

YOUR PATH TO DECARBONISATION: DECARBONISE TODAY

Leading provider of
decarbonisation solutions
across the UK



WILLMOTT DIXON

SINCE 1852



TRANSFORMING ESTATES INTO DECARBONISED, ENERGY-EFFICIENT, FUTURE-READY ASSETS

The buildings we depend on every day, our schools, hospitals, leisure centres, heritage sites and many others were never built for the pressures they now face. Today's financial climate brings energy volatility, mounting maintenance backlogs and tighter budgets. At the same time, our physical climate demands buildings that can withstand extreme heat, heavier rainfall and increasingly unpredictable weather.

Decarbonise Today will support you through-out your journey helping you make informed decisions, delivering long-term value by establishing a clear decarbonisation pathway. We take the time to understand your estate, your pressures and your priorities, working with you to shape practical, achievable steps toward energy efficient, low carbon, resilient buildings. Our role is to support you in improving the performance of your buildings, reducing energy use, integrating on-site renewable generation and strengthening the reliability of your systems. Together, we help you develop estates that are efficient to run, easy to maintain and equipped for a low-carbon future.

This brochure explains how Decarbonise Today will work with you to deliver energy-efficient, low-carbon, adaptable buildings aligned to your organisational goals.

**"We must take steps
to protect essential
services, cutting cost and
emissions, while creating
resilient, efficient and
adaptable spaces"**



KELLY CREWS

HEAD OF DECARBONISATION



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A CLEAR DECARBONISATION PATHWAY

Ambitious targets, tighter budgets and limited internal expertise can stall decarbonisation projects. A data-led roadmap, supported by a clear delivery programme and cost plan, focuses investment, supporting cost and carbon reductions, improving operations, while helping to future-proof assets.

Data led decision-making ensures every pound invested is prioritised and aligned to the right interventions, while minimising disruption across live estates, navigating compliance and balancing decarbonisation with affordability and service continuity.

A SUSTAINABLE ESTATE DELIVERS MEASURABLE BENEFITS, INCLUDING:



**IMPROVED ENERGY EFFICIENCY
& PRICE RESILIENCE**



**INCREASED ON-SITE RENEWABLE
GENERATION & STORAGE CAPABILITIES**



**REDUCED BACKLOG MAINTENANCE
& LONGER-LIFE ASSETS**



**REAL PROGRESS AGAINST
NET-ZERO COMMITMENTS**



**RESILIENT, COMPLIANT BUILDINGS
FIT FOR FUTURE CLIMATE RISKS**



**HEALTHIER, HIGHER-
PERFORMING SPACES**



**STRONGER ESG PERFORMANCE
THAT ATTRACTS INVESTMENT**



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DECARBONISE TODAY - A TRUE END-TO-END DELIVERY SERVICE

Every decarbonisation journey is unique. We bring together expertise, guidance, and hands-on delivery, acting as an extension of your team, supporting you at all stages of your journey, through a fully integrated end-to-end delivery solution:



1

SETTING YOUR OBJECTIVES

We help define clear delivery goals and practical pathways, focusing investment on the right buildings, helping to accelerate decarbonisation, energy efficiency, backlogs and net zero delivery goals through a joined-up approach.



2

ESTATE REVIEW

We undertake site surveys, energy modelling, and data analysis to assess building performance, identifying key investment priorities and delivery constraints, to shape an informed strategy.



3

DECARBONISATION PLAN

We translate insight into costed decarbonisation investment plans aligned to the energy hierarchy, supported by clear delivery programmes, driving measurable estate-wide improvements.



4

BUSINESS CASE

We help create a concise, robust business case aligned to governance, investment criteria and approval requirements.



5

DESIGN DEVELOPMENT

We take decarbonisation plans into design development, collaborating with specialist designers to develop tailored requirements, producing costed designs and delivery programmes.



6

FUNDING INVESTMENT

We help identify applicable funding routes, supporting applications, shaping new investment models, including PPP opportunities.



7

DELIVERY

We take design development into on-site delivery, supporting the integration of building improvement measures and low-carbon/renewable solutions through tailored programmes that minimise disruption, decanting and closures.



8

MONITORING & SUPPORT

We help you monitor performance via our in-house Energy Synergy™ system, optimising building performance, minimising energy waste, helping to cut carbon and lower operating costs.

