

NET  
ZEROSUSTAINABLE  
PLACESINCLUSIVE  
GROWTH

## SFT Outcomes 2021/22

### Demonstrating progress with impact

#### PRIMARY OUTCOME

10

**INFRASTRUCTURE-RELATED  
CARBON DIOXIDE EMISSIONS  
ARE REDUCED**

#### SECONDARY OUTCOMES

07



## Supporting the public sector achieve net zero on their PPP projects

Across Scotland, there are many essential buildings such as schools and hospitals built and maintained through Public Private Partnerships (PPPs). For over ten years, SFT's Operational Contract Management (OCM) team has offered and provided support to public bodies on their operational PPP projects which in many cases has led to improved public service delivery and financial savings.

The OCM Team identified a gap between the Net Zero Public Sector Buildings Standard published by SFT's Net Zero Team for new construction projects and a new developing Standard for existing public sector buildings - there was no specific net zero guidance available to assist public authorities managing PPP projects.

In setting out to produce new guidance, the OCM Team also wanted to dispel any myth that PPP projects, due to their complexity, were too difficult to successfully transition to Net Zero.

During the planning of the new guidance, the OCM Team led on the development of a Low Carbon Route Map to capture the inputs and programme requirements from initial concept to final publication of the guidance.

To support the process, the OCM Team set up and facilitated cross SFT workstream workshops to capture sectorial inputs and agree activities and outcomes, and then developed a defined consultants' scope of service and then procured and appointed a firm in accordance with that scope.

In addition, surveys were sent out to public sector organisations to capture examples where public bodies had successfully introduced decarbonisation measures. That survey data helped inform the guidance and the development of real-life case studies.

In June 2022, the OCM team published its Guidance on pathways to net zero for assets delivered under PPP contracts.

The expected benefits from the proper application of new guidance are as follows:

- Roadmap to capture low carbon opportunities moving into contract variations
- Opportunities to ensure private sector cooperation and buy in
- Improved focus on lifecycle replacement through better utilisation of lifecycle funds to deliver payback within the projected timescale
- Delivery of energy cost and/or carbon savings following full implementation of energy conservation and emission reduction measures
- Enhanced working relationship between public bodies and their project companies, facilities management providers, management services agreement providers and investors



Guidance on pathways to  
net zero for assets delivered  
under PPP contracts

