

# Getting LED Lighting with En10ergy

## Briefing Paper for Senior Management and Board Members

This document acts as a short information sheet for community buildings interested in partnering with En10ergy to benefit from cleaner, brighter, and more efficient LED lighting. It addresses common questions you may have before proceeding with a community energy project.

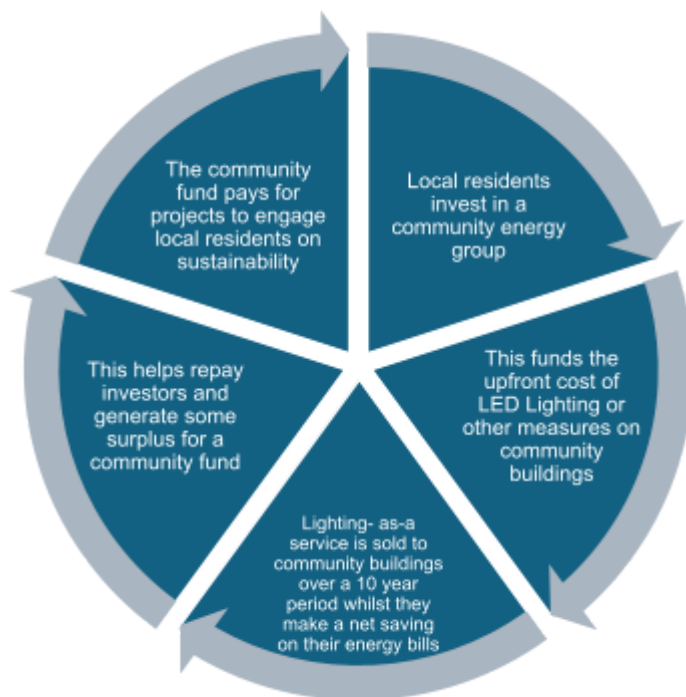
It's important to note that every community building is different, and we tailor each project to meet specific needs. This document provides useful explanations, rather than a comprehensive guide.

***If you wish to register your interest in a community solar or LED Lighting project, please [fill out our online form here](#).***

### What is Community Energy?

Community energy is about people and communities taking democratic control over their energy future, by understanding, generating, using, owning, and saving energy in their communities, as well as working together across regions and nationally.

Generally, community energy projects use the business model depicted in the chart below:



We are part of a national network of community energy enterprises. The sector is ever growing, and includes a diverse range of projects, people and directions of work and activity. There are over 200,000 people engaged in the sector, and collectively we've saved £3.35m on energy bills from activities in efficiency & fuel poverty.

### Who is En10ergy?

En10ergy is a community energy enterprise (non-profit) founded by local residents in Haringey. We help individuals, businesses, and

community organisations transition to clean energy. We also work with our sister organisation, Muswell Hill Sustainability Group to offer information on sustainability for individuals and organisations.

We own and operate solar panels on community buildings such as schools and churches, financed by local investors. En10ergy is registered as a Community Benefit Society under the Cooperative and Community Benefit Societies Act 2014. Our voluntary directors have collectively contributed thousands of hours to our initiatives.

## How Would We Finance the LED Lighting Installation?

Where available, En10ergy will apply to grant funding programs to cover a portion of the installation cost. The remainder will be raised through a community share offer, inviting local people to invest in our organisation. We offer shares that provide a social return on investment which is usually around 3-5%. Investors generally invest to benefit their local community with green energy.

## Who Will Own the LED Lighting?

En10ergy uses a 'lighting as a service' model. That means, for the lifetime of the lights (estimated at 10 years based on average usage), your community building would be paying a set fee each year to En10ergy for lighting. After 10 years, the ownership of the lights will be transferred to you at no cost. Most lights will still offer a good level of efficiency after 10 years, but brightness can reduce. Throughout the 10-year period, En10ergy will technically own the lights.

## Who Will Be Responsible for LED Lighting Maintenance?

En10ergy will cover installation costs, and any rectification works required within a three-month period from installation – we find that this period allows for us to identify any electrical issues that have come up from installing the new lights.

Inevitably a small percentage of lightbulbs will fail, over the 10-year period. Therefore, at the start of the project we order a 10% excess stock of each type of light installed, and leave this on site, so that you can replace any failed lights as required, after the initial installation buffer period.

