Global Framework for Action

Harnessing sustainable and circular public procurement to drive demand for a near-zero emission and resilient built environment

One planet handle with care

One planet procure with care

Global Alliance for Buildings and Construction

This work is part of:

BREAKTHROUGH AGENDA

Global Framework for Action

Harnessing sustainable and circular public procurement to drive demand for a near-zero emission and resilient built environment

Chaillot Declaration, 2024

The Chaillot declaration, released during the first Buildings and Climate Global Forum (March 2024), calls for governments to support common objectives for the decarbonization and climate resilience of the built environment. Article 5.2.4 specifies objectives concerning building materials:

> *"Prioritizing on-site assets, recycled and end-of-life use, local, sustainable, bio/geo-sourced, low carbon, energy efficient materials, products and components ensuring easy maintenance and repair for life extension, aligned with circular economy, eco-design and sufficiency and waste prevention principles, enhancing carbon balance through storage and absorption in building materials."*

Article 6.2 calls for governments to *lead by example* through ambitious procurement policies with particular attention to building procurements.

This document serves as the foundation for a "**Global Framework for Action**" to establish and strengthen public procurement commitments for near-zero emission and resilient buildings, in accordance with Priority Action 2 of the Buildings Breakthrough (BBT/B2).

The Framework has been developed through an extensive global consultation process with over 200 key stakeholders across the procurement cycle and construction value chain. It includes concerted principles for action and a "menu of actionable strategies" that can be implemented to advance them.

*__Cover picture:__ Circle House, GXN Architects

Acknowledgements

The 10-Year Framework of Programmes on Sustainable Consumption and Production and its Sustainable Public Procurement programme extends its gratitude to the International Advisory Group of the flagship initiative on mainstreaming circularity in the cction sector leveraging the power of public procurement.

This group included experts from the African Development Bank; Asian Development Bank; Circular Innovation Lab; Ellen MacArthur Foundation; Environmental Coalition on Standards; European Commission; European Investment Bank; Environmental Protection Agency of Ghana; Federal Ministry for the Environment, Nature Conservation, Nuclear Safety and Consumer Protection of Germany; GIZ; Global Ecolabeling Network; Green Council of Hong Kong; ICLEI World Secretariat; IISD; ILO; ISO; Ministry of Housing and Public Works of Bangladesh; Ministry of Development, Industry, Trade and Services of Brazil; Ministry of Environment and Energy of Costa Rica; Ministry of Housing and Urban Affairs of India; Municipality of Medellin; OECD; Prague Institute of Planning and Development; Procurement Policy Office of Mauritius; SEDEMA Mexico City; State Department for Public Works of Kenya; Sustainable Purchasing Leadership Council; Life Cycle Initiative (UNEP), UN-HABITAT; UNIDO; USA EPA; World Bank; WBCSD and the WorldGBC.

We also acknowledge the contributions of the working group of the Buildings Breakthrough priority action on “Demand Creation” including C40 Cities; Built by Nature; Clean Heat Forum; GBPN; Building to COP Coalition; Urban Development Committee of Armenia; Ministry for Ecological Transition and Territorial Cohesion of France; Ministry of Equipment and Housing of Tunisia; Ministry of Energy and Infrastructure of the United Arab Emirates; Department for Energy Security and Net-Zero of the United Kingdom and the White House Office of Domestic Climate Policy (USA).

The strategic guidance of the *Global Framework for Action Leadership Panel*, UNOPS, the OPN SPP programme leads: Ministry of Ecology and Environment of China (Jing Wang) and Ministry of Infrastructure and Water Management of the Netherlands (Mervyn Jones), and the Circular Built Environment working group: Ministry of the Environment of Finland (Harri Hakaste and Emma Lappalainen) and RMIT (Usha Iyer-Raniga), and Habitat for Humanity International (Jennifer Oomen) were instrumental in advancing this framework.

This initiative was generously funded by:

The Global Framework for Action: Harnessing sustainable and circular procurement to drive demand for a near-zero emission and resilient built environment was developed in close collaboration with UNOPS’s procurement team: Sylvia Aguilar Camacho and Maria Fernanda Quintero Llano. The process was led by the 10-Year Framework of Programmes on Sustainable Consumption and Production Secretariat and coordinated by UNEP Sustainable Public Procurement team: Farzana Fayeza, Silvana Loayza León, and Gina Torregroza.

Glossary

Circular economy: A circular economy is a systems approach to industrial processes and economic activity that enables resources used to maintain their highest value for as long as possible. Key considerations in implementing a circular economy are reducing and rethinking resource use, and the pursuit of longevity, renewability, reusability, reparability, replaceability, upgradability for resources and products that are used [1].

Sustainable Public Procurement (SPP): A process whereby public organisations meet their needs for goods, services, works and utilities in a way that achieves value for money on a whole life cycle basis in terms of generating benefits not only to the organisation, but also to society and the economy, whilst significantly reducing negative impacts on the environment [2].

Sufficiency: Concept gaining traction in the policy agenda which, from a resource perspective, refers to the need to: increase resource use in low-development contexts to enable dignified living, while reducing consumption levels in those parts of the population who live well above the capacity of the planet. This concept goes back to the 1972 UNCHE Conference in Stockholm, Sweden, which took human dignity as a central concept and explicitly linked it to the use of natural resources and the state of the environment. This refers to differences between countries but also between different fractions of the population within countries [3].

Sustainability: A characteristic or state whereby the needs of the present population can be met without compromising the ability of future generations or populations in other locations to meet their needs [1].

Near-zero emission and resilient buildings (NZERBs): A near-zero emission and resilient building is highly energy efficient with minimal GHG emissions across its life-cycle, and fulfils functional and technical requirements, and protects its users, and social, economic and environmental value, from reasonably anticipated current and future local hazards [4].

Environmental Product Declaration: The overall goal of an Environmental Product Declaration, EPD, is to provide relevant, verified and comparable information to meet various customer and market needs. The international EPD® system has the ambition to help and support organisations to communicate the environmental performance of their products (goods and services) in a credible and understandable way [1].

Buildings and construction: All of the activities that encompass the making of buildings, including the construction of both residential and commercial buildings. The five primary sectors of the construction industry are residential, commercial, heavy civil, industrial and environmental construction [5].

Built environment sector: All of the activities that encompass the making of environments for human occupants and activities, including the construction of homes, commercial buildings, streets, highways, infrastructure and zoning. This includes both buildings and construction, along with the supporting infrastructure that enables their function and use [5].

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Executive summary

The built environment represents both a global socio-economic driver and a major environmental challenge. It accounts for 11% to 13% of global GDP and offers investment opportunities exceeding USD 24.7 trillion. Yet, it is also responsible for 37% of global greenhouse gas (GHG) emissions, nearly 50% of material use, and 30% to 40% of total solid waste. With 50% of buildings projected for 2050 not yet constructed, immediate action is needed to shift from a linear model to a circular, low-carbon pathway.

Sustainable and circular public procurement provides a powerful lever to transform the sector by driving demand for a near-zero emission and resilient built environment, in line with the 2030 target of the Buildings Breakthrough.

As major regulators, investors, and project owners, governments at all levels hold significant influence in shaping market dynamics and systemic change in the buildings and construction sector. They play a dual role: as direct stewards of public assets and as powerful enablers of broader market transformation.

Direct Impact: Lead by example through decarbonising public assets.

- Reduce embodied and operational emissions across publicly funded buildings and infrastructure.
- Apply circular strategies: design better and build less, build better with sustainable materials, and build for longer: design for adaptation and disassembly.
- Use whole life cycle assessments as a core decision-making tool.

Indirect Impact: Drive market transformation through regulation and demand.

- Align procurement with climate goals (e.g. Paris Agreement, NDCs, Buildings Breakthrough, Chaillot Declaration).
- Create sustained demand for circular, low-carbon and energy efficient solutions across the value chain.
- Stimulate innovation through policy levers, in materials, technologies, and business models.

The Global Framework for Action offers a practical and collaborative roadmap to operationalise sustainable and circular public procurement in the built environment sector. Co-developed with over 200 stakeholders the Framework:

- Defines five common principles and a menu of high-impact actions adaptable to local contexts.
- Supports the implementation of Priority Action "B2" under the Buildings Breakthrough.
- Advances SDG 12.7.1 by embedding sustainable and circular public procurement within national and sub-national procurement systems.

Governments can act now by:

- Joining the global initiative to harness sustainable and circular public procurement to drive demand for a near-zero emissions and resilient built environment.
- Aligning procurement and circular economy policies with the Framework principles.
- Adopting the Framework's high-impact actions, as relevant to their socio-economic context.

Principles and Prioritised Actions of the Global Framework for Action

Common Principle	Strategic Actions
P1: Recognise the critical role of national and sub-national governments in accelerating sustainable and circular public procurement for achieving a near-zero emission and resilient built environment.	- Foster strong government leadership through **enabling inter-ministerial collaboration for integrated building policies.** - Adopt **whole life cycle assessments** for public projects to quantify carbon impacts. - **Prioritise retrofitting** and **integrate circular procurement** into national strategies (e.g., NDCs, Roadmaps) and urban plans.
P2: Acknowledge that decisions made during financing, planning, and design stages have the greatest influence on reducing resource use and environmental impacts across the built environment value chain.	- Reform **building codes for circularity** to enable reuse and low-carbon materials, and **integrate passive design strategies** and **high-efficiency mechanical systems** to minimize operational energy demands. - Embed circularity into **funding mechanisms** for public construction. - Develop **life cycle standards and certification schemes** to support decision-making.
P3: Embed circularity and the goals of near-zero emission and resilience throughout the entire procurement cycle—from pre-tender to post-tender—across all stages of the built environment value chain.	- Implement **whole life cycle costing** in bid evaluation. - Adopt **performance-based procurement** that rewards innovation and outcomes. - Utilise **collaborative procurement methods** like **early contractor involvement**.
P4: Leverage skills development and knowledge sharing to scale up action.	- Develop **targeted practitioner skills** in circular procurement and WLC assessment. - Mainstream **circular procurement education** in training and certification. - Establish **knowledge exchange networks** to scale peer learning.
P5: Address socio-economic and environmental impacts—including pollution and effects on nature—in construction-related procurement to ensure that actions toward resilient and near-zero emissions avoid unintended negative consequences and are drivers of inclusive growth.	- Develop metrics and digital systems to **monitor and report** social impacts of construction procurement, aligned with SDG 12.7.1. - Adopt **integrated impact assessments** to address both social and environmental outcomes that address specific impact metrics. - Establish **collaborative reporting mechanisms** for accountability and continuous improvement.

