

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Infrastructure
DATE	19 May 2015
DIRECTOR	Pete Leonard
TITLE OF REPORT	Installation of feature lighting to multi storey blocks at Balnagask (Morven, Brimmond, and Grampian Courts)
REPORT NUMBER	CHI/15/163
CHECKLIST COMPLETED	Yes

1. PURPOSE OF REPORT

The purpose of this report is to seek approval from Committee for the detail of this project to be developed.

2. RECOMMENDATION(S)

The Committee is recommended to instruct the Director of Communities Housing and Infrastructure to:

- a) develop this proposed project in detail;
- b) consult with the private owners of flats within these blocks, and seek their consent for the proposals; and
- c) report back to Committee on these outcomes.

3. FINANCIAL IMPLICATIONS

This project is designed to have no adverse revenue cost.

The capital cost of this project has been given an indicative estimate of £150,000.

It is intended that the HRA will recoup the initial capital outlay, from the savings in revenue costs, over an estimated period of seven years.

Once the HRA has recouped its outlay, it is proposed that the benefit of the reduced electricity costs (for the communal electrical lighting) will then be shared between the HRA and the private owners.

4. OTHER IMPLICATIONS

The consent of the private owners will be required, if this project is to proceed. Of the 156 flats, within these three blocks, eight have been sold under Right-to-Buy legislation.

5. BACKGROUND/MAIN ISSUES

The project consists of:

- the installation of feature (decorative) lighting to the exterior of these blocks;
- the replacement of the existing communal lighting with low voltage LED lighting; and
- the installation of photovoltaic collectors to the roofs.

The latter two elements of this project are incorporated so as to meet the running cost of the feature lighting, and to recoup the initial capital outlay of the overall installation.

As part of the development of this project, detailed studies will be undertaken of the:

- roofs, where the photovoltaic collectors are proposed;
- maintenance and replacement consequences of the new fitments;
- impact on the stand-by generator; and
- expected lux levels.

6. IMPACT

This project will assist the enhancement of local identity, which will, in turn, support the regeneration of Torry.

This project will, in addition, reduce carbon emissions resulting from these blocks and will reduce energy costs.

7. MANAGEMENT OF RISK

The risks of this project are associated with its technical consequences and the obtaining of the consent of the private owners. In order to purify these risks detailed technical studies will be undertaken, and detailed consultations will be undertaken with the tenants and private owners.

It is noted that a preliminary consultation was undertaken as to the acceptability of these proposals, at a meeting of the Residents

Association for these blocks on 16th February. The reaction to these outline proposals was generally positive.

8. BACKGROUND PAPERS

“Solar Photovoltaic (PV) and LED Lighting Proposal for Aberdeen City Council – Balnagask Circle Towers”. Mears. 28 November 2014

9. REPORT AUTHOR DETAILS

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