

Public Document Pack



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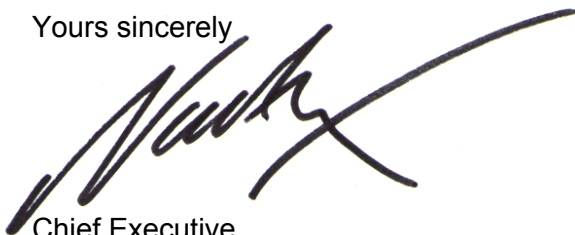
23 November 2018

Dear Councillor

NOTICE IS HEREBY GIVEN THAT a meeting of the **CABINET** will be held at these offices (Council Chamber) on Monday 3 December 2018 at 11.00 am when the following business will be transacted.

Members of the public who require further information are asked to contact Kate Batty-Smith on (01304) 872303 or by e-mail at democraticservices@dover.gov.uk.

Yours sincerely



Chief Executive

Cabinet Membership:

K E Morris	Leader of the Council
M D Conolly	Deputy Leader of the Council
J S Back	Portfolio Holder for Built Environment
T J Bartlett	Portfolio Holder for Property Management and Environmental Health
P M Beresford	Portfolio Holder for Housing and Homelessness
N J Collor	Portfolio Holder for Access and Licensing
M J Holloway	Portfolio Holder for Community Services
N S Kenton	Portfolio Holder for Environment, Waste and Health

AGENDA

1 **APOLOGIES**

To receive any apologies for absence.

2 **DECLARATIONS OF INTEREST** (Page 4)

To receive any declarations of interest from Members in respect of business to be transacted on the agenda.

3 **RECORD OF DECISIONS** (Pages 5-13)

The Decisions of the meeting of the Cabinet held on 5 November 2018 numbered CAB 49 to CAB 60 (inclusive) are attached.

4 **NOTICE OF FORTHCOMING KEY DECISIONS** (Pages 14-15)

An extract from the Notice of Forthcoming Key Decisions is included in the agenda to enable the Cabinet to identify future agenda items of public interest that should be subject to pre-Cabinet scrutiny.

ISSUES ARISING FROM OVERVIEW AND SCRUTINY OR OTHER COMMITTEES

To consider any issues arising from Overview and Scrutiny or other Committees not specifically detailed elsewhere on the agenda.

EXECUTIVE - KEY DECISIONS

5 **OPPORTUNITIES FOR SUSTAINABLE STREET-LIGHTING WORKS** (Pages 16-23)

To consider the attached report of the Director of Environment and Corporate Assets.

Responsibility: Portfolio Holder for Property Management and Environmental Health

EXECUTIVE - NON-KEY DECISIONS

6 **MEMBERSHIP OF PROJECT ADVISORY GROUPS**

The Labour Group has requested that the following appointments be made to the Project Advisory Groups:

Name of Project Advisory Group	Member to remove	Member to add
Dover Town Centre and Waterfront PAG	M R Eddy	J M Heron
Commercial Investment PAG	M R Eddy	P M Wallace
Investment Advisory Group	M R Eddy	P M Wallace

7 **EXCLUSION OF THE PRESS AND PUBLIC** (Page 24)

The recommendation is attached.

MATTERS WHICH THE MANAGEMENT TEAM SUGGESTS SHOULD BE CONSIDERED IN PRIVATE AS THE REPORT CONTAINS EXEMPT INFORMATION AS DEFINED WITHIN PART 1 OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972 AS INDICATED AND IN RESPECT OF WHICH THE PROPER OFFICER CONSIDERS THAT THE PUBLIC INTEREST IN MAINTAINING THE EXEMPTION OUTWEIGHS THE PUBLIC INTEREST IN DISCLOSING THE INFORMATION

EXECUTIVE - KEY DECISIONS

8 GRANT OF EASEMENT OVER MATTHEWS CLOSE DITCH, DEAL (Pages 25-28)

To consider the attached report of the Director of Environment and Corporate Assets.

