

TFT Green Dilapidations is a new service to support the commercial property market in its pursuit of net zero carbon and waste reduction. TFT is applying sustainable principles to the process of leasing commercial properties, combining the expertise of our teams in both the dilapidations and sustainability fields.

This market-leading procedure considers the fit-out and strip-out cycle. For many years, standard practice has been to remove existing fit outs at the end of a lease, no matter their condition or potential suitability for a new occupant. When a new tenant's fit-out so often resembles what was just stripped out at the end of the previous lease, the quantities of waste produced and carbon wasted are uneconomical and unsustainable.

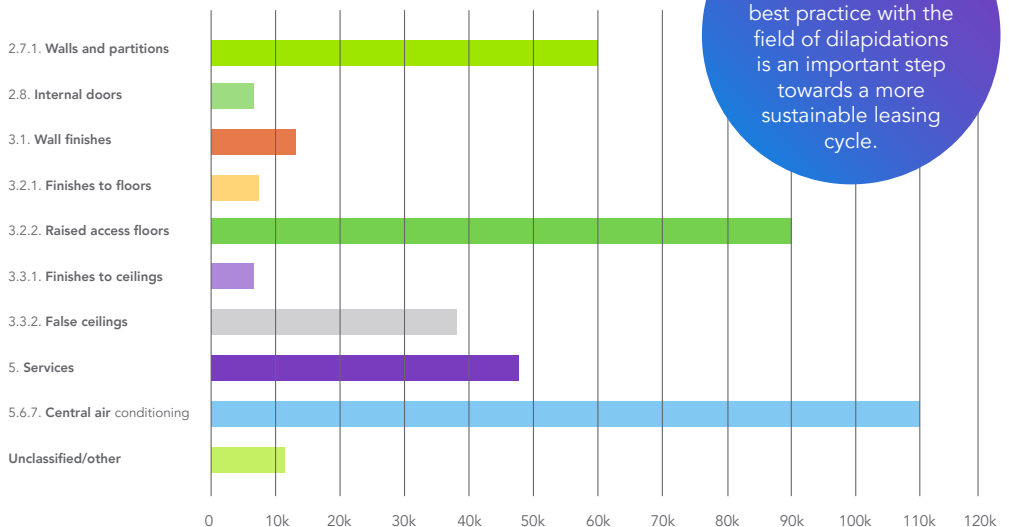
The aim of TFT Green Dilapidations is to put TFT clients one step ahead of this process, reducing time and resources on both sides, and carbon emissions all around.

How big is the problem?

Green dilapidations can reduce embodied carbon emissions by 30-50% over a building's lifecycle, by retaining and prolonging the useful life of building components and materials.

Here's a breakdown of the embodied carbon associated with key building components, totalling 400 tonnes CO₂e over a typical 60-year lifespan.

Total kg CO₂e - Classifications




Combining sustainability best practice with the field of dilapidations is an important step towards a more sustainable leasing cycle.

How can we help?

1

The tenant is still able to comply with their dilapidations obligations before their lease ends.

2

The parties agree the terms of a memorandum of understanding, which identifies the process by which the landlord agrees to try to let the premises without automatically removing the tenant's fit-out.

3

Whether or not the premises are re-let with the current fit-out in situ to another party, the dilapidations process in the memorandum of understanding is intended to be fair to both landlord and tenant, and both will know they have at least attempted to reduce carbon emissions and waste.

Benefits of the TFT Green Dilapidations procedure



Reducing carbon emissions and waste associated with the reinstatement of a tenant's fit-out.



Giving landlords a tool to demonstrate how they attempted to mitigate their loss without automatically removing the tenant's fit-out prior to marketing.



Giving tenants the opportunity not to pay for a full strip out. Giving landlords the opportunity to let more quickly.



It is fair to both the landlord and tenant.

To find out more information, contact our team



Jon Rowling
Director
Dilapidations

jrowling@tftconsultants.com



Emily Baigent
Graduate Energy, Carbon and
Sustainability Consultant

ebaigent@tftconsultants.com