



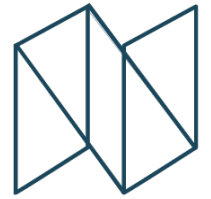
UK Net Zero Carbon Buildings Standard

Pilot Testing Programme

Call for Pilot Projects - November/December 2024



A Reminder - the Standard's Requirements



Limits are set for:



Upfront Carbon



Operational Energy



Fossil Fuel Free

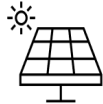


District Heating and Cooling Networks



Refrigerants

Targets are set for:



On-site Renewable Electricity Generation

There is an optional reporting requirement for:



Offsetting

There are reporting requirements for:



Life Cycle Embodied Carbon



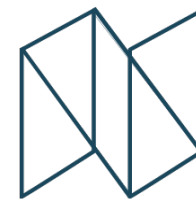
Operational Water Use



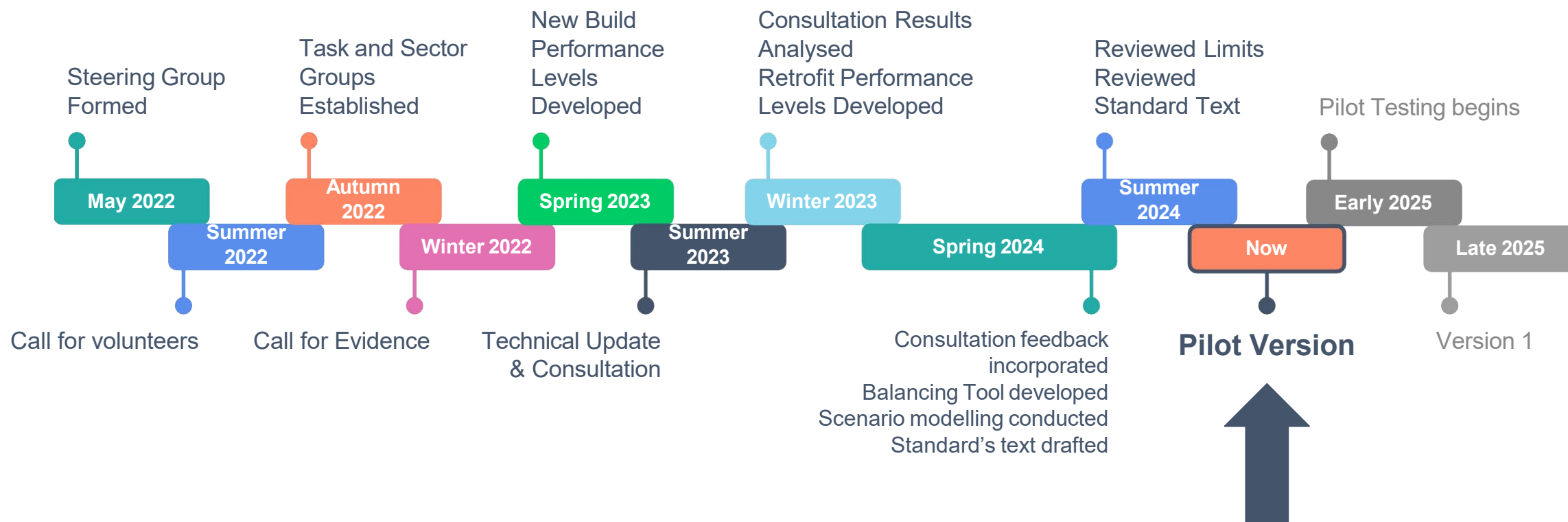
Electricity Demand



Heating and Cooling delivered to the building

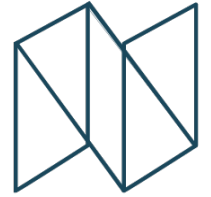


Process of Creating the Standard



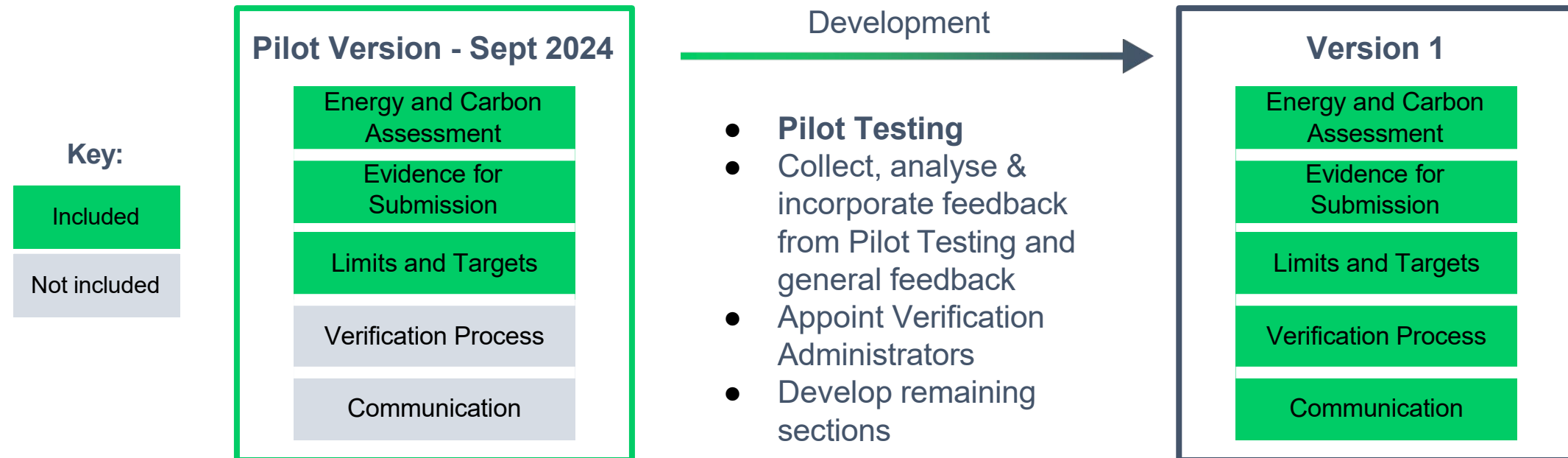
The launch of this Pilot Version signifies the culmination of over two years of technical development and collaboration across the built environment, from our founding organisations, expert volunteers, and wider industry stakeholders who have provided data and feedback throughout. We are delighted to share it with you.

What is the Pilot Version?

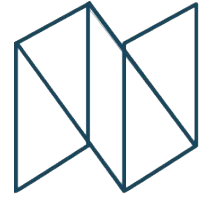


The Pilot Version of the Standard provides the technical specification, which can be adopted onto projects and into project briefs. **It's ready for the industry to start using it!** We will soon be launching Pilot Testing to gather industry feedback on the process of adopting the Standard on projects.

