



CASE  
STUDY



# NEWSOM PLACE

**ST ALBANS AL1**

ROI:  
**13**  
MONTHS

# NEWSOM PLACE



## Car park lighting upgrade

Newsom Place is a sought-after residential scheme on the redeveloped Oaklands College site in a prime position in St Albans, located just a few minutes' walk to the city centre. The city is popular with commuters, with excellent links to London and Luton Airport.

Despite the very high standard of the development, residents at Newsom Place and their property managers had become increasingly unhappy that their car park lighting had become outdated and now posed a potential risk to health and safety; maintenance costs were exorbitant and the failing system was no longer fit for purpose. The client was also holding a quotation running into thousands of pounds for urgent emergency lighting repairs that were needed to bring the car park up to current requirements.

The maintenance team had done their best to repair the system but the task was never ending, so property managers Remus Property contacted Future Lighting for help. We promptly arranged a survey and supplied an analysis of the existing lighting systems.

## Problem areas identified were:

- High wattage lighting with associated high running costs
- Poor means of control
- Many failed units resulting in a poorly maintained feel
- Failing emergency lighting installation
- Mix of lamp types and poor colour matching

## 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 the car park, residents and their visitors.



BUILDING TYPE :  
**CAR PARK**



NUMBER OF SPACES  
**100+**



TECHNOLOGY USED  
**LED**



MONEY SAVED  
**£6,500.00  
PER ANNUM**



As a result, we proposed a direct replacement LED fitting with integral occupancy & light level detection and were delighted to be commissioned to assist with the design and build of a new, energy efficient lighting scheme which would replace the existing system while still complementing the original design of the building.

First steps were to build a custom-made system and provide a free trial. Residents were given the opportunity to look at the proposed installation and choose a preferred colour. Warm white 3000k was chosen and the new design began to take shape.



## Future Lighting's Solution

### Car park, plant and refuse rooms

- Removal of all existing 140watt fittings
- Direct replacement with 18W LED fittings complete with integral occupancy detectors and emergency facility
- Removal of all existing outdated control methods

Lighting for the 100+ space car park was completed in less than two days without disruption to the building, its internal or external decor or any impact on residents.



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

The savings made are hefty. The lighting upgrade totalled £6,530 and will reduce energy costs from £6000.00 to £180.00 per annum. Both Remus Property Management and the Newsom Place residents were delighted to discover that their return on investment (ROI) will only be 13 months. In addition Future Lighting has given a five-year guarantee on the refurbishment and FREE on-going maintenance.



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**181**



RETURN ON INVESTMENT  
**13 MONTHS**

## Future Lighting Case Study

### COST SAVING CALCULATIONS

ENERGY / COST SAVING CALCULATION	PRE	POST
Cost per kWh	0.14p	0.14p
Watts used (ph)	5522	758
Lights "ON" per day (hrs)	24	2
Voltage	230	230

### ELECTRICITY USED £s

Day	£0.77	£0.10
Month	£556.62	£9.55
<b>Year</b>	<b>£6,772.00</b>	<b>£116.20</b>

### SUMMARY COSTS, SAVING'S and ROI

	COST	SAVINGS
INSTALLATION (PARTS & MATERIALS)	£6,500.00	
ANNUAL ELECTRICITY SAVED		£5,750.00
ANNUAL MAINTENANCE COST (LIGHTING ONLY)		£1,000.00
<b>TOTAL</b>		<b>£6,750.00</b>

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: 13 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](mailto:info@future-lighting.co.uk)

**Let Future Lighting use our energy – to save yours**



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