

# Water Conservation Programme Saves Over €24,000

STILLORGAN VILLAGE, DUBLIN



## Description of Property

Stillorgan Village is a shopping centre located in South County Dublin. The Centre has over fifty retail outlets including a supermarket, restaurants, food hall, fashion retailers and services providers and trades seven days a week.

## Summary of Project

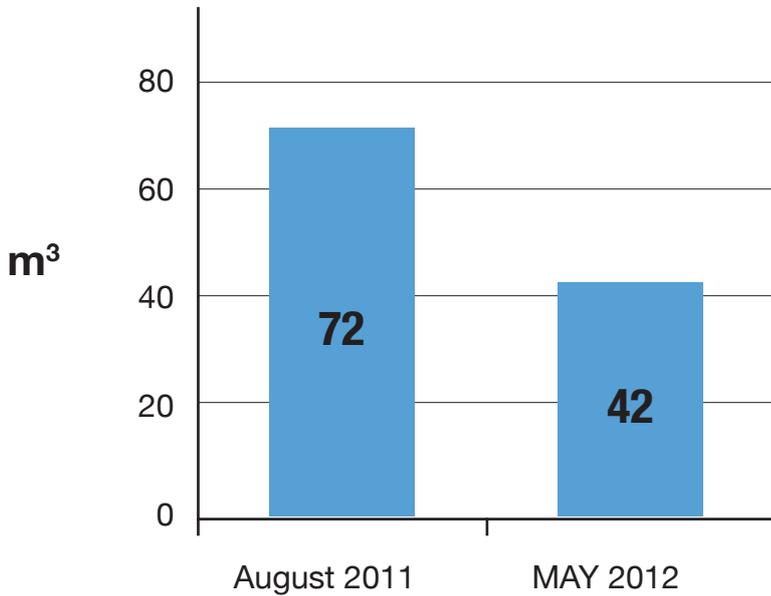
The Centre decided to adopt an Environmental Programme in early 2011 as a means of improving its environmental performance and reducing operating costs. An Improvement Plan was developed for a range of energy, water and waste reduction actions.

The Shopping Centre has a bulk water meter for the water supply to the whole site and sub-meters in the individual retail outlets. Stillorgan Village analysed their water bills and identified a significant amount of unexplained water use by subtracting the aggregated sub-meter readings from the bulk meter readings.

Stillorgan Village began monitoring water use by taking overnight meter readings when the Centre was closed. This enabled the logging of the main bulk meter readings and provided flow analysis reports. These readings showed significant water flow outside normal trading hours and confirmed their suspicions that they had one or more water leaks. Leaks were located at various locations around the site and two further leaks within the premises of retail outlets. These were repaired and a number of fittings were replaced as a preventative maintenance exercise.

All sub-meters in the Centre were reviewed to ensure that every sub-meter was identified correctly and accounted for in terms of its location in specific units. Cisterns were adjusted on all toilets to optimise their performance equipment and fittings checked in public and staff toilet areas.

**Figure 1. Daily Water Use (cubic meters)**



**Financial Benefits:**  
 Cost Savings: €24,000 / Annum  
 Investment: €15,000  
 Payback: 7 Months

**Environmental Benefits:**  
 Water reduced: 10,200m³ - p.a.

**The Result**

Before Stillorgan Village began the project, the Centre was using 70m³ of water per day of which 53m³ per day was un-accounted usage. The leak repairs, upgrades to the water infrastructure and water saving measures have combined to reduce our usage to 42m³ per day – an impressive 40% reduction.

The total cost of the improvement works, including surveys, was €15,000. The net saving to the Management Company and tenants was €24,000 in year one which is equivalent to a 7-month payback time. Stillorgan Village is now using 10,200 m³ less water each year. They also monitor water usage closely so that any future leaks, which may occur, will be quickly identified and repaired.

*We are delighted to have identified and corrected hidden problems which were happening under our feet every day. Only when you measure your performance can you really start to get control.*

*- Ray Coary, Centre Manager, Stillorgan Village.*

