Change the precedent, change the world.
“[This is an] exemplary project - a perfect way to use our drafting skills and tools to tackle climate change and do good. Incredibly well organised sessions. Really collaborative.”

Senior lawyer, private practice firm, 2021 impact survey
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“This is a really great project that specifically empowers lawyers to use their skills to directly make an impact.”

Junior lawyer, private practice firm, 2021 impact survey
Message from the Chair

Time is of the essence

As The Chancery Lane Project enters its third year, the challenge to decarbonise our world has never been greater. After the Intergovernmental Panel on Climate Change (IPCC) issued its latest report on the state of the climate, the alarm bells and calls to action have become deafening. We are embracing this challenge and remain committed to enabling the legal profession to create the best climate outcomes, faster.

Over the course of the past 12 months we have witnessed significant progress towards our goals through a global increase in activity. This is only possible through the generous support of participating lawyers, funders and our incredible team. I remain forever inspired by their energy, creativity and enthusiasm. It makes me proud to be a lawyer and it is a privilege to be the one that gets to thank them on behalf of the next generation who will be most affected by the consequences of climate change. “Our” impact is our participants' impact.

This year we have seen a marked acceleration in the use of our climate clauses co-created by our participants. Precedent contracts have been changed in firms big and small and there are numerous examples of in-house teams using the clauses in practice, some of which are included in this report. This is a clear affirmation of our impact hypothesis, which gives us confidence for further progress in 2022. But we must accelerate change. In contractual terms, “time is of the essence”.

However good our strategy and climate clauses, none of this would be possible without teamwork. The scale of change that is required demands collaboration, and we must continue to work together inside and outside our profession. Only in this way can we navigate the route to a decarbonised society through the uncertain and unchartered waters of climate change. While it is not usually in our nature as lawyers to collaborate, nature requires it of us. When we do, the ability to create a positive impact is astonishing.

While it is right to reflect on our incredible achievements, we should also recognise the challenges we have encountered as a virtual entity growing at speed and across time zones. Each has tested us greatly, but we have listened and learned and become stronger as a result. Our vision remains clear, but a natural evolution of our goals and strategy has been required to meet these challenges and accelerate the legal profession's contribution to decarbonising our world.

Looking forward, our plans for our third and fourth years will transform the project. Later this year we will be launching a Net Zero Toolkit of clauses to coincide with COP26. Not only will this provide tools for every lawyer to deploy, but it will also be a platform from which we can change legal drafting norms to be more ambitious and impactful. COP26 is a once in a lifetime opportunity for the legal profession and our ambition is that The Chancery Lane Project enables us to seize that opportunity together.

I remain stubbornly optimistic about the opportunities for increasing and accelerating impact through The Chancery Lane Project. The agency of the legal profession to act on climate issues through drafting has never been stronger. Every day, in offices across the world, lawyers are using our tools to make a difference and up the ante in the Race to Zero.

That is why I believe that if we change the precedent, we change the world.

Matthew Gingell
Chair
Introduction

“We’ve seen huge buy-in from across the whole firm to help create and adopt TCLP’s model clauses.”

Senior lawyer, private practice firm, 2021 impact survey

The Chancery Lane Project (TCLP) is a non-profit initiative dedicated to creating and providing free, accessible contractual clauses that organisations and lawyers around the world can implement quickly to meet their and their clients’ climate and net zero targets.

To achieve our goals TCLP uses the legal power of contracts, which govern much of human activity on earth, transcend boundaries and jurisdictional differences and, importantly, can be amended by the stroke of a pen. Whereas law and the environment are often considered together in the context of legislative change and litigation, TCLP’s focus on contracts brings a new and complementary approach to the legal sector’s contribution to tackling climate change.

With increasing numbers of organisations committing to net zero, standard contracts will become a significant barrier to turning these commitments into action. From procurement processes, through supply chain contracting, to sectors such as finance, construction and energy, having contracts that enable new ways of working, rather than lock in the status quo, is an essential component in achieving the goals of the Paris Agreement.

TCLP seeks to inspire commercial lawyers to use contracts to support climate action, enable them to do so by providing the tools to draft climate-friendly contracts, and, through peer review, make those contracts more robust and widely accepted.

