

The Scottish Government's Net Zero Public Sector Buildings Standard

Existing Buildings Update

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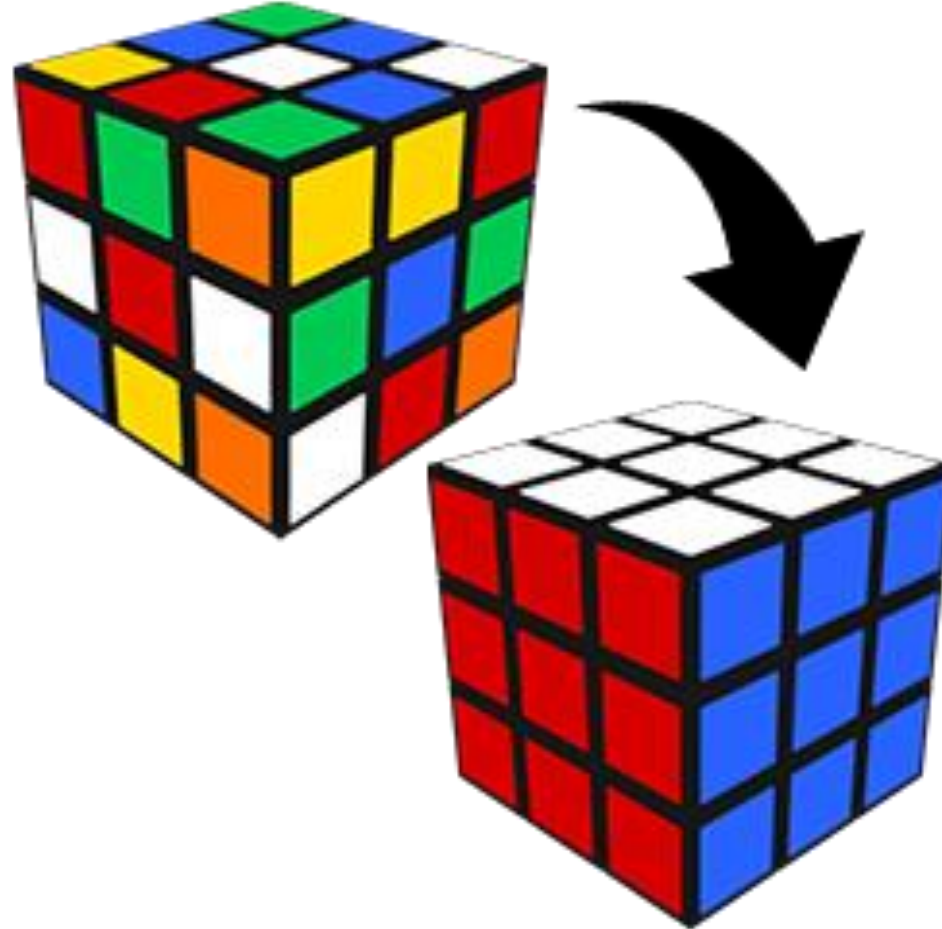
SCOTTISH
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NHS
National
Services
Scotland

The complex problem of existing buildings

43 quintillion possible
arrangements for a 3x3
Rubiks cube



Can be solved in just 20
moves or fewer

What does the Standard mean for existing buildings?

The Standard is intended to help building owners define objectives and targets to maintain and improve their existing buildings as part of a pragmatic approach to achieving net zero operational energy.

Key aspects of the Standard include:

- Six objectives around carbon and energy but also considering aspects of place and wider environmental quality
- Aligning projects with estate strategies and planned maintenance as part of a **Construction Intervention Strategy**
- Collaboration between public and private sectors to accelerate decarbonisation

Definition of a Construction Intervention Strategy

A **Construction Intervention Strategy** sets out the works (Construction Interventions) that a building owner will carry out on an existing building, as they work towards their net-zero deadline before 2045.

Construction Interventions will likely be phased over several years in line with planned maintenance and asset lifecycle replacements, including works to:

- Optimise and reduce energy use
- Switch to Zero Direct Emissions Heating solutions;
- Improve buildings fabric and elements
- Respond to the other Requirements of the Standard, and;
- Monitor buildings performance through continual improvement

The concept of Construction Intervention Strategies

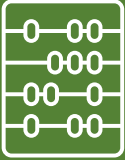
Existing Building Baseline



Year 1, etc

- Record baseline building data
- Complete occupant survey
- Produce Objective 1 response


