

# Lighting upgrades – communal areas in flats

**Tenant and leaseholder  
Panel**

**8<sup>th</sup> October 2013**



# Context

- Initial surveys indicate that lighting in communal areas in blocks of flats could be much more efficient than it currently is
- The cost of electricity will go up in the short to medium term (an estimated 5% per year)

## What do we plan to do?

- By replacing lighting with more efficient fittings, we will reduce electricity costs for lighting communal areas, which will help to control the service charge paid by tenants and leaseholders
- Lighting costs will be reduced by up to 20%

## Who will pay for this?

- The Council will bear the cost for all of the works

## Who will carry out the works?

- The Council aims to appoint a contractor by summer 2014. This work is part of a larger energy efficiency programme including a selection of the Council's buildings

## Which buildings will be affected?

- We will initially deal with the largest 40 blocks (blocks with units of 40 or more units).
- If this is successful, then we will look at other blocks

## How long will the installation take?

- Each installation should take 2-3 days
- The contractor will be expected to minimise any disruption and the time when lights are turned off
- The contractor will be required to provide clear information to notify tenants when works are taking place and how this will affect the building

## How will this affect the lighting in communal areas?

- Light levels and quality of light will be equivalent to current levels or better.

## What are the ongoing maintenance requirements?

- We expect that maintenance requirements will be lower as the new light fittings will have a longer life
- The contractor will be required to monitor the performance of the lighting to ensure that the predicted savings are achieved

# Building energy efficiency

The Council's property portfolio has been assessed and split into three groups:

- Corporate
- Schools
- Housing
- A portfolio of buildings identified for a programme of energy efficiency investment - taking into account size, planned disposals etc.
- Benchmarking analysis completed to identify potential energy savings and capital costs of energy saving measures
- Options analysis was then undertaken on the best way to deliver this efficiency programme - looking at delivery routes, sources of finance and scope.

**Questions?**