The Pilot Version does not include details on how to verify that a project conforms to the Standard, although it does include an overview. We are currently preparing a tender to select Verification Administrators for the Standard, who will be involved in preparing the relevant sections. Adopting the Standard now will prepare projects and assets for verification, once this becomes available.



Pilot Testing, and Verification

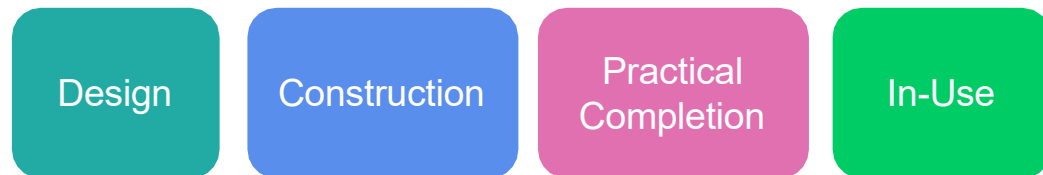


Pilot Testing the Standard

The Pilot Testing Programme will launch in early 2025. You can register your interest [here](#).

The purpose of this testing is to help us understand the experience of applying the Standard to buildings / projects across a full range of sectors and building classifications.

Testing projects at each stage, across our sectors:



Due to the need to gather varied industry feedback, we will be selective of Pilot projects to enable us to gather a broad range of views and project types.

Development of Verification

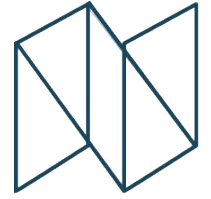
Verification of the Standard will need to be managed by organisations that will be known as Verification Administrators (VAs). It's important that we make sure these VAs have the right experience and know-how to run the Standard's verification.

We will soon be launching an open tender for organisations to apply to become VAs.