At the heart of our model are precedent clauses. These are the building blocks of contracts. TCLP brings lawyers together to rewrite these clauses in a way that enables the shift to a net zero economy. This inclusive ‘crowdsourcing’ of legal expertise not only allows lawyers from every discipline to play their part, but also demonstrates that action on climate change permeates every aspect of the law and the activities it supports.

Throughout the world the vast majority of the legal sector uses the same set of knowledge management systems, often called “precedent banks”, to manage precedent clauses and the standard form contracts that are derived from them. By integrating new inclusive and climate-aligned clauses into these banks, we are embedding a new way of thinking for lawyers from the world’s largest companies and the firms that advise them, as well as enabling them to take action towards a decarbonised and inclusive economy.

So, if you can change the precedent at the right point in the system, you can change how businesses contract with one another, and change the world.

This 2021 impact report follows on from our first impact report published in July 2020 and is based on the outcome of our 2021 impact survey. This report takes the reader through a snapshot of our growth and progress in this past year until 1 August 2021 against our 2021 Goals and outlines our strategy for 2022 – 2024.
The 2021 impact report features case studies about organisations, firms and companies that have successfully used our clauses internally or with their clients. It also includes quotes from our 2021 impact survey to share our participants’ motivations and experiences. Each case study and quote is a call to action for the reader from their peers.

**Our 2021 goals are:**

<table>
<thead>
<tr>
<th>GOAL 1 – MOBILISE:</th>
<th>Convene and inspire a diverse range of lawyers from across the profession to focus on climate change issues and solutions in fun and innovative ways.</th>
</tr>
</thead>
<tbody>
<tr>
<td>GOAL 2 – ENABLE:</td>
<td>Co-create and publish a “Climate Contract Playbook” of precedent clauses and a “Green Paper” of model laws and regulations.</td>
</tr>
<tr>
<td>GOAL 3 – AMPLIFY:</td>
<td>Disseminate, promote and track the clauses and model laws created, encouraging all lawyers to amplify their impact.</td>
</tr>
<tr>
<td>GOAL 4 - NORMALISE:</td>
<td>Work with others to create new market norms to bring about change and ensure lasting impact.</td>
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</tbody>
</table>
Salesforce case study

TCLP's clauses were a vital resource when Salesforce made a big climate shift earlier this year. In late April 2021, Salesforce notified its suppliers that it had added binding commitments into its supply chain contracts to ensure that suppliers representing 60% of its scope 3 emissions will set science-based targets of their own by 2024.

Their Sustainability Exhibit draws on Owen's Clause, Maria's Scorecard and Zoë and Bea's Clause and requires suppliers to:

- Develop and implement a plan of continuous improvement to reduce the carbon footprint and environmental impact of the provision of their goods or services (see Teddy's Clause).
- Deliver their products or services on a carbon neutral basis by offsetting the emissions resulting from their provision of goods or services (see Ming's Clause and Luke's Clause).
- Share their sustainability commitments with Salesforce upon request (see Austen's Clause).
- Maintain a sustainability scorecard with a reputable corporate social responsibility assessment provider (see Maria's Scorecard).
- Publicly disclose their scope 1, 2 and 3 emissions (see Maria's Scorecard).

You can see an overview of our supply chain clause coverage here and read the full case study here. Salesforce acknowledges the meaningful contribution that TCLP's drafting has made in the development of the Sustainability Exhibit which, if copied by others and actively implemented, could transform companies and markets.
2021 in Review

“The project is a force for good and makes me feel I can be part of the solution.”

Senior lawyer, legal sector consultancy, 2021 impact survey

A year on

The 2021 impact report demonstrates fast progress towards our Goal 1 (MOBILISE) and Goal 2 (ENABLE), with our participants reporting 72% improvement in their understanding of how contracts can be used to tackle climate change since they engaged with TCLP.

With 41 events already organised this year, we have also seen an increased number of senior lawyers and other professionals become involved with TCLP. Indeed, 50% of our participants are in senior positions within their organisations, which is a healthy split between those with influence to make change now and those who will lead change in the future.

Combined, our Climate Contract Playbook and Glossary have been downloaded more than 63,000 times since publication and our online database now contains 70 precedent clauses and 46 definitions. As we look at the progress towards our Goal 3 (AMPLIFY) and Goal 4 (NORMALISE), we see an increase in uptake of our model clauses by law firms, organisations and markets. This is, however, slower than the climate crisis demands.

