



ELECTRICAL CONSULTANTS

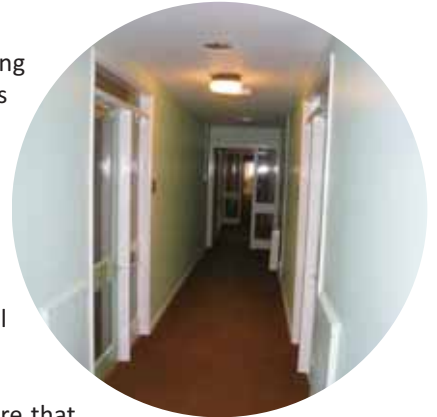
Specialist Advice for:

- Electrical upgrade Design & Management
- Certification process
- Low Energy Lighting
- Real Smart Metering
- Renewables
- Incoming Supplies
- Emergency lighting
- Fire Alarms

k-lec Case Study

INDEPENDENT LIVING SCHEME

As responsible landlords Rooftop Housing Group had carried out fire risk assessments and electrical inspections of this property which had highlighted a number of issues relating to the existing electrical infrastructure. Seeing the need for improvement Rooftop appointed k-lec to ascertain the best solution to increase the emergency lighting, general lighting, small power and safety of the installation.



BEFORE

k-lec worked closely with Rooftop to ensure that any proposal was helping to achieve their core objectives of improving standards for Residents, while also reducing future maintenance and complying with current budgetary constraints.

The unit posed a number of problems, such as:

- New blocks had been built on as required with little integration of the old systems
- Construction, solid concrete slabs, no roof or void access on ground floor
- Existing installation was poor with no records
- Fully occupied

Solution

k-lec Ltd were quick to design a scheme that could be installed with minimal disruption, could leave the existing lighting on to cater for the Residents, and was as aesthetically pleasing as possible.

Where surface trunking was required it was specified to go where it would be least noticeable. Fittings were specifically chosen to cope with the demands of 24/7 running and the high ambient temperatures that are common in this type of building. Twin circuit functionality was integrated into all fittings to allow for two lighting levels, reduced energy costs, longer lamp life and increased safety due to the rarity of both lamps failing simultaneously.

Aesthetically the benefits and outcomes are obvious to see!



GROUND FLOOR



FIRST FLOOR

CONTACT US FOR MORE DETAILS

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k-lec Case Study

INDEPENDENT LIVING SCHEME

Financial Details

The scheme was priced up by k-lec and approved by the organizations board to go out to Tender in December 2010. Full specifications, schedules and prelims were produced and provided by k-lec to allow for three chosen Contractors to quote accurately and competitively for the precise works required. The result was a winning bid 31% below the budget set. Due to the comprehensive nature of the specification and design along with the technical support during the tender process k-lec ltd were able to assist two out of three Contractors to come in significantly under the original budget.

The scheme was then carried out within the six week time frame scheduled, on budget, and helped to create a safe, pleasant and suitable environment for the organization to fulfill it's mantra of providing houses to build homes in.

Overview

The scheme was upgraded early in 2011 with the following benefits realised:

- 31% under budget
- Delivered on time
- Tasteful design to make it as aesthetically pleasing as possible in line with practical and budget constraints
- Emergency lighting fully upgraded to meet and go beyond BS 5266-1
- Lighting levels increased and standardised allowing easier travel for those with impaired vision
- Twin switching sequence giving two light levels for different times and ambient light conditions
- Reduced energy consumption due to switching sequence
- Dark spots due to lamp failure eliminated with twin lamp fittings
- Switching set to balance lamp life between lamps to increase lamp life and reduce maintenance
- Latest technology incorporated to give 25,000 hour lamp life greatly reducing maintenance

Visual benefits are clear to see!! And no, there was no re-decoration, this is the difference that good lighting can provide!



BEFORE



AFTER

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