The VAs' input is necessary to finalise the Verification and Communication sections of the Standard.

Version 1 is planned for late 2025.

Delineated Approach to Buildings



The Standard Pilot Version has been developed to apply to whole buildings, to determine whether they are Net Zero Carbon Aligned Buildings.

Through consultation and engagement we have understood that for some sectors there will be value in the ability for the Standard to differentiate between areas or between responsibilities (e.g. for base build or for tenanted offices to assess their performance separately);

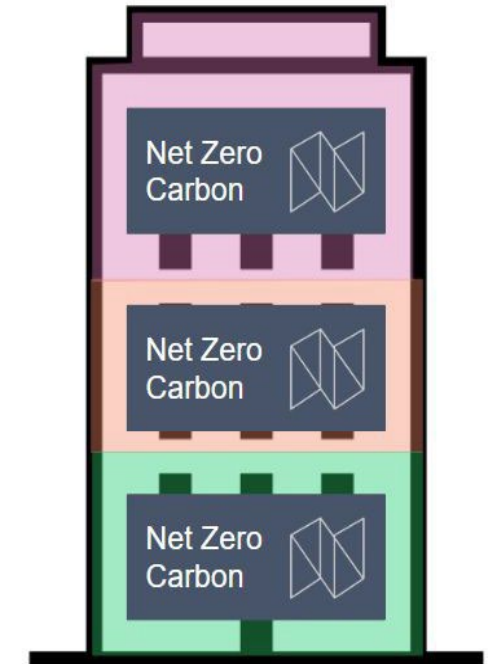
For this reason, we are developing a way to apply the Standard's methodology following a delineated approach. We are engaging with experts from the relevant sectors to develop this approach, ready for inclusion in Version 1 of the Standard.

Pilot Version



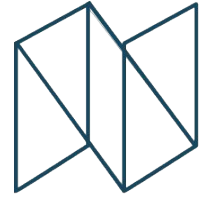
Whole Building approach

Version 1



Delineated approach

Equivalence with the Standard



Many existing industry schemes are driving towards the same goals as the Standard.

One of our overarching goals is to create alignment across these industry schemes, such that achieving one can help buildings to achieve another.

To this end we are allowing built environment schemes/standards to demonstrate **equivalence** with the Standard.

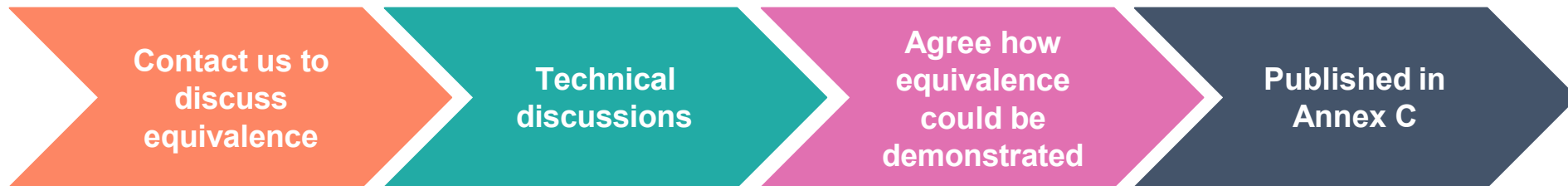
How this should be done is set out in Annex C: Principles of Equivalence.

A scheme's equivalence might only apply for a specific requirement (e.g. operational energy), for a particular sector or sub sector, or building classification (e.g. new build). This will be worked out on a case-by-case basis.

We will be engaging with schemes and standards over the coming months to determine whether equivalence can be achieved, and this will be recorded in Annex C.

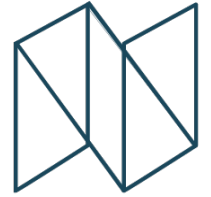
We have already started working with schemes that could offer equivalence, such as NABERS UK, and we look forward to working with other schemes/standards on this.

Interested? Contact equivalence@nzcbldings.co.uk



Indicative process for schemes/standards to demonstrate equivalence

Call for Pilot Projects



We are now calling for Pilot Projects which we can use to:

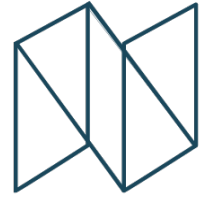
- **Learn from the experience** derived from practitioners using the Standard on live projects and buildings in order to inform the final requirements of the full Version 1 of the Standard and to assist with its delivery;
- Interact with the ongoing processes around principles of **Equivalence**, the **Delineation** approach, and the finalisation of the **Verification** regime for the Standard, to help ensure that these are robust and fit for purpose.

