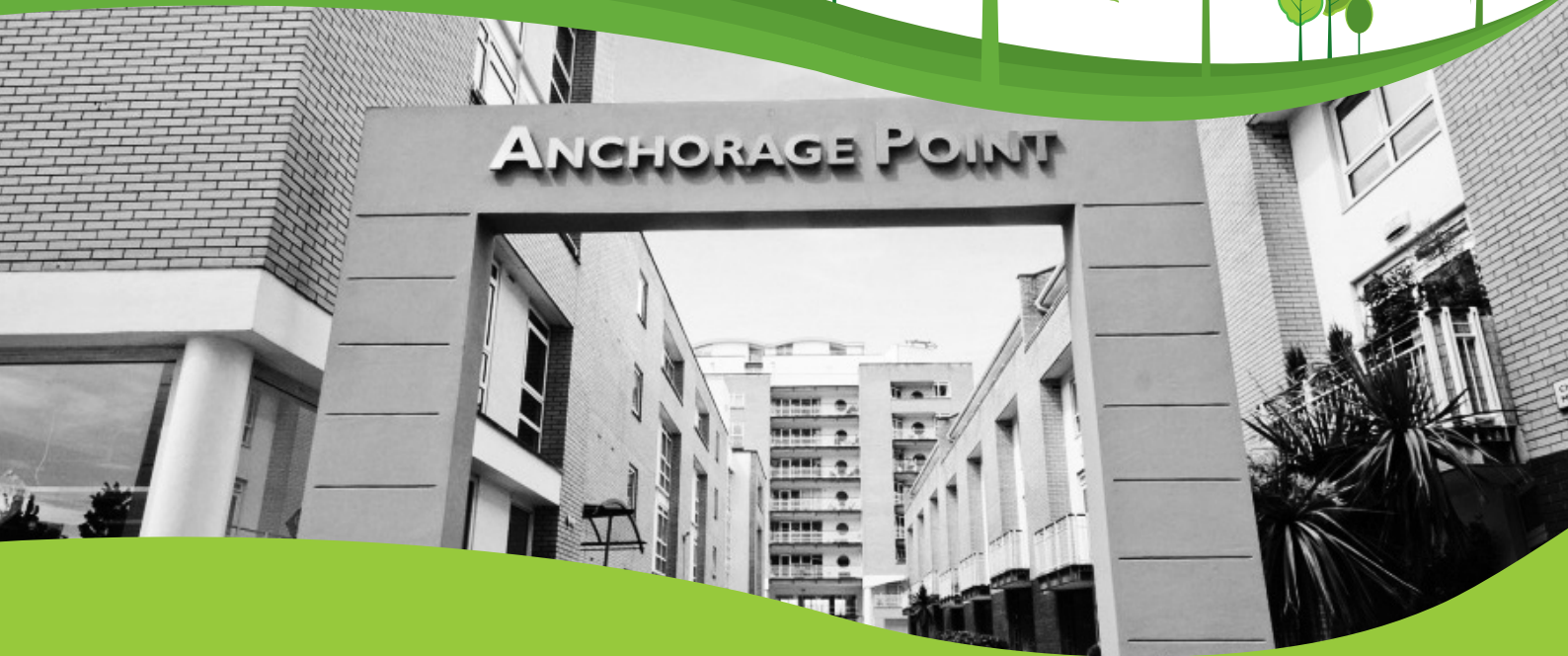




FUTURE
LIGHTING

CASE
STUDY



ANCHORAGE
POINT
LONDON E14

ROI:
16.7
MONTHS

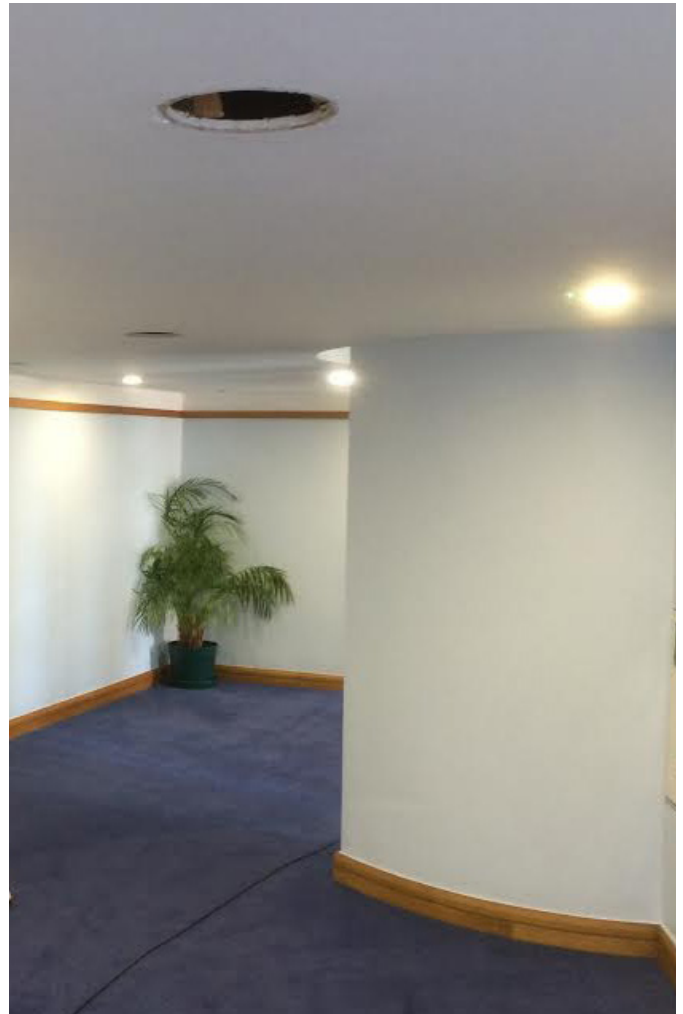
ANCHORAGE POINT

Property Specification

Being so close to Canary Wharf The Anchorage point is much sought after. As a top grade apartment block rents and property prices might be high but no one is keen to waste money or energy unnecessarily. With 78 apartments spread over 8 floors, 24-hour concierge service, a large reception, secure underground parking, a gymnasium and swimming pool there are plenty of opportunities to overcome excess spend with regard to lighting energy.

The Anchorage Point Problem

The Anchorage needed retro-fit energy efficient lighting solutions. The main aim was to reduce energy consumption There was a significant need to eradicate significant maintenance costs of 50%+. Work needed to be carried out with minimum disruption to residents.



“ The installation of energy saving lighting for my Client looks great and they are pleased as well with the savings that will be made. We have had lots of comments from residents saying how much they like it. A job well done with minimum disruption. ”

Linda Foss - Kinleigh Folkard & Hayward



BUILDING TYPE :
RESIDENTIAL



NUMBER OF DWELLINGS
78



TECHNOLGY USED
LED & CONTROLS

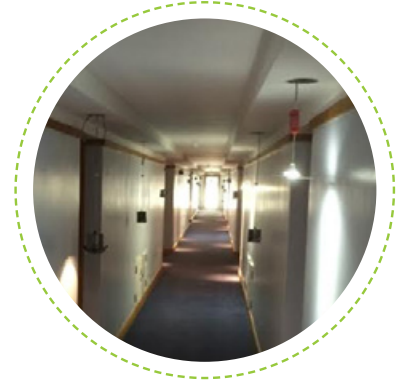


MONEY SAVED
£21,340.00



Future Lighting's Solution

- Remove all old, high wattage light fittings. This was to include all lobbies, stairs, reception and facility rooms.
- Replace staircase lighting for new LED Bulkheads with integral
- Occupancy Detectors, preventing wasted energy usage during unoccupied periods.
- Replace all communal lobby area lights for new retro-fit LED alternatives
- Installation of remote occupancy detectors to apartment communal lobbies, therefore controlling lights during occupied periods only.
- Supply 5 Year Guarantee documents
- Remove and replace old type 50W halogen spotlights with new 4W LED alternatives in the apartment lobbies.
- Replace old type 50W halogen spotlights with new 4W LED alternatives and recessed Twin 26W compact fluorescent down lighters for 14w LED fittings in a lift lobby.
