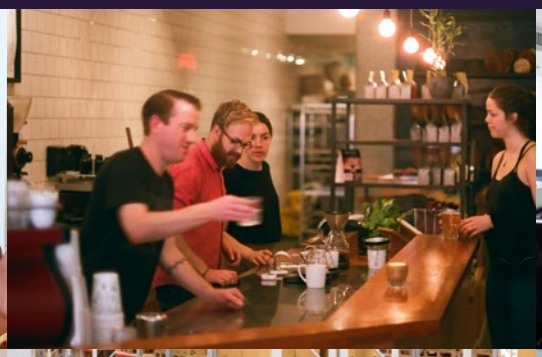
Advice Guide

REDUCE ENERGY COSTS IN YOUR BUSINESS PREMISES

A Guide to Energy-Smart Upgrades for SME Building Owners and Occupiers

June 2025



ENACT

Enabling Business Energy Upgrades

seai SUSTAINABLE ENERGY AUTHORITY OF IRELAND

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PART ONE

About This Guide

Energy upgrades can offer valuable benefits for your business, customers, brand, and the environment. By improving the energy efficiency of your building, you can reduce operating costs, enhance your reputation, boost property value, improve occupiers' comfort and well-being and lower your environmental impact. At the same time, there is growing pressure—from customers, lenders, investors and regulations—for businesses to take action on sustainability and energy efficiency.

This guide is designed to help SME owners and occupiers of commercial building—including offices, retail, bar/restaurants, hotels, leisure complexes, warehouses plus others—navigate energy upgrades more easily.

What You Will Learn:

- ✔ **Why energy efficiency matters for your business:** Benefits and Opportunities.
- ✔ **How to take action on energy efficiency:** Steps and Tips.
- ✔ **Value of your actions:** Lead by example addressing climate action.
- ✔ **What key sustainability jargon means:** Understand terminology.
- ✔ **Legislation and Standards impacting your business:** What matters now and what's coming.

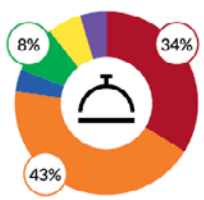
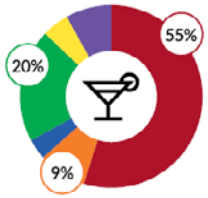
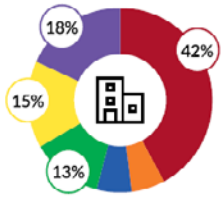
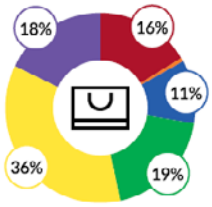
Developed under the SEAI-funded ENACT research project, this Advice Guide supports SMEs in accelerating building energy upgrade. It complements the Finance Guide and Case Studies Guide to Energy-Smart Upgrades for SME Building Owners and Occupiers, providing actionable steps to start your energy upgrade journey.

These 3no. reports are part of a suite of resources available under the SEAI funded ENACT project.

Note: *This guide offers general guidance only and is not tailored to specific businesses. For legal, financial, or technical advice related to your circumstances, consult a professional.*

Key Takeaway: Different sectors have different energy challenges

Key Sectors Overview

	Hotels & Hospitality	Bars & Restaurants	Offices (Commercial)	Retail
Annual Energy Consumption (in kWhrs/m²)				
Key: Heating · Domestic Hot Water · Cooling · Auxiliary · Lighting · Equipment				
Every building is different – and a detailed energy audit is an important starting point. Based on the average characteristics of buildings in these sectors, these are potentially high-impact measures.	Use digital systems to monitor, control and optimise energy use for heating and cooling, ventilation and domestic water needs that can be adjusted based on occupancy.	Switch to electricity or renewable energy options for space and water heating (and cooling) including heat pumps and solar PV and or solar thermal systems.	Optimising the office layout to ensure heating is only provided in occupied areas and standardised temperature set points at an efficient level with dedicated personnel control.	Installation of heat recovery in ventilation systems to recover energy waste and minimise system heating requirements.
	Installing solar thermal that can generate heat/hot water.	Upgrade to energy efficient appliances including LED lighting and heat pumps.	Improving the insulation of the building (roofs, walls and floors) which can lead to lower heat demand.	Upgrading refrigeration units to highly energy-efficient models with potential heat recovery opportunities.
	Review potential for free heating or cooling through heat recovery between systems, and/or using a heat-pump.	Use digital thermostat and area zoning controls.	Upgrade windows and external doors to triple glaze.	Replace direct electric heaters with heat pumps, depending on building fabric.

