



Your Role as a Landlord (If you are Sub-Letting etc)

As a landlord, the environmental impact of your business arises from the operation of your buildings and the activities of your tenants. You can reduce these impacts in three ways:

1. by improving the environmental performance of the building fabric
2. by carefully choosing the services you provide to your tenants
3. by informing and inspiring tenants to green their operations

Improving environmental performance can improve your business. Tenants may well be attracted to a landlord that takes eco-issues seriously. In addition, environmental efficiency can save costs – for the landlord and tenants.

1. Building fabric

If you own the freehold of the building, then you have a free hand in making decisions about how to invest in improving its environmental performance. If you have a lease on the premises, then the terms of the lease may restrict whether you can make changes, or the kind of changes you can make. If the payback period for the change that you are proposing is longer than your lease, you may want to consider whether it is a worthwhile investment for your organisation.

2. Building services

The table below lists the most common services provided by landlords, and suggests more environmentally friendly alternatives:

Service	Eco-option	Links / suppliers
Waste disposal	Recycling facilities for e.g. paper, card, cans, bottles, compostable waste	
Electricity supply	'Green' supply from renewable energy sources	
Cleaning	Ethical cleaning service paying cleaners a living wage and using eco cleaning products	http://www.greenique.co.uk/ http://www.thecleanspace.com/ http://www.greenyouroffice.co.uk/
Tea and coffee	Fair Trade / organic tea, coffee and sugar	
Snacks	Vending machine selling Fair Trade / organic drinks and snacks	
Equipment	Central provision of e.g. photocopier to select energy efficient models and reduce	

	the need for each tenant to have their own	
Parking	Secure cycle parking Spaces allocated to lift sharers or car club vehicles	http://www.carplus.org.uk/
Building insurance	Buy from a supplier with a commitment to reducing their environmental impact	http://www.naturesave.co.uk/
ICT	Buy from a supplier with a commitment to reducing their environmental impact	http://www.thephone.coop/index.html

3. Behaviour of occupants

Providing green services is not necessarily enough. You need to educate tenants to use these services and to adopt greener behaviour at work. Communication is key.

Resources might include posters encouraging energy-saving behaviour or a directory of recycling opportunities for office products.

Sources of advice and information:

Carbon Trust – free energy saving tip posters <http://www.carbontrust.co.uk/default.ct>