

# Powering

public assets for the long term



**Decarbonisation  
route map**

# Why NOW is the moment to act on decarbonisation

02

## Foreword

**In today's climate, asset leadership matters more than ever.**

With fiscal pressure mounting, policy reform accelerating, and the climate clock ticking, public estate leaders must make bold, evidence-based decisions.

This route map is a strategic resource. It shows how to align vision, funding, and action—while positioning your estate for transformation. The journey to Net Zero won't be achieved overnight.

**But it can start today.**



# Why estates matter now

Local authorities and blue light organisations manage thousands of public assets. These buildings house essential services. But many are carbon-intensive, costly to run, and increasingly unfit for purpose.

## The hidden cost of doing nothing:

- 1 Surging energy bills
- 2 Growing maintenance backlogs
- 3 Increased compliance risks
- 4 Missed funding opportunities
- 5 Declining public value





# The strategic funding window

**With Public Sector Decarbonisation Scheme (PSDS) funding expected this autumn, now is the time to act. Early investment in planning will put you ahead ready to deliver when funding becomes available.**

## **This enables:**

- 1 Strategic decarbonisation planning
- 2 Heat decarbonisation plans
- 3 Feasibility studies
- 4 Energy audits
- 5 Preparation for capital investment

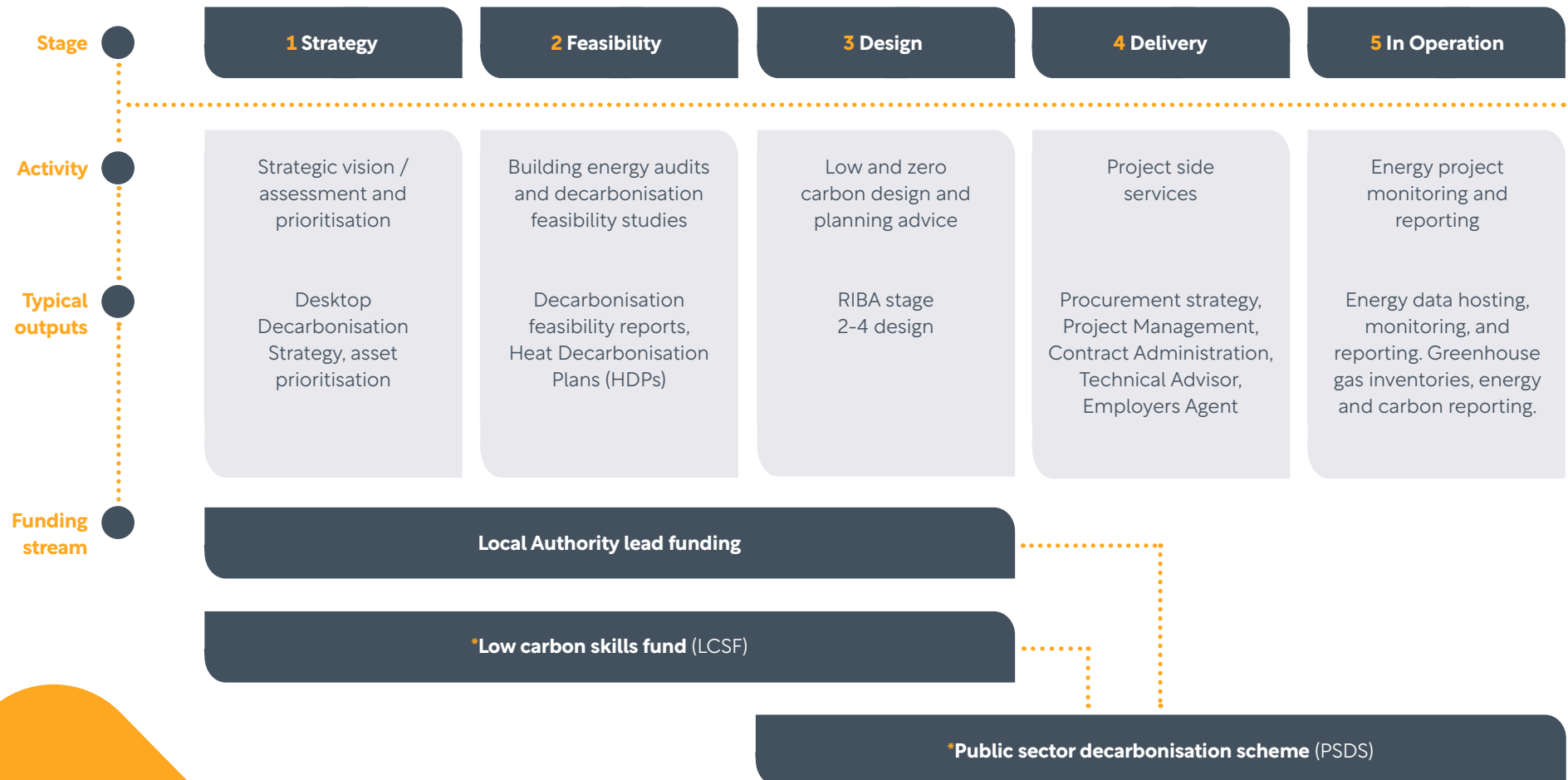
Investing a little now can put you in a prime position for PSDS funding.



