

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 4 November 2013

Portfolio:	Streetscene
Subject:	Street Lighting Maintenance
Report of:	Director of Streetscene
Strategy/Policy:	
Corporate Objective:	A safe and healthy place to live and work

Purpose:

The purpose of this report is to advise the Executive on the current arrangements for the maintenance of street lights currently owned by Fareham Borough Council.

Executive summary:

In December 2009, Hampshire County Council entered into a Private Finance Initiative (PFI) with Scottish and Southern Electricity for the maintenance of its street lighting stock for a period of 25 years. All boroughs in Hampshire were invited to join the scheme, including Fareham.

It was agreed by the Council's Executive Committee that Fareham's 444 lights should be included in the PFI. However, 62 light columns were not included and therefore their maintenance would be undertaken by FBC Officers as and when required.

Currently requests to undertake repairs on these remaining Council's lights are processed through the Council's Building Services maintenance contractors and on occasions can be quite expensive and time consuming due to the need to hire equipment not normally used such as platform lifts to replace a light fitting.

In order to improve the current situation and reduce confusion for residents, Officers have also been liaising directly with Scottish and Southern Energy (SSE) Contracting with a view to including the outstanding 62 lights into the PFI contract.

There are a number of benefits of including the remaining street lights, these are as follows:-

- (a) There would only be one point of contact for all street lighting issues in the borough, regardless of whether they belong to HCC or FBC;
- (b) All issues arising in relation to street lights would be automatically dealt with for the remainder of the contract which is approximately 21 years;
- (c) Reported faults would be dealt with in a more timely efficient way as residents would be able to report the faults on line via the HCC/PFI website; see Appendix A

- (d) Other than the on-going revenue needed to fund the electricity and maintenance costs, all other expenditure would be the responsibility of the PFI, e.g. damage caused by road traffic accident, vandalism etc;
- (e) The lights to be transferred would be upgraded where necessary to more efficient technology with energy saving timers and more efficient lighting units;

Once the lights have been included all future street light installations in the borough, regardless of which department wishes to implement them, should be undertaken in accordance with current SSE specifications and with a view to them ultimately being included in the PFI.

Recommendation:

The Executive approves:

- (a) the transfer of 62 light columns to the Hampshire PFI maintenance agreement; and
- (b) the capital expenditure of £85,000 to complete the transfer.

Reason:

In order to provide a more efficient and cost effective service to residents of the Borough.

Cost of proposals:

The cost associated with including the street lights into the existing PFI contract will be £85,000, which will be met from the Capital Fund Account.

Appendices A: HCC/PFI Fault reporting website

B: Detailed costings of outstanding street lights to be transferred.

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 4 November 2013

Subject: Street Lighting Maintenance

Briefing by: Director of Street Scene

Portfolio: Streetscene

INTRODUCTION

1. The purpose of this report is to update the Executive on the current maintenance arrangements for street lights currently owned by Fareham Borough Council.

FAREHAM STREET LIGHTS

2. Historically, 444 of the Council's lights were maintained under agreement by Hampshire County Council (HCC) as part of its countywide contract. These were made up as follows:
 - (a) Housing parking areas and footpaths – 126
 - (b) Recreational paths and community centres – 20
 - (c) Footpaths and other non-highway authority lighting – 298
 - i. Town centre: public areas, Henry Court millennium project, public footpaths etc.
 - ii. Car parks
 - iii. Borough wide estate parking areas, footpaths and private streets such as Brownich Lane
3. However, there are 62 columns in various locations that were being maintained outside of this contract.
4. At the time many of these were installed, HCC would not include them into their maintenance contract but gave indications that they could be included in any future PFI scheme.

STREET LIGHTING PRIVATE FINANCE INITIATIVE (PFI)

5. In December 2009, Hampshire County Council entered into a Private Finance arrangement with Scottish and Southern Electricity for the maintenance of its street lighting stock for a period of 25 years. All boroughs in Hampshire were invited to join the scheme, including Fareham.

