Department for Energy Security & Net Zero

North Trafford Heat Network Zone Boundary Consultation: Frequently Asked Questions

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This document is intended to support the Zone Boundary Consultation. Policy on heat network zoning contained in this document is provisional and subject to change.

A glossary of key terms and definitions is given at the end of this document.

Overview and how heat network zones work

What is a heat network?

Heat networks are distribution systems of insulated underground pipes that take heating or cooling from a central source and deliver it to multiple customers, such as public sector buildings, shops and offices, sports facilities, universities and domestic buildings. In high-density urban areas, they are often the most cost-effective low-carbon heating option.

There are three main components to a heat network:

- **Energy Centre:** A central facility where all heat generation and distribution equipment will be located.
- **Buried Network**: A system of underground, pre-insulated pipework consisting of Flow and Return pipes that connect the buildings to the Energy Centre. The Flow pipe delivers the hot water to the customer, where it is used to provide space heating and domestic hot water. The water flows back to the Energy Centre via the Return pipe at a cooler temperature because of the customer-side heat consumption. The Network is a closed-loop system.
- **Substation**: Located within each customer's plantroom. This is a Plate Heat Exchanger, which separates the heat network water from the customer's building side heating and hot water circuits. This substation transfers heat from the heat network system to the customer system based on the demand required.

What is heat network zoning?

Heat network zoning (HNZ) is the process of identifying and designating areas as heat network zones and then developing heat networks within them.

HNZ will designate areas where heat networks are expected to provide the lowest-cost, low-carbon heating. It will give towns and cities the tools to accelerate the development of heat networks and give developers and investors greater certainty about the number of likely connections to networks. This will remove the barriers to greener, cheaper heat that have previously limited the scale and pace of developing heat networks and unlock the investment needed to build them.

What are the benefits of connecting to a heat network?

Connecting to a heat network can provide building owners and consumers with a range of benefits, as set out below:

- **Cost Efficiency**: Heat networks often provide lower and more stable heating costs compared to individual systems and lower maintenance expenses since central plants handle system upkeep.
- **Energy Efficiency**: Heat networks optimise fuel usage and reduce energy waste, especially in densely populated areas and support wider decarbonisation across built up areas.
- **Environmental Benefits**: Heat networks support decarbonisation by utilising renewable energy sources or waste heat from industrial processes, leading to a reduction in greenhouse gas emissions when compared to traditional gas boilers.
- **Reliability:** Centralised systems tend to offer higher reliability and fewer breakdowns due to stricter regulation and more robust maintenance programmes. Additionally, heat networks are designed with built-in resilience, including backup plants, to ensure consistent heat delivery during periods of high demand or “peak” times.
- **Space Saving:** Eliminating the need for individual boilers or heaters in properties, heat networks free up valuable space. This makes them an efficient solution, particularly in highly dense urban areas like cities.
- **Flexibility**: They can integrate multiple heat sources, including renewable energy, CHP (Combined Heat and Power), or waste heat recovery.
- **Futureproofing**: Heat networks align with governmental goals for reducing carbon emissions and transitioning to sustainable energy. They also provide scalability.
- **Local Economic Benefits**: They encourage local energy production and job creation in energy infrastructure maintenance, leading to cleaner air quality. In addition, the use of local heat sources contributes positively to the heritage of the area (e.g., industrial past, current natural sources like rivers).
- **Comfort:** They provide consistent and easily controlled heating and hot water across connected properties.
- **Ease of Use**: They simplify billing and management for users through centralised metering.

How are proposed zone boundaries selected?

Heat network zones are identified using a standardised national zoning methodology. Prior to zone boundary consultation, a national mapping exercise has been carried out to identify potential heat network zones across England. A national zoning model (NZM) identifies areas of England where heat networks are expected to be the lowest-cost, low-carbon heating solution. Potential zones are identified by:

- Estimating heat demand of all buildings in England;
- Estimating the cost of individual Air Source Heat Pump solutions for each; and
- Identifying areas where a heat network could have a lower cost over a 40-year timespan.

The model matches zones to low-carbon heat sources, which have been identified as potential opportunities through national data sets, such as waste heat from industrial processes.

Zones then undergo ‘Zone Refinement’ to review the accuracy of the NZM outputs and help ensure local factors are considered, such as regeneration plans. This is the stage at which the zone boundary consultation takes place and a public consultation will occur before zones are designated (this is the stage of the process we are in now).

