

Moving Ahead Through Partnership

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Moving ahead through partnership

- Multi-occupancy buildings pose management difficulties
- Neither L/L nor tenants have complete control of the environmental aspects
- Working together has been shown to bring significant improvements
- Standard framework for cooperation through the Better Buildings Partnership toolkit for “green leasing”





Green Lease

- Inserts appropriate clauses in the lease
- Places responsibilities on the tenants
- Can/should also place responsibilities on the landlord

Disadvantages

- Occupiers may want reduction in rent before they sign
- Reluctance to commit to legally binding clauses
- Existing tenants are unlikely to agree a new lease





Green MOU

- MEMORANDUM OF UNDERSTANDING
- Completely voluntary
- Only include what everyone agrees to
- Easy to amend





Examples

Occupier Commitment

- Relaxed set-points
- Improved communication
- “Switch-off” policies
- Internal awareness
- Change to more efficient equipment

Landlord Commitment

- Free training
- Awareness materials
- Energy audits
- Improved waste facilities
- Timely reporting, sharing of data
- Newsletters

The priority issues are addressed in a building specific EMP and this becomes a standard agenda item





Example - Daily Health Check

- Ensure all occupation times are appropriate for the next 24 hours
- Ensure all set-points are appropriate
- Where non-standard occupation is requested, confirm this is still required
- Via BMS, day+one exception reports or manual reads, check previous day's usage patterns
- Check sensors are working
- Comprehensive, effective, planned maintenance





MOUs

- Several occupiers already signed up
- Working to roll out across the entire portfolio

