



Our Services: The UK Net-Zero Carbon Buildings Standard

15 APRIL 2026

Introduction

The launch of Version 1 of the UK Net-Zero Carbon Buildings Standard (UKNZCBS) marks a defining moment for our industry. For the first time, the UK market has a single, science-aligned framework that clearly defines what "net zero carbon" means for buildings — from embodied to operational carbon — and, critically, how in-use performance must be evidenced and verified.

Having spent 2 years as a member of the Technical Steering Group that developed the UKNZCBS, and leading the Verification and Communication workstreams within it, I have seen first-hand the technical rigour and industry collaboration that has shaped it. It has been developed not as a badge of intent, but as a measurable, independently verifiable benchmark designed to drive real emission reductions in the UK's built environment. In an environment of increasing regulatory pressure and scrutiny of green claims, that credibility matters.

At Envision, the principles embedded within the Standard closely mirror our core proposition: end-to-end sustainability support for real estate projects. We work with clients from initial strategy and target setting, through planning, into detailed design and procurement, construction-stage monitoring, to in-use monitoring and verification. The Standard reinforces what we have always advocated — that sustainability is not achieved through a single assessment at the end, but through structured decision-making at every stage of a project lifecycle, with a measurable and verifiable improvement in performance.

Our services are fully aligned to support projects formally pursuing UKNZCBS compliance. However, they are equally valuable for clients who are not seeking certification but still require robust, defensible decarbonisation strategies. Whether drawing on the Standard for energy and carbon target setting, whole-life carbon and energy modelling, robust carbon tenders, or verifying performance, we help embed its technical disciplines into live projects — ensuring ambition translates into deliverable outcomes.

Version 1 signals a transition toward performance-led development. At Envision, we want to ensure our clients are prepared for that shift — equipped with technically rigorous, commercially pragmatic pathways that carry from strategy through planning, design, delivery and completion, and stand up to future regulatory and market scrutiny.

Envision's dedicated Net Zero team is ready to deliver—this document sets out how we support your journey.



Sam Wallis

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*Technical Steering Group Member
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Our Net-Zero Team



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Our end-to-end service framework — aligned to the UKNZCBS project lifecycle.





UKNZCBS ALIGNED PROJECT

Oasis, Southside

472

kgCO₂e/m² Upfront Carbon Target

48.4

Energy Use Intensity (kWh/m²)

2027

Year of Completion

Envision Services Provided

Net-Zero Co-Ordination

WLC Assessment

TM54 Modelling

Contract Support

Construction Monitoring

Envision was appointed by Heim Global Investors to deliver a net zero strategy for Oasis Southside, a 456-unit residential scheme in Birmingham. The scope integrated TM54 energy modelling, whole life carbon assessment, and renewable feasibility to define a data-led pathway to net zero.

Early-stage analysis identified key embodied carbon drivers (~472 kgCO₂e/m² upfront), enabling targeted reductions through structural optimisation and material specification.

Operational modelling established a ~48.4 kWh/m²/yr baseline, with >15% reduction potential and further savings through PV and battery integration.

This integrated approach enabled informed decisions and positioned the development for credible net zero delivery.

By integrating operational energy modelling, whole life carbon assessment and renewable feasibility from the outset, we were able to give the client a clear, data-driven pathway to net zero. This allowed the design team to make informed decisions early, balancing carbon reduction with cost and deliverability, and ultimately de-risking the project against future net zero requirements."

— Simon Rainsford, Project Manager, Envision

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Sustainable Real Estate. We Get it.

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