How will buildings be connected to the heat network?

Large pre-insulated pipes will be buried in the ground and transport hot water to and from buildings via an optimised route.

Will all buildings in a zone have to connect to the heat network?

It is expected that most connections to heat networks will be voluntary, with uptake encouraged by heat network developers. Certain buildings within designated zones may be required to connect to the heat network, subject to certain criteria. Buildings in scope of the requirement are expected to include:

- New buildings where planning permission is granted after zone designation;
- Existing communally heated buildings both residential and non-domestic; and
- Existing non-domestic buildings with a heat demand above 100 MWh per year.

Homes within zones that are not already communally heated will not be required to connect.

Are there any exceptions for buildings that must connect?

Buildings will have diverse characteristics that may make a connection to a heat network unsuitable or impossible at the time required by the heat network developer. Building owners will, therefore, be able to apply for an exemption to the requirement to connect on certain specified grounds, for example if they already have an existing low-carbon heat technology installed, if there is a legal reason why they cannot connect, or if there are physical or technical features of the building that make connecting impossible or overly expensive. For historic or listed buildings, there are often significant constraints to the deployment of alternative heat decarbonisation measures such as air-source heat pumps. However, heat network infrastructure is compatible with many technologies, and low-carbon heat sources can be added with minimal disruption to consumers.

The Zone Coordination Body (ZCB) will be able to grant exemptions that either have a specified expiration date (‘temporary exemptions’) or remain in effect until the underlying reason for the exemption no longer applies (‘conditional exemptions’).

Existing residential buildings with individual heating technologies, such as single-family houses or blocks of flats with individual gas boilers, will not be within the scope of the requirement to connect.

Will I be able to connect if my building is outside of the heat network zone?

If you are outside a designated heat network zone you may still have the option to connect to a heat network. However, this will depend on the specific circumstances. It is important to consult with your local ZCB and heat network operators to understand your options if you wish to connect outside the designated zone.

If my building has been identified as being required to connect, how long will I have to prepare for connection?

The ZCB will inform building owners when the zone is formally designated and provide guidance on applying for conditional exemptions. If a building is not eligible for an exemption, owners will be notified when the heat network developer activates the connection requirement for the relevant phase of the network and at key milestones throughout the connection process.

Building owners will receive a minimum of 20 months' formal notice. This comprises up to eight months to agree a connection date, followed by a minimum 12-month connection window.

Before formal notice is issued, the developer may engage with building owners to seek voluntary connection agreements. In these circumstances, a connection could take place sooner than the 20-month timeframe, provided both parties agree.

It is worth noting the timing of any connection will depend on the phased rollout of the heat network across the zone. As the proposed zone in North Trafford is over a large area, the appointed zone developer may not seek to connect some buildings for several years. Building owners may also be approached earlier to discuss or agree a voluntary connection.

Do heat sources identified in a zone have to connect?

A building being identified as a potential heat source within a zone does not automatically mean it will have to connect. Some heat sources may be required to connect, depending on the applicable criteria and individual circumstances. Before any requirement is applied, there is expected to be a process of negotiation and agreement between the heat network developer and the heat source owner.

How will the price of heating be determined?

The commercial arrangements for the North Trafford heat network are being developed by Vital Energi as the appointed delivery partner. As detailed design and commercial planning progress, proposed heat tariffs and charging arrangements will be established taking account of network costs, financing, operating requirements and market conditions.

Prior to operation, the relevant governance bodies and project partners will review the proposed commercial arrangements. Once the network becomes operational, the heat network operator and supplier will be subject to regulation by Ofgem, including requirements relating to consumer protection and fair treatment of customers.

What costs will be involved in connecting to a network?

Pricing for heat networks will typically consist of two components:

1. **Connection Charge**: This is a one-time payment covering the cost of connecting the building to the network, similar to connection fees for traditional utilities. It will likely be scaled based on the capacity of the connection.

2. **Heat Price:** This represents the ongoing cost of using heat, akin to regular utility bills, and will be made up of a standing charge, unit charge and potentially other charges as agreed with the Zone Coordinator (for instance, the return temperature of heat, driven by the efficiency of the consumer's system). Residents will typically be charged based on usage through a metering system, as with other utilities.

How can I get funding to connect to the network?

