

An Introduction to Invest NI's Resource Efficiency Guide for the Hotel Sector in Northern Ireland

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Invest
**Northern
Ireland** 

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Think About YOUR Hotel's
Resource Efficiency Opportunities!

What Exactly is Resource Efficiency?

- It is about sustainable management and use of resources throughout their life cycle - from extraction, transport, transformation, consumption to the disposal of waste.
- It means getting more value/profit with less material and consuming differently for less environmental impacts, within our planet's natural limits.

And How Does This Relate to YOUR Business?

- Saving Money! Increasing Profit Margins
- Improving Your Guest's Experience and Comfort
- Improving Your Environmental Performance
- Enhancing Your Business Reputation
- Maintaining or Improving your Competitiveness With Other Hotels or Within Your Group
- Better Engagement and Environment with and for Staff Respectively.

NI Hotel Sector Overview

The Northern Ireland Hotel Industry Review and Prospects 2013 report (2012 data)

- 138 hotels in Northern Ireland in total.
- Average room occupancy was 73.2%.
- Repeat business (returning customers/guests) accounted for a third (33%) of hotel business.
- Gross operating profit per room £9,659
- Utility costs per room £2,365



NI Hotel Sector Overview

Invest NI Hotel Integrated Resource Efficiency Audits

- Identified over £392,874 savings across 20 hotels.
- Averaging £20,000 identified savings each hotel.
- Average cost saving £2,000 / payback 1.4 years.
- Average annual consumption per room
 - Electricity: 6,305 kWh / £947.
 - Gas: 5,999 kWh / £312.
 - Water: 64m³ at a cost of £178 (excl. fixed charges).
 - Waste per room was £55.

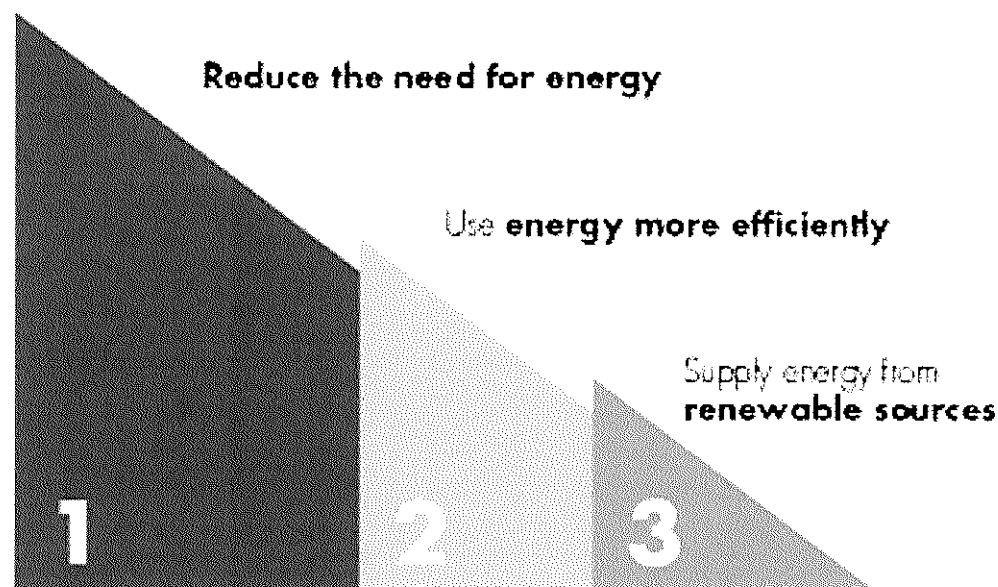
Taking a Systematic Approach to Resource Efficiency

1. Get Top Management on Board/ Business Case
2. Setting Up an Environmental Committee
3. Selecting Green Champions
4. Environmental Baseline Audit (Invest NI support!)
5. Setting Targets and Action Planning
6. Reviewing Progress and Reporting to
 - Management
 - Staff
 - Guests
 - Public.

Energy Efficiency Hierarchy

What are your options?