Responsibility: Portfolio Holder for Property Management and Environmental Health

Access to Meetings and Information

- Members of the public are welcome to attend meetings of the Council, its Committees and Sub-Committees. You may remain present throughout them except during the consideration of exempt or confidential information.
- All meetings are held at the Council Offices, Whitfield unless otherwise indicated on the front page of the agenda. There is disabled access via the Council Chamber entrance and a disabled toilet is available in the foyer. In addition, there is a PA system and hearing loop within the Council Chamber.
- Agenda papers are published five clear working days before the meeting. Alternatively, a limited supply of agendas will be available at the meeting, free of charge, and all agendas, reports and minutes can be viewed and downloaded from our website www.dover.gov.uk. Minutes will be published on our website as soon as practicably possible after each meeting. All agenda papers and minutes are available for public inspection for a period of six years from the date of the meeting.
- If you require any further information about the contents of this agenda or your right to gain access to information held by the Council please contact Kate Batty-Smith, Democratic Services Officer, telephone: (01304) 872303 or email: democraticservices@dover.gov.uk for details.

Large print copies of this agenda can be supplied on request.

Declarations of Interest

Disclosable Pecuniary Interest (DPI)

Where a Member has a new or registered DPI in a matter under consideration they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest', explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter they should declare the interest immediately and, subject to any dispensations, withdraw from the meeting.

Other Significant Interest (OSI)

Where a Member is declaring an OSI they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

Voluntary Announcement of Other Interests (VAOI)

Where a Member does not have either a DPI or OSI but is of the opinion that for transparency reasons alone s/he should make an announcement in respect of a matter under consideration, they can make a VAOI. A Member declaring a VAOI may still remain at the meeting and vote on the matter under consideration.

Note to the Code:

Situations in which a Member may wish to make a VAOI include membership of outside bodies that have made representations on agenda items; where a Member knows a person involved, but does not have a close association with that person; or where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position. It should be emphasised that an effect on the financial position of a Member, relative, close associate, employer, etc OR an application made by a Member, relative, close associate, employer, etc would both probably constitute either an OSI or in some cases a DPI.

Record of the decisions of the meeting of the **CABINET** held at the Council Offices, Whitfield on Monday, 5 November 2018 at 11.02 am.

Present:

Chairman: Councillor K E Morris

Councillors: T J Bartlett
P M Beresford
N J Collor
M D Conolly
M J Holloway
N S Kenton

Also Present: S F Bannister
P M Brivio
S S Chandler
M R Eddy
B Gardner
S J Jones
A M Napier
P Walker
P M Wallace

Officers: Chief Executive
Director of Environment and Corporate Assets
Director of Finance, Housing and Community
Chief Executive - East Kent Housing
Director of Customer Services - East Kent Housing
Head of Assets and Building Control
Head of Community Services
Head of Finance
Head of Leadership Support
Head of Legal Services
Corporate Services Officer
PR and Marketing Officer
Democratic Services Officer

The formal decisions of the executive are detailed in the following schedule.

Record of Decisions: Executive Functions

Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
CAB 49 5.11.18 Open Key Decisions No Call-in to apply Yes Implementation Date 13 November 2018	<u>APOLOGIES</u> An apology for absence was received from Councillor J S Back.	None.	To note any apologies for absence.	

Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
CAB 50 5.11.18 Open Key Decisions No Call-in to apply Yes	<u>DECLARATIONS OF INTEREST</u> There were no declarations of interest.	None.	To note any declarations of interest.	

Implementation Date 13 November 2018				
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Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
CAB 51 5.11.18 Open Key Decisions No Call-in to apply Yes Implementation Date 13 November 2018	<u>RECORD OF DECISIONS</u> It was agreed: (a) That, subject to the amendment detailed at (b), the decisions of the meeting of the Cabinet held on 1 October 2018, as detailed in decision numbers CAB 39 to CAB 48, be approved. (b) That CAB 48 (a) (i) be amended as follows: ‘That the area of land within the William Muge and Snelgrove sites identified as hatched green on the plan at Appendix 2 of the report be appropriated to be held for the purposes of Part IX of the Town and Country Planning Act 1990, pursuant to s.122 of the Local Government Act 1972, and that the Director of Environment and Corporate Assets be authorised to re-appropriate the land for the purposes of the Housing Act 1985 on completion of the development.	To approve the Record of Decisions without alteration.	Cabinet is required to approve the Record of Decisions of the Cabinet meeting held on 1 October 2018.	

Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
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<p>CAB 52 5.11.18 Open</p> <p>Key Decisions No</p> <p>Call-in to apply Yes</p> <p>Implementation Date 13 November 2018</p>	<p><u>NOTICE OF FORTHCOMING KEY DECISIONS</u></p> <p>It was agreed that there were no forthcoming Key Decisions identified for pre-Cabinet Scrutiny at this stage.</p>	<p>None.</p>	<p>Cabinet is requested to identify any Key Decisions that it considers would be beneficial to refer to one of the Scrutiny Committees before the matter comes before Cabinet for formal decision.</p>	
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Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
<p>CAB 53 5.11.18 Open</p> <p>Key Decisions No</p> <p>Call-in to apply Yes</p> <p>Implementation Date 13 November 2018</p>	<p><u>LAUNCH OF A LOCAL AUTHORITY LOTTERY</u></p> <p>It was agreed that the Scrutiny (Policy and Performance) Committee's recommendations, made at its meeting held on 2 October 2018 (Minute No 48), be rejected.</p>	<p>To accept the recommendations.</p>	<p>The Scrutiny (Policy and Performance) Committee, at its meeting held on 2 October 2018, considered Cabinet decision CAB 45 of 1 October 2018 and made recommendations to Cabinet.</p>	

Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
<p>CAB 54 5.11.18 Open</p> <p>Key Decisions Yes</p> <p>Call-in to apply Yes</p> <p>Implementation Date 13 November 2018</p>	<p><u>REDEVELOPMENT OF WILLIAM MUGE AND SNELGROVE HOUSE SITES</u></p> <p>It was agreed that the Scrutiny (Community and Regeneration) Committee's recommendation, made at its meeting held on 3 October 2018, be acknowledged, whilst noting that the safeguards suggested were standard practice when drawing up shared ownership leases.</p>	None.	The Scrutiny (Policy and Performance) Committee, at its meeting held on 3 October 2018, considered Cabinet decision CAB 48 of 1 October 2018 and made a recommendation to Cabinet.	

Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
<p>CAB 55 5.11.18 Open</p> <p>Key Decisions Yes</p> <p>Call-in to apply Yes</p> <p>Implementation Date 13 November</p>	<p><u>EAST KENT WASTE 2021</u></p> <p>It was agreed:</p> <p>(a) That the same recycling and waste collection methodology as presently implemented across the District be continued when the new service arrangements start in 2021. Food will be collected in a separate dedicated vehicle for the recycling round.</p> <p>(b) That the procurement of the next recycling and waste collection contract be approved, with an outsourced service provider in partnership with Folkestone and Hythe District Council (FHDC), to be operational from the end of the current joint contract on 15</p>	None.	The current inter-authority agreement and contractual arrangements for recycling and waste collection in east Kent will expire in January 2021. The partner authorities have carried out a review of these services,	

2018	<p>January 2021.</p> <p>(c) That the Council will work with FHDC to complete an options appraisal exercise to consider the operational costs, risks and benefits of in-sourcing the street cleansing service.</p> <p>(d) That the Director of Environment and Corporate Assets be authorised, in consultation with the Portfolio Holder for Environment, Waste and Health, to negotiate and conclude with Kent County Council a new performance payment mechanism to operate from 2021 that takes into account the current level of payments and the need to incentivise in order to improve recycling rates.</p> <p>(e) That a project budget of £100,000 be established to cover additional consultancy support, notably preparation of the new contract specification, new contract and new partnership agreements.</p>		<p>focusing on service methodology, infrastructure investment and future governance structures. The report provides Cabinet with an update on the project and seeks confirmation for next steps.</p>	
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Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
<p>CAB 56 5.11.18 Open</p> <p>Key Decisions Yes</p> <p>Call-in to apply Yes</p> <p>Implementation Date</p>	<p><u>ESTABLISHMENT OF A PROPERTY COMPANY</u></p> <p>It was agreed:</p> <p>(a) That the creation of a property company to develop, acquire and manage property investments at arm's length from the Council, to provide a vehicle to invest in both private residential and commercial properties and deliver investment returns, be approved.</p> <p>(b) That the business case, as set out at Appendix 1 to the report, be approved.</p>	None.	Following the adoption of the Council's property investment strategy in 2016, Cabinet is requested to approve the establishment of a local property company to provide the Council with a vehicle to invest	

13 November 2018	(c) That the recommended company name of 'Honeywood Property Services Ltd' be approved.		in both private residential and commercial properties at arm's length.	
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Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
CAB 57 5.11.18 Open Key Decisions No Call-in to apply Yes Implementation Date 13 November 2018	<u>REGULATION OF INVESTIGATORY POWERS ACT POLICY</u> It was agreed that the revised Regulation of Investigatory Powers Act Policy be noted and approved.	None.	The Council's policy for covert surveillance and access to communications data has been revised in accordance with the Investigatory Powers Act 2016 and revised Home Office Codes of Practice.	

Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
CAB 58 5.11.18 Open Key Decisions	<u>LEASE OF SANDWICH HISTORIC BOATYARD</u> It was agreed: (a) That the principle of granting a new lease for the former Sandwich	To approve the report without amendment.	The Sandwich Historical Boatyard building was constructed at Sandwich Quay in	

<p>No</p> <p>Call-in to apply Yes</p> <p>Implementation Date 13 November 2018</p>	<p>Historical Boatyard building to the Sandwich Medieval Trust or other appropriate lessee be approved.</p> <p>(b) That the Director of Environment and Corporate Assets be authorised, in consultation with the Portfolio Holder for Property Management and Environmental Health, to negotiate the terms of the lease.</p> <p>(c) That funds be allocated to enable an electricity supply to be provided to the building and to make provision for providing a power supply to serve boats moored along the quay and also to facilitate the future installation of electric vehicle charging points within the car park, and for other uses which may arise.</p>		<p>2016 on Council-owned land. The project failed to progress and the leased land and building were surrendered to the Council in July 2018. Cabinet is requested to grant a new lease and approve the provision of an electricity supply in order that the project may be progressed.</p>	
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Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
<p>CAB 59 5.11.18 Open</p> <p>Key Decisions No</p> <p>Call-in to apply Yes</p> <p>Implementation Date 13 November</p>	<p><u>PERFORMANCE REPORT - SECOND QUARTER 2018/19</u></p> <p>It was agreed that the Council's Performance Report and Actions for the Second Quarter 2018/19 be noted.</p>	<p>None.</p>	<p>Monitoring the Council's performance against key objectives is essential to the achievement of those aims and objectives. The Performance Report provides a summary of the Council's</p>	

2018			performance for the 6 months to 30 September 2018.	
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Decision Status	Record of Decision	Alternative options considered and rejected (if any)	Reasons for Decision	Conflicts of interest (if any) declared by decision maker(s) or consultees (if any)
<p>CAB 60 5.11.18 Open</p> <p>Key Decisions No</p> <p>Call-in to apply Yes</p> <p>Implementation Date 13 November 2018</p>	<p><u>APPOINTMENTS TO PROJECT ADVISORY GROUPS</u></p> <p>It was agreed that the following appointments to the Project Advisory Groups (in replacement of Councillors P Walker and N A G Richards) be approved:</p> <p>Local Plan PAG – Councillor S F Bannister Dover Leisure Centre PAG – Councillor S F Bannister Homelessness PAG – Councillor B Gardner Dover Town Centre & Waterfront PAG – Councillor J M Heron Commercial Investment PAG – Councillor B Gardner</p>	<p>To agree the appointment of Councillor M R Eddy to the Dover Leisure Centre PAG as set out in the agenda papers.</p>	<p>Following the resignation of Councillor P Walker from the Labour Group and the granting of an authorised absence to Councillor N A G Richards by the full Council at its meeting held on 31 October 2018, the Labour Group has requested changes to its representatives on several Project Advisory Groups.</p>	

The meeting ended at 11.33 am.

