

NABERS UK ADDITIONAL INFORMATION

This guidance document provides an overview of how the BBP green lease toolkit can be used to support buildings/organisations with NABERS UK ratings.

NABERS UK (National Australian Built Environment Rating System) is increasingly being adopted across UK office markets as landlords and tenants recognise its value in delivering measurable environmental performance improvements. NABERS UK (currently only available for office buildings) provides significant benefits including enhanced energy efficiency, reduced operating costs, and stronger ESG credentials that support both commercial objectives and climate commitments. However, achieving and maintaining strong NABERS UK ratings requires careful consideration of several factors beyond base building performance, including occupier fit-outs that align with energy efficiency goals, ongoing collaboration between landlords and tenants on operational practices, and robust data sharing to support accurate assessments.

Lease clauses play a critical role in establishing the framework necessary to support NABERS UK implementation, ensuring all parties understand their responsibilities and work together effectively toward common sustainability objectives. The current BBP Green Lease Toolkit provides a comprehensive range of clauses that create a strong platform for NABERS UK success, covering essential areas such as data sharing, metering, sustainable use practices, and environmental performance protection.

The following guidance signposts the importance of these existing clauses and sets out additional considerations and supplementary lease provisions that can further strengthen NABERS UK implementation and help ensure consistent, measurable performance improvements throughout the lease term.

The guidance should be read with an awareness of the type of NABERS UK certification that the building has, as this will have significant implications for the landlord-tenant dynamic with regard to the NABERS UK rating. The NABERS UK rating can be:

- **A 'design' rating** (NABERS UK Design for Performance ('DfP')) for a base building, applicable to a new development or major refurbishment that has been set up to achieve a certain level of energy performance once fully occupied and operational.
- **An operational rating** (NABERS UK Energy for Offices ('Efo')), for an existing office that is aiming to maximise its energy efficiency to get the best rating possible based on actual consumption data.

The NABERS UK rating can apply to:

- **The 'base building'**. The rating reflects the performance of the landlord common parts of the building and central services. The occupancy patterns and lighting / equipment loads can influence the base build HVAC energy consumption, therefore the tenant's choice and operation of local HVAC will be relevant to the 'base building' performance.
- **The 'whole building'**. The rating reflects the performance of the landlord common parts, central services, and all tenant spaces. All aspects of tenant energy use then become relevant to the NABERS UK rating.
- **The individual 'tenancy'**. Tenants can undertake their own NABERS UK rating specifically for their individual space in the building. Performance should be wholly within the tenant's control, as the HVAC elements that are associated with the 'base building' are outside the scope of the rating.

KEY NABERS UK-SUPPORTING CLAUSES IN THE GREEN LEASE TOOLKIT:

NABERS UK Rating Clause

The Toolkit includes a specific NABERS UK clause requiring advance documentation of requests from tenants for heating, air conditioning, ventilation, or hot water outside normal business hours to ensure proper NABERS UK calculation tracking (Page 44 of download document).

Data Sharing Provisions

These clauses require landlords and tenants to share energy data regularly, which is essential for NABERS UK assessments and ongoing rating maintenance (pages 19-20 of download document).

Metering Requirements

Clauses mandating installation of smart meter technology with half-hourly automated meter readings, which directly support NABERS UK data collection requirements (pages 21-22 of download document).

Sustainable Use Provisions

Requirements for tenants to operate premises efficiently in terms of energy consumption, avoiding wasteful practices that could negatively impact NABERS UK ratings (pages 17-18 of the download document).

Restrictions on Environmental Performance

Impact Clauses preventing both landlords and tenants from carrying out works that would adversely affect Environmental Performance or Environmental Ratings of the premises or building (pages 29-33 of the download document).

Environmental Rating Protection

A user restriction clause preventing tenants from using premises in ways that adversely affect Environmental Ratings of the premises or building (page 44 of the download document).

Co-operation Provision

The co-operation clauses establish a framework for landlords and tenants to work together on Environmental Performance improvements, which directly support NABERS UK objectives (pages 9-10 of the download document).

Building Management Group

These clauses create formal communication structures that are essential for NABERS UK success, especially for multi-let offices (pages 11-13 of the download document).

ADDITIONAL CLAUSES / CONSIDERATIONS / DOCUMENTS THAT COULD FURTHER SUPPORT NABERS UK:

Tenant Fit-Out Guide

It is essential for NABERS UK that tenant fit outs and improvements are aligned with the base building. These guidelines should be set out in a Fit Out Guide and could be referenced in the lease. The tenant's alterations drafting in the Green Lease Toolkit includes in the preamble references to fit out requirements in agreements for leases and licences to alter also.

NABERS UK Compliance Obligations

Whilst there is a general co-operation clause already within the lease, for the dark green version or alternatively as an addition to a specific NABERS UK clause there could be additional mention of behaviours which support the delivery of NABERS UK such as:

- Specific tenant obligations to participate in annual NABERS UK assessments
- Requirements to provide necessary documentation and specific access for NABERS UK assessors
- Participation in building-wide sustainability initiatives which support NABERS UK ratings

Sustainable Use / Environmental Rating Protection

Whilst Sustainable Use and Environmental Rating Protection clauses already exist, additional reference to the following items could be considered:

- Tenant obligations to use base building services appropriately to support NABERS UK
- More specific detail on operational hours management and the governance around after hours usage in the NABERS UK clause [and its impact on NABERS UK calculations]
- Clear protocols for requesting and documenting out-of-hours services in the NABERS UK clause

Performance Benchmarking Clauses – dark green co-operation

The dark green version of the co-operation clause has reference to energy reduction targets. For a NABERS UK building, specific NABERS UK star rating targets could be added.

FURTHER INFORMATION

For further information and opportunities for supporting NABERS UK certifications within a building, please see [About NABERS UK | CIBSE Certification](#)