



Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Marianne Hesketh, Service Director Performance and Innovation	Cllr Alan Vincent, Resources Portfolio Holder	22 March 2018

Provision of LED Lighting at Fleetwood Market

1. Purpose of report

- 1.1 To seek approval to supply and install new high efficiency LED lighting to all the market halls at Fleetwood Market and to amend the scheme in the Council's 2017/18 Capital Budget.

2. Outcomes

- 2.1 To deliver the Asset Management Plan actions and priorities to maximise the return from our assets.

3. Recommendation/s

- 3.1 That approval is given to install new LED lighting to all market halls at Fleetwood Market.
- 3.2 That the Council's 2017/18 Capital Budget is amended to reflect the revised scheme.

4. Background

- 4.1 Based on the 2013 energy audit by Strategic Energy Consulting it is estimated that lighting at Fleetwood Market accounts for 75% of electricity consumption equating now to around £25,500 per year. The market is currently lit by a mixture of halogen, metal halide, tungsten and fluorescent lamps. The existing lamps do not provide sufficient lighting levels creating many dark and gloomy areas. As this is a retail environment it is essential to maintain the correct lighting lux levels for ambience, security and health and safety reasons in addition to promoting energy saving.

- 4.2 The existing lamps and fittings are continually failing resulting in regular call outs for contractors to replace them. In a bid to save money on high level access, repairs are only carried out when 10 or more fittings need replacing often leaving areas with reduced lighting levels.
- 4.3 The project has been tendered out previously in January 2017 but the successful contractor pulled out before signing the contract. It was decided to alter the specification and retender again.

5. Key issues and proposals

- 5.1 It is proposed to install new high efficiency LED fittings throughout all the areas of the market. The LED lamps are up to 85% energy efficient with a lifespan of around 40,000 hours which is approximately 15 years with little loss of brightness over this time. Based on current energy costs and the market’s electricity bill of £34,000 per annum (of which 75% (£25,500) is lighting), a potential annual saving of £15,680 is estimated. This figure does not take into consideration the standard charge or the light fittings on stalls which are the stallholder’s responsibility. The energy saving and low maintenance costs result in the lighting paying for itself within four years.

The light fittings carry a five year guarantee. If a light fitting fails the lighting company replace the fitting and install it at their own cost.

- 5.2 Following a successful retender exercise via the Chest, a supplier has been selected to install high efficiency LED lighting to the Main Hall, Annexe, Birdcage and Extension areas at a cost of £43,200 plus VAT. A contingency sum of £4,320 (10% of the contract sum) has been added to the project bringing the cost to £47,520.

6. Delegated functions

- 6.1 The matters referred to in this report are considered under the following executive function delegated to the Resources Portfolio Holder (as set out in Part 3 of the council’s constitution): “To consider the management, repair, maintenance and use of the Council’s land and buildings”.

Financial and legal implications	
Finance	The cost of lighting replacement totalling £47,520 (including contingency) represents a reduced cost on the existing scheme and therefore a saving to the Capital Programme. Any revenue savings generated will be net nil to the council as the reduced cost will mean that stallholders benefit from a reduced service charge.
Legal	The tender process is compliant with the Council’s Contract Financial Procedure Rules (Appendix F). A contract will be entered into with the successful contractor.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	✓
climate change	✓
data protection	x

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List of background papers:		
name of document	date	where available for inspection
None		

List of appendices

None

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