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SUMMARY REPORT

Warm Homes Plan and Heat Network Zoning: Key implications for local authorities in England

March 2026

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Delivered for Innovate UK's Net Zero Living Programme by The Carbon Trust



This review draws primarily on the Warm Homes Plan and the Heat Network Zoning consultation response as the authoritative policy sources. Where relevant, it reflects clarifications provided by government officials through public briefings and webinars. Any interpretative commentary is clearly framed as such and is intended to support local authority understanding rather than to introduce new policy positions.

Geographic scope

This review focuses on England. Heat network zoning is being introduced through legislation applicable to England only. While the Warm Homes Plan has UK-wide relevance, the zoning framework, institutional roles and statutory powers described in this document apply to local authorities in England.

Local authorities in Scotland, Wales, and Northern Ireland operate under different legislative and policy frameworks for heat networks and are therefore outside the scope of this review. These are explored separately in other publications produced for Innovate UK's Net Zero Living Programme which address the devolved nations. See the 'Further Reading' section at the end of this document for more information and links to these online publications.

Contents

Executive summary	4
Purpose and context	6
Key decisions taken	7
Key risks and areas awaiting further clarification	13
Further reading	17

Executive summary

The publication of the Warm Homes Plan and the Heat Network Zoning consultation response brings significant clarity to the government's approach to heat networks in England. Together, they provide a structured overview of heat networks policy and embed them within a statutory, regulated, and place-based framework.

The introduction of heat network zoning from 2026 establishes the primary mechanism for coordinated delivery and establishes heat networks as a core component of low-carbon heating in dense urban areas and locations with concentrated heat demand.

This review sets out the implications for local authorities, including what is now confirmed, which elements impact local authorities, and where implementation detail remains under development or unclear.

Key messages for local authorities

Greater powers, duties, and responsibilities

Zoning is optional, but with strong targets to incentivise action: Local authorities are not required to adopt heat network zoning or act as Zone Coordination Bodies. However, national zoning analysis, central funding allocation, market activity, alongside a strong focus on targets, mean that authorities in suitable areas may face pressure to act from a range of external stakeholders including developers, residents, and government.

Local authorities are expected to play a substantive role in delivering networks:

There is a clear expectation that local authorities will play a more defined and formalised coordinating and proactive role; aligning national policy with local decisions and priorities, engaging stakeholders, and where appropriate taking advantage of opportunities. A key challenge remains around the complexity of governance arrangements and the practicalities of delivery considering the number of involved parties, including the (new) Central Zoning Authority and Zone Coordinators, sometimes multiple local authorities, developers, central government, and now Ofgem in its new role as heat network regulator.

Local authority-led delivery remains possible, but only through competition.

Authorities may still lead or participate in heat network delivery, but development rights within zones are expected to be allocated through competition. Direct award is envisaged only in limited circumstances, with safeguards to avoid conflicts of interest.

Adopting zoning introduces statutory regulatory responsibilities: Where a local authority chooses to adopt zoning, it assumes formal powers and duties, including zone designation, consultation, developer appointment, enforcement, and appeals. The role is closer to local market oversight than traditional project sponsorship and carries associated governance, legal, and reputational considerations. Legal and commercial input is likely to be required to manage appeals, enforcement decisions, consent conditions and long-term liabilities where zoning is adopted.

Stakeholder and public engagement are advisable. Early engagement with elected members (councillors) or stakeholders, even when no zoning decisions have been made, will be key to ensuring buy-in from those affected. Authorities should be prepared for increased political and public scrutiny when taking on zoning functions and responsibilities; this is particularly true of mandatory

connections and major works. Local authorities will need to be clear on communicating what zoning entails and will mean for stakeholders.

Increased complexity and intersection with other areas

Heat networks increasingly cut across spatial planning, regeneration, and infrastructure strategy, rather than sitting solely within energy or climate teams.

Planning policy, development management, and zoning-related activity will need to be aligned with local plan cycles and development decisions that were previously outside the scope of heat network considerations.

