

Specialist Estates Services Notification 23/08

15th September 2023

For action by:

Directors of Planning, NHS Health Boards and Trusts
DHCW, PHW, HEIW, NWSSP

For information only:

Chief Executives, NHS Health Boards and Trusts
Directors of Finance
Directors of Estates and Facilities

Copy to: Deputy Director, HSS – Capital, Estates & Facilities, Department of Health and Social Services, Welsh Government

Dear Colleague,

ADOPTION OF NHS NET ZERO BUILDING STANDARD BY NHS WALES, TO BE IMPLEMENTED FROM 1ST OCTOBER 2023.

1. Introduction

The NHS Net Zero Building Standard was formally published by NHS England on 22nd February 2023. It was approved for adoption by the NHS in Wales by the Minister for Health & Social Services in May 2023. This was formally reported to the NHS All Wales Estates Group on the 14th June 2023.

The full document and suite of supporting documents is available here: **NHS Net Zero Building Standard ([england.nhs.uk](https://www.england.nhs.uk))**

The Standard “provides technical guidance to support the development of sustainable, resilient, and energy efficient buildings that meet the needs of patients now and in the future”.

It is anticipated that the majority of organisations will have already considered the Standard as it has been in development over several years.

2. Notes concerning implementation

We would highlight the following:

- The standard will be adopted in Wales from the 1st October 2023 but will not be applied retrospectively.
- Schemes at Strategic Outline Case (SOC) and Outline Business Case (OBC) stage should consider how the Standard may be embedded. Full Business Cases (FBCs) and Business Justification Cases (BJCs) may need to be reviewed but with a focus on ensuring consistency with the principles of the Standard and not major redesign work. Programme Business Cases (PBCs) will need to be consistent with the Standard from 1st October 2023.
- The Standard will apply to all new build projects. Application of the Standard to refurbishment projects will be evaluated on a case-by-case basis as the principles are considered in context, i.e. investment in 'add-on' decarbonisation technologies will not be an acceptable response to the decarbonisation agenda moving forward.
- Whilst the Standard introduces a new role of 'NZC Coordinator' it is anticipated that this function should not generate any additional fee commitment given that the Standard promotes a more integrated approach to capital development based on fundamental principles that have not changed, and as set out in the extant NHS Wales Infrastructure Investment Guidance (See link below)¹.

Any enquiries on the content of this letter should be addressed to Craig Morgan, Senior Environmental Advisor craig.morgan@nhs.wales.uk

Yours sincerely,



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Director Specialist Estates Services

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¹ <https://www.gov.wales/sites/default/files/publications/2020-03/nhs-wales-infrastructure-investment-guidance.pdf>