**SECTION – D**

**COMMUTED SUMS PAYMENTS FOR FUTURE MAINTENANCE IN RELATION TO ADOPTION AND TRANSFER OF INFRASTUCTURE ASSETS**

**CONTENTS**

1. [**Highways Suitable for Adoption**](#_bookmark1)
2. [**Highway Drainage Commuted Sums**](#_bookmark2)[**(Vetting and Connection Charges)**](#_bookmark2)
3. [**Method of Calculating Commuted Sums**](#_bookmark3)
4. [**Highway Assets Subject of Commuted Sums**](#_bookmark4)
5. [**Net Present Value Factors**](#_bookmark5)
6. [**Example of Commuted Sum Expenditure**](#_bookmark6)

# Highways Suitable for Adoption

* 1. Local Authorities have increasing pressure on their budgets, which has resulted in the requirement for commuted sums to cover the cost of maintaining additional highway facilitating a development and the “extra over” costs involved in maintaining new roads offered for adoption.
  2. Commuted sums will generally be secured by way of section 38 and 278 agreements. The statutory authority for these payments is covered under section 38(6) and section 278(3) of the Highways Act 1980.
  3. It is intended that developers use this guidance in the spirit in which it is meant and that innovation is not stifled as a result of financial contributions towards the future maintenance of innovative design, use of materials and landscaping.
  4. The guidance provides a transparent and consistent approach towards seeking financial contribution as well as giving developers sufficient notification as to the requirements of the Council.
  5. Commuted sum is a “one-off” payment of a capital sum to the Highway Authority, as a contribution towards future maintenance of the asset to be adopted or transferred.
  6. Commuted sums will be required for the future maintenance of highways that fall into the following categories: -
     1. Alterations to the existing highway to form an access to a development that would not have been required should the development not take place. Usually roundabouts, traffic signal controlled junctions carried out under Section (278 (111)) or hybrid S38/278 Agreements.
     2. New highway constructed, usually under Section 38(6) Agreements, any additional areas and features over and above that necessary for safe operational requirements.
     3. Additional features to be adopted that require maintenance over and above that normally expected to access a development.
     4. The use of approved alternative materials over and above the standard highway construction materials.
     5. Utilisation of existing highway infrastructure by the proposed development.

The above items are described in more detail below.

* 1. Alterations to the existing highway; this will cover the future maintenance of the alterations and should cover the following: -
     1. Traffic signal controlled junctions; the cost of maintenance of traffic signal apparatus, additional carriageway and footway construction over and above areas of existing highway, additional street lighting requirements including illuminated signs and bollards, traffic signs and road markings, highway drainage, safety fencing, landscaping and any additional items that will require future maintenance.
     2. Roundabouts; additional carriageway and footway construction over and above areas of existing highway, additional street lighting requirements including illuminated signs and bollards, traffic signs and road markings, highway drainage, safety fencing, landscaping and any additional items that will require future maintenance.
     3. Junctions; additional carriageway construction over and above areas of existing highway for dedicated right turn lanes, additional street lighting requirements including illuminated signs and bollards, traffic signs and road markings, drainage, safety fencing, landscaping and any additional items that will require future maintenance.
  2. Newly created highway constructed; any additional area over and above that necessary for safe operational requirements, examples are: -
     1. Oversized turning areas above that required for accommodating a standard turning area.
     2. Grassed areas to be adopted as highway verge, which could consist of vision splay, forward vision or soft margin strip.
     3. Widened carriageway to provide on street parking facilities over and above the standard carriageway width.
     4. Traffic calming facilities.
     5. New trees/shrubs.
  3. Additional features to be adopted that require maintenance over and above that normally expected for a development. These include items such as: -
     1. Bridges.
     2. Retaining structures.
     3. Traffic signals.
     4. Controlled Pedestrian Crossings
     5. Safety fencing.
     6. Traffic calming
     7. Traffic Signs
     8. Additional Areas of Carriageway
     9. Salt/grit bins.
     10. Street lighting.
     11. Bollards.
     12. Bus shelters.
     13. Drainage under / serving the highway: -
         1. Culverted watercourses.
         2. Highway drainage attenuation.
         3. Flow control devices.
         4. Highway soakaways.
         5. Sustainable Drainage Systems (SuDS) serving newly created adoptable highway.
         6. Combined kerb drainage units.
         7. Drainage Gullies
     14. Landscaping.

It should be noted that this list is not exhaustive and other features may also attract commuted sums, subject to agreed local authority policies, in relation to both highway adoption and the adoption of other assets on the development.

* 1. The use of approved alternative materials over and above the standard highway construction materials. Examples are: -
     1. Alternative carriageway and footway construction.
     2. Ornamental street-lighting - where approved.
     3. Ornamental pedestrian railings.
  2. Standard highway construction definitions and details, which are also included in Section F of this document, will typically include: -
     1. Carriageway and footway construction in flexible asphalt concrete and block paving.
     2. Standard street lighting columns and lanterns.
     3. Pedestrian guardrails.
     4. Pre-cast concrete kerbs, edgings and gullies.
     5. Manhole covers, gully gratings, carrier drains and outlet structures.
  3. The utilisation of existing highway infrastructure by the proposed development, an example being the discharge of highway or domestic surface water runoff (if approved by the SuDS Approving Body and the Highway Authority) into an existing highway drain or culvert.
  4. The commuted sum is payable prior to the issue of the Final Certificate or adoption of the highway asset, which is the subject of the commuted sum.