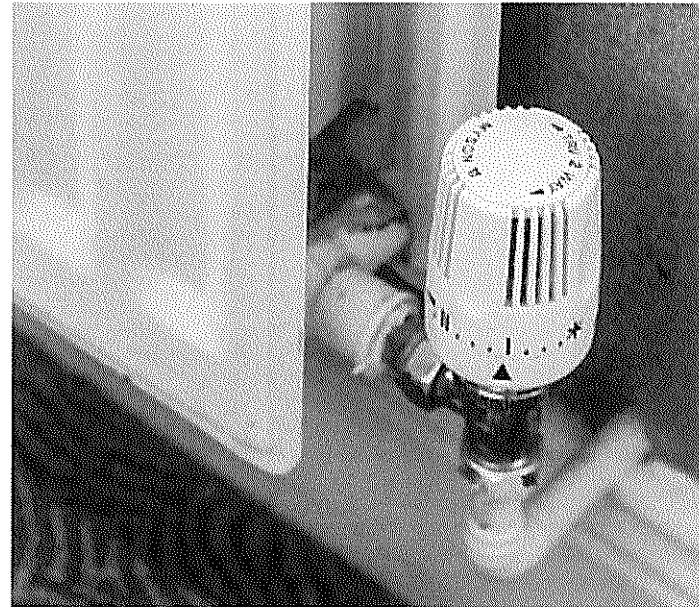
- Reduction
- Efficacy/ Efficiency
- Alternative and Renewable Energy



Energy Efficiency Opportunities

Heating and Cooling

- Maintenance
- Good practice temperature settings
- Temperature controls
- Building Occupancy Tips



Energy Efficiency Opportunities

Lighting

- Maintenance
- Switch Off Policy
- Lamp Upgrades
- Automatic Controls

Manor House Hotel Case Study

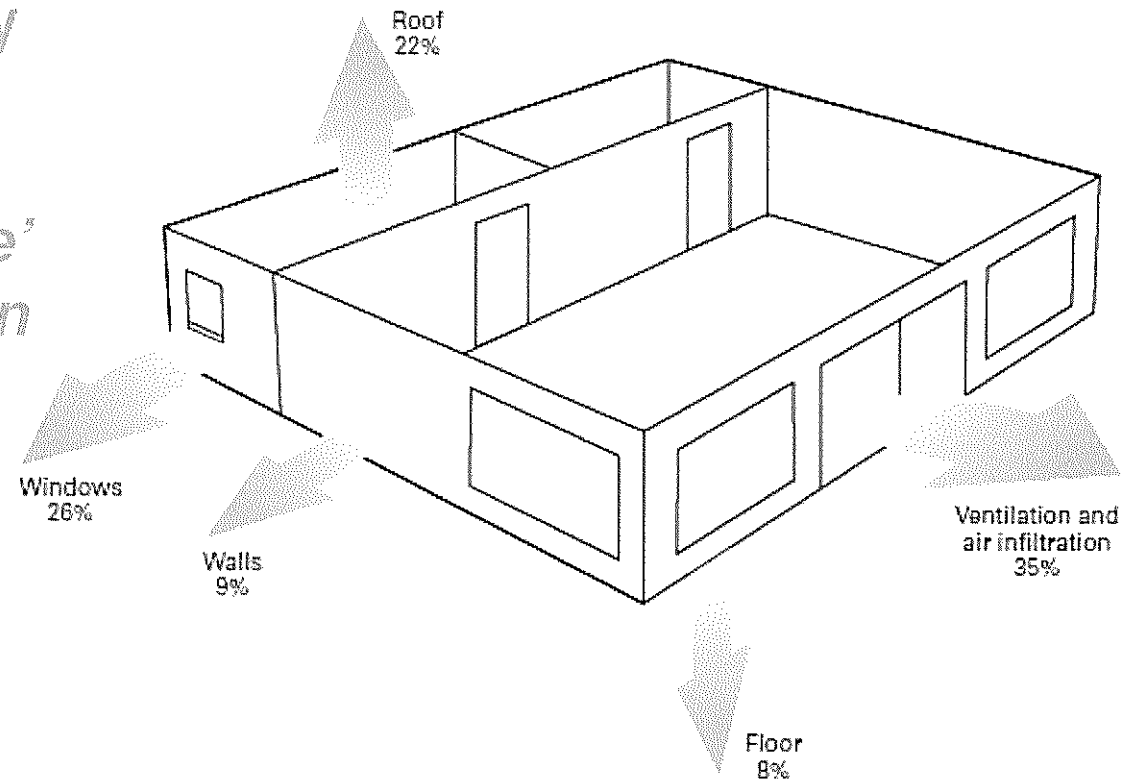


- LED lighting 90% savings
- Enhanced lighting levels
- Retained aesthetics and high décor standards

