



Social housing provider receives \$11,000 in FREE lighting – will save \$4,500 annually

CASE STUDY

Sunshine Homes Project Stats:

- Interior lighting retrofit
- Savings \$4,500 annually
- SBL Incentive \$11,018

PROJECT

Reduce energy consumption by 45,074 kilowatt-hours per year, with projected annual savings of \$4,500, by installing energy-efficient lighting at Sunshine Homes in Peterborough.

BACKGROUND

Sunshine Homes is a non-profit, community-based organization that provides subsidized housing in Peterborough. Their housing complex on Crystal Drive is comprised of fourteen buildings which contain a total of 110 townhouses and apartment units.

A 2011 energy audit of the complex, conducted by Peterborough Green-Up, identified the lighting in the hallways and common rooms of the buildings as a retrofit target that would lead to a reduction in energy consumption and commensurate electricity bill savings. Because each building is separately metered, Sunshine Homes was eligible to apply for a Small Business Lighting incentive for every building.

“As a non-profit, we were motivated by the opportunity to upgrade our lighting at no cost and to save money on our electricity bills,” said David Haw, general manager of Sunshine Homes, “but we also wanted to do our part to reduce our impact on the environment.”

Peterborough Distribution Inc., under Ontario Power Authority’s Small Business Lighting Program, provided \$11,018, which covered the total cost of the project.

IMPLEMENTATION

A local contractor, Tri-Line Electric Ltd., was hired to undertake the retrofit, which took place during December 2011.

All of the T-12 fluorescent lamps and ballasts in the building hallways and common room areas were replaced with energy-efficient T-8 systems. The LED exit lights were also upgraded.

Tri-line completed the entire job in less than two days with minimal disruption to the tenants of Sunshine Homes. The entire process was smooth and seamless, with all necessary paperwork handled by Peterborough Green-Up.



Peterborough
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Discover the Many Benefits of the **SMALL BUSINESS LIGHTING** Program



David Haw, *General Manager*

“The hallways and common rooms are much brighter with the new lighting,” said Mr. Haw. “This has improved the appearance of the common areas and resulted in better security for our tenants.”

FINANCING

The total cost of the lighting retrofit project, for all fourteen buildings at Sunshine Homes, was \$11,018. Because each building is separately metered, Sunshine Homes was eligible for Ontario Power Authority’s Small Business Lighting incentive, of up to \$1,000, for each building. As a result, there was no cost to Sunshine Homes.

RESULTS

The projected annual bill savings from reduced electricity consumption is \$4,507. This represents a savings of roughly 25 per cent of Sunshine Homes’ annual electricity bill of \$17,000 to \$18,000.

The estimated yearly reduction in electricity consumption of 45,074 kilowatt-hours will result in annual greenhouse gas savings of more than seven tonnes.

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LESSONS LEARNED

Mr. Haw pointed out that most non-profit organizations, like Sunshine Homes, have limited funding for capital improvements. So, it’s worthwhile for them to look into the various Ontario Power Authority programs that are available to assist with energy-efficiency improvements.

“Quite frankly, we couldn’t have gone ahead with this project without the funding provided by the Small Business Lighting program,” said Mr. Haw. “I highly encourage other non-profits, especially social housing providers, to take advantage of this program.”

The anticipated benefits from the retrofits, both economical and environmental, have highlighted the value of energy-efficiency to the organization. Sunshine Homes is now considering upgrading their exterior lighting, and working with tenants to improve the energy-efficiency of the residential units.



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