Internal governance and cross-departmental working are likely to become critical to ensuring effective delivery. Zoning and heat networks may increasingly cut across departments and local authority areas. Without clear working arrangements and delineation of roles and responsibilities, there is considerable risk of misalignment and confusion. Estate strategies, retrofit programmes, and heating replacement decisions may increasingly interact with zoning timelines, potential connection categories, and phased implementation. Internal coordination may be required where exemptions, deferrals or phased connection strategies are likely to be sought, particularly where existing heat supply contracts or capital programmes are in place. Across all affected functions, the most consistent practical implication of the zoning framework is the need for structured internal coordination. Heat networks and zoning intersect with strategy, planning, housing, estates, finance, legal and regeneration. Where zoning is adopted, statutory consultation, designation, exemption and enforcement functions introduce additional governance and documentation requirements.

Heat network policy is continuing to evolve

Carbon emissions limits are confirmed, with a phased start: A national emissions limit will apply to new and expanded zonal heat networks from 2030, assessed on a network-wide basis. The delayed start is intended to prioritise early rollout while signalling a clear long-term decarbonisation trajectory.

Funding support is significant but evolving: Capital support for heat networks is confirmed through to 2029/30 via the Green Heat Network Fund (£195 million/year). While no detail has been provided, government have expressed an expectation that the National Wealth Fund and blended/alternative finance models will play an increasingly important role in mobilising heat network investment. Funding for local authority zoning functions will be provided through central government budgets, but scale and duration remain subject to further guidance.

Further implementation guidance will be published: Government has indicated that additional guidance and tools will be published on Zone Coordination Body funding, governance models, competition processes, procurement interfaces, mandatory connection procedures, carbon compliance, stakeholder engagement, and digital services.

1. Purpose and context

This review of the Warm Homes Plan and the Heat Network Zoning consultation response focuses on what these publications mean in practice for local authorities in England.

These implementation documents are part of the delivery of the government's policy commitment to expanding heat networks as a core component of the transition to low-carbon heating. They introduce a statutory zoning framework to support delivery at scale in locations where heat networks are assessed to be the lowest-cost decarbonisation option.

This is a point of significant regulatory transition for heat networks. In January 2026, heat networks formally became a regulated utility, with consumer protection and market oversight now in force under the Heat Networks (Market Framework) Regulations, regulated by Ofgem.

This review is intended to support local authorities by:

- providing an overview of what has now been confirmed by government and the key decisions taken
- indicating the key risk areas for Local Authorities
- signalling areas where additional information is required and expected to be provided by government

The review does not seek to summarise the Warm Homes Plan or the Heat Network Zoning consultation response in full and concentrates on those elements most relevant to local government.

Relationship to existing insight work

This review builds on earlier Carbon Trust and Net Zero Living insight publications on the roles of local authorities in heat networks. However, it is designed to stand alone, reflecting the fact that both the Warm Homes Plan and the zoning response represent a step change in policy implementation.

2. Key decisions taken

This section highlights those decisions most relevant to local authorities, focusing on roles, powers, funding signals, and timelines.

2.1. Overall direction and timescales

The Warm Homes Plan confirms the government's long-term commitment to heat networks as a core component of the transition to low-carbon heating

Key decisions and signals relevant to local authorities include:

- scale and ambition: the Plan sets a clear national ambition for heat networks to supply around 7% of heat demand by 2035, rising to around 20% by 2050, in line with advice from the Climate Change Committee and focusing on urban and heat-dense demand areas. Heat networks currently represent 3% of overall UK heat demand
- public sector leadership and place-based delivery: the Plan puts local authorities at the heart of network development and deployment, in particular through the proposed Heat Network Zoning requirements, which grant additional powers and responsibilities to local authorities to drive development and delivery of networks. Local authorities will be supported and encouraged (through national funding and a Central Authority), but critically are not mandated to implement heat networks
- continued government intervention: the Warm Homes Plan acknowledges that low-carbon heat networks are not yet fully cost-competitive with fossil alternatives and confirms ongoing government intervention, including capital funding, investment support, rebalanced fuel prices, and price protections to address affordability and investment barriers

These commitments establish heat networks as a long-term national infrastructure priority, rather than a discretionary or time-limited programme. For local authorities, the Plan strengthens the strategic case for engagement while also raising expectations that local capacity, coordination and leadership will play a central role in delivery. For local authorities, this marks a clear shift from general policy encouragement towards explicit expectations around local involvement, roles, responsibilities, and outcomes.

The zoning consultation response confirms that heat network zoning will be introduced from 2026.