Source: Department of Enterprise Trade and Employment

Why Energy Efficiency Matters for Your Business:

BENEFITS AND OPPORTUNITIES

Improving your building's energy efficiency delivers significant advantages—from cost savings and higher property value to compliance and better occupant wellbeing.
The benefits vary depending on whether you own or occupy the building, but both stand to gain real value. Below is a breakdown of the key benefits for each.

For Building Owners

Investing in energy upgrades delivers higher property value, lower costs, and future-proof compliance, while making your building more attractive to tenants. Improving the energy efficiency of your building also strengthen your competitive edge and unlock financial incentives.

1. Increase property value and attract tenants

- Improving your building's energy efficiency makes it more valuable and appealing to prospective tenants or buyers.
- Better Building Energy Rating (BER) and displaying energy use metrics improve the property's marketability and can lead to higher rental or sale prices.
- Features like solar panels and electric vehicle (EV) charging stations make properties more appealing.
- Recent market analysis[1] notes:
  - *54% of surveyors report increased occupier demand for energy-efficient office spaces.*
  - *71% anticipate growing demand for retrofitting, particularly in offices.*
  - *Renovations can increase rental income by 40–66%, enhancing asset value.*
  - *Buildings with low energy efficiency face long-term obsolescence risks if upgrades are delayed.*

1. Sources: SCSI Commercial Property Market Monitor 2025 and SCSI Real Cost of Retrofitting 2025

2. Reduce operational and maintenance costs

Energy upgrades can lower your ongoing costs through efficiency and renewable energy. They also reduce wear and tear on building systems, leading to lower maintenance needs and long-term savings on repairs and upkeep. For example:

- Solar photovoltaic (PV): Delivers up to 50% savings on business electricity, with a 5-year payback and a lifespan of over 20 years.
- Insulation and airtightness: Reduce energy costs by 7-15%.
- LED lighting: Save up to 70% on lighting energy.
- Heating, ventilation, air conditioning and water systems: Upgrades to air handling units and water pumps can save 50-75%.

3. Avail of business opportunities and comply early with regulations

- Meet current and future energy efficiency regulation.
- Access to grants, tax breaks, and subsidies for upgrades.
- Manage Financial Risk - maintain access to capital as lenders and investors focus on climate-related financial risk; avoid stranded asset.
- Avail of supports to address compliance with increasing energy efficiency standards for current / future national targets.

4. Strengthen business value

- Investing in energy efficiency today helps protect your property from becoming outdated or financially risky as sustainability standards tighten.
- Aligning with sustainability trends boosts competitiveness in the market.
- Obtaining green building certification, can enhance brand reputation eg LEED or BREEAM, for larger businesses.

For Both Building Owners and Occupiers

Beyond financial and operational gains, energy-efficient upgrades help meet climate targets and demonstrate social responsibility. Your actions contribute to a larger collective impact—especially critical for SMEs.

For Building Occupiers

An energy-efficient building means lower bills, a healthier workspace, and a stronger sustainability profile—helping you meet your sustainability commitments while improving comfort and productivity. Access to energy data also supports smarter business decisions and environmental, social, and governance (ESG) reporting.

1. Lower energy bills

- Efficient systems and building improvements can reduce energy consumption and provide more certainty and control over energy use, which is increasingly vital given the volatile rising energy cost environment.

2. Boost brand reputation and/or support sustainability commitments

- Renting an energy-efficient building can help support your sustainability commitments and demonstrate sustainability responsibility to clients and stakeholders.
- Shows leadership in sustainability and the transition to energy efficiency.
- Improves your brand image.

3. Increase comfort, wellbeing, and productivity

- Improved thermal comfort and air quality, resulting from energy upgrades, can enhance occupant satisfaction, comfort and wellbeing.

