

Case study – Ardent Leisure



Bowled over by energy savings

An Energy Saver audit of three AMF Bowling centres and a Goodlife Health Club owned by Ardent Leisure identified opportunities to save more than \$40,000 a year on electricity – and significantly more when changes are rolled out across the company's more than 80 other centres.

Rising electricity costs and an annual power bill in excess of \$11 million has put energy consumption firmly on the radar of Ardent Leisure's senior management team.

The company owns AMF/Kingpin Bowling centres, Goodlife Health Clubs, d'Albora Marinas, and, in Queensland, the Dreamworld and Whitewater World theme parks and the SkyPoint Observation Deck.

Company Secretary Alan Shedden says the opportunity to participate in an Office of Environment and Heritage Energy Saver audit came at a good time because the Group had recently set targets to reduce its electricity use by 10 per cent and was looking for ways to achieve these savings.

'The Group's energy costs were getting bigger and bigger, so we decided to employ a consultant to analyse our energy data and give us some ideas to reduce costs,' says Shedden. 'What's measurable is manageable, and the review enabled us to benchmark centres and identify poor energy performers. This really got everyone's attention and created some real momentum behind the project. 'The Energy Saver audit allowed us to take our sustainability planning to the next level by identifying practical ways to reduce energy.'

Ardent chose to audit four facilities in NSW, as these represented the different types and ages of buildings in which the clubs operate. ►

In brief

An Energy Saver audit of three AMF Bowling centres and a Goodlife Health Club helped Ardent Leisure identify opportunities for reducing energy use at these facilities and another 87 centres around Australia.

Ardent implemented low-cost audit recommendations immediately, such as installing simpler lighting controls, occupancy sensors and checking heating, ventilation and air conditioning (HVAC) controls. They hope to action bigger-ticket items in the near future, like a wide-scale lighting upgrade and linking HVAC operation to the level of occupancy.

Results

- Immediate cost savings of \$12,500 a year from low-cost recommendations, with a payback period of less than nine months.
- Potential total cost savings of more than \$42,000 a year.
- Reduction in total carbon pollution of more than 417 tonnes.
- Savings will be amplified when initiatives are rolled out to the Group's other centres across Australia.



- AMF Castle Hill occupies the ground floor of an office building, AMF Southgate and Goodlife Menai are in shopping centres, and AMF Villawood is a stand-alone building.

The audit identified opportunities, including:

- rewiring lighting circuits to provide better zoning and control over bowling lanes, back of house and the centre concourses
- using zoning controls to reduce the number of lights turned on while cleaning the centres
- replacing T8 fluorescents with T5 fittings
- replacing halogen downlights with LEDs
- installing CO₂ sensors and motorised dampers in air conditioning units to link the amount of outside air entering the building with occupancy levels
- replacing electric hot water systems with solar hot water
- installing daylight and occupancy sensors
- reviewing air conditioning set points and time clock controllers to improve heating, ventilation and air conditioning (HVAC) control.

‘The Energy Saver audit provided us with a line in the sand – a starting point for identifying initiatives to roll out across the Group,’ says Shedden. ‘The audit provided us with a good indication of where our energy use was coming from and ways that we could reduce it. It was like shining a light into a darkened room and helped galvanise our people into action.’

‘The things that really jumped out at us from the audit were quite simple – like installing sensors, checking timers, implementing light switch changes and getting our facilities to turn off their air-conditioning systems an hour before closing,’ says Shedden. ‘We implemented these changes straight away and have embarked on a site by site review to fix these problems.’

‘Installing energy-efficient light fittings is also on our near-term to-do list. We’re looking for the most cost-effective way to replace a very large number of lights.’

‘Effectively managing our air-conditioning/heating systems, which account for around 35 per cent of our power bill, is one of our biggest issues. So we’re hiring a group-wide HVAC resource to manage that in-house.’

‘And we’re also looking at how we can implement audit findings into our requirement specs for future fit-outs, so the audit’s influence will be quite far reaching.’

Your next step

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