

CASE STUDY

MARSTON'S TAPS INTO TREND FOR ENERGY SAVINGS IN PUB PORTFOLIO

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Marston's Inns and Taverns has begun a programme of installing advanced building management systems (BMS) from Trend Control Systems in its pubs to save energy, reduce greenhouse gas emissions and enhance patrons' comfort.

The first to be equipped with a Trend system is the Bluebell Inn Tavern Table, a new food pub in Rotherham, South Yorkshire. The Trend BMS controls the heating, ventilation and lighting to minimise energy consumption. This site will also be used to demonstrate energy savings, compared with a pub without a BMS.

Marston's Inns and Taverns manage over 550 pubs throughout England and Wales from a base in Wolverhampton.

"We set an ambitious target in March 2007 to reduce energy and emissions across the pub estate by 15% in 18 months," revealed Bob Jauncey, Energy Manager with Marston's Inns and Taverns. "Partly this is down to raising awareness among all staff, with each pub having an Environmental Champion. The vital role of the Trend systems is to monitor and control the energy used in heating and lighting, both to reduce consumption and demonstrate savings."

In addition to energy-efficient temperature control, the Trend BMS controls lighting schemes, extraction fans and feature fires.

Each site with a Trend BMS will have its own IP address for access via the web, so head office and local managers can view system status and performance, energy trends and temperature history logs. The displays feature dynamic plant graphics, with text pages for data such as alarms, temperatures, set points and plant hours run. The information is available to all users issued with a user name and password, from any PC running with internet access.

The Trend system and climate plant at the Bluebell Inn was supplied and commissioned by SH Controls, a specialist in environmental controls based in Cleobury Mortimer, Worcestershire. SH Controls is an accredited Trend partner company and will provide long-term service support.

The project included a roof mounted

air handling unit with supply and extract fans, and a modulating gas fired heater, all controlled and monitored by the Trend BMS.

The Inn temperature is maintained by the BMS at 21°C during opening hours, during which times the supply and extract fans are enabled. The controlled temperature is 18°C when the premises are closed to the public but still occupied by staff; at these times the supply fan is enabled and the extract fan disabled to conserve heat. The plant shuts down when the premises are unoccupied, but starts automatically if the internal temperature falls below 13°C.

Temperature sensors are installed in the fresh air duct, supply duct and extract duct, as well as in the bars and restaurant. These enable the BMS to provide accurate temperature control, frost protection and comprehensive history for energy audits.

The BMS is linked to the fire system and shuts down the heating plant in a controlled manner in the event of fire, while switching on all the lights within the premises.

The system at the Bluebell Inn will be expanded in time to provide further savings, such as by installing variable speed drives on the supply and extraction fans.

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