

Landlords / Owners

Immediate Actions:	Progress by 2025:	Progress by 2030:
<p>Commercial landlords to establish Net Zero Carbon (NZC) strategy for procurement and operation of commercial real estate, including:</p> <ul style="list-style-type: none"> • Targets for energy intensity metrics for all projects in line with industry / sector target trajectories. • Base-build performance requirements. • Portfolio-wide strategies for transition away from fossil-fuels. • Steps to reduce landlord energy usage. 	<p>NZC strategies established by all commercial landlords and embedded into business plans and corporate KPIs.</p>	
<p>Commercial landlords to carry out POE on all projects delivered in last 5-years to evaluate performance, rapidly improve industry datasets, generate feedback loops and support the formation of new performance-based rating systems.</p>	<p>Commercial landlords supporting development of improved industry datasets and evidence base for performance outcomes via transparent data sharing with central databases.</p>	
<p>Commercial landlords to ensure plans are in place for in-use energy monitoring and reporting in entire building portfolio.</p> <p>Commit to sharing energy data regularly and transparently with all tenants, and engaging and working with occupiers to minimise operational energy and disclose on an annual basis the operational performance of assets.</p>	<p>Disclose embodied carbon impacts of in-use life-cycle stages (i.e. servicing / maintenance arrangements) to better understand EN15978 lifecycle stages B1-B5 (in-use) including refrigerant leakage, and feed data into relevant public databases (i.e. Built Environment Carbon Database (BECD)).</p> <p>Clear asset plans in place to reduce operational energy usage.</p>	<p>Provide annual public carbon reporting for retrofit, replacement and maintenance work alongside operational energy / carbon reporting from 2025 onwards. Feed data into relevant public database (i.e. BECD).</p>
<p>Commercial landlords to work with industry bodies to develop/review existing green lease templates for all commercial sectors.</p>	<p>Promote the uptake of green leases by working with potential occupiers to establish how the lease could benefit all parties; clearly demonstrate how the progress and outcomes of the lease will be followed up on during the occupier's tenancy.</p>	<p>From 2025 onwards, green lease clauses included in all business leases as part of Government update to Landlord & Tenant Act of 1954.</p>
<p>Commercial landlords to start tracking buildings through green building passports to ensure they are operating as intended.</p>	<p>Work with professional bodies to promote the uptake of green building passports.</p>	<p>By 2030, all buildings within commercial portfolios include building passports.</p>
<p>Commercial landlords to include incentives for improved energy management within non-domestic FM contracts and require condition-based maintenance approach rather than standard PPM.</p>		

Landlords / Owners (continued)

Immediate Actions:	Progress by 2025:	Progress by 2030:
Social landlords to develop high level roadmap for decarbonisation of building stock that sets out financial provision and funding mechanisms for retrofits, engaging fully with local regeneration and housing decarbonisation opportunities provided by Local Authorities and Central Government.	Established decarbonisation plan in place and first retrofit demonstrators completed, ready to implement lessons in further scaling up (note that this is strongly contingent on policy, regulatory, technology and funding mechanism provided by the Government & Local Authorities).	National domestic retrofit programme rolling out at pace and scale.
Social landlords to engage customers (tenants) in the retrofit imperative (including carbon literacy training for employees and setting up Tenants Working Groups).	Social landlords to work with local authorities to develop detailed retrofit plans by archetype, as part of area-based approaches to retrofit and 'One-Stop Shops.'	
Social landlords to establish current carbon footprint, accounting for operational in-use and embodied carbon impacts (i.e. maintenance and repair).	Support decarbonisation business planning through technical assistance and clarity on finance models and recharge mechanisms.	
Social landlords allocate a % of funds for establishing a new retrofit programme (funds could go nominating a responsible person in post for the decarbonisation of housing stock, contracting PAS2035 assessments as basis for surveying building stock retrofit needs, etc.).	Retrofit programme established.	
<p>Private rented sector (PRS) landlords allocate funds to assessing energy efficiency of property portfolio (using PAS 2035) and developing a medium-term improvement plan to meet EPC C (at a minimum) across stock.</p> <p>PRS landlords to engage with managing agents and leaseholders to develop and fully cost a block wide plan to improve every property to band C.</p> <p>PRS landlords to engage with managing agents and leaseholders to increase the use of green energy block wide and drive energy consumption reduction through resident action.</p>	Retrofit works on properties in full progress (doubling each year).	
PRS sector to work together to access 'trusted trader offer' for energy efficiency and low carbon technologies installs and repairs.		
Landowners (MOD, NR, HE, Water utilities etc) set out plans to incorporate climate resilience / enhancements and carbon offsetting within the upkeep and operation of their estates to support their own Net Zero objectives.		
Homeowners and consumers to consider home improvement plans to identify most practical timelines, triggers and approach to energy upgrades (i.e. whole house or room-by-room), with reference to building renovations plans as they become available, and with full support from Local Authorities & one-stop shops on funding mechanisms available and practical issues.		