

## POLICY AND RESOURCES COMMITTEE

5<sup>th</sup> September 2022

### Watermark LED Lighting Upgrade

The following item was discussed at the last Policy and Resources Committee Meeting on 25<sup>th</sup> July 2022:

PR22/008 **RETROFIT LED LIGHTING AT THE WATERMARK:** The Town Clerk introduced his report on the fitting of LED lighting across The Watermark building. The lowest quote had offered good value in his opinion, along with a good saving of energy with an expected overall saving of around £7,500 per year. The Libraries estates team have agreed to contribute 40% of the costs in order to share the savings, reducing the net cost to the Council to around £14,000.

Members discussed their concerns at how much difference there was between the cheapest quote and the other two. The Clerk assured the members that all three were given the same specification. Cllr Wilson explained in his experience there were 3 savings to be made - energy use, maintenance and via smart lighting/sensors. Cllr Wilson stated that he would like to see more automation, and sensors. He also wanted more reassurance about the specification of the cheapest quote including the brand of fittings used, warranty, lux levels and making good costs.

The Town Clerk explained he was confident the cheapest quote was achievable and met with the specifications and requirements he felt were sufficient for the building. And the cheapest proposal would achieve the significant energy savings at an affordable cost to implement.

The committee agreed that further verification of the cheapest quote was required and that the Town Clerk should supply further information to Councillors before the order was placed.

The Town Clerk agreed to provide the further reassurance on the cheapest quote to the committee and once they were satisfied he would be able to go ahead with the net expenditure of £14,143.20 from 9103/901 Climate Action Initiatives.

As requested the questions raised at the meeting and subsequently were put to the three supplier that provided quotes. Answers are attached.

I still feel that this is a viable project to execute quickly to head off some of the worst of the expected energy cost increases. It will also be possible to augment the new light fittings with further energy saving improvements by reinvesting the savings (which will be quantifiable) over the coming years.

It is therefore still **recommended** that the Committee approves the total expenditure from 9103/901 Climate Action Initiatives (currently £30,259 available) and delegates the Town Clerk to

1. Approach Libraries Unlimited to agree a contribution to the costs, and
2. Commission the works from Sticklelectrical.

Jonathan Parsons  
Town Clerk

<b>LED Lighting at The Watermark</b>	TARC	Sticklectrical	APEC
Time period for works to start	We could commence within 4 working weeks approximately, current stock of light fittings would support this but it does change daily.	Immediate start subject to fitting delivery, adaptable delivery to site to avoid storage issues	Sep-22
Duration of works	We would anticipate 4-6 weeks	Six weeks for one operative, scalable if needed	DEPENDS ON BELOW APPROX 4 WEEKS
Are you able to work around our use eg there will be some days when no access is possible	Absolutely, if we have dates that we cannot be in certain areas we can plan around this no problem.	Yes, full dialogue with Watermark management anticipated so as to make the work as smooth and trouble free as possible.	YES
Fitting manufacturer(s)	Ansell Lighting throughout, except the Atrium and entrance lobby wall lights	Arc-led, Integral Lighting, Kosnic, Megaman, Aurora, Ansell, Ovia, Eterna,	OVIA SCOLMORE
Warranty of fittings including terms (eg parts only)	5 Years parts only	The majority of manufacturers are offering a five year warranty on electronic components and a three year warranty on batteries. Exept Integral who are supplying the replacement downlights, whose warrenty is three years on the downlights and 12 months on the batteries subject to terms. Full details available on the manufacturers websites. Removal/refitting labour charges is not included in the warranties. It should be remembered that you are buying the fittings via a wholesaler and that they are the purchaser of the fitting and therefore the warranty holder.	5 YEARS PARTS ONLY
Are all fittings to be replaced like for like? If not - how many empty fittings will be left that need making good? (clarify if ceiling tiles or plastered ceilings)	Generally the light fittings will be replaced on a like for like basis, there may be small amounts on making good but we will endeavour to keep this to a minimum, it would be difficult to quantify exact numbers.	On the whole yes, the suspended lighting within the library is to be replaced with modular drop in fittings where the ceiling is suspended ceiling tiles and surface batten LED fittings where the ceiling is solid plasterboard. The 2nd floor lift lobby is due to be rationalised from eight to four down lights, this can be done in one of two ways, as they are currently in pairs the new can be installed in existing holes leaving four openings for repair or set up as a central row meaning eight openings to be repaired and decorated.	WHERE POSSIBLE ALL FITTINGS LIKE FOR LIKE APART FROM LIBRARY WHERE RECESSED PANELS ARE TO REPLACE EXISTING HANGING FITTINGS, MAKING GOOD WOULD BE MINIMAL, TILED CEILINGS WOULD MAKE UP THE MAJORITY OF WHERE WORKS ARE TO TAKE PLACE
What areas of smart dimming are included?	The only areas allowed for dimming will be the main open plan library area and the second floor small business units.	The library and most of the offices on the second floor currently have manual dimming via the switches, if the second floor PIRs are capable of smart (light dependant) automatic dimming that will be reinstated with the new fittings.	DIMMING IS INCLUDED WHERE THERE ARE EXISTING DIMMABLE FITTINGS
What areas of occupancy detection are included?	Only to replicate the main linear lighting to the library space to include day light saving.	Second floor offices as existing, a hybrid system being introduced to the second floor corridors, 1 in 3 on as currently via the switches with the remainder illuminating via occupancy detectors in each area so full illumination only as needed for each section of corridor.	OCCUPANCY DETECTION INCLUDED WHERE IT IS ALREADY IN PLACE
Can you confirm all areas will maintain the current lux levels and emergency lighting cover?	All light fittings will maintain existing light levels as we are predominantly replacing like for like, we have allowed for CCT light fittings which will allow us to alter them between cool/warm white etc. We have not allowed for all stand alone em lights to be replaced only for the five indicated on the first and second floors when we walked around, where possible we believe we have allowed for combined emergency lights to be replaced on a like for like basis but in some instances this may need to be reviewed on site due to the charge LEDs not being visible during surveys.	Yes	YES LUX LEVELS WILL BE THE SAME IF NOT BETTER AND EMERGENCY LIGHTING WILL COVER APPROPRIATE AREAS