



Government Property Agency

ACCELERATING TO NET ZERO

Leading the charge to Net Zero through collaborative action

The Government Property Agency (GPA) is taking decisive action to decarbonise the government estate and lead the way to a sustainable future. Recognising that real estate is one of the biggest contributors to carbon emissions, we embrace our vital leadership role in minimising environmental impact.

We see this as both an opportunity and a responsibility: to set the standard for best practice in sustainable property management. From constructing state-of-the-art, low-carbon hubs to retrofitting historic buildings, we are at the heart of the Civil Service's journey to Net Zero. We believe this journey requires a shared commitment and active collaboration across the industry.

We are delivering the Net Zero Programme which is reducing carbon emissions and energy

consumption across the Government's office portfolio refurbishments, renovations and retrofitting, using low carbon interventions to contribute to the Government's target of 50% Net Zero by 2032 and 100% Net Zero by 2050.

Our work helps upskill teams for the future, encouraging industry to invest in innovation and talent. By fostering collaboration and knowledge-sharing, we drive progress towards a greener, more sustainable built environment.

We are committed to creating a net-zero future for the government office estate and beyond, through collaboration and shared purpose. **Join us as we lead the charge towards a more sustainable tomorrow.**



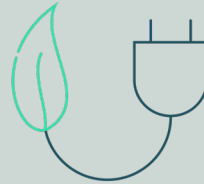
Sustainability

We have invested circa **£178 million** in lifecycle replacement across our estate, focusing on value, security, health and safety. Our sustainability interventions within the Net Zero Programme have reduced CO2 emissions from government offices by circa **3,600 tonnes** of carbon dioxide equivalent (tCO2e), delivered **14.69 GWh** in electricity savings and saved over **£2.5 million** in utilities per annum.



Energy efficient

Over **60%** of our properties now have an EPC rating of Condition B or better. We're creating sustainable, tech-enabled workspaces that support both our people and the planet.



Green energy

We reduced Scope 1 and 2 emissions by more than **2,400 CO2e** per annum and received an Inclusive Environments Recognition at corporation level by the Construction Industry Council.



Evolve

In summer 2024 our Environmental Management System was accredited to the international standard for EMS ISO14001, demonstrating a systematic approach to continual improvement. And we are proud to have trained **over 30% of our workforce** through the IEMA environmental management course.



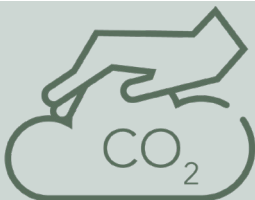
Performance

Our Manchester First Street Hub, which recently reached practical completion, is the first building in Manchester City Centre to achieve a National Australian Built Environment Rating System (**NABERS**) **5.5** Design for Performance rating.



Impact

In 2024 our retrofit of the historic 3-8 and 55 Whitehall significantly reduced the environmental impact and operating costs. The building, alongside our new-build Croydon hub, achieved **BREEAM 'Excellent'** ratings and **EPC 'A'** energy efficiency.



Low carbon

Quay House in Peterborough, built to BREEAM Excellent standard, showcases our commitment to energy efficiency. Energy data monitoring and connection to the District Heating Scheme will deliver a low carbon energy efficient building with a **top-quartile Energy Performance Certificate**.

Let's talk

