

Recommended Levels of Service for Public Lighting and Electrical Asset Management Plan

Strategic Alignment - Dynamic City Culture

Public

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Infrastructure and Public Works Committee

Program Contact:

Mark Goudge, Associate Director Infrastructure

Approving Officer:

Tom McCready, Director, City Services

EXECUTIVE SUMMARY

The City of Adelaide (CoA) is the custodian of assets which provide the community with services that are essential to their quality of life. Asset Management is a key business function for all councils to manage their infrastructure portfolio responsibly and effectively. We coordinate infrastructure-related objectives through our Asset Management Plans, per legislation Section 122 of the *Local Government Act 1999 (SA)*.

Works are currently underway to improve our lighting and electrical asset information, with spatial data improvements progressing and a condition audit planned for 2024/25. Due to the maturity level of our current asset data, this Lighting and Electrical Asset Management Plan will be considered an interim document, which will be updated following the completion of the condition audit in 2025. It will forecast the cost and timing of maintenance and renewal requirements to ensure we manage our assets to the agreed level of service, while managing any associated risks.

It is critical to note that asset renewal funding on its own limits the ability to increase the quality and extent of our existing asset network. Upgrade funding is often required separately, or in conjunction with renewal funding, to ensure our assets provide services in line with community expectations and our strategic objectives. While our Asset Management Plans will not identify financial forecasts associated with upgrade/new projects, integrated planning will ensure required renewal scheduling is aligned (where feasible) with key upgrade/new initiatives associated with our Strategic Plan objectives or Council Decisions. Such opportunities will be workshopped with Council on an annual basis through the Business Plan and Budget process.

This report presents the recommended asset management strategies and levels of service for the City of Adelaide's Public Lighting and Electrical portfolio and has been informed by a community consultation process. This will inform the development and updates to an interim Public Lighting and Electrical Asset Management Plan and associated re-forecasting of the Long-Term Financial Plan (LTFP).

RECOMMENDATION

The following recommendation will be presented to Council on 24 October 2023 for consideration.

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL THAT COUNCIL

1. Notes the results of the community consultation undertaken to benchmark current user satisfaction for Public Lighting and Electrical assets.
2. Approves the development of an interim Public Lighting and Electrical Asset Management Plan based on the planning principles and recommended management strategies presented within this report.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Dynamic City Culture The approval of the planning principles and recommended asset management strategies presented within this report will inform the development and updates to the interim Public Lighting and Electrical Asset Management Plan and re-forecast the LTFP. These Strategic Management plans support the delivery of our strategic objectives, ensuring we continue to create a beautiful, diverse city that celebrates its natural, cultural, and built heritage.
Policy	Asset Management Policy Strategic Asset Management Plan Public Communication and Consultation Policy
Consultation	In November 2021, an engagement process was undertaken with City residents, visitors and City of Adelaide staff to better understand and measure levels of satisfaction of users who utilise the services provided by our Public Lighting and Electrical assets. The results are presented within this report and inform the recommended levels of services/asset management strategies.
Resource	Not as a result of this report.
Risk / Legal / Legislative	The review and update of Asset Management Plans, including levels of service, is required every four years or within two years of a general Council election pursuant to section 122 of the <i>Local Government Act 1999 (SA)</i> .
Opportunities	The review of public lighting and electrical asset levels of service provide an opportunity to ensure public lighting and electrical assets are meeting the community's current and future requirements.
23/24 Budget Allocation	Not as a result of this report.
Proposed 24/25 Budget Allocation	Not as a result of this report.
Life of Project, Service, Initiative or (Expectancy of) Asset	Currently under assessment, to understand the future lifecycle management strategies and funding required for our public lighting and electrical portfolio, including operation, maintenance and renewal of assets. The review and findings will be presented and discussed in detail within the Public Lighting and Electrical Asset Management Plan.
23/24 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	To be determined. The review and findings will be presented and discussed in detailed within the Lighting and Electrical Asset Management Plan.
Other Funding Sources	Once Asset Management Plans and the re-forecast Long Term Financial Plan are endorsed by Council, external funding opportunities will continually be pursued to offset costs, bring forward works, or provide for additional enhancements.

DISCUSSION

1. The purpose of this report is to present the recommended asset management strategies and levels of service for the City of Adelaide's (CoA) Public Lighting and Electrical portfolio, which has been informed by a community engagement process undertaken in November 2021.

Background

2. Our Public Lighting and Electrical assets include public lighting luminaires and poles, decorative lighting installations, electrical cables, conduits, pits and switchboards, CCTV cameras and electric vehicle charging stations. These assets provide services to the community through facilitating safe access and enjoyment of the city and its amenities at night. The lighting and electrical network is valued at approximately \$148.9 million and has been developed over time through major investment across multiple generations.
3. With Council's strategic objectives to create a beautiful and diverse city that is welcoming, inclusive and accessible to all, it is critical to ensure that our Public Lighting and Electrical portfolio continues to be appropriately managed, ensuring we provide appropriate services and benefits for both current and future generations.
4. We are currently reviewing our Asset Management Plan for our Public Lighting and Electrical assets, which is legislated in the *Local Government Act 1999 (SA)*. A level of service review is one of the first steps in this process.
5. An overview into the concepts of 'Levels of Service' was presented to Council through a Business Plan and Budget Workshop on 24 January 2023, as well as to the Infrastructure and Public Works Committee on 18 July 2023.