# Highway Drainage Commuted Sums (Vetting and Connection Charges)

* 1. Commuted sums will be required for any extra over maintenance associated with SuDS, attenuation tanks, flow control mechanisms, soakaways and discharge of additional run-off into an existing highway drainage system.
  2. Prior to an application for connection, the developer must first consider and discount other strategies in the following order: -
     + 1. Sustainable Drainage Systems (SuDs) Techniques (For more information refer to The SuDs Manual (CIRIA C753, 2015);
       2. Discharge to a watercourse;
       3. Discharge to public sewer
  3. Where a developer intends to discharge surface water run-off from a newly created development into an existing highway drain, the developer will: -
     1. In addition to assessing integrity and capacity, determine that the highway drainage does not outfall to the water company’s combined sewer
     2. Be responsible for determining the extent of the existing highway drainage network, (where records are not available) and assessing the capacity and integrity of the existing highway drainage to accommodate the net additional flow up to its discharge point.
     3. Pay the connection charge of £1000 per connection. Payment must be received before any connection to an existing highway drainage system is made.
  4. Where a developer intends to connect attenuated highway drainage to a statutory undertakers maintained surface water drain or a watercourse, the developer will: -
     1. Be responsible for assessing the size and design of the attenuation system and flow control mechanism, and to gain all necessary consents from the Lead Local Flood Authority, SuDs Adopting body, Water Company or National Resources Wales.
     2. Pay commuted sums for the extra-over costs associated with future maintenance of these drainage systems as part of the highway agreement. Examples of the most traditionally used features are shown below: -
        1. Attenuation tanks require more specialised equipment than that used on normal highway drainage maintenance to complete cleaning operations due to the high levels of silt and debris deposited in the system whilst water is held back. Refer to section 3 for calculating the commuted sums.
        2. Flow control devices require regular routine inspections to ensure they operate effectively and regular inspections and clearance of accumulated debris would be required.

#### Attenuation Tanks

* 1. Highway drainage attenuation tanks and soakaways may require vehicular access complete with turning facility to enable maintenance vehicles to enter and leave in a forward gear. The access and turning area shall be in permanent materials as approved by this Council. The developer must also pay a commuted sum for a period of 30 years for the future maintenance of the access, where such facility does not form part of the adopted highway.

#### Attenuation Ponds

* 1. Maintenance requirements for attenuation ponds will generally be in accordance with the recommendations contained within CIRIA C753 ‘The SUDs Manual’, as outlined in Table 1 below. The commuted sum required may be reviewed on a site by site basis to reflect any site specific maintenance requirements.
  2. Lagoons / Ponds are to be designed to minimise the requirements for ongoing maintenance and to ensure that the pond does not cause nuisance to nearby properties. It is expected that off line ponds will be grassed utilising a slow growing grass mixture that will tolerate the prevailing conditions and will be cut at a frequency of 6 cuts per year. Planting of trees and shrubs will be such that falling leaves branches and root systems will not have an adverse impact on the pond.
  3. Where lagoons and ponds serve more than the adoptable highway they will be adopted by the SuDS Approving Body (SAB) following satisfactory construction. The SAB will normally require a commuted sum to be paid in relation to those, and any other SuDS elements in shared use. Discussion with the SAB is encouraged.
  4. Typical; maintenance requirements based on Table 22.1 CIRIA C753 ‘The SuDs Manual’ are set out in Table 1 below: -

|  |  |  |
| --- | --- | --- |
| **Maintenance Schedule** | **Required Action** | **Frequency** |
| Regular maintenance | Litter and debris removal | Monthly |
| Grass cutting - access route | Monthly (during growing season), or as required |
| Grass cutting - meadow grass in and around basin | Half yearly (spring - before bird nesting season and autumn) |
| Manage other vegetation and remove nuisance plants | Monthly (at start, then as required) |
| Tidy all dead growth before start of growing season | Annually |
| Remove sediment from inlet and outlet | Annually (or as required) |
| Flow Control Device – cleaning | Six Monthly or as manufacturers recommendations |
| Occasional maintenance | Re-seed areas of poor vegetation growth | Annually (or as required) |
| Prune and trim trees and remove cuttings | 2 years (or as required) |
| Remedial actions | Repair of erosion or other damage by re-seeding or re- turfing. | As required |
| Repair/rehabilitation of outlet | As required |
| Re-level uneven surfaces and reinstate design levels | As required |
| Monitoring | Inspect outlet for blockages and arrange clearance if required | Monthly/after large storms |
| Inspect bank sides, structures, pipework etc for evidence of physical damage | Monthly/after large storms |
| Inspect facility surface for silt accumulation and establish appropriate silt removal frequencies | Half yearly |
| Check flow control device and arrange clearance/maintenance if required. | Monthly / After large storms |

Table 1 - Maintenance requirements based on Table 22.1 CIRIA C753 ‘The SuDs Manual’

#### Highway Soakaways

* 1. Where a developer intends to utilise SuDs and drain highway drainage to soakaways, the developer will be responsible for assessing the size and design of the soakaways together with ground permeability testing in accordance with BRE Digest 365 or alternative agreed method soakaways require regular cleansing, and silt trap manholes cleansed on a regular basis. More specialised equipment is required to cleanse the soakaways due to the high levels of silt and debris deposited in the system whilst water is held back. Refer to section 3 for calculating the commuted sums.

#### Oil Interceptor/Separator

* 1. In line with the Natural Resources Wales guidelines an oil interceptor/separator should be provided where there is a car park with spaces for 50 or more vehicles or in locations where oil/hydrocarbons are likely to be used or stored.
  2. In some circumstances, gully pots may be adequate as long as they are suitable for the frequency of oil contamination and can be properly inspected and maintained.
  3. It is advisable to provide oil interceptor in the delivery areas due to higher risk of oil spill from Lorries.
  4. Oil interceptors/separators which are to be maintained by the Highway Authority would be subject of a commuted sum for the future maintenance.

