

The Scottish Government's Net Zero Public Sector Buildings Standard

Meet the Standard: In Practice

September 2026



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The Scottish Government's Net Zero Public Sector Buildings Standard

Welcome

Ryan Cossar, Associate Director, Scottish Futures Trust



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Agenda

12:30	Welcome & Introduction: Ryan Cossar, Associate Director, SFT
12:35	Updating the Standard: Ingrid Berkeley, Associate Director, SFT
12:45	Opening Poll
12:50	Session 1: Key Roles & Responsibilities - Net Zero Champion: Catherine Heslop, Gleeds - 3rd Party Verifier: David MacConnell, Carbon Futures - Panel Discussion: Presenters plus Aiden Maguire, East Dunbartonshire Council
13:30	Session 1 Poll
13:45 - 14:00	Break
14:00	Updating the Standard: Ingrid Berkeley, Associate Director, SFT
14:05	Session 2: Applying Routes to Conformance - LEIP Overview: Steven Anderson, Associate Director, SFT - Faifley Campus Case Study: Ruairidh Nicol, Holmes Miller - Panel Discussion: Presenters plus Angel Morales-Aguilar, LDN
14:50	Session 2 Poll
15:00 – 15:15	Break (End of Online Sessions)
15:15	Discussion Groups (In-Person)
15:45 -16:30	Feedback & Networking

The Scottish Government's Net Zero Public Sector Buildings Standard

Updating the Standard

Ingrid Berkeley, Associate Director
Scottish Futures Trust



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2025/2026 Stakeholder engagement

How would you describe the Standard?



Refreshing The Standard: Independent Recommendations



Improving the document suite

Recommendation 1

Integrate core documents (primarily The Standard and Requirements) into a single document

Recommendation 2

Restructuring content of the main Standard document, with clearly signposted supporting materials

Recommendation 3

Create one page 'quick start' guides to help people navigate the document suite



Helping people plan and deliver

Recommendation 4

Provide guidance on roles (competencies and responsibilities) for key internal and external people, including INZC and third-party verifiers

Recommendation 5

Provide guidance on when costs should be prepared for

Recommendation 6

Reframing Objectives to clarify perceived similarities and differences between them



Clarifying expectations

Recommendation 7

Ensure all requirements are clearly listed in the most obvious places within the Standard documentation

Recommendation 8

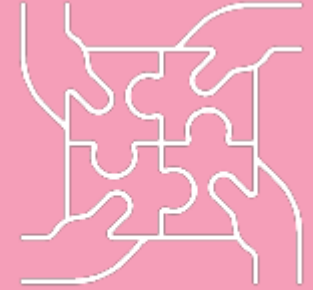
Update the Pathfinder project case studies, with a consistent structure/headings

Recommendation 9

Provide clearer guidance on variability of carbon targets for different building typologies and nonstandard site conditions (longer term goal)

Recommendation 10

Provide clearer guidance on evidence required to achieve compliance



Supporting uptake of the Standard

Recommendation 11

Create an 'elevator pitch' style document outlining key benefits and success stories

Recommendation 12

Raise awareness on existing and emerging industry standards that are compatible to streamline compliance with the Standard

Recommendation 13

Add an Expression of Interest or 'lite' route

Preview of planned updates to document suite

Spring 2027 launch

Planned updates – Simplify document suite

Separate existing
buildings & new
build/major refurb

Re-written &
restructured – more
concise & consolidated
guidance

Reduced admin and
reporting tasks

Aligning to RIBA Stages

Website update

Planned updates – Objective names

Outcome: **Place**

Objective 1	OB.1	Project Vision
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****NEW name****

Outcome: **Carbon**

Objective 2	OB.2	Upfront Carbon
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****NEW name****

Objective 3	OB.3	Operational Energy
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Objective 4	OB.4	Whole Life Carbon
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****NEW name****

Outcome: **Environment**

Objective 5	OB.5	Indoor Environmental Quality
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Objective 6	OB.6	Outdoor Environment
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****NEW name****

Planned updates – minor name changes

INZC – now just
***“Net Zero
Champion”***

OB5.1 Change from
Thermal Comfort to
***“Overheating
Risk”***

Planned updates – minor changes to requirements

- Better alignment with UK NZCBS (*see session 2*)
- OB.5.5 Water Hygiene removed
- OB.5.1 Clearer overheating analysis to ***future*** climate scenarios

