

Green Net Zero Capabilities



www.greennetzero.co.uk



Green Net Zero Ltd

"Empowering a Greener Tomorrow,
One Building at a Time"

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ABOUT US

Formed in 2022, Green Net Zero Limited was created with the sole focus of delivering projects which decarbonise existing buildings. The UK's Net Zero Strategy relies heavily on buildings to achieve its 2050 target, with 80% of the buildings that will be present by that point already built and operational.



MISSION

Our purpose is to expedite the decline of energy and carbon consumption in the built environment by promoting and adopting low-carbon behaviours and technologies, propelling us towards a sustainable future.



VISION

Our vision is to simplify the route building owners and operators can take in their decarbonisation journey in the most effective and impactful way possible.



VALUES

At Green Net Zero, our core values revolve around sustainability, innovation, and a strong collaborative approach. We work hand-in-hand with clients Together, we're not just doing business; we're joining forces to combat climate change and create lasting change.



Green Net Zero: Pioneering a sustainable future, one building at a time. Harnessing innovative technologies to combat climate change and drive a greener tomorrow. Your partner in the journey to net-zero.



JAMES SMURTHWAITE
FOUNDER, DIRECTOR

As a Mechanical Engineering graduate, I began my journey in the realm of industrial cooling, gaining invaluable insights along the way. My passion for sustainable solutions led me to join Daikin Air Conditioning in 2013. It was here that I truly understood the transformative capabilities of heat recovery and heat pump technology, seeing their potential to revolutionise energy efficiency.

By 2017, I had joined Mitsubishi Electric, where I keenly observed the industry's transition toward the growing importance of heat pump solutions as sustainable alternatives to traditional fossil fuels. Identifying a gap in the market for comprehensive net-zero strategies, I took the initiative to create Green Net Zero. Now, I stand committed to the UK's Net Zero Strategy, dedicating myself to both my clients' needs and the broader mission of combating climate change.



Keeping 1.5°C Alive

In 2019 the UK became the first major economy in the world to commit to a net zero emissions target by 2050. The UK built environment is currently responsible for nearly 25% of the nation's total greenhouse gas emissions. Over the last two decades, these emissions have been reduced by 30% which is mainly due to the decarbonisation of the grid, rather than an improvement in the energy efficiency of buildings.

Newly constructed buildings are more energy efficient, but 80% of buildings that will stand in 2050 have already been built, so a major priority is now to decarbonise our existing stock. While ambitious carbon reduction targets are being set to drive our buildings towards a net zero carbon future, more needs to be done.

The ultimate hope is we can make a difference to ensure global warming is limited to 1.5°C.

CAPABILITIES

DECARBONISATION: DRIVEN BY PURPOSE, GUIDED BY GREEN NET ZERO

At the heart of every decision to transform our buildings lies a deeper purpose, a 'why' that drives us forward. For some, it's the commitment to an overarching net-zero strategy, envisioning a world with minimal carbon footprints. For others, it's about fulfilling regulatory obligations and reducing energy consumption, seeking freedom from the grid's constraints.

No matter the underlying motivation or the unique challenges you face, Green Net Zero deeply resonates with your 'why'. We don't merely position ourselves as a service provider; we stand firmly as your unwavering ally in this journey. Together, with shared passion and dedication, we're wholeheartedly committed to transforming your sustainable vision into a tangible, impactful reality.



The reasons for decarbonising your buildings may be different to others. Whether it's part of an overall net-zero strategy, a regulatory necessity, or a way of reducing your energy consumption and reliance on the grid. Green Net Zero are here as your trusted partner to guide your journey.

WHY YOU SHOULD WORK WITH US:

The net-zero journey can be a daunting one for many.

- How can we link the decarbonisation of our buildings into our carbon reduction roadmap?
- What measures can be considered?
- How much will they cost?
- When is the best time to implement them?
- What funding is available?
- Who can supply quality equipment that will be installed in the most carbon-friendly way?
- How can we ensure equipment is providing optimum carbon and energy savings?

