Developers

Immediate Actions:	Progress by 2025:	Progress by 2030:
Implement Net Zero Carbon (NZC) skills and training plans to establish a baseline degree of carbon literacy across all staff.	Maintain skills and training, and update where necessary to reflect evolving NZC requirements, to ensure all staff have suitable levels of carbon literacy.	Suitable levels of carbon literacy / competence embedded within organisational structure.
Review and establish internal carbon pricing mechanisms (as suitable) to embed climate risks within investment evaluations.	Embed carbon reduction metrics within corporate KPIs and executive remuneration mechanisms.	
Establish Whole Life Carbon (WLC) as a first order consideration within initial site development appraisals and decision-making and prioritise refurbishment / extension over demolition and new build.	Assess, as standard, development appraisals with WLC impacts as key determinant i.e. prioritise brownfield development, sustainable transport solutions, and local economies.	
Establish a NZC client brief on all development projects which: • Embeds an outcome-focused "design for performance" approach through design and procurement. • Sets targets for energy intensity metrics for all projects in line with industry / sector targets. • Sets embodied carbon targets (A1-A5 and A-C) and material re-use targets. • Establishes WLC as a primary decision-making metric to be evaluated at each RIBA Stage.	Track progress of completed projects against energy intensity and embodied carbon targets, with as built and in-use verification in place to limit any performance gap.	Progressive tightening of targets in line with net zero trajectories and industry carbon budgets.
Carry out Post Occupancy Evaluation on all projects delivered in last 5-years to evaluate performance, rapidly improve industry datasets and generate feedback loops. Share asset level data for completed projects via industry-wide central carbon database (Built Environment Carbon Database (BECD)) to expand datasets, evidence base, and support development of targets.	Improved industry datasets for in-use performance.	
Work with contractors to set operational and embodied carbon reduction targets, procure materials with EPDs (EPD A-D to EN15804 & externally verified), require mandatory disclosure of supply chain data, and track construction site emissions.	Aim for at least 40% of products and materials used in building projects to have EPDs.	Aim for 100% of products and materials used in building projects to have EPDs (with suitable minimum thresholds).
Engage contractors during the design phase so that the design team and supply chain can collaborate to develop cost-effective low-carbon solutions to embed into the project before procurement and construction commence.	Pre-contract carbon reviews common practice.	

Developers (continued)

Immediate Actions:	Progress by 2025:	Progress by 2030:
Ensure carbon is evaluated alongside cost in all value engineering exercises.		
Develop NZC pathways on projects to demonstrate how future NZC performance standards can be achieved through future upgrades with lowest WLC impact (i.e. via tenant fit-out, building operation, etc).		
Engage with local authorities to support city-level second-hand materials markets to drive circularity and material re-use.		
Support industry, NGOS and central government in the development of energy performance-based rating systems.		