- zoning will be introduced through secondary legislation in England utilising Part 8 of the Energy Act 2023. However, it is *not* a general statutory duty imposed on all local authorities
- designation will follow inclusion in the national zoning pipeline and a formal invitation process
- where zoning is adopted, local authorities (or bodies acting on their behalf) will exercise defined statutory functions

The government has set out an indicative sequencing for 2026, including:

- publication of draft zoning regulations and consent conditions
- introduction of the zoning statutory instrument to Parliament
- launch of a national zoning digital service
- support for an initial cohort of local areas to begin zone development
- a target for the first zoned schemes to begin construction by the end of 2026

2.2. New Institutions and Roles

The zoning response confirms a two-tier institutional model:

- 1. A national Heat Network Zoning Authority (HNZA)**, initially within the Department for Energy Security and Net Zero (DESNZ) and expected to migrate to the proposed Warm Homes Agency. It will have broad oversight and authority over zoning, with specific responsibilities including:
 - maintaining and updating the National Zoning Model
 - overseeing consistency and standards across zones, including supporting scrutinising, and reviewing the decisions of zone coordination bodies (see below); and setting nationally standardised methodologies
 - acting as an appeals body when required
- 2. Local Zone Coordination Bodies (ZCBs)**, established by local authorities or groups of authorities, will be responsible for local delivery and coordination, with specific responsibilities including:
 - designating zones, including proposed zone boundaries and public consultations
 - running competitions to appoint zone developers
 - issuing and overseeing connection notices and exemptions
 - enforcing compliance within zones

The zoning consultation response deliberately allows flexibility in how ZCBs are established. While local authorities are expected to be the default coordinators, the response recognises that the role could be delivered through different governance models. All ZCBs will be required to operate in accordance with nationally defined standards and strategic frameworks set by the HNZA, ensuring consistency across zones and certainty for the market.

This flexibility is intended to reflect differences in local capacity, geography and market scale and to allow authorities to consider cross-boundary or regional approaches where heat network opportunities, infrastructure and demand do not align neatly with administrative boundaries. Where local authorities choose not to take on the role, the national HNZA may provide support or act as a backstop.

Government confirmed that ZCBs will be funded via central government budgets, allocated by the HNZA. Government expect that, as the sector matures, zone developers will pay an increasing proportion of ZCB costs. Government are continuing to finalise arrangements and will release further guidance on funding.

A co-design approach will be taken between the HNZA and local authorities to establish the ZCB

Four organisational models have been outlined: **single party**, **two-tier multi-party** (combined authority-led), **standard multi-party** (lead authority accountable), and **consortium** (shared resourcing across zones with separate governance per zone).

These models will be co-designed and led by the HNZA to determine geographical coverage and allocation of statutory functions. Where agreement cannot be reached, the HNZA will determine the arrangement and directly perform ZCB functions as a last resort

2.3. Mandatory building connection

Defined categories of buildings within designated zones may be required to connect to the network

Building types include:

- new buildings receiving planning permission after zone designation
- pre-existing buildings with communal heating systems
- large non-domestic buildings with 'wet' heating systems and >100MWh heat demand
- campus-style heat networks (for example, universities, hospitals)

Building owners and developers will be able to apply for either temporary (for a set period) or conditional (until barrier is resolved) exemptions from mandatory connection based on specific criteria. Examples cited by government include having an existing low-carbon heating system installed, unresolvable technical incompatibilities, or heritage constraints. Even when required to permit a physical connection to the heat network, building owners will not be required to purchase heat from the network; this is intended to ensure network developers keep prices competitive. Government will consult on options to ensure that purchased heat is low cost and an 'economically rational choice for consumers and businesses'.

Government expressed its intention to require new buildings in zones that are not required to connect to be 'heat network ready'.

This has been deliberately structured to focus on buildings that are most viable for network connection with the goal of providing certainty to network developers/investors that a sufficient number of buildings will connect.

Heat sources within and around zones may be required to connect to the network

Government anticipates that heat sources (for example, data centres, waste incinerators, water treatment centres) will voluntarily enter contracts with network developers to sell excess heat, on the basis that it will create mutual gain.

However, the consultation response sets out that if no agreement is reached, the ZCB may be able to require the heat source to connect, subject to feasibility of the connection and suitability of the source and with the right to appeal.

Government is deferring legislation on mandatory connection charges for now

The government has been explicit that statutory powers to levy regulated connection charges will not be in place at the launch of zoning. Any future requirement for buildings to contribute to connection costs would require further primary legislation and would be subject to nationally defined caps aligned with the cost of alternative low-carbon heating options. This will be resolved 'once parliamentary time allows'.