Cabinet Extract from the Notice of Forthcoming Key Decisions

Key Decisions 2018/19	Item	Date of meeting at which decision will be taken by Cabinet (unless specified otherwise)	Head of Service	Portfolio Holder
1	Neighbourhood Plans	June 2013 and ongoing (see entry)	Regeneration & Development	Built Environment
2	Review of Tenancy Strategy and Tenancy Policy	January 2019	Strategic Housing	Housing & Homelessness
3	Review of Local Plan	(i) 1 March 2017; (ii) 1 October 2018; and (iii) June/July 2019	Regeneration & Development	Built Environment
4	Property Acquisitions	Ongoing (decisions to be taken by Portfolio Holder for Corporate Resources and Performance)	Finance	Corporate Resources & Performance
9	To seek approval for public consultation on the draft Sandwich Walled Town Conservation Area Appraisal	4 February 2019	Regeneration & Development	Built Environment
10	Hackney Carriage and Private Hire vehicles - access for wheelchair users	14 January 2019	Regulatory Services	Access & Licensing
11	Development of a social lettings agency	January 2019	Strategic Housing	Housing & Homelessness
13	To seek Cabinet approval for public consultation on draft Upper Deal Conservation Area Character Appraisal	4 February 2019	Regeneration & Development	Built Environment
14	Letting of the café/restaurant on Deal Pier	Decision to be taken by the Portfolio Holder for Property Management and Environmental Health	Assets & Building Control	Property Management & Environmental Health
15	Aylesham Village Expansion – Acquisition of third-party land	14 January 2019	Regeneration & Development	Corporate Resources & Performance
25	Consideration of pest control provision	Decision to be taken by the Portfolio Holder for Property Management and Environmental Health	Regulatory Services	Property Management & Environmental Health
27	Catering provision at Kearsney Abbey and Russell Gardens	14 January 2019	Operational Services	Property Management & Environmental Health

Agenda Item No 4

Key Decisions 2018/19	Item	Date of meeting at which decision will be taken by Cabinet (unless specified otherwise)	Head of Service	Portfolio Holder
28	Award of contract for landscape and listed structure repairs at Kearsney Abbey	14 January 2019	Parks & Open Spaces	Property Management & Environmental Health
31	Deed of Variation to the Aylesham Development Agreement	14 January 2019	Regeneration & Development	Built Environment
32	To approve arrangements for the implementation and delivery of infrastructure for a Bus Rapid Transit System connecting Whitfield to Dover town centre	February/March 2019	Inward Investment	Access & Licensing
38	Purchase of affordable housing in Aylesham	January 2019	Finance	Corporate Resources & Performance
39	Demolition of Dover Leisure Centre	4 February 2019	Assets & Building Control	Property Management & Environmental Health
40	Authority Monitoring Report	3 December 2018	Regeneration & Development	Built Environment
42	Grant of easement at Matthews Close Deal	3 December 2018	Assets & Building Control	Property Management & Environmental Health
43	Redevelopment and regeneration of the site of the former Co-op store in Stembrook and surrounding area	Decision to be taken by the Leader of the Council	Inward Investment	Leader of the Council
44	Approval of Street Lighting Works	3 December 2018	Assets & Building Control	Property Management & Environmental Health
46	Fees and Charges – agreement on levels for 2019/20	14 January 2019	Finance	Corporate Resources & Performance
47	Approval to carry-out further repairs (phase 2) to Deal pier to include new lighting, and a new CCTV system as well as further general repairs and improvements.	14 January 2019	Assets & Building Control	Property Management & Environmental Health
48	Recommendation to Council of the draft 2019/20 Budget and Medium Term Financial Plan 2019/20-2022/23 and approval by Cabinet of various delegations within the Budget	(i) 4 February 2019 (ii) 4 March 2019	Finance	Corporate Resources & Performance

Note: (1) Key Decisions which are shaded have already been taken and do not appear in this updated version of the Notice of Forthcoming Key Decisions.

(2) The Council's Corporate Management Team reserves the right to vary the dates set for consultation deadline(s) and for the submission of reports to Cabinet and Council in respect of Key Decisions included within this version of the notice. Members of the public can find out whether any alterations have been made by looking at the Council's website (www.dover.gov.uk).

Subject:	OPPORTUNITIES FOR SUSTAINABLE STREET-LIGHTING WORKS
Meeting and Date:	Cabinet – 3 December 2018
Report of:	Roger Walton, Director of Environment and Corporate Assets
Portfolio Holder:	Councillor Trevor Bartlett, Portfolio Holder for Property Management and Environmental Health
Decision Type:	Key Decision
Classification:	Unrestricted

Purpose of the report: To seek cabinet approval to replace lighting columns and to convert all existing Dover District Council-owned lamps to LED.

Recommendation:

1. That Cabinet authorises the Director of Environment and Corporate Assets, in consultation with the Portfolio Holder for Property Management and Environmental Health, to tender, award and manage the contract for: the reinstatement of previously removed street-lights, the removal and replacement of street-lights identified as nearing end of life, and the conversion of the lamps to LED for all DDC-owned street lights.
2. That Cabinet authorises the Director of Finance, Housing and Community, in consultation with the Portfolio Holder for Corporate Resources and Performance, to determine the most appropriate means of funding for the LED conversion and structural replacement contract.

