

# Finance and Resources Committee

10.00 a.m, Thursday, 27 August 2015

## Proposed lease of rooftops for the citywide Smart Meter project

<b>Item number</b>	8.5
<b>Report number</b>	
<b>Executive/routine</b>	Routine
<b>Wards</b>	4 – Forth 13 – Leith 17 - Portobello/Craigmillar

### Executive summary

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Smart Metering is a nationwide project backed by the Government Department for Energy and Climate Change. It allows energy consumers to see, in near real time, how much energy they are using, what it is costing them, and help them plan when best to use certain appliances.

Smart Meters require a wireless network, similar to the technology used by mobile telephones. The proposal is to install radio transmitting antennae on the rooftops of Kirkgate House, Greendykes House and Trinity Academy to create part of an Edinburgh-wide Smart Meter network.

This report seeks authority to grant new three year leases to Arqiva Limited, a smart meter network operator, on terms set out in the report.

### Links

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<b>Coalition pledges</b>	<a href="#">P50</a>
<b>Council outcomes</b>	<a href="#">CO16</a> , <a href="#">CO18</a>
<b>Single Outcome Agreement</b>	<a href="#">SO4</a>

## Proposed lease of rooftops for the citywide Smart Meter project

### Recommendations

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That Committee:-

- 1.1 Approves the lease of part of the rooftops of Kirkgate House, Greendykes House and Trinity Academy for the installation of Smart Meter radio transmitting equipment, on the terms outlined in the report, and on other terms and conditions to be agreed by the Director of Services for Communities.

### Background

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- 2.1 The government is requiring energy companies to install smart meters for their customers. Most households will have smart meters installed free of charge by their energy company between 2016 and 2019. Smart Meters require to be connected by radio signal to a nationwide network.
- 2.2 To create a network, the operator Arqiva Ltd has approached the Council for consent to install radio transmitting equipment on top of three of its buildings. Arqiva Ltd have been awarded the contract to deliver the radio network for smart meters in Scotland and Northern England by the Department of Energy and Climate Change. The provisionally agreed terms and conditions are detailed in paragraph 3.3 below.
- 2.3 Smart meters are the next generation of gas and electricity meters. They can inform the consumer how much energy each appliance is using, and how much it is costing through a display in each house. They can communicate directly with the energy supplier meaning that meters will not need to be read in person in the future.
- 2.4 The energy suppliers must provide energy efficiency advice to consumers as part of the installation, enabling consumers to manage their energy use, save money and reduce emissions.
- 2.5 Installation of the Smart Meter radio equipment on these three rooftop sites will enable approximately 65,000 homes across Edinburgh to be connected to the Smart Meter network. A further eight sites not in the ownership of the City of Edinburgh Council will be used to service the remainder of the households in the Edinburgh area. The building selection process is determined by height and geographical location.

## Main report

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- 3.1 The installation of new radio telecommunications equipment on Council property is governed by Council policy. This is outlined in the report on Telecommunication Mast Sites as approved by the Executive of the Council on 4 November 2003:  
<http://www.edinburgh.gov.uk/meetings/meeting/2244/executive>.
- 3.2 The consultations and procedures laid out in this policy were followed in arriving at the recommendation to permit these installations, and it is a requirement that all new applications for telecommunications equipment are reported to the Council for consideration.
- 3.3 The following main terms have been provisionally agreed with the operating company, Arqiva Ltd:
- Lease Term: 3 years and from year to year thereafter.
  - Rent: Kirkgate House: £6,000 pa (Full installation)  
Greendykes House: £3,500 pa (Small installation)  
Trinity Academy: £6,000 pa (Full installation).
  - Date of entry: To be agreed.
  - Rent Reviews: Three yearly by the increase in the Retail Price Index.
  - Site Sharing: The operator will not be permitted to share use of the sites with other telecommunications companies and it will not be permitted to operate a mobile telephone network through any of the sites.
  - Electromagnetic Emissions monitoring: The operator will meet the costs incurred by the Council's Environmental Health, Scientific Services and Registration Section in monitoring the electromagnetic emissions from the equipment prior to installation and thereafter twice per year to ensure that emissions fall within acceptable permitted levels.
  - Costs: The operating company will contribute a maximum of £1,500 per site to cover the Council's costs in negotiating and concluding the agreements.

## Measures of success

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- 4.1 Many Edinburgh residents will benefit from being able to have a Smart Meter fitted, using radio transmitting equipment that the Council monitors regularly to ensure that only acceptable electromagnetic emissions are radiated from the antennae.

## Financial impact

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- 5.1 Revenue of £9,500 per annum will accrue to the Housing Revenue Account with £6,000 per annum accruing to the Service for Communities (General Property) Account.

## Risk, policy, compliance and governance impact

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- 6.1 The policy and procedures for telecommunication mast sites, as detailed in the report to the Executive of the Council dated 4 November 2003, have been followed. It has not been updated due to the fact that there has been no requests for new installations for several years. However the policy is still considered to be relevant and robust.

## Equalities impact

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- 7.1 The Smart Meters will be available in both prepayment and credit modes. Prepayment customers will enjoy particular additional benefits from having a smart meter fitted. These benefits are detailed in the document [Smart meters - how they work](#)

The government is ensuring that appropriate consumer protection provisions are put in place:

- there will be no sales during the installation visit; and
- installers must provide energy efficiency advice as part of the visit.

These provisions are outlined in the [Smart Meter Installation Code of Practice](#)

## Sustainability impact

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- 8.1 Use of Smart meters will encourage consumers to use energy more effectively and efficiently, reducing carbon emissions.

## Consultation and engagement

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- 9.1 The following consultations have been undertaken:
- Planning and Building Standards: The operator's agent has discussed the proposals in advance of submitting formal planning applications for all three sites. Formal Planning applications are being progressed.

- The Council's Environmental Health, Scientific Services and Registration Section considered reports on the Radio Frequency Exposure Assessment for each proposed installation and has confirmed that the anticipated electromagnetic emissions as calculated by computer modelling fall within acceptable limits.
- The Head Teacher and Parent Council of Trinity Academy have been consulted and are willing to support this proposal. The Trinity Community Council has also been apprised of the proposal at Trinity Academy.
- The Block Managers for Kirkgate House and Greendykes House have been consulted and were involved in the consultation process.
- Public meetings were held for the residents of Kirkgate House and Greendykes House to inform them of the proposals with additional information being provided to them by letter. Following the meetings and delivery of the letter a residents' ballot was undertaken allowing occupants to express their views on the proposal. The ballot produced the following results:  
Kirkgate House: 22 residents in favour of the proposal; 2 opposed.  
Greendykes House: 9 residents in favour of the proposal; 7 opposed.
- The Local Elected Members have been apprised of the proposals.

## **Background reading/external references**

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[Council Policy on Telecoms Installations](#) – Executive of the Council - 4 November 2003

[The Stewart Report](#) on mobile phones and health

[Smart meters - how they work](#)

[Smart meters: Radio waves and health](#)

[Council report on review of health effects from exposure to radiofrequency fields](#) – 24 August 2004

[Council report on mobile phones and health](#) – 15 March 2005

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## Links

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<b>Coalition pledges</b>	P50 – Meet greenhouse gas targets, including the national target of 42% by 2020.
<b>Council outcomes:</b>	CO16 - Well-housed. People live in a good quality home that is affordable and meets their needs in a well managed Neighbourhood. CO18 – Green – We reduce the local environmental impact of our consumption and production.
<b>Single Outcome Agreement</b>	SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
<b>Appendices</b>	