Forth Green Freeport

Schedule 7: Net Zero Charter

INVESTOR

VERSION 1.0

Forth Green Freeport Net Zero Charter

Guidance for Onboarding Investors

Net zero is a core priority for Forth Green Freeport (FGF). To be considered eligible for the tax benefits of being within the Freeport, your business must commit to our Net Zero Charter.

As part of the Net Zero Charter, your business will be expected to:

- Commit to meeting the Scottish Government's target of Net Zero by 2045.
- Undertake a whole life carbon assessment for your development.
- Demonstrate how you are considering positive net zero choices in the creation of your new development, in line with industry best practice.

FGF can support you in developing your approach, referring you to additional business support services where relevant.

An appropriate methodology for managing and minimising whole life carbon emissions, such as PAS 2080, should be applied from the earliest stages of a project.

The Net Zero Charter

The following expectations apply to all investments in FGF tax site areas seeking to claim tax benefits:

- Expectations 1 and 2 are mandatory.
- Expectations 3 – 12 must be considered, with detailed justification provided for your chosen approach.

You will be provided with a Net Zero Expectations Form to set out how your business plans to meet each of the following requirements. If you are recommended as eligible for Forth Green Freeport tax benefits, ongoing monitoring and evaluation will ensure compliance with the Charter.

The Net Zero Charter Expectations

***Expectation 1:* Commitment to Operational Net Zero Carbon Emissions**

A commitment for the investment within the FGF tax site area to be operationally Net Zero by 2045 or earlier, in line with the Scottish Government's target.

***Expectation 2:* Whole Life-cycle Carbon Assessment**

A whole life-cycle carbon assessment shall be completed for all investments. FGF will support the assessment, as appropriate. The intention is to provide investors with a Carbon Assessment Calculator tool to assist with the calculation.

***Expectation 3:* Low Carbon Materials**

To consider the use of alternatives to emissions-intensive materials as far as reasonably practicable, and where emissions-intensive materials such as steel and concrete are used, to consider the use of materials with recycled content or lower-carbon production techniques.

***Expectation 4:* Low Carbon Construction Techniques**

To consider the approach to construction (on-site, pre-fabrication or modular) that results in the lowest carbon emissions associated with construction.

***Expectation 5:* Embodied Carbon Targets**

To consider setting embodied carbon targets for new developments to reduce carbon emissions associated with building materials and construction.

***Expectation 6:* Energy Efficient Design**

To consider at the design phases principles that will result in the lowest possible energy consumption during the operational phase, including Energy Audit, passive design principles for buildings to minimise heat loads and heat loss, energy efficient equipment and lighting. In doing so this will also ensure that the energy efficient design principles are consistent and align with the partner Local Authorities Local Heat and Energy Efficiency Strategies which set out a long-term plan for decarbonising heat in buildings and improving energy efficiency across the Local Authority area.

***Expectation 7:* Waste Management**

To consider responsible handling, disposal and recycling of waste generated during the operational phase, including programmes of waste reduction and recycling. To consider in the design phase, the approach to end of life of the facilities to minimise environmental impact and carbon emissions.

Expectation 8: **Low Carbon Transportation**

To consider the promotion of low-carbon and sustainable transportation modes, including walking, cycling, use of public transport and providing infrastructure to support this (e.g. EV car charging).

Expectation 9: **On-site renewable generation**

To consider implementation of on-site renewable energy at the design stage to reduce energy bills and carbon emissions in the operational phase.

Expectation 10: **Just Transition**

To demonstrate that the investment is consistent with the National Just Transition Planning Framework and that the future and livelihoods of workers within the FGF and the surrounding communities are secured and enhanced.

Expectation 11: **Climate Change adaptation**

To ensure adaptive capacity is built into construction or infrastructure projects to avoid later retrofit/redesign. Future climate projections should be considered to ensure buildings are future proofed to hotter, drier summers and warmer winters. Infrastructure projects should be designed to avoid locking in future emissions and be resilient to severe weather events.

Expectation 12: **Nature and biodiversity**

To consider the maximisation of positive effects for biodiversity, including habitat quality and connectivity.

---XXX---