

New Landlord Negotiations Ahead

The CRC Energy Efficiency Scheme Order 2010 is now law and the scheme has begun.

Carbon liability assessments and compliance responsibility plans are now being put in place by around 30,000 property owning organisations across the UK. Occupiers are already being asked to agree an extra carbon levy of up to 93p/sqft, often based upon inaccurate accounting assumptions, mediocre Memorandums of Understanding and questionable lease clauses.

We are now delivering detailed appraisals of carbon accounts and tenant-landlord arrangements.

Your landlord may shortly ask you to pay towards their CRCEE Scheme payments directly associated with your energy consumption. You may not be in a position to negotiate equitably. We can work with you to provide key business information that will help you reach agreement with your landlord and fellow tenants. Please consider the following questions:

- *Do you know your actual electricity and gas consumption and related costs?*
- *Do you and your landlord transparently report and audit service charge energy consumption and carbon emissions and related costs?*
- *Do you have robust energy and carbon cost projections that you are prepared to pay through your service charge?*
- *Can you calculate the appropriate carbon levy repayments that you should negotiate with your landlord?*
- *Do you know your energy & carbon related legal and insurance responsibilities, liabilities and your current status?*
- *Have you assessed your opportunities for cost-effective reduction in the use of energy in your offices?*
- *Can you carry out due diligence on landlord-led energy efficiency proposals?*
- *Are you prepared for energy and carbon negotiations at rent review, sub-letting or assignment?*

If you answered 'NO' to any of these questions, CONTACT US. Failure to act will cost you.

We look forward to working with you.

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ABOUT STUDLEY

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