

RAMSEY TOWN COMMISSIONERS

Street Lighting Policy

Originating Officer	Town Clerk & Chief Executive
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1. Introduction

- 1.1 The purpose of this policy is to detail where the Ramsey Town Commission will provide and maintain street lighting and to what standard subject to available funding.
- 1.2 The Policy has been developed within the overarching Ramsey Town Commissioners vision **"Making Ramsey a better place to be"**
- 1.3 The Commission Aims to **ensure a safe and attractive environment** and towards such it will **provide maintain and improve street lighting to meet the needs of residents.**
- 1.4 Energy policy and climate change are also directly linked and require effective coordination across many branches of Government. To facilitate this, the Council of Minister's Environment and Infrastructure Committee (EIC) was created.

The role of the EIC is to ensure the Isle of Man's policy on energy is sustainable for future generations. The three key aims are to:

- 1.4.1 maintain the security of energy supply;
 - 1.4.2 secure the efficient use of affordable energy and
 - 1.4.3 minimise the impact of our energy use on the Environment.
- 1.5 The term "street lighting" encompasses all illuminated assets which belong to the Commission including street lights, signs, bollards and other street furniture but is distinct from decorative/festive lighting.

2. Statutory Powers

- 2.1 The Local Government Consolidation Act 1916 provides the Commission with the power [but not the duty] to provide and maintain street lighting for any of the streets or places within the area of the town as defined within the Town boundaries.

Section 254 Commissioners may contract for lighting streets

The commissioners may, from time to time, enter into any contract with any company or persons for lighting any of the streets or places within the district with gas or other light, or for the supply of gas or other means of providing light; or for the supply of pipes, burners, meters, lamps, lampposts, or other apparatus or appliances for lighting the said streets and places, and for the repair thereof, in such manner and upon such terms as shall be agreed upon between the commissioners and such company or person.

3. Overview

- 3.1 The Commission currently manages and maintains over 900 street lights within the Town. The inventory grows as new developments are adopted.
- 3.2 The Commission contracts for the provision of new and maintenance of existing installations. The Commission require the contractor to provide the necessary expertise, reliability, and consistency to maintain standards.
- 3.3 A schedule of all lighting columns and fittings, together with lamp type and operating hours is maintained by the contractor and the Commission have restricted access to this.

4. Benefits of Street Lighting

4.1 The benefits of street lighting are:

- Reduce road traffic accidents
- Reduce the severity of road traffic accidents
- Reduce the fear of crime
- Promote the night time economy

These benefits are enjoyed by residents, businesses and visitors to the town and the total cost of the provision is met by the town rate fund.

4.2 The costs of street lighting are:

- Financial: Capital, maintenance and energy costs
- Environmental: Carbon emissions and light pollution
- Amenity: Visual and aesthetic impact

4.3 The policy seeks to strike a balance between the benefits and costs of street lighting by applying British Standards within budgetary constraints.

5. Lighting Provision

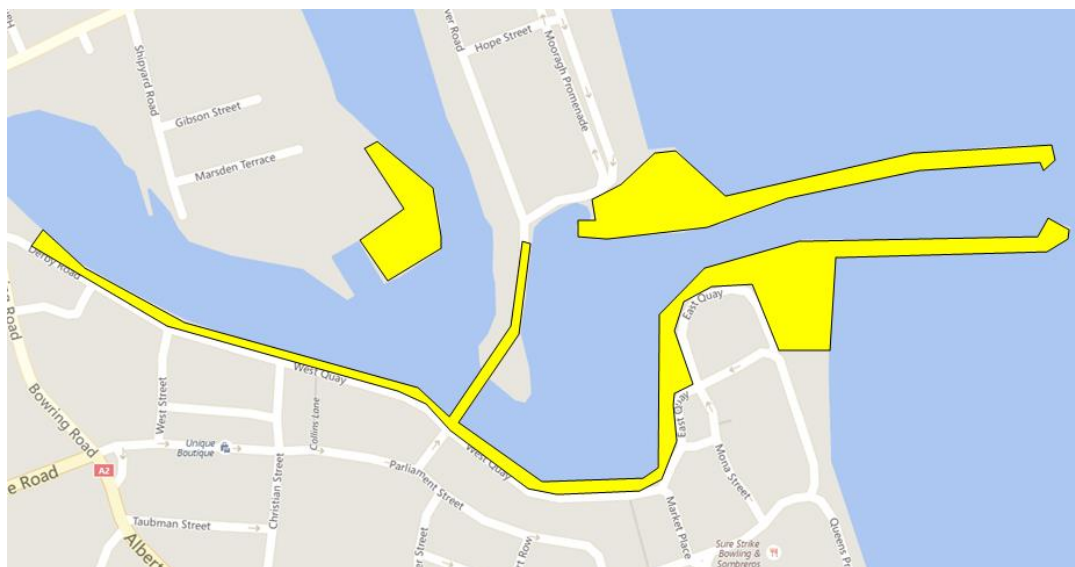
5.1 The need for street lighting varies by location. It is generally accepted that urban and residential areas should be provided with street lighting. However, the level and standard of lighting provided will be dependent upon a number of factors.

