

# SFT OUTCOMES 2023

## Working to ensure PPP buildings meet net zero target

PRIMARY OUTCOME

SECONDARY

OUR CORPORATE PRIORITIES

07

08

09

10

PUBLIC ASSET CONDITION AND  
PERFORMANCE IS IMPROVED



NET  
ZERO



SUSTAINABLE  
PLACES



INCLUSIVE  
GROWTH

Scottish Government has set itself an ambitious target date of 2045 for when all public sector buildings are to achieve net zero emissions.

That target also applies to the many essential buildings such as schools and hospitals that were built and are now maintained by the private sector through Public Private Partnerships (PPPs).

Working to encourage the private sector adopt Scottish Government's ambitious target, in 2022 our Operational Contract Management (OCM) team published its "Guidance on pathways to net zero for assets delivered under PPP contracts" which sets out the various stages needed to be completed on PPP/PFI properties to enable them to meet the Government target.

In order to achieve the goal of assessing what could be achieved and to test the Guidance from a practical perspective, a pilot project involving NHS Fife's St Andrews Community Hospital was undertaken.

The pilot followed various stages in the Guidance, taking the process through determination of a net zero target and setting a roadmap, establishing the energy baseline and existing carbon performance, as well as completing a decarbonisation options assessment.

Our OCM team was instrumental in developing a suitable scope for the appointment of an external consultant. Whilst attempting to follow the stages of the Guidance as closely as possible, the scope was developed in such a way as to enable the external consultant to bring its own expertise which, rather than limiting the appointee to simply follow the Guidance, would add additional value to the intended outcome.

Once the consultant was appointed, our team liaised with the wider team (including NHS Fife) to ensure the stages in the Guidance were clearly understood, that the original



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



specification for the facility was taken into consideration, that all relevant contract documentation was made available and that all relevant data in relation to utilities consumption were provided in order to establish an accurate baseline.

The pilot delivered a decarbonisation options report and the outcome established that the team's Guidance is a useful and easy-to-use template for following the roadmap in the journey to achieve Scottish Government's target.

The most critical outcome from the pilot was to provide a longlist of options in relation to which items of plant, and which systems within the hospital would be the most appropriate ones to take forward to the next stage of the Guidance.

The Guidance is designed to focus on what is likely to be most effective in achieving the targets for carbon reduction and the outcomes from the pilot demonstrated that the Guidance delivers in that respect. In addition, the pilot highlighted areas within the building where existing plant could be better utilised and this will be included in future projects as part of the roadmap within the Guidance.

Paul Bishop, Head of Estates, NHS Fife Health Board's lead in the pilot, said: "NHS Fife is excited to have been chosen by the Scottish Futures Trust as one of the pilot areas in looking into delivering net zero carbon initiatives. The report produced is comprehensive and is interesting and informative, and we will be positively looking into deliverables suggested by the report to assist in achieving the necessary targets."