



Green Lease Contracts

Example for schools

EFFECT4buildings Toolbox:
Green Lease Contracting; Annex 3b



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.

This green lease contract is between the public real estate company Gamla Byn AB and Bergsnäs school. The contract was created in the project EFFECT4building as a case to evaluate how the contract can be used in public buildings. This contract is signed and active from January 2018 and the first year the result was 5% saved energy. This is one of three cases that are the foundation to the “Guideline for implementing Green lease contract” that are published in the EFFECT4buildings project.

Partners



STOWARZYSZENIE
GMIN I POWIATÓW
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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/>



GREEN LEASE CONTRACT

Public real estate company Gamla Byn AB and Bergsnäs school

1. Background and aim

The municipality of Avesta has as overall objective in its Sustainability Program by 2020 that:

- The perspective of sustainable development will be integrated into all municipal education
- Consumption of goods, materials and energy will decrease

This agreement shall contribute to the achievement of the objectives, increase the commitment to energy efficiency measures, clarify the different responsibilities of the parties and indicate important activities to implement.

A prerequisite for successful implementation and good results is the commitment of management and staff and the willingness to allocate time and resources for the activities specified below.

2. Target goals by 2020 – Bergsnäs school

Reduced energy consumption (electricity and heat) by 10% in 2019, mainly through behavioral change of the users of the building

Increase commitment and awareness regarding energy efficiency among employees and students

Bergsnässkolans savings should be reinvested in the activities according to the school's wishes in 2020

3. Shared responsibility

Information exchange on ongoing and planned sustainability work, resource use, etc.

Environmental considerations for maintenance and operation as well as equipment and materials selection.
Consideration of life cycle cost

Choice of appliances with a sustainability perspective

Engagement in the work to reach the set goals

Update and implementation of agreed action plan

Customize indoor climate based on the needs

4. Landlord's responsibility

Feedback on energy use and follow-up meetings each quarter

Use and maintain systems for periodic follow-up

Inform and follow up the results of the agreed incentive model

Communicate emission levels of CO₂ and water consumption at follow-up meetings

Education of school staff and personnel within the framework of the project

5. The tenant's responsibility

Inform about changed local use and number of students / staff

Ensure that lighting is not on in non-utilized premises and implementing routines that ensure that lightning and equipment are turned off after working hours

Enable power-saving features on office equipment

Ensure that windows and doors are closed at the end of the working day and put in place procedures that ensure this.

Develop plan for the implementation of a school project at Bergsnäs school in 2019

Involve all staff, all students and parents to fulfill the various goals of the agreement

6. Organisation

Working group is established with the following priority tasks:

- Coordinate the project and make the necessary decisions against set goals
- Analyze strengths and weaknesses in the existing system - Responsible for implementing the joint Action Plan.
- Follow up on completed activities and propose improvements
- The working group is also responsible for disseminating information to different stakeholders.
- The working group consists of:

From Gamla Byn AB: CEO Jan Näslund, Operations Engineer Håkan Lundin, Project Manager Jakob Lindqvist

From Bergsnäs school /Municipality: Headmaster Johan Lindström, Intendent Mikael Lindberg, Caretaker Kent Nordin

7. Incentive content

Rental discount is 2% if the tenant complies with the terms of this agreement (Not applicable in this agreement)

Energy use (electricity, district heating) - 50% of annual cost savings to school, 50% to Gamla Byn AB

Calculation: See Appendix Calculation template

Attachment: Action plan

Approved by Johan Lindström,
Headmaster, Bergsnäs skola

Date

Approved by Jan Näslund,
CEO, Gamla Byn AB

Date

ACTION PLAN - GREEN LEASE AGREEMENT

- S – Status R – Responsible
- Finished
■ Started
■ Not ready

Annual stage goal	Activities	R	Date	S
<p>Reduced energy consumption (electricity and heat) by 10% in 2019, mainly through behavioral change of the users of the building</p> <p>Increase commitment and awareness regarding energy efficiency among employees and students</p> <p>Bergsnässkolans savings should be reinvested in the activities according to the school's wishes in 2020</p>	1. Establish a working group for the project with the task of coordinate the work, propose measures, follow up, share and distribute information		Dec	
	2. Sign Green Lease Contract with an incentive model		17 Dec	
	3. Energy Consumption - management / maintenance	JL HL	Dec/ Jan	
	Measure energy consumption (Baseline 2019-01-01)			
	4. Calculation model being developed	JL		
	5. Energy tour in the evening with the working group	HL		
	6. Information to staff stakeholders before start to get ideas and ideas comments			
	7. Implementation plan developed - "50/50 project"			
	8. Compilation of results and follow up		Mars 2019	

	9. Dissemination internally / externally, including website and weekly newsletters		Jan 2020	
Education with all employees incl. feedback of the environmental performance during previous year	Implementing intro education in January	JL		
Visualization tool is implemented during 1st year				
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8. Comment on status

