

## Occupiers

Immediate Actions:	Progress by 2025:	Progress by 2030:
<p>Establish Net Zero Carbon (NZC) strategy for procurement and occupation of commercial real estate, including:</p> <ul style="list-style-type: none"> <li>• Base-build performance requirements.</li> <li>• Transition away from fossil-fuels.</li> <li>• Steps to reduce unregulated energy uses and embodied carbon of internal fit-outs.</li> <li>• Steps to achieve net zero operational energy targets, including actions for all occupants.</li> </ul>	<p>NZC strategies established by all occupiers and embedded into business plans and corporate KPIs.</p>	
<p>Establish a NZC occupier brief for all fit-out projects (and any new builds) including targets for embodied carbon and tenant energy intensity in line with industry targets.</p>	<p>Commit to NZC fit out targets on all Full Repairing and Insuring leases.</p>	<p>All fit outs achieve NZC targets for energy intensity and embodied carbon.</p>
<p>Ensure embodied carbon assessments are undertaken on major fit-out projects and internal works, and begin sharing embodied carbon data with landlord / developer and industry carbon databases (Built Environment Carbon Database (BECDD)) to support development of industry targets.</p>	<p>Provide embodied carbon assessment data for all projects to carbon database (BECDD).</p>	
<p>Work with landlords to develop mutually beneficial green leases.</p> <p>Make public commitments to only taking 'green leases' or occupying low carbon spaces (for instance, NABERS rated buildings, fossil fuel-free, provision of 100% additional renewable energy, etc).</p>	<p>Only occupy buildings with green leases.</p>	
<p>All business occupiers commit to sharing energy data regularly and transparently with landlords.</p> <p>Full Repairing and Insuring (FRI) building occupiers commit to aligning with the NZC pathway and operation of the building, as set out by the asset-owner - in addition to data sharing.</p>	<p>Publish consumption rates and adopt targets for energy intensity in occupied spaces.</p>	<p>Only occupy buildings that achieve NZC operational energy targets in operation.</p>
<p>Collaborate with landlords to shift to low-carbon heating technologies, install on-site renewable energy solutions (where possible) or procure 100% off-site renewable energy that creates additionality.</p>		