We are encouraged by the fact that our law firm participants are beginning to pitch our clauses to their clients, change their internal precedent banks and use the clauses in their own contracts. Knowledge providers are working actively to integrate our clauses into their databases and our working groups in the USA, China, Australia, Ireland, Japan and parts of Latin America, Asia Pacific and Europe are developing jurisdictional as well as linguistic translations of our clauses.

A moment to reflect

At the same time, the latest annual impact survey has given us both lessons and a course correction for our future work. So far, our work focused predominantly on private practice law firms, with 78% of our participants coming from this part of the legal profession. We can see a clear indication that we have not yet adequately mobilised in-house lawyers and professionals in the wider industry who are also crucial to the success of our mission.

Moreover, although we see an increased uptake and normalisation of our clauses across some industries and commercial arrangements, there is more work to be done to ensure that every industry and every legal professional knows how to use our clauses. Climate change does not respect boundaries between countries, organisations or industries and although an uptake by one area of commerce should give us encouragement, it should not distract us from a much bigger task at hand: ensuring that every contract written in this crucial decade and beyond enables solutions to climate change.

With this in mind, our 2022 Goals attempt to address these challenges. Building on our initial focus on climate change, our 2022 - 2024 strategy positions our work at the centre of many other planetary problems that are intertwined with the human impact on climate and the environment.
Our Total Output to Date

- **70** Model Clauses
- **10** Model Laws
- **46** Model Definitions
- **63,000** More than 63,000 downloads of our publications
Our Participants

1,100 participants

200 organisations

73 Countries reached

100% of top 25 UK law firms

50% of the global elite law firms

53% of top 100 UK law firms

44% of the top 25 US law firms in London

7% of FTSE 100 corporations
Our 2021 Goals

Goal 1 - MOBILISE

Convene and inspire a diverse range of lawyers from across the profession to focus on climate change issues and solutions in fun and innovative ways.

- 78% of our participants are from private practice law firms including:
  - 100% of top 25 UK law firms
  - 53% of top 100 UK law firms
  - 50% of global elite law firms
  - 44% of top 25 US law firms in London, and
  - 7% of FTSE 100 corporations’ in-house legal teams.
- 50% of our participants are in senior positions in their firms / industries.
- 41 industry-focused events organised:
  - 24 events organised as part of the 24 hour global Big Hack in November 2020, and
  - 17 events organised as part of COP26 event series throughout 2021 to date.

Goal 2 - ENABLE

Co-create and publish a “Climate Contract Playbook” of precedent clauses and a “Green Paper” of model laws and regulations.

- 72% improvement in participants’ understanding of how contracts can be used to tackle climate change.
- 42 new precedent clauses published:
  - September 2020 – 21 new clauses published in the third edition of the Climate Contract Playbook
  - March 2021 – 21 additional new clauses published on The Chancery Lane Project website
    + 28 precedent clauses from last year = 70 precedent clauses published to date
    COMING SOON more than 40 new precedent clauses from our 2021 event series.
- 23 new legal definitions published in the second edition of the Glossary
  + 23 legal definitions from last year = 46 legal definitions published to date.
- Three new model laws published on The Chancery Lane Project website
  + seven model laws from last year = 10 model laws published to date.

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1 We have stopped reporting on the number of pro bono hours our participants dedicate to working with us this year due to the difficulties of assessing this reliably. We have found out that some firms and organisations record participation in our events as pro bono while others use their business development codes. Rather than providing a rough estimate that may not represent the reality, we have therefore decided not to report this number.
**Goal 3 - AMPLIFY**

*Disseminate, promote and track the clauses and model laws created, encouraging all lawyers to amplify their impact.*

- Since publication, 63,000 downloads of our publications across 73 countries.
- 63% of our participants have created internal working groups focused on the model clauses or held internal training on the model clauses.
- 50% of our participants wrote external articles, held external events about the model clauses, or developed a business development offering using the clauses.
- 40% of our participants pitched the model clauses to their clients, incorporated them into client contracts or proposed them in contractual negotiations.
- 1,293 LinkedIn followers and 66,000+ post impressions.
- 29,000 website sessions during January to June 2021 (82.7% based in the UK, US and Australia).
- Cross-industry working groups in the USA, China, Australia, Ireland, Japan and parts of Latin America, Asia Pacific and Europe.