# Method of Calculating Commuted Sums

The commuted sums required for extra maintenance liability will be calculated based on the current (2020) rates as detailed below.

The following formula has been used to calculate the maintenance obligation:-

Commuted sum = ∑ Mp / (1+D/100) T

where: Mp = Estimated periodic maintenance cost

based on current rates.

D = Periodic Discounted Rate (effective annual interest rate)(%)

T = Time period before expenditure will be incurred or cyclical period (years)

Periodic Discounted Rate (D).

The discount rate (effective annual interest rate) is 2.2% which is calculated as follows: -

D = ((LTNBR / RPIX) -1) x 100

where LTNBR is the Long Term Neutral Base Rate (Currently 4.5% ie 1.045)

RPIX is the Retail Price Index excluding mortgage payments, taken as 2.25% i.e. 1.0225 for this example.

therefore D = ((1.045 / 1.0225)-1) x 100 = 2.2%

The RPIX rate is published by the office of National Statistics on a monthly basis and suitable figures for the calculation will be adopted as necessary to reflect any significant long term changes in the rate. Similarly, the current rates may be amended to reflect any changes in costs.

#### Example Calculation

For a sum deposited in respect to a future maintenance activity, interest will be accrued up until the activity must be carried out, although over the same period inflation will tend to reduce the value of the deposit. This effect is taken into account by the use of the Periodic Discounted Rate which represents the effective interest rate.

The calculation is based on the conversion of future expenditure, (the cost of which is known at today’s prices), being converted into a Net Present Value (NPV). This is the sum which if deposited today and invested at the periodic discounted rate would provide the sum required for the activity to be undertaken when it becomes due in ‘T’ years.

Considering the costs for a soakaway.

The commuted sum must include for the inspection, cleaning and desilting of the soakaway every 10 years.

The cost of undertaking the inspection, cleaning and desilting requires labour and hire of a vactor unit and the safe disposal or arisings. The cost has been determined to be £850 at current rates. The activity will be required in 10, 20 and 30 years’ time.

Using the formula

NPV factor = Σ 1 / (1 + D / 100) T where D is the Periodic Discounted

Rate calculated at 2.2% as outlined above.

NPV factor = 1 / ( 1 + D / 100)10 +1 / (1 + D / 100)20 + 1 / (1 + D / 100)30

= 1 / (1 + 2.2/100)10 +1 / (1 + 2.2/100)20 + 1 / (1 + 2.2/100)30)]

= 0.80444 + 0.64712 + 0.52056

= 1.97211

Commuted sum for inspection = Current Cost x NPV factor

= £850.00 x 1.97211

= £1676.30

Commuted sums are rounded to the nearest pound therefore the commuted sum required would be £1676. For ease of manual calculation NPV factors for various periods are listed in Appendix A.

A typical commuted sum expenditure is shown in Appendix B.

# Highway Assets Subject of Commuted Sums.

* 1. The following list reflects common highway assets which attract commuted sums and may change from time to time to reflect long term changes to the Long Term Neutral Base Rate LTNRB and RPIX interest rates published by the Office of National Statistics and changes to maintenance costs.
  2. Commuted sums may be calculated for less common items or in instances where alternative maintenance costs and maintenance frequency may be required, by application of the method which is set out within the CSS Guidance document.

### Traffic Signals

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item No.** | **Description** | **Element** | **Quantity** | **Unit** | **Frequency** | **NPV Factor** | **Unit Cost**  **@ 2020**  **Rates** | **Commuted Sum Element 30 yrs** | **Commuted Sum 30yrs** | **Comments** |
| 1 | **Traffic Signals** | Posts | 2 | no | 1 every 20 years | 0.6471 | £534.65 | £691.96 | £ 55,466 | Calculate on a site specific basis to take account the exact number of posts and signal heads. |
| Vehicle Signal Head (LED) | 2 | no | 1 every 20 years | 0.6471 | £590.00 | £763.60 |
| Solar Cell | 1 | no | 1 every 15 years | 1.2421 | £35.00 | £43.47 |
| Electricity usage Signal Heads | 2 | no | 1 every 1 year | 21.7926 | £10.00 | £435.85 |
| Signal Controller | 1 | no | 1 every 15 years | 1.2421 | £4,500.00 | £5,589.28 |
| MOVA Unit |  | item | 1 every 15 years | 1.2421 | £4,338.41 | £5,388.58 |
| Outstation Monitoring Unit |  | item | 1 every 15 years | 1.2421 | £3,200.00 | £3,974.60 |
| Electricity usage Controller |  | item | 1 every 1 year | 21.7926 | £75.00 | £1,634.45 |
| Inspection/Test |  | item | 1 every 1 year | 21.7926 | £150.00 | £3,268.89 |
| Maintenance (Siemens) |  | item | 1 every 1 year | 21.7926 | £1,500.00 | £32,688.90 |
| Refresh Stop Lines/ Studs |  | item | 1 every 10 years | 1.9721 | £500.00 | £986.06 |
|  |  |  |  |  |  |  |
| 2 | **Pelican Crossing** | Posts | 4 | no | 1 every 20 years | 0.6471 | £534.65 | £1,383.92 | £ 27,579 | Calculate on a site specific basis to take account the exact number of posts and signal heads.  (All new controlled pedestrian crossings are to be Puffin type crossings) |
| Vehicle Signal Heads | 4 | no | 1 every 20 years | 0.6471 | £590.00 | £1,527.19 |
| Pedestrian Signal Heads | 2 | no | 1 every 20 years | 0.6471 | £217.70 | £281.75 |
| Push Button Boxes | 2 | no | 1 every 20 years | 0.6471 | £246.77 | £319.38 |
| MVDs | 2 | no | 1 every 20 years | 0.6471 | £341.38 | £441.82 |
| Audible Units | 2 | no | 1 every 20 years | 0.6471 | £41.93 | £54.27 |
| Tactile Cones | 2 | no | 1 every 20 years | 0.6471 | £283.92 | £367.46 |
| Solar Cell | 1 | no | 1 every 15 years | 1.2421 | £35.00 | £43.47 |
| Controller | 1 | no | 1 every 15 years | 1.2421 | £2,500.00 | £3,105.16 |
| Inspection/Test |  | item | 1 every 1 year | 21.7926 | £150.00 | £3,268.89 |
| Electricity |  | item | 1 every 1 year | 21.7926 | £175.00 | £3,813.71 |
| Maintenance (Siemens) |  | item | 1 every 1 year | 21.7926 | £550.00 | £11,985.93 |
| Refresh Stop Lines /Studs |  | item | 1 every 10 years | 1.9721 | £500.00 | £986.06 |
|  |  |  |  |  |  |  |

