



# **Green Lease Contracts**

## **Example for health care facilities**

### **facilities**

**EFFECT4buildings Toolbox:**  
Green Lease Contracting; Annex 3a



The project “Effective Financing Tools for implementing Energy Efficiency in Buildings” (EFFECT4buildings) develops in collaboration with public building managers a comprehensive decision-making support toolbox with a set of financial instruments: **Financial calculation tools; Bundling; Funding; Convincing decision makers; Energy Performance Contract; Multi Service Contract; Green Lease Contract; Prosumerism**. The tools and instruments chosen by the project has the biggest potential to help building managers to overcome financial barriers, based on nearly 40 interviews with the target group. The project improves these tools through different real cases.

To make sure building managers invest in the best available solutions, more knowledge on different possibilities is needed as well as confirmation from colleagues that the solutions performs well. EFFECT4buildings mapped **technological solutions** for energy efficiency in buildings with the aim to share knowledge and experiences of energy efficiency solutions among building managers in the Baltic Sea Region.

## Partners



EFFECT4buildings project is implemented with the support from the EU funding Programme Interreg Baltic Sea Region (European Regional Development Fund) and Norwegian national funding. The aim of the project is to improve the capacity of public building managers in the Baltic Sea Region by providing them a comprehensive decision-making support toolbox with a set of financial instruments to unlock the investments and lower the risks of implementing energy efficiency measures in buildings owned by public stakeholders. More information: <http://www.effect4buildings.se/>



As part of our environmental commitment and our joint efforts towards an ecologically sustainable society, County council real estate offers its tenants to sign the following contracts for resource management and good indoor environment in county council's buildings. To succeed requires active participation of stakeholders,

**The tenant promises to:**

- Document their experiences of the environmental aspects of the building and present it to the landlord in November each year.
- As soon as possible inform the landlord about changes in how the building is used.
- Set aside time and participate in interviews and analysis of indoor climate and the use of heat, electricity and water in the building.
- Regularly inform all staff about energy management, environmental considerations and environmental aspects of the building.
- Ensure that lighting is off on the part of the premises that is not in use and activate procedures that ensure that lighting and equipment is turned off after the end of the working day.

Enable energy saving on office equipment (computers, copier, etc.).

Sort waste in assigned fractions accordingly to local instructions.

When purchasing equipment, take environmental considerations into account when selecting materials and ensure that equipment placement is optimally placed in the building and require information on energy and water consumption and take this into account when evaluating  tenders. When cleaning use environmentally friendly products and be careful and prevent

unnecessary wear and tear on surfaces.

**The landlord promises to:**

- Inform the tenant about the environmental aspects of the building.
- Follow the tenant's activities to be able to propose further improvements.
- Make sure the tenant fulfils the contract's intentions.

Encourage the involvement of maintenance and operating personnel by offering incentives to reduce resource use.

6 months after the contract is signed, the tenant receives a 2% discount on the rent for fulfilling the contract.

If the tenant fails to fulfil his promise under this contract, no discount on the rent.

This contract is linked to the rental contract number below. Contracts are drawn up in two instalments, each of which has been taken by parties. Rental contract number:xxxx

20xx-xx-xx

20xx-xx-xx

Tenant.....

Landlord.....