There are a range of government funding schemes to reduce the carbon emissions from heating buildings, and these can fund connections to low-carbon heat networks. In particular, the Green Heat Network Fund provides capital funding for the construction of low-carbon heat networks, and this can reduce the costs of connecting buildings.

What changes will be required to my building to enable connection to a network?

Existing buildings may require some modifications to connect and use the heat from the heat network. In some instances, more interventions may be beneficial, such as replacing heat emitters or wider retrofit works.

Adjustments may be beneficial to minimise distribution losses and implement controls that lower the return water temperature to the heat network, thereby reducing operating costs. Heat meters will be installed to measure heat consumption for billing purposes. In multiple occupancy residential buildings, there may be a choice of who provides metering and billing services.

What protections will be in place for heat users in zones?

Comprehensive consumer protection regulation of the heat network sector will be put into place through the Heat Networks Market Framework.

Ofgem has been designated as the regulator for heat networks, similar to its role with the electricity and gas sector, to safeguard end consumers connected to heat networks. Furthermore, regulations will be imposed on network operators to ensure the network is

maintained to high standards and operates within established performance metrics by the Heat Network Technical Assurance scheme. If operators fail to meet these performance standards or the developer does not keep to commitments, there will be intervention by either the ZCB or regulator (responsible authority depends on contravention).

Are heat networks subject to carbon emissions limits?

Emission limits for new and expanding heat networks in zones will be set, with phased reductions to align with carbon targets.

Where can I find more information on heat network zoning?

The Government's webpage on HNZ provides an overview of zoning, resources for further information, and progress updates.

This consultation

What is the purpose of a zone boundary consultation?

This consultation is being carried out to provide local authorities, heat off-takers, heat sources, statutory consultees, and the public with the opportunity to comment on the proposed zone boundary in North Trafford. The consultation process will identify any additional information of value and allow for amendments to be made to the boundary where it is deemed necessary, before the zone is designated.

This consultation is not about whether HNZ should go ahead in principle, nor does it determine detailed network design, construction, tariffs or individual connection requirements. The national framework for zoning has already been established by Government. The purpose of this consultation is specifically to seek views on the proposed zone boundary, so it can be refined and finalised using local knowledge and feedback before any designation is made.

How will feedback from this consultation be considered in zone boundary design?

All responses to the consultation will be considered. The zone boundary will be re-assessed if information received in a response to the consultation suggests that there are significant errors or omissions in the proposed heat network zone, or that the heat network zone may not be deliverable.

Following a review of all consultation responses, the ZCB may find it necessary to request that the Heat Network Zoning Authority (HNZA) re-apply the national zoning methodology for the indicative zone to reflect any new evidence or information received.

I have questions on the consultation – can these be answered before I submit my response?

If you have further questions not answered in the consultation materials, you can contact the team via NorthTraffordZoneBoundary@aecom.com.

Can the consultation materials be provided in alternative formats?

Yes, please visit the consultation webpage to request alternative formats, at https://trafford.citizenspace.com/place/nthz-boundary-consultation, or contact NorthTraffordZoneBoundary@aecom.com.

My building/heat source is not included in the proposed zone boundary – can I respond to the consultation?

Yes, the consultation is open for anyone to provide feedback.

My heat source is not included in the proposed zone boundary – can the boundary be expanded?

Heat sources don't need to be within a heat network zone to connect to it and supply heat. However, if you think there is a reason to expand the zone boundary then you can submit that as feedback during the consultation.

Will there be a follow-up consultation?

It is intended that only one public consultation on zone boundaries will take place. However, an additional consultation may take place if significant changes are made to the zone boundary following consideration of all feedback. In such instances, the ZCB will re-consult on the revised boundary.

What are the next steps after the consultation?

Following the close of the consultation and analysis of the feedback, the ZCB will publish a consultation statement containing details of who was consulted and how, a summary of the main issues and concerns raised, and an explanation of how these issues and concerns have been considered. If any amendments to the zone boundary are found to be necessary because of the feedback received during the consultation, the statement will also detail these changes. The ZCB will then register the zone designation with the HNZA.

Following the zone boundary designation, notifications will be issued to building owners who may be required to connect and existing heat network operators within the designated zone. This will include details on the exemptions process for building owners and consent processes for existing heat network operators.

What this means for North Trafford

Why is North Trafford progressing with heat network zoning now?