**Traffic Signals continued**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item No.** | **Description** | **Element** | **Quantity** | **Unit** | **Frequency** | **NPV Factor** | **Unit Cost**  **@ 2020**  **Rates** | **Commuted Sum Element 30 yrs** | **Commuted Sum 30yrs** | **Comments** |
| 3 | **Puffin Crossing** | Posts | 4 | no | 1 every 20 years | 0.6471 | £534.65 | £1,383.92 | £ 31,092 | Calculate on a site specific basis to take account the exact number of posts and signal heads. |
| Vehicle Signal Heads | 4 | no | 1 every 20 years | 0.6471 | £590.00 | £1,527.19 |
| Puffin Red/Green Man Boxes | 2 | no | 1 every 20 years | 0.6471 | £850.00 | £1,100.10 |
| MVDs | 2 | no | 1 every 20 years | 0.6471 | £341.38 | £441.82 |
| Audible Units | 2 | no | 1 every 20 years | 0.6471 | £41.93 | £54.27 |
| Tactile Cones | 2 | no | 1 every 20 years | 0.6471 | £283.92 | £367.46 |
| On-crossing Detectors | 2 | no | 1 every 15 years | 1.2421 | £469.68 | £1,166.74 |
| Kerbside Detectors | 2 | no | 1 every 15 years | 1.2421 | £1,061.17 | £2,636.08 |
| Controller | 1 | no | 1 every 15 years | 1.2421 | £2,500.00 | £3,105.16 |
| Solar Cell | 1 | no | 1 every 15 years | 1.2421 | £35.00 | £43.47 |
| Inspection/ Test |  | item | 1 every 1 year | 21.7926 | £150.00 | £3,268.89 |
| Refresh Stop Lines/ studs |  | item | 1 every 10 years | 1.9721 | £100.00 | £197.21 |
| Electricity |  | item | 1 every 1 year | 21.7926 | £175.00 | £3,813.71 |
| Maintenance (Siemens) |  | item | 1 every 1 year | 21.7926 | £550.00 | £11,985.93 |
|  |  |  |  |  |  |  |
| 4 | **Pedestrian Crossing (Zebra)** | LED flasher unit | 2 | no | 1 every 10 years | 1.9721 | £25.00 | £98.61 | £ 1,944 |  |
| Globe | 2 | no | 1 every 10 years | 1.9721 | £49.00 | £193.27 |
| Post | 2 | no | 1 every 25 years | 0.5804 | £350.00 | £406.28 |
| Refresh Markings replace studs |  | item | 1 every 15 years | 1.2421 | £500.00 | £621.03 |
| Inspection/Test |  | item | 1 every 6 years | 3.4374 | £150.00 | £515.61 |
| Electricity |  | item | 1 every 1 year | 21.7926 | £5.00 | £108.96 |
|  |  |  |  |  |  |  |

**Structures**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item No.** | **Description** | **Element** | **Quantity** | **Unit** | **Frequency** | | | | **NPV Factor** | **Unit Cost**  **@ 2020**  **Rates** | **Commuted Sum Element 120 yrs** | **Commuted Sum 120yrs** | | **Comments** |
| 5 | **Road Bridges including culverts acting as bridges (site by site basis)** | Inspection |  | item | 1 | every | 2 | years | 20.82921 | £200.00 | £4,165.84 | £ | 74,980 | Costs to be determined on an individual scheme basis. Figures given for guidance only. |
| Bearings |  | item | 1 | every | 60 | years | 0.34442 | £25,000.00 | £8,610.47 |
| Expansion Joints |  | item | 1 | every | 20 | years | 1.69913 | £15,000.00 | £25,486.96 |
| Replacement |  | item | 1 | every | 120 | years | 0.07343 | £500,000.00 | £36,716.60 |
| 6 | **Footbridges** | Inspection |  | item | 1 | every | 2 | years | 20.82921 | £200.00 | £4,165.84 | £ | 11,509 | Costs to be determined on an individual scheme basis. Figures given for guidance only. |
| Replacement |  | item | 1 | every | 120 | years | 0.07343 | £100,000.00 | £7,343.32 |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
| 7 | **Retaining Structure**  **/ Wall** | Inspection |  | item | 1 | every | 2 | years | 20.82921 | £200.00 | £4,165.84 | £ | 6,920 | Costs to be determined on an individual scheme basis. Figures given for guidance only. |
| Replacement |  | item | 1 | every | 120 | years | 0.07343 | £37,500.00 | £2,753.75 |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |

**Drainage**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item No.** | **Description** | **Element** | **Quantity** | **Unit** | **Frequency** | | | | **NPV Factor** | **Unit Cost**  **@ 2020**  **Rates** | **Commuted Sum**  **Element** | **Commuted Sum 30yr** | | **Comments** |
| 8 | **Culverted Watercourse** | Inspection/desilting/cleaning | 1 | m | 1 | every | 5 | years | 4.1700 | £30.00 | £125.10 | £ | 125 |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
| 9 | **Combined Kerb Drainage Units** | Inspection / Cleansing/Desilting | 1 | m | 1 | every | 5 | years | 4.1700 | £30.00 | £125.10 | £ | 125 |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
| 10 | **Drainage Gully** | Inspection / Cleansing | 1 | no | 1 | every | 1 | year | 21.7926 | £5.00 | £108.96 | £ | 109 |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
| 11 | **Drainage Ditch** | Inspection/Desilting/Cleaning | 1 | m | 1 | every | 5 | years | 4.1700 | £30.00 | £125.10 | £ | 129 |  |
| Grass cutting | 1 | m2 | 1 | every | 2 | years | 10.7777 | £0.40 | £4.31 |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
| 12 | **Soakaways** | Inspection/Desilting/Cleaning | 1 | m2 | 1 | every | 5 | years | 4.1700 | £4.50 | £18.77 | £ | 18,542 | Maintenance rate is based on the Gross Impermeable Area draining to the soakaway |
|  |  |  |  |  |  | | | |  |  |  |
| 13 | **Oil Separator** | Inspection/Desilting/Cleaning | 1 | item | 1 | every | 1 | year | 21.7926 | £850.00 | £18,523.71 | £ | 18,524 |  |
|  |  |  |  |  |  | | | |  |  |  |
|  |  |  |  |  |  | | | |  |  |  |  | |  |

**Drainage continued**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item No.** | **Description** | **Element** | **Quantity** | **Unit** | **Frequency** | **NPV Factor** | **Unit Cost**  **@ 2020**  **Rates** | **Commuted Sum**  **Element** | **Commuted Sum 30yr** | **Comments** |
| 14 | **Attenuation Tanks** | Inspection/Desilting/Cleaning |  | item | 1 every 5 years | 4.1700 | £850.00 | £3,544.50 | £ 12,547 |  |
| Structural inspection |  | item | 1 every 10 years | 1.9721 | £1,500.00 | £2,958.17 |
| Flow Control Inspection |  | item | 1 every 2 years | 10.7777 | £150.00 | £1,616.66 |
| Flow Control Maintenance |  | item | 1 every 5 years | 4.1700 | £500.00 | £2,085.00 |
| Flow Control Replacement. |  | item | 1 every 30 years | 0.5206 | £4,500.00 | £2,342.53 |
|  |  |  |  |  |  |  |
| 15 | **Attenuation Ponds** | Inspection |  | item | 2 every 1 year | 43.5852 | £150.00 | £6,537.78 | £ 52,106 | Based on Guidance in CIRIA Report C697 Items may be omitted if not applicable.  Include actual area for grass cutting. Note Large features may require commuted sums to be calculated over a 120 year period. |
|  |  | Clear Inlet & Outlet |  | item | 2 every 1 year | 43.5852 | £150.00 | £6,537.78 |
|  |  | Litterpicking | 1 | m2 | 6 every 1 year | 130.7556 | £0.01 | £1.31 |
|  |  | Grass cutting (Strim) | 1 | m2 | 6 every 1 year | 130.7556 | £0.06 | £7.85 |
|  |  | Replace/Maintain Fence | 1 | m | 1 every 15 years | 1.2421 | £82.59 | £102.58 |
|  |  | Reinstate erosion |  | item | 1 every 5 years | 4.1700 | £1,000.00 | £4,170.00 |
|  |  | Desilting Cleaning |  | item | 1 every 5 years | 4.1700 | £2,000.00 | £8,340.00 |
|  |  | Clear dead vegetation |  | item | 1 every 1 year | 21.7926 | £400.00 | £8,717.04 |
|  |  | Prune vegetation/trees/shrubs |  | item | 1 every 3 years | 7.1067 | £500.00 | £3,553.35 |
|  |  | Inspect / Maintain Safety Equipment / Signage (where required) |  | item | 2 every 1 year | 43.5852 | £50.00 | £2,179.26 |
|  |  | Structural Inspection / Report |  | item | 1 every 15 years | 1.2421 | £800.00 | £993.65 |
|  |  | Flow Control Inspection |  | item | 2 every 1 year | 43.5852 | £150.00 | £6,537.78 |
|  |  | Flow Control Maintenance |  | item | 1 every 5 years | 4.1700 | £500.00 | £2,085.00 |
|  |  | Flow Control Replacement. |  | item | 1 every 30 years | 0.5206 | £4,500.00 | £2,342.53 |
|  |  |  |  |  |  |  |  |  |
| 16 | **Flow Control Device** | Inspection |  | item | 2 every 1 year | 43.5852 | £150.00 | £6,537.78 | £ 10,965 |  |
| Cleaning / Adjustment / Repairs |  | item | 1 every 5 years | 4.1700 | £500.00 | £2,085.00 |
| Replacement / Refurbishment |  | item | 1 every 30 years | 0.5206 | £4,500.00 | £2,342.53 |
|  |  |  |  |  |  |  |