1. Summary

- 1.1. Currently the Council are responsible for 2,642 street lights across the district. The age of the Council's existing stock does vary, but the vast majority of lights are in the range 15-35 years old with inefficient high wattage (yellow) sodium lamps. These are predominantly installed in and around rural villages.
- 1.2. In April 2017 cabinet approved essential health and safety works to its existing lighting stock, following structural and electrical testing. A total of 175 street lights were removed for reasons of health and safety of which approximately one third were subsequently replaced. These actions resolved the immediate issues but it was recognised that the sustainability of the lighting stock for the long term, both in terms of maintenance and energy consumption, needed to be considered and a solution identified. This report considers options for a sustainable programme of replacing the existing stock.
- 1.3. The first element of the programme concerns the replacement of the lamp units themselves. The assessment of the savings in energy costs alone, based on present energy tariffs, is £100k per year if LED lamp units replace the current ones. This element of the programme has a capital cost of £500k which will be recouped in five years from reduced energy costs.

1.4. The second element of the programme concerns the most efficient way of ensuring that the structures, standards or pole mounts, which support any new lamp units remain safe and fit for purpose. A sum of £435k has been estimated as the capital investment necessary to reinstate lighting columns which were removed in 2017 on safety grounds; to replace lighting columns that will reach end of life in the next 5 years; and to replace reinforced concrete columns which are unable to be converted to receive LED lamps.

2. Introduction and Background

2.1. The Council are responsible for more than 2500 street lights, considerably more than neighbouring authorities own. The lamps are mounted in various ways ranging from concrete standards and metal standards to pole mounts. The lamps themselves are mainly high/low pressure sodium lamps, which give off a hazy yellow glow.

2.2. The age of the Councils existing stock does vary, but the vast majority of the street lights are in the range of 15-35 years old. As part of its maintenance obligations the Council procures structural and electrical testing on a quinquennial basis. The latest quinquennial inspection, undertaken in 2016 revealed a considerable number of lights that had come to the end of life, either due to shortcomings associated with the electrical circuitry or the structural integrity of the light column or bracket support. A total of 175 street lights were removed for reasons of safety. The Council recognised the impact the loss of these street lights would cause and set aside a budget of £60k to replace those lights with the greatest impact, based on an objective set of criteria; approximately 60 lights were replaced. The quinquennial report focussed minds on the sustainability of the lighting stock for the long term, both in terms of maintenance and energy consumption, and the need for a solution. A number of options were considered:

2.3. The option of removing individual street lights once they reach the end of life and not replacing them was discounted due to the consequences for the affected rural communities. The lights are often isolated, serving a particular purpose, such as where a footpath meets a street and removal can increase the risk of harm. Even where this risk does not increase in reality there is often a public perception that the removal of a light is a health and safety issue and is likely to lead to an increase in anti-social behaviour. The removal of the 175 street lights led to many members of the public contacting the Council seeking that the lights be reinstated. The rural setting also means that background light levels are lower than in urban areas thus increasing the impact of the loss of a particular street light.

2.4. The option of transferring the existing lighting stock to the Highways authority, Kent County Council, in the vast majority of cases was discounted because of the conditions imposed by KCC before they will accept new lighting stock. KCC has been undertaking a major replacement programme of its own lighting stock and one driver is the ability of new lighting units to diagnose and report faults remotely. KCC has recently retendered its lighting maintenance on this basis, and it has indicated that it is extremely unlikely to accept new stock that cannot be fitted with such technology.

2.5. The option of DDC maintaining the existing lighting stock is not sustainable. The lamp units themselves consume too much energy and are obsolete technology,

which means that parts will become both more expensive and more difficult to acquire. The age and maintenance history of many of the standards is such that the level of corrosion cannot now be overcome by maintenance alone. Due to their construction, concrete standards are virtually impossible to maintain once there is corrosion of the reinforcement. The lighting stock survey, together with the information provided in the 2016 quinquennial inspection will enable the Council to identify streetlights where it is appropriate to replace just the lamp.

- 2.6. The remaining viable option involves a programme of capital works. There are two elements to the programme: (1) conversion of the lighting stock to LED lamps and (2) the replacement, and maintenance of the structures that support the lamps. Please refer to Appendix B for project program.