6. The key points of the scheme are summarised below:
 - (a) Lights more than 15 years old would be replaced during the first five years;
 - (b) A government grant would cover the cost of the new columns;
 - (c) Columns of decorative design or in a conservation area would be replaced like for like;
 - (d) New equipment would use less energy and provide flexibility of control to help meet sustainability and procurement objectives and carbon emission targets;
 - (e) Single point of contact for street lighting throughout Hampshire;
 - (f) The estimated maintenance cost (at the time) for each column included in the scheme would be in the range of £35-40 per annum.
7. It was agreed by the Council's Executive Committee on 20 July 2009 that Fareham's 444 lights should be included in the PFI.
8. However, the remaining 62 light columns were not included and therefore their maintenance would be undertaken by FBC Officers as and when required.

CURRENT SITUATION

9. From the start of the PFI contract in Dec 2009, the responsibility for maintaining Fareham's remaining 62 street lights was transferred to the Department of Streetscene.
10. Requests to undertake repairs on any of the Council's lights are processed through the Council's Building Services maintenance contractors and on occasions can be quite expensive and time consuming due to the need to hire equipment not normally used such as platform lifts to replace a light fitting.
11. Many of the lights are linked into electrical supplies that arise from adjoining Council buildings e.g. public conveniences, and this is probably why HCC did not want to include them into the PFI contract as the adoption of these lights would result in alterations to the supply connections.
12. There is currently no formal inspection regime and the condition of the lamp columns and lamps have not been assessed. Therefore it is not possible to identify the life expectancy of the current asset stock. It is highly likely that they will need replacement within the next 10 to 20 years.
13. Due to the fact that across the borough, the PFI contractor has been replacing a large proportion of street lights, it has highlighted that more lights that are not included in the contract. Originally it was thought that there were only 44 outstanding but that has risen to the current figure of 62. Of the 13,728 street lights in Fareham, 1873 are still outstanding for replacement and therefore there is a small chance that a few more lights may be identified as belonging to Fareham Council.

TRANSFERRING LIGHTS TO THE PFI

14. Officers have been working closely with HCC especially whilst the contractor has been working in Fareham. Over the last six months Officers have also been liaising directly with Scottish and Southern Energy (SSE) Contracting in order that quotes could be obtained to possibly include the 62 lights not already in the contract.

15. Due to the fact the SSE are extremely busy installing new lights all over the County it has been a long process and the actual final figures have not been obtained in all instances. However, for the purpose of this report a good estimate has been provided instead.
16. A summary of the capital costs of this exercise can be found further in the report but it is fair to say that costings for groups of lights varies considerably depending on where they are located and whether new cabling has to be laid to connect them to the existing street lighting circuit. Detailed information can be found in Appendix B.

BENEFITS OF INCLUSION IN THE PFI

17. There are a number of benefits of including the remaining street lights into the current PFI contract, these are as follows:-
 - (a) There would only be one point of contact for all street lighting issues in the borough, regardless of whether they belong to HCC or FBC;
 - (b) All issues arising in relation to street lights would be automatically dealt with for the remainder of the contract which is approximately 21 years;
 - (c) Reported faults would be dealt with in a more timely efficient way as residents would be able to report the faults on line via the HCC/PFI website; see Appendix A
 - (d) Other than the on-going revenue needed to fund the electricity and maintenance costs, all other expenditure would be the responsibility of the PFI, e.g. damage caused by road traffic accident, vandalism etc;
 - (e) The lights to be transferred would be upgraded where necessary to more efficient technology with energy saving timers and more efficient lighting units;

FINANCIAL IMPLICATIONS

Capital Budget

18. Appendix B provides a detailed breakdown of the capital costs that are attributed to the transferring of all 62 lights.
19. The estimated costs are likely to be in the region of £80,000. Due to fact that it has taken over nine months to obtain the various quotes it is probable that these may rise due to the rates being subject to an increase imminently.
20. It is therefore suggested that a budget of £85,000 would need to be allocated to fully cover the works outlines.

Revenue budget

21. The revenue budget for 13/14 is shown below. The actual figures for 11/12 and 12/13 are also shown.

Actual 11/12	Actual 12/13	Budget 13/14
£15,431	£16,258	£19,800
£13,159	£10,418	£12,000

22. The costs are split into two payments, the first relates to the actual maintenance costs of the lights which for 2013/14 are £33.86 per column per year plus 8% admin charge. This cost of which has slightly risen year on year.
23. The second figure relates to the supply of electricity and does fluctuate, although the current trend shows a year on year reduction, which is probably due to the installation of more efficient light columns.

