

## Case Study

# SWORDS Pavilions Shopping Centre

- **Customer:** Pavilions Administration Ltd
- **Technology:** Comprehensive LED lighting upgrade (supplied by Energys Group via Energy Conservation Solutions)
- **Outcomes:** Energy savings in the region of €180K per year and an award for Medium Commercial Project of the Year at Ireland's Electrical Awards 2020
- **Description:** SWORDS Pavilions Shopping Centre in Co. Dublin, Ireland, has been equipped with 4,000 high-efficiency LED light fittings in order to improve the quality of illumination and reduce energy consumption

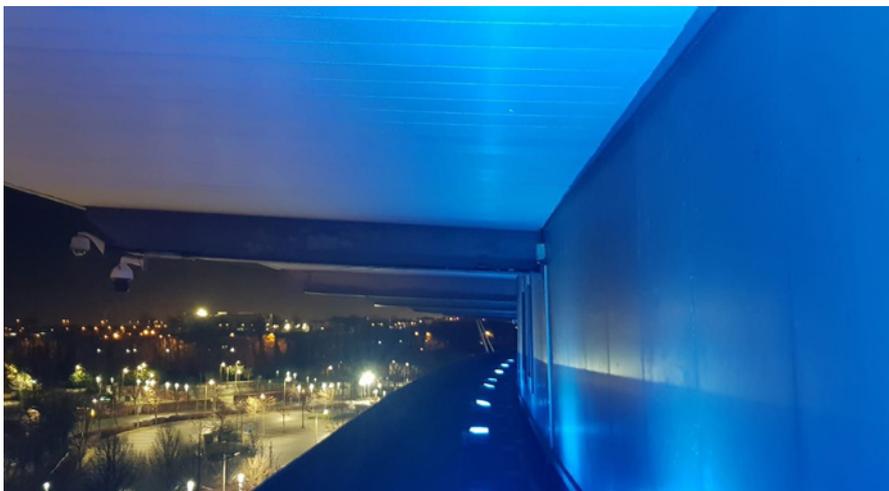


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### PROJECT BACKGROUND

**With its huge inherent potential for reductions in energy consumption and costs, LED lighting has been widely specified in retail for well over a decade now. But a recent installation at SWORDS Pavilions Shopping Centre in Co. Dublin is still a major milestone as it represents one of the largest upgrades of its type to have ever taken place in Ireland.**



There were several primary factors behind operator Pavilions Administration's decision to replace the site's legacy lighting. Most significantly, the company had established a target of SWORDS Pavilions becoming carbon neutral by 2025, and with lighting being a 'key constituent' of its carbon footprint there was no doubt that the old light fittings would have to be replaced. There was also recognition of the very significant reductions in energy expenditure that could be gained by implementing a next-generation LED-based system across the site, which includes 490,000sqft of retail space.

The tender process that took place in 2019 called for an installation that would cover the entire site, including front-of-house mall areas, back-of-house service areas, and a management suite. With the annual festive period so critical to visitor footfall, Pavilions Administration also emphasised the importance of there being minimal impact on normal trading.

Ultimately, the project was awarded to Energys Group in collaboration with BAM Facilities Management Ltd and a local installer. The work was led by Energys, who as well as providing the actual lighting products, oversaw the design, product specification and installation. Despite the potential challenge posed by heavy footfall, the fitout took place throughout the Christmas period with no disruption to customers whatsoever. The work concluded safely in March 2020 as the implications of Covid-19 were starting to become clear for the retail sector.



**“Upgrading the lighting system brings us one step closer towards becoming a sustainable shopping centre, and we’re looking forward to introducing more green projects in the future.”**

Sherif Khalifa,  
sustainability manager,  
Pavilions Administration Ltd



## THE SOLUTION

The operating team was clear from the start that it wanted to pursue a retrofitting approach, with all of the new fittings to be “in keeping with all aspects of the look of the malls,” remarked general manager Ian Hunter.

As a result the installation at SWORDS Pavilions features a diverse selection of Energys Group products. In the mall area, the choices include aesthetic recessed adjustable downlights, bespoke white floodlights at high level, and retrofit corn lamps to serve as high-power uplighters. A large number of LED street lights have been fitted in the surface car parks, while the multi-storey carpark and service corridors

have been equipped with linear LED fittings integrated with daylight controls. Energys also manufactured a number of bespoke fittings that were customised to suit the centre’s interior design.

As well as the inclusion of variable drivers and/or lighting and occupancy controls to optimise energy efficiency, the new fittings have also been tagged and linked to the BAM FM CAFM (Computer Aided Facilities Management) system – ensuring that the operators can access a comprehensive history of every asset.

Ease of control and monitoring by staff was another priority for the project. Using the Energys lighting controls in conjunction with the main BMS (building

management system), SWORDS personnel can now keep a close eye on energy usage. Indeed, it is estimated that the combination of LED fittings and powerful lighting controls will deliver an annual energy saving of 1.37 million kWh – a reduction of approximately 500 tonnes CO<sub>2</sub>/annum. This is fully in keeping with the owner’s sustainability framework that says its retail destinations must have a positive impact economically, socially and environmentally.

The lighting upgrade has also delivered a marked increase in lighting quality, with tenants, staff and shoppers praising the improvement.

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### REFLECTIONS

Sherif Khalifa, sustainability manager at Pavilions Administration Ltd, noted the “significant” scale of the project, but said it had been “executed very efficiently and within the agreed time-frame.” He also highlighted the value of a holistic approach that included the safe disposal or reuse of old fittings: “As a part of our ‘Reducing Waste’ initiative we have passed most of our old LED fittings on to be reused, while the rest were dismantled in compliance with the recycling procedures. Upgrading the lighting system brings us one step closer towards becoming a sustainable shopping centre, and we’re looking forward to introducing more green projects in the future.”

Ian Humphries, Account Director at Energys Group, commented: “The expected savings in energy consumption and expenditure by SWORDS Pavilions Shopping Centre underline the tremendous benefits to be gained from switching to LED lighting. It is going to make it a lot easier for the site to achieve its 2025 carbon neutrality target, and all whilst significantly improving the quality of lighting for staff and shoppers.”



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