4. Access to building's energy data

- Visibility of building efficiency helps inform business decisions.
- Supports ongoing energy management.
- Enables shared learning and collaboration with building owners.
- Makes building energy efficiency monitoring part of business strategy.
- Supports your supply chain ESG reporting (if required).

How to Take Action on Energy Efficiency:

STEPS AND TIPS

Now that you understand the impact of your efforts, the next step is implementation. The SEAI's Steps to energy efficiency breaks the process into five manageable steps. Below, we outline each step with key tips to consider to help you navigate the process. To learn more about each step visit the SEAI webpage.

Step 1 Understand your energy use

For Building Owners

- Start by reviewing your energy bills to establish a baseline for your current consumption.
- Check your property's energy rating to identify improvement areas, for example through the SEAI Building Energy Rating (BER) webpage.
- Consider potential energy waste patterns, like unnecessary nighttime heating or lighting left on overnight in preparation for compiling an energy audit.

For Building Occupiers

- Review your energy bills and track your unit's energy consumption.
- Share usage data with the owner to collaborate on savings.
- Talk to the building owner about any operational issues affecting energy use. For example, drafty windows or overactive heating, ventilation, air conditioning systems.

Step 2 Create an energy action plan

For Building Owners

- Identify a mix of quick wins and long-term investments to include in your upgrade plan (for example, LED lighting upgrades vs. insulation).
- Reference the "SCSI Business Lease Code for Landlords and Tenants", which provides a framework for lease negotiations, renewals and variations. It includes best practices for building energy efficiency, green leases and owner-occupant collaboration on energy efficiency (For more information check scsi.ie/business-leasing-code/).
- Consider using green lease clauses in contracts to formalise data sharing and cost-sharing agreements for energy upgrades with tenants.
- Research available financial supports for energy upgrades and renewables. For more information, see "A Guide to Financing Energy-Smart Upgrades for SME Building Owners and Occupiers".

For Building Occupiers

- Implement no-cost behavioural changes. For example, Awareness to ensure turning off the lights when there is sufficient daylighting
- Identify simple changes your team can make and assign responsibilities to ensure follow-through. For example, nominate someone to check that lights and equipment are turned off at the end of each day.
- Negotiate lease terms to encourage energy-saving investments. For example, propose a lease clause to share the cost of energy upgrades and ensure that savings benefit both occupier and owner.

Step 3 Complete an energy audit

For Building Owners

- Hire a professional to assess your building's insulation, heating systems, and equipment efficiency.
- Evaluate the lifecycle of existing equipment and plan replacements with energy-efficient models.
- For Building Occupier
- Check your devices and appliances to spot energy waste and plan future upgrades.
- Procure or Request the energy audit results from the building owner to identify opportunities to save energy in your unit.

Step 4 Invest in energy efficiency upgrades and renewables

For Building Owners

- Once you have identified relevant energy upgrade opportunities, build a strong business case to show why they are worth the time and money.
- Begin with cost-effective upgrades like smart thermostats and LED lighting before moving to larger projects such as solar panels or heat pumps.
- Apply for SEAI grants to offset costs. For more information, see “A Guide to Financing Energy-Smart Upgrades for SME Building Owners and Occupiers”.
- Install smart meters or building management systems to track energy use following works

For Building Occupiers

- Upgrade to more efficient office equipment considering lifecycle factors.
- Advocate for owner-led improvements that reduce your bills.
- Liaise with building owner to schedule upgrades during downtime to minimise disruption.

