

Report on	Upgrade of current lighting at Magherafelt Depot and adjacent Carpark.
Date of Meeting	10th September 2019
Reporting Officer	Terry Scullion - Head of Property Services
Contact Officer	Eamon McDonnell, Technical/Compliance 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 exterior lighting at Magherafelt Council Depot and Council Offices Car park to energy efficient LED lighting.
	Background
2.1	Magherafelt Council Depot and adjacent Car park consists of a busy yard and a large council staff car park servicing both the Council offices and Depot. Both of these areas have a considerable amount pedestrian and vehicular traffic entering, and exiting the property throughout each daily.
2.2	The external lighting is on for a considerable amount of time over the winter period. The depot is a busy facility that operates seven days per week, including early mornings. There are a significant number external lights covering these areas.
3.0	Main Report
3.1	In total there are 102 external lights ranging in wattage with the vast majority 400w. Currently repairs and replacement of the existing lighting is carried out as required through a third party electrical contractor, from a Council procurement framework. The current lights range in age from 1995 to 2011. Due to the age of the existing lighting, the cost of repairs are expected to increase in future years. A small section of lighting was recently upgraded to LED to improve the quality of CCTV footage. New LED Lights are recommended to last for 50,000 hours compared to standard lights lasting 2,000 hours.
3.2	Following completion of a similar scheme at Meadowbank Sports Arena, there are a number of locations across the Council estate that would benefit from a similar 'Spend to Save' lighting upgrade. However this site has been selected due to the number of lights, consumption and maintenance demands.

3.3	Having reviewed the level of energy consumption and lighting application, LED lighting is considered as 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	<p>This 'spend to save' lighting scheme advantages include:</p> <ul style="list-style-type: none"> • Energy efficiency improvement of approximately 48.7% 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 ground 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 3.84 years. In addition there is currently a grant available from Energia for up to 20% on the cost of the materials. 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.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	<p>Financial: This work is considered to be a significant energy improvement initiative, rather just than planned or reactive maintenance. Therefore, funding is requested from Council revenue reserves. The investment required is £27,000 excluding any potential grant. However, a grant application is proposed.</p> <p>An ongoing annual saving of some £7,000 in electricity costs is anticipated from this investment as set out in the attached Appendix.</p>
	<p>Human: Officers time in preparing and managing the scheme, including making the grant application and coordinating the work programme to minimise the impact on facility operations.</p>
	<p>Risk Management: 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</p>

	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 £27,000 plus 10% contingency totalling £29,700 to undertake the LED lighting upgrade as outlined at Magherafelt Council Depot and adjacent Car park using an approved Council procurement framework Contractor.
6.0	Documents Attached & References
6.1	Appendix 1 – Summary Lighting costs