


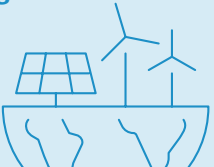




















# Towards Net Zero: challenges, opportunities, and policy recommendations

Accelerating the property sector's transition to net zero carbon

Context	Challenges	Solutions	
 <b>What is Net Zero Carbon?</b> This is where an organisation removes as much carbon as it emits by reducing emissions to a minimum and only offsetting unavoidable emissions.	<b>Main challenges to net zero carbon uptake</b>	 <b>Reduce embodied carbon</b>	 <b>Increase energy efficiency</b>
<b>The UK has set a legally binding net zero carbon target for 2050</b> but important policy gaps remain, and we risk falling short of our net zero ambitions 	<b>1</b> Accessing quality data	<b>Mandate Life Cycle Assessments</b> 	<b>Confirm new MEES and new performance-based rating scheme for buildings</b> 
	<b>2</b> Financing the transition	<b>Set embodied carbon reduction targets</b> 	<b>Remove VAT on investment and reform capital allowances</b> 
<b>Why is the built environment important?</b> The property sector contributes <b>7% of UK GVA</b> yet accounts for <b>25%</b> of greenhouse gas emissions 	<b>3</b> Regulatory uncertainty and the lack of common industry standards	 <b>Increase data quality and availability</b>	 <b>Support local planning authorities to enable the net zero transition</b>
<b>80%</b> of the UK's 2050 building stock has already been constructed	<b>4</b> Lack of enabling infrastructure, including skills and grid capacity	<b>Mandate the sharing and disclosure of energy data</b> 	<b>Use the planning system to support the net zero carbon agenda</b> 
<b>3%</b> of UK buildings need to be retrofitted a year to achieve the 2050 target		<b>Require green leases for commercial properties</b> 	<b>Increase local planning capacity and capability</b> 
<b>The challenge is huge. If the UK is going to achieve net zero by 2050, we need a rapid decarbonisation of the built environment</b> 	<b>5</b> Inefficient planning system	 <b>Increase offsite renewables</b>	 <b>Increase renewable energy supply onsite</b>
		<b>Strengthen the criteria for green tariff labels</b> 	<b>Mandate PV panels on all new, large buildings</b> 
<b>90%</b> of participants in the JLL/BPF survey do not believe current Government policy will deliver a net zero property sector by 2050		<b>Allow REITs to invest in offsite renewables</b> 	<b>Mandate green roofs where PV panels are not appropriate</b> 

For more information, see the full report here: [www.bpf.org.uk](http://www.bpf.org.uk)

\*Results from the BPF/JLL survey detail the respondent's most crucial challenges to decarbonisation and priorities for government action.

#BPFNetZeroPledge