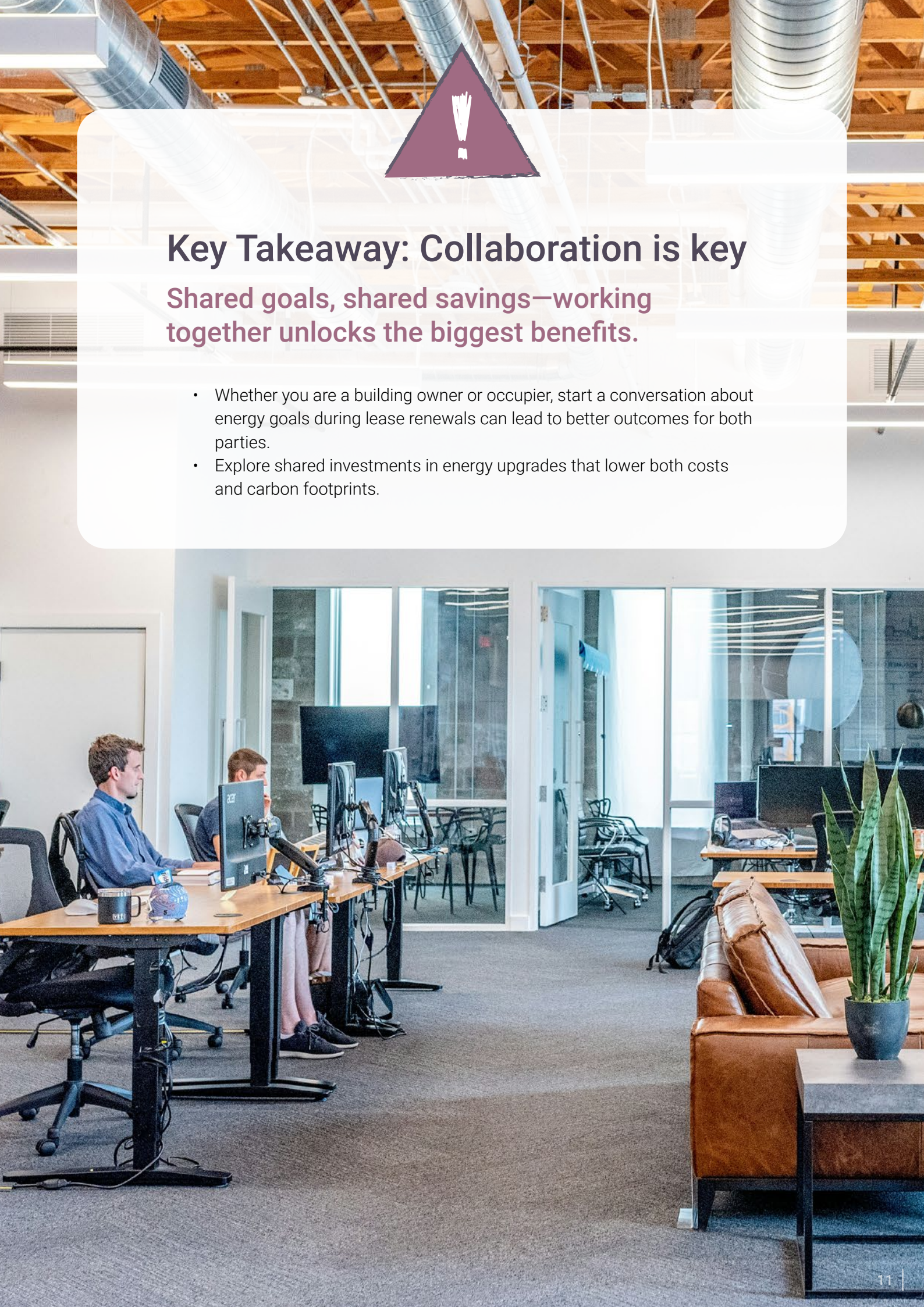
Step 5 Monitor, track and report

For Building Owners

- Review on a regular basis smart meters or building management systems to track and improve energy use after upgrades.
- Compare your new energy bills to your original baseline to measure savings.
- Regularly review lease terms to ensure they continue to support energy-saving goals.

For Building Occupiers

- Compare your new energy bills to your original baseline to measure savings.
- Work with building owner to adjust heating, lighting, or equipment use for greater efficiency. For example, off-peak scheduling.



Key Takeaway: Collaboration is key

Shared goals, shared savings—working together unlocks the biggest benefits.

- Whether you are a building owner or occupier, start a conversation about energy goals during lease renewals can lead to better outcomes for both parties.
- Explore shared investments in energy upgrades that lower both costs and carbon footprints.

Value of Your Actions:

LEAD BY EXAMPLE ADDRESSING CLIMATE ACTION

As building owner, you have control over big-impact changes. Upgrading insulation, switching to renewable heating, or installing solar panels do more than lower operating costs— these actions can improve your property valuation and significantly cut carbon emissions from your property.

