

Waiting for Green Leases is a waste of money

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Thousands of pounds could be wasted waiting to see if green leases become common place in the commercial property market, according to a leading building and property consultancy.

The Carbon Trust, in a report, released on Friday 18 December 2009, address issues and recommendations for carbon saving in the UK non-domestic building market. It states that a reduction of 70-75% in CO₂ emissions from the non-domestic building sector can be achieved by 2050 at no net cost, using options which exist today.¹ A point supported by an independent study carried out by building and property consultant Tuffin Ferraby Taylor LLP.

With large buildings costing hundreds of thousands of pounds in unchecked energy bills, Matthew Lown, sustainability partner at Tuffin Ferraby Taylor LLP, says: "The longer occupiers and owners wait the more money they are burning away unnecessarily and the further away we get from meeting carbon reduction targets."

Instead, Lown, suggests that property managers should be looking at making immediate changes, many of which he says can have pay back periods of just a matter of months.

A test study, based on standard energy consumption, carried out by Tuffin Ferraby Taylor, found that a mixed use building of approximately 250,000 square feet, of which a third constituted retail space, would have gas and electricity bills of around £600,000.

The study also found that spending roughly £300,000 on making material changes to the building such as installing low energy lighting technologies, upgrading gas boiler controls and implementing efficient building management practices, could result in savings of up to £170,000 per year. This would deliver a pay back within two years.

The study also found that large retail units would stand to benefit the quickest because of the nature of energy use in stores during working hours.

According to Lown: "A large city centre department store could potentially have energy bills of over half a million pounds per year.

"Leases have changed very little over the last century and we are now in a situation where they have become outdated by the need to address climate change. Whilst waiting around to see how quickly the market adapts, occupiers are missing out on the opportunity to cut their bills and as a result are wasting

money. On the other hand, tenants could take the impetus and put in place energy saving measures that will give them a full pay back before the term of their current lease expires.

“A detailed building energy efficiency audit will highlight the areas where there is wastage and more importantly, will be able to find ways in which significant savings can be made, as well as reducing carbon emissions.” says Lown.

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Notes for editor

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Image(s):

Tuffin Ferraby Taylor is a leading property and building consultancy offering commercial building solutions to clients in both the UK and overseas. We offer clients an expanding range of property services from a team that includes; building surveyors, project managers, architects, interior designers, conservation specialists and property management consultants.

With over 30 years in the property business, in both the private and public sector, TFT has unrivalled expertise, experience and enthusiasm in providing appropriate services for all types of property and on projects of all sizes. Our partners are considered experts in their field, held in high regard by colleagues and competitors alike and are **available to provide expert comment to the media** on a variety of property issues.

Established in 1973 the practice has grown to be one of the largest independent practices of its kind in the UK. TFT has 120 partners and staff operating from a network of regional offices in Birmingham, Bristol, Cardiff, Kingston-upon-Thames and London.

ⁱ [Building the future, today](#)

Transforming the economic and carbon performance of the buildings we work in
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