# The NZC journey

To plan effectively, you need to know where you are. Here's the five-stage journey:

1 Strategy 2 Feasibility 3 Design 4 Delivery 5 In operation



\*Based LCSF phase 5 and PSDS phase 4



# Aligning with reform and net zero

**Two national priorities intersect in your asset base:**

- 1 Wider Public Sector (and Local Government) Reform
- 2 Net Zero Commitment

They must be treated as complementary. Rationalising and retrofitting delivers both cost-efficiency and carbon reduction.



# The cost of inaction

**Each year of delay results in:**

- 1 Escalating costs
- 2 Higher emissions
- 3 Lost funding
- 4 Compliance risk
- 5 Reputational damage





# A legacy worth leading

You won't just pass on buildings. You'll pass on decisions.

Strategic investment now will:

- 1 Modernise services
- 2 Stabilise costs
- 3 Meet carbon goals
- 4 Build operational resilience





# Take action

## Key questions:

- 1 Do we have decarbonisation objectives and targets?
- 2 Do we have a decarbonisation strategy for our estate?
- 3 Have we undertaken an energy assessment across our estate?
- 4 Do we know what buildings are priorities for decarbonisation?
- 5 Do we need to undertake building energy audits and decarbonisation feasibility studies?
- 6 Do we have costed Heat Decarbonisation Plans to enable a PSDS application?

**Lets get prepared for PSDS funding in the autumn**





# How we can support your net zero journey

**We offer a comprehensive suite of services to help you plan, deliver, and optimise decarbonisation across your estate:**

- 1 Net zero plan development and project management
- 2 Funding application and management support, such as Low Carbon Skills and Public Sector Decarbonisation Scheme (PSDS) funding
- 3 Building energy audits and decarbonisation feasibility studies
- 4 Heat Decarbonisation Plans (HDPs)
- 5 Low and zero carbon design and planning advice
- 6 Energy project management
- 7 Energy data hosting, monitoring, and reporting
- 8 Greenhouse gas inventories, energy and carbon reporting







## Case study

# 01

## Estate Decarbonisation Review James Paget University Hospital

In 2023, Norse Group were commissioned by JPUH, through its retained consultant Castons, to undertake a decarbonisation feasibility study across a number of buildings on the hospital estate. This supported JPUH's Outline Business Case to inform retention or disposal as part of the new future James Paget Hospital redevelopment.

### Key achievements:

- 1 Norse Group conducted decarbonisation feasibility studies of 9 operational buildings and residential accommodation.
- 2 We developed Heat Decarbonisation Plans to support the Outline Business Case for the new JPUH Development.
- 3 We carried out an options appraisal for a standalone low carbon heating system or connection to the new hospital energy centre.





## Case study

02

# College Decarbonisation Plan Plumpton Agricultural College

In 2024, supported by Phase 5 Low Carbon Skills Funding, Norse Group undertook a holistic fabric and services feasibility study across all of the College's existing fossil fuel heated buildings and prepared a detailed Heat Decarbonisation Implementation Plan.

### Key achievements:

- 1 Norse Group provided support to secure Salix Low Carbon Skills Funding.
- 2 We conducted a campus-wide decarbonisation feasibility study.
- 3 We reviewed anaerobic digestion opportunities from on-site farm operations.
- 4 We developed a detailed Heat Decarbonisation Implementation Plan over a three-year period. We are on target to meet the College's sustainability goals to achieve net-zero fossil fuels by 2035.





## Case study

03

# Passivhaus Retrofit St. Sophia Primary School

Norse Group has led on the design and delivery of this 'Passivhaus EnerPHit' certified school – with the 'EnerPHit' standard internationally recognised for delivering outstanding energy improvements in existing buildings.

### Key achievements:

- 1 Norse Group delivered the UK's first Passivhaus EnerPHit school building.
- 2 We developed the design using PhPP modelling within a BIM environment.
- 3 We retained a large proportion of the existing structure.
- 4 This was regarded as a nationally important scheme.
- 5 Our work will extend the building's lifespan by up to 25 years.
- 6 It became an exemplar project for learning and knowledge sharing.



## Case study

# 04

## Salix LCSF and PSDS Heat Decarbonisation West Sussex County Council

Norse Group undertook a holistic building appraisal in accordance with Salix guidance for HDP's and PSDS funding – to evaluate opportunities for energy and carbon savings. The measures considered range from fabric improvements, energy efficiency and new low carbon / renewable technologies. Site surveys are undertaken, building fabric measurements and detailed calculations for energy and carbon reductions. Proposed measures are put forward, with corresponding estimated project costs and associated carbon savings. With PSDS funding, 14 sites have been moved through detailed design and delivery into operation.

### Key achievements:

- 1 Outlined pathways for WSCC to work towards net zero carbon in their buildings
- 2 Reduced energy demand through the improvement of WSCC's building fabric
- 3 Short-to-long term energy cost savings
- 4 Increased the WSCC's knowledge of what is required to decarbonise its built environment
- 5 Improved public perception of local authorities' efforts to preserve environment through reduction in carbon emissions





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