THREE-PILLAR APPROACH TO DECARBONISATION

1. UNDERSTAND

Data-led insight that creates clarity

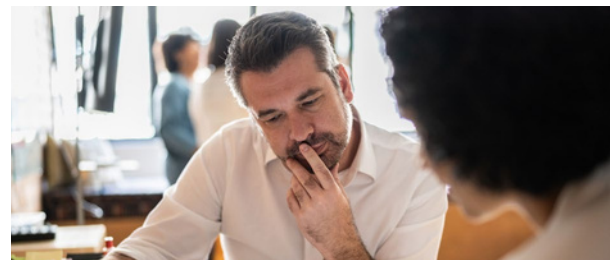


We build a complete and comprehensive estate-wide picture of your buildings giving you visibility of current performance. This evidence-led approach helps identify and prioritise key buildings for investment, establishing longer-term investment opportunities, ensuring decisions are informed, targeted and credible. We deliver:

- A robust data-led baseline to support decision making.
- Clear view of estate wide and individual building performance and costs.
- Full visibility of current emission position, aligned to Scope 1, 2 and 3 (where requested) reporting requirements.

2. PLAN

Establish clear pathways from ambition to action



We translate insight into a practical, costed decarbonisation roadmap. Investment needs are prioritised where it delivers the greatest carbon, cost and operational benefits, balancing decarbonisation with resilience, affordability and service continuity, while understanding and aligning any back-log maintenance issues to maximise delivery outcomes. We deliver:

- Clear, phased decarbonisation pathways.
- Fully costed project & delivery programmes.
- Prioritised interventions to maximise outcomes.
- Funding support and partnership opportunities.
- Policy and regulatory compliance.

3. DELIVER

Confident delivery with recognisable impact



We turn strategy into clear delivery outcomes, establishing value-aligned supply chains, integrating future-ready technologies, ensuring seamless delivery unlocking value, minimising disruption, improving energy efficiency, resilience, accelerating progress towards a net zero future. We support delivery:

- Across live sites, seeking to minimise disruptions.
- By integrating modern retrofit and low-carbon technologies.
- By ensuring strong, robust integrated supply-chains.
- By reducing risks, while seeking improved value and delivery outcomes.
- By providing post-monitoring performance via our in-house Energy Synergy™ system to optimise building performance and minimise energy waste.

CLARITY AND CONFIDENCE

Through Early Contractor Engagement we provide you with clarity, confidence and proven delivery expertise, helping to unlock smarter solutions, setting realistic budgets and programmes, while reducing risk.

Through early collaboration and transparency, we help minimise changes, ensuring projects stay on track delivering better value, smoother delivery and faster outcomes.

FUNDING SOLUTIONS

Rising costs and tighter budgets demand smarter funding solutions. We help identify and unlock funding and delivery models that manage risk, improve viability and keep decarbonisation projects moving forward.

By combining commercial insight with practical experience, we turn constrained budgets into clear, deliverable outcomes.

Our Expertise Covers:

- Identification and support applying for applicable external grant funding opportunities.
- Identification of alternative finance models, including public/private partnerships (PPPs).

“We provide you with clarity, confidence and proven delivery expertise.”



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UNLOCKING THE BEST ROUTE TO MARKET

Navigating procurement doesn't need to be complex. Through our position on multiple frameworks, we provide clear, compliant access to the right procurement routes for your project. We will work with you to identify the most effective approach, saving time, reducing risk and ensuring value for money, allowing you to move your project forward with confidence and focus.

TAILORED SOLUTIONS FOR SECTOR-SPECIFIC DEMANDS

We bring deep, sector-specific expertise across both public and private sectors.

We understand your pressures, priorities and measures of success and tailor solutions accordingly.

Whether you're an NHS Trust, Local Authority, education provider or commercial organisation, your challenges are unique. Our sector insight delivers practical, informed guidance that reduces risk, supports better decisions and delivers solutions that work in the real world.

**"We will work with you
to identify the most
effective approach,
saving time, reducing
risk and ensuring
value for money."**



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HARNESSING WILLMOTT DIXON'S EXPERIENCE

We are driven by strong family values that shape everything we do.



CLEARLY COSTED DECARBONISATION PATHWAYS

We develop phased, fully costed pathways that turn targets into deliverable programmes - prioritising the right interventions to maximise cost, carbon and operational benefits, establishing a clear delivery roadmap.



PASSIVHAUS SERVICE

We support all ultra energy-efficient buildings that prioritise comfort and performance from bid to completion, ensuring project aspirations for energy demands are met reducing the performance gap in our buildings.