Green Net Zero has the experience and know-how to answer all these questions. We know buildings and what it takes to drive them towards net zero. Our team will take the time to understand what's important to your business before assessing the current state of your estate. This will lead to practical decarbonisation and energy reduction solutions that work for your business and buildings.

We realise the key to success is collaboration, and when needed we lean on an established network of partners to support your net zero ambition. This ensures the highest quality of service is provided at every step of your journey, in the most commercially conscious way.

Our aim is to help save the planet without it costing our clients the Earth!



OUR SERVICES

Green Net Zero: Tailored Solutions for Stakeholders with a 4-Stage Approach to Sustainable Investments

At Green Net Zero we can provide value to all levels of staff and stakeholders within your business. Whether you're a financial director in a school, an estates manager at a building management company, or the head of sustainability for a retail group, we provide you with the data you need to make the right decisions and plan for the future.

At Green Net Zero we're driven to play our part in a sustainable and low-carbon future by supporting our clients. In order to optimise project outcomes, we offer guidance to our clients through our 4-stage approach. The primary focus lies in minimising risks and avoiding actions that result in wasted time and financial resources.

Each stage in this systematic approach serves to assess and mitigate potential risks, allowing clients to make informed investment decisions throughout the project's development.

Consequently, this streamlined process eliminates the need for substantial capital investments until there is solid technical assurance that the proposed installations will provide the impact intended.

We take charge of managing these steps on your behalf, recognising that undertaking such responsibilities would otherwise burden staff with additional workload and stress.



Stage One: Reports

We realise that business drivers differ depending on the field you work within, and your professional role. We also understand that you can't reduce what you don't measure. For that reason we offer a number of stage 1 carbon reduction reports that establish a baseline, and all the data needed to implement the next steps of your decarbonisation journey.

a) Journey to Decarbonisation Energy Audit

This is specifically aimed at helping demonstrate energy and carbon-saving areas within your property. We will attend the site and undertake a detailed building inspection, reviewing the existing infrastructure, including construction and build date, window glazing, lighting, HVAC and controls.

We use this data to produce a 3D model of your building and simulate the performance of system replacements, low carbon upgrades, and behavioural changes. Low-carbon upgrades considered include LED lighting, heat pumps, on-site power generation such as solar PV and wind turbines, fabric improvements and controls.

All options are costed and implemented into an asset replacement pipeline for you to understand future financial requirements, the return on investment they will provide, and potential funding options applicable to your industry.

b) Net Zero Roadmap Development

This will be suitable for any business that has, or wants to, pledge to carbon reduction targets. We help you understand the carbon used within your buildings, and how it impacts your net zero strategy.

Where required, we're able to produce a full decarbonisation strategy for your business, considering scope 1, 2 and 3 emissions.

Information is clearly displayed, allowing all stakeholders within your business to understand the steps that can be taken, along with the costs and timescales required to meet net zero target dates.

By the end of the process, you will be able to understand the carbon footprint of the buildings within your estate, with a roadmap that focuses on the measures that are best considered to provide a high-impact return on investment. This will be presented in the form of an Estate Decarbonisation Strategy.

c) Stranded Asset Survey

A stranded asset is a building that is falling behind the increasingly stringent environmental requirements. Buildings must meet high standards of EPC rating and failure to do so will result in a less commercially appealing asset for landlords, investors and tenants.

New energy regulations known as Minimum Energy Efficiency Standards (MEES) came into force in April 2023. These standards could result in offices and other commercial buildings being un-lettable if they fail to meet EPC rating of Band E. This is set to be further increased to EPC Band C by 2027 and Band B by 2030.

Three-quarters of the office stock in the UK will eventually be affected, and currently 56 million square metres of commercial space is already failing to meet the current regulations. The risk is that if nothing is done to improve EPC ratings of those failing, a vast number of commercial building stock will sit empty within UK towns and cities.

