

## SURREY COUNTY COUNCIL

## LOCAL COMMITTEE (EPSOM &amp; EWELL)

DATE: 9 December 2013

LEAD OFFICER: Paul Wheadon – Commercial and Performance Team Manager

SUBJECT: PROGRESS REPORT ON THE STREET LIGHTING CONTRACT IN EPSOM AND EWELL

DIVISION: All Divisions

**SUMMARY OF ISSUE:**

The report provides an overview and progress update of the street lighting contract in Epsom and Ewell and across the County.

The report provides specific information relating to points raised by Committee Members regarding street lighting in the Borough.

**RECOMMENDATIONS:**

**The Local Committee (Epsom & Ewell) is asked to note the report.**

**REASONS FOR RECOMMENDATIONS:**

This report supplements the report presented to the Environment and Transport Select Committee in March 2013 by addressing specific enquiries and concerns raised by Members of this Local Committee.

**1. INTRODUCTION AND BACKGROUND:**

- 1.1 The street lighting PFI contract commenced in March 2010. During the first 5 years of the contract all 89,000 lights within the County are either being replaced or refurbished.
- 1.2 The majority of lights in residential areas are replaced in the same location limiting disruption, breaking into the pavement and reducing the cost of carrying out the work.
- 1.3 Lights on traffic routes are designed in accordance with the British Standards for Street Lighting taking into account the road classification, carriageway width, daily traffic flows etc. In these roads, column positions may change and column heights may increase or decrease to meet the design standards – in both cases these are kept to the absolute minimum.
- 1.4 Columns that are less than 15 years old are assessed to ensure they are structurally safe and expected to remain so beyond the life of the contract. If so, the column remains in place and just the lantern and electrics are replaced and in a follow up activity, the columns are painted to match the new columns and preserve the life of the asset.

- 1.5 The contract also provides a maintenance function which includes proactive monitoring of the lights during daylight and night time hours and responding to faults. The contract requires new faults to be attended and repaired within 6 days - the current average is 4 days to do so.

## **2. ANALYSIS:**

### **Street Light Replacement progress in Epsom and Ewell**

- 2.1 The original plan had been to undertake all replacements within a District or Borough before moving in to the next one. Unfortunately, a number of factors made this difficult including the need to design certain roads, agree replacements for roads within Conservation Areas and identify the appropriate people to speak to where the Council maintains lights on private and un-adopted roads.
- 2.2 Because of the time taken to resolve some of these matters, the replacement programme proceeded in residential areas most of which are completed and Skanska are now focussed on replacing lights on Traffic Routes, in Town Centres and Conservation areas.
- 2.3 There are 3 concurrent programmes of work being carried out:
  - a. **Full replacement of lights** – the majority of lights are being replaced in full either in the place they were originally sited or in a position to meet the British Standard for lighting that road. Where new columns are installed, they are coated in a green (or black) plastic removing the need to paint the column every 12 years providing greater protection to the column
  - b. **Replacement of lantern only** – about 20% of the council's lights have been replaced within the last 15 – 20 years either as part of adopted developments, improvement schemes or as a result of damage/collision – these have often been referred to as “Deemed to Comply”. To avoid the unnecessary cost of replacing these columns, it was agreed that Skanska would inspect the columns and only replace them if they didn't expect them to last until 2040. In these cases, the lanterns are changed both to incorporate the new technology including dimming and to provide uniformity of style in each road
  - c. **Painting of columns** – as these Deemed to Comply columns are not replaced, they do need to be painted. The paint used is exactly the same colour and has similar properties to the plastic coating described above. The work cannot be completed until the columns have been inspected and the lanterns changed and is also subject to suitable weather conditions (heavy rains and very low temperatures prevent the painting being undertaken). As there is no immediate risk to the structural integrity of the column there is generally a delay between the replacement of the lantern and the painting being completed. It is therefore not unusual that one or two columns in a road are of a different colour at the present time – as with the replacements, all painting is scheduled to be completed by April 14.
- 2.4 Despite the unforeseen amendments to the order of work and the delays between replacement and painting, the work across the County which was

originally planned to be completed by March 15 is currently on schedule to be finished nearly a year early in April 14.

- 2.5 In Epsom and Ewell, by the end of October 2013, nearly 90% of replacements had been completed as shown in the table below although as described above, there remains some painting to be carried out.

Parish/Ward	Replaced	To be completed	% Complete
AURIOL	208	13	94%
COLLEGE	447	143	76%
COURT	554	16	97%
CUDDINGTON	337	9	97%
EPSOM	399	119	77%
EWELL	730	37	95%
EWELL COURT	363	22	94%
NONSUCH	397	12	97%
RUXLEY	427	30	93%
STAMFORD	631	220	74%
STONELEIGH	211	27	89%
WEST EWELL	444	15	97%
WOODCOTE	506	10	98%
<b>Grand Total</b>	<b>5654</b>	<b>673</b>	<b>89%</b>

