

CAB1226  
FOR DECISION  
WARD(S): ALL

CABINET

22 March 2006

HOUSING SEWAGE TREATMENT WORKS IMPROVEMENTS

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

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RECENT REFERENCES:

HO58 - Housing Sewage Treatment Works Improvements – 17.03.05

EXECUTIVE SUMMARY:

The Council has a long-term responsibility to maintain private (that is non-mains drainage connected) sewage treatment works held within the Housing Revenue Account.

This report details the position on current projects within the capital programme for Housing Sewage Treatment Works, expenditure for 2005/06 and a programme for 2006/07.

RECOMMENDATIONS (TO CABINET):

1. That the Director of Development, in consultation with the Director of Communities, be authorised to progress the works outlined in this report.
2. That the proposals to carry over the under spend of £84,700 from 2005/06 in to 2006/07 to allow works to be carried out on those sites where delays have been caused by land purchase issues be approved, subject to the final capital commitments at the end of March 2006.

## CABINET

22 March 2006

### SEWAGE TREATMENT WORKS IMPROVEMENTS

#### Report of The Director of Development Services

#### DETAIL:

##### 1. Introduction

- 1.1. The Council has a long-term responsibility to maintain the private sewage treatment works (STWs) held within the Housing Revenue Account. The primary purpose of this maintenance programme is to ensure that the operation of the STWs meet the Council's legal responsibility to comply with Environment Agency determined discharge standards. A secondary aim is to reach standards which make the STWs adoptable by the statutory undertaker, Southern Water. It is important to recognise that adoption involves far more complex issues than just those relating to the functioning of the STW plant, and this makes adoption a slow and unpredictable process.
- 1.2. This report updates Committee on progress in the last year and details the position on current projects within capital programme for Housing Sewage Treatment Works with expenditure for 2005/06 and an outline programme for 2006/07.

##### 2. Current Projects

###### 2.1. Station Hill STW, Itchen Abbas

Although planning consent has been granted and design work complete, the land purchase for the new site has not been completed and it has been decided to defer work on this development until next financial year (06/07). A firm start/completion date can not be given until the land purchase has been finalised. The delay in progressing this scheme is very disappointing given the importance to the community but has been unavoidable given the land acquisition issues.

The 05/06 budget sum that had been earmarked for this development will be spent on other works as detailed below.

###### 2.2. Oak Close/Elm Crescent STW, Upham

Investigations have been ongoing for some time to combine these two STW's on one site, however due to the unwillingness of land owners to give consent for the pumping main to cross their land it has been decided to provide individual mini treatment works on each site to replace the ageing septic tanks. Construction of the two treatment works will commence before the end of March 2006 with a completion in early summer.

###### 2.3. Woodlark Cottages, Bighton

The septic tank is failing and it has been decided to replace it in this financial year with a mini treatment works to serve the four dwellings. Work will commence before the end of March 2006 with a completion in late spring.

2.4. The Goodens, Cheriton

The pump chamber for this STW is badly deteriorating and needs renewal, it was hoped that this could be done at the same time as the refurbishment of the complete site was carried out but negotiations over land for an access road are still continuing. The new pump station will be completed this financial year and will be used for the new works when that is constructed. Work will commence before the end of March 2006 with a completion in late spring. A new safety fence is to be erected as recommended by a recent safety inspection.

2.5. Couch Green, Martyr Worthy.

This plant was initially installed during 1950's and is reaching the end of its useful life. It has been the subject of numerous complaints from the residents that it serves. Investigations have been undertaken to initiate its replacement with land negotiations taking place but not yet completed. It is intended to carry out construction of a new STW during 2006/07 provided that sufficient funding is available following the completion of the priority replacement works for Station Hill.

2.6. St Andrews Green & Pound Lane STW, Meon Stoke

It was proposed to combine these works on the Pound Lane site but negotiations over land purchase/easements have proved fruitless with land owners being reluctant to allow a pumping main to cross their land. Pound Lane has therefore been refurbished to give it an extra 10 years of life and St Andrews Green will have a new treatment works installed within the next four years.

2.7. Basingstoke Road, Old Alresford

A pump station to link this site with the STW at The Brook will commence within the next two years.