1. Context and Rationale

1.1. The built environment: Economic driver, environmental pressure point

The built environment represents both a global socio-economic driver and a major environmental challenge. It accounts for 11% to 13% of global GDP and offers investment opportunities exceeding USD 24.7 trillion. [6] Yet, it is also responsible for 37% of global greenhouse gas (GHG) emissions, nearly 50% of material use, and 30% to 40% of total solid waste. [7] With 50% of buildings projected for 2050 not yet constructed, [8] immediate action is needed to shift from a linear model to a circular, low-carbon pathway.

- Nearly **50%** of the global material footprint [9]
- **37%** of global greenhouse gas (GHG) emissions and **34%** of global energy demand related to construction and operation (Figure1) [10].
- **30-40%** of total solid waste comes from construction and demolition, of which only **20-30%** is recovered globally [7].

These impacts are expected to intensify, as **50% of the buildings projected to exist by 2050 have yet to be built** [8]**.**

1.2. A global response: The Buildings Breakthrough

The Buildings Breakthrough, operating under the Breakthrough Agenda framework, aims to drastically reduce embodied carbon and operational emissions in buildings. It sets an ambitious target: "near-zero emission and resilient buildings (NZERBs) are the new normal by 2030." This framework recognises the critical need for collaboration across the fragmented construction sector. International cooperation is key to creating cohesive pathways towards near-zero emissions and resilient buildings, requiring collective efforts across supply chains, and enabling knowledge-sharing and resource optimization.

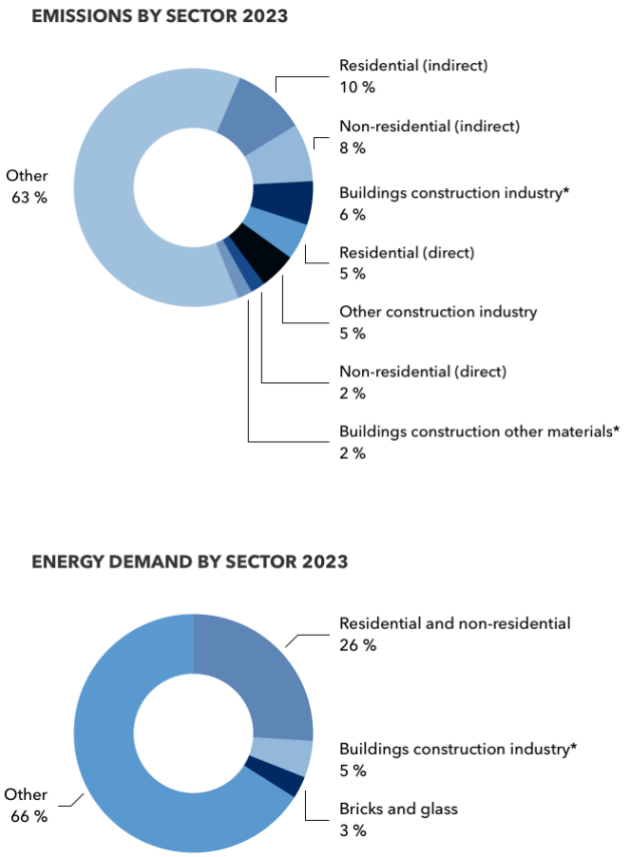


Figure 1: Share of CO2 emissions in buildings in 2023 (top) and share of buildings in global energy and process emissions in 2023 (down). Adapted from [10].

1.3. Public procurement as a strategic lever for demand creation

Sustainable Public Procurement (SPP) is increasingly recognized as a transformative tool for advancing sustainable consumption (Box 1) and production in high-impact sectors, including through international frameworks such as the Chaillot Declaration. The Declaration calls on governments, at national and sub-national levels, to exert their power at early stages of the construction value chain as:

a. **Regulators:** setting policies and standards that promote sustainable construction practices and incentivise innovation for both developers and investors.

b. **Investors:** allocating funds to projects that prioritise sustainability and innovation.

c. **Urban planners:** deciding what, where, and how to build, thereby shaping environmental and social impacts.

By applying sustainable and circular procurement principles, with a whole life cycle approach, to their own construction and renovation projects, governments demonstrate leadership and commitment through direct implementation of sustainable practices.

Within the Buildings Breakthrough, and with support of 29 signatory countries[1] and the European Commission, **Sustainable public procurement (SPP) is recognised as the prioritised mechanism to drive demand for NZERBs, given its significant potential to decarbonize the construction —which accounts for, on average, 13% to 20% of GDP in many countries** [11].

Governments are encouraged to create procurement and policy commitments for NZERBs, for both new and e [6] [6]xisting buildings and join relevant initiatives to aggregate these commitments.[2]

1.4. Influencing impact: Critical decision points along the value chain

The majority of natural resource use and environmental impacts along the current linear construction value chain occur during material manufacturing, construction, and operation phases. However, decisions made collaboratively, systematically, and early during the **financing, planning, and design stages** have the greatest influence on reducing both resource use and environmental impacts across the entire value chain (Figure 2) [12].

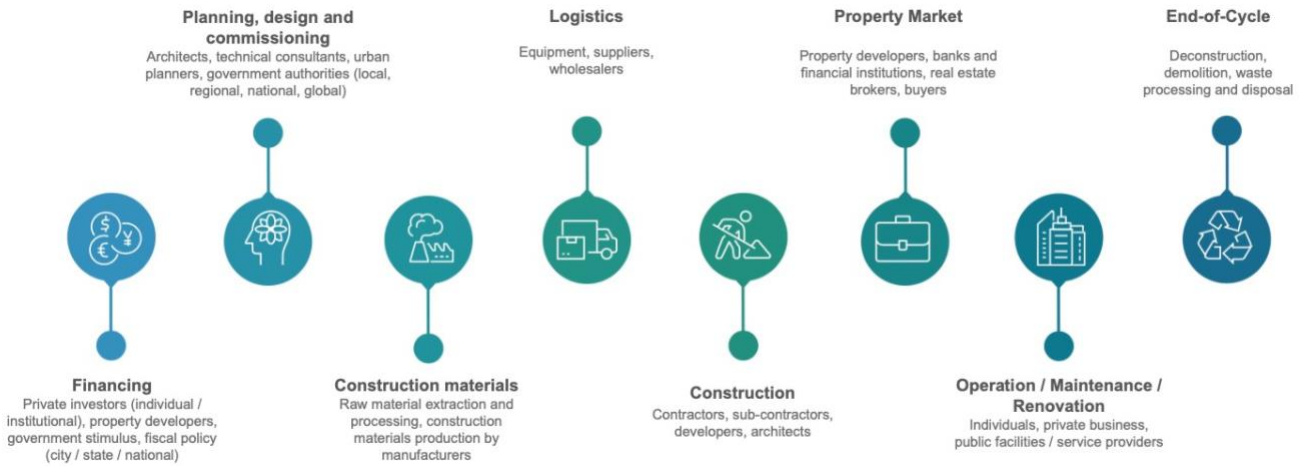


Figure 2: Key stages of the current linear construction value chain where decisions are taken (UNEP & IRP, 2021).

[1] Buildings Breakthrough signatory countries including Armenia, Austria, Canada, China, Côte d'Ivoire, Egypt, Ethiopia, Finland, France, Germany, Ghana, Guinea-Bissau, Japan, Jordan, Kenya, Liberia, Mauritania, Mongolia, Morocco, Netherlands, Norway, Senegal, Sweden, Tunisia, Türkiye, UAE, UK, USA, and Zambia.

[2] 2024 Breakthrough Agenda Report Recommendation.

By leveraging sustainable public procurement policies and processes at these critical decision-making points, governments can:

- **Achieve carbon reduction** by promoting circularity strategies:[3] the construction of fewer (where possible) and higher-quality buildings, ensuring sufficiency, minimising waste, reducing GHG emissions and allowing for nature restoration.
- **Foster decarbonisation and resource efficiency through whole life cycle assessments** and setting disclosure and transparency standards.
- **Stimulate innovation and design optimisation** by encouraging passive design, energy-efficiency, reuse, modular design, low-carbon materials, and vernacular techniques (the know-how).
- **Enhance climate resilience and social inclusion** by ensuring that all above actions are done in a just manner, involving the inclusion of communities in the design and planning process and ensuring equitable distribution of benefits.

Box 1. Public Procurement as a strategic lever for demand creation

Whole Life Carbon Procurement in Infrastructure, Netherlands (More information HERE)
The Netherlands has integrated the **CO_2 Performance Ladder** into its infrastructure procurement to drive down carbon emissions. This tiered system ranks bidders based on their carbon management practices both internally and across supply chains. Public authorities factor these rankings into award criteria, especially for large-scale road, rail, and water projects—giving a competitive edge to companies that demonstrate stronger climate action. The result: some projects have seen up to **20% reductions in life-cycle CO_2 emissions**, and over 100 public bodies now rely on the system.

Key to its success is the combination of a **quantifiable scoring tool**, strong collaboration among government sectors like infrastructure, environment, and finance, and transparent processes that boost private sector confidence. Originally developed by ProRail, the Ladder has since become a **national green public procurement standard** and has influenced EU procurement guidelines, setting a powerful precedent for embedding sustainability into public spending.

Line Ministries Driving Demand Creation Through Circular Procurement Policies (Law 9829 HERE)
Sector-specific ministries can strategically shape markets by embedding circular and sustainable requirements in public procurement rules within their areas of influence. In Costa Rica, the National Laboratory of Materials and Structural Models (Lanamme-UCR) mandates through Law 9828 (2020) that at least 50% of materials used in road infrastructure projects must contain reusable content, phased in over five years. This policy creates a clear and growing demand for recycled and sustainable construction materials, driving suppliers to innovate and supply greener options, and accelerating the transition toward a low-carbon construction sector.

