



Department for
Energy Security
& Net Zero

January 2026

Heat Network Zoning

An overview of proposals for heat network zoning in England





Introduction

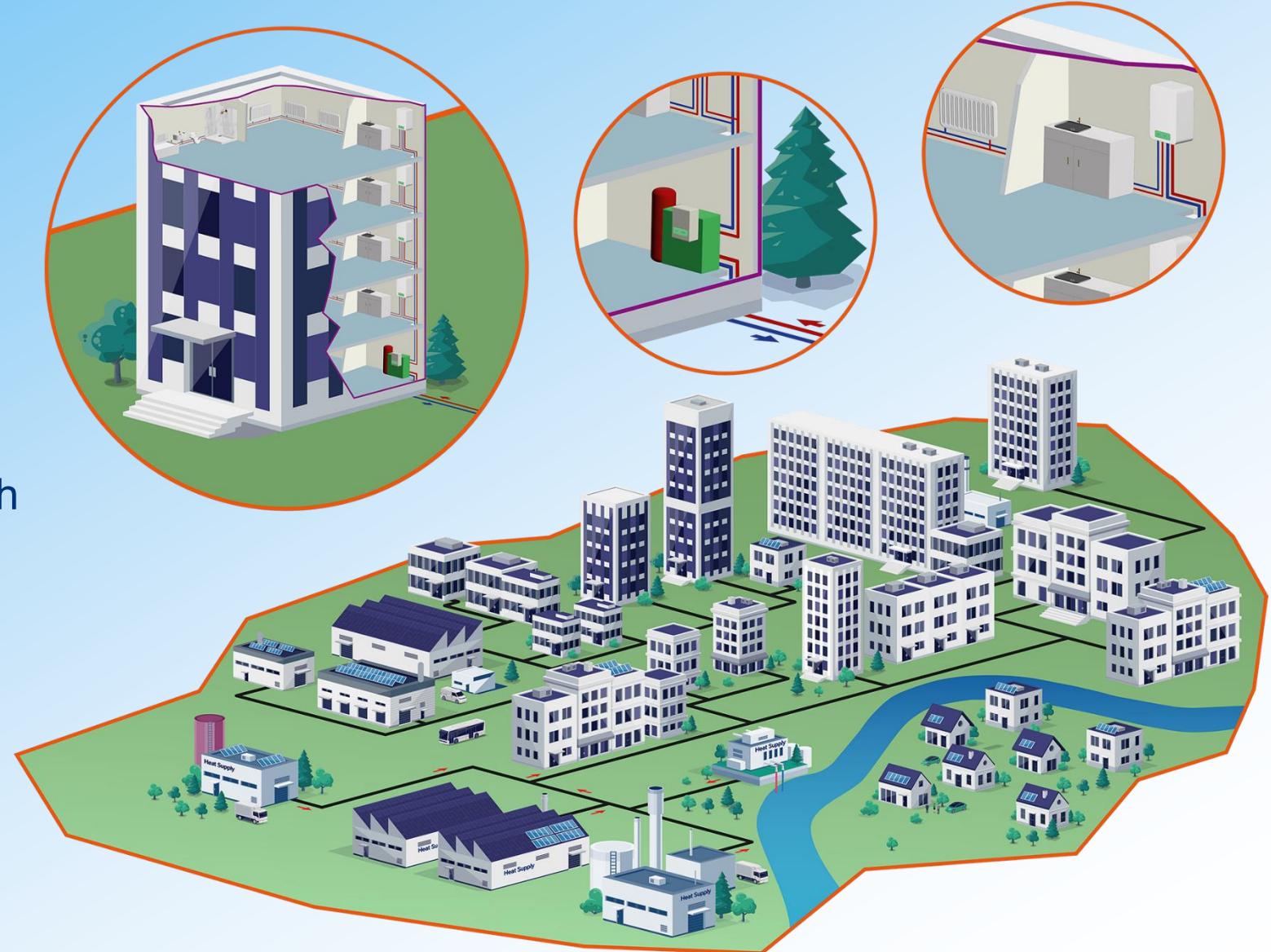
- Government published its **Warm Homes Plan** in January 2026
- Alongside this plan, it has responded to its consultation on **Heat Network Zoning**
- Zoning will fundamentally transform the development of new heat networks in England, using powers in the Energy Act 2023
- Currently, heat networks **supply around 3%** of the UK's heat. This is expected to **grow to supply around a fifth of the UK's heat** by 2050