**Street Lighting and Signage**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item No.** | **Description** | **Element** | **Quantity** | **Unit** | **Frequency** | | | | **NPV Factor** | **Unit Cost**  **@ 2020**  **Rates** | **Commuted Sum**  **Element** | **Commuted Sum 30yr** | | **Comments** |
| 17 | **Street Lighting Columns** | Electricity |  | item | 1 | every | 1 | year | 21.7926 | £40.00 | £871.70 | £ | 1,053 |  |
| Lamp replacement | 1 | no | 1 | every | 4 | years | 4.2468 | £40.00 | £169.87 |
| Inspection |  | item | 1 | every | 10 | years | 1.9721 | £6.00 | £11.83 |
|  |  |  |  | | | |  |  |  |
| 18 | **Illuminated Traffic Bollard** | Electricity |  | item | 1 | every | 1 | year | 21.7926 | £5.00 | £108.96 | £ | 411 |  |
| Lamp replacement | 1 | no | 1 | every | 4 | years | 4.2468 | £40.00 | £169.87 |
| Inspection |  | item | 1 | every | 6 | years | 3.4374 | £6.00 | £20.62 |
| Replacement Shell | 1 | no | 1 | every | 15 | years | 1.2421 | £90.00 | £111.79 |
|  |  |  |  | | | |  |  |  |
| 19 | **Retroreflective Bollard (non- illuminated) Bollard** | Reflective Shell Replacement | 1 | no | 1 | every | 25 | years | 0.5804 | £401.00 | £232.74 | £ | 233 |  |
| 20 | **Illuminated Traffic Sign** | Electricity |  | item | 1 | every | 1 | year | 21.7926 | £5.00 | £108.96 | £ | 610 |  |
| Lamp replacement | 1 | no | 1 | every | 4 | years | 4.2468 | £40.00 | £169.87 |
| Inspection / Test |  | item | 1 | every | 6 | years | 3.4374 | £6.00 | £20.62 |
| Post & Plate Replacement |  | item | 1 | every | 15 | years | 1.2421 | £250.00 | £310.52 |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
| 21 | **Ornamental Columns** | Electricity |  | item | 1 | every | 1 | year | 21.7926 | £40.00 | £871.70 | £ | 2,185 | Figures are for guidance only. Actual costs to be based on the proposed column and lamp. |
| Lamp replacement |  | item | 1 | every | 4 | years | 4.2468 | £55.00 | £233.58 |
| Inspection / Test |  | item | 1 | every | 10 | years | 1.9721 | £6.00 | £11.83 |
| Replacement Column |  | item | 1 | every | 25 | years | 0.5804 | £1,500.00 | £870.60 |
| Painting/maintenance |  | item | 1 | every | 10 | years | 1.9721 | £100.00 | £197.21 |
|  |  |  |  | | | |  |  |  |
| 22 | **Non-Illuminated Single Post Sign** | Post & Plate Replacement |  | item | 1 | every | 15 | years | 1.2421 | £125.00 | £155.26 | £ | 413 |  |
| Inspection/Cleaning |  | item | 1 | every | 6 | years | 3.4374 | £75.00 | £257.81 |
|  |  |  |  | | | |  |  |  |
| 23 | **Non-illuminated Advance Direction Sign** | Post & Plate Replacement |  | item | 1 | every | 15 | years | 1.2421 | £175.00 | £217.36 | £ | 475 |  |
| Inspection/Cleaning |  | item | 1 | every | 6 | years | 3.4374 | £75.00 | £257.81 |
|  |  |  |  | | | |  |  |  |

**Miscellaneous Items**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item No.** | **Description** | **Element** | **Quantity** | **Unit** | **Frequency** | | | | **NPV Factor** | **Unit Cost**  **@ 2020**  **Rates** | **Commuted Sum**  **Element** | **Commuted Sum 30yr** | | **Comments** |
| 24 | **Cantilever 3 Bay Bus Shelter** | Shelter |  | item | 1 | every | 20 | years | 0.6471 | £3,000.00 | £1,941.35 | £ | 4,071 |  |
| Maintenance |  | item | 1 | every | 1 | year | 21.7926 | £92.71 | £2,020.39 |
| Change Timetable |  | item | 1 | every | 1 | year | 21.7926 | £5.00 | £108.96 |
| 25 | **Enclosed 3 Bay Bus Shelter** | Shelter |  | item | 1 | every | 20 | years | 0.6471 | £3,500.00 | £2,264.91 | £ | 4,394 |  |
| Maintenance |  | item | 1 | every | 1 | year | 21.7926 | £92.71 | £2,020.39 |
| Change Timetable |  | item | 1 | every | 1 | year | 21.7926 | £5.00 | £108.96 |
| 26 | **Bus Stop Flagpole** | Pole, Flag & Timetable case |  | item | 1 | every | 10 | years | 1.9721 | £155.00 | £305.68 | £ | 415 |  |
| Change Timetable |  | item | 1 | every | 1 | year | 21.7926 | £5.00 | £108.96 |
| 27 | **Bollard** | Bollard | 1 | no | 1 | every | 15 | years | 1.2421 | £200.00 | £248.41 | £ | 248 |  |
| 28 | **Safety Barrier (Galvanised)** | Safety Barrier | 1 | m | 1 | every | 15 | years | 1.2421 | £250.00 | £310.52 | £ | 311 |  |
|  |  |  |  | | | |  |  |  |
| 29 | **Safety Barrier Endpost** | Replacement | 1 | No | 1 | every | 25 | years | 0.5804 | £3,500.00 | £2,031.40 | £ | 2,031 |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
| 30 | **Galvanised Pedestrian Guardrail** | Replacement | 1 | m | 1 | every | 15 | years | 1.2421 | £82.59 | £102.58 | £ | 103 |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
| 31 | **Grit Bin** | Bin |  | Item | 1 | every | 15 | years | 1.2421 | £400.00 | £496.83 | £ | 1,586 |  |
| Refill with Grit |  | item | 1 | every | 1 | year | 21.7926 | £50.00 | £1,089.63 |
| 32 | **Carriageway as part of a Highway Agreement over and above that** | Plane & Re-surface | 1 | m2 | 1 | every | 15 | years | 1.2421 | £10.96 | £13.61 | £ | 14 |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
|  |  |  |  | | | |  |  |  |
| 33 | **Roadmarkings as part of a Highway Agreement over and above the** | Refresh Markings | 1 | m | 1 | every | 10 | years | 1.9721 | £2.50 | £4.93 |  | |  |
| Refresh Markings | 1 | no | 1 | every | 10 | years | 1.9721 | £25.00 | £49.30 |
| Refresh Markings | 1 | no | 1 | every | 10 | years | 1.9721 | £5.00 | £9.86 |
|  |  |  |  | | | |  |  |  |