Planned updates – new guides

Quick start
guides

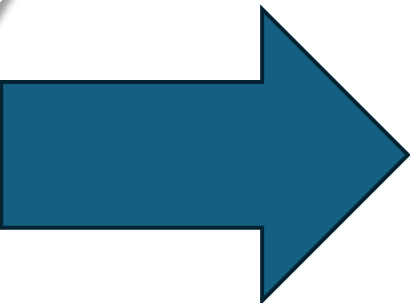
Roles &
Responsibilities
Guide

Declaring
Conformance
Guide

Case studies

Small projects
guide

Acknowledging success: Project label



A culture of certificates and labels

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Session 2: Routes to Conformance



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Updating the Standard

Ingrid Berkeley, Associate Director
Scottish Futures Trust



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Planned updates – Better alignment with UK NZCBS

Objective 3: Operational Energy

Operational Energy Target

Zero Direct Emissions Heating System (ZDEH)

NEW Fossil Fuel Free on site

NZ Deadline & Carbon Offsetting

Feedback for typology specific targets – longer term goal

Planned updates – Better alignment with UK NZCBS

Objective 4: Whole Life Carbon

- Presentation of results for OB4 to change
(process remains the same)
 - *Embodied Carbon = A1-A5 + B1-B5 + C1-C4*
 - *Water consumption = Module B7*
- NEW Refrigerant limit of 677 kgCO_{2e}/kg

Applying Routes to Conformance

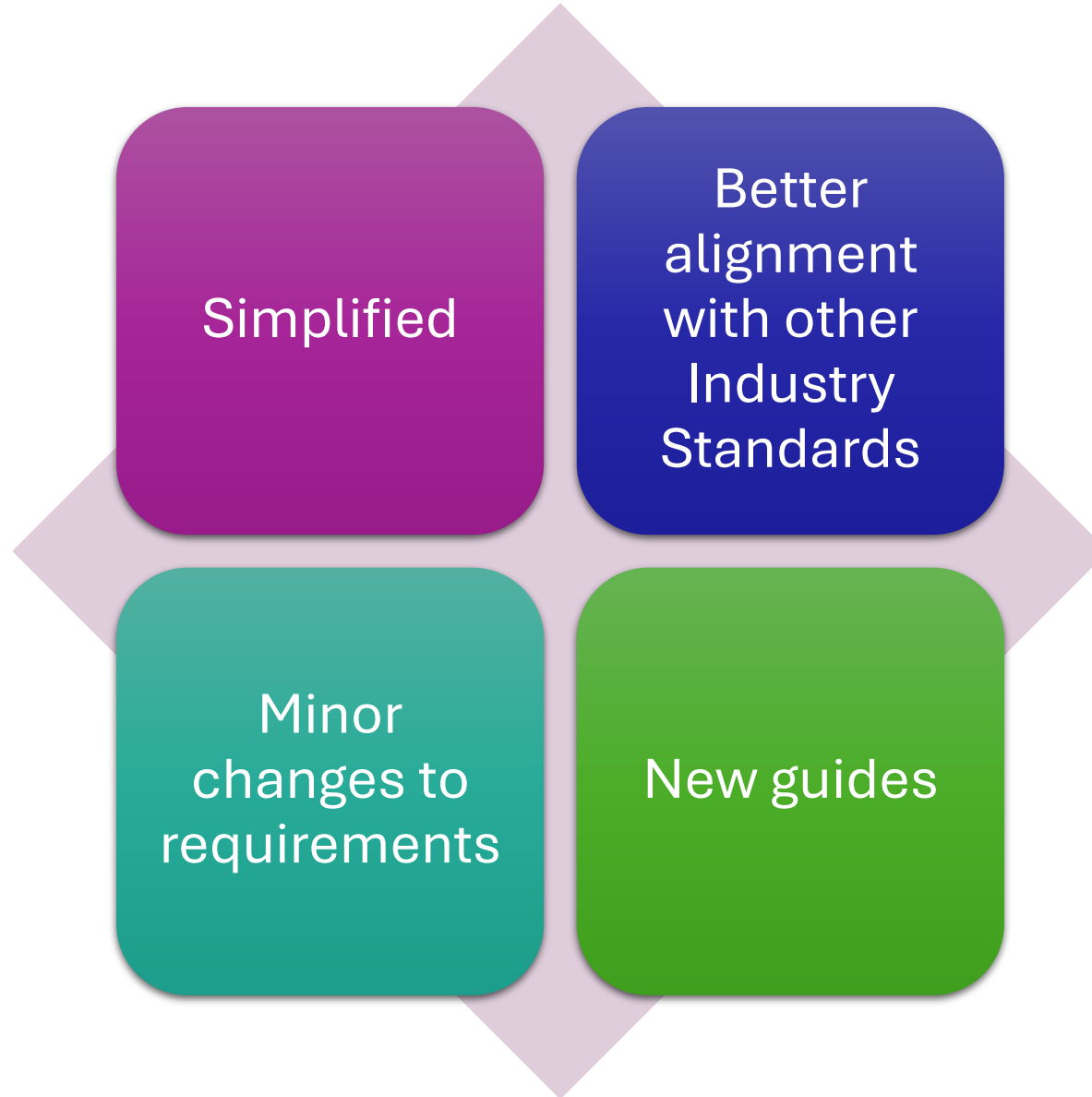
- Simplify reporting and conformance
- Reduce admin burden & duplication of work
- If a complimentary framework is successfully applied → corresponding objectives/requirements are exempt
- List of different ways to conform with the Standard

