

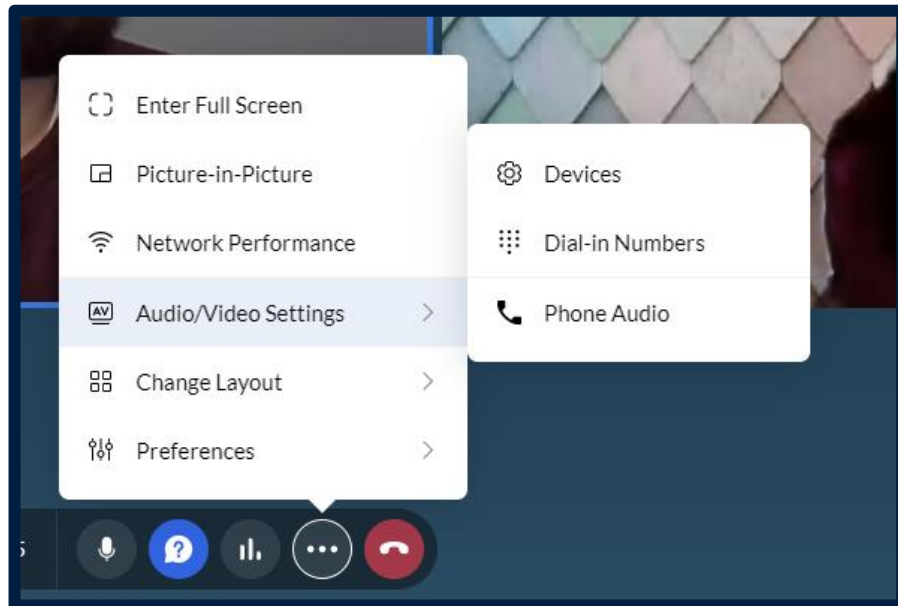
# Welcome to...

## ‘The evolving QS: navigating the decarbonisation of the built environment’

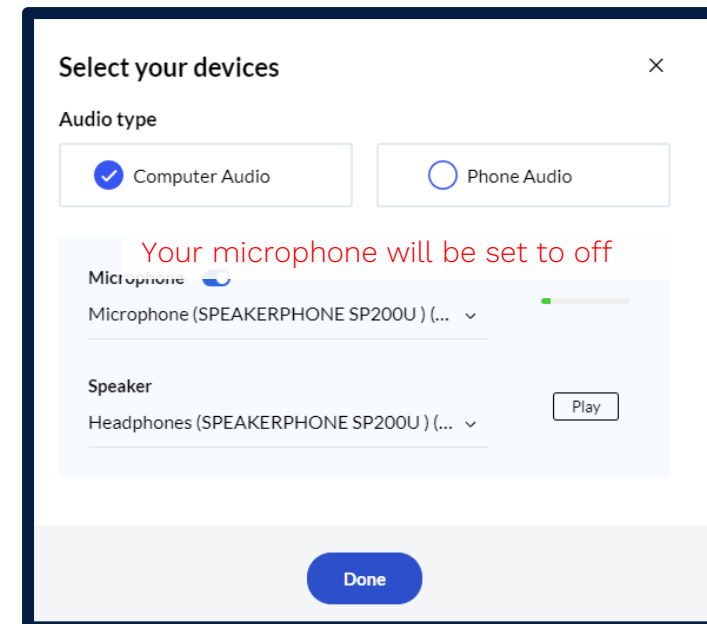
The BCIS webinar will start shortly

Please make sure your audio settings are as you require.