**Goal 4 - NORMALISE**

*Work with others to create new market norms to bring about change and ensure lasting impact.*

- 16 model clauses translated to be relevant in US jurisdictions.
- 25 Practical Law (PL) resources already reference TCLP clauses and result from an ongoing project to integrate TCLP content into PL resources.
- Three model clauses published on the LexisNexis database as a pilot.
- 35% of our participants changed their internal precedents or published the clauses in their knowledge database.
- 32% improvement in alignment of participants’ industry / market standard practices with tackling climate change as a result of our precedent clauses.
Environment Agency case study

The Environment Agency (the Agency) is a non-departmental public body with 10,600 employees responsible for the protection and enhancement of the environment in England and has set a target to achieve Net Zero by 2030. As 75% of the Agency’s greenhouse gas emissions are generated from its supply chain, in September 2020 the Agency’s legal team started exploring the use of carbon reduction clauses and has since adopted these into a selection of key service contracts.

The Agency’s carbon reduction clauses draw on parts of TCLP’s Zoë and Bea’s Clause, as well as the definitions in the Glossary, and contain the following terms:

- The Agency and its service provider must agree on an annual greenhouse gas (GHG) emission reduction goal.
- The service provider must produce an annual GHG report to show progress on that goal.
- When a service provider goes beyond an agreed target goal, the provider and the Agency share the benefit of the additional GHG reductions achieved using a gain share mechanism.

You can see an overview of TCLP’s supply chain clause coverage here and read the long version of this case study together with key takeaways here. The Agency’s legal team acknowledges that TCLP clauses helped inspire the drafting so that the carbon reduction clauses will work for both parties and have a cascading impact in the Agency’s supply chain.
Our 2022 Goals

Since the beginnings of The Chancery Lane Project, our vision has remained the same - a world where every contract and law enables solutions to climate change. This vision has been reflected in our 2021 Goals. It is also reiterated in our 2022 Goals, but with increased ambition and a focus on aspects that have not previously been at the heart of our strategy, but which experience has shown us their importance. This increased ambition has developed alongside that of our participants and as TCLP’s approach has matured.

Goal 1

This past year has taught us that we need to engage industry professionals and in-house lawyers alongside private practice firms if we are to achieve long-lasting change, and that we need to do this with commerciality, rigour and within a science-based framework. Lawyers can draft legally viable precedents, but it is the insights from industry professionals that inform the commercial viability of such drafting.

Our 2022 Goal 1 therefore is:

**MOBILISE** - Convene and inspire a diverse range of lawyers and other industry professionals to focus on climate change issues and solutions in engaging and accessible ways.

Goal 2

We have learnt that we need to enable our participants to tailor our clauses to their own specific circumstances. To meet this need, we have set a goal of redesigning our clauses into a customisable Net Zero Toolkit. In terms of the focus of our clauses, scientific consensus has never been clearer – climate change and biodiversity are intrinsically linked. One cannot be addressed without taking the other into account.

Our 2022 Goal 2 therefore is:

**ENABLE** - Co-create and publish a “Net Zero Toolkit” and expand our drafting focus to raise participants' ambition across all relevant subject matter.

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2 [https://ipbes.net/sites/default/files/2021-06/2021_IPCC-IPBES_scientific_outcome_20210612.pdf](https://ipbes.net/sites/default/files/2021-06/2021_IPCC-IPBES_scientific_outcome_20210612.pdf)
Goal 3

We have learnt much, and continue to learn, about how to keep engagement and momentum going. We now know that to achieve a lasting change we need to support our participants on their journeys of changing contracts and precedents.

Our 2022 Goal 3 therefore is:

AMPLIFY - Disseminate, promote and help to implement climate-conscious clauses into precedents and contracts.

Goal 4

With the number of our clauses projected to surpass 100 by the end of 2021, we have a new challenge ahead of us. We need to normalise and socialise the clauses for them to be accepted as market norms.

Our 2022 Goal 4 therefore is:

NORMALISE - Work with others to create and socialise new market norms to bring about change and ensure lasting impact.
Our 2022 – 2024 Strategy

As our goals and ambitions continue to expand, so does our strategy. We have developed our 2022 – 2024 strategy to enable us to make the greatest impact possible in the first half of this crucial decade for climate and the environment.

