

Incorporating Environmental Best Practice into Commercial Lease Agreements.



Angela Langley, Project Manager



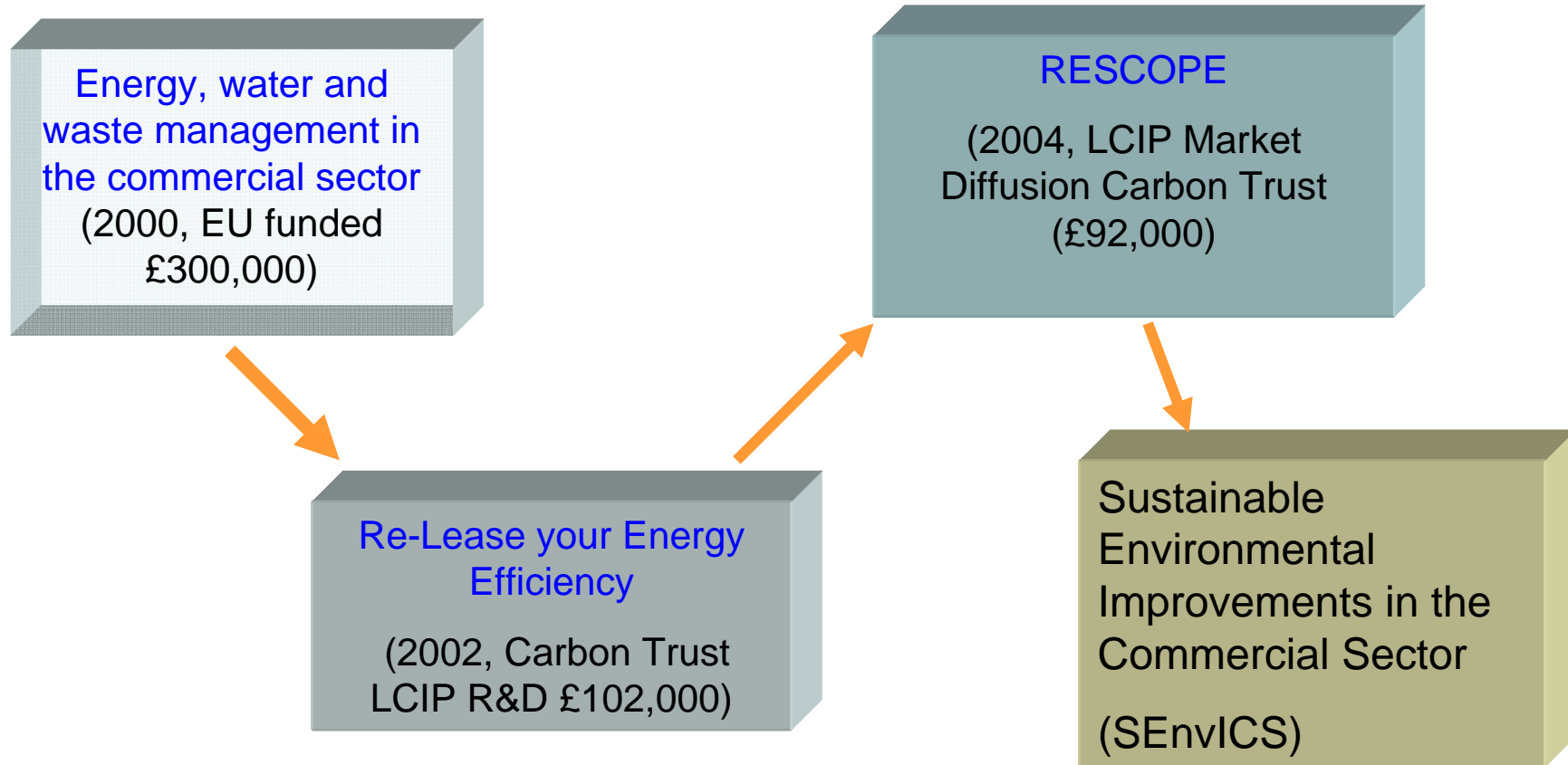
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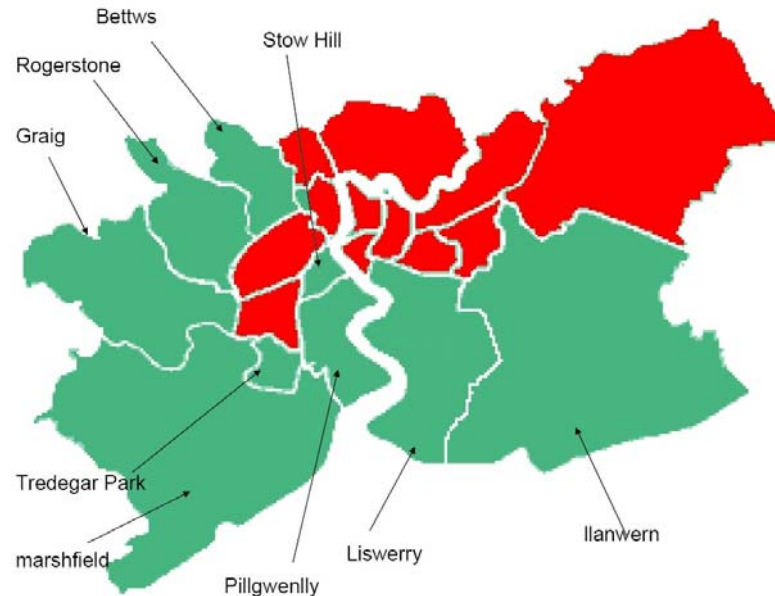
Downloadable from www.greenleases-uk.com

