



## University of Exeter – Kay House Case Study

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<b>Sector</b>	Higher Education
<b>Organisation</b>	University of Exeter
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<b>Fund Started</b>	Feb 2009

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## SALIX / HEFCE Revolving Green Fund Overview

<b>Total Spend to Date</b>	£1,229,875
<b>Annual savings (£)</b>	£319,586
<b>Annual savings (tCO<sub>2</sub>)</b>	1,310
<b>Lifetime savings (£)</b>	£4,258,833
<b>Lifetime savings (tCO<sub>2</sub>)</b>	20,128
<b>Average Payback</b>	4 years

## Greenbuild Award

A team from the University of Exeter Estate Development Service, led by Project manager Andy Coleman, collected the 2012 Greenbuild award for Education Buildings (Retrofit) for the Kay House refurbishment project at the inaugural Greenbuild Awards in Manchester on 9 May 2012. The Greenbuild awards recognise excellence in sustainable buildings and place particular focus on projects that illustrate the understanding and importance of the building performance in its use.

## Description of Works

The former dining block was overclad and reglazed during the refurbishment which also saw creative use of the internal space. With an investment of £2.3 million the state-of-the-art facilities include a recital hall, a sound-proofed band practice room, a cabaret space, a chamber music room, jazz bar and a sound studio that can record events taking place around the building.

The Estate Development Service aims to reduce the environmental impact of construction and refurbishment projects on campus. Some of the energy efficient

aspects installed in Kay House during the refurbishment include cavity wall and roof insulation, high efficiency condensing boilers, thermostatic radiator control, low e-solar control double glazing, variable speed heat pumping, BEMS control, instantaneous electric hot water, full occupancy detection lighting control, variable air volume based on CO2 concentration to mechanical ventilation to the concert hall, zoned ventilation, efficient eclectic appliances in cafe and electrical sub metering on all main circuits and lighting.

### **Projects Funded by Salix / HEFCE**

Implementation of many of the energy efficiency technologies now found in the building was possible due to funding from the University's Salix / HEFCE Revolving Green Fund. To date this fund has invested over £1.2M in energy projects saving 1,200 tonnes of carbon across the University

As a result of the improvements in energy efficiency the Display Energy Certificate for Kay House has been improved from a G to a B and achieved a BREEAM rating of "Very Good".

**Figure 1 The Estate Development Service receiving the Greenbuild Award**