A month before COP26 takes place in Glasgow, UK, we will publish the Net Zero Toolkit, which will enable everyone who visits our website, or downloads our publications, to easily use our greatly expanded body of content. We will also provide guides to using that content, as well as case studies to inspire fast uptake.

In this way, any organisation engaging with COP26 in November will be able to access and use practical, tangible contract resources that align their activities with their net zero commitments and have real-world outcomes immediately upon use. By doing this we use the power of ground-level commercial contracts to tackle global environmental issues and accelerate the transition to a decarbonised economy.

Using our detailed understanding of contracts, alongside the position and profile that our COP26 work will afford us, we want to increase our engagement with multinational companies, law firms, knowledge managers and contract regulators across key geographies and points in the knowledge management systems that inform contracts. By doing this we aim to influence contracts globally over the critical nine-year window we have to tackle climate change.

Over the course of 2022 - 2024 we plan to extend content generation, framed in terms of risk, so that we:

- Increase the ambition, in line with the best available science, for decarbonisation across all drafting (beyond Net Zero).
- Put front and centre across all our work an equitable and balanced approach to decarbonisation at the speed and ambition required to realise the 2030 and 2050 science based targets\(^3\).
- Extend the focus of drafting to include wider climate change issues related to ecosystem restoration, the role of biodiversity and land use in decarbonisation.
- Increase the focus on adaptation and protection of communities, economies and ecosystems within TCLP drafting.

We also intend to continue working with other climate-focused legal initiatives and to expand into further jurisdictions by working with our participants in the USA, China, Australia, Ireland, Japan and parts of Latin America, Asia Pacific and Europe to translate our clauses to be jurisdictionally relevant. Finally, we want to keep up with technological developments in artificial intelligence and machine learning and will keep exploring how we could use them to drive rapid transformation of contracts around the world.

\(^3\) [https://sciencebasedtargets.org/](https://sciencebasedtargets.org/)
Practical Law US case study

A team of lawyers led by legal knowledge provider Practical Law US (PL US), which is part of Thomson Reuters, translated TCLP clauses to be relevant for US jurisdictions.

Examples of the substantive amendments made to the English versions of TCLP clauses are:

- **Emma's Clause** (lease covenants requiring the occupier to operate a new-build flat to its maximum energy efficiency) has been amended to address tenants’ privacy concerns related to the landlord’s ability to monitor and use tenants’ utilities consumption data. The right to monitor has been expressly linked to the landlord’s provision of energy and heat, which has resolved a possible validity challenge to this clause.

- **Emilia's Protocols** (litigation and arbitration protocols aimed at reducing the carbon and environmental footprint of dispute resolution). Additional provisions have been added to the US version covering conduct of low-carbon depositions, which are oral out-of-court witness examinations that are not a feature of litigation in England.

- **Alice's Clause** (requirements imposed on suppliers to reduce single-use plastic when providing facilities services) has a new definition of Plastic Materials in line with the Code of Federal Regulations, Title 40 (Protection of Environment, § 463.2), which has replaced the definition under the relevant EU legislation in the English version of this clause.

Practical Law, with a customer base of more than 130,000 lawyers in 4,200 organisations worldwide, is now exploring how to incorporate these clauses into its online resources. Thomson Reuters has encouraged its editors to work with TCLP from the outset, recognising that the US translations of TCLP clauses will address increasing client demand for climate-conscious drafting.

You can read the long version of this case study with key takeaways here. The 16 published US versions of TCLP clauses can be found in this document.
**TLT case study**

**TLT** is a UK law firm headquartered in Bristol with around 1,150 staff across its six UK offices. The firm specialises in the real estate, clean energy, financial services, digital, retail and consumer goods, leisure, food & drink, and public sectors and recorded a turnover of £98.8m for the financial year ending 30 April 2020, up from £87.6m in 2018/19.

Throughout 2021, the real estate group of TLT put the following clauses into its real estate precedent banks:

- **Marni's Clause**, containing ‘report on title’ climate change clauses. The clause was split to fit into TLT’s existing report on title.
- **Aatmay's Clause**, requiring landlords and tenants to consider circular economy principles when making repairs or alterations. The clause was incorporated into a precedent by way of annotation for TLT’s real estate lawyers to raise it in commercial lease negotiations.
- **Rosie’s Clause**, requiring landlords to act reasonably when tenants propose alterations that have a positive climate impact. The clause was inserted in its entirety in a guidance note for TLT’s real estate lawyers. This mode of incorporation was necessary given that Rosie’s Clause is likely to be proposed by tenants as an amendment to the landlord’s first draft of a lease.