Routes to Conformance: New Buildings & Major Refurbishment Projects

RIBA Stage:	0-2	3-7 Y1	7 Y2+	0-6	0-6	7 Y1	7 Y2+	0-6	7 Y1	7 Y2+	0-6	7 Y1	7 Y2+	0-6	7 Y1	7 Y2+	0-6	7 Y1	7 Y2+	0-6	7 Y1	7 Y2+	0-6	7 Y1	7 Y2+	0-6	7 Y1	7 Y2+	0-6	7 Y1	7 Y2+	0-6	7 Y1	7 Y2+						
The Standard	OB.1			OB. 2	OB.3												OB.4									OB.5												OB.6		
					3.1			3.2			3.3			3.4			4.1			4.2			4.3			5.1			5.2			5.3			5.4					
NHS SDaC v2021	D	V	I	*	*	*	*	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I	*	*	*	*	*	*	*	*	*	*	*	D	V	I				
NHS SDaC v2025	D	V	I	D	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I				D	V	I	D	V	I	D	V	I	D	V	I			
Scottish Building Standards (Non-Dom)								D	V	I																					*			*						
UK Net Zero Carbon Buildings Standard				D	*	V	I	*	V	I	*	V	I	*	V	I	*	V	I	*	V	I	*	V	I															
WELL (Silver)																								D	V	I	D	V	I	D	V	I	D	V	I	*	*	*		
BREEAM NC V7 (Outstanding)				D	*			D			D			D									D			D			D			D			D					
BREEAM NC V7 (Excellent)																							D					D			D			*						
BREEAM In-Use (Excellent)						V	I																	V	I		V	I		V	I		V	I		*	*			
LEED v4.1 (Gold)																							D			D			D			D			D					
Living Building Challenge 4.1				D	D	V		D	V		D	V					D	V		D	V		*	*		D	V		D	V		D			D	V				
Building with Nature																																		D	V					
Passivhaus (New Buildings)					*																		*																	
EnerPhit (Major Refurbishments)					*																		*																	
NABERS (5 Star Rating)					D	V	I																																	
LEIP (Phase 3 onwards)	D	V	I	D	*	V	I	*	V	I													*	V		*	V													
ISO 50001							*																																	
ISO 14001																																				I				
Project Activity:	D	V	I	D	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I	D	V	I			

Key: * some additional requirements or 3rd party verification applies, Design & Construction (D) / Verification (V) / In-Use(I)

Spring 2027 Planned updates - Summary



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LEIP Overview

Steven Anderson
Associate Director
Scottish Futures Trust



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LEARNING ESTATE
INVESTMENT PROGRAMME
Connecting People, Places & Learning

&
NZPSBS

Learning Estate Investment Programme (LEIP)

What is it?

1. £2+bn capital equivalent investment by SG/LAs – priority Condition or Growth but also SG's Net Zero targets
2. 10-year Programme due to be complete by 2030 – but OBF with 25-year reporting.
3. 30 Local authorities benefitting c.40,000 pupils into Good condition schools
4. 46 projects in 3 Phases – 23 open, 15 on site, 8 in design development

Development				Construction				Operation			
Briefing / Early	Outline Design	PCSA/Planning +	FC	Site Start >1y	Mid Build <1y	End Build <6m	Pre-Handover	Open	Yr 1	Yr 2 - Energy	2+ years
Orkney Elgin (Buckie)	Shetland Tobermory Beeslack	Lenzie Doon Carrongrange		Penicuik HS Craigshill PS Hazelhead Peterhead Broadford PS Forres HS	Lochies Ardrossan Mayfield PS Linburn ASN	Wester Hailes Nairn Acad Chryston HS (Nov 26) Gaelic	Callander	Faifley Peebles Whitecraigs PS Galashiels Tain Dumfries HS Liberton Caledonia Paisley	Drumgeith Currie HS St Sophia's PS Perth HS Monifieth	Neilston DLC Montgomerie Pk East Calder PS	Newton Farm Riverside PS Beatlie ASN Maybole Wallyford
2	3	3	0	6	4	4	1	9	5	4	5
8 = 17%				15 = 33%				23 = 50%			
Development and Construction - 23 project = 50%											
				Construction and Operation - 38 projects = 83%							

LEIP and The Standard



Deliberate alignment (where appropriate);

- Developed in parallel but timing differed
- LEIP conforms with NZPSBS Ob 1,3 +5
- LEIP updated to address CEC in Phase 3
- Aligned reporting preferred

Evaluation of LEIP funding proposals cover this.



