

BUILDING IN London

ZERO CARBON COSTS FOR DEVELOPERS



OCT
2016

In October 2016, the Greater London Authority (GLA) introduced a

ZERO CARBON STANDARD

which requires developers to eliminate or offset carbon emissions on residential schemes.

Developers are required to achieve at least a 35% reduction in CO₂ beyond Building Regulations Part L1A, through:



CONSTRUCTION

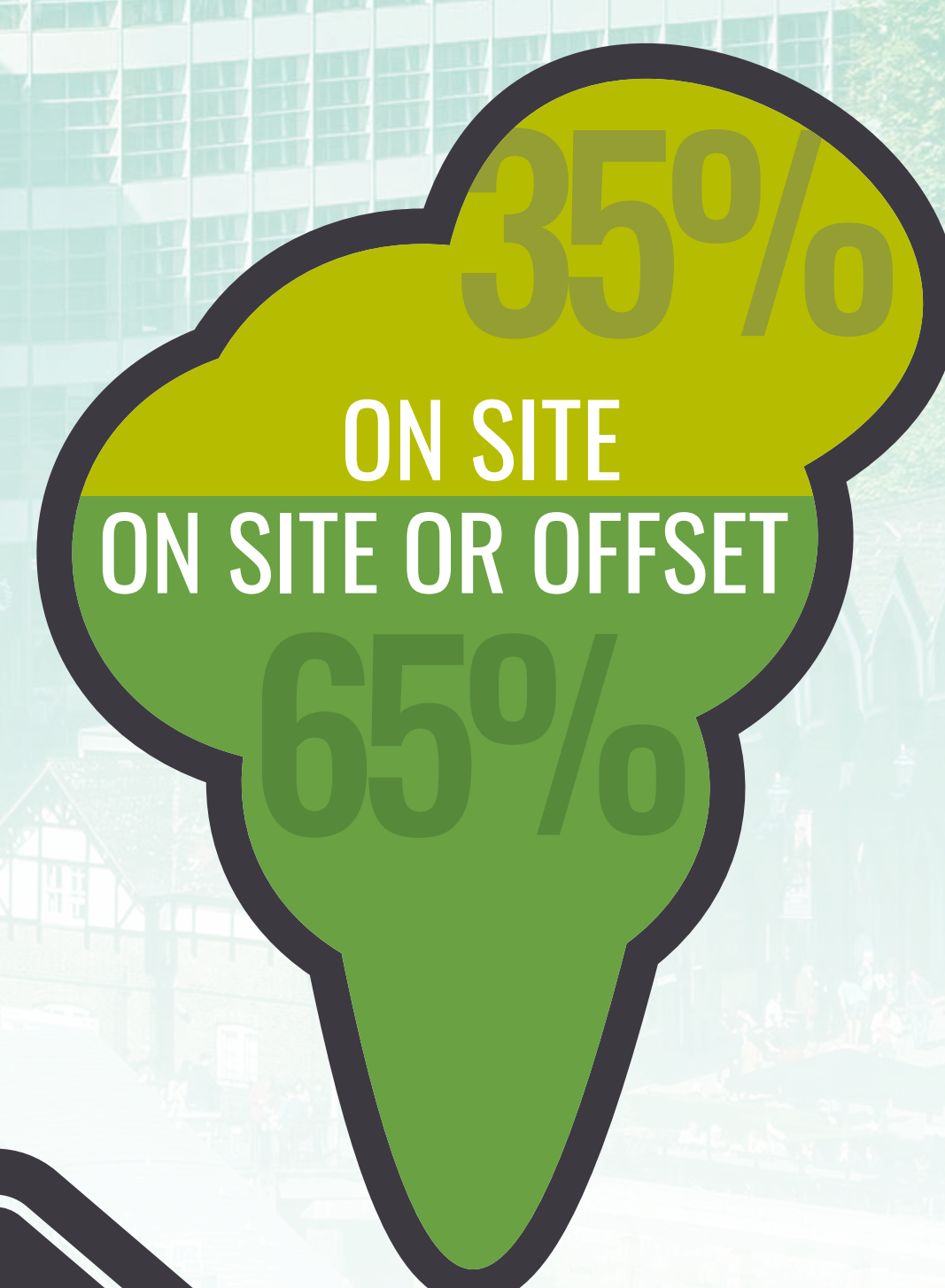


SERVICES



RENEWABLES

Developers must then pay for the other 65%, or reduce carbon emissions to zero on site.



How Much?

Carbon offset fees vary across the 35 London boroughs and corporations.

The majority of which charge:

(£60/tonne over 30 years)

30 YEARS
× £60



AVERAGE OFFSET PAYMENTS



£2,500
Per House

£1,600
Per Apartment



However, there are 6 exceptions where planning authorities have set their own carbon price:

WESTMINSTER

£252/t

CAMDEN

£90/t

HARINGEY

£90/t

LEWISHAM

£104/t

ISLINGTON

£31/t

ENFIELD

£75/t

Which Developments?

Most London planning authorities apply these charges only to **major developments**:



10 or more dwellings

OR



1,000m² or more floor space

OR



1 hectare or more site size



compliance
testing
consulting

To learn more about The London Plan or to find out how we can support your next development, call us or visit our website.