The UK Government has set a target of reaching net zero greenhouse gas emissions by 2050 and has recognised that heat networks can make a significant contribution to achieving these net-zero carbon emissions. To meet the UK's 2050 net zero target, 20% of UK heat demand will need to be met by heat networks, requiring over £100bn of private investment and creating 290,000 new jobs.

Trafford Council announced a climate emergency in November 2018 and has set ambitious net zero targets and commitments as part of its Corporate Plan (2024-2027) and Local Area Energy Plan. Trafford Council therefore aims to transition the region to an affordable and decarbonised energy system, supporting Greater Manchester's commitment to carbon neutrality by 2038, and a commitment to heat networks is part of this.

Developing heat networks also supports the commitments made in the Greater Manchester Five-Year Environment Plan and the Greater Manchester Heat Network Vision, which lists Trafford's HNZ as one of four priority schemes in Greater Manchester. Trafford's participation in the low-carbon heat network programme will help lower heating costs for homes and businesses, aligning with the broader vision for Greater Manchester.

Trafford was identified by DESNZ as an area with advanced heat network plans, ready to deliver at pace and scale. Trafford Council, the Greater Manchester Combined Authority (GMCA) and key partners are working together to speed up the shift to low-carbon energy across the borough.

What benefits will a heat network have for North Trafford?

The proposed heat network zone in North Trafford could:

- save approximately 2,500,000 tonnes of CO_2 equivalent (CO_2e) over 40 years, which is roughly 64,000 tonnes of CO_2e per year on average, compared to a gas boiler baseline;
- improve local air quality by replacing large numbers of individual gas and fossil fuel heating systems in a heavily built-up, industrial and commercial area with centralised low-carbon heat sources; and
- mean more stable and potentially lower long-term heating costs compared to individual low-carbon systems. The level of potential savings will depend on future energy prices, network tariffs, and building-specific circumstances; however, the zone has been identified because heat networks are expected to be among the lowest-cost ways to decarbonise heat at scale in the area over the long term.

What engagement was undertaken to inform the development of the zone boundary area?

The zone has been developed using national and local data, technical modelling, and close working between DESNZ, Trafford Council and GMCA. Wider engagement with businesses, building owners and residents is now being undertaken through the public consultation to inform and refine the final boundaries.

DESNZ previously commissioned a project to assess the interest in, and readiness to connect to, heat networks amongst key stakeholders in North Trafford. Some stakeholders were identified as “critical,” meaning their buy-in was needed to enable the successful rollout of the network, and some initial conversations with these stakeholders have helped shape the proposed boundary. The findings were reported to DESNZ in March 2025, and have helped define the core of the proposed zone boundary area.

Who is the Zoning Coordination Body for North Trafford?

Local government and the HNZA worked together to decide who would take on the role of Zoning Coordination Body. At present, the ZCB for North Trafford is still being established.

Who is making decisions on the zone boundary if the Zoning Coordination Body is not yet in place?

Until the ZCB is in place, Trafford Council and the GMCA will be the primary decision makers, supported by DESNZ.

Who will be the zone developer for North Trafford?

We launched procurement for our developer in November 2025. Vital Energi Utilities Ltd has been selected as the development partner for the Trafford Civic Quarter Heat Network and the wider North Trafford heat zone opportunity.

When will the heat network be operational?

Designing and building a heat network is a big job and will take time. We are currently estimating that the Trafford Civic Quarter Heat Network will be operational in the late 2020s.

Heat network zoning definitions

The table below provides short definitions for the terms and acronyms used throughout this document.

The content below is accurate to August 2026.

Term/Acronym	**Explanation**
Advanced Zoning Programme (AZP)	A government programme supporting a small number of local authorities to accelerate heat network development ahead of national heat network zoning implementation. The programme is intended to test and refine elements of the future zoning framework and support early heat network delivery.
Anchor load	Buildings with such significant and consistent heat demands that they are among the first to be connected to heat network projects.
Automatic exemption	A permanent exemption granted by the Central Authority to a building that would otherwise be required to connect, for reasons of national security or defence.
Campus heat network	An existing heat network that meets the Energy Act 2023 definition of a district heat network whose owner is the building owner (or a related undertaking of the building owner) of buildings to which at least 80% of the network's heat is supplied. It either supplies less than or equal to [20%] of heat to customers, or supplies more than [20%] and has a planning obligation to connect to a larger heat network.
Carbon intensity	A measure of how clean heat produced by a heat source is, based on how many grams of carbon dioxide (CO2) are released to produce a kilowatt-hour (kWh) of heat.
Carbon factors	The amount of carbon dioxide (CO2) emitted per unit of heat delivered.
Heat Network Zone Authority	A national body that will perform zoning tasks requiring a standardised approach across England, for example the national mapping exercise. The Heat Network Zone Authority will also support Zoning Coordination Bodies in undertaking their functions.

