

# Achieve your net zero carbon *ambitions*



Introducing our **Net Zero Design Consulting** team, part of JLL Consulting

Our Net Zero Design Consulting team can support you to deliver net zero carbon buildings with expertise to guide you across the project life cycle. From early development advice, to concept design and compliance monitoring, we provide a **one-stop-shop** to inform your property investment decisions and deliver your refurbishment, fit-out or new development to net zero carbon standards.



## Why move to net zero carbon?

- Real estate currently accounts for a **huge 40%** of global carbon emissions.
- The UK has committed to become net zero carbon by 2050 and there are only two commercial refurbishment cycles left before this deadline.
- 80% of the buildings that will be around in 2050 have already been built, therefore millions of existing buildings need upgrading to become net zero carbon throughout their life cycle.
- Businesses at the forefront of the transition to net zero carbon will benefit most as they prepare for **new legislation**, protect and **enhance asset value**, and **meet investor, staff and occupier demands**.
- The UK Green Building Council (UKGBC) has set out a trajectory of tightening energy performance requirements over the next 15 years.
- NABERS UK has launched – a new energy efficiency rating scheme for in-use performance, consistent with net zero carbon delivery.
- It's an opportunity to do the right thing for our planet. Attract the right occupiers, the best talent and enhance value.

**“JLL predict that net zero carbon office buildings in central London will drive an enhanced premium value for the next 5-10 years.”**

(JLL's report 'The Impact of Sustainability on Value in Central London').

**“62% of millennials want to work for a company that makes a positive impact.”**

(Global Tolerance, 2015).

## Why work with us?

### The right team to deliver:

- Partners of the UK Green Building Council Advancing Net Zero programme.
- Leading sustainability consultancy in real estate, with 80 sustainability experts.
- Specialist sustainable engineering cost and value advice combined.
- Technical understanding and experience to develop pragmatic net zero carbon business plans and deliver across your portfolio.
- Operational building services, engineering and project management skills, to provide integrated solutions and successful on-the-ground delivery.

### The best technology and tools:

- Latest technology in whole life carbon analysis, using comprehensive **embodied carbon data**, enabling robust **benchmarking** and incorporation of **circular design** principles.
- Market-leading building environment technology, enabling accurate thermal modelling, compliant with the **latest industry rating and certification**.
- **Bespoke cost modelling** tools, so we can combine reliable cost advice with our technical skills.

## Our approach

We use in-house expertise to guide you through the whole project life cycle, so that you can be certain that your net zero carbon ambitions will be realised and maintained.

### 1. Support you to deliver your business plan and property transactions:

- Provide 'in principle' technical and cost advice for transitioning an existing building or portfolio to net zero carbon.
- Help you define your strategic brief for the building and any constraints to achieving net zero carbon.
- Help you understand your existing building's performance.

### 2. Combine technical design, value and cost to evaluate the best route to net zero carbon:

- Evaluate design options to achieve the brief using dynamic thermal modelling, and embodied and whole life carbon assessments.
- Provide costs, projected energy savings and value enhancement through a comprehensive feasibility study.
- Produce a robust concept design to inform the scheme or design & build tender.
- Undertake comprehensive whole 'Design for Performance' building energy modelling to support the NABERS UK certification.

### 3. Help you deliver a project which is net zero carbon in construction and operation:

- Monitor the project throughout to ensure that targets are being met.
- Advise on the most appropriate carbon offsetting strategy.

### 4. Reduce the carbon impact of your portfolio and deliver operational cost savings:

- Advise on the best renewables strategy and ongoing asset management plan to maintain your net zero carbon certification.

**For further information please contact:**

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