**Step 1:** Click the three dots in your toolbar and hover over ‘Audio/Video Settings’. Select ‘Devices’.



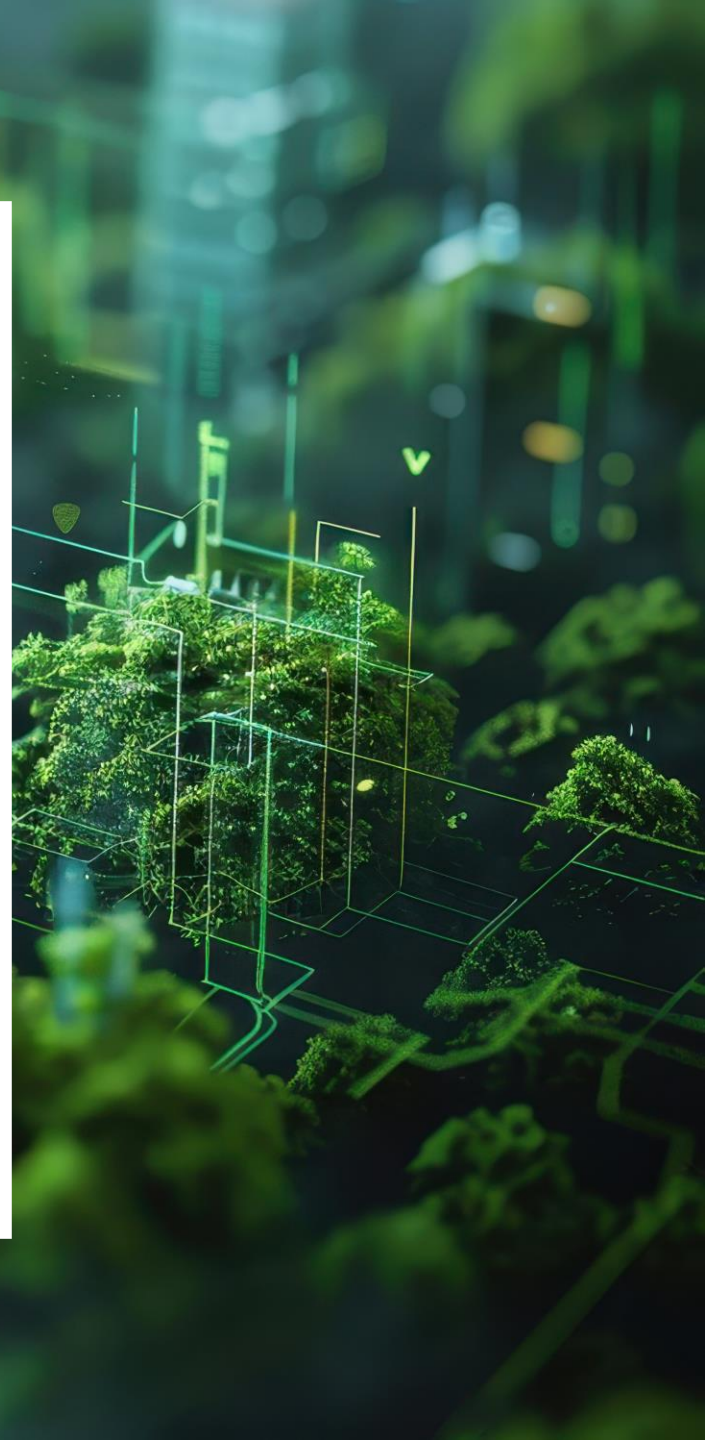
**Step 2:** Make sure your ‘Speaker’ is set to your desired output.



# **The evolving QS:** navigating the decarbonisation of the built environment

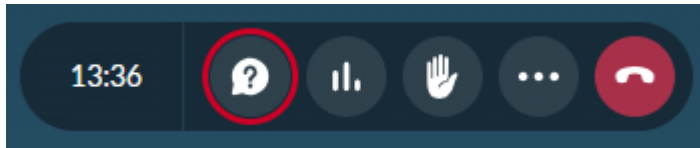
February 2025

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# QUESTIONS

Ask a question:



- ▶ We'll answer as many as we can during the Q&A session

Answer the polls:



- ▶ Poll results won't be published during the webinar. We want to give you as much time to answer as possible!
- ▶ We'll send the poll results to you with the webinar recording



**James Fiske**

CEO BCIS and Chair of BECD

Steering Group



**Justin Sullivan**

RICS President and CEO Adair

# AGENDA

- ▶ Conversation with Justin
- ▶ Decarbonisation of the built environment and the role of the QS
- ▶ What are BCIS doing to help?
- ▶ Q&A

IN DISCUSSION WITH...