Heat Networks

- Highly-insulated underground pipes **distributing heat from centralised sources** direct to consumers
- Utilises many heat sources, such as renewables and waste heat from industry

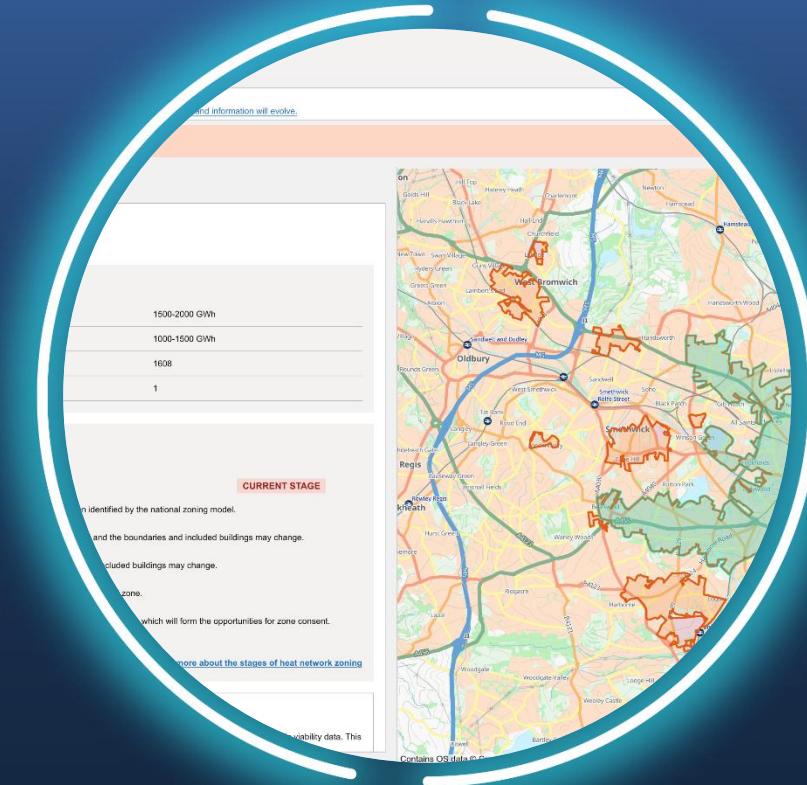




Heat network zoning designates areas where heat networks are expected to provide the lowest-cost low-carbon heating

Empowers local communities to accelerate the development of heat networks

This unlocks investment by creating certainty for investors and developers





Identifying Zones

- A **National Zoning Model** has been developed to identify the areas where heat networks offer the lowest-cost low-carbon heat
- The model uses spatial data such as building size, type and existing energy use
- Local heat sources are also considered
- **Heat network opportunity areas** have been identified throughout England
- An interactive **Heat Networks and Zones Service** website will be launched in early 2026 (beta version)





Heat Networks and Zones Service

An interactive website due to be launched in early 2026

Heat networks and zones
Find heat networks zones in your area

Heat networks and zones
What a heat network zone is

The stages of heat network zoning

Find heat network zones
Use the interactive map to view potential zones

What a heat network zone is
Find out how zones will help to decarbonise heat

The stages of heat network zoning
Learn more about the stages of the zoning process

Getting more information
If your home is on a heat network, there are other organisations with helpful information

Zone locations for: "Swindon"
7 heat network zones have been modelled for this area. You can also view these zones on a map.