We aim to help landlords and developers understand the current EPC Rating of buildings in their portfolio, and the measures that can be implemented to improve the rating to the desired level. These measures are carefully considered, and presented as a fully costed options appraisal, with return on investment (ROI), impact analysis and subsequent improvements of each individual solution.

Our aim is to provide landlords and developers with an efficient capital investment programme that will allow them to clearly understand the financial requirements of achieving future standards and the potential EPC improvement of their building after investment. Likewise, for those looking to consider the purchase of commercial properties for let, we can provide our survey as part of your purchase decision.

Improving the EPC Rating of your buildings will not only protect you from future changes, but it will also increase its commercial and rental value as well as how lettable it is.

Stage Two: Design and Specification

Once our stage 1 reports have been submitted, we provide the opportunity to hold a client workshop to discuss our findings and recommendations. At the end of this workshop there will be an agreed plan of measures and behaviours that can be further developed and implemented. This leads into stage 2 of our service offering.

While some measures are relatively easy to implement, we realise that others take further time to develop and specify. Stage 2 will look at low carbon heating, LED light upgrades, solar PV, fabric upgrades, controls and other measures in more detail, resulting in the production of a scope of works and specification.

This will typically require additional visits to your site to investigate the practicalities of replacing or upgrading the existing equipment you have on site.

We will also consider any funding streams that may be available to help ease the commercial implications of delivering some of the more complex energy and carbon reduction measures

By the end of this stage, a full design pack will be produced, allowing contractors tendering for the works to provide a comprehensive quotation that realises the carbon and energy savings available.

Stage Three: Project Tendering

Following creation of the design and specification we carry out a competitive tender on your behalf. This would use where possible local or current partners to quote for the works.

Ensuring the use of experts to deliver the specified works, helping you to realise your carbon/energy reductions goals to the highest standards. We provide access to our established network of partners to provide technical proposals.

Our support will also include;

- Draw up pre-construction information for the project as part of the project delivery services.
- Draft the JCT or NEC Contract in preparation for the construction
- Issue a tender package to contractors (minimum of 3, maximum of 5), then coordinate the tender process and attend site visits as required.
- Following the contractor tender submissions, we would provide a tender report with information on the responses along with a comparison of costs and programme submissions.
- Provide a recommendation for the contractor which provides the best value for money.
- Organise a meeting to agree on the contractor selection, programme and budget for the project phase.
- Confirmation of project financing agreement
- Planning application support
- Supporting negotiation of final installer contracts

Stage Four: Project Implementation

Once delivery partners have been identified and contracts are signed off at stage 3, our support can continue. We offer the ability to provide full project management of any works, ensuring carbon/energy reduction opportunities are realised. We always act on behalf of our clients.

This will involve

- Informing the contractor and scheduling the works.
- Reviewing and commenting on the construction phase H&S plan as part of the PD services.
- Managing the HSE notification, if applicable, under CDM regulations.
- Providing contract administration services for a JCT or NEC contract.
- Co-ordinating the works on site, including chairing a pre-start meeting on site and attending site for progress meetings.
- Providing weekly reports on the progress of the works.
- Agreeing variations to the original schedule of works as required and in agreement with you.
- Snagging of works as they progress so as to reduce programme over-run. However, at the completion of the works, we will also draw up a snagging list in association with the contractor and agree timescales for their rectification.
- At the completion of the works, in association with the contractor, we will compile the O&M manual and H&S file for your records.
- Commissioning witnessing
- Securing correct subsidies and grants where applicable
- Alignment of control strategy with existing BMS/BEMS systems if present.

Other Services

We also offer a range of additional services, including:

- Display Energy Certificates (DEC)
- Energy Performance Certificates (EPC)
- Air Conditioning (TM44)
- Minimum Energy Performance Standards (MEPS)
- Streamlined Energy and Carbon Reporting (SECR)
- Energy Saving Opportunity Scheme (ESOS)



Thank you.

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