Even as an occupier, you still have influence. How you use energy—for lighting, heating, and equipment—affects your carbon footprint. Making conscious decisions from lighting choices to heating schedules and equipment management can significantly reduce it.

Together, your actions help Ireland meet its climate targets.

Ireland has committed to:

- **Reduce energy-related greenhouse emissions from commercial buildings by 45% by 2030 (vs. 2018 levels).**
- **Have at least 70% of national electricity from renewable sources.**
- **Achieve at least a 32.5% national improvement in energy efficiency.**

Yet progress needs to accelerate. While only an 8.9% reduction in commercial building energy-emissions was achieved by 2023, SMEs like yours can help close this gap through:

- Performing energy upgrades such as better insulation, lighting, and heating, ventilation, air conditioning systems etc.
- Switching to renewable energy sources such as solar, heat pumps.
- Optimising energy use such as smart controls, efficiency habits.

Your efforts, combined with others', will drive the real progress Ireland needs to meet these critical targets.

What Key Sustainability Jargon Means:

UNDERSTANDING TERMINOLOGY

Navigating the energy efficiency process requires getting familiar with common terms associated with it. Understanding key simple concepts can help you engage with practical advice, legislation and discussion.

Below, we highlight terms most relevant to SMEs. Some of these are taken from the Climate Jargon Buster by Government of Ireland and EPA (For the full glossary check climatejargonbuste.ie). The terms listed below are simplified explanations that describe key ideas and concepts—not strict scientific definitions.

BREEAM (Building Research Establishment Environmental Assessment Methodology):

It is a UK-based sustainability certification scheme for buildings, which evaluates a building's environmental performance across a range of categories, including energy efficiency, water management, and waste reduction. For more information check IGBC | BREEAM

Building Energy Rating (BER) Certificate:

A certificate indicating the energy performance of a building or building unit. For more information, check SEIA | Building Energy Rating (BER) information

Building Fabric upgrades:

This refers to any improvements made to the physical elements that form the building envelope i.e. the walls, roofs, windows and doors.

Carbon emissions:

Carbon emissions are created when particular gases are released into the air from activities like burning fossil fuels for energy. It includes gases like carbon dioxide and methane. This is because they both contain carbon. 'Carbon emissions' is sometimes used as a shorthand to describe all greenhouse gases.

Carbon footprint:
Measures the carbon emissions linked to a particular activity, business or product. It includes emissions involved in all stages of making and using a product, or carrying out an activity. The lower the carbon footprint the less that a product or activity contributes to climate change.

Carbon neutral:
This means that the amount of greenhouse gas released into the air equals the amount removed from the air.

Climate change:
This is long-term change in average weather patterns.

CE marking:
Label that indicates that a product has been assessed by the manufacturer and deemed to meet EU safety, health and environmental protection requirements.

Decarbonisation:
The means of reducing carbon dioxide (and other greenhouse gas) emissions into the atmosphere. Climate neutrality is the goal of the decarbonisation process, i.e., to achieve zero net greenhouse gas emissions (Net Zero carbon footprint) by a target date

Emissions:
These are gases or particles released into the air that can contribute to global warming or poor air quality.

Fossil fuels:
Fuels – such as coal, gas, peat and oil – that are formed in the ground over many thousands or millions of years from dead plants and animals and are used up once they are burned for energy.

Greenhouse Gas Emissions / GHGs:
Gases that trap heat from the Earth's surface causing warming in the lower atmosphere and slowing down loss of energy from Earth. The major greenhouse gases that cause climate change are carbon dioxide, methane and nitrous oxide.

Green lease / Green lease clauses:
It is a commercial lease agreement that includes / are clauses promoting the sustainable operation, management, and occupation of buildings. These clauses outline the shared responsibilities of landlords and tenants in achieving sustainability objectives. For more information, see "A Guide to Financing Energy-Smart Upgrades for SME Building Owners and Occupiers".

