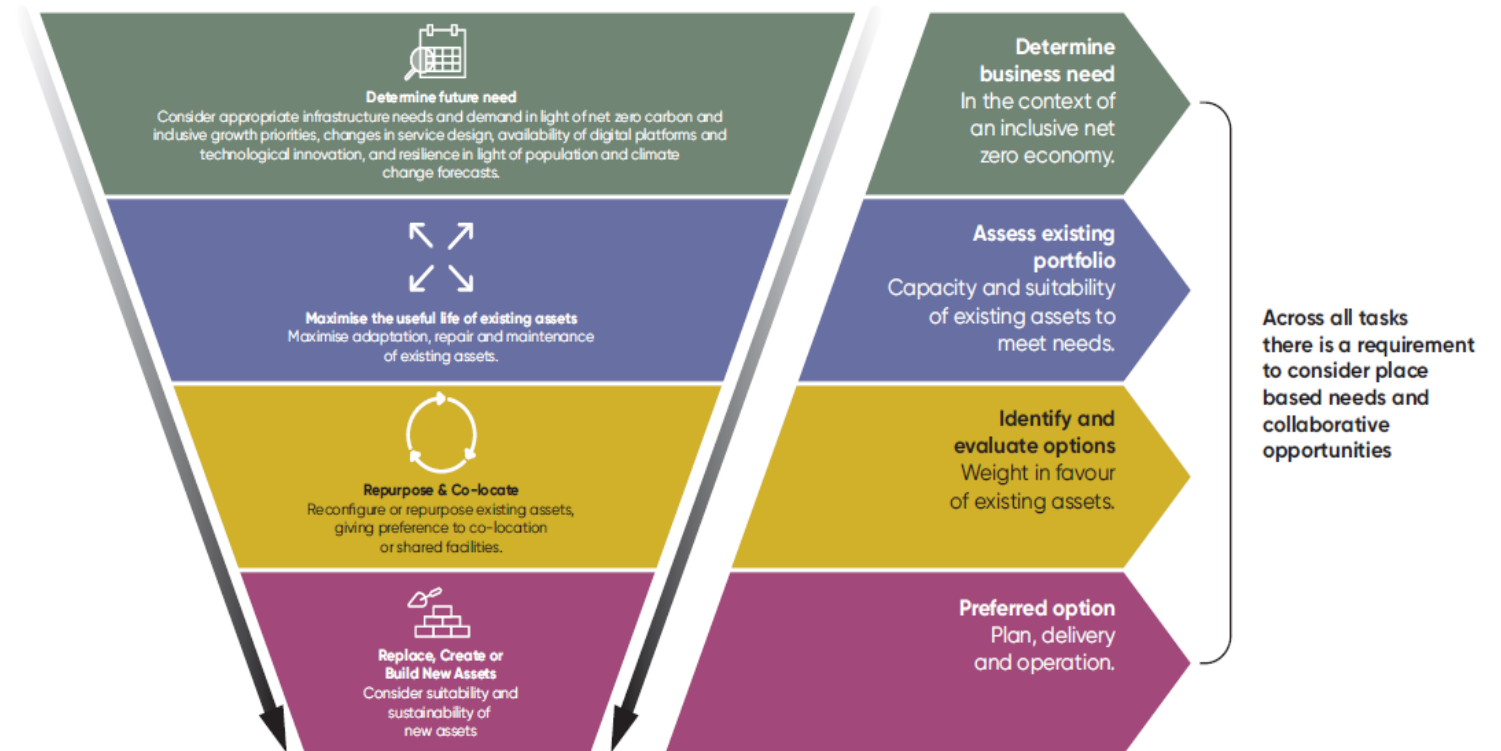
Role of the Estate Strategy

Sets the vision and principles that informs the future direction of travel and guides decision making within an overall structure for strategic planning and management of infrastructure assets.



Estate Strategy and application of the Investment Hierarchy

A public sector Estate Strategy should reflect the investment hierarchy ensuring a consistent and common approach to evaluating what assets are needed long term and the focus for decarbonisation route maps, reflecting the need to ‘make the most of our existing assets’.



Asset Management Plan and Prioritising Investment

Process helps establish what assets are needed and appropriate for long term use and should be the focus and priority for future investment



Long term need



Proven need for retention & investment



Unsure of long-term need



“appropriate” approach recognising uncertainty



No long-term need



Divest

The categories then inform the planning of construction intervention strategies, adopting best value routes to decarbonisation.

Construction interventions

A delivery programme requires to be anchored in strategic estate planning – facilitating a combination of different routes to decarbonisation and adaptation as part of a series of planned **construction interventions**.



Standalone project on individual building (part of a major refurbishment, extension)



Cluster of buildings in one location (college campus, hospital)



Building type (condition, construction, heritage)



Planned maintenance/lifecycle works (programmes of packages focussing on different aspects e.g. roof repairs, fabric, lighting, system interventions etc)



Opportunistic (availability of funding or timescales) e.g. schools

An Estate Strategy Led Approach to Decarbonisation

- Produce an Estate Strategy, based on future needs, considering Place and collaboration opportunities
- Identify which buildings must be retained and how they should be adapted to meet future needs
- Set out the business & lifecycle drivers for repair, maintenance, improvement or other works that will be needed in retained buildings up to 2045
- Determine the most pragmatic, opportunistic & cost-effective times to implement decarbonisation & adaptation measures
- Produce a *Construction Intervention Strategy* that sets out when these works should happen
- Set the energy, embodied carbon, adaptation and other environmental outcomes to be delivered by the works



What next?

Potential for collaborative group / action:

- Review the benefits & challenges of the Estate Strategy Led Approach across the public sector
- Share case studies of current practice
- Any other ideas?