Conversion of the Lighting Stock to LED

- 2.7. The last few years has seen LED lamps become dominant in the street lighting market. Although initially expensive, demand for LED's has rapidly increased and more manufacturers are now supplying such products. This has resulted in the cost reducing considerably; when KCC first started to look at replacing its lighting stock with LED lamps 2 to 3 years ago, the cost was around £350 per unit, current costs are now less than £250 for a similar design.
- 2.8. Equally it is becoming increasingly difficult and more expensive to purchase the lamps currently used in the district as they are obsolete, energy hungry technology, and are being phased out by manufacturers. This is mainly to fall in line with carbon reduction ambitions set out in the Government's Clean Growth Strategy and Climate Change Act'. Additionally, LED reliability has improved dramatically to the point where manufacturers are offering warranties in excess of ten years.
- 2.9. LED lighting also has the potential to control the lamp, for example dimming it by remotely using Bluetooth technology. The inclusion of remote control technology has been discounted for this project on the grounds that the additional expenditure will not yield revenue savings. The number of lights that DDC own is small and the rural nature of the majority of the stock means that communities will notice and report faults quickly anyway. The new lighting will however have the ability for this additional functionality to be added later.
- 2.10 The cost of the replacement heads is estimated to be just under £500,000, an average cost of circa £250 per lamp. The estimated total energy saving will be £100,000 per annum based on the current tariffs and the payback period will be less than 5 years. KCC carried out a similar analysis before embarking on a programme of LED conversion; actual savings so far have exceeded the savings predicted by analysis.
- 2.11 The capital expenditure can be funded either directly from DDC reserves, as a spend to save item or through Salix funding. Salix is a central Government initiative set up to provide interest free loans to projects that will deliver energy savings which pay back the loan within five years. In this case the loan would be paid back from the money generated by the lower energy costs resulting from the more efficient LEDs. DDC have applied for an interest free Salix loan, which has been provisionally approved. As part of the application process Salix have checked and approved the business case, the terms and conditions of the Salix loan are not onerous but the main eligibility requirement is that the loan is to be paid back within

5 years from energy savings. Although the Salix loan, if taken up, would fund the LED conversion, the replacements of the failed columns and brackets are not eligible and would need to be funded directly by DDC.

Replacement of Lighting Columns and Brackets

- 2.12 Analysis of the existing lighting stock from the stock survey and the structural and electrical testing indicates that, in addition to the 100 or so columns that still need replacing, following the removals in 2017, approximately another 100 lights will reach end of life and need replacement within the next 5 years. In addition DDC own nearly 200 concrete columns, which would need to be replaced with a steel column, in order to be compatible with LED lamps. In total approximately 400 lighting standards need to be replaced at a total estimated cost of £435k. There will be some minor maintenance revenue savings since new standards will require very little maintenance in the early years.
- 2.13 Appendix A shows, in tabulated form the distribution across district of the Councils street lighting stock broken down by ward. The wards with the highest number of street lights have been highlighted in yellow; the table also shows the number column replacements. Variation in failure rates can be explained by differences in age, type and exposure conditions. Typically street lighting in one area is of a similar age and type and can therefore be expected to all fail at more or less the same time.

3. Identification of Options

- 3.1. **Option 1** – Replacement of all lamp units with LED lamps , for street lights removed following the 2016 quinquennial inspection; replacement of street lights predicted as coming to end of life within the next 5 years; and replacement of street lights which cannot be adapted to accommodate LED lamps.
- 3.2. **Option 2** – Replacement, with exceptions, of the street lights removed following the 2016 quinquennial inspection, and replacement of street lights predicted as coming to end of life within the next 5 years.
- 3.3. **Option 3** – Not to replace the street lights removed following the 2016 quinquennial inspection and instead remove the lighting stumps and fully disconnect. Repeat the exercise for the 100 lights expected to reach end of life within the next 5 years.