## How Much Electricity Would the LED Lighting Save?

This depends on the building size, types of light fittings, and your electricity usage. We would expect to see a reduction in electricity used year-round. We will carry out a comprehensive lighting audit before quoting which details your expected costs and savings.

## Do we still need to pay our energy supplier?

Yes, you will still be using energy from your energy supplier as usual. Our model estimates how much energy you will save by switching to LED Lighting, and bases your annual payments off that figure, aiming to ensure that you make a net-saving on your energy bills year on year. That means, you pay En10ergy back a smaller amount for the lighting than you are expected to save on your energy bills, keeping cash in your pocket for where its most needed.

## Can we measure how much we actually save from LED Lighting?

At the moment, costs of installing monitoring equipment on each lighting circuit, alongside the complexity of electrical wiring circuits found in many older buildings, mean that it's not feasible to measure exactly how much you save on electricity from lighting costs. Therefore, our model is based on an estimate of your energy consumption, now and in the future. We can discuss with you what goes into these estimates and work together to finetune them.

## How Do You Ensure the LED Lighting Installation Does Not Damage Our Electrics?

En10ergy will cover all installation costs, and an emergency lighting certificate. The installer contractor will be obliged to resolve any resulting issues from the installation arising within three months. This period has been chosen as a rectification period as usually any related issues from installation would appear within a few weeks. Otherwise, there should be no further lighting maintenance required apart from your annual emergency lighting check which you should have been carrying out each year.

## Who Installs the LED Lighting and How Long Does It Take?

We work with accredited electrical installer companies for lighting installations. Installation dates are chosen to suit you. Installation takes one to three weeks, depending on the building size, and ceiling heights, and includes a full risk assessment.

## How Do You Determine the Annual Price for Lighting as a Service?

En10ergy will spread the installation project cost, and the cost of finance, over 10 years, offering significant savings compared to your current estimated spend on electricity for lighting. Our financial model is open for review, and we take a completely transparent approach on developing our model, so we can discuss this with you in depth should you wish to dig into the numbers (and in fact, we recommend you do!).

## What If We Would Like Specific Lights for Aesthetic Appeal?

We will work with you to specify the requirements for your building, and a full lighting specification report will be generated prior to installation which will detail what lighting will be installed in which areas of the building. Our financial model is dependent on economically efficient fittings (quality, value for money, carbon/energy savings), rather than aesthetic upgrades – but the specific lights to be installed are up for discussion with you and your caretaker/facilities team.

## What about emergency lighting?

Our projects include upgrading emergency lighting to LEDs and this will be catered for in our plans. We will also issue an emergency lighting certificate after the installation as part of the works.

## What Legal Agreements Are Needed?

For LED Lighting projects, we agree a 10-year lighting-as-a-service contract with the long-term leaseholder or freeholder. This is not a credit agreement or a loan type agreement.

In some cases, if financially feasible, these agreements may be made shorter than the 10-year term, where both parties agree.

## What If Our Site Is Sold?

If the building is sold, you can either buy the LED lights from us or transfer the contract to the new owner.

## What Is the Community Fund?

Our primary goal is to reduce your energy costs and carbon emissions. Surpluses in the latter years of the project fund our 'Community Fund' to support the community work that organisations like Muswell Hill Sustainability Group (MHSG) deliver. This includes activities such as MHSG's Green Open Homes Events, and training programs for energy advisors working to assist fuel poor households.

## Useful links:

- [Video about LED Lighting at Glass Mill Leisure Centre](#) in Lewisham, a project by another London community energy enterprise; South East London Community Energy Co-op
- [Video on "What is Community Energy"](#), by Power 2 Change
- [Video about Community Energy London](#), showcasing projects like ours working across London

- [Playlist of videos about community energy projects across the UK](#), arranged by Community Energy England
- [Our website \(En10ergy\)](#)
- [Community Energy England website](#)
- [Community Energy London website](#)

## Any Questions?

Contact our team with any questions:

- Nadia Smith, Project Development Officer, [nadia@en10ergy.org.uk](mailto:nadia@en10ergy.org.uk)



*En10ergy is proud to be part of a national network of community groups powering a greener, fairer future. We are registered members of [Community Energy England](#) and [Community Energy London](#).*