

Cross Lanes Hotel Case Study



Set in six acres of parkland, the Cross Lanes Hotel in Wrexham was built as a private house, called Maes-y-Nant or “house by the stream”, in Victorian times. Now completely modernised, the hotel is on course to save £6,703 a year thanks to low energy lighting recommended by Carbon Trust Wales. It is looking to extend its green credentials by working towards improving its Green Tourism rating from Bronze to Silver.

“When I came here around six year years ago something I wanted to do was to improve our green credentials because I was really interested in the environment. In the past few years people have become more concerned about things like wastage, whether it’s water, electricity, paper or food, so having a Green Tourism rating can make the difference between whether tourists stay with a certain hotel or not. Carbon Trust Wales’s advice was very helpful in that respect. As well as making savings on energy costs, it makes good business sense for us in attracting visitors too – it’s a win-win situation.”

Barbara Wren, Events Co-ordinator and environmental champion, Cross Lanes Hotel



Business Case

The Cross Lanes Hotel has been welcoming guests since 1959 when it was converted from a private house. Now with 16 bedrooms, it is a popular choice for meetings, weddings and parties.

The Cross Lanes has been working towards green improvements for several years, and was granted an interest free loan from Carbon Trust Wales to replace its incandescent and fluorescent lamps with LED equivalents. This was a big step in helping them to gain the Bronze standard in Green Tourism, which commits the hotel to promoting sustainable tourism. With many tourists seeking destinations which appeal to their green commitment, the hotel believes this will help to attract visitors.

SAVINGS AT A GLANCE

£6,703

annual reduction in lighting costs

40

tonnes a year carbon dioxide emissions reduction

Return on investment, just over

two years

based on energy alone

Though Victorian, Cross Lanes is gradually improving its green credentials, for example, replacing old windows with double glazed ones. Although the age of the building means it does not have the advantages of modern construction, they are hoping to attain the Silver standard at some in the near future.

The Technology

As well as contributing to the look and feel, hotel lighting has a significant impact on operational costs through both energy spend and the price of replacing old bulbs. Traditionally incandescent lamps have been used for the quality of the light they give combined with fluorescent tubes in other less visually sensitive areas. This was the case at Cross Lanes.

The developments in LED (Light Emitting Diode) lighting in particular 'white light' are now providing a light source that is low energy, good quality and long lasting – typically in excess of 50,000 hours. (LED lighting can also qualify for Enhanced Capital Allowances see website - etl.decc.gov.uk/)

Following a lighting survey the Cross Lanes Hotel opted to replace some 200 lamps, from guest rooms through public areas to the kitchen, with LED lighting. The expected lifetime of 50,000 hours is the same as 24 hour operation for nearly 6 years this compares to around 6,000 hours for a compact fluorescent lamp (CFL) and 1,000 for a traditional light bulb. (Note: the life of incandescent lamps is voltage dependent and a higher than normal voltage leads to a shorter life.) The longer life of LEDs can lead to significant cost savings in the commercial environment. For example, over the life of one LED you might have to replace an incandescent lamp fifty times! In energy terms typically LEDs use about 20% of the electricity of an incandescent equivalent. When upgrading to LED lighting it is essential to seek advice as not all LEDs are equivalent and there may be other issues to consider.

Future plans

The Cross Lanes Hotel still has an older boiler which is inefficient compared to modern equipment. Future plans include replacing it should deliver significant cost and carbon savings.

Mike Batt, General Manager at Carbon Trust Wales, said: "The Cross Lanes Hotel recognises that in the current climate, doing their bit for the environment can make sense in attracting environmentally-aware tourists, as well as saving them more than £6,000 a year in lighting costs. Though they understand they don't have the advantages of a new-build, they are making a huge effort to put in place improvements to reduce their own carbon footprint."

Funded by the Welsh Government, Carbon Trust Wales is an independent organisation which gives high quality energy advice to public and business organisations. It offers a range of free services such as Carbon Surveys and interest-free energy efficiency loans for small and medium size businesses and runs a series of workshops, seminars and exemplar visits throughout the year. To find out more about how Carbon Trust Wales could help your business visit

www.carbontrust.co.uk/wales or call 0800 085 2005.

