



# SEDA: A MEETING OF MINDS

## Retrofit & Re-purposing

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## The challenge & opportunity

- The built environment is a significant emitter of carbon emissions
- Limited understanding of operational and embodied carbon
- Complex, varied and old building stock across Scotland
- Challenging socio-economic conditions
- Ambitious decarbonisation targets with a large price tag & difficult delivery options



# What does the current policy programme look like in Scotland?

- Relatively ambitious compared to rUK
- Heat in Buildings Strategy complemented by various ancillary work streams

## Timeline

- 2022-2025:
  - Consultation
  - Legislation, timelines & EE targets
  - Formation of Energy Agency
  - Alignment of work streams
- 2025-2030:
  - Implementation of standards & trigger points + evolving targets
- 2030-2045:
  - More stringent ZEH standards
  - Backstop dates



# Actioning change: Balancing trade-offs

- Is the just transition a **win-win** scenario?
- Can we realistically ensure the required **scale** and **pace** of change at a manageable **cost** while ensuring sufficient **quality** to protect the performance of built assets?
- How do we balance **direct** and **indirect** trade-offs required to realise net zero ambitions?



Where do we go next?



POLICY MAKERS



INDUSTRY



HOUSEHOLDS

# The role of RICS and built environment professionals



STANDARDS



DATA



SKILLS



COLLABORATION

RICS professional standards and guidance, UK  
**Whole life carbon assessment for the built environment**  
1st edition, November, 2017

RICS  
Reducing to Net Zero: UK existing building stock energy efficiency strategies

**CUT THE VAT**  
A proposal for building back better and greener

**ICMS**  
ICMS: Global Consistency in Presenting Construction Life Cycle Costs and Carbon Emissions

**UK Net Zero Carbon Buildings Standard**

**BECD**  
Built Environment Carbon Database



Thank you

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