- Design and cost consultancy regarding over specification of existing lighting design. Reduce 25% of fittings to the lift lobby areas on all floors without incurring light level loss.
- Refit lighting in two staircases feeding 10 floors that were permanently lit 24/7 without the option of control. Most fittings were located adjacent to glazed window areas
- Replace all compact 35W fluorescent fittings for new 14W LED alternatives, with integral occupancy and light level detectors.



Results

- Considerable energy usage (90% savings) and high maintenance costs were eradicated.
- Overall lighting levels were improved dramatically.
- The reduction of fittings saved 65%+ of energy used but light levels were increased by 20%.
- Energy savings and reduced carbon footprint by staircase lighting systems switching lights "on" only during dusk and when occupied. These areas have saved 90% "plus" in energy consumption as these staircases are rarely used.



CO₂ SAVED(T)
81.4



RETURN ON INVESTMENT
16.7 MONTHS

Future Lighting Case Study

SUMMARY OF LAMP & FITTINGS

Area / Location	Fitting & Lamp Type	Wattage	No of Lamps (per fitting)	Total Wattage (per fitting)	Amount of fittings	Total Area Wattage (used)
Lobby Areas	Twin 18W	22	2	44	235	10340
Lobby Areas	50W Halogen	50	1	50	124	6200
Staircases	28W 2D	32	1	32	36	1152
TOTALS					395	17692

COST SAVING CALCULATIONS

ENERGY / COST SAVING CALCULATION	PRE	POST
Cost per kWh	0.14p	0.14p
Watts used (ph)	17692	6192
Lights "ON" per day (hrs)	24	2.4
Kwh's Used (pA)	154981	5424
Voltage	230	230
CO2 Emissions pA (tonnes)	84.00	2.94

ELECTRICITY USED £'s

Hour	£2.48	£0.09
Day	£59.45	£2.08
Month	£1,842.80	£64.50
Year	£22,113.58	£773.95

SUMMARY OF COSTS, SAVINGS and ROI

Item	Cost	Savings
Installation (parts and materials)	£38,000	
Annual Electricity Saved		£21,340
Annual Maintenance Cost (lighting only)		£6,000
Total	£38,000	£27,340

ROI: 16.7 MONTHS



www.future-lighting.co.uk

The Beacons, Loughton, Essex, IG10 2SQ

020 3665 5211 | info@future-lighting.co.uk

www.future-lighting.co.uk