Context

6. We are currently in the process of transforming the maturity of our Lighting and Electrical asset management data. Preliminary spatial data work is scheduled for completion by June 2024, followed by a comprehensive condition complete by June 2025. This updated asset data will provide a more granular understanding of the condition of our existing assets and enable better medium to long term asset management decision making.
7. Due to the maturity level of our current asset data, an interim Lighting and Electrical Asset Management Plan will be developed that will be updated following the completion of the condition audit. A fit-for-purpose 10-year renewal forecast will be developed, with a detailed 4-year renewal plan, utilising existing asset data captured within our Asset Management System, validated through on-site inspections, in conjunction with workshops with key operational staff to identify and discuss known performance deficiencies and risks.
8. The primary objective of asset renewal is to intervene at the optimal time to minimise whole of life asset costs (ie growing maintenance costs) and asset risk, to ensure services continue to be provided in line with our community's expectations.
9. Asset renewal funding on its own limits the ability to raise the overall quality and extent of our lighting and electrical network. Upgrade funding will be required to create new assets and upgrade existing assets to ensure services are provided in line with growing community expectations (eg improving public lighting levels in specific locations, providing new public lighting for Park Lands paths, installation new decorative lighting, upgrading switchboards to increase power available for events).
10. While the Asset Management Plans will not identify financial forecasts associated with new/upgrade projects, they will ensure required renewal scheduling is aligned (where applicable) with key upgrade/new initiatives associated with our Strategic Plan objectives or Council Decisions through integrated planning. Such opportunities will be workshopped with Council on an annual basis through the Business Plan and Budget process.
11. This report indicates the recommended levels of service for our existing assets. The adopted levels of service will be used to guide the asset renewal planning within the Public Lighting and Electrical Asset Management Plans and inform required updates for the LTFP.

Community Engagement

12. A community engagement process was undertaken in November 2021 with City residents and visitors to better understand and measure levels of customer satisfaction from those who utilise the services provided by our public lighting and electrical assets.
13. The insights from the survey are intended to be used to identify where current levels of service are not meeting the community's expectations. This will enable recommendations to be made to Council regarding future resourcing requirements for specific services and activities.
14. The engagement process was primarily undertaken through questionnaire surveys, where information was collected online using the YourSay platform, as well as through on street intercepts at various locations across the City.
15. Survey respondents were generally satisfied with the overall performance of our Public Lighting and Electrical assets in City Streets and Park Lands, where performance measures had satisfaction indicators of 64% and 61% respectively (below CoA's 70% target). Feedback identified that lighting levels in some City Street locations were considered insufficient and there was a perceived lack of lighting within the Park Lands.
16. After assessing the written feedback included within the consultation responses for user dissatisfaction, it was identified that majority of the feedback related to poor lighting levels on City Streets where South Australian Power Networks infrastructure / lighting was installed and Park Lands areas where no public lighting currently exists.
17. This has identified that key service deficiencies raised through the engagement process are generally associated with the requirement for new and upgraded infrastructure to improve public lighting levels, more-so than the maintenance and renewal of our existing assets.
18. It is anticipated that the completion of the public lighting strategy (currently under development) and the subsequent initiation, funding and delivery of priority new and upgraded public lighting projects will incrementally bridge the gap between customer expectations and service provision over time.
19. We will continue to work closely with South Australian Power Networks to explore options to convert their public lighting network to LED technology and improve public lighting levels. Programs of work will be proposed through the business plan and budget process annually as a Strategic Project.
20. A comprehensive summary of the community engagement is presented in **Link 1** view [here](#).

Renewal Intervention Levels

21. Renewal intervention levels have been established considering feedback from community engagement, risk management principles and the objective of minimising whole of life costs.
22. Public lighting and electrical assets can generally be cost effectively maintained and provide appropriate levels of service up to a fair condition.
23. Condition based renewal intervention levels aim to ensure that public lighting and electrical components are maintained or replaced prior to deteriorating into a poor condition. Our heritage public lighting assets have an alternate maintenance / replacement strategy to ensure we continue to preserve existing assets where feasible rather than replace with new.
24. Through our LED renewal program we are currently replacing our public lighting luminaires to a modern equivalent LED with smart enabled technology. This will provide energy efficiencies, reduced carbon emissions, improved lighting levels and reducing our ongoing utility costs.
25. A summary of the condition-based renewal intervention levels is presented in **Link 2** view [here](#).

Summary & Next Steps

26. The recommended levels of service allow for the continued provision of safe and well-maintained Public Lighting and Electrical assets, ensuring we manage our assets in a financially sustainable manner over the short, medium and long term.
27. A public lighting strategy (currently under development) will be finalised, to inform priority new and upgraded projects to be workshopped on an annual basis through the Business Plan and Budget Process.
28. Ongoing operations and maintenance requirements of our assets will continue to be reviewed on a year-by-year basis and incorporated into future revisions of the Asset Management Plan.
29. Pending Council endorsement of the recommendations within this report, the next steps will involve

integrating the planning principles and recommended management strategies into the interim Public Lighting and Electrical Asset Management Plan.

30. A draft interim Lighting and Electrical Asset Management Plan will be submitted to Council in March 2024, requiring approval to progress into the final stage of community consultation (6-week period, scheduled from April 2024).
31. This will be followed by a final report to Council in June 2024 for consideration and adoption of the interim Lighting and Electrical Asset Management Plan.

DATA AND SUPPORTING INFORMATION

Link 1 – Community Engagement Summary

Link 2 – Renewal Intervention Levels

ATTACHMENTS

Nil