TLT has formed an internal working group of professional support lawyers and other fee earners to achieve a firm-wide adoption of TCLP clauses in precedents, with real estate leading the change. TLT recognises that TCLP model clauses have made the task of preparing firm-wide climate-conscious precedent amendments fast, effective and seamless.

You can find all our clauses in this [online database](#) and read the long version of this case study together with key takeaways [here](#).
Financial Information

We are supported on our mission by generous grants from philanthropic funders and foundations that recognise the potential of the legal profession and contracts to accelerate the transition to a fair and equitable net zero economy. This has enabled us to build a core team of paid employees who can in turn maximise the value of tens of thousands of hours of pro bono work from our TCLP community.

Income

Total income to 30 June 2021 was £642,199 (with a further £165,536 committed in the second half of 2021) as shown below:

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<thead>
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<th>Date</th>
<th>Donor</th>
<th>Amount</th>
<th>Accumulated Balance</th>
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<td>ClimateWorks</td>
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</tr>
</tbody>
</table>

| Sep2021     | QCF                 | £140,000.00  | £782,199            |
| Dec2021     | Laudes Foundation   | £25,536.00   | £807,735            |

£642,199

£807,735
The following chart shows, predominantly, the grants received from our four major funders in each quarter.

![The Chancery Lane Project Income by quarter (to 30 Jun 21)](chart)

**Expenditure**

Total expenditure to 30 June 2021 was £396,125 as shown below:

![The Chancery Lane Project expenditure by quarter (to 30 Jun 21)](chart)

The previous chart clearly shows the increase in expenditure as TCLP made its first hires in the second half of 2020. Consultants expenditure in 2H2020 includes £40,000 of spending for staff who moved onto payroll on 1 January 2021.
**Staffing**

As at 30 June 2021, TCLP had nine members of staff (plus one person based ex-UK and so paid as a contracted team member) representing 7.8 full time equivalents. Monthly expenditure on staff salaries for June 2021 including employer national insurance and pension costs was £36,549 (which is approximately two-thirds of anticipated expenditure for the remainder of 2021). As the organisation grows we intend to maintain a lean team structure, focused on enabling participants to realise impact.
LexisNexis case study

LexisNexis operates one of the world's largest electronic databases for legal and regulatory information, which contains more than 128 billion documents. LexisNexis is part of RELX, which has more than 10,000 employees and reported an annual revenue of £7 billion in 2020.

In June 2021, LexisNexis UK published TCLP clauses and definitions for the first time in its practical guidance product LexisPSL.

This is part of an initial pilot in its continuous effort to make TCLP precedents available in its database. LexisNexis published the following:

- **Residential green lease clauses** to be used in residential leases to require the tenant to operate the flat to its maximum energy efficiency and optimal environmental performance standards (Emma’s Clause).
- **Green alteration/improvement provisions within leases** to be used in commercial leases to encourage alterations that improve the climate and environmental impact of buildings (Rosie’s Clause).
- **Sustainability definitions**, which mirror the definitions in the TCLP Glossary.

LexisNexis intends to publish more TCLP clauses and definitions, incorporating them into its existing precedents where possible, to meet increasing customer demand for this type of content. LexisNexis recognises the high quality and reliability of TCLP precedents, which made the publication process completely streamlined.

You can find all our clauses in this [online database](#) and read the long version of this case study together with key takeaways [here](#).
Acknowledgements

Most importantly we’d like to thank the more than 1,100 lawyers and legal professionals who have contributed to the success of the project since its inception. Without your time, passion and expertise The Chancery Lane Project would not exist.

A special thanks goes to Practical Law, Thomson Reuters who sponsored the Big Hack in November 2020 with hosting, communications and know-how support.

We’d also like to thank our funders, who have provided the resources, often with accompanying technical expertise, that have assured the success of the project.

ClimateWorks Foundation

The Foundation for International Law for the Environment

Laudes Foundation

Quadrature Climate Foundation

Alongside the increasing number of private practice firms making donations.