

Building Management systems

30.09.22

Parish Vision Compliance:

Priorities: Protect and Improve our environment

1.0 Recommendation

- 1.1 Members to consider the report.
- 1.2 To instruct the Estates Manager to seek up to 2 x additional quotations for comparable service costs.
- 1.3 That a subsequent report, including where possible, additional quotations are presented to the November FGP Committee for financial consideration.

2.0 Introduction

2.1 What is a Building Management System? (BMS):

A BMS is a computer-based control system installed within building(s), that controls and monitors the building's mechanical and electrical equipment such as Heating, ventilation, lighting, power systems, fire systems, and security systems.

A BMS consists of software and hardware; with the software program, usually configured in a tiered manner.

Systems linked to a BMS typically represent 40% of a building's energy usage; where if lighting is included, this number approaches to 70%.

BMS systems are a critical component to managing energy demand. Improperly configured BMS systems are believed to account for 20% of building energy usage, or approximately 8% of total energy usage.

2.2 8 Key benefits of a BMS System:

- 1) Reduction of energy consumption through energy optimization.
- 2) Reduction of cost through energy usage optimization.
- 3) Reduction of operating cost through minimizing maintenance spend
- 4) Reduced service cost through increased staff productivity (time saving).
- 5) Provides tenants with more security.
- 6) Extended plant and equipment lifetime.
- 7) Promotes circular economy (renewable / reusable).
- 8) Aids to meeting social and corporate responsibilities and contributes to overall UK carbon reduction programs.

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3.0 Report Detail

- 3.1 2022 has seen unprecedented rises in revenue costs.
Most notably are the rises and predicted further rises to energy costs (i.e. Gas, Electricity & Water).
- 3.2 CSNPC manages / leases 9 buildings for which it is directly responsible for the energy consumption. It further oversees maintenance of 5 Committee managed buildings and 2 Trustee managed buildings.
- 3.3 16 buildings in total.
- 3.4 There is further expansion to the number of assets with the pending Moredon sports hub transfer due 23/24.
- 3.5 The mechanical and electrical systems within this portfolio of assets is wide ranging, from gas fired to electric boilers or storage heating to outdated halogen lights.
- 3.6 The breakdown of assets is as follows (including what energy CSNPC cover).

<u>Asset</u>	<u>Managed</u>	<u>Gas</u>	<u>Electric</u>	<u>Water</u>
Chippenham Close CC	Committee Managed			
Even Swindon	Committee Managed			
DMWCC	Committee Managed			
Gorse Hill CC	Committee Managed			
Moredon CC	Committee Managed			
Pinetrees CC	CSNPC	X	X	X
JMH	CSNPC	X	X	X
The Reading Rooms	CSNPC	X	X	X

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Southbrook Depot & Change	CSNPC		X	X
Seven Fields Changing Rooms	CSNPC		X	X
Mannington Changing Rooms	CSNPC		X	X
Pembroke Changing Rooms	CSNPC		X	X
Chapel Street Toilets	CSNPC		X	X
Seagry Court Depot	CSNPC		X	
Moredon & Rodbourne C Library	CSNPC L<			
St Marks Pavilion	CSNPC L<			

- 3.7 The Parish Council are currently responsible for the energy costs of those assets it which it directly manages (x9).
- 3.8 It would be prudent for the Parish council, as a responsible landlord to look at ways to assist the Committee & Trust Managed facilities in reducing their energy consumption, fossil fuel production and ultimately costs.
- 3.9 There it is recommended that a full BMS audit is commissioned to include at the very least those assets with significant energy production (e.g. Community Centres and active facilities such as the Moredon Library).
- 3.10 Dependant on costs the audit could extend to those assets that are used less frequently (e.g. Football changing rooms).
- 3.11 It is unlikely that one system will be able to control all existing assets control , simply due to the complete mix of systems.

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- 3.12 The audit will provide the parish council the recommendations in regard to system and building upgrades to make them more efficient.

4.0 Quotations

- 4.1 The Green Consultancy (x14 assets) - £5,650 + VAT.