24. Should the Council proceed with transferring all of the 62 lights to the PFI then there would be an estimated increase in revenue cost of £2133 per annum for routine maintenance and inspection? At the current time there are sufficient funds within the existing budgets to accommodate this.
25. With regard to the energy supply, the Council already pays towards this, albeit from a number of different costs centres such as Housing, car parks etc. Therefore, transferring them into the PFI wouldn't have any real effect on this cost other than it might reduce due to HCC getting a better rate within the contract due to economies of scale.
26. It is therefore considered, that at the current time, there is no budgetary pressure on the revenue budget should the lights be ultimately transferred to the PFI.

RISK ASSESSMENT

27. There are no significant risk considerations in relation to this report.

CONCLUSION

28. The current PFI contract arrangement which exists and includes over 444 of Fareham's street lights is working well and provides a very quick and efficient service to the residents of Fareham.
29. A large proportion of the street lights have already been replaced across the borough, with the remaining soon to be completed.
30. It would be beneficial to incorporate the remainder of the street lights not currently in the PFI contract to enable a more prompt and efficient service in maintaining and repairing the lights.
31. All future street light installations in the borough, regardless of which department wishes to implement them, should be undertaken in accordance with current SSE specifications and with a view to them ultimately being included in the PFI.

Appendix A – HCC/PFI Fault reporting website

Appendix B – Detailed costings of outstanding street lights to be transferred.

Background Papers:

Report to the Executive – 20 July 2009 – Fareham Borough Council Street lighting maintenance arrangements

Report to Streetscene Policy Development Review Panel - 5 September 2013 – Street lighting

Detailed costed proposals from Scottish and Southern Electric

Enquiries: For further information please contact Sue Woodbridge. (Ext 4546)

HCC/PFI Website used to report a fault.

SSE Contracting Hampshire County Council
working together for safer streets

HOME REPORT A FAULT WORK SCHEDULE NEWS INFORMATION CONTACT US QUESTIONNAIRE

Search
Type the name of a street, postcode or a landmark below and press lookup to find that street quickly or use the map controls to move and zoom in manually.
PO16 7AZ
• [Postcode PO16 7AZ](#)

Legend of light icons on the map

Beacon	Bollard
Feeder Pillar	School Flasher
Sign	Street Light
Subway	

Having trouble?
Having trouble using the interactive version?
[Use the standard fault report tool.](#)

Interactive Map Choose a different service: Google Maps
Map Satellite
Osborn Rd Church Path Manor Cottage Civic Way
Fareham Library Fareham Health Centre Fareham Borough Council
Map data ©2014 Google - [Terms of Use](#)
Toggle On/Off: Labels Enter Reference to Track a fault report:

Costings for outstanding lights to be transferred

Location	SSE Energy	SSE Contracting
Johns Road Housing Area (1 light)		
<ul style="list-style-type: none"> • Replace 1 x 5m column with 5m raise and lower c/w Libra lantern and mayflower node 		£700
<ul style="list-style-type: none"> • Transfer of underground service 	£245	
Titchfield Community Centre car park (2 lights)		
<ul style="list-style-type: none"> • Replace 2 x 8m columns with new 8m c/w 150w iridium lanterns and mayflower nodes. • Transfer private service and fit new isolator to LC 2 • Transfer private feed to pillar • Supply & install feeder pillar c/w secondary isolator 		£2250
<ul style="list-style-type: none"> • Transfer of underground service/new underground service 	£650	
Cams Alders Recreation Ground (3 lights)		
<ul style="list-style-type: none"> • Replace 1 x 5m column with new 6m c/w 55w Libra lantern and mayflower node • Replace 2 x lanterns with 55w Libra c/w Mayflower nodes • Paint 2 x 5m columns with, BS 12-B-21 PSX700 paint • 2 x concrete watersheds for existing columns • Discount private service to 1 column • Replace 2 cut outs to retain private feed to 1 column from feeder pillar • Transfer private supply to pillar • Supply and install feeder pillar c/w secondary isolator 		£1925
<ul style="list-style-type: none"> • Transfer underground service • 2 x new underground services, road crossing and 25m of trenching 	£2585	
Locks Heath District Centre - by skate ramps (2 lights)		
<ul style="list-style-type: none"> • Replace 2 x lanterns with 100w son-t Iridium c/w Mayflower nodes. Re-number as LC 3A, 4A • Supply and fit 2 strimmex attachments for 140mm base • Abcite repairs to both columns, and paint over existing door. 		£885
New Road (entrance to Warsash Common) (1 light)		
<ul style="list-style-type: none"> • Replace existing lantern with Iridium 100w son-t c/w Mayflower nodes 		£345
Titchfield Recreation Ground (2 lights)		
<ul style="list-style-type: none"> • Replace 2 x lanterns with 55w Libra c/w Mayflower nodes. Removing existing control gear at column bases. • Paint 2 x 5m columns, BS 12-B-21, PSX700 paint • 2 x private service disconnections 		£925
<ul style="list-style-type: none"> • 2 x new underground services • 45m of trenching in verge, 10m trenching in road 	£3350	
Holly Hill car park (1 light)		
<ul style="list-style-type: none"> • Remove 2 existing floodlights and bracket, and replace with 2 Phillips MVP 506 210w cdmt floodlights c/w internal Mayflower nodes • Paint 2 existing columns with BS 12-B-21, PSX700 paint 		£1605