It is expected that further guidance and clarification will be released on the operation of connection notices and administration of exemptions and deferrals.

2.4. Existing heat networks

Zoning is not intended to undermine prior investment, existing heat networks will be protected.

The Heat Network Zoning consultation response sets out a defined approach (with decisions expected to be taken on a case-by-case basis) to existing heat networks located within proposed zones, intended to protect prior investment while still enabling coordinated, area-wide delivery. Zoning is not intended to retrospectively undermine existing investment or operations, nor does it confer automatic exclusivity or future development rights.

- all existing heat networks must be identified and mapped as part of the evidence base prior to zone designation
- ZCBs may formally recognise and grant consent for existing networks to continue operating within the zone, ensuring that zoning does not retrospectively disrupt established supply arrangements
- where an existing network has credible, well-evidenced plans to expand, the ZCB may permit expansion within agreed geographic limits or award zoning rights for the relevant zone or delivery area directly to the existing operator
- where expansion plans are absent, unviable, or misaligned with wider zone objectives, the ZCB may instead bring the remaining area forward through a competitive developer selection process

2.5. Appointment of developers

Heat network delivery within designated zones will be secured through a formal competitive process.

This is intended to balance market confidence, value for money, and fairness in the allocation of exclusive development rights. Zoning is designed as a market-shaping intervention, in which competition is used to allocate long-term development rights and coordinate delivery at scale, rather than as a centrally-run delivery programme or grant-funded rollout. Local authorities are positioned as market stewards and coordinators of zonal delivery, rather than direct procurers of infrastructure.

Government have confirmed that:

- **zones and delivery areas will be taken to market through a competitive process**, run by the ZCB in accordance with defined standards, methodologies and standardised routes to market

- **ZCBs will publish a Zonal Market Prospectus**, setting out the scale of the opportunity, local context, demand characteristics, available data, and any constraints or priorities identified through zone development work
- **a single developer/developer consortium will be granted time-limited exclusive consent** to develop and operate the heat network, subject to compliance with defined consent conditions
- **the appointed developer will be required to prepare a Zone Development Plan**, setting out proposed delivery phasing, technical approach, commercial strategy, and commitments on matters such as community benefit and performance

The grant of exclusive consent is intended to provide developers with sufficient long-term certainty to invest, while allowing ZCBs to retain oversight through conditions attached to that consent.

Local authorities can still lead the development of heat networks within zones, either directly or through arm's-length or joint venture vehicles.

However, where a local authority wishes to take on a delivery role, it is expected to participate in the same competitive process as private developers and secure exclusive consent through competition.

DESNZ has indicated that the primary expectation under zoning is that local authorities act as coordinators of delivery, with competition as the default mechanism for allocating development rights. Direct award of zonal rights to a local authority is envisaged only in limited circumstances, such as where an authority already operates an existing heat network that meets the definition set out in the regulations.

2.6. Carbon emissions

A national carbon emissions limit will apply to new and expanded heat networks within zones.

The application of this requirement is deliberately delayed until 2030, in order to support near-term delivery while maintaining a clear decarbonisation trajectory over the long-term.

This limit will be assessed on an annual, network-wide basis, rather than at individual building level. Heat networks may use any technology mix provided the networks average annual emissions remain below the limit. This allows the continued use of gas boilers for peak load and system resilience, particularly in the early years of operation

The benchmark will be set by reference to a counterfactual scenario in which around 85% of heat demand is met by low-carbon electric heat pumps and around 15% by gas boilers (implied emissions intensity of approximately 85 gCO₂e/kWh). The emissions limit will be reviewed periodically, allowing it to tighten over time in line with wider carbon budgets

Existing heat networks will not be required to retrospectively comply with the emissions limit for existing connections, although the limit will apply to new connections and network expansions within zones.

It is expected that further guidance and clarification will be released on the exact methodology and supporting tools, and the exact specifications of the review mechanism.

2.7. Funding and support

Central financial support for heat networks will continue through to 2030, alongside wider market-shaping interventions intended to unlock private investment.

The Warm Homes Plan confirms that capital funding for heat networks is committed through to 2029/30 at broadly current levels of annual allocation, including:

- ongoing capital support via the Green Heat Network Fund, at £195 million per year
- continued support for existing networks via the Heat Network Efficiency Scheme, at £15 million per year

The Warm Homes Plan highlights an expanded role for the National Wealth Fund.