Key barriers to environmental improvement



Sustainable Improvements in the Commercial Sector (SEnvICS), Newport

- Value £241,304.
- European funded Objective 2 (Core) for Newport.
- Commenced in August 2006 – June 2008.



Key Aims and Objectives of SEnvICS

- Disseminate best practice.
- Existing and new tenants.
- Existing buildings and new build.
- Develop case studies – ongoing.

Participants

- The Welsh Assembly Government
- CNC Properties
- FWD Law
- Newport and Gwent Enterprise
- The Environment Agency Wales
- Newport City Council



The Good Practice Guide

Based on recommendation from the former ODPM (Communities & Local Government)

Part 1:-

Model lease clauses & recommendations
Benefits & tips

Part 2:-

Explanatory notes –
Legislation
Research



The Good Practice Guide- Part 1

- Information: -
 - Availability
 - Credentials
 - Improved compliance, reduced risk & potential for reduced insurance premiums.
- Financial matters
 - Service charges
 - Professional advice
 - Comparable factor at rent review or for prospective tenant

Good Practice Guide 1 – cont.

- **Repairs & services**

Planned with reconciliation

Regular audits

Fully informed, compliance



- **Assigning & sub-letting premises.**

Communication

Adoption of best practice

Resource consumption

Good Practice Guide 1 – cont

- **Alterations and changes of use**

Information

Prohibition

Compliance, rating

- **Communication**

Encourages

Same goal

Compliance, improved facilities

- **Sale of property**

Landlord environmental obligations



Green lease benefits?

- As a landlord

- Resources.
- Liabilities.
- Risk.
- Building performance.
- Communication.
- Satisfaction.

- As a tenant

- Flexibility.
- Individual control.
- Communication.
- Financial.
- Corporate.
- Recognition.

What are the overall benefits?

- EU Directive for the Energy Performance of Buildings & Building Regulations.
 - Branding of buildings.
 - Proactive approach & sustainable.
- Focus at present is on new build.
 - Existing stock / refurbishment.
- Addresses a sector-wide issue across Wales & the UK.
- Development beyond UK.



Distribution & feedback

International law firms & solicitors.

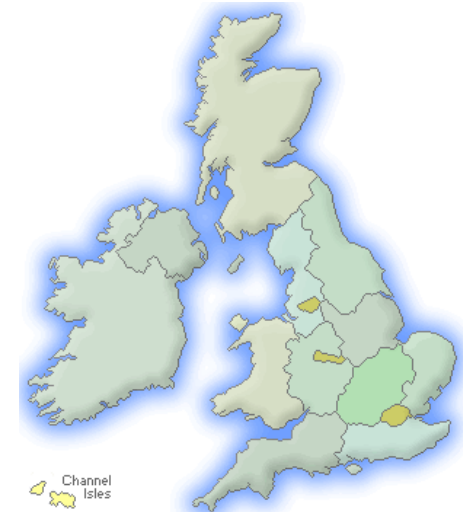
Asset management organisations.

Property Associations.

Development organisations & partnerships.

Building consultants & surveyors.

Local Authorities.



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Or visit our web site:

<http://www.greenleases-uk.co.uk>



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