**Justin Sullivan**

RICS President and CEO Adair



# The Challenge

About 40% of global greenhouse gas (GHG) emissions come from the built environment and, if left unchecked, they're predicted to double by 2050

## EMBODIED CARBON ACCOUNTS

for an estimated

**94-98%**  
of Tier 1



**CONTRACTORS' EMISSIONS**

According to Akerlof, Carbon Blind Spots report, 2024

Completing a WLCA\* in the design phase can

**REDUCE A PROJECT'S CARBON EMISSIONS BY UP TO 20%**



According to Circular Ecology

\*Whole Life Carbon Assessment

Despite this, the **UK** construction industry

**REDUCED ITS EMBODIED CARBON**

**%** by just **4%** between 2018 and 2022



According to UKGBC Net Zero Whole Life Carbon Roadmap



How can we make it easier?

## THE ANSWER

We need to make a greater impact decarbonising the built environment. To do this we need to:

- ▶ make carbon assessments accessible to clients and funders
- ▶ make carbon assessments easy for the supply chain to deliver

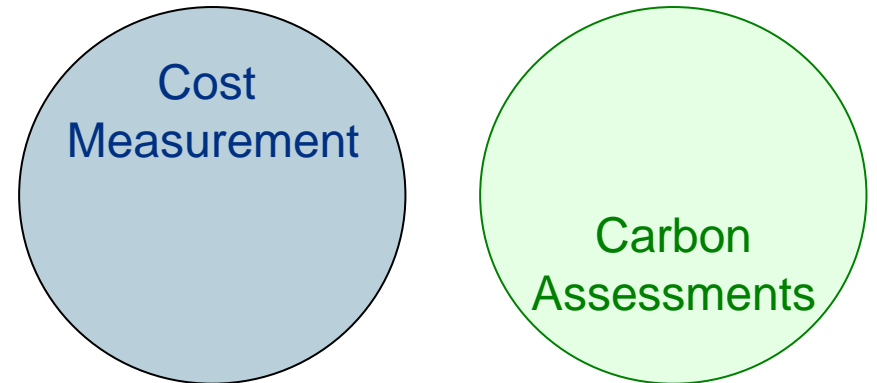
To do this we need to deliver carbon assessments through things we already do on all construction projects

# THE ANSWER

We need to make a greater impact decarbonising the built environment. To do this we need to:

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To do this we need to deliver carbon assessments through things we already do on all construction projects



# LINKING COST AND CARBON



- ▶ Not as easy as you would think!
- ▶ Carbon data is not usually reported using the same units of measure as we would use for cost measurement

*e.g. Paint EPDs could report carbon by the  
L - 2.5L - 5L - 10L - m<sup>2</sup> - Kg*

- ▶ Sometimes, it's not clear what the boundary is (A1-3, A-D, etc). Mandatory fields are not always completed and data quality issues are prevalent
- ▶ So, it takes time to understand the data, be confident it's right, and to convert it

# BCIS HAS DONE THE HARD WORK

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Home > Materials

Materials

insulation

16 Results

Rigid Insulation Urethane Board (5)

Insulated Plasterboard & Ply (7)

Mineral wool insulation (6)

Acoustic insulation (0)

Vermiculite Loose Fill Insulation (0)

Product Type

☐ Rigid Board Foil Backed Insulation 2400x1200x50mm

☐ Rigid Board Foil Backed Insulation 2400x1200x50mm

☐ Rigid Board Foil Backed Insulation 2400x1200x50mm

☐ Rigid Board Foil Backed Insulation 2400x1200x70mm

☐ Rigid Board Foil Backed Insulation 2400x1200x75mm

☐ Rigid Board Foil Backed Insulation 2400x1200x90mm

☐ Rigid Board Foil Backed Insulation 2400x1200x100mm

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Materials

< Back to Product Type







Rigid Board Foil Backed Insulation 2400x1200x50mm

Rigid Board Foil Backed Insulation 2400x1200x75mm

Rigid Board Foil Backed Insulation 2400x1200x90mm

Product Details

Unit of Measure	Per Sheet	Per Sheet	Per Sheet
Size	2400x1200x50	2400x1200x75	2400x1200x90
Weight	12kg	12kg	12kg
Volume	0.144m3	0.144m3	0.144m3
Cost	£40	£60	£80
Typical Discount	20-30%	20-30%	20-30%
Price Movement over the last 12 months	12%	12%	12%
Forecast Price movement over the next 12 months	25%	25%	25%
Typical Life Expectancy	30 Years	30 Years	30 Years
Country of Origin	UK	UK	UK
Embodied Carbon	(A1-3) - 25kg CO2e	(A1-3) - 25kg CO2e	(A1-3) - 25kg CO2e
BECD Database Link	UID2847556	UID2847556	UID2847556
Recycled Content	20%	20%	20%
Packaging	None	None	None