A simple on-line form is available at [Pilot Testing | UK Net Zero Carbon Buildings Standard](#) to put forward your project or building as a UK NZCBS Pilot. Alternatively click on the button on the last page. Please then send it to info@nzcbuildings.co.uk. The deadline for submission is **31st January 2025**.

After all submissions have been received, we will be sorting through the projects and buildings submitted, and will contact you in Q1 2025 to confirm if we can include yours.

We are seeking to achieve a wide spread between all of the sectors which the Standard covers, and between projects at different stages.

Pilot Project Sectors



The Standard is applicable to both **existing and new buildings** in the sectors listed →

Together, these typologies make up the majority of the UK's building stock.

We are seeking Pilot Projects in every one of these sectors, in order to test the application of the Standard to these project typologies.

For existing buildings, we are looking for projects with and without heritage status.

Homes	Sport and Leisure	Hotels
Offices	Retail	Commercial Residential
Schools	Culture and Entertainment	Storage and Distribution
Healthcare	Science and Technology	Datacentres
	Higher Education	

Pilot Projects at different Stages



We are seeking Pilot Projects (both new build and retrofits/refurbishments) in the following stages of their evolution:

- Design
- Construction
- At or near Practical Completion
- Recently Occupied (less than 1 year)
- In Occupation (min 75%, per the Standard) for more than 1 year

Testing the Standard in each of these stages will help us to ensure that Version 1 takes on board the “real life” experience of actual projects which would be seeking to demonstrate conformity to the Standard.

Programme for Pilot Testing



We will be sorting the Pilot Projects that we choose into cohorts based either on (most likely):

- Their **stage of evolution** (Design, Construction, In operation etc);

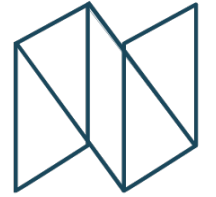
We might also consider grouping Pilot Projects, based on:

- Their **sector/building typology**; and/or
- Their **geography**.

This will allow us and all Pilot Project participants to share knowledge and experience derived from applying the rules of the Standard to their projects.

We will be organising a series of seminars and workshops both on-line and in person, bringing the cohorts together to compare notes.

Programme for Pilot Testing



Our Programme is:

November 2024 – January 2025	Call for Pilot Projects
Q1 2025	Choose Pilot Projects Kick off meeting on-line
Q2-Q3 2025	Interim roundtables
Q3 2025	Final round-up
Late 2025	Drafting of Version I

Value Proposition for Pilot Projects

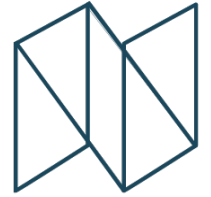


In order to provide the resource to service this Programme, **we are proposing to charge a nominal £2,500 (+VAT) fee for each Project.** Portfolio wide or bulk projects and smaller projects will be offered a discount (tba). When submitting your pro-forma, please indicate if you are seeking a discount, and why – we don't want the fee to be a barrier.

In return for this, each Project participant will be able to:

- **Test their Project** against the rules of the Standard, and assess what evidence will be required to demonstrate conformity;
- Compare notes and **learn from other participants** with Projects at a similar stage of evolution and/or in the same sector/geography;
- Receive **guidance and feedback** from members of the Technical Steering Group (TSG) who wrote the rules of the Standard;
- **Provide feedback** to the TSG and the authors of Version 1 of the Standard to **assist with its final drafting**;
- **Ready their projects for full verification** against Version 1 when it is published next year, along with the Verification Regime, or understand what you need to achieve in order to conform to the Standard.

Data Sharing and publication of results



- **No data or results** derived from the Pilot Testing will be made public in an identifiable manner, unless specifically agreed with the Pilot lead, however it will be used on an anonymised basis to inform Version 1 of the Standard.
- All participants will be expected to share their experiences with other participants in their cohort **on a Chatham House Rule basis** – they will be reportable but not attributable
- Validated project or building data may be submitted to the **BECD** to record progress towards achieving Net Zero Carbon for the built environment sector

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