India: Leveraging Public Procurement to Scale Demand for Green Construction (Read more HERE).
India's public procurement system, representing nearly 30% of GDP, is a powerful tool to create demand for sustainable building practices. Although a national Green Public Procurement (GPP) policy is still under development, existing initiatives in the construction sector—such as the Central Public Works Department's use of GRIHA standards—embed life cycle analysis and sustainability criteria in procurement decisions. These policies encourage suppliers to provide low-impact materials and services, thereby creating a market pull that drives innovation and investment in green construction technologies, supporting India's broader decarbonisation agenda.

[3] In reference to the principles: "build nothing, build for long-term use, build efficiently and build with the right resources", in the Circular Buildings Toolkit (ARUP, n.d.).

2. Scaling NZERBs through circularity and sustainable public procurement

2.1. A systems approach to the built environment

Adopting a circular economy approach that considers the entire life cycle of the built environment —including embodied and operational carbon—is key to reducing carbon emissions in the sector. This approach takes a systems perspective, addressing planning, design, construction, operation, maintenance, and the eventual disassembly or repurposing of buildings, providing a comprehensive understanding of necessary actions at each stage (Box 2, Figure 3).

Shifting from a linear to a circular economy in the built environment sector goes beyond isolated stages or focusing solely on materials, components, products and elements. It seeks to influence decisions from the design phase through to the end-of-cycle of buildings and infrastructure. By integrating circularity into procurement policies and practices, governments can shape the entire lifecycle of the built environment—prioritising resource and energy efficiency, minimising waste, and reducing greenhouse gas emissions.

2.2. Actions towards a circular built environment

Circularity in the built environment involves:[4]

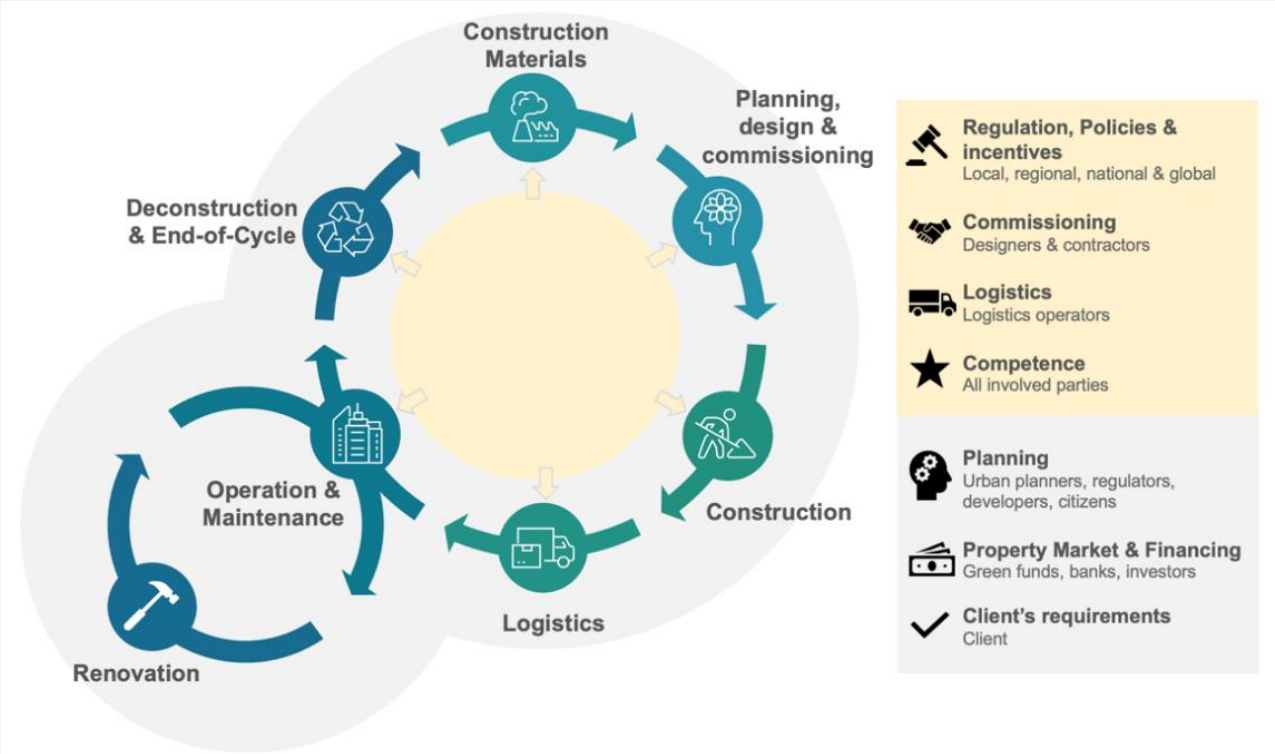
- **Efficient use of existing buildings and infrastructure (prioritise retrofitting):** extending operational life, avoiding unnecessary new construction, promoting flexible use of vacant spaces, and enabling functional transformations of existing structures.
- **Reuse and recycling of construction materials (material circularity):** through the reuse of structural elements, recycling of construction materials, and integration of industrial by-products and biobased materials.
- **Long service life of new construction (design for circularity):** by embedding material efficiency and life-cycle thinking into planning and design, and promoting design for disassembly, reuse, and recyclability.

Conducting whole life cycle assessments (or, where not yet feasible, applying appropriate policy guidelines), is essential to support and evaluate circular practices across the built environment. There assessments help quantify the environmental benefits of strategies like retrofitting, material reuse, and circular design. Additionally, implementing robust standards ensures transparency and enables informed decision-making that reinforces circularity at every stage of a building's life cycle.

[4] In alignment with the *GlobalABC Materials Hub's* *10 Whole Life Cycle Recommendations in support of the Buildings Breakthrough*,

Box 2. Evidence suggests that a closed-loop system with innovative business models, circularity in the built environment, consumes fewer natural resources, generates fewer pollutants and waste and lowers GHG emissions. Incorporating circular design strategies, for instance, design for disassembly can result in 10% - 50% decrease in GHG emissions, and retrofits can generate 50% - 75% fewer emissions than new constructions [5]. Early decision-making is an opportunity to reduce embodied carbon and ensure resource efficiency at later stages of the building life cycle, allowing for eliminating waste and extending the life of buildings. At the same time, adopting such a system would align with objectives to create equitable opportunities for new, high-quality jobs and support for local businesses.

Figure 3: External actors and playground in a circular built environment
(Circular practices in buildings and construction to achieve sustainable development goals, 2024) [13]



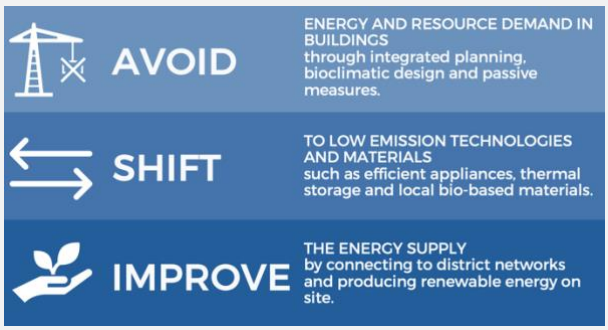
Furthermore, to guide decision-makers in applying a life cycle approach, actions to reduce embodied carbon can be grouped under the "Avoid-Shift-Improve" framework (Figure 4) [5] [14]

(1) **Avoid energy demand and waste** by designing efficiently; prioritising passive and bioclimatic strategies, extending building lifespan, and maximising reuse and circularity;

(2) **Shift to renewables and bio-based materials** from sustainably managed sources; and

(3) **Improve energy and material systems** through decarbonised, energy-efficient and greater use of recycled content.

Figure 4: AVOID-SHIFT-IMPROVE Framework. Adapted [14]



2.3. Embedding circularity in public procurement

By embedding circularity into SPP, governments can adopt a holistic approach that spans across the entire value chain, ensuring that decisions made at earlier stages of the life cycle of the built environment are aligned with the goal to achieve near-zero emission and resilience. This perspective enables governments to:

Directly:

- Create demand to reduce both **embodied** and **operational emissions** (from construction materials and energy use over the whole life of public assets), significantly reducing the overall environmental footprint of the built environment sector.
- Ensure resource and energy efficiency across the whole life cycle of buildings and their supporting infrastructure as a whole through the uptake of circularity strategies: by **designing better** and **building less** (ensuring sufficiency, buildings retrofitting and reduction of waste), **building better** by prioritising locally adapted sustainable materials (e.g. bio/earth-based) and passive design, and **building for longer** by keeping materials at their highest value in the system, (promoting **recycling and reuse** and adopting **design for disassembly** principles).
- Position **whole life cycle assessments** as the main tool to inform decision making.

Indirectly:

- Help align procurement practices with **national and international climate commitments and frameworks**, such as the Paris Agreement, NDCs, the Buildings Breakthrough and the Chaillot Declaration. Including alignment with local contexts and specific realities.
- By creating demand, enable market transformation and readiness to respond to public **demand for resource and energy-efficient, and low-carbon solutions** across the whole life cycle of the built environment, driving industries to align with circularity indicators and standards and meet the growing demand for a near-zero emission and resilient built environment.
- Incentivize the development and adoption **of innovative sustainable technologies, materials, construction methods and financing methodologies that are resource and energy efficient**.

2.4. From theory to practice: Operationalising sustainable and circular public procurement

Despite its power, public procurement has yet to be fully integrated as a strategic policy instrument under the Paris Agreement in most countries. To harness sustainable and circular public procurement's full potential, pathways must be established that create the necessary enabling conditions, including:

- Updated regulations, policies,
- financing mechanisms,
- robust standards and reporting systems,
- capacity building, research and innovation.

Operational strategies are essential, spanning the entire procurement process—from pre-tender planning and tender evaluation, to post-tender implementation across the whole life cycle of buildings and their supporting infrastructure.