- ch4X9b0t0** | None assigned | View
Zone name: None assigned | Potential customers: 0 | Projected heat load: 12,380 MWh | Projected heat demand: 9,720 MWh | Zone coordinate: None
- ch4X9b0t0-2** | None assigned | View
Zone name: None assigned | Potential customers: 0 | Projected heat load: 28,820 MWh | Projected heat demand: 26,820 MWh | Zone coordinate: None
- 300g4h0t0-1** | None assigned | View
Zone name: None assigned | Potential customers: 0 | Projected heat load: 26,432 MWh | Projected heat demand: 25,820 MWh | Zone coordinate: None
- 300g4h0t0-2** | None assigned | View
Zone name: None assigned | Potential customers: 20 | Projected heat load: 16,752 MWh | Projected heat demand: 16,330 MWh | Zone coordinate: None
- 300g4h0t0-3** | None assigned | View
Zone name: None assigned | Potential customers: 20 | Projected heat load: 16,752 MWh | Projected heat demand: 16,330 MWh | Zone coordinate: None
- RWYSHRE0t0** | None assigned | View
Zone name: None assigned | Potential customers: 20 | Projected heat load: 23,370 MWh | Projected heat demand: 23,370 MWh | Zone coordinate: None
- Am0ndt0t0-2** | None assigned | View
Zone name: None assigned | Potential customers: 10 | Projected heat load: 9,540 MWh | Projected heat demand: 9,540 MWh | Zone coordinate: None

The background to heat network zones
What's happened so far to make heat network zoning a reality

Understanding the policy context for heat networks
The new bodies which will play a key role in zoning

Examples of existing heat networks

Heat networks and zones
Find heat networks zones in your area

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The stages of heat network zoning

Find heat network zones

Testing Data This is a new service - your feedback will help us to improve it. The guidance and data has not been quality assured or finalised. Read more about our data

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Find heat network zones

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Find zones

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30Qla7ndrip-1
None assigned

How this zone was set
Any changes to the zoning following the consultation process have taken place. The zone has now been formally designated, and registered by the zoning coordinator.

View this zone on an interactive map

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Summary Customer and heat sources

Boundaries Heat network zone

Technical viability

Estimated heat yield	75007.983 MWh
Estimated annual heat demand	25905.009 MWh

Customers 7

Heat sources 1

Boundaries Heat network zone

Nearby zones

Zone	Projected annual heat demand
30Qla7ndrip-2	19,227 MWh
30Qla7ndrip-3	26,309 MWh
RWYSHRE0t0	3,328 MWh
RWYSHRE0t0-2	24,539 MWh
Am0ndt0t0-2	N/A

Zone stages
Heat network zones will progress

- Opportunity area** A geographical area indicating a potential heat network opportunity has been identified by the national zoning model.
- Refined opportunity area** A potential zone that has been adjusted (refined) by using data from local stakeholders.
- Proposed zone** A proposed zone at the stage where details of the zone and boundaries are shared for public consultation.
- Designated zone** A zone where the boundaries are officially confirmed by zoning bodies formally becoming a heat network zone.
- Consented zone** A zone which is at the final stage, and heat network developers can be involved in the delivery and build.

How this zone was set
Our model calculates zone outputs using national technical and economic viability data to find where the most feasible zones are.

Export this data

What a heat network zone is
Read about zoning criteria

Heat networks and zones
Find heat networks zones in your area

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Find heat networks zones

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Heat networks and zones
What is a zone? Find a zone How the model works Search the guidance How heat networks will be regulated

Summary Customer and heat sources

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View data exports and supporting documents

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All Zones

Filter

00w1qpwuXJ-0 | View

Zone State: Opportunity area

Zone Name: None assigned | Potential Customers: 0 | Projected Heat Yield: 15,591 MWh | Projected Heat Demand: 15,170 MWh | Zone Coordinator: None

Current zone state

- Opportunity area
- Zone preliminary refinement
- Zone refinement
- Zone proposal
- Zone designation
- Zone consent

Key zone milestones

- Zone has been pipelined
- Zone has been refined
- Zone consultation has completed
- Zone is designated

Est. heat demand

Define a range in MWh: to

Est. heat yield

Define a range in MWh: to

Zone Coordinator

01WG38hfoIN-0 | View

Zone State: Opportunity area

Zone Name: None assigned | Potential Customers: 0 | Projected Heat Yield: 71,346 MWh | Projected Heat Demand: 72,358 MWh | Zone Coordinator: None