Heat pumps:
They are renewable heating systems that extract heat from the air, ground, or water outside your building and use it to provide space heating and hot water efficiently. For more information, check SEAI | A Homeowner's Guide To Heat Pumps Systems

LED lighting:
Provide good colour temperature, colour rendering, longer lifetime and increased efficiency. For more information check SEAI | Energy Efficient LED lighting

LEED (Leadership in Energy and Environmental Design):
It is a US-based sustainability certification for buildings, which evaluates how the building design addresses carbon, energy, water, waste, transportation, materials, health and indoor environmental quality. Projects go through a verification and review process and are awarded points that correspond to a level of LEED certification (for example: certified, silver, gold, platinum). For more information check IGBC | LEED

Net zero emissions:
This refers to achieving an overall balance between greenhouse gas emissions produced by human activity and greenhouse gas emissions taken out of the atmosphere.

Performance Gap:
The difference between the predicted efficiency of a building during the design stage and its actual performance in operation.

Renewable energy:
Energy that comes from renewable resources like wind energy, solar energy, or biomass. These resources can regenerate naturally and we can use them repeatedly without reducing their supply.

Retrofitting (energy retrofitting):
In relation to buildings, energy retrofitting is anything done to improve the energy efficiency of an existing building. This usually includes upgrading the roof and wall insulation to help keep the heat in, and installing renewable energy systems like heat pumps.

Solar thermal:
Produces hot water for use in the building. Typically consists of solar tubes or solar panels on your roof, plus piping and a hot water storage tank within the building. For more information about solar panels check SEAI | Renewable Energy | Solar-energy

Solar panels or solar photovoltaic (PV):
Produces electricity for use in the building. Typically consists of a number of solar panels on your roof, plus cabling and an inverter within the building. For more information about solar panels check SEAI | Renewable Energy | Solar-energy

Legislation and Standards Impacting Your Business:

WHAT MATTERS NOW AND WHAT'S COMING

This section explains relevant legislation and their implications (at the time of writing June 2025) that impacts SMEs, and what you need to know—whether you are a building owner or occupier.

EU Green Deal

(Established in 2019)
The EU Green Deal is the EU's strategy to achieve climate-neutrality by 2050, economic growth that does not rely on resource use, and ensuring that everyone, no matter where they live, is included in the transition. For the building sector, this means energy-efficient renovations, renewable energy integration, and circular construction practices.

Key Implications

- Sets legally binding EU-wide targets: reduce greenhouse gas (GHG) emissions by at least 55% by 2030 (compared to 1990 levels), to reach carbon neutrality by 2050.
- Aims to double renovation rates by 2030— EU's Renovation Wave Strategy.

Why This Matters for SMEs

- Defines long-term regulatory direction for buildings.
- Increases pressure to improve energy efficiency and reduce emissions.

Energy Performance of Buildings Directive (EPBD)

(Revised in 2024)
The EPBD is the EU's key legislation for decarbonising building, targeting a zero-emission building stock by 2050 by improving building energy efficiency.

Key Implications

- All new commercial buildings must be zero-emission by 2030 (public buildings by 2028). Zero emission buildings are those with a very high energy efficiency, requiring zero or a very low amount of energy.
- Introduces Minimum Energy Performance Standards (MEPS) to address worst performing buildings by improving the energy efficiency through renovations. By 2030, the 16% worst-performing non-residential building must be renovated. For more information check IGBC | Minimum Energy Performance Standards Factsheet.
- BER Certificate[2] is required for sales, rentals, and major renovations. They must be publicly displayed in areas that are frequently visited by the public (for example in storefronts or lobbies). The validity period should not exceed 10 years.
- No new fossil-fuel boilers (for example: gas and oil) can be installed from 2025 in public/ non-residential buildings and a full phase-out will be required by 2040.
- Solar panels will be mandatory for new commercial buildings larger than 250m² from 2026 and for existing commercial buildings over 400m² undergoing major renovations from 2027, where technically feasible.
- Electric vehicle charging points and bike parking facilities must be installed in new and renovated commercial buildings by 2026.
- Renovation passports, which is a plan for the deep renovation of existing buildings, outlining how to improve energy efficiency. Use of Renovation Passports will be introduced on a voluntary basis in 2026.