Countries would greatly benefit from a 'Global Framework for Action' that provides a set of high-level principles common to all stakeholders of the built environment value chain, along with actionable strategies and tools that can be adopted according to different contexts.

3. Global Framework: A collaborative roadmap

To address this need, the present document outlines a Global Framework for Action designed to enable international cooperation across the fragmented construction value chain (Figure 2), positioning SPP as a catalyst for achieving context-appropriate emission reductions and progressing toward near-zero emission and resilient built environments by 2030.

The process engaged both direct influential actors (government bodies, ministries, planning and regulatory authorities) and indirect stakeholders (contractors, workers, occupants, suppliers, designers, and civil society organizations). Special attention was given to local authorities, who account for 60% of public procurement [15], and to traditionally underrepresented groups in the sector.

UNEP, as host of the Secretariat to the 10-Year Framework of Programmes on Sustainable Consumption and Production, commissioned UNOPS to conduct baseline research and stakeholder mapping that informed prioritized recommendations. These were validated through a comprehensive consultation process involving over 200 stakeholders (Annex 1), resulting in an actionable Global Framework that addresses real-world challenges and context-specific conditions.

3.1. Common principles for action

The following principles outline prioritised actions for Member States and stakeholders to collaborate and align efforts in advancing SPP in the built environment sector. These key actions serve as a common foundation for driving circular, nature-positive, and people-centred construction practices through public procurement. They are intentionally broad, enabling their applicability across different types of organizations, regions, and local contexts.

Principle 1: Recognise the critical role of national and sub-national governments in accelerating sustainable and circular public procurement for achieving a near-zero emission and resilient built environment sector.

- Develop and implement supportive policies, regulatory frameworks, standards, certification schemes, and financial mechanisms to drive widespread adoption and implementation.
- Increase investment in ambitious actions to deliver a circular, nature-positive, and people-centred public built environment, positioning SPP as a catalyst for near-zero emissions and resilience.
- Promote whole life cycle assessments and adopt passive and circular design practices that prioritise retrofitting, material circularity (minimise/avoid resource use), and design for circularity (minimise waste, and emissions across all stages of the buildings, construction and infrastructure's life cycle, from material sourcing to end-of-life management).

Principle 2: Acknowledge that decisions made during financing, planning, and design stages have the greatest influence on reducing resource use and environmental impacts across the built environment value chain.

- Engage stakeholders at these early stages to align procurement practices with sustainability objectives.

Principle 3: Embed circularity and the goals of near-zero emission and resilience throughout the entire procurement cycle—from pre-tender to post-tender—across all stages of the built environment value chain.

- Foster institutional coordination, cross-sector collaboration, and proactive market engagement.

Principle 4: Leverage skills development and knowledge sharing to scale-up action.

- Support green job growth through capacity building (including workforce upskilling and reskilling), pilot projects, and research initiatives that apply circularity principles with a whole life cycle approach, and energy efficiency strategies, demonstrating their role in achieving near-zero emission and resilient buildings across the built environment, while ensuring job standards within SPP policies and pipeline of government projects.

Principle 5: Address socio-economic and environmental impacts—including pollution and effects on nature—in construction-related procurement to ensure that actions toward resilient and near-zero emissions avoid unintended negative consequences and are drivers of inclusive growth.

- Build on existing international standards, with whole life cycle assessment as a core methodology, to measure and monitor environmental impacts and encourage innovation.
- Mitigate potential socio-economic trade-offs by promoting inclusivity and equitable job creation, supporting workforce upskilling and reskilling, ensuring decent work conditions, advancing gender equality and non-discrimination, enhancing accessibility and universal design, encouraging ethical trade practices, and striving for broader adherence to social standards.
- Actively measure and publicly report progress on environmental and socio-economic parameters annually to demonstrate commitment and "lead by example."

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3.2. Actions 'menu'[5]

The following actionable strategies provide concrete pathways for implementing the common principles. For each principle, we highlight the three highest-impact actions based on evidence from stakeholder consultations, case studies, and potential for transformative change, provided as guidance to be applied in alignment with varying contexts and specific socio-economic realities. Member States and stakeholders are encouraged to prioritise these high-impact actions while also considering additional strategies that may be relevant to their specific context.

3.2.1. Actions for Principle 1: Government Leadership

Recognize the critical role of national and sub-national governments in accelerating sustainable and circular public procurement for achieving a near-zero emission and resilient built environment sector.

Strategic Actions

P1.1 – Enable inter-ministerial collaboration for integrated building policies
Foster strong government leadership by promoting collaboration across ministries (e.g., Environment, Energy, Construction, Finance) to develop integrated building policies and codes that address both operational and embodied carbon, enable circularity strategies, and apply whole life cycle assessments supported by joint certifications, budgets, and incentives.
Key implementers: National/sub-national governments (ministries), energy agencies, construction departments or equivalent.

P1.2 - Adopt whole life cycle assessment for public projects
Implement comprehensive whole life cycle assessments for all public construction projects by 2030, establishing clear metrics and methodologies to quantify carbon impacts across the entire building lifecycle. Where not immediately possible, use appropriate policy guidelines and phased implementation approaches.
Key implementers: National/sub-national governments, public procurement agencies.

P1.3 - Prioritize retrofitting and integrate circular procurement into national and urban plans

Ensure that circular and sustainable public procurement, including strategies for retrofitting existing buildings, material circularity, and long service life design, is explicitly embedded in national and subnational strategies and action plans—such as Climate Action Roadmaps, Nationally Determined Contributions (NDCs), and National Biodiversity Strategies and Action Plans (NBSAPs), and urban development frameworks—to reduce whole life cycle GHG emissions and align procurement with long-term sustainability goals.

Key implementers: National ministries, planning agencies, environmental departments, urban planning authorities, building departments, infrastructure agencies.

[5] Actions to evolve and to be reviewed periodically.

Additional Supporting Actions

- **P1.4 - Leverage SPP as a strategic policy tool:** Use sustainable public procurement policies as a strategic tool to drive the adoption of circularity and near-zero emission building practices, aligning SPP with broader sustainability goals. *Key implementers:* National/sub-national governments, procurement agencies.
- **P1.5 - Join existing sustainable built environment initiatives:** Commit to relevant global, regional, and national initiatives for near-zero emission and resilient buildings to align efforts and benefit from shared knowledge. *Key implementers:* National/sub-national governments, public sector organizations.
- **P1.6 - Invest in circular demonstration projects:** Fund circular and sustainable building projects that demonstrate innovative approaches and serve as showcases for market transformation. *Key implementers:* Public investment agencies, municipal governments, Private sector/developers.
- **P1.7 - Foster R&D and innovation ecosystems:** Promote research and development through collaboration between industry, higher education, and vocational training; support and create finance vehicles to support circular innovations, creating pipeline into public procurement processes. *Key implementers:* Innovation agencies and ecosystem support organizations, finance providers, education ministries, business development departments.
- **P1.8 - Launch stakeholder awareness campaigns and convenings:** Implement targeted awareness campaigns for procurement professionals, building officials, and other stakeholders about whole life cycle assessments and circularity benefits. *Key implementers:* Communication departments, professional associations.
- **P1.9 - Secure dedicated funding mechanisms:** Mobilize resources and establish dedicated funding streams for developing and implementing circular procurement policies and practices. *Key implementers:* Finance ministries, development agencies, multilateral institutions.
- **P1.10 - Standardise embodied carbon assessment:** Implement Life Cycle Assessment methodologies to evaluate embodied carbon of new and reused construction materials in SPP, establishing clear benchmarks and requirements. *Key implementers:* Standards bodies, procurement agencies, building departments.
- **P1.11 - Establish procurement networks:** Create or join purchasing networks focused on circularity in the construction sector to share best practices and aggregate demand. *Key implementers:* Procurement agencies, city networks, public buyers.
- **P1.12 - Develop unified assessment frameworks:** Drive multi-stakeholder collaboration to create unified yet adaptable frameworks for assessing circularity in public construction procurement. *Key implementers:* Standards organizations, construction associations, research institutions.
- **P1.13 - Pilot national assessment frameworks.** Engage countries to pilot the National Circularity Assessment Framework for Buildings and implement the recommended actions. *Key implementers:* Housing departments, construction ministries, pilot agencies
- **P1.14 - Apply project-level circularity indicators:** Utilise harmonised indicators to implement circularity at the building project scale, establishing measurable targets appropriate to local contexts. *Key implementers:* Project managers, construction departments, procurement officials.

3.2.2. Actions for Principle 2: Early-Stage Decision Making

Acknowledge that decisions made during financing, planning, and design stages have the greatest influence on reducing resource use and environmental impacts across the built environment value chain.

Strategic Actions

P2.1 - Reform building codes for circularity, energy efficiency and zero carbon
Strengthen circular objectives and principles within green building codes and planning regulations, including measures to enable the regularisation of reused, recycled, and repurposed building elements; integrate passive design strategies systems to minimize operational energy demands; and require zero-carbon heating and cooling technologies to fill remaining heating/cooling demand. Revisions should aim to eliminate regulatory barriers and facilitate the widespread adoption of circular and climate-responsive construction practices.
Key implementers: Building authorities, standards organizations, planning departments.

P2.2 - Embed circularity in funding mechanisms
Integrate circularity principles into funding mechanisms and financial incentives for public construction projects, making circular approaches a condition for receiving public funds.
Key implementers: Finance ministries, development banks, infrastructure funding agencies.

P2.3 - Develop life cycle standards and certification
Support the development and adoption of life cycle based technical standards, ecolabels, certification schemes, and credible product and service declaration schemes that enable informed decision-making.
Key implementers: Standards bodies, certification organizations, quality infrastructure institutions.

