

# **POLICY AND RESOURCES COMMITTEE**

**25<sup>th</sup> July 2022**

## **Watermark LED Lighting Upgrade**

When calculating the Town Council's carbon footprint it was clear that The Watermark building had the largest impact on the carbon dioxide created by the Town Council's operation, creating 88% of the CO<sub>2</sub> equivalent emissions.

The building design and nature of use means that lighting is required to be on in most parts of the public areas of the building during occupation, even during the day.

All of the lighting (with the exception of Stowford Hall which was upgraded as part of the Cinema project) is currently fluorescent tube, or compact fluorescent tube.

These fittings are not only inefficient by today's standards, but they are failing too. Many are emergency light fittings and have switch gear and batteries that are reaching the end of their limited life and have to be replaced when required for health and safety reasons.

Quotes have been obtained to replace the lighting in the building with modern LED lighting.

Modern LED fittings not only have a much lower energy consumption, but last much longer than individual lamps, which we currently have to employ someone to replace as they go around the building, at a cost. The emergency battery back-ups are also now easier to replace as the LED fittings are a modular design.

Three quotes were obtained from local contractors, they are summarised below:

TARC Solutions Ltd	AP Electrical Contractors Ltd	Sticklectrical
£49,996 +VAT	£45,802 +VAT	£23,572 +VAT (where applicable)

Sticklectrical was the only one to provide a projected cost saving. The projected saving is £7,614 per year, based on our current electricity cost. A payback of around 3 years. This includes an estimated saving on maintenance costs as well as energy.

This financial saving is likely to rise in the autumn when our current energy contract will be renewed. Also, should the Council choose to switch to a green energy tariff, any reduction in use will lessen the financial impact of this decision as green energy tariffs are significantly more expensive.

I also feel this is a realistic and possibly conservative estimate. Not only because of the rising energy costs, but also as it is based on lighting being used 12 hours per day, 5.5 days per week. Lights have to be on for the cleaners who arrive at 5am, and the building is always occupied until 5.30pm or 6pm, five days a week, and until 1.30pm on Saturdays. It regularly opens into the evening up to 10pm or later and so will regularly go over the 12 hours, and never under.

Sticklelectrical is a small business based in Ivybridge. The Council have used them for electrical works for a few years now and so I am confident they know the building systems well.

The other two are larger businesses based in the area.

If you decide to go with the lowest quote, the cost comes in under £25,000, and so the Council is not required to conduct a tender process.

Not only will this project intrinsically improve the sustainability of the Council's operation, it would also support a very local small/ medium-sized enterprise (SME) who is offering the best value proposal.

The library tenant, Libraries Unlimited will be approached to contribute to the costs as per their lease.

It is **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