Why This Matters for SMEs

- Minimum energy performance standards could trigger renovations for inefficient buildings.
- Non-compliance with minimum energy performance standards could eventually face potential penalties (for example: fines or restrictions for leasing or sale of properties).
- The shift to low-carbon heating, cooling, renewable energy (for example: heat pumps, solar panels), and sustainable mobility infrastructure (for example: recharging points and bicycle parking spaces) will be required for larger scale renovations or new construction.
- Energy data will need to be shared and displayed via BER Certificate, which in turn may affect property valuation and tenant demand.

Energy Efficiency Directive (EED)

(Revised in 2023)

The EED is a European directive that sets binding measures to improve energy efficiency, aiming to reduce energy consumption and promote energy savings. It establishes 'energy efficiency first' as a fundamental principle of EU energy policy, meaning that energy efficiency must be considered in all relevant policy and major investment decisions taken in the energy and non-energy sectors.

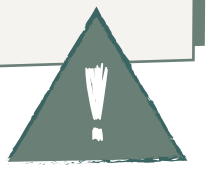
2. BER Certificate is the Irish terminology for Energy Performance Certificate (EPC)

Key Implications

- Ireland (and other EU member states) must achieve cumulative annual energy savings of 1.9% by 2030, up from the previous 0.8% target, with the building sector playing a key role.
- Large companies must conduct energy audits every four years, while SMEs with an average annual energy consumption above 10 terajoules (TJ) must comply starting in 2026. Businesses exceeding 85 TJ per year must implement a certified energy management system (EMS) by 2027.
- Ends subsidies for fossil fuel boilers from 2025, accelerating the transition to renewable alternatives like heat pumps and solar thermal systems.

Why This Matters for SMEs

- The energy savings target may lead to stricter national policies and incentives for SMEs to invest in efficiency upgrades.
- Energy audits help SMEs identify cost-effective improvements, but non-compliance could result in penalties.



Renewable Energy Directive (RED III)

(Revised in 2023)

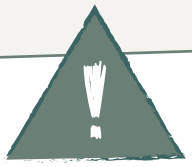
The RED III is also a directive that sets EU' renewable energy targets, driving the integration of renewables across various sectors, including electricity, heating and cooling for buildings.

Key Implications

- The EU must source at least 42.5% of its total energy from renewable sources by 2030.
- Commercial buildings must contribute to an annual 1.1% increase in renewable energy use for heating and cooling from 2026 to 2030.
- Supports the implementation of solar, wind, biomass, and other renewable technologies in buildings.
- Encourages decentralised, local renewable energy systems and self-consumption models, such as solar panels combined with battery storage. This benefits SMEs by enabling energy independence, reducing energy bills, and improving resilience.

Why This Matters for SMEs

- Raises the pressure to increase the use of renewable energy in buildings.
- On-site renewable generation can protect businesses from fossil fuel price volatility and future regulatory risks.
- Encourages the country to provide financial support and technical assistance for the implementation of renewable energy sources.



Corporate Sustainability Reporting Directive (CSRD)

(Established in 2022)

This directive expands mandatory sustainability reporting requirements, primarily affecting large companies. As at the time of writing, the EU has proposed simplifying the CSRD to reduce the compliance burden on companies, both by narrowing the scope so that only very large companies must report, and by simplifying and reducing the disclosures required. At present, listed SMEs are expected to be required to report. But the EU Commission has proposed that these may fall out of scope.

Non-listed SMEs and micro-enterprises are generally exempt from mandatory CSRD reporting but can opt to report voluntarily using simplified or voluntary standards especially developed for them (the VSME).. This could be useful as many SMEs not directly affected could face indirect pressure to report because large companies in their supply chains are required to report.

Key Implications

- Listed SMEs may still be required to report under CSRD but this is currently under review.
- All other SMEs are generally exempt from CSRD reporting. However, SMEs supplying goods or services to large companies subject to CSRD will likely be asked to disclose sustainability data to enable their customers' reporting.

Why This Matters to SMEs

- Transparent reporting can improve access to financial incentives, improve confidence and market reputation.
- Drives SMEs to improve data management and integrate sustainability into building operations and investments.

Construction Products Regulation (CPR)

(Revised in 2024)

The CPR sets harmonised rules for the marketing of construction products, supporting their free movement. The 2024 revision introduces mandatory environmental reporting requirements.