Additional Supporting Actions

- **P2.4 - Coordinate across the value chain:** Establish/convene/contribute to or join existing cross-sector networks to improve and advocate for coordination between governments, private sector, certification bodies, and financial institutions, including the insurance sector. *Key implementers:* Industry associations, government coordination offices, multilateral organizations.
- **P2.5 - Implement Extended Producer Responsibility:** Explore mechanisms to include construction material flows, such as Extended Producer Responsibility (EPR) in procurement requirements to ensure whole-lifecycle management. *Key implementers:* Environmental protection agencies, waste management authorities.
- **P2.6 - Create market engagement guidance:** Develop practical guidance for procurement practitioners on how to engage with the market and assess its capacity to respond to sustainability requirements. *Key implementers:* Procurement training centres, business development agencies.
- **P2.7 - Establish incentive systems:** Develop comprehensive incentive systems to encourage and facilitate circular public procurement in the construction sector, including tax benefits, expedited permitting, and recognition programs. *Key implementers:* Finance departments, economic development agencies.

- **P2.8 – Integrate heating and cooling strategies in early design:** Mandate the prioritisation of passive cooling design principles (natural ventilation, thermal mass, shading) and highly efficient mechanical heating and cooling systems including both on-site and heat pump and district heating and cooling in planning and design phases to reduce operational emissions while ensuring occupant comfort and resilience to a changing climate. Define energy performance level at first stage and consider at an early stage the heating and cooling system once energy performance is determined.

3.2.3. Actions for Principle 3: Circularity throughout the entire procurement cycle

Embed circularity and the goals of near-zero emission and resilience throughout the entire procurement cycle—from pre-tender to post-tender—across all stages of the built environment value chain.

Strategic Actions

P3.1 - Implement whole life cycle costing
Promote award criteria beyond initial price, institutionalizing the use of whole life cycle costing and comprehensive environmental impact assessments in bid evaluation processes, with clear weighting that prioritizes sustainability.
Key implementers: Procurement agencies, finance departments, evaluation committees.

P3.2 - Adopt performance-based procurement
Implement performance-based and innovation-oriented procurement approaches that incentivise and specify outcomes rather than means, allowing suppliers to propose circular solutions that meet or exceed performance requirements.
Key implementers: Procurement innovation units, technical departments.

P3.3 - Utilize collaborative procurement methods
Promote collaborative procurement methods, such as Competitive Dialogues, Early Contractor Involvement (ECI), or Rapid Circular Contracting, that leverage suppliers' knowledge and expertise to drive circularity innovations.
Key implementers: Procurement officials, legal departments, project managers.

Additional Supporting Actions

- **P3.4 - Standardize procurement approaches:** Leverage existing general frameworks that guide practitioners throughout the cycle of public procurement to promote standardized approaches globally and share best practices. *Key implementers:* Procurement policy departments, international organizations.
- **P3.5 - Strengthen contractual sustainability clauses:** Enhance contractual clauses to precisely define and enforce sustainability performance requirements, including specific emission calculations, material specifications, and circularity metrics. *Key implementers:* Legal departments, contract specialists, procurement officers.

- **P3.6 - Implement circular procurement toolkits:** Develop and distribute sector-specific procurement toolkits with templates, specifications, and evaluation criteria that procurement officials can readily adapt to their local contexts. *Key implementers:* Procurement agencies, international organizations, built environment experts.
- **P3.7 - Establish pre-approved circular suppliers:** Create pre-qualification systems to identify opportunities for circular innovations/technologies and framework agreements to create pipeline of technologies and for suppliers that meet circular economy and sustainability criteria to streamline procurement processes. *Key implementers:* Procurement agencies, innovation bodies, certification bodies.
- **P3.8 - Implement digital material passports:** Develop systems for tracking and documenting materials used in public buildings to facilitate future reuse and recycling, creating a digital record of embedded resources. *Key implementers:* Digital innovation agencies, building departments, waste management authorities.

3.2.4. Actions for Principle 4: Capacity Development

Leverage skills development and knowledge sharing to scale-up action and build necessary capabilities across the procurement and construction sectors.

Strategic Actions

P4.1 - Develop targeted practitioner skills and support green job growth
Implement focused skills development programs for procurement officials, construction professionals, and the broader workforce, emphasizing upskilling and reskilling for a circular built environment. Training should go beyond general awareness to include technical competencies such as whole life carbon assessment, material passports, circular design principles, and energy efficiency strategies (e.g., passive design, high-efficiency mechanical systems). Support diverse learning pathways—including recognition of prior learning and non-traditional skill routes—and ensure alignment with job standards embedded in SPP policies and the public project pipeline. *Key implementers:* Professional training institutions, higher education, industry associations.

P4.2 - Mainstream circular procurement education
Facilitate access to educational resources and professional certification programs for procurement professionals and design teams, making circular economy principles a standard part of professional qualification.
Key implementers: Educational institutions, professional credentialing bodies, online learning platforms.

P4.3 - Establish knowledge exchange networks
Support the establishment of regional and local circular procurement networks focused on practical knowledge exchange, peer learning, and collaborative problem-solving among procurement practitioners.
Key implementers: Local government associations, procurement networks, international organizations.

Additional Supporting Actions

- **P4.4 - Implement strategic communications:** Design and implement tailored communication strategies to build awareness and support for circular procurement among decision-makers, suppliers, and the public. *Key implementers:* Communication departments, media relations teams.
- **P4.5 - Create decision support tools:** Develop digital tools, calculators, and decision support systems that help procurement officials evaluate circular options and quantify benefits. *Key implementers:* Digital innovation agencies, research institutions.
- **P4.6 - Establish mentorship programs:** Create structured mentorship programs pairing experienced circular procurement practitioners with those new to the field to facilitate knowledge transfer and practical guidance. *Key implementers:* Professional associations, government training departments.
- **P4.7 - Document and share case studies:** Systematically document successful circular procurement projects, creating detailed case studies with quantifiable results, lessons learned, and replicable approaches. *Key implementers:* Research institutions, communication departments, international networks.
- **P4.8 – Mainstream clean heating and cooling procurement expertise:** Prioritize funding and the establishment of centres of expertise to train procurement professionals and design teams in clean heating and cooling systems. This includes heat pump installation, passive cooling design, high-efficiency mechanical cooling, and district cooling systems.

3.2.5. Actions for Principle 5: Holistic Impact Assessment, Monitoring and Reporting

Address socio-economic and environmental impacts in construction-related procurement to ensure that actions toward resilient and near-zero emissions avoid unintended negative consequences and are drivers of inclusive growth.

Strategic Actions

P5.1 – Establish and implement monitoring and reporting systems that include socio-economic indicators

Develop and implement metrics to assess the social impacts of construction procurement, including job creation, skills development, gender-responsive practices, and benefits to local communities. Establish comprehensive monitoring systems to track the implementation and outcomes of sustainable public procurement in the construction sector, including digital platforms for data collection, analysis, and reporting aligned with SDG indicator 12.7.1.

Key implementers: Statistical agencies, sustainability departments, procurement monitoring units.

P5.2 - Adopt integrated impact assessment

Implement comprehensive approaches that address the full spectrum of environmental and social impacts within construction procurement, including biodiversity, water use, pollution, and social equity considerations.

Key implementers: Labour departments, community organisations, environmental agencies, social development departments, procurement policy units.

P5.3 - Establish collaborative reporting mechanisms
Develop systematic approaches to track, monitor, measure, consolidate and report the implementation of the 'Framework for Action' annually in collaboration with the Buildings Breakthrough Priority Action B2, creating accountability and enabling continuous improvement.
Key implementers: International coordinating bodies, national reporting agencies.

Additional Supporting Actions

- **P5.4 – Promote climate-resilient strategies:** Promote cooling solutions that address both decarbonization and climate adaptation needs, ensuring buildings remain comfortable and functional under rising temperatures while minimizing energy consumption and greenhouse gas emissions.
- **P5.5 - Promote net-zero energy buildings:** Advance strategies for Net-Zero Energy Buildings, including energy-producing buildings with integrated renewable energy systems that contribute to grid resilience. *Key implementers:* Energy departments, building authorities, utilities.
- **P5.6 - Create recognition programs and incentives schemes:** Establish awards, incentives and recognition programs tied to socio-economic and environmental impacts that celebrate exemplary circular procurement projects and practitioners, raising visibility and creating positive incentives. *Key implementers:* Government recognition programs, industry associations.

4. Mapping of key initiatives and guidelines in support of the actions' "menu"[6]

Principle 1: Recognise the critical role of national and sub-national governments in accelerating sustainable and circular public procurement for achieving a near-zero emission and resilient built environment sector.					
Stakeholder	Resource	Type of Resource	Targeted Stakeholders	Scope	Link
GlobalABC	**GlobalABC Roadmaps for Buildings and Construction**. roadmaps help set pathways to decarbonization of the buildings and construction sector by 2050. Developed as a framework and a process, they present a comprehensive approach to emission reductions from the built environment along the full life cycle, with aspirational short and medium term and longer-term targets.	Framework	National/subnational governments	Global	Access
WBCSD	**Circular Transition Indicators (CTI) for buildings.** CTI for buildings is a standardized framework that uses consistent methodology and terminology to measure circularity in buildings, supporting decision-making and enabling benchmarking.	Framework	Multiple	Global	Access
Breakthrough Agenda	**Buildings Breakthrough initiative** is an intergovernmental collaboration framework focused on key international actions supported by international initiatives, setting and enabling a framework to facilitate national policies for decarbonisation and climate resilience of buildings. Priority Actions are developed on a yearly basis to respond to recommendations set for the sector by the Breakthrough Agenda Report. The updated priority actions for 2025 is to be launched at COP29	Initiative	National/subnational governments and supporting organizations	Global	Access How to join?
UNIDO	**Clean Energy Ministerial Industrial Deep Decarbonization Initiative (IDDI).** It is a coalition of governments and private sector, academia and civil society creating an enabling environment for industrial decarbonization through: · aggregating green public procurement commitments to create early	Initiative	National governments	Global	Access

