



FUTURE
LIGHTING

CASE
STUDY



ABBNEY
MILLS
LONDON SW19

ROI:
32
MONTHS

ABBNEY MILLS



Living with history

Merton Abbey Mills is one of London's oldest heritage sites, boasting a fully working Grade II listed Victorian waterwheel and a 400 year old Grade II listed medieval building. Located along the banks of the River Wandle on the borders of South Wimbledon and Colliers Wood it was once home to the famous Arthur Liberty printing works, which dates back to the late 1900s. Residents living in the 280 apartments on site are able to enjoy a range of award winning independent restaurants, cafes, bars and boutique shops, together with a unique bandstand performance area which hosts live music, shows and events. With a Virgin Active Health Club on site and a Farmers and Craft market held at weekends, Merton Abbey Mills offers a vibrant lifestyle in an historic location.

Despite the very high standard of the apartments at Abbey Mills, flat owners and their property managers Gateway were increasingly unhappy with their outdated communal lighting. Maintenance costs were exorbitant and a quote for thousands of pounds had been received for the urgent emergency lighting repairs that were required to meet the building regulations.

Future Lighting was delighted to be commissioned to assist with the design and build of a new, energy efficient lighting scheme that would keep maintenance costs low while complementing the existing design of the building.

Problem areas identified were:

- High wattage lighting with associated high running costs
- No means of control
- Lights "ON" in bright naturally lit areas
- Failed emergency lighting
- Ongoing lighting failures resulting in a poorly maintained feel
- Mix of lamp types and poor colour matching
- Vast heat created from the existing fittings making the lobbies unbearable during summer months



BUILDING TYPE :
RESIDENTIAL



NUMBER OF DWELLINGS
280



TECHNOLOGY USED
LED



MONEY SAVED
**£19,850.00
PER ANNUM**



Challenges included:

- Utilisation of the existing wiring to prevent major cosmetic damage.
- Designing a lighting scheme that would complement rather than detract from the original design of the building.
- Avoiding disruption to residents and their visitors.



Future Lighting's Solution

Apartment lobbies

- Removing high wattage lighting technology.
- Providing a simple fitting replacement roll-out utilising the existing wiring. The low energy LED lights also incorporated integral occupancy detectors that constantly monitors Light Levels and occupancy.
- New low energy LED lights incorporate integral occupancy detectors that constantly monitor light levels and traffic
- As residents were used to lights being "ON" 24/7 fittings were built with a dimmable facility, so that during unoccupied periods, the lights dropped to 10% (1.4 Watts) output, providing an ambient level of light.
- New emergency packs were also combined within the necessary fittings so providing full compliant emergency cover.



Car park, plant and refuse rooms

- Removal of all existing 140watt fittings
- Direct replacement with 28W LED fittings complete with integral occupancy detectors and emergency facility
- Removal of all existing outdated control methods



External estate lighting

- All building feature façade lights were replaced with LED alternatives
- All bollard lighting lamps were replaced with LED alternatives
- All controls were tested, serviced and re-commissioned

Internal lighting throughout the entire estate (comprising three blocks and a 200+ space car park) as well as all external lighting was retrofitted in less than 14days without disruption to the building, its internal or external decor or any interruption to residents.

New LED lights pay for themselves with the money saved each year

The savings made at Abbey Mills are hefty. The lighting upgrade totalled £72,000 and will reduce energy costs from £20,495 to £645 per annum. The ongoing maintenance cost of £7000 has been eradicated and the system is now covered by Future Lighting's five-year Full P&L Warranty. Both Gateway Property Management and Abbey Mills residents were delighted to discover that their return on investment (ROI) will only be 32 months



CO₂ SAVED(T)
106



RETURN ON INVESTMENT
32 MONTHS

Future Lighting Case Study

COST SAVING CALCULATIONS

ENERGY / COST SAVING CALCULATION	PRE	POST
Cost per kWh	0.12p	0.12p
Watts used (ph)	11226	1929
Lights "ON" per day (hrs)	24	24
Voltage	230	230

ELECTRICITY USED £s

Day	£2.34	£0.79
Month	£1684.58	£53.03
Year	£20,495.00	£645.00

ELECTRICITY USED £s

	COST	SAVINGS
INSTALLATION (PARTS & MATERIALS)	£72,000.00	
ANNUAL ELECTRICITY SAVED		£19850.00
ANNUAL MAINTENANCE COST (LIGHTING ONLY)		£7000.00
TOTAL		£26,850.00

Notes:

1. Prices are subject to VAT
2. Maintenance cost based on an average of a typical 12 months over a three year period
3. Cost for installation includes for our 5 year Maintenance and guarantee cover. Subject to terms and Conditions.

ROI: 18.5 MONTHS

Have you got a lighting problem? Let us help you find a solution.

Contact us for further information on 0203 826 9999 Or email info@future-lighting.co.uk

Let Future Lighting use our energy – to save yours



www.future-lighting.co.uk

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