### Replacement of Lights in Conservation Areas

- 2.6 As part of the contract specification, it was identified that in some Town Centres and Conservation Areas, lights of a Special or Heritage Design had been installed – for example in Epsom High Street and Ewell Village. These lights were to be replaced from one of 6 special designs (see annex 1).
- 2.7 Cast Iron lights in Conservation Areas (and where swan-necked steel lights had replaced them in the past) were also subject to this type of replacement however due to the inconsistencies in each road, a policy of “predominance” was applied – for example, if the majority of a road was in a Conservation Area and the existing lights were predominantly Cast Iron/Swan-necked they would be replaced with Type G – Iffley lanterns (see annex 1). If the road did not meet the above criteria then the standard lights have or will be installed.
- 2.8 In all cases, there was/is an additional cost to the Council for Special Design replacement lights over the cost of providing standard design lights. The additional cost ranges from £465 (Type G) to as much as £1200 per light for the taller more ornate lights.
- 2.9 To ensure we acted in accordance with Conservation guidelines and practices, SCC Officers worked very closely with Planning, Conservation and Heritage Officers from all 11 District and Borough Councils. In the case of Epsom and Ewell this was with Anthony Evans. The decision for each road within a Conservation Area was reached jointly but ultimately required Anthony’s sign off. Having completed these discussions in July, Skanska have begun programming and carrying out some of these works.
- 2.10 The street lighting budget is already significant to cover the capital cost of replacing all 89,000 including the additional costs of installing approximately 2500 Special Design lights across the County. Unfortunately there is no

additional funding for Special Design lights where the above policy doesn't apply. In some cases, District or Borough Councils have provided funding as have some Councillors from allocation and even groups of residents to upgrade the lights in certain roads.

### **Uncollected Barriers**

- 2.11 Each month, between 1500 and 2000 lights are replaced. The process for this engages several different specialist crews to complete the replacement (opening the excavation, replacing the column, fitting the new lantern and finally closing the excavation and reinstating the surface). This process is generally completed over several days and to prevent injury or accident, barriers are placed around the excavation and working area for the duration of work.
- 2.12 Normally, at the end of the reinstatement, the crew will load the barriers on to their vehicle and clear them, however from time to time, they will not have space to do so and will request a back up team to collect the barriers. This is normally a very effective process but inevitably on occasion they will be missed. However, once Skanska receive a report they will endeavour to collect redundant barriers within 24 hours.
- 2.13 It is in the interests of the contractor teams to collect and re-use barriers as this is an expensive resource. If barriers have been left on a site more than 5 days after the reinstatement has been completed, it can be reported to Skanska via the contact centre or using the contact information included in the letter to residents in advance of the work.

### **Lights on during the day after replacement**

- 2.14 As part of the replacements, the Council are implementing a Central Management System (CMS). At the time the contract started, use of a CMS was quite rare and certainly not on the scale planned by Surrey County Council although many authorities are now implementing them where possible. The CMS provides several functions including controlling on/off times, dimming the lights and self reporting of faults.
- 2.15 When a new lantern is installed, it has to be connected to the central hub before it starts receiving instructions to turn on or off and to dim. The lights are programmed to be on 24 hours per day to start with so that they are on during hours of darkness whilst they await synchronisation.
- 2.16 The synchronisation usually takes 24-48 hours from installation date and the timing is usually dependent on what time of day they go in the ground (one going in later often won't connect for the following day). The communication between columns relies on radio frequency transmissions and the position of the column in relation to the central hub can be affected by several factors including distance, surrounding buildings/trees, significant changes in levels. As part of the commissioning process, Skanska are aware of these but it can take a few days to optimise the signals including the addition of signal boosting. In rare cases it can take as much as 2 weeks although this is less frequent as we come to the end of the replacement programme.

### **Faults and Response Times**

- 2.17 In an average month, Skanska receive about 1000 fault reports. These include lights not working at night but also cover emergencies, lights on during the day, damage and so on. At the outset of the contract, this figure was closer to 2000 per month. It is expected that a certain number of faults will occur particularly as some of the lights are now 3 ½ - 4 years old and will be due for a planned lamp change and inspection from March 2014.
- 2.18 Faults are attended within 6 working days and wherever possible repaired on the first visit. There may be occasion where the fault requires the column to be replaced and there is a further 10 days to complete this work followed by a further 30 to carry out the electrical connection.
- 2.19 Faults related to the power supply are passed to either UK Power Networks or Scottish and Southern Networks to investigate and repair. The repair time which is governed by OFGEM is 30 working days although general experience is that these are repaired within 10-20 days.
- 2.20 The average time to attend and repair a fault is 4 days (excluding column replacements and power supply faults).
- 2.21 Residents can report faults on line using the Council's website. Clicking on "Report It" from the home page directs the user through to the appropriate reporting form. Before reporting, residents can also see if an existing fault has been reported against a light to save time in duplicating the report. If a resident chooses to report a fault through the Contact Centre, the agent will complete the report using the same form on the caller's behalf.

### **3. CONCLUSION AND RECOMMENDATIONS:**

#### **Conclusion**

- 3.1 The replacement work is 90% complete within Epsom and Ewell with the remaining work focussed on Conservation Areas and Traffic Routes including Epsom Town Centre and Ewell Village
- 3.2 The overall work of replacing the lights within Surrey is ahead of programme and expected to be completed by April 14
- 3.3 As we enter into the Operation and Maintenance phase of the contract, monitoring activities undertaken by Skanska continue to be supported by public reports of faults on lights which can be sent via the Council's website.

#### **Recommendation**

- 3.4 The committee notes the contents of the report

### **4. WHAT HAPPENS NEXT:**

- 4.1 There are no specific actions required of Members or Officers as a result of this report.

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**Consulted:** N/A

**Annexes:** Special Design Options

**Sources/background papers:** Environment and Transport Select Committee  
Report 6 March 13

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