Energy Efficiency Opportunities

Building Fabric

Corick Country
House Hotel
Case Study
'Passive House'
Hotel Extension



Energy Efficiency Opportunities

Kitchen and Catering Activities

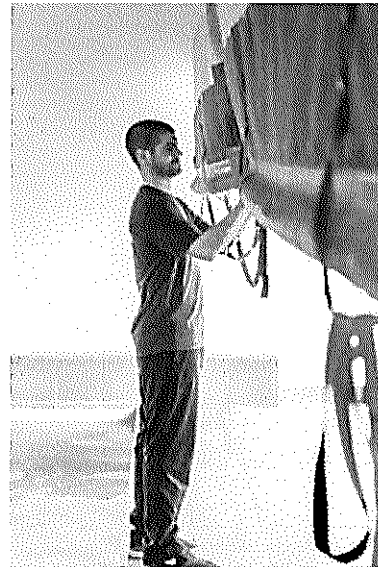
- Cooking efficiencies
- Refrigeration good practice
- Switching from oil/electric to gas cooking

Roe Park Case Study – Natural gas conversion project.

Energy Efficiency Opportunities

Spa, Pool and Leisure Facility Management

- Pool cover
- Temperature control
- Filtration systems
- Pump controls



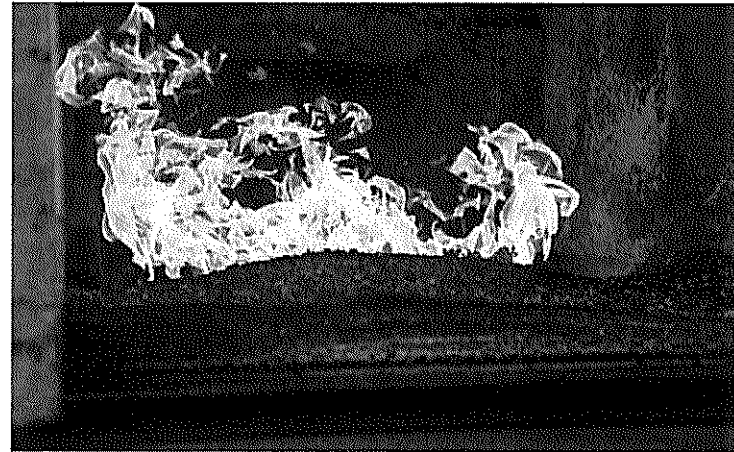
Best Western Plus White Horse Hotel Case Study

- £3,000 savings per annum
- 3 year payback
- Energy and water savings!

Energy Efficiency Opportunities

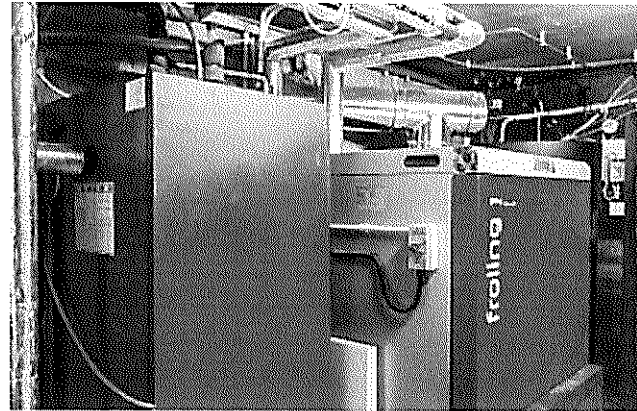
Alternative Energy and Renewables

- CHP
- Heat Pumps
- Biomass
- Solar PV, Solar Thermal
- Wind
- Financial Support - NI ROCs, RHI.