[6] Mapping to evolve and to be reviewed periodically

	markets for low and near-zero emission construction materials, and · support the harmonization of standards, and creation of definitions for low and near zero emission steel, cement and concrete.				
Net-Zero Government Initiative	**Net-Zero Government Initiative.** Through the Net-Zero Government Initiative (NZGI), countries are leading by example to achieve net-zero emissions from national government operations by no later than 2050. It includes actions such as major contractor greenhouse gas emission disclosures paired with science-based targets, a "buy clean" initiative for low-carbon materials, and a sustainable products policy.	Initiative	National governments	Global	Access
C40	**The C40 Clean Construction Accelerator and C40 Net Zero Carbon Buildings Accelerator** bring together global cities that commit to reducing, respectively, embodied and operational emissions from buildings and the built environment. Signatories to the C40 Clean Construction Accelerator are collectively working towards a 50% reduction in embodied emissions for new buildings, infrastructure and major retrofits by 2030, as well as zero-emission construction sites where feasible - including through leading by example using municipal procurement and convening stakeholders. Signatories to the C40 Net Zero Carbon Buildings Accelerator have committed to ensuring that all municipal and new buildings operate at net zero carbon by 2030, and all buildings citywide by 2050.	Initiative	Subnational governments	Global	C40 Clean Construction Accelerator C40 Net Zero Carbon Buildings Accelerator
IGPN and its initiative of Green Purchasing Network Measurement Methodology Development	**The GPN measurement methodology development initiative** was launched to advocate green purchasing practice promote the sustainable consumption and production transition by using the IGPN's unique GPN model ubiquitously through a measurable, reportable, and replicated measurement methodology. The duration of this initiative is 2 years from 2023 to 2024 and it is initially implemented in IGPN members. the planned output will include: -A measurement methodology with feasible access of GPN definition, qualitive and quantitative monitoring indicators; -An excel calculator guide the pilot testing of the methodology;	Initiative	Multiple	Global	Access

	-A pilot testing report of the methodology which brough performance overview of each Green Purchasing Network with recommendations.				
GLCN	The **Global Lead City Network (GLCN) on Sustainable Procurement**. It is a group of 15 cities committed to drive the transition to sustainable consumption and production by implementing sustainable and innovation procurement.	Network	Subnational governments	Global	Access
ICLEI	**ICLEI Circular Cities**. It facilitates the circular economy transition at the local level in communities all around the world. From raising awareness and political momentum on the urgency of shifting away from unsustainable consumption and production patterns to designing policy approaches that address concrete challenges, ICLEI Circulars supports the ICLEI network throughout the transition to a circular economy.	Network	Subnational governments	Global	Access
Circular Economy Coalition -Latin American and the Caribbean	**Circular Economy Coalition -Latin American and the Caribbean.** The Circular Economy Coalition's main objectives are to create a common regional vision and perspective with an integrated and holistic approach, to be a platform for sharing knowledge and tools, and to support the transition to the circular economy with a life cycle thinking approach. Construction is included in their scope of work. Regional platform (Steering Committee is composed of five high-level government representatives).	Network	National/subnational governments, multiple	Latin America and the Caribbean	Access
The Nordic Council of Ministers	**Nordic sustainable construction.** Use of workshops, research, regulatory work, capacity building and interaction with Nordic lawmakers and actors along the entire value chain of construction and housing to implement the vision of becoming a sustainable and integrated region by 2030 in respect to sustainable construction and housing.	Programme	National governments	Nordic Countries	Access

OECD	The OECD project **"Decarbonising Buildings in Cities and Regions"** aims to identify best practices and challenges for both national and subnational governments in driving the decarbonisation of buildings. With a multi-level governance framework, the project aims to guide building policies, including energy efficient retrofits, installing high performance equipment and promoting renewable energy. Besides saving energy and reducing CO2 emissions, decarbonising buildings also brings multiple benefits such as, improving health and creating green jobs. The project can provide analysis of current bottlenecks in scaling up decarbonising measures and propose recommendations for both national and subnational policy makers. The OECD Programme Decarbonising Buildings in Cities and Regions supports local, regional and national governments to design urban policies that enhance the implementation of decarbonisation measures in the built environment through: data & analysis, self-assessment and country & city focused case studies.	Project	National/subnational governments	Global	Access
Ministry of equipment and housing of TUNISIA "CETEC and CEREMA laboratory (FRANCE)	The **RE-Med project** aims to transfer and experiment technologies enabling CDW to be transformed into resources for the construction and maintenance of roads. The project will implement structured training, scientific and public dissemination, methodological guides and draft standards, as well as models of efficient economy to integrate the dimension of sustainable development in the road sector	Project	National governments	Tunisia France Lebanon Italy	Access
Cityloops	**Cityloops**: Construction and demolition waste Six medium-sized cities developed a number of instruments and piloted a series of demonstration actions with the aim of achieving material circularity in the construction sector. Their actions spanned the entire value chain, from spatial planning and (selective) demolition to the creation of a secondary materials market and (new) construction. They also developed business cases highlighting the economic feasibility of circular actions, as well as a circular construction handbook.	Resource	Subnational governments	EU	Access

Collaboration of leading figures in built environment	**Our Shared Understanding: a circular economy in the built environment**. A summary of core concepts that inform the transition to a circular economy.	Resource	Multiple	Global	Access
UNFCCC	**Compendium on greenhouse gas baselines and monitoring Building and Construction Sector.** It provides an overview of the depth and extent of the sources of GHG emissions in the building and construction sector and, thereafter, to present methods and instruments for quantifying these GHG emissions.	Resource	Multiple	Global	Access
GlobalABC Sufficiency-Hub	**Sufficiency and the Built Environment**: **Reducing Demand for Land, Floor Area, Materials and Energy.** Raising awareness on Sufficiency measures through a series of recommendations that can help the sector meet climate mitigation goals while ensuring access to well-being for all.	Resource	Multiple	Global	Access
OECD	**Zero-Carbon Buildings in Cities: A Whole Life Cycle Approach**	Resource (policy rec.)	National/subnational governments	Global	Access
GlobalABC Materials Hub	The **10 Whole Life Cycle Recommendations for the Buildings Breakthrough** aim to (1) show how Whole Life Cycle considerations underpin the Buildings Breakthrough Key Priority Actions, and (2) provide guidance to policy makers to implement the Buildings Breakthrough commitments nationally and locally.	Resource (recommendations and case study platform)	National/subnational governments and initiatives in support of the Buildings Breakthrough	Global	Access
The Nordic Council of Ministers Nordic Innovation	**Toolbox for Future-Proof Construction** Results from the Nordic Sustainable Construction Programme 2021-2024	Resource (Toolbox)	National governments	Global	Access
International Organization for Standardization (ISO)	**ISO Circular economy standards** ISO 59004: Circular economy — Vocabulary, principles, and guidance for implementation, ISO 59010: Circular economy — Guidance on the transition of business models and value networks, ISO 59020: Circular economy — Measuring and assessing circularity performance.	Standard	Multiple	Global	Access
UNOPS/UNEP GlobalABC Materials Hub, MoE Finland, RMIT University	**National Circularity Assessment Framework for Buildings**. Circularity indicators framework developed to measure the level of circular economy in the buildings and construction sector at the national level covering the “Shift”, “Build” and “Grow” economies.	Toolkit	National governments	Global	Access

Arup and EMF	**Circular Buildings Toolkit**. It is a set of practical strategies and measures that can help you approach this systemic shift, supported by a growing library of real-world examples.	Toolkit	Multiple	Global	Access
European Commission	**Big Buyers Initiative:** Focused on Circular Construction and Zero Emission Construction Sites.	Initiative	National/subnational governments	Europe	Access
City of New York	**Clean Construction**: Encourages NYC capital construction agencies to work to lower embodied carbon from their construction projects, through Executive Order 23 "Leading by example trough clean construction actions taken by the NYC's Capital Construction Agencies"	Initiative	Subnational governments	USA	Access
City of New York, C40 and partner cities: Los Angeles, San Diego, Montreal, Boulder County, Philadelphia, and Austin.	**North American Electric Construction Coalition**: Partnering with other cities and industry leaders, we're pushing to develop the electric construction equipment market and slash harmful air and noise pollution, advancing environmental justice and improving quality of life.	Initiative	Subnational governments	USA	Access
Circular Buildings Coalition	**Four Circular Building Pathways Towards 2050,** including a list of circular strategies and actions at the building level: (1) Build nothing new, (2) Build Efficiently, (3) Build for long-term use, and (4) Build with the right materials	Resource	Multiple	EU, Global	Access
Low Carbon Building Initiative	LCBI promotes low carbon buildings and **reduce the CO2 emissions of European real estate** by half (measured in a Life-Cycle Analysis). LCBI aims to create the **first pan-European low carbon label measuring the carbon footprint of real estate based on a Life-Cycle Analysis.**	Resource	Multiple	Europe	Access

Principle 2: Acknowledge that decisions made during financing, planning, and design stages have the greatest influence on reducing resource use and environmental impacts across the built environment value chain.					
Stakeholder	Resource	Type of Resource	Targeted Stakeholders	Scope	Link
Blue Dot Network (a multilateral organization composed of states)	**The Blue Dot Network Certification**. It applies to infrastructure projects across all major infrastructure sectors including energy, water and sanitation, transport and ICT. It can accommodate projects at different stages of the life cycle, from planning and preparation to construction and operations. It includes as criteria: "Project includes a Life-cycle Assessment and adopts circular economy principles in its design, operation and maintenance, and decommissioning."	Certification framework	Multiple	Global	Access
Multilateral Development Banks (MDBs)	**MDB Circular Economy Working Group focuses** on: - Strengthening internal capacity to continue our demand-based support to circular economy approaches, both within our lending and our advisory activities. - Exploring methodologies to demonstrate how circular solutions can generate economic value while fostering a just and inclusive sustainable development. - Enhancing resource efficiency considerations within our operations across sectors. - Facilitating the exchange of knowledge with the private sector, civil society, and local, regional, and national authorities.	Initiative	MDBs	Global	Access
United Nations Environment Programme Finance Initiative	**United Nations Environment Programme Finance Initiative.** The UN-convened network of banks, insurers and investors accelerating sustainable development.	Initiative	Finance institutions (Banks, insurers, investors)	Global	Access
WBCSD	**Built Environment Market Transformation Agenda.** This work calls for actors from business, finance, policy and science to collectively advocate for a shared vision and commitment to systemic decarbonization by	Initiative	Multiple	Global	Access