LEIP (Phase 3) CEC core target requirements are identical



LEIP Energy requirements are equivalent



LEIP does not report upon a lifecycle carbon target



LEIP overheating & fresh air requirements equivalent



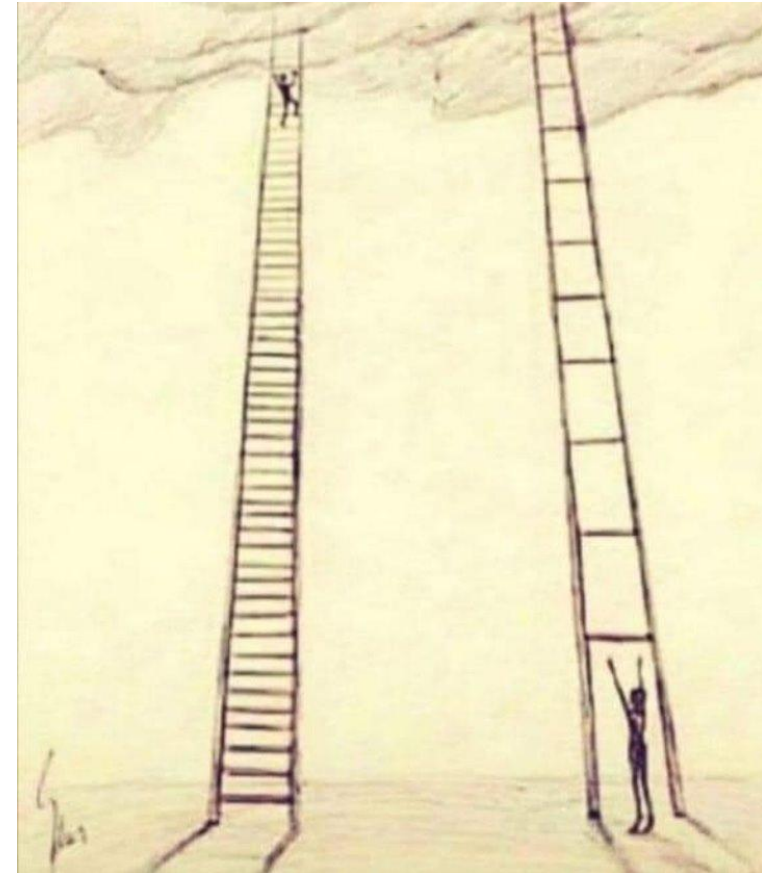
LEIP does not cover this



LEIP and The Standard

“A journey of a thousand miles begins with a single step.”

Chinese Proverb



LEIP and The Standard



Lenzie Academy



Broadford PS



Caledonia HS



Dunfermline Learning Campus

LEIP and The Standard

Impact;

- Energy Target been hugely successful
 - All LEIP schools meeting Band A target
 - Rise of Passivhaus projects in LEIP
 - Driven a culture change in Quality on site
- CEC target had mixed success.
 - Carbon hasn't been as impactful on designs.
 - Some designs initially reporting Band C.
- 5 LEIP Projects fully signed up to NZPSBS;
 - Dunfermline Learning Campus, Fife
 - Caledonia High School, Fife
 - Lenzie Academy, East Dunbartonshire
 - Broadford PS, Highland
 - Faifley Campus, East Renfrewshire



Faifley Learning Campus

Faifley Campus

Background;

- Accommodation;
 - 2 Primary schools and ELC and ASN on single site
 - Community facilities – sports and library
 - Wider ERC services on site
- Navigating various performance standards;
 - LEIP funding requirements,
 - NZPSBS requirements,
 - Passivhaus Certification
 - Building Standards
- Performance to date;
 - Nearly 1-year in operation (Phase 2 just complete)
 - Positive user feedback
 - CEC and Operational energy figures - TBC



Faifley Learning Campus

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Outcome: Place

Objective 1	OB.1	Project Vision
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Outcome: Carbon

Objective 2	OB.2	Upfront Carbon
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Objective 4	OB.4	Whole Life Carbon

Outcome: Environment

Objective 5	OB.5	Indoor Environmental Quality
Objective 6	OB.6	Outdoor Environment

Thank
You

Developed collaboratively by:



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