05gx8BzKIE-0 | View

Zone State: Opportunity area

Zone Name: None assigned | Potential Customers: 0 | Projected Heat Yield: 21,855 MWh | Projected Heat Demand: 21,379 MWh | Zone Coordinator: None

06U016RutT-2 | View

Zone State: Opportunity area

Zone Name: None assigned | Potential Customers: 0 | Projected Heat Yield: 11,372 MWh | Projected Heat Demand: 11,290 MWh | Zone Coordinator: None

09eR41fFqoq-0 | View

Zone State: Opportunity area

Zone Name: None assigned | Potential Customers: 0 | Projected Heat Yield: 21,346 MWh | Projected Heat Demand: 21,175 MWh | Zone Coordinator: None

0c4HBGChMy-0 | View

Zone State: Opportunity area

Zone Name: None assigned | Potential Customers: 0 | Projected Heat Yield: 23,926 MWh | Projected Heat Demand: 23,810 MWh | Zone Coordinator: None

0d8RTtHyt-0 | View

Zone State: Opportunity area

Zone Name: None assigned | Potential Customers: 0 | Projected Heat Yield: 21,855 MWh | Projected Heat Demand: 21,775 MWh | Zone Coordinator: None

Information and guidance

Area search

Zone dashboard (opportunity areas)

Interactive searchable map

All zones list



Delivering zoning

- New **heat network zoning authority** to oversee the delivery of zoning
- **Zone coordination bodies** will be appointed to coordinate zone activity at a local level. This is expected to be predominantly staffed by local government – supported and funded by the heat network zoning authority
- Competitive process for appointing **heat network zone developers**
- From 2026 **Ofgem** will oversee **consumer protection, standards and regulation**





Roles and responsibilities

Heat network zoning authority

- Government team set up to coordinate heat network zoning (inside DESNZ)
- Identify, refine, designate and review zones
- Publishing pipeline of priority heat network zone opportunities
- Coordinate and support zone coordination bodies
- Manage data
- Review zone coordination body decisions

Zone coordination bodies

- Local coordination for the development of heat networks within zones
- Running local public consultation on proposed zone boundaries
- Publishing zonal market prospectus setting out opportunities in each zone
- Running competitive process to select heat network zone developers
- Investigating heat sources
- Enforcing zone requirements

Heat network zone developers

- Competitively bid for exclusive rights to develop and operate the heat network within one or more zones
- Carry out commercial and engineering planning for zone
- Work to agreed standard set conditions such as:
 - Speed of zone delivery
 - Providing benefits to local communities
- Meet emissions targets for heat delivered in the zone