	pulling on the three key transformational levers: 1. Adopt life-cycle thinking and Whole-Life Carbon Assessment across the full value chain and align key indicators, metrics and targets. 2. Integrate the carbon cost and reflect it in the price of products and services throughout the value chain, including in procurement and taxonomy. 3. Transform the supply and demand dynamics to incentivize low-carbon solutions based on the Whole-Life Carbon approach.				
ACEA	**Africa Circular Economy Alliance:** is a government-led coalition of African countries, with a mission to spur Africa's transformation to a circular economy that delivers economic growth, jobs, and positive environmental outcomes. ACEA's Secretariat is hosted by the African Development Bank (AfDB) and is supported by the Africa Circular Economy Facility (ACEF), the only multi-donors trust funds dedicated to mainstreaming the circular economy as an inclusive green growth strategy across the continent, set up by the AfDB.	Initiative	Multiple	Africa	Access
US Environmental Protection Agency (EPA)	**The Interim Determination on Low Carbon Materials Under IRA 60503 and 60506 (2022)** provides federal agencies with actionable determinations on selecting materials and products "that have substantially lower levels of embodied greenhouse-gas emissions…" and provides the option of using salvaged and reused materials/products from onsite and/or within the project region. **The Reducing Embodied Greenhouse Gas Emissions for Construction Materials and Products grant program** supports manufacturers of construction products and other entities to develop and verify Environmental Product Declarations (EPDs). The grant program funds several projects supporting the disclosure of embodied GHG emissions for salvage and reuse. **The Recommendations of Specifications, Standards, and Ecolabels** is a set of guidelines on the EPA website that helps federal purchasers	Resource	National/subnational governments	USA	Interim Determination Grant Program Recommendations of Specifications, Standards, and Ecolabels

	identify and procure environmentally preferable products and services. The Recommendations leverage private sector approaches to defining and measuring sustainability by including over 40 private sector standards/ecolabels in more than 30 purchase categories. This includes evaluation of circularity related characteristics of certain construction materials and products.				
Interreg Europe	**Sustainable and circular construction.** A Policy Brief from the Policy Learning Platform for a greener Europe It provides an overview of EU initiatives to inspire local and regional authorities and showcase practical examples of stimulating the transition to a circular and sustainable building sector. These include instances of innovative policies, actions concerning the recycling and reuse of construction materials, and demonstrations of potential for using recycled and bio-based materials.	Resource (Policy Brief)	National/subnational governments	EU	Access
US Department of Defense (DoD)	A Memorandum titled **"Understanding and Reducing Embodied Emissions in Buildings" (2024)** was recently finalized by the DOD. The Memorandum establishes policy directing DoD to "design new building systems to facilitate the deconstruction and disassembly of individual materials for reuse, recycling, or repurposing to increase building material circularity and minimize adverse impacts associated with future demolition or renovation", among other strategies that support circularity.	Resource (policy directions)	National governments	USA	Memorandum link
C40 Clean Construction Programme	**The C40 Clean Construction Programme** works with C40 member cities as well as other stakeholders to work towards a decarbonised, resilient and inclusive built environment - following the Clean Construction Hierarchy based on circular principles.	Resource (Policy Explorer)	Subnational governments	Global	Access
Joint Research Centre (European Commission)	**Circular technologies in construction: Putting science into standards**. The report emphasizes the importance of standardisation in promoting circular construction and the circular economy. It discusses the need for future standardisation and pre-normative research for circular construction in terminology, metrology, performance characterisation, compatibility and operability assessments."	Resource (Report)	Multiple	EU	Access

UNEP FI and Global ABC. Banking on Green Buildings.	**Banking on Green Buildings.** The report explores how banks can play a key role in making our buildings more energy efficient and contribute to their climate and resource efficiency goals, including those made under the Principles for Responsible Banking.	Resource (Report)	Finance institutions (Banks, insurers, investors)	Global	Access
UNEP FI	The **"Circular Economy as an Enabler for Responsible Banking"** series of resources helps banks around the world operationalise the interlinkages between the circular economy and climate, nature, pollution and healthy and inclusive economies. It provides actions for signatories to the Principles for Responsible Banking to move from setting sustainability targets to implementation, emphasising the integration of circular economy principles in their lending and investment decisions for high impact sectors. The series encourages banks to embed circularity into internal policies and processes, engage with clients in their transition to circular business models, redirect financial flows towards circular solutions and opportunities, and advocate for mainstreaming circularity.	Resource (Report)	Finance institutions (Banks, insurers, investors)	Global	Access
UNEP FI	**Circular Economy as an Enabler for Responsible Banking: Circular Solutions to Achieve Climate Targets in the Buildings and Construction Sector** The "Circular Economy as an Enabler for Responsible Banking" series of resources helps banks operationalise the interlinkages between the circular economy and climate, nature, pollution and healthy and inclusive economies. It provides actions for banks to move from setting sustainability targets to implementation, emphasising the integration of circular economy principles in their lending and investment decisions for high impact sectors.	Resource (Report)	Finance institutions (Banks, insurers, investors)	Global	Access
WBCSD	**Net-Zero Buildings: Where do we stand?** Key actions for decarbonization: • Commit to WLCA on all projects • Develop consistent and transparent carbon intensity and benchmark data • Adopt explicit targets	Resource (Report)	Multiple	Global	Access

	• Define net-zero buildings • Establish wider collaboration				
WBCSD	**Net-Zero Buildings – Halving Construction Emissions Today**	Resource (Report)	Multiple	Global	Access
US General Services Administration (GSA)	The **Facilities Standards for the Public Buildings Service (2024 P100)** establishes mandatory design standards and performance criteria for GSA-owned buildings. P100 is on a three-year update schedule, and its latest update has included several circularity considerations. For example, design for reuse is now listed as one of 9 essential principles of sustainable design and development, and a salvage assessment is now required for demolition projects.	Resource (Standards overview)	Multiple (project managers, contracting officers and others)	USA	Facilities Standard (P100)
WBCSD	**Decarbonizing Construction: Guidance for Investors and Developers to Reduce Embodied Carbon** (50 actions, with 11 in construction and procurement). Strategies to reduce embodied carbon: 1. Create a carbon policy that sets out consistent requirements for all projects to follow. 2. Set targets and transparency requirements for projects to meet across all their phases. 3. Prioritize circularity – that is, less new building and more reuse and refurbishment. 4. Design optimization to use less material and to choose materials with a low carbon footprint. 5. Low-carbon procurement to ensure acquisition of materials with a low carbon footprint.	Resource (Strategies)	Multiple	Global	Access

Principle 3: Embed circularity and the goals of near-zero emission and resilience throughout the entire procurement cycle—from pre-tender to post-tender—across all stages of the built environment value chain.					
Stakeholder	Resource	Type of Resource	Targeted Stakeholders	Scope	Link
Ellen MacArthur Foundation	**Circular public procurement: a framework for cities.** It provides an overarching framework that should be adapted to the local context and the realities of each city. Each step includes questions to consider, examples of how other city governments have implemented circular procurement, and resources.	Framework	Subnational governments	Global	Access
C40 Clean Construction Working Groups	**C40's Clean Construction Programme** convenes a number of Working Groups to connect cities working on specific topics related to a decarbonised and resilient built environment. Two recent Working Groups have focused on Clean Construction and Climate Resilience, and Circularity and Material Reuse, respectively.	Network	Subnational governments	Global	Outcomes of the C40 Clean Construction and Climate Resilience Working Group (the Circularity & Material Reuse Working Group is still currently active - outcomes are expected for publication in late 2025)
World Bank	**WB Guide: Evaluating bids and proposals Guidance to use Rated Criteria** to evaluate nonprice factors such as technical matters, quality, sustainability, environmental, social, innovative aspects of Bids, and so on, when determining an award decision.	Resource	Multiple	Global	Access
The Chancerey Lane Project	**The Chancerey Lane Project: Climate related contract clauses.** They help organizations reduce emissions using the power of legal documents and processes (working in over 110 countries).	Resource (Contact Clauses)	National/subnational governments	Global	Access
UNEP. SBC Programme, OPN	**UNEP: Guidance Document on Procuring Sustainable Buildings and Construction.** The guide provides an overview of options and methods for procuring sustainable buildings and construction in developing countries and emerging economies. It covers a number of procurement methods and	Resource (Guidance)	Multiple	Developing countries and emerging economies	Access

	processes, including newer methods of integrated project delivery (IPD) and public-private partnerships.				
Arup, CNCA	**City Handbook for Carbon Neutral Buildings.** It provides guidance on the purchasing of sustainable, bio-based building materials in construction. It was developed with input from city officials in Europe and North America and key stakeholders throughout the procurement chain.	Resource (Handbook)	Multiple	USA and Europe	Access
EIT Climate-KIC	**The challenges and potential of circular procurements in public construction projects.** It includes best practices and recommended solutions to embed circularity throughout the procurement process	Resource (Report)	National/subnational governments	EU	Access
SAICM Secretariat	**Sustainable Procurement of Building Materials: A Progressive Approach to Chemicals of Concern.** The aim of the guidance is to better inform chemicals management and reduction approaches in public tenders for building products and materials, as well as provide recommendations to integrate this into policy.	Resource (Report)	Multiple	Global	Access
European Commission (EC)	**Decarbonisation of the transport infrastructure construction.** It showcases best practices and recommendations to move away from the traditional 'linear' working methods to develop a circular economy with life-cycle management of transport infrastructure.	Resource (Report)	Multiple	EU	Access
UNECE	**UNECE PPP and Infrastructure Evaluation and Rating System (PIERS)** PIERS is a methodology for scoring and evaluating PPP projects that aspire to be described as "PPPs for the SDGs" (it includes Circular economy criteria).	Resource (Tool)	National/subnational governments	Global	Access
FIDIC	**FIDIC contracts.** A FIDIC contract refers to a standard form of contract published by the International Federation of Consulting Engineers (Fédération Internationale Des Ingénieurs-Conseils or FIDIC). These contracts are widely used in international construction and engineering projects. For instance, they are used in World Bank Projects.	Standard	Multiple	Global	Access