**Miscellaneous Items continued**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item No.** | **Description** | **Element** | **Quantity** | **Unit** | **Frequency** | | | | **NPV Factor** | **Unit Cost**  **@ 2020**  **Rates** | **Commuted Sum**  **Element** | **Commuted Sum 30yr** | | | **Comments** |
| 34 | **Grass Cutting 'Highway Verge** | Strim cut grass, any size area Gradient >1 in 5 | 1 | m2 | 6 | every | 1 | year | 130.7556 | £0.06 | £7.85 | £ |  | 8 |  |
| 35 | **Grass Cutting 'Highway Verge** | Mow cut grass, any size area Gradient <1 in 5 | 1 | m2 | 6 | every | 1 | year | 130.7556 | £0.03 | £3.92 | £ |  | 4 |  |
| 36 | **Tree in Highway Land** | Prune tree, checking cage and stakes and replacing | 1 | no | 1 | every | 3 | year | 7.1067 | £85 | £604.00 | £604 |  |  | Rate and frequency to be determined on a site by site basis |
| 37 | **Trim Hedges to Maintain Visibility Splay** | Flail cut hedgerow and dispose of arisings | 1 | m2 | 2 | every | 1 | year | 43.5852 | £0.56 | £24.41 | £ |  | 24 |  |

**5 - NET PRESENT VALUE FACTORS**

Formula used:

Net present value factor =Σ 1 / (1+D%) T

Where 'D' = Periodic Discount Rate rate and 'T' = number of years forward

Commuted Sum =Σ Cost at Current Rate x NPV Factor

Long Term Neutral Bank Rate (LTNBR)…………………………………………

Retail Price Index excluding Mortgage Interest Payments (RPIX)………….

=

=

4.5 %

2.25 %

Periodic Discount Rate (D)

(1+D%)

=

=

2.20 %

1.0220

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Table 1 : NPV Factors for - 30years** | | |  |  |  |  |  | **Net Present Value factors for £1.00 expenditure at various intervals during 30 year period** | | | | | | | |
| **Interval** | **Every Year** | **Every 2 Years** | **Every 3 Years** | **Every 4 years** | **Every 5 Years** | **Every 6 Years** | **Every 10 years** | **Every 15 years** | **Every 20 Years** | **Every 25 Years** | **Every 30 Years** | **Twice per year** | **Four Times per year** | **SixTimes per year** | **12 Times per year** |
| **NPV Factor 1/(1+D%) T** | **21.79260** | **10.77774** | **7.10671** | **4.24683** | **4.17092** | **3.43740** | **1.97211** | **1.24206** | **0.64712** | **0.58040** | **0.52056** | **43.58520** | **87.17040** | **130.75560** | **261.51120** |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Table 2 : NPV Factors for - 120years** | | |  |  |  |  |  | **Net Present Value factors for £1.00 expenditure at various intervals during 120 year period** | | | | | | | |
| **Interval** | **Every Year** | **Every 2 Years** | **Every 3 Years** | **Every 4 years** | **Every 5 Years** | **Every 6 Years** | **Every 10 years** | **Every 15 years** | **Every 20 Years** | **Every 25 Years** | **Every 30 Years** | **Every 60 Years** | **Every 120 Years** | **Two Times per year** | **Four Times per year** |
| **NPV Factor 1/(1+D%)T** | **41.60823** | **20.82921** | **13.73452** | **10.18801** | **8.06077** | **6.64317** | **3.81133** | **2.40043** | **1.69913** | **1.22626** | **1.00605** | **0.34442** | **0.07343** | **166.43291** | **332.86582** |

## 6 – EXAMPLE OF COMMUTED SUM EXPENDITURE

**Typical Commuted Sum Expenditure**

As shown in the example calculation:- Cyclical expenditure of £850 every 10 years

RPIX = 2.25% ( Effective inflation rate) LTNBR = 4.50% ( Effective Interest Rate)

