



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Welsh Assembly Government: WISP Building – Case Study

The Welsh Assembly Government has a significant commitment to sustainability in the built environment. This is evident through our requirement for BREEAM excellent ratings on our new buildings.

WISP (Welsh Investment Strategic Partnership) is a joint venture with the private sector tasked with developing grade 'A' spec office buildings in areas where there is a reluctance to develop by the private sector due to the development costs exceeding the value of the completed building.

In tandem with the BREEAM requirement, we are also aware that our buildings need to be occupied in a sustainable manner. When we were introduced to the SEnvICS project, we considered the Orb in Newport, a 48,000 sq ft office, as an ideal opportunity for implementing our desire to improve the energy and environmental management of our buildings. This has included the development of a checklist that we could use to assess the environmental credentials of prospective tenants. This would help to ensure that our BREEAM Excellent buildings maintain a high level of energy performance.



The introduction of green leases for new tenants also provides a proactive approach for the Welsh Assembly Government to lead by example. With support from Cardiff University, the marketing material for the Orb (currently under construction) includes elements relating to green leasing structures. The Orb is a pioneering project which will influence occupational leases on our subsequent buildings.