2.8. Telemetry (Remote Monitoring)

The telemetry system helps in identifying malfunctions and providing management information on the Councils STW's. It is a requirement of all works being adopted by Southern Water and increasingly a requirement of the Environment Agency discharge consents. There are now 21 sites connected to the master station in Abbey Mill with Granville Place being added this year, they are as follows:

- Wonston Close PS, Sutton Scotney
- Long Priors STW, West Meon
- Widley Walk STW, Widley
- The Park STW, Droxford
- Wine Cross STW, North Boarhunt
- Birch Hill STW, North Boarhunt
- Kiln Lane STW, Old Alresford
- Big Tree Cottages STW, Soberton
- Woodlane Close STW, Bramdean
- Woodlane Close PS, Bramdean
- Woodman Close STW, Sparsholt
- Beech Grove STW Owslebury
- The Pastures PS, Cheriton
- The Pastures STW, Cheriton
- The Brook STW, Old Alresford
- The Brook PS, Old Alresford

- Southbrook Place, Micheldever
- Cricket Close STW, Crawley
- Hobbs Close STW, Bishops Sutton
- Hobbs Close PS, Bishops Sutton
- Granville Place, Winchester

When improvements are carried out on any site, telemetry will be installed as part of the works.

## 2.9. Southern Water Adoptions

Officers continue to negotiate with Southern Water to adopt the sites listed below but so far this year no works have been taken over. Wonston Close pumping station is almost at a point where Southern Water will adopt but the company continues to modify its requirements making it difficult to achieve transfer.

- The Brook STW & PS, Old Alresford
- Woodman Close STW, Sparsholt
- The Pastures STW & PS, Cheriton
- Wonston Close Pumping Station, Sutton Scotney
- Wood Lane Close STW & PS, Bramdean
- The Park STW, Droxford
- Long Priors STW, West Meon
- Kiln Lane STW, Old Alresford
- Southbrook Place, Micheldever

## 2.10. Sampling of STW

Sampling is now carried out on a monthly basis at 18 of the Council's 37 sewage treatment works of which 11 are subject to Environment Agency Quality Consent Orders, this is a key performance indicator of how well a STW is performing. Samples are taken from works which offer secondary and tertiary treatment. Septic tanks will not reach a meaningful level of purity and a programme of works is in hand to replace these with more environmentally friendly treatment works.

The EA also carry out routine sampling of those sites for which the Agency has issued consent to discharge. Last year two of these samples failed, resulting in prosecution in each case by the EA in accordance with their standard practice. The first of these failures was at Birch Hill STW, Boarhunt, the second incident occurred at The Brooks, Old Alresford.

The Brooks failure was attributable to a maintenance problem and a guilty plea was entered. All costs, including the fine of £750.00 and both the Councils and the prosecution costs are recoverable in full from the Council's maintenance contractors under the conditions of their Contract with the Council and have now been paid.

With respect to Birch Hill following expert consultancy advice, a plea of "not guilty" was entered. At the trial in Fareham Magistrates Court, negotiations took place between the advocates for both the Council and the EA which resulted in the original pollution charge being dropped and the Council pleading guilty to providing a sample chamber from which a sample could not be adequately taken. The sample chamber had in fact been replaced immediately after the incident. In the circumstances the Council was fined £250.00 and the total amount of the Council's costs were ordered to be paid to the Council from "Central Funds" (An

order of the Court "Costs from Central Funds" is invariably taken as an indication from the Court that the prosecution was properly brought but that the defendant should not have to pay the cost of it)

3. Budget Expenditure 2005/06 - Approved Allocation £303,000

<u>STW</u>	<u>Spend/Allocated to date</u>	<u>Comments</u>
Hobbs Close STW & PS, Bishops Sutton	£700	Internal Fees
Station Hill STW, Itchen Abbas	£15,800	Design & Planning Application. Internal Fees
Oak Close, Upham	£49,900	Replacement STW Design, Construction, Supervision
Elm Close, Upham	£54,000	Replacement STW Design, Construction, Supervision
Woodlark Cottages Brighton	£32,000	Replacement STW Design, Construction, Supervision
The Goodens	£25,000	Replacement pumping station and fencing.
Birch Hill STW, North Boarhunt	£900	Internal Fees
Legal/Land Negotiation Costs	£15,000	Costs incurred by employment of Land Agents to deal with land issues related to proposed new STW
SWS Adoption Programme	£25,000	Internal Fees
	<b><u>£218,300</u></b>	
Total Budget	£303,000	
<b>Underspend</b>	<b>£84,700</b>	