Government intends for the National Wealth Fund to play a role in reducing risk for strategically important heat network projects, crowding in private capital, and supporting delivery at scale where commercial barriers remain.

Central government funding will be made available to support local projects & ZCBs

In the short term, ZCB funding is expected to be routed via a Section 31 grant mechanism (a direct central government grant to local authorities under the Local Government Act 2003) for areas brought forward through the pipeline. Access to this funding will be linked to progression through the national zoning pipeline and successful completion of capability requirements associated with ZCB establishment.

This is expected to be complemented by nationally defined technical guidance, standardised methodologies, digital services, and model outputs to support zone development, competition, and regulatory compliance.

Despite these positive signals, important elements of the funding framework remain unresolved.

In particular:

- the scale, duration, and eligibility criteria for ZCB funding are not yet defined
- It remains unclear how local authority costs associated with consultation, engagement, enforcement and appeals will be funded over time.
- The mechanisms through which the National Wealth Fund will support heat networks in practice are still to be confirmed.



3. Key risks and areas awaiting further clarification

While the Warm Homes Plan and the Heat Network Zoning consultation response provide greater policy clarity than previously available, there are a number of questions on which more detail is required.

3.1. Funding and capacity for local authority roles

Government has confirmed that funding will be made available to support Zone Coordination Bodies, however questions around scope and scale remain, in particular:

- the scale and duration of funding beyond early cohorts
- eligibility criteria for different types of authority
- whether funding will fully cover costs associated with consultation, engagement, enforcement and appeals

For some authorities, particularly smaller or resource-constrained councils, uncertainty around long-term funding may be a barrier to taking on formal zoning roles. This includes not only staffing capacity, but sustained access to technical, commercial and regulatory expertise, as well as governance and legal capability to discharge statutory functions.

Funding for ZCBs is expected to be distributed in the near term via a Section 31 grant mechanism for areas brought forward through the national pipeline. This will be contingent on progression through the pipeline and successful completion of a “fitness to operate” capability assessment; introducing additional barriers, particularly for those without prior experience through the Advanced Zoning Programme.

It is expected that further guidance and clarification will be released on the above bullet points.

3.2. Local authority delivery versus competitive zoning

The zoning framework permits local authorities to lead delivery via competition mechanisms, but what this looks like in practice is unclear, in particular:

- the ability of councils to commit at-risk bid funding
- member appetite for long-term private concessions over strategically important infrastructure
- the extent of local influence over pricing and social outcomes where delivery is privately led but politically visible

These tensions are likely to be most acute in large, long-lived schemes with city- or sub-regional significance, where infrastructure decisions carry long-term financial, reputational and political implications.

It is expected that further guidance and clarification will be released on this point.

3.3. Visibility of future zoning pipelines and early engagement

Local authorities are expected to have early visibility of National Zoning Model outputs, however if not ensured this could lead to tensions and inefficiencies.

National zoning analysis is intended to provide a nationally consistent, indicative assessment of where heat networks are likely to represent the lowest-cost decarbonisation option, rather than to impose zones unilaterally. Local authorities are expected to have opportunities to engage with emerging analysis, provide local data and context, and shape zone boundaries and prioritisation ahead of any formal designation.

However, the timing, format and consistency of this early visibility remain critical. Where advance visibility is limited, there is a risk that:

- estate, regeneration, and capital investment decisions proceed on misaligned assumptions
- internal capacity and governance arrangements cannot be put in place in time
- member awareness and political oversight lag behind technical development
- confidence in the zoning process is undermined

DESNZ suggested the early pipeline is likely to be heavily shaped by Advanced Zoning Programme Tier 1 areas, with criteria and wider access still being finalised. They also indicated that other authorities may be able to seek earlier progression where they can demonstrate capability and/or bring non-DESNZ funding, subject to overall central funding constraints.

It is expected that further guidance and clarification will be released on the operation and publication of the zoning service, including extent to which local authorities can access underlying data and methodologies.

3.4. Procurement obligations for public sector buildings

There are outstanding legal and technical questions around procurement.

While the competition to appoint zone developers is structured to avoid triggering the Procurement Act 2023, it has been confirmed that public sector buildings connecting to zonal heat networks may still need to consider procurement obligations in relation to connection works and ongoing heat supply arrangements.