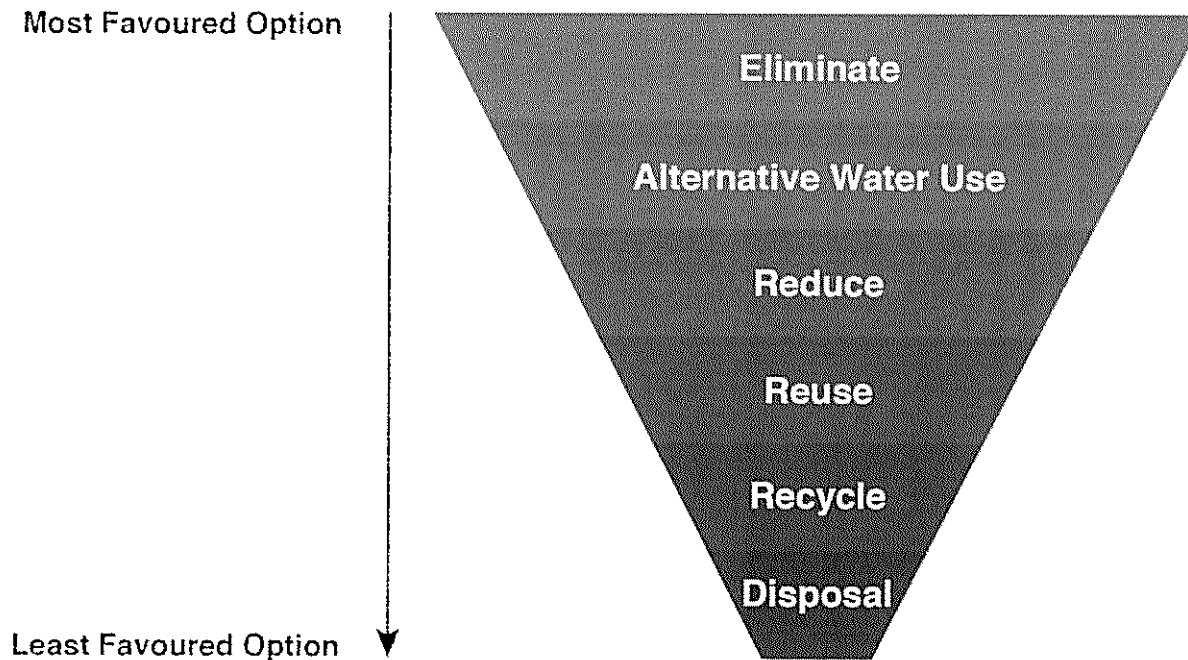
Energy Efficiency Opportunities

Valley Hotel Case Study - Biomass



- Invest NI audit => system sizing, installation, capital costs
- £17,000 savings including RHI
- £46,000 project cost => 2.7 year payback
- Invest NI / Carbon Trust Interest Free Business Loan

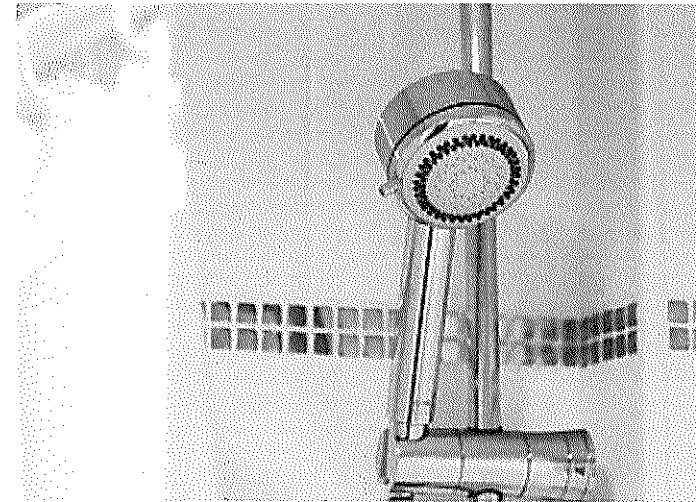
The Water Hierarchy



Water Efficiency Opportunities

Water Saving Devices

- Eco-shower heads
- PIR Tap controls
- Sensor controlled urinals
- Toilet Cistern Volume Adjusters (CVAs)



Water Efficiency Opportunities

- Kitchen and cooking efficiency tips
- Effluent management
- Laundry tips
- Grounds Maintenance
- Swimming Pool tips



Roe Park Hotel Case Study

- £7,700 savings per annum
- Reduced cleaning costs
- Changing to trade effluent billing