Location	SSE Energy	SSE Contracting
<ul style="list-style-type: none"> • Disconnect private supply 		
<ul style="list-style-type: none"> • New underground service, 20m trenching in verge 	£1060	
Prory Park Open Space (3 lights)		
<ul style="list-style-type: none"> • Replace 1 x abacas type 5m column, with 5m mid hinged raise & lower c/w 36w Libra lantern and Mayflower node • Replace 2 lanterns with 36w Libra and Mayflower nodes • Paint 2x 6m columns with BS 12-B-21 PSX700 paint 		£1250
<ul style="list-style-type: none"> • Transfer of underground service 	£245	
Osborn Road car park (1 light)		
<ul style="list-style-type: none"> • Replace existing floodlights with 1 x Iridium 150w Mayflower node • Paint 8m column BS 12-B-21 PXS700 paint • Remove control gear from base • Transfer private service to pillar • Supply & install feeder pillar c/w secondary isolator 		£1015
<ul style="list-style-type: none"> • New underground service 	£405	
West Street car park (rear of garage) (2 light)		
<ul style="list-style-type: none"> • Replace existing floodlight with 1 x Iridium 150w son-t lantern c/w Mayflower node • Replace private cut out, and remove control gear from base compartment • Paint 8m column BS 12-B-21 PXS700 paint • Replace lantern with 36w Libra c/w mayflower node • Paint 6m column BS 12-B-21 PXS700 paint 		£810
<ul style="list-style-type: none"> • Replace damaged cut out 	£80	
Whitebeam Close (2 lights)		
<ul style="list-style-type: none"> • Remove 2 x 5m columns • Supply & install 2 x 6m columns c/w 36w Libra lanterns and mayflower nodes • 1 x disconnection and pot end of private supply 		£1130
<ul style="list-style-type: none"> • 1 x disconnection, 2 new underground services, 32m trenching in road 	£4550	
Stubbington recreation ground (1 light)		
<ul style="list-style-type: none"> • Replace 2 x Lantern with Phillips Iridium 100w Son-t, c/w Mayflower nodes, on existing twin arm bracket • Disconnection and pot end of private service, removal of cut out • Paint 8m column and bracket with BS 12-B-21 PXS700 paint 		£975
<ul style="list-style-type: none"> • New underground service, 60m trenching in verge, 80m in footway 	£4980	
Fareham Park (1 light)		
<ul style="list-style-type: none"> • Remove 8m column and disconnect supply • Supply and install 8m Column c/w Iridium 100w lantern & Mayflower node 		1335
<ul style="list-style-type: none"> • New underground service 22m trenching in verge, 6m road crossing 	2000	
Market Quay car park (29 lights)		
<ul style="list-style-type: none"> • 43 No. lantern changes inc nodes • 29 No. columns painted 		£10,000 (estimate)

Location	SSE Energy	SSE Contracting
<ul style="list-style-type: none"> • Replace control gear in distribution pillar where necessary • 1x transfer private service, new pillar, new service (bus station column with outgoing supply) • 29 No. replace private cut out 	£18,000 (estimate)	
Park Lane Leisure Centre car park (7 lights)		
<ul style="list-style-type: none"> • Estimated replacement lights 		£7500 (estimate)
<ul style="list-style-type: none"> • Estimated ground works 	£7500 (estimate)	