

**Report to:** Cabinet

**Date:** 16 March 2020

**Title:** Seafront Lighting Reinstatement

**Report of:** Ian Fitzpatrick, Deputy Chief Executive and Director of Regeneration and Planning

**Cabinet member:** Councillor Jonathan Dow, Cabinet member for climate change

**Ward(s):** Meads and Devonshire

**Purpose of report:** For Cabinet to note costs for the reinstatement of the seafront lighting and agree that funds up to the level already earmarked for the project within the Council's capital programme be released to support reinstatement works.

**Decision type:** Key Decision

**Officer recommendation(s):**

- (1) To agree that funds up to the level already earmarked for the project within the Council's capital programme be released to support seafront lighting reinstatement works;
- (2) To agree a waiver of the Council's Contract Procedure Rules for necessary works in connection with reinstatement of the lighting and award the contract for works to the Council's term electrical contractor, GM Monk;
- (3) To approve the Accountable Officer to sign a waiver of the Council's Contract Procedure Rules to GM Monk in connection with these works.

**Reasons for recommendations:** Works are required in order to restore the seafront lighting and reduce future maintenance costs.

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## **1 Introduction**

- 1.1 Eastbourne's seafront lighting consists of lamp columns and festoon lighting; it plays an important part in the promenade's charm as well as supporting seafront safety during the night. The Council is responsible for the majority of the lighting between Western Lawns and Fisherman's Green, stretching 1.5 miles. ESCC is responsible for lighting and columns adjacent to the roadway, EBC is responsible for the festoon lighting between these columns. There are a mixture of styles of light columns along the seafront with most being cast iron decorative columns with the lighting being fed from underground cables via a number of junction boxes and feeder pillars.
- 1.2 Considerable parts of the lighting have been impacted by underground faults, rendering large sections of festoon lighting and a good proportion of the lamp columns for which the Council is responsible inoperative. Due to the nature of the fault, a temporary solution bringing additional cabling and lighting to the existing structures has been required in order to restore lighting to the area. However, a permanent solution now needs to be put in place to fully restore the lighting and ensure its future integrity.

## **2 Proposal**

- 2.1 The temporary solution currently in place has not been able to bring back into use the existing lamp columns and does not address the problems long-term. It is proposed that a scheme of repair works is undertaken, Phase 1 would look at replacing all the underground cabling between the Pier and the Wish Tower; the columns along the Middle Parade will be repaired or replaced with new columns to the same casting as the existing. Phase 2 would look at works between the pier and Fisherman's Green.
- 2.2 It is proposed that all new lighting in the initial phase will be delivered by energy efficient LED fittings to replace the existing halogen and sodium fittings. This has the advantage of lower energy consumption, smaller cable size and longer lamp life which will reduce running, installation and maintenance costs.
- 2.3 The lighting design of columns and globes interlaced with festoon lighting is likely to be retained, using new lamp heads and festoons and refurbished globes. Control gear and protective devices will be upgraded as part of the project which will ensure the electrical installation is brought into compliance with electrical safety regulations.
- 2.4 Replacement and reinstatement of the seafront lighting is complex due to the feeder cabling being located predominantly underground. There will therefore be a number of unknowns until cabling is excavated and replaced. Works will be programmed to minimise the disruption during peak times of the year (including Airbourne and the summer period), however, it should be noted that this may extend completion of the works and increase costs.
- 2.5 Cabinet is asked to approve a waiver of the Council's Contract Procedure Rules and award the contract for this work to GM Monk. GM Monk is a local company and the Council's term electrical contractor, as such its rates have already been

tendered to ensure value for money. Officers consider GM Monk best placed to take forward the seafront lighting reinstatement works – the company has been working with the Council for sometime on the seafront lighting and designed the temporary lighting solution, it has also already carried out detailed work on reinstatement proposals. Budgets will be carefully monitored and officers would continue to test costings via an employer's agent in order to make sure they remain in line with market expectations to provide best value for the Council. Phase 2 works will be investigated based on the remaining budget.

- 2.6 Officers have explored the possibility of not undertaking these works. Unfortunately, the existing fix can only be a very temporary measure. The above ground wiring is still reliant on the old underground cabling and as a result there are frequent outages of the lighting. There is a real risk that the cabling will blow completely which would leave this part of the seafront in darkness and would pose a health and safety issue.

### **3. Corporate plan and council policies**

- 3.1 This proposal meets the following aspirations of the Corporate Plan:
- Prosperous economy: by improving Eastbourne as a destination through securing the future sustainability of the seafront lighting;
  - Sustainable performance: by making the best use of our assets and proactively working to improve performance.
  - In addition it supports achieving the 2026 Partnership vision of Eastbourne being a premier seaside destination.

- 3.2 Cabinet adopted the Corporate Asset Management Plan (AMP) in 2017. The AMP focuses on 4 key areas:

- Improving yield from the investment portfolio.
- Reducing maintenance costs and liabilities.
- Delivering efficiencies through smarter procurement.
- Increasing the capital value of the Council's asset base.

The AMP provides the strategy framework for the Council to manage and exploit the potential of its property portfolio, part of which is ensuring that future maintenance liabilities are reduced.

### **4. Financial appraisal**

- 4.1 The recommendation is to agree that funds be earmarked from the Council's capital programme in order to address reinstatement of the seafront lighting, initially between the Pier and Wishtower. It is noted that not all capital programme projects have full funding in place and projects where funding is to be identified will be progressed to a stage where further Member approval will be required before the Council is financially committed to delivering the project.
- 4.2 Given the current financial climate for public funding and its impact on the Council's financial position, it is sensible to have this flexibility before substantial financial commitments are made. The proposal is subject to continual review to establish whether the forecast remains achievable. Whilst the intention is for the

Council to progress the proposal as stated, some priority projects and their sources of funding may require re-profiling into future years.

4.3 Members will note that the concept of a heritage contribution has been approved and as this fund grows it may be able to support a future phase of works.

## **5. Legal implications**

5.1 Clause 9 of the Councils' Contract Procedure Rules (CPRs) requires officers to obtain at least three competitive quotations in writing for contracts with an estimated value between £25,000 and £1,000,000 for Works.

5.2 A draft form of waiver is attached using the reasons given in 2.5 above. If the waiver of the CPRs is approved, a new contract should be drawn up, in consultation with Legal Services, for these works to be carried out by GM Monk.

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## **6. Risk management implications**

6.1 There are inherent risks associated with not agreeing a financial package to support reinstatement of the seafront lighting as without investment the lighting assets will continue to deteriorate and there is on-going risk of failure of the temporary solution. The proposals set out in this paper will minimise this risk whilst also reducing future repairs and maintenance liabilities for the Council.

## **7. Equality analysis**

7.1 An Equality Analysis is not required on this occasion as protected or other vulnerable groups are unlikely to be disproportionately impacted.

## **8. Environmental impact analysis**

8.1 There are no environmental impacts as result of this proposed investment. Low-energy replacement lighting is being sought through the project in order to reduce electricity consumption and ensure a more environmentally friendly solution as outlined within this report.

## **9. Appendices**

- Appendix 1 – Draft Form of Waiver

## **10. Background papers**

- None