

# IMAGINE A BUILT ENVIRONMENT THAT ENABLES A HIGH QUALITY OF LIFE FOR ALL



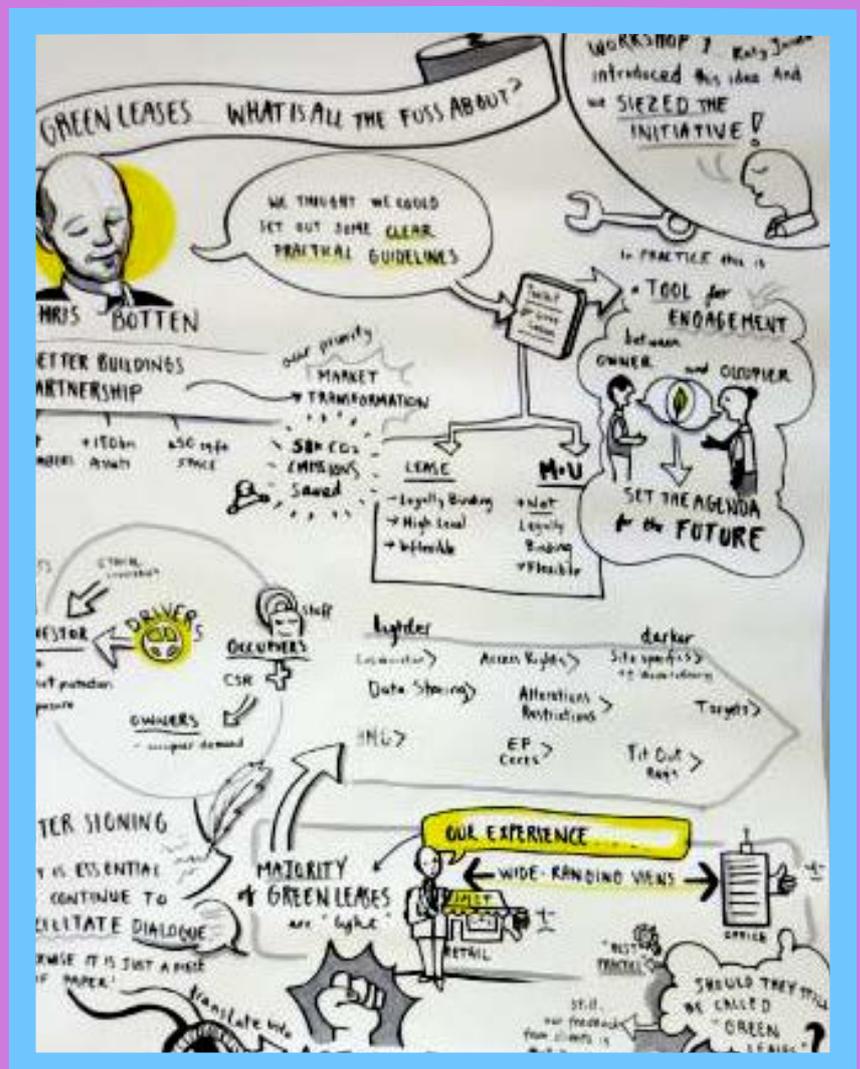
## CO-CREATING AN AMBITIOUS NATIONAL RENOVATION STRATEGY FOR IRELAND

Additional Session  
Green leases

4b

Farmleigh House – Dublin  
Thursday, 16th June 2016

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Roinn Cumarsáide,  
Fuinneamh & Aerchumhainní Nádóirtha  
Department of Communications,  
Energy & Natural Resources

# SUMMARY

[During the deep renovation in the commercial and public](#) sectors workshops, participants identified the split incentive between landlords and tenants as one of the main barriers to deep energy conservation and green leases as a potential solution. The Irish Green Building Council (IGBC) subsequently invited Chris Botten, Programme Manager for the Better Buildings Partnership (BBP) to present on this topic on Thursday, 16th June 2016.

Twenty-two representatives from the construction, energy and public sectors, as well as non-domestic building users and researchers gathered in Farmleigh House on that day.