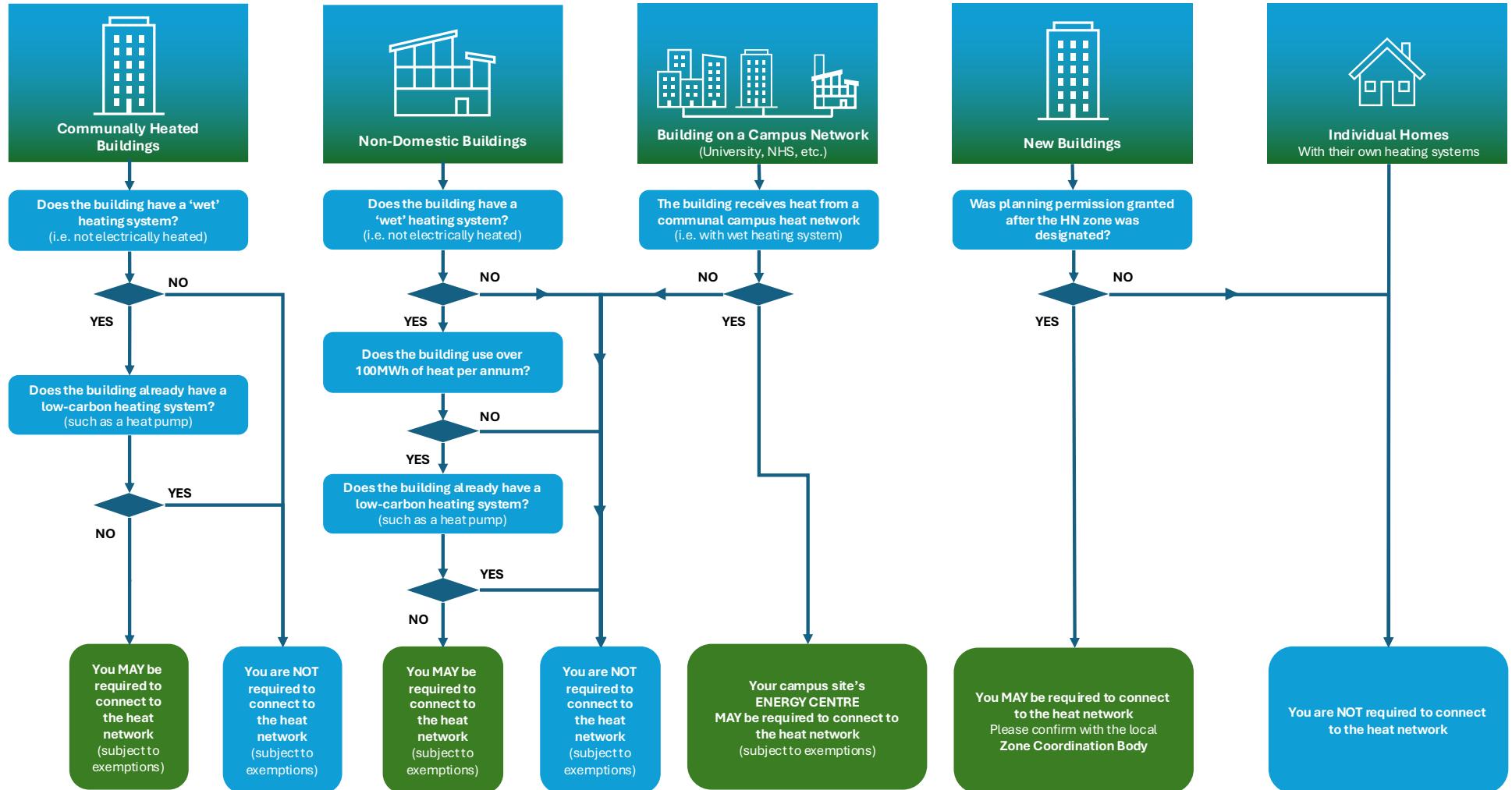
Heat network connections

- To ensure the best outcomes, heat network zoning may require that certain types of buildings and heat sources have to connect to the heat network
- This is subject to a range of criteria and exemptions that ensure the process is fair
- Potential sources of waste heat may also be required to supply the heat network





Buildings that may be required to connect





Exemptions and appeals

- When given notice to connect to the heat network zone, building owners and developers **may apply for an exemption**
- This is subject to a range of criteria such as:
 - Having an **existing low-carbon heat system**
 - Unresolvable technical incompatibilities
- Exemptions granted may also be temporary on a short-term deferral basis
- The **zone coordination body** oversees this process





Roll out of zones

National Zoning Pipeline

- The heat networks zoning authority will use outputs from the National Zoning Model to build a pipeline of zones expected to be designated in the next five years
- This pipeline will be reviewed annually

Advanced Zoning Programme

- A selection of towns and cities have been supported to establish the first zonal-scale heat networks ready for development when zoning launches in 2026





Keeping up to date

- If you would like to receive the latest news, updates and announcements from the Department for Energy Security and Net Zero Heat Networks team, please subscribe to our mailing list
- It's a simple, three-step process and you can specify your areas of interest and unsubscribe at any time.
- To subscribe, please visit: www.gov.uk/guidance/heat-networks-overview or **scan the QR code** (see right)
- You can also visit the heat network zoning gov.uk page for the latest updates - <https://www.gov.uk/government/collections/heat-network-zoning>

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& Net Zero

Thank you