

Report on	Internal Lighting Upgrade Meadowbank Sports Arena, Magherafelt
Date of Meeting	8 th November 2018
Reporting Officer	Terry Scullion - Head of Property Services
Contact Officer	Cormac McGinley, Building Maintenance Officer

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

1.0	Purpose of Report
1.1	To seek members' approval to upgrade and fund the replacement of existing interior lighting in Meadowbank Sports Arena to energy efficient LED lighting.
	Background
2.1	Meadowbank Sports Arena in Magherafelt is the largest arena in the Council estate. It opened on January 2008. The site offers indoor and outdoor facilities for a range of sports. Indoor provision includes a synthetic surface (137m x 70m) which allows multiple sporting activities to take place simultaneously, or can also accommodate an indoor 300m track (flat). It also has a 450-seat spectator area. While the facility is primarily used for sports, it has been used for an election count and entertainment events to good effect due its capacity and layout. It is a busy facility that operates seven days per week, including evenings with a significant interior lighting requirement inside the main arena area. Under the Energy Performance of Buildings (Certificates and Inspection) Regulations (Northern Ireland) 2008 and Amended Regulations 2014 Display Energy Certificates (DEC's), the facility has a current rating of F141. The DEC gives an insight to the energy usage of the building, with the rating for the building from A to G, where A is very efficient and G is the least efficient.
3.0	Main Report
3.1	In total there are 182 number 400watt low bay metal halide light fittings within the main arena. Repairs and replacement of the existing lighting are carried out periodically through a third party electrical contractor organised by Property Services from a Council procurement framework. At present approximately 30% of the existing lights are not operational and are due for replacement. The number of lights not being operational has an effect on overall lighting levels and the quality of light at pitch level for facility users.

3.2	To carry out repairs to the existing lighting and replace with like for like fittings/bulbs, it is estimated that this would require an expenditure of £5,750. This cost is made up of labour, materials and the hire of working at height equipment.
3.3	Having reviewed the level of annual maintenance, energy consumption and lighting application, LED lighting is considered a viable alternative. A full breakdown of the costs associated with replacing the existing lights with new energy efficient LED's is included in Appendix 1. This includes a breakdown of the running costs for the existing lights; material and labour costs for replacement LED lights; the expected running costs of the new lights; and the anticipated payback period of investment in the new lighting.
3.4	The 'spend to save' lighting scheme advantages include: ○ Energy efficiency improvement of approximately 50% compared to the existing lights, reducing the annual spend on electricity, ○ LED lighting has been proven to last longer than conventional lighting, reducing maintenance costs over the longer term, ○ The lighting illuminates immediately on start-up, no warming up period required, ○ The light fittings are physically more durable as they are not manufactured from glass. ○ Significant improvement in light quality at pitch level
3.5	The main disadvantage is the initial investment requirement on the LED lighting and the associated installation costs. However, there is a payback period of 3.69 years. In addition, there is currently a grant available from Energia for up to 20% on the cost of new energy efficient lighting. This grant is based on a first come first served basis until the allocated funds have been committed or expended. There is no guarantee that if an application was made that funding would still be available, but if submitted and successful the investment required would be lower and the payback would be 3.22 years.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: This work is considered to be significant energy improvement initiative to the facility, rather just than planned or reactive maintenance. Therefore funding is requested from Council revenue reserves. The investment required is £40,480, excluding any potential grant. However, a grant application is proposed.
	Human: Officers time in preparing and managing the scheme, including making the grant application and coordinating the work programme with Leisure Services to minimised the impact on facility operations.

	Risk Management: Mid Ulster Council has a duty of care under the Health and Safety at Work Order to its staff and the public who use the facility to provide a safe and adequately lit environment. This project will help mitigate that risk by upgrading lighting provision in the facility.
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: None.
	Rural Needs Implications: None.
5.0	Recommendation(s)
5.1	Members are asked to approve the release of £40,480 plus 10% contingency, (i.e. £44,528) from revenue reserves to undertake the LED lighting upgrade as outlined at Meadowbank Sports Arena using an approved Council procurement framework Contractor.
6.0	Documents Attached & References
6.1	Appendix 1 – Summary Lighting costs