Understand



Years 2, 3, etc

- Review building management system
- Optimise existing systems & controls

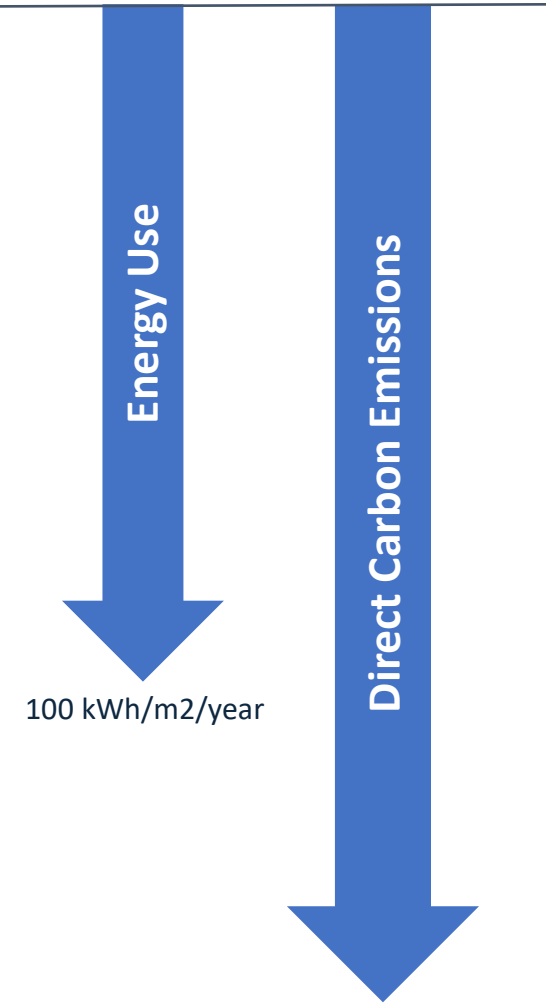
Understand +
Optimise



Years 4, 5, 6, etc

- Replace heating systems with zero direct emissions alternatives
- Improve building fabric (e.g. insulation, windows & doors)
- Install low and zero carbon technologies (e.g. PV, etc)

Understand +
Optimise +
Decarbonise



Net-Zero Deadline
(No later than 2045)

Existing Buildings Resources

The Standard Strategic Partners Standard Document Suite Events External Resources Contact

Net Zero Public Sector Buildings Standard

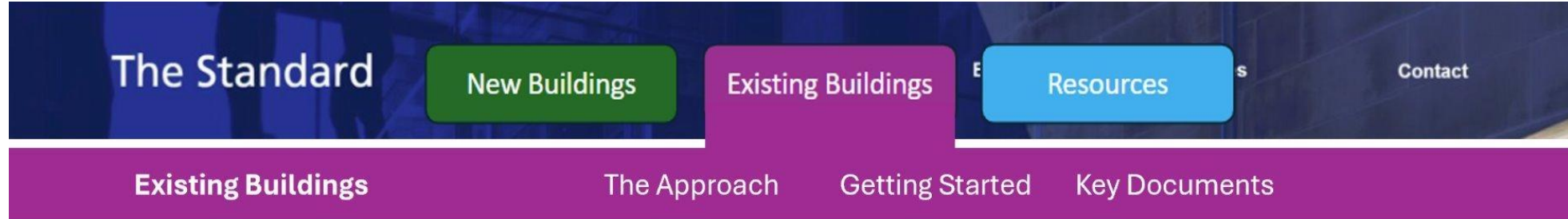
The Scottish Government's Net Zero Public Sector Buildings Standard is a voluntary standard and is applicable across all new, or major refurbishment construction projects.

The development of the Standard was led by infrastructure specialists, the Scottish Futures Trust in collaboration with Zero Waste Scotland and National Services Scotland to support public bodies meet their net zero commitments.

Following approval of the Standard by Ministers in 2020, a suite of support documents was published in 2021 at COP26 before being refreshed and re-launched on this website in August 2023.

Key Documents



Key Documents

6 key documents to get started:

- | | |
|---------------------------|------------------------------------|
| Project Registration | Construction Intervention Strategy |
| Project Targets & Metrics | Expression of Interest – OBJ 1 |
| Project Checklist | FAQs |

The full suite of documents for existing buildings are available in the [Resources](#)

[Register a project](#)

Getting Started

Expression of Interest Stage – Objective 1

What is the EOI Stage?

Pre registration scoping of key issues and priorities to help organisations with their Objective 1 approach

EOI Confirmation

SFT confirm the EOI stage and provide a briefing note and meeting date

EOI Meeting

- 1 hour meeting
- Leadership/SRO level
- 3-5 slides focused on case for change

EOI Presentation

1. *What are the needs and drivers for change?*
2. *How are the needs of the 'place' considered?*
3. *What are the investment objectives?*
4. *What are the intended benefits?*
5. *What are the alternatives to building?*
6. *How do we achieve success?*
7. *How do we measure ongoing success?*

EOI report

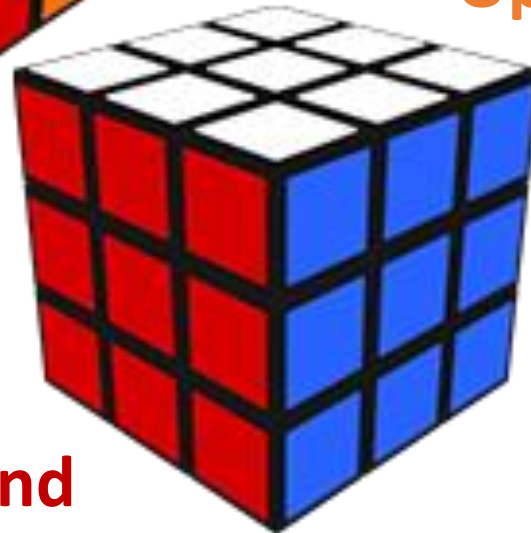
SFT summarise the key issues as a short report on:

- Objective 1 priorities
- Relationship of Objective 1 to rest of NZPSB
- How Objective 1 can be used 'in use'

Making existing buildings better in 20 moves or fewer



Optimise



Understand

Decarbonise