Key Implications

- Introduces the declaration of essential environmental characteristics in stages. For example, from 2025 climate change effects for construction products must be reported, and from 2029 onwards, other core environmental indicators must be reported, such as water use.
- Prioritises categories with high environmental impacts, such as concrete, steel and insulation materials, due to their significant role in energy efficiency.
- Introduces a Digital Product Passports to track material sourcing information, including Environmental Product Declarations (EPDs).

Why This Matters for SMEs

- Improves disclosure of environmental characteristics of construction materials.
- Enhances transparency and traceability of construction materials, aiding procurement and compliance.
- May influence the selection of sustainable materials in renovations and new construction. For example, CE-marked and EPD compliant materials.

RICS Valuation - Global Standards

(Effective by 2025)

Also known as “Red Book 2025” serves as a crucial reference for property valuation professionals globally. It sets mandatory practices for property valuations, ensuring accuracy, compliance, and transparency. The Red Book 2025 introduces the mandatory inclusion of ESG factors (Environmental, Social, Governance) in valuations. This means renovations enhancing energy efficiency, reducing carbon footprint, or improving social aspects of a property will be directly reflected in its valuation, potentially leading to a “green premium”.

Key Implications

- Property valuation professionals must now record and assess ESG data (for example, energy efficiency, carbon footprint, social impact) in valuation reports.

Why This Matter for SMEs

- Energy upgrades can now translate directly into higher property valuations.

In Summary: What are your Key Responsibilities

Instrument	Requirement	Building Owner	Building Occupier
EPBD	**BERs**	Obtain, display and ensure visibility of BERs	Request BER from landlord before leasing. Monitor energy performance clauses in leases
	Building renovation	Upgrade buildings to meet minimum energy performance standards	Negotiate cost-sharing for upgrades via green leases
	Fossil Fuel Phase-Out	Replace fossil fuel boilers with heat pumps/solar thermal by 2025–2040	Ensure heating systems comply Push for renewable energy clauses in leases
	Zero-Emission	Consider that all new commercial buildings must be zero-emission (as per EPBD definition) by 2030	May benefit from lower energy costs
	Solar Panels	Install solar panels on new buildings over 250m² by 2026; on existing buildings over 400m² by 2027 if undergoing major renovations	May share costs/benefits via green leases
	EV/Bike Infrastructure	Provide EV charging/bike parking in new or buildings undergoing major renovations	Advocate for access to facilities
EED	Energy Audits	Audit building energy use every 4 years or buildings with annual consumption over 10 TJ	Share energy data with landlords for audits

Instrument	Requirement	Building Owner	Building Occupier
RED III	Renewable energy sources	Install renewable energy source (for example: solar panels, heat pumps)	Cooperate with landlord on system upgrades
CSRD	Sustainability Reporting	Scope and understand your reporting obligations Track, disclose and report if required Disclose energy data to occupier for CSRD/ESG reporting (if tenant is in a large supply chain)	Track, disclose and report if required Provide energy data if supplying to companies that are required to report
CPR	Sustainable Materials	Check the EPDs of construction materials to be used for renovations or new builds	Request eco-friendly materials if leasing includes fit-out control
RICS Valuation - Global Standards	ESG Reporting	Document energy upgrades for property valuation professionals. (for example: BERs) Proactively address energy inefficiencies to help obtain a higher property valuation	Share energy usage data with building owner to support accurate property valuation

Acronyms

BER	Building Energy Rating
BREEAM	Building Research Establishment Environmental Assessment Methodology
CPR	Construction Products Regulation
CSRD	Corporate Sustainability Reporting Directive
DEC	Display Energy Certificate
EED	Energy Efficiency Directive
EPBD	Energy Performance of Buildings Directive
ESG	Environmental, Social, and Governance
EU	European Union
EV	Electric Vehicle
HVAC	Heating, Ventilation, and Air Conditioning
IGBC	Irish Green Building Council
LEED	Leadership in Energy and Environmental Design
PV	Photovoltaic
RED	Renewable Energy Directive
RICS	Royal Institution of Chartered Surveyors
SEAI	Sustainable Energy Authority of Ireland
SME	Small and Medium-sized Enterprises
VSME	European Commission voluntary sustainability reporting standard for non-listed micro, small and medium enterprises

Enabling Business Energy Upgrades