The interaction between zoning connection requirements and public procurement law will require careful interpretation to avoid inconsistent approaches or unintended delays; in particular when considering:

- local authority estates
- NHS trusts, universities and other public bodies
- authorities seeking to use public buildings as anchor loads

It is expected that further guidance and clarification will be released on the interaction between zoning, exclusive development rights, and public procurement regulations.

3.5. Public sector retrofit funding and transition risk

The Public Sector Decarbonisation Scheme (PSDS) has closed and, at the time of writing, there is no confirmed comparable successor programme.

While the Warm Homes Plan confirms continued capital support for heat networks at a project level, it does not set out a replacement funding mechanism for public sector building retrofit at a similar scale or level of flexibility as the PSDS. This creates planning uncertainty for local authorities seeking to align estate decarbonisation programmes with zoning timelines and potential connection requirements.

In the absence of a clear successor to PSDS, there is a risk that:

- public buildings expected to act as early anchor loads may be unable to fund necessary internal works
- estate investment cycles fall out of sync with zoning and developer delivery
- local authorities face increased pressure to seek deferrals or exemptions where internal capital works cannot be funded within required timescales

3.6. Political and public acceptability

Public and political scrutiny is likely to increase as early zones are designated and connection powers are exercised.

Local authorities will need to manage expectations carefully and communicate clearly about the scope, timing and limits of zoning powers, particularly in areas with fuel poverty concerns or recent experience of energy price volatility.

3.7. Timing, sequencing and transition risk

The framework relies on careful sequencing and alignment between national and local zoning, planning, and development programmes/deliveries.

Misalignment between these elements risks:

- stranded or sub-optimal investments
- delayed delivery or reduced investor confidence
- erosion of local confidence in the zoning process

For local authorities, this reinforces the importance of early visibility, internal coordination and forward planning, even where no immediate decision to adopt zoning has been taken.

3.8. Governance complexity and conflict management

The co-design approach requires early agreement on governance structures, decision rights and the allocation of statutory functions across participating authorities.

Where multiple authorities or strategic bodies are involved, this may necessitate

formal legal agreements, delegation frameworks, and structured conflict-of-interest management arrangements, which will form part of the “fitness to operate” capability assessment.

In areas where local authorities are also current or prospective heat network developers, governance separation will require particular care to avoid real or perceived conflicts between coordination and delivery roles

It is expected that further guidance and clarification will be released on acceptable governance structures, conflict of interest management, and decision-making and accountability arrangements.



4. Further reading

This review is intended to stand alone, reflecting the step change in policy clarity introduced by the Warm Homes Plan and the Heat Network Zoning consultation response. It also builds on a wider body of publications produced for Innovate UK's Net Zero Living Programme and on Carbon Trust analysis examining the evolving role of local authorities in heat network delivery and regulation.

Readers seeking additional depth, practical examples and preparatory guidance may wish to refer to the following publications.

Local authority roles in heat network development – Early insights and recommendations

Link: [Carbon-Trust-Local-authority-roles-in-heat-network-development--Early-insights-and-recommendations-Insight.pdf](#)

This insight report examines the range of roles local authorities play in heat network development across the UK, recognising that engagement can evolve over time rather than follow a single prescribed model.

It includes:

- a typology of local authority roles, from convenor and anchor customer through to delivery partner or developer;
- case studies illustrating different ownership, governance and partnership approaches;
- lessons on risk allocation, capability requirements and common delivery barriers.

This publication provides useful context for authorities considering how far to engage in delivery where zoning introduces stronger coordination or regulatory expectations.

Preparing for heat network regulations – Key considerations for local authorities

Link: [Carbon-Trust_Preparing-for-heat-network-regulations_key-considerations-for-local-authorities-Insight.pdf](#)

This insight report focuses on the emerging heat network regulatory framework, including consumer protection, technical standards and market oversight, and the implications for local authorities.

It covers:

- the transition of heat networks toward regulated utility status;
- implications for authorities as owners, operators or strategic stakeholders;
- early considerations around compliance, governance and organisational readiness.

It is particularly relevant where zoning intersects with regulatory oversight, statutory functions and long-term governance responsibilities.

Together, these publications complement this review by exploring delivery models, governance structures and regulatory readiness in greater depth. This document, by contrast, focuses specifically on the implications of the confirmed zoning framework and its practical consequences for local authorities in England.

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Published in the UK: 2026