NPV factor = 1.97211 From Table 1 based on the above RPIX and LTNBR

Commuted sum for 30 years

£850.00

x 1.972 =

£1,676.30

To the nearest pound this would be £1676

**Effect of Inflation on Maintenance Cost (RPIX) Interest earned on Deposited Sum (LTNBR)**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Years | Cost | Inflation Rate % (RPIX) | Increase in Maint. Cost | Cost of Maintena nce |
| 1 | 850.00 | 2.25 | 19.13 |  |
| 2 | 869.13 | 2.25 | 19.56 |  |
| 3 | 888.68 | 2.25 | 20.00 |  |
| 4 | 908.68 | 2.25 | 20.45 |  |
| 5 | 929.12 | 2.25 | 20.91 |  |
| 6 | 950.03 | 2.25 | 21.38 |  |
| 7 | 971.40 | 2.25 | 21.86 |  |
| 8 | 993.26 | 2.25 | 22.35 |  |
| 9 | 1015.61 | 2.25 | 22.85 |  |
| 10 | 1038.46 | 2.25 | 23.37 | 1061.82 |
| 11 | 1061.82 | 2.25 | 23.89 |  |
| 12 | 1085.71 | 2.25 | 24.43 |  |
| 13 | 1110.14 | 2.25 | 24.98 |  |
| 14 | 1135.12 | 2.25 | 25.54 |  |
| 15 | 1160.66 | 2.25 | 26.11 |  |
| 16 | 1186.78 | 2.25 | 26.70 |  |
| 17 | 1213.48 | 2.25 | 27.30 |  |
| 18 | 1240.78 | 2.25 | 27.92 |  |
| 19 | 1268.70 | 2.25 | 28.55 |  |
| 20 | 1297.24 | 2.25 | 29.19 | 1326.43 |
| 21 | 1326.43 | 2.25 | 29.84 |  |
| 22 | 1356.28 | 2.25 | 30.52 |  |
| 23 | 1386.79 | 2.25 | 31.20 |  |
| 24 | 1418.00 | 2.25 | 31.90 |  |
| 25 | 1449.90 | 2.25 | 32.62 |  |
| 26 | 1482.52 | 2.25 | 33.36 |  |
| 27 | 1515.88 | 2.25 | 34.11 |  |
| 28 | 1549.99 | 2.25 | 34.87 |  |
| 29 | 1584.86 | 2.25 | 35.66 |  |
| 30 | 1620.52 | 2.25 | 36.46 | 1656.98 |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Years | Deposited Sum | Interest rate % (LTNBR) | Interest | Deposited Sum plus Interest | Expenditur e | Deposited Sum + Interest - Expenditure |
| 1 | 1676.00 | 4.5 | 75.42 | 1751.42 |  | 1751.42 |
| 2 | 1751.42 | 4.5 | 78.81 | 1830.23 |  | 1830.23 |
| 3 | 1830.23 | 4.5 | 82.36 | 1912.59 |  | 1912.59 |
| 4 | 1912.59 | 4.5 | 86.07 | 1998.66 |  | 1998.66 |
| 5 | 1998.66 | 4.5 | 89.94 | 2088.60 |  | 2088.60 |
| 6 | 2088.60 | 4.5 | 93.99 | 2182.59 |  | 2182.59 |
| 7 | 2182.59 | 4.5 | 98.22 | 2280.80 |  | 2280.80 |
| 8 | 2280.80 | 4.5 | 102.64 | 2383.44 |  | 2383.44 |
| 9 | 2383.44 | 4.5 | 107.25 | 2490.70 |  | 2490.70 |
| 10 | 2490.70 | 4.5 | 112.08 | 2602.78 | 1061.82 | 1540.95 |
| 11 | 1540.95 | 4.5 | 69.34 | 1610.30 |  | 1610.30 |
| 12 | 1610.30 | 4.5 | 72.46 | 1682.76 |  | 1682.76 |
| 13 | 1682.76 | 4.5 | 75.72 | 1758.48 |  | 1758.48 |
| 14 | 1758.48 | 4.5 | 79.13 | 1837.62 |  | 1837.62 |
| 15 | 1837.62 | 4.5 | 82.69 | 1920.31 |  | 1920.31 |
| 16 | 1920.31 | 4.5 | 86.41 | 2006.72 |  | 2006.72 |
| 17 | 2006.72 | 4.5 | 90.30 | 2097.03 |  | 2097.03 |
| 18 | 2097.03 | 4.5 | 94.37 | 2191.39 |  | 2191.39 |
| 19 | 2191.39 | 4.5 | 98.61 | 2290.00 |  | 2290.00 |
| 20 | 2290.00 | 4.5 | 103.05 | 2393.05 | 1326.43 | 1066.62 |
| 21 | 1066.62 | 4.5 | 48.00 | 1114.62 |  | 1114.62 |
| 22 | 1114.62 | 4.5 | 50.16 | 1164.78 |  | 1164.78 |
| 23 | 1164.78 | 4.5 | 52.41 | 1217.19 |  | 1217.19 |
| 24 | 1217.19 | 4.5 | 54.77 | 1271.97 |  | 1271.97 |
| 25 | 1271.97 | 4.5 | 57.24 | 1329.20 |  | 1329.20 |
| 26 | 1329.20 | 4.5 | 59.81 | 1389.02 |  | 1389.02 |
| 27 | 1389.02 | 4.5 | 62.51 | 1451.52 |  | 1451.52 |
| 28 | 1451.52 | 4.5 | 65.32 | 1516.84 |  | 1516.84 |
| 29 | 1516.84 | 4.5 | 68.26 | 1585.10 |  | 1585.10 |
| 30 | 1585.10 | 4.5 | 71.33 | 1656.43 | 1656.98 | -0.55 |

The above tables show that the commuted sum invested and earning interest at the LTNBR will be sufficient to cover maintenance costs, which will increase annually at the RPIX rate, over a period of 30 years**.**

SECTION – D

COMMUTED SUMS PAYMENTS FOR FUTURE MAINTENANCE IN RELATION TO ADOPTION AND TRANSFER OF INFRASTUCTURE ASSETS

Page 23 of 23