SPECIALIST FUNDING SOLUTIONS AND PPPS

We identify and shape funding routes to unlock delivery, including public/private partnership (PPP) opportunities, alongside support with applicable funding applications and investment cases.



ARCHITECTURAL AND TECHNICAL DESIGN SOLUTIONS

We develop standardisation and platform led approaches creating design solutions that support more efficient delivery with reduced risks and more consistent building outcomes.



NET ZERO CARBON BUILDINGS

We provide practical solutions for reducing whole life carbon in new builds and major refurbishments - from material selection and design strategy through to operational monitoring and compliance demonstration, informed by our role supporting the development of the UK NZCB Standard.



ENERGY SYNERGY™

We can provide performance monitoring services, verifying decarbonisation investments against identified savings, providing the evidence you need to support further funding rounds, while addressing net zero reporting requirements.



EMBODIED CARBON

EMBØDI, our in-house embodied carbon tool compares material and system options during design, enabling you to reduce whole-life carbon, demonstrating value across your decarbonisation projects.



WILLMOTT DIXON DEVELOPMENTS

We work in partnership to unlock and deliver complex urban regeneration, residential and social infrastructure projects by bringing development, funding and investment alongside Willmott Dixon's delivery expertise. Making projects more viable and getting them on to site sooner.

Our purpose is clear: to deliver more than buildings. Through sector expertise, trusted partnerships and sustainable innovation, we create lasting value that strengthens communities, buildings and lives.



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MEET THE TEAM



KELLY CREWS

National Head of Decarbonisation

Kelly leads our national decarbonisation service, delivering end-to-end solutions that support customers in achieving decarbonisation objectives, improved energy efficiency and sustainability goals. With 20+ years of experience across the public sector, Kelly understands firsthand the challenges faced, bringing practical decarbonisation expertise and know-how to deliver recognisable results.

kelly.crews@willmottdixon.co.uk >
Find out more about Kelly >



CALLUM BARNES

Senior Decarbonisation Manager

With 14 years' experience across construction, infrastructure, and public sector estates, Callum creates tailored decarbonisation plans, reviews technical solutions, and supports funding bids.

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Find out more about Callum >



CASE STUDIES

DECARBONISING THREE LEISURE CENTRES FOR NORTH HERTS COUNCIL



Outcome: Major emissions and energy cost reduction, >60% CO₂ reduction expected, future-proofed facilities.

Challenge: Limited capital, ageing boilers and poor insulation led to high emissions and costs; net zero target by 2030.

Solution: £15.9m programme including support with sourcing £7m+ funding, installing air source heat pumps, solar panels, new air handling units; phased to minimise disruption.

[Find out more about this project here >](#)



DECARBONISING FOUR LEISURE CENTRES FOR OXFORD CITY COUNCIL



Outcome: 56% CO₂ reduction, saving 963 tonnes annually; improved efficiency and future-proofed facilities.

Challenge: Leisure centres accounted for ~40% of building carbon emissions; retrofit needed with minimal disruption.

Solution: Replaced gas boilers with air and water source heat pumps, added battery storage, and temporary heating/ventilation; Hinksey Outdoor Pool used a lake-source heat pump reducing gas by ~80%.

[Find out more about this project here >](#)



CASE STUDIES

ENHANCING ENERGY EFFICIENCY AT SOMERSET COUNTY HALL & LIBRARY



Outcome: Significant energy reduction, 105,000 kWh annual savings; buildings remained fully operational.

Challenge: Reduce carbon footprint and improve energy efficiency without disrupting operations.

Solution: £7m programme including LED lighting, upgraded air handling, new windows, insulation, cladding, air source heat pump, and PV panels.

[Find out more about this project here >](#)



INCREASING ENERGY EFFICIENCY AT QUEENS MEDICAL CENTRE, NOTTINGHAM



Outcome: Improved comfort, reduced energy demand and carbon emissions.

Challenge: Original 1977 single-glazed windows caused heat loss, poor comfort, high energy use.

Solution: £28.8m programme to replace 18,000 m² with high-performance double glazing (~80% recycled aluminium), staged to keep hospital operational.

[Find out more about this project here >](#)



FOR MORE CASE STUDIES, VISIT OUR WEBSITE →



START YOUR DECARBONISATION JOURNEY TODAY.

KELLY CREWS

National Head of Decarbonisation

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