

Specialist Estates Services Notification

26/08

18 May 2026

For action by:

Chief Executives, NHS Health Boards and Trusts

For information only:

Copy to: Directors or Heads of Estates, Facilities, Planning and Capital, NHS Wales Health Boards and Trusts, Deputy Directors NHS Capital, Estates & Facilities and Welsh Government

Dear Colleague,

Implementation of Net Zero Building Standard Thresholds

NHS Wales Shared Services Partnership – Specialist Estates Services (NWSSP-SES) is issuing this notification to confirm the implementation of updated Net Zero Building Standard requirements for capital projects across NHS Wales. This introduces a proportionate approach aligned to works cost and supports delivery of national decarbonisation objectives.

From 1st June 2026, the following thresholds will apply:

- Projects with a works cost between **£2 million and £20 million** must follow the NHS Wales Net Zero Building Standard supplementary guidance, including use of the NHS Wales reporting template
- Projects with a works cost over £20 million - Projects must comply in full with the NHS England Net Zero Building Standard (NZBS)

The approach applies to all new build projects and major refurbishments, with thresholds based on works cost only.

This notification supersedes any previous guidance issued via earlier SESNs in relation to the application of Net Zero Building Standards. The revised approach applies to all new projects from 1st June 2026, specifically those at pre-Strategic Outline Case (SOC) submission stage from this date.

Projects already in development prior to this date may continue under the previously agreed approach; however, organisations are encouraged to adopt the updated requirements where practicable and should engage with NWSSP-SES to confirm the appropriate application on a case-by-case basis.

The requirements will apply to all applicable schemes from pre-Strategic Outline Case (SOC) stage from 1st June 2026. Organisations with projects already in development should seek advice from NWSSP-SES where required.

Compliance will be assessed through the business case process. Organisations will be expected to demonstrate alignment with the relevant standard, including operational energy performance, whole life carbon considerations, and justification for any derogations.

If you require further information, please contact Craig Morgan, Principal Environment and Facilities Management Advisor Craig.Morgan2@wales.nhs.uk

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Douglas', written over a light blue horizontal line.

Stuart Douglas BSc (Hons), PGDip, MRICS, MAPM

Director Specialist Estates Services

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