CASE STUDY

ASSURED PERFORMANCE

VUR Village Hotels Ltd

VILLAGE hotels

Background

VUR Village Hotels Ltd is a national group which owns and operates 28 large hotels across the UK under the 'Village' brand. All our hotels contain restaurants, bars, full spa, swimming pools, gym facilities, and conference areas. As such, we have 24/7 energy demands and significant energy bills.

We started working with Carbon Credentials in 2010 as we needed support with the Carbon Reduction Commitment scheme. In that time, the team at Carbon Credentials has successfully provided us with data management and compliance services to ensure we are fully compliant and have accurate data. In 2014 we identified a new compliance challenge; the Energy Savings Opportunity Scheme (ESOS). We quickly realised the value that could be obtained through the compliance process, and our first thought was to discuss the optimum approach with Carbon Credentials.

Given a clear understanding that the objective was to optimise energy performance and to leverage the ESOS opportunity, it was agreed that Carbon Credentials would carry out energy audits of seven hotels which are representative of VUR's properties. The success of the programme highlighted a £641,000 investment opportunity which would result in a saving of £253,000 annually and a simple payback of 2.5 years.

> "Across our 28 hotels we could save approximately £900,000 per annum."


Process

The quality of the audit reports and the opportunities uncovered was such that it gave us confidence in the performance improvement potential. This is with the knowledge that across our 28 hotels we could save approximately £900,000 per annum. We therefore commissioned Carbon Credentials to undertake energy audits across the remaining 21 hotels in the portfolio.

One of the biggest opportunities highlighted in the ESOS audits was the optimisation of building management system (BMS) controls. This is to improve the operational performance of heating, ventilation and air-conditioning (HVAC) equipment. As a result, in parallel with the energy audits, Carbon Credentials was commissioned to drive down energy use through a BMS performance managed service at five hotels.

During a site audit as part of the BMS optimisation project, Carbon Credentials was made aware that lights were being installed as part of refurbishment works in guest bedrooms but were not selected appropriately. The Carbon Credentials consultant was able to make a recommendation for an LED alternative which had been brought forward to the senior management team resulting in immediate action.

Carbon Credentials has helped VUR get best value of their investment by demonstrating the ongoing success. This has helped VUR secure more funding for energy performance improvement.
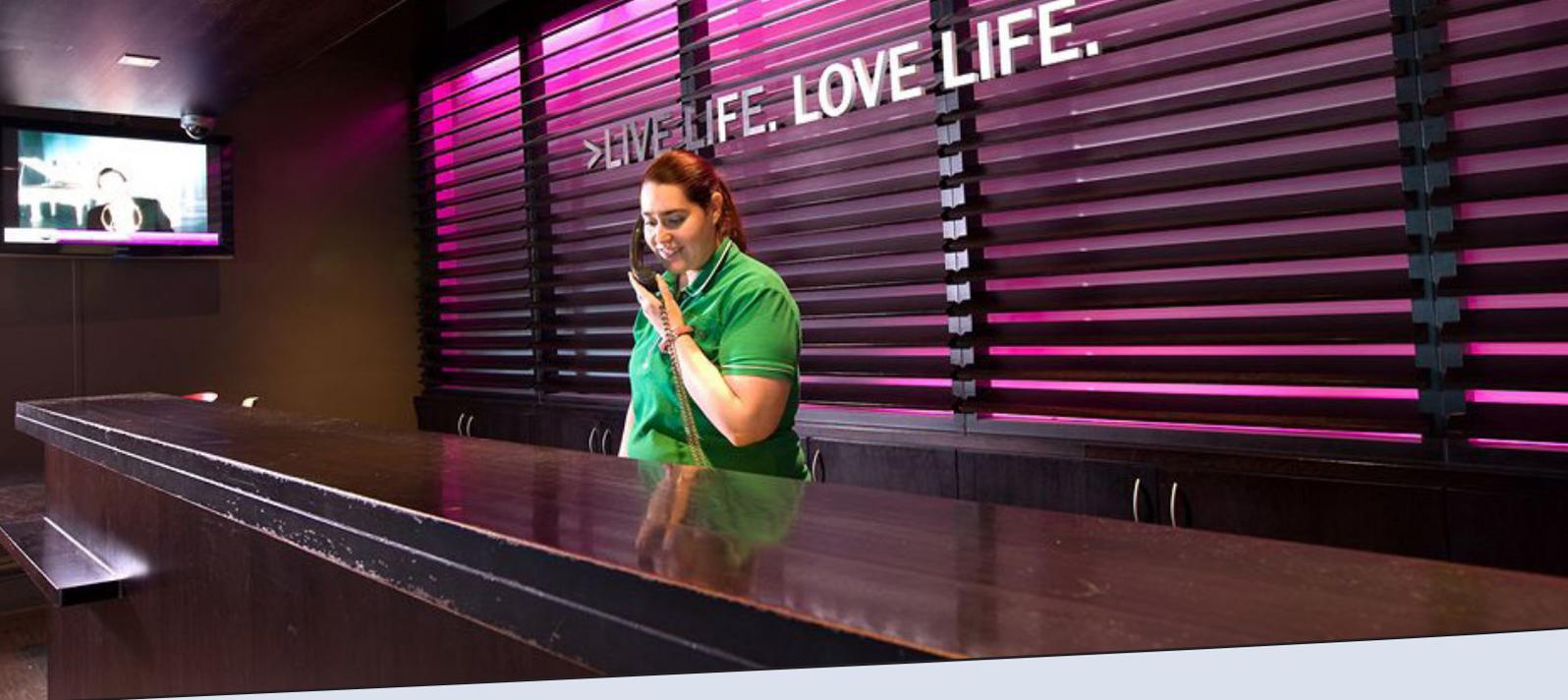
Outcome

At present Carbon Credentials has completed 16 energy audits for us and have found similar opportunities across all hotels. Encouragingly, we are seeing energy saving potential in excess of the original expectation. Furthermore, the BMS Performance Managed Service has highlighted a number of software tweaks, strategy improvements and hardware upgrades which once implemented will lead to sustainable energy reduction and system resilience. We are confident the project will have a quick payback and leave us in a string position to continually drive down energy consumption in the future.
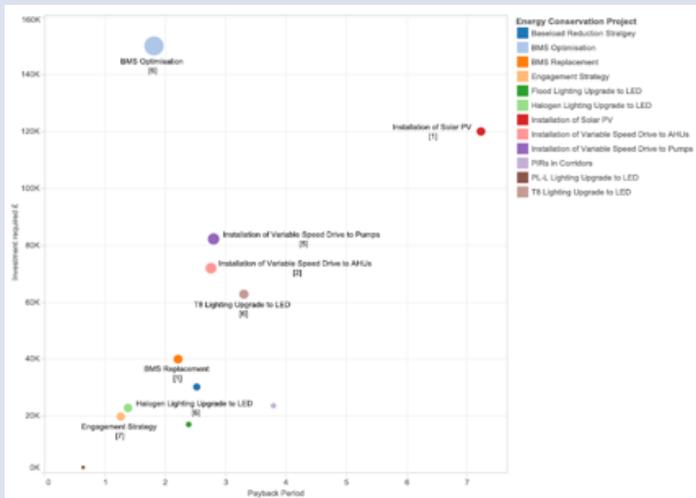

Figure 1: The investment required of energy conservation projects against payback period. Number below opportunity denotes number of building project is applicable to. Size of circle denotes annual cost saving.

The success of the programme highlighted a £641,000 investment opportunity which would result in annual savings of £253,000 and a simple payback of 2.5 years.