4. Budget Programme 2006/07 - Proposed Allocation £200,000 (plus £84,700 under spend carried forward)

STW	Budget	Comment
Station Hill STW, Itchen Abbas	£245,000	Construction of new STW upon completion of anticipated land purchase.
Basingstoke Road, Old Alresford	£20,000	Conversion of existing Septic Tank to Pumping Station for connection on to The Brook.
St Mary's Close, Droxford	£19,700	Pump station and pump main to connect to The Park STW
Total	<b><u>£284,700</u></b>	

5. Conclusion

The programme of works for 2005/06 was not completed due to unavoidable delays in the land acquisition to enable the construction of new plants at two sites. A decision was made at the end of December 05 that as the priority works at Station Hill Itchen Abbas could not be guaranteed to commence in the current financial year, the money should be allocated to four smaller – but nonetheless important – alternative STWs at Oak and Elm Close, Upham, Woodlark Cottages Bighton and The Goodens at Cheriton. As a consequence agreement is sought to carry over the current under spend of £84,700 from the financial year 2005/06 to 2006/07 to enable Station Hill replacement works to be undertaken on completion of the land purchase.

Appendix A attached to this report provides a summary of the current situation with regards to all of the Council's 37 STWs.

OTHER CONSIDERATIONS:

6. CORPORATE STRATEGY (RELEVANCE TO):

- 6.1. To maintain the Council's assets and to promote, maintain a clean, safe and healthy environment.

7. RESOURCE IMPLICATIONS:

- 7.1. As detailed in the report and provision for these proposals have been included in the Council's Capital Programme.
- 7.2. Capital works to date have concentrated on improvement works in line with Southern Water adoption standards and it has not been possible to recover costs of these improvements from private householders connected to those schemes. However, conveyances to any private residents connecting to the schemes generally include provisions allowing recharge of certain costs, and further legal advice will be taken to ascertain the extent to which any costs incurred for the projects detailed above can be recharged in this way.

8. TACT Comment

- 8.1. This report will be considered by TACT at its meeting on 15 March 2006 and comments will be submitted as a supplementary report immediately after the meeting.

9. BACKGROUND DOCUMENTS:

Documents are kept on Engineering Services file ref. 140000

APPENDICES:

Appendix A – Current review of all Sewage Treatment Works.

### Current Review of all Sewage Treatment Works

STW	SWS Adoption	No. Prop	E.Agency Discharge *	Budget £'000	Poss Adoption Year	Comments
Station Hill Itchen Abbas	Possible	27	9	250	2007	<b>Land negotiations at advanced stage, Planning permission obtained and design complete.</b>
Oak Close Upham	No	6	2.34	49.9	N/A	<b>Oak Close &amp; Elm Crescent were to be combined. Land owner reluctant to proceed on link sewer so stand alone plants to be constructed this year</b>
Elm Crescent Upham	No	6	3.5	54	N/A	<b>As Above</b>
Basingstoke Rd Old Alresford	No	6	3.5		N/A	Pumping main installed in 2004. Works to follow to alter existing works into a pumping station to pump to The Brook STW.
Pound lane Meonstoke	No	25	20		N/A	<b>Was to be combined with St Andrew's Green STW but a link sewer not possible due to consent of land owner not forthcoming. Refurbishment carried out and life expectancy extended by approx 10 years</b>
St Andrew's Green Meonstoke	No	12	5.85	50	N/A	<b>Existing works to be replaced in next few years</b>
Baring Close Itchen Stoke	No	12	2.34	TBA	N/A	Works to be investigated and scheme prepared in negotiation with land owner Land negotiations continuing.
Cricket Close Crawley	No	9	6		N/A	New works completed & commissioned 04/05
Woodlark Cottages Bishop's Sutton	No	4	2.34	32	N/A	<b>Replacement STW to be constructed this year</b>
Hobbs Close Bishop's Sutton	Possible	28	13		2007	New Works completed & commissioned 04/05
Couch Green Martyr Worthy	Possible	22	16.5	120	2007	Land negotiations at advanced stage, Planning application submitted and design commenced.
Railway Cottages West Meon	No	6	?		N/A	Septic tank failing. Possibility of connection to new development being investigated.
North Drive Littleton	No	10	10	10	N/A	Renovation of filter bed required. Under consideration 06/07
Westwood View Kilmerston	No	10	5.85		N/A	Underground suction pipe laid in Feb 2004. No further work envisaged.
Itchen View Itchen Stoke	No	6	4.5		N/A	No works planned.
Lambourne Close Sparsholt	No	4	2.34		N/A	No works planned
The Hallways Littleton	No	14	8.8		N/A	Replacement works required in next two years