Combined Heat and Power (CHP)	A process that generates heat and power simultaneously through the capture and use of heat that is a by-product of the electricity generation process. It is also referred to as ‘cogeneration’. See also: trigeneration
Communal heat network	A type of heat network in which heating, cooling or hot water is supplied only to a single building divided into separate premises or persons in those premises.
Conditional exemption	A building that would otherwise be required to connect to a heat network may be granted a conditional exemption by the Zone Coordinator for the period during which the conditions stated in the exemption agreement remain true.
Connection window	A period of time during which a building subject to the requirement to connect must connect to the relevant heat network.
District heat network	A type of heat network in which heating, cooling or hot water is supplied to two or more buildings or persons in those buildings.
Energy Act 2023	Primary legislation that provides powers for the Secretary of State to introduce heat network zoning in England via regulations.
Exemption (from the requirement to connect)	Zone Coordinators will issue exemptions to buildings (following successful application from a building owner) which temporarily or conditionally exempt that building from the requirement to connect to a heat network, excusing it from any duties under that requirement.
Exemption agreement	The document issued by the Zone Coordinator to the relevant heat network developer and building owner which formalises the exemption status of that building.
Fitness to operate assessment (FTOA) (for Zone Coordinators)	The process whereby the Central Authority will assess a prospective Zone Coordinator against a minimum standard before designating them as Zone Coordinator.
Grandfathering	A provision that allows for the continuation of old rules or conditions for preexisting heat networks.

Green Heat Network Fund (GHNF)	A capital grant fund that supports new and existing heat networks in England to adopt low-carbon technologies such as heat pumps, geothermal, recovered heat and energy from waste. See: https://www.gov.uk/government/publications/green-heat-network[1]fund-g
Heat main	The flow and return pipes which distribute the heated medium past all buildings which might connect to a heat network.
Heat network	A network that, by distributing a liquid or a gas, enables the transfer of thermal energy for the purpose of supplying heating, cooling or hot water to a building or persons in that building (and includes any appliance the main purpose of which is to heat or cool the liquid or gas). See also: communal heat network, district heat network
Heat Network Investment Project (HNIP)	A £320 million government funding programme that is now closed for applications. It aims to increase the number of heat networks being built, deliver carbon savings and help create the conditions necessary for a sustainable heat network market to develop. See: https://www.gov.uk/government/publications/evaluation-of-the[1]heat-networks-investment-project-hnip-scheme
Heat network operator	An organisation that is responsible for the day-to-day operation and maintenance of a heat network and its infrastructure.
Heat network zone	An area in England designated under heat network zoning regulations as suitable for the construction and operation of one or more district heat networks because a heat network is expected to be the lowest-cost solution for decarbonising heat in that location.
Heat Network Zone Delivery Area	Smaller areas within a zone where zoning rights can be granted exclusively to different companies.
Heat Networks Delivery Unit (HNDU)	Team within DESNZ which provides support to local authorities and others in England and Wales through the early stages of heat network development, including heat mapping, energy master planning, techno-economic feasibility and detailed project development
Heat source report	Produced following a heat source investigation by the Zone Coordinator. The report will be included in the Zonal Market

