

## About us

Newport and Gwent Enterprise (NGE) offer a mix of multi-tenanted office and industrial units in two areas of Newport. NGE is a small to medium sized organisation providing advice, support and guidance to new business start-ups, which continues in their early years. This includes a landlord service to our clients through the provision and management of quality accommodation at a price that early stage businesses can afford.

## Our commitment to environmental improvement

We joined the “Sustainable Environmental Improvements in the Commercial Sector” (SEnvICS) project run by the Centre for Research in the Built Environment (CRiBE) at Cardiff University early in 2007. As participants of the project we received free building surveys of two of our commercial properties at Devon Place and Orion Suite. Currently, we have a total of 24 tenants who occupy Orion Suite and 20 tenant organisations who occupy Devon Place. The surveys served to help us identify opportunities where environmental



impact of the buildings could be reduced, providing shared benefits to both us as landlords and to our tenants. Resulting implementation programmes have included installing light sensors. Future plans range from low cost measures (e.g. changing the cleaning practice of urinals to facilitate lower water usage), to more expensive capital investments (e.g. modification of luminaires to accept T5 fluorescent tubes). Savings of £150 per quarter have already been achieved.

As a landlord organisation, we realise that occupant participation is essential to ensure efficient operation and management is maintained within the building on a day to day basis, particularly in a multi-let building. For this reason,



we have worked with the project team at CRiBE to investigate further opportunities where we can encourage our tenants to participate without requiring excessive time commitment. This has, to date, been undertaken in two ways:

1. Presentation by CRiBE at an organised tenant meeting to introduce the benefits achievable through environmental management. This proved to be very successful and facilitated:
  - increased awareness of environmental issues for all attendees
  - networking between our tenants who would not normally meet
  - the establishment of beneficial practices between tenants to reduce waste and costs.
2. Investigating the introduction of selected clauses within our tenant lease agreements, which operate on a monthly basis. With support from CRiBE, together with guidance provided in their published Good Practice Guide (“Incorporating Environmental



Best Practice into Commercial Tenant Lease Agreements”) we aim to provide green leases to our new tenants, particularly at Phoenix Business Park. Our new commercial premises in Newport, has been jointly developed with the Welsh Assembly Government, with European Grant Funding. The premises have been designed to BREEAM Very Good Standards which we aim to maintain by working with our tenants.

We are also developing an information pack that provides prospective and new tenants with a copy of our environmental policy together with guidance on best environmental practice.

