

Appendix 4 – Key Concepts and Definitions

Bletchington and Hampton Gay and Poyle Neighbourhood Development Plan

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Community-led Stewardship

Stewardship is, in essence, the ‘care or management’ of something (Cambridge Dictionary). Assets that are commonly stewarded by communities include green and open spaces, buildings, housing, and shops.

Private management companies (Mancos) are one of the most common approaches to stewardship of green and open space in particular. This involves third party management and is usually funded (via a service charge) by either the freeholder, the leaseholder, or a combination of the two. Adoption and commuted sums is another common approach to stewardship, by which assets are built and/ or financial contributions paid by the developer to Local Authorities (and often transferred to a nominated body such as a town or parish council or local organisation) to facilitate management of assets

Community-led stewardship approaches put residents at the heart of how to look after assets. These more ambitious, often holistic strategies are commonly implemented by resident-led Development Trusts or Community Land Trusts.

The Town and Country Planning Association (TCPA), a leading national proponent of long-term stewardship, states that it is, ‘an approach to delivering and managing places that can ensure new communities are places which enable people and the environment to flourish in perpetuity’ (**SOURCE:** TCPA (2024), Making Stewardship Happen: <https://www.tcpa.org.uk/making-stewardship-happen-a-process-guide-for-councils/>).

Therefore, long-term stewardship also means not only managing assets but harnessing them to build community, resilience, and meet needs. These more ambitious approaches to stewardship are also built into Garden Village principles which emphasise: ‘strong vision, leadership and

community engagement and community ownership of land and long-term stewardship of assets’ (SOURCE: TCPA (2025), *Garden Village Principles*. <https://www.tcpa.org.uk/garden-city-principles/>).

EnerPHit

EnerPHit is a standard which sets performance requirements for retrofits, on space heating and cooling demand and on airtightness performance and is a recognised benchmark for whole house energy efficiency. A recent study found that ‘retrofitting buildings can reduce operational carbon emissions by 59% to 94%. [However] Conventional retrofit scenarios generate 37% fewer energy savings than the EnerPHit standard.’

(SOURCE: Mohammadpourkarbasi et al (2023) *Life cycle carbon assessment of decarbonising UK’s hard-to-treat homes: A comparative study of conventional retrofit vs EnerPHit*: <https://www.sciencedirect.com/science/article/pii/S0378778823005832>

UK Zero Carbon Building Standards

“A ground-breaking step has been taken in the UK’s journey towards net zero carbon buildings with the launch of the pilot version of the UK Net Zero Carbon Buildings Standard - UKNZCBS (“the Standard”) in September 2024.

Developed through collaboration between CIBSE and seven leading organisations - BBP, BRE, IStructE, LETI, RIBA, RICS, and UKGBC - this free-to-access technical standard offers a clear and consistent methodology for defining and achieving net zero carbon in the built environment.

Until now, the lack of a unified approach has led to confusion and inconsistency around the definition of ‘net zero carbon’ in buildings, leaving room for misleading claims. The Standard provides robust, transparent guidelines that will help industry professionals—whether they are funding, procuring, designing, or specifying buildings—prove that their assets align with the UK’s carbon and energy budgets.

The UK Net Zero Carbon Buildings Standard is an essential resource for anyone striving to create or verify net zero carbon buildings in alignment with the UK Net Zero Strategy. This comprehensive framework provides mandatory performance and construction quality requirements to support sustainability in construction and guide the industry on how to achieve net zero carbon buildings in the UK. Covering critical areas like upfront carbon, operational carbon reduction, operational energy efficiency and performance for sustainable buildings, and low carbon architecture, the Standard ensures alignment with the UK Building Standards and UK carbon reduction targets.

With ambitious but achievable requirements, the Standard supports low carbon building standards in the UK by promoting sustainable building practices, zero emissions buildings, and energy-efficient buildings. Its detailed guidelines, including provisions for green construction standards, carbon-neutral construction, and net zero carbon retrofit, pave the way for climate-resilient architecture and decarbonising the built environment.

By leveraging this framework, industry professionals can confidently engage in sustainable building design, reduce the carbon footprint in construction, and contribute to the delivery of net

zero energy buildings. This vital tool underpins the UK's broader transition to a sustainable, carbon-neutral future for the built environment.”

SOURCE: UK Net Zero Carbon Buildings Standard - UKNZCB. Available at:
<https://www.cibse.org/policy-advocacy/industry-initiatives/uk-net-zero-carbon-buildings-standard-uknzcbs/>