	Prospectus and will include delivery temperature, delivery profile (reliability evaluation), investments costs, operation and maintenance costs, administration costs and the expected lifetime of delivery for each heat source investigated.
Incumbent Network	A heat network that is either developing in a Zone or meets the Energy Act 2023 definition of a district heat network and is already operating (supplies more than [20%] of heat to customers) with no planning obligation to connect to a larger heat network.
Indicative heat network zone	The map and data produced by the National Zoning Model (NZM) which have yet to undergo refinement.
Life cycle carbon emissions	Carbon emissions released during production, operation and disposal of heating infrastructure.
Local Area Energy Planning (LAEP)	A new, technical evidence-based process designed to deliver effective local action to contribute to the UK's net zero 2050 emissions target.
Local Area Energy Planning (LAEP) and Local Plans	Local Area Energy Planning is a new, technical evidence-based process designed to deliver effective local action to contribute to the UK's net zero 2050 emissions target. Local Plans, prepared by a local planning authority in consultation with its community, set out a vision and a framework for the future development of an area.
National Zoning Model (NZM)	A data-led spatial energy model developed by the Centre for Sustainable Energy for DESNZ to support the identification of indicative heat network zones across England.
Ofgem	Office of Gas and Electricity Markets. An independent regulator governed by the Gas and Electricity Markets Authority (GEMA).
Optional Structure	A model of Zone Coordinator governance whereby the Zone Coordinator develops a bespoke standalone system and exists as a separate legal entity to local government.
Principal Structure	A model of Zone Coordinator governance whereby the Zone Coordinator of a zone sits within local government structures while operating independently.

Relevant changes	Zone reviews may only occur following a pre-defined relevant change in local conditions. The list of relevant changes will be included in the zoning methodology.
Requirement to connect buildings	The Zoning Regulations will include a power to require certain buildings in zones to connect to a heat network subject to certain criteria and exemptions specified in legislation.
RIBA 4 design	A design stage after which all design information required to manufacture the project is completed.
Statutory consultee	Individuals or entities that the Zone Coordinator must consult during the consultation part of the zone designation process
Techno-economic modelling	The process of estimating the technical and economic performance of a proposed or envisioned project.
Temporary exemption	A Zone Coordinator may grant a building a temporary exemption from the requirement to connect if that building cannot viably connect to the heat network within the specified connection window.
Trigeneration	A system where cooling, heat, and power are produced as part of a single process. It is also known as Combined Cooling, Heat and Power (CCHP). See also: Combined Heat and Power
Voluntary connection	Any connection of a building to a heat network within a zone that occurs outside of the requirement to connect.
Zonal market prospectus	A report prepared by the Zone Coordinator of a zone which outlines the development opportunities available and provides information about that Zone Coordinator's preferred delivery model.
Zoning Coordination Body (ZCB)	A Zoning Coordination Body (ZCB) is a body established to lead the local implementation of zoning policy within a particular location. Proposed functions include refining zone boundaries, consulting stakeholders, supporting zone designation and coordinating heat network delivery. Local authorities are expected to undertake this role in many areas, although alternative arrangements may be permitted.

Zone delivery	The process for deciding what heat networks will be built in a designated heat network zone, where and by whom.
Zone Delivery Area	See: Heat Network Zone Delivery Area
Zone designation	The process through which the relevant zoning authorities consult on, determine and formally designate the boundaries of a Heat Network Zone
Zone Developer	An organisation appointed through the zoning process and granted the rights and responsibilities to develop and deliver heat networks within a designated Heat Network Zone.
Zone development plan	The plan prepared by the successful Zone Developer setting out how they intend to develop a Heat Network Zone
Zone identification	The process by which the Zoning Bodies will identify Heat Network Zones using the National Zoning Model.
Zone operation	The stage in the zoning lifecycle following zone delivery. During this phase, Zone Developers will construct new infrastructure, make new connections, and maintain and operate the heat networks on an ongoing basis.
Zone refinement	A process to refine the borders of an indicative Heat Network Zone produced by the National Zoning Model. Zone refinement produces a refined heat network zone, which may then proceed to zone designation.
Zone review	The process, conducted by a Zone Coordinator, of reassessing the boundary of an existing zone in the event of changes in local circumstances.
Zone revocation	The decision by the Central Authority, followed by an investigation involving both Zoning Bodies, to remove the designation of a zone or part of a zone.
Zone rights	Rights granted through the zoning framework to develop, construct, operate and maintain heat networks within a designated Heat Network Zone, subject to the requirements of the Energy Act 2023 and any implementing regulations.
Zoning Bodies	The Central Authority and the Zone Coordinators.
Zoning digital service	An online portal for information about zoning, both in general, and for information about specific zones.

Zoning methodology	The standardised national methodology for identifying areas that may be designated as heat network zones.
Zoning regulations	Secondary legislation made under powers contained in the Energy Act 2023 that will provide the legal basis for the heat network zoning framework in England. The timing of implementation remains subject to parliamentary approval and commencement arrangements