Sustainability Guidelines in Lease Search Phase

Approved by Real Estate



Overall

Minimum requirements

- No fossil fuel heating (i.e. no oil, gas).
- Energy efficient building (min. energy rating of C, or above COWI defined energy use intensity, EUI).

Landlord/agent to provide energy label/rating as per local standards*.

Energy rating:

- Physical accessibility to ensure an inclusive workplace regardless of disabilities (e.g. doors, hallways, elevators to cater for mobile disabilities).
- Location that supports sustainable commuting (easy and safe access by public transportation/bicycle/foot and EV charging infrastructure).
- Landlord/agent to be collaborative to achieve better environmental performance.
- Landlord/agent to share data or support with data collection relevant for COWI to measure their environmental impact. This includes documentation of consumption of electricity, heating and cooling, ideally in a spreadsheet/machine-readable format.
- Landlord/agent to enable waste segregation as supported by respective municipality and as per local regulation.

* The majority of COWI's current lease portfolio with existing energy label ranges between A-C.

Optimal requirements

- Efficient and activity based light fixtures (e.g. LED lights, motion sensors).
- Landlord/agent to showcase existing plans and actions to improve energy performance.
- Facility operation and features reducing water, waste and energy.
- Renewable energy generation on the building (e.g. solar panels).
- If the landlord provides electricity, renewable electricity (Green energy) contracts including guidance of how/if COWI can account for these.
- Certified building (LEED, BREEAM, DGNB, Energy Star, WELL etc.) Certification:
- Landlord/agent to provide minimum quarterly access to meter readings of utilities consumption for COWI's actual consumption (i.e. submeters, not estimated per SQM).
- Smart building automation to optimise energy, air quality, lighting, HVAC.
- Access to gender neutral bathrooms.
- Access to green areas (e.g. proximity to park, bigger garden, nature outside office space).
- Other health and wellbeing opportunities (e.g. fitness room, massage and resting room).
- Actions to improve biodiversity of outdoor environment.**
- Innovative solutions for lower environmental impact (e.g. rainwater harvesting, onsite carbon capture solutions).
- Nature as an integrated part of the physical environment (e.g. green roofs, vertical gardens).
- For new and renovated buildings, showcasing resourceful and circular material use.
- Other elements supporting the sustainability agenda:

** In the UK, we would expect a higher maturity due to the Biodiversity Net Gain (BNG)