4. Evaluation of Options

- 4.1. **Option 1** – Will address the need for replacing the lighting that's been recently removed over the last year or so. Members of the public and Council have been particularly concerned about the safety aspects of the missing lighting, and it is therefore assumed that there will be much support for their replacement. Removing and immediately replacing the lights expected to reach end of life within the next 5 years as a programme of planned maintenance will avoid the anxiety in the community that leads to multiple reports of individual failed lights and the associated officer time. Replacing street lights which cannot accommodate LED lamps will also reduce the number of lights susceptible to structural or electrical failure. Converting lights to LED lamps will pay for itself within 5 years from the saving derived from the Councils energy bill. **Officer recommendation to proceed with Option 1.**

4.2. **Option 2** – Will address the need for replacing the lighting that's been recently removed over the last year or so. Members of the public and Council have been particularly concerned about the safety aspects of the missing lighting, and so it is therefore assumed that there will be much support for their replacement. Removing and immediately replacing the lights expected to reach end of life within the next 5 years as a programme of planned maintenance will avoid the anxiety in the community that leads to multiple reports of individual failed lights and the associated officer time. **Officer recommendation not to proceed with Option 2.**

4.3. **Option 3** – The option of removing individual street lights once they reach the end of life and not replacing them is not recommended because of the consequences for the rural communities they serve. The lights are often isolated, serving a particular purpose, such as where a footpath meets a street and removal can increase the risk of harm. Even where this risk does not increase in reality there is often a public perception that the removal of a light will translate to an increased risk of harm through anti-social behaviour and crime. The rural setting also means that background light levels are lower than in urban areas thus increasing the impact of the loss of a particular street light. **Officer recommendation to not proceed with Option 3.**

5. Resource Implications

5.1. There is a £935k allocation in the current MTFP to fund street lighting column replacements along with fully converting all DDC lamps to LED. £500k is needed for the LED conversion and this will be funded either from DDC capital reserves or from an interest free Salix loan. The remaining sum of £435k will be used to replace the failed columns, the columns that reach end of life in the next 5 years, and other columns that will need to be replaced in order to accept the new LED lanterns. Please refer to Appendix B for project program.

5.2. By retaining the street lighting the Council will commit itself to replacement of the remaining existing lighting stock over the long term. At today's prices the commitment will be in the order of £110k per annum for the next 20 years.

6. Corporate Implications

6.1 Comment from the Section 151 Officer: The capital programme includes provision for £935k for replacement of lamps and columns. The capital programme also includes a further £1.5m to finance column replacement which will enable the Council to commit to maintaining the same level of street lighting. (MD)

6.2 Comment from the Solicitor to the Council: The Solicitor to the Council has been consulted in the preparation of this report and has no further comments to make.

6.3 Comment from the Equalities Officer: This report does not specifically highlight any equality implications however in discharging their duties members are reminded to comply with the public sector equality duty as set out in section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15>

6.4 Comment from Climate Change Officer: Conversion of street lighting to LED will not only support Government carbon emission targets but also help Dover District Council minimise the Council's own impact on the environment through a reduction in energy used and carbon emissions as detailed in the Corporate Plan and feed into actions set out in the Kent Environment Strategy.

7. Appendices

Appendix A – Lighting stock by ward and number of failures for replacement, (*note the areas most populated with DDC lights have been highlighted in yellow).

Appendix B – Project programme.

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WARD	Number of lighting units	Columns replacement Totals	Columns awaiting replacement works
Aylesham	241	6	4
Buckland	60	2	2
Capel le Ferne	108	4	10
Castle (Dover)	73	1	0
Eastry	339	5	10
Eythorne and Shepherdswell	316	5	7
Little Stour and Ashstone	335	2	4
Lydden and Temple Ewell	113	4	7
Maxton, Elms Vale, and Priory	106	5	0
Middle Deal and Sholden	28	2	1
Mill Hill	22	0	0
North Deal	85	0	1
Ringwould	91	2	5
River	91	0	5
Sandwich	173	0	1
St Margaret's	213	8	13
St Radigunds	33	2	0
Tower Hamlets	15	0	1
Town and Pier	7	0	1
Walmer	56	5	0
Whitfield	272	10	40
Less Burgoyne Heights	-135	0	0
Totals	2642	63	112

DOVER DISTRICT COUNCIL

NON-KEY DECISION

EXECUTIVE

CABINET – 3 DECEMBER 2018

EXCLUSION OF THE PRESS AND PUBLIC

Recommendation

That, in accordance with the provisions of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000, the public be excluded from the remainder of the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the paragraph of Schedule 12A of the 1972 Act set out below:

<u>Item Report</u>	<u>Paragraph Exempt</u>	<u>Reason</u>
Grant of Easement Over Matthews Close Ditch, Deal	3	Information relating to the financial or business affairs of any particular person (including the authority holding that information)

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Agenda Item No 8

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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