Crawley Cottages STW Crawley	No	8	3.5	0	N/A	Septic Tank - No works planned at present.
The Goodens STW Cheriton	No	8	6	25	N/A	<b>Negotiation for land purchase for access road continuing. Failing pump station to be replaced this year and new safety fencing installed..</b>
Stratton Close STW East Stratton	No	6	3.5		N/A	New soakaway completed 2002.
Warren Cottages STW Micheldever Station	No	4	2.34	32	N/A	<b>Septic tank &amp; soakaway system requires replacement with next one or two years.</b>
St Mary's Close STW Droxford	No	6	3.5	20	N/A	<b>Septic tank at end of useful life. Proposal to pump effluent to The Park STW dependant on land acquisition which is progressing.</b>
Gorse Down STW Owslebury	No	6	3.5		N/A	No works planned.
Old Stoke Road STW Stoke Charity	No	6	3.5		N/A	Underground sludge suction pipe required – consent being sought from the land owner.
Big Tree Cottages STW Soberton	No	14	8.2	0	N/A	Works to reduce ingress of water into plant completed May 04.
Kiln Lane STW Old Alresford	yes	14	14, 40/60		N/K	Inconsistent test results. May need reed bed to polish final effluent.
Wine Cross STW Boarhunt	No	8	8, 20/30		N/A	Improved 1996, not adoptable. Land is lease hold
Long Priors STW West Meon	yes	40	40, 40/60		2007	Reed bed installed during March 2004 – monitoring of plant carried out to establish success.
The Park STW Droxford	yes	34	19.9, 40/60		N/K	<b>New compressor installed at works has improved quality of effluent so that it is within EA quality standard.</b>
Birch Hill STW Boarhunt	No	14	11, 40/60		N/A	Improved 1997, not adoptable no freehold access New sample chamber installed
Widley Walk STW Widley	No	8	6, 20/30		N/A	Improved 1999, not adoptable no freehold Problems with meeting EA consent standards required alterations to aeration system which appears to be effective.
Woodlane Close STW Bramdean	yes	26	20, 40/60		2007	Initially completed in 2000, SW required additional works. Which were completed in 2004/05.
Beech Grove STW Owslebury	No	71	49.5, 20/30/2.5		N/A	Completed 1999, not suitable for adoption for legal reasons. Additional work to reed beds required to meet EA standard completed in October 2004.
The Pastures STW Cheriton	Probable	19	12		2005/06	Improved 2001, offered to SWS for adoption
The Brook Old STW Alresford	yes	15	15, 20/30		2007	Completed & awaiting adoption
Woodman Close Sparsholt	Probable	86	48		2007	Improved 2002, offered to SWS for adoption
Southbrook Place STW Micheldever	Probable	56	46, 40/60		2007	Completed 2002 offered to SWS for adoption

\*Environment Agency Consent is given as a volume that can be discharged from the works and on 11 treatment works they also require the effluent be below a minimum level set by themselves for Biochemical Oxygen Demand (BOD) and Suspended Solids (SS). Hence figures in this column are VOL,BOD/SS, Beech Grove has a further requirement for the amount of ammonia discharged.