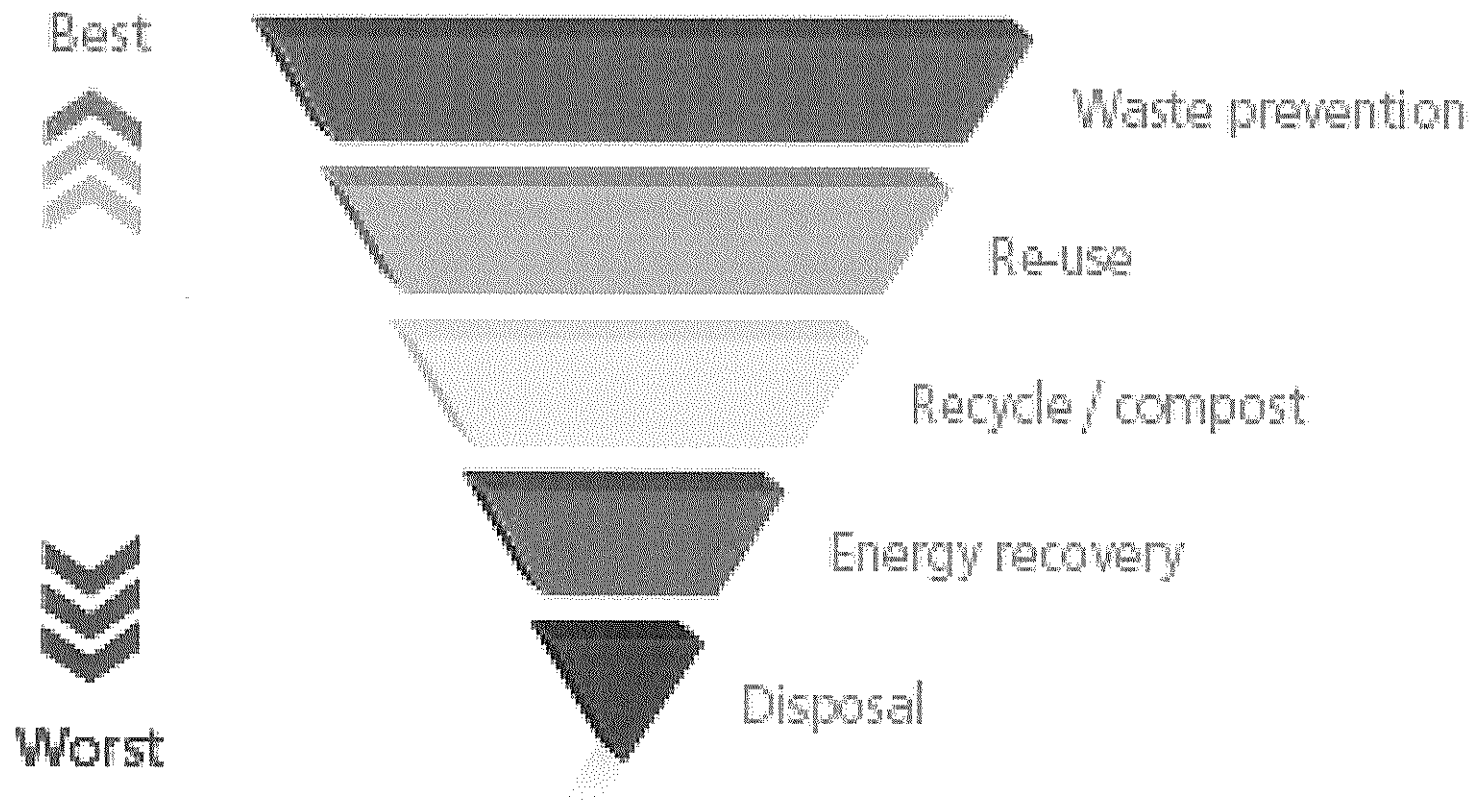
Water Efficiency Opportunities

Alternative Water Sources...

- Borehole abstraction?
- Greywater reuse?
- Rainwater Harvesting?

Maximising Efficiencies Invest NI Guide: Water
Efficiency: A Practical Guide (Hotel
Supplement)

The Waste Hierarchy



Material Efficiency/ Waste Minimisation

- Green Purchasing
- Green Office Tips
- Guest Bedroom Tips
- Kitchen / Catering Tips
- Waste Management Tips



Best Western Plus White Horse Hotel
- Industrial Symbiosis Case Study

Material Efficiency / Waste Management

WRAP - The Hospitality and Food Service Agreement

- Voluntary agreement to reduce food waste.
- Sign up!



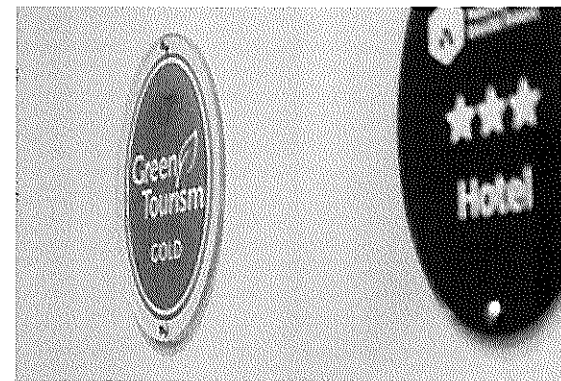
Invest NI's Maximising Efficiencies Publications

- Waste Minimisation: Efficient Management for Cost Saving
- A Packaging Optimisation Guide for NI Food and Drink Businesses.

Environmental Certification

- Northern Ireland Tourism Board
 - Green Tourism Business Scheme
 - Sustainable Tourism Certification

- Environmental Management Systems
 - BS 8555
 - ISO 14001



Want to learn more?...

Section 7 signposts further support and info;

- Invest NI Sustainable Development Team
- Interest-free energy efficiency loans of between £3,000 and £400,000
- Capital grants of up to £40,000 to support (material, water and waste costs)

Questions?

Thank you for your time today.

1-to-1 discussions available after the session, just ask!

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