

REPORT TO COUNCIL

REPORT OF: Cllr Terl Bryant – Portfolio Holder Good Housing

REPORT NO: RIM. 0340

DATE: 1st September 2014

TITLE:	Proposed Change to the HRA Capital Programme 2014/15 for Provision of LED Lighting in Communal Areas	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Budget Framework Proposal	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Terl Bryant Portfolio Holder Good Housing	
CONTACT OFFICER:	Liz Banner – l.banner@southkesteven.gov.uk	
INITIAL IMPACT ANALYSIS: Equality and Diversity	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	Equality Impact Assessment	

1. RECOMMENDATIONS

- 1.1 To recommend that the Capital Programme for the Housing Revenue Account be amended to include an allocation of £775K for 2014/15.

2. PURPOSE OF THE REPORT

- 2.1 Through the formulation of the HRA Business Plan, the potential to install LED lighting to the communal areas of sheltered housing schemes was considered.
- 2.2 This report provides the detail on the use of LED lighting in these areas through a lighting re-wiring programme to the communal areas of 31 Sheltered Housing schemes. LED lighting will both provide a longer life for the lighting and reduce energy usage.

3. DETAILS OF REPORT

- 3.1 The invention and development of high-power white light LED led to its use as illumination and is now fast replacing incandescent and fluorescent lighting.

- 3.2 The Energy Saving Trust recognised the potential of LED lighting for communal areas of social housing. They commissioned a trial to included areas such as stairwells, corridors and common rooms.

- 3.3 The trial measured the performance, energy saving potential and maintenance of light levels over multiple sites. The key findings of the trial included:

- Lighting levels increased in both phases of the field trial
- The new LED lighting generated ongoing energy savings
- The LED lights both increased the 'colour temperature', giving a brighter, whiter light, closer to that of daylight and also enhanced the ambience in most of the sites
- Lighting levels when measured after approximately six months of use, maintained an average performance of 93.6%
- A return of investment at approximately 2 years.

- 3.4 The benefits of installing LED lighting are:

- LED is long lasting and it will continue glowing for up to 25 times longer than a standard bulb
- An LED system typically uses 70% less energy than standard methods
- LED bulbs are shock resistant and contain no harmful chemicals such as mercury
- LED bulbs are 100% recyclable
- LED bulbs do not flicker

- 3.5 The programme is to install LED lighting to the communal areas of all 31 Sheltered Housing Schemes.
- 3.6 The installation of the LED lighting involves minimal physical works, which is the changing of the light fitting; therefore, there will be limited disruption to the tenants.

4. OTHER OPTIONS CONSIDERED

- 4.1 The other option considered is to continue to use the current lighting system, but this would not generate any of the savings for both running costs and CO2 emissions.

5. RESOURCE IMPLICATIONS

- 5.1 The approximate cost of this work is £775,000 and the estimated payback period is 2.12 years.

6. RISK AND MITIGATION

Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
Delays during build due to extraneous circumstances	Continual monitoring of contractor and utilisation of liquidated damages if necessary.
Lack of resource from contractors to deliver the project.	Current contract provisions / project plan provided by contractors

7. ISSUES ARISING FROM IMPACT ANALYSIS

- 7.1 A Stage 1 analysis will be carried out and any adverse impact will be addressed.

8. CRIME AND DISORDER IMPLICATIONS

- 8.1 Implications are taken into account of essential works in maintenance of stock.

9. COMMENTS OF FINANCIAL SERVICES

- 9.1 The Housing Revenue Account capital programme was approved by Council on 3 March 2014. The proposed amendment, if approved will be incorporated into the original programme and will be funded from the Major Repairs Reserve should no external funding support be forthcoming.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

- 10.1 The budget and policy framework procedure rules require decisions which are not wholly within the budget approved by Council to be considered and made by full Council.