The session started with a presentation by Mr. Botten on what are green leases and how they work in practice. A green lease is a lease agreement which is intended to ensure that a leased property is used and managed in a manner which fosters sustainability. Green leases are a tool for engagement between landlords and tenants to facilitate the better sharing of data on the operation of the building. These can range from legally enforceable lease clauses which are integrated into the lease, to non-legally binding Memorandums of Understanding (MoUs) between the parties. To make sure, green leases translate into action, [several tools](#) (e.g. green building management toolkit) have been developed by BBP.

Following an extensive Q&As session and group discussions, participants listed the pros and cons of this approach.

On the positive side, green leases are good from a CSR point of view, they are easy to understand and easy to use – they can be incorporated into a normal lease. They are also a tool to facilitate change, since tenants and landlords can easily talk about improving environmental management. At a time when more and more FDIs are looking for information on buildings' environmental performance, introducing green leases in Ireland would be a step in the right direction. It's also worth noting that the development of green leases is very dynamic in the United Kingdom, US, Australia and many European countries.

Nevertheless, participants expressed concern that green

leases are rarely useful for measures with long payback period (beyond three years). They also emphasized that such clauses may be difficult to implement at a time of office spaces shortage.

In brief, participants felt green leases is a relatively inexpensive measure that could contribute to better energy efficiency in commercial / public buildings. It's not a panacea, but it could be a piece in the jigsaw. The timing for introducing green leases also seems right, as many 25-30 year leases are coming to an end.

Based on these findings, the IGBC, in conjunction with the Society of Chartered Surveyors Ireland, property managers, large commercial tenants, landlords and developer representatives decided to explore this idea further. In particular, they are hoping to work in close cooperation with the BBP to make available to every commercial landlord and tenant a toolkit that they could use to define their relationship and how they could work together to improve environmental performances of a building for their mutual benefit.



# HOW CAN YOU ENGAGE?

Key areas where stakeholders are able to engage and input during the BUILD UPON process include:

Renovation stakeholder systems maps: Over 1,000 individual key stakeholder organisations have been mapped across the project countries. Your input is welcome to help ensure they are a representative picture of the key organisations that need to collaborate on Ireland's National Renovation Strategy V.2.

"RenoWiki" is a groundbreaking online portal which allows individuals to upload real-life initiatives on building renovations in Europe in order to share best practice and successful initiatives. To date, there are more than 550 initiatives (including 59 Irish initiatives) on the RenoWiki. Examples include Latvia's 'Lets Live Warmer', an award-winning awareness raising campaign that has led to greater uptake of housing insulation, and Ireland's "QualiBuild", a training programme to ensure a construction force capable of delivering quality energy efficient renovation.

## COLLABORATING ON WORKSHOPS AND EVENTS:

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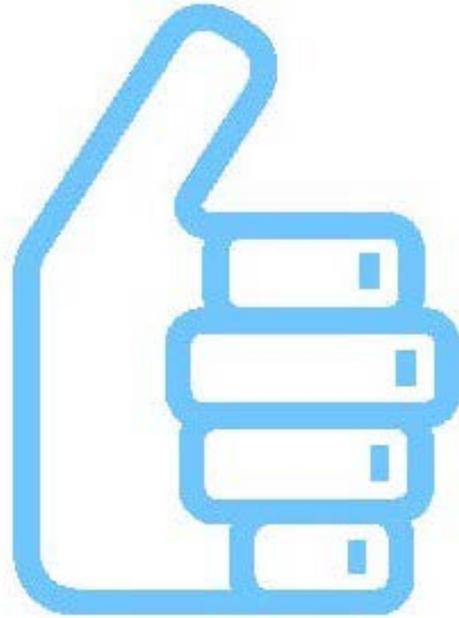
A series of over 80 events in the 13 project countries will bring stakeholders together during the project. As part of this process, six high level Building Renovation Workshops will be organized across Ireland by the Irish Green Building Council. The workshops are supported by the Department of Communications Energy and Natural resources and are a must for anyone who wants to ensure their voice and views are heard in Ireland's the national renovation strategy process.

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