Principle 4: Leverage skills development and knowledge sharing to scale-up action.					
Stakeholder	Resource	Type of Resource	Targeted Stakeholders	Scope	Link
European Commission (EC)	**Big Buyers Working Together (BBWT**). Under the BBWT Project, ten Communities of Practice (CoPs) are to be created. The one on Circular Construction aims to explore innovative solutions in terms of materials and methods to improve circularity. Share market intelligence and engage in joint market dialogues, both to express the combined demands of the members and to better understand the available technologies and forthcoming innovations.	Community	National/subnational governments	EU	Access
Alianza Latinoamericana Circular en el Sector de la Construcción	**Alianza Latinoamericana Circular en el Sector de la Construcción.** Organizations that have come together to promote the circular economy in the construction sector, promoting the exchange of experiences and knowledge throughout the sector's value chain in all Latin American countries. Initiative promoted by the Colombian Chamber of Regional Construction of Antioquia, and other entities that bring together companies in the sector in countries such as Chile, Brazil, Mexico, Peru, Uruguay.	Community	Multiple	Latin America	Access
Built by Nature, Dark Matter Labs and Wageningen University	**Circulaw.** A knowledge platform dedicated to enabling the transition to a circular economy by identifying opportunities in current law and supporting a circular future. Currently in a phase to explore the replicability of the model.	Resource (knowledge platform)	Multiple	Amsterdam	Access
European Construction Directives	**EU Circular Talk will tackle Circular approaches to affordable housing: reshaping the future.** It will explore how social equity, innovative construction and environmental responsibility come together. Come and see how the principles of circularity can reshape affordable housing, providing long-term solutions for social housing and the just transition.	Resource (Knowledge Platform)	Multiple	Regional	Access
Valencian Institute of Building	**BUS-GoCircular**. The project developed a “Train the Trainers (TtT)” programme, that addresses application of the Circular Economy interventions in the construction value chain framework and the Circular	Resource (Training)	Multiple	EU	Access

	Construction Skills qualification framework. The materials are available online.				
Valencian Institute of Building	**ITC-ILO Training programs in procurement**. They offer a training program on Procurement management for Works, as well as master, as well as a master's in public procurement for sustainable development. They have also set up alliances with other organizations, like the one they have with the Asian Development Bank for the training of procurement officers in the region. They don't have a particular emphasis on circularity, but they do include sustainability in projects.Particular training is dedicated to LLC integration in construction projects, implementation of climate - aligned projects through adaptation of nature-based solutions and implementation of safeguards.	Resource (Training)	Multiple	Global	Access
ICLEI	**Stimulating demand for circular construction skills - a guide for public authorities.** It aims to raise awareness among practitioners and policymakers about their ability to promote a more circular construction sector and upskill professionals. It also highlights the various levers at the disposal of local and regional governments and public administrations to support this transition.	Resource (Guide)	National/ subnational governments	EU	Access

Principle 5: Address socio-economic and environmental impacts—including pollution and effects on nature—in construction-related procurement to ensure that actions toward resilient and near-zero emissions avoid unintended negative consequences.					
Stakeholder	Resource	Type of Resource	Targeted Stakeholders	Scope	Link
World Economic Forum (WEF)	**Nature-Positive Cities**. The initiative aims to help cities and businesses coalesce around common principles to reconcile their relationship with nature and provide guidance on the implementation and delivery of nature-based interventions.	Initiative	National/ subnational governments	Global	Access
Build by Nature and FCLP Initiative	**Principles for Responsible Timber Construction.** The goal is to help frame public sector policies and incentives to increase the use of wood and biobased materials in construction, while mitigating potential risks and unintended consequences for forests, carbon storage, biodiversity and local communities.	Initiative	Multiple	Global	Access
United Nations Environment Programme	**SDG Target 12.7**: "Promote public procurement practices that are sustainable, in accordance with national policies and priorities." **SDG indicator 12.7.1:** Number of countries implementing Sustainable Public Procurement policies and plans.	Monitoring (Indicators)	National governments	Global	Access
EU	**Level(s) Indicators 2**. Resource efficiency and circular material lifecycles: 2.1 Bill of materials: Lists the materials used in the construction of the building. 2.2 Construction & demolition waste: Measures the amount of waste generated during construction and demolition. 2.3 Design for adaptability and renovation: Assesses the building's ability to be adapted and renovated in the future. 2.4 Design for deconstruction and recycling: Evaluates the ease with which the building can be deconstructed and recycled at the end of its life cycle.	Monitoring (Indicators)	National/subnational governments	Global, Europe	Access

ICLEI	**Monitoring Progress in Green Public Procurement.** This report outlines the importance of monitoring progress in green public procurement (GPP) and highlights various methodologies, challenges, and recommendations to improve monitoring practices. The report focuses specifically on monitoring how GPP reduces greenhouse gas emissions. Additionally, this report showcases GPP monitoring practices in South Korea, Japan, Slovenia, Denmark, Malaysia, and the Netherlands as real-life examples.	Monitoring (Report)	National/subnational governments	Global	Access
Business for Nature	**Business for Nature.** It is a global coalition of 100+ influential partner organizations as well as forward-thinking companies. They drive credible business action and policy ambition to achieve a nature-positive economy for all by 2030. They have issued recommendations to governments on the policies, legislation, regulation and incentives needed to create a nature-positive economy, which include public procurement policies: "Set robust nature requirements and adherence to the mitigation hierarchy into public procurement policies and infrastructure development guidelines for all economic sectors to enhance biodiversity outcomes including the application of nature-based solutions and incentivize a nature-positive economy."	Network, Resources	Multiple	Global	Access
European Commission	**Buying Social** - a guide to taking account of social considerations in public procurement	Guide	National/subnational governments	Europe	Access
European Institute for Gender Equality	Gender-responsive public procurement: Step-by-step toolkit	Guide	National/subnational governments	Europe/Global	Access

Resources

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ANNEX 1: Stakeholder engagement and consultation process to co-design the Global Framework for Action

Questionnaire and desk review	
Responses to the questionnaire were received from 38 organizations and desk reviews were conducted for an additional 57 relevant organizations. In total, information was collected from 95 stakeholders, representing various stakeholder groups, including public procurement authorities (7%); standards and label issuers (16%); initiatives (13%); non-governmental organizations (10%); project financiers (10%); and various networks representing interconnected individuals, organizations, or collaborating entities (21%); among others (20%) including public procurement and design/construction practitioners, academia/think tanks and UN and intergovernmental agencies.	
Engagement of an International Advisory Group that provided the feedback for the drafting of the principles for action described in Section 8.	
National/local governments	Bangladesh, Ministry of Housing and Public Works; Brazil, Ministry of Development, Industry, Trade and Services (MDIC), Secretary of Green Economy, Decarbonisation and Bioindustry (SEV), Department of New Economies (DNOVA); China, Ministry of Ecology and Environment of China (MEE), Environmental Development Center (EDC), Environmental United Certification Center (CEC); Costa Rica, Ministry of Environment and Energy; Finland, Ministry of the Environment; Ghana; Ministry of Environment, Science, Technology & Innovation; Environmental Protection Agency; Kenya, Ministry of Lands, Public Works, Housing and Urban Development; State Department for Public Work; Municipality of Medellin; Netherlands, Ministry of Infrastructure and Water Management (Rijkswaterstaat); Prague Institute of Planning and Development; SEDEMA Mexico City; USA, Environmental Protection Agency.
Multilateral Development Banks, Financial Institutions	African Development Bank, Asian Development Bank (ADB); European Investment Bank (EIB); World Bank.
United Nations and IOs	Ellen MacArthur Foundation (EMF); International Organization for Standardization (ISO); Organization for Economic Co-operation and Development (OECD); UNEP, District Energy in Cities Initiative; UN-HABITAT; UNIDO; UNOPS.
Academia	Royal Melbourne Institute of Technology (RMIT) University.
NGOs; non-profit associations	Circular Way; Environmental Coalition on Standards (ECOS); Global Ecolabelling Network (GEN); Green Council of Hong Kong; ICLEI World Secretariat; International Institute for Sustainable Development (IISD); Sustainable Purchasing Leadership Council (SPLC); World Green Building Council (WGBC)
Private Sector	World Business Council for Sustainable Development (WBCSD)

Private sector survey and bilateral consultations
A written private sector survey collected input from 21 companies. Although most are headquartered in Europe (66.6%), their operations cover a diverse range of geographical locations. These companies operate across different segments of the construction value chain, providing a comprehensive perspective on mainstreaming circularity within the sector. After the survey, 8 key market players provided additional information (deep dive) through a bilateral follow-up process to understand the opportunities and barriers of the implementation of SPP strategies, and the market readiness to respond to this demand. The follow-up was conducted with companies located across North America, Europe, Asia/Pacific and MEA regions.
Public sector survey
Responses from the public sector survey were received from representatives from 22 national governments, 3 subnational governments, and 1 decentralized public institution. These representatives include UNEP SPP National Focal Points, 10YFP National Focal Points, and other Government or Sub-national Government representatives from Europe, Africa, Asia, the Middle East, and Northern and Latin America.

Buildings Breakthrough Priority Action 2: Demand Creation	
Partner organizations/initiatives	C40; WBCSD; WorldGBC*; Built by Nature BbNFund; UNIDO IDDI; GBPN Building Net Zero: Mobilising Policy Action; GLOBE Global Building Data Initiative (GBDI); Clean Heat Forum.
Countries (to be updated at COP29)	Armenia, Urban Development Committee; France, Ministry for Ecological Transition and Territorial Cohesion; Kenya, Ministry of Lands, Public Works, Housing & Urban Development; Tunisia, Ministry of Equipment and Housing; UAE, Ministry of Energy & Infrastructure; UK, Department for Energy Security and Net Zero; USA, White House Office of Domestic Climate Policy (Climate Policy Office)
Global Framework for Action Leadership Panel	
Leadership Panel	Department for Energy Security and Net Zero **(UK);** Ministry of Environment and Ecological Transition, **Senegal;** UNOPS/Procurement Group; Asian Development Bank; Ministry of Infrastructure and Water Management/ Ministry of Interior (Housing Construction) – **Netherlands;** Ministry of the Environment, **Finland.**