



Our Green Leases

Improving the sustainability of our properties is a team effort and we want to work collaboratively to do so. As part of this, our leases contain shared commitments to reducing our environmental impact. We aim to make going green easy and cost-effective for you.

Please find below a summary of our green lease clauses for further information. If you would like more information, please contact your Asset Manager.

Summary of green clauses



Energy, waste and deliveries:

- We will support you to procure certified renewable electricity
- We provide your waste collection service through our third-party partner, to help you recycle more and eradicate waste to landfill.
- We ask that you work to consolidate your deliveries to help reduce local air pollution and traffic.



Improving the environmental performance of your building:

- We want to improve the sustainability of our buildings. In order to do this, we may need access to your unit to:
 - Install and operate smart meters
 - Carry out energy performance assessments such as EPCs
 - Undertake works, acting reasonably, to improve the environmental performance of the building



Any access for works will be agreed with you to minimise disruption.

- To help us improve the sustainability of our buildings we ask that any alterations you make to your unit do not adversely impact its EPC rating / environmental performance.



Sharing data

- We will collect and analyse data and work with you to share insights and support you to minimise your energy usage, lower your outgoings where possible and reduce your carbon emissions.

Please note – This document does not constitute a substitute for reviewing the green lease clauses and the rest of the lease, which prevail over this document. This does not constitute legal advice and you should seek independent legal advice on the lease.



Sharing knowledge and promoting sustainability

- We want to share knowledge and facilitate discussions on sustainability between the businesses on our estate. To do this we are setting up a sustainability forum which you will be invited to join.
- We have set out our commitments to tackling climate change in our Environmental Policy (see Grosvenor's website) and we aim to work collaboratively with you to achieve these.



Occupier Cost/Service Charge provisions

- If a new EPC is required as a result of works you have carried out, this would be an occupier cost. In most other cases, we will provide an EPC where a new one is required.
- If works are recommended to improve your property's energy efficiency, we will agree arrangements for carrying out those works, and ask only for a fair and reasonable contribution towards them.