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

 **BECD**  
Built Environment Carbon Database



# BY ALIGNING MATERIALS, WE CAN THEN USE THE BCIS COST LIBRARIES

- ▶ 1 Substructure
- ▶ 2 Superstructure
- ▼ 3 Internal finishes
  - ▶ 3.1 Wall finishes
  - ▼ 3.2 Floor finishes
    - ▶ 3.2.1 Screeds finishes
    - ▶ 3.2.2 In-situ floor finishes; granolithic and terrazzo
    - ▼ 3.2.3 Tile floor finishes
      - ☐ 3.2.3.1 Ceramic floor tiling Vitrified ceramic floor tiles; 150 x 150 x 12mm; bedded, jointed and pointed in cement mortar (1:3)
      - ☐ 3.2.3.2 Quarry tiles; bedded, jointed and pointed in cement mortar (1:3); 150 x 150 x 12.5 mm
      - ☐ 3.2.3.3 Quarry tiles; bedded, jointed and pointed in cement mortar (1:3); 150 x 150 x 20 mm
      - ☐ 3.2.3.4 Quarry tiles; bedded, jointed and pointed in cement mortar (1:3); 225 x 225 x 25 mm
    - ▶ 3.2.5 Fixed flexible and semi flexible tile and sheet coverings
    - ▶ 3.2.7 Skirtings
    - ▶ 3.2.8 Mat wells and mats
    - ▶ 3.2.9 Raised access floors system
  - ▶ 3.3 Ceiling finishes
- ▶ 4 Fittings, furnishings and equipment
- ▶ 5 Services
- ▶ 7 Work to existing buildings

Activity	Time Unit	Frequency		
		Average Usage	High Usage	Low Usage
Allowance for Reactive Maintenance	Year	5	3	7
Construction	Year			
Remove Existing and Replace With New	Year	25	15	30
Inspect Floor Finishes	Year	5	3	7
Clean Floor Finishes	Week	1	1	2
Regrouting	Year	8	5	10

Materials		
<a href="#">← Back to Product Type</a>		
		
	Rigid Board Foil Backed Insulation 2400x1200x50mm	Rigid Board Foil Backed Insulation 2400x1200x75mm
Product Details		
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BECD Database Link	UID2847556	UID2847556
Recycled Content	20%	20%



# BCIS Life Cycle Evaluator

Live demonstration

# COMING SOON

- ▶ More carbon data!
- ▶ More components
- ▶ Archetype models
- ▶ User training

And as a user you get to help shape its direction:

- ▶ Transport calculations
- ▶ Inflation
- ▶ Carbon Building Benchmarks
- ▶ Automated Module C+D calculations
- ▶ Infrastructure / Civil Engineering

# BCIS LIFE CYCLE EVALUATOR

RICS MEMBER OFFER - open to RICS members, BCIS subscribers and all delegates registered for this webinar

## Search

[RICS.org/Benefits plus/  
BCIS Life Cycle Evaluator](https://RICS.org/Benefits_plus/BCIS_Life_Cycle_Evaluator)



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from

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*Open to all delegates registered for this webinar*

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We are collecting your personal details for the purpose of matching your responses in the surveys you complete at the beginning and end of your 3-month subscription. Any reporting on the survey findings will be anonymised, and we will only keep you updated with BCIS Life Cycle Evaluator developments during your subscription if you consent to us doing so.

\*First Name

\*Last Name

Company

\*Email

\*Would you like us to keep you updated on developments to BCIS Life Cycle Evaluator during your subscription?

☐ Yes

☐ No

Which region do you work in?

**How do you address the tension between the need for economic growth (such as through major infrastructure projects) and the imperative of reducing environmental impacts?**

**How can we encourage the supply chain (especially small local family companies) to provide carbon reporting?**



# QUESTIONS



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**BCIS<sup>®</sup>**

# ASK THE EXPERTS:

simplifying cost and carbon  
measurement and reporting  
in construction

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free webinar | Tuesday 4th March | 11am

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**This webinar is now over. Thank you for joining!**