For example, town areas with high pedestrian use may benefit from the provision of a higher level of street public lighting whereas environmental factors in rural areas may constrain the level and type of lighting considered necessary.

5.2 Roads within the town are generally provided with lighting in accordance with the relevant minimum British Standard applicable to the type and use of the adopted highway.

5.3 Footpaths and cycle tracks will only be lit where there is high night-time use, fear of crime issues and no alternative route.

- 5.4 Where requests are made for the introduction of new or additional street lighting these will be investigated and considered by the Commission having regard to public safety and budgetary constraints.
- 5.5 Where utility works and/or highways works involve the undergrounding of existing overhead services or major road reconstruction schemes are planned the Commission will review and where necessary and practicable renew street lighting services within those schemes.
- 5.6 All new or replacement street lighting will be located in public footpaths or on public land, where practicable. Otherwise locations will be agreed with adjacent land or property owners and agreements to locate obtained before installation.
- 5.7 In addition to Ramsey Town Commission lighting, the Department of Infrastructure provides lighting within the confines of the operational harbour area including East and West Quay, the Swing Bridge and the North and South Pier areas.



Indicative Map of Harbour zones with lighting operated by Department of Infrastructure

6. Lighting Hours

- 6.1 Our policy is to light the main thoroughfares of the town and areas with higher anticipated night-time footfall until 1 am. Lighting will be switched off after these times, other than as detailed in 6.1.1, to reduce energy consumption and light pollution.

The Commission may extend or amend these hours for special occasions and events on a risk-based analysis.

Areas of the town with high footfall in the mornings (such as school access roads) may also be lit from 6:30 until dawn.

Lighting hours within the town are as follows:-

- 6.1.1 All-night lighting.
Operates between dusk and daylight hours predominantly at major road junctions such as Parliament Square, Market Place and at junctions with side roads on main routes. The majority of all-night lighting operates on photo-cells.
 - 6.1.2 Dusk to 1am and early morning lighting.
Operating between dusk and 1am, then from 6:30am until dawn outside daylight hours.
 - 6.1.3 Dusk to 1am lighting
From dusk until 1am but without early morning operation, for a small number of lights predominantly on estates and side roads.
- 6.2 Lighting times are determined by location and are generally established for the purpose of pedestrian and traffic safety, review is undertaken when requested for example through the Northern Neighbourhood Policing Partnership meetings.

7. Removal of Street Lighting

- 7.1 This policy sets out where street lighting will be provided and to what standard on the adopted highway subject to available funding.
- 7.2 Local residents will be consulted on the proposed removal of any street light and will be provided with details and locations of any street lights identified for possible removal.

8. Changes to facilitate development

- 8.1 Where requests are made by members of the public or developers to alter street lighting installations the cost of any alteration will be the responsibility of the requester and will be charged for.
- 8.2 Where alterations are requested to street lighting schemes the Commission we will not take in to account any private lighting as contributing towards meeting street lighting standards

9. Use of New and Emerging Technologies

- 9.1 This policy applies where street lighting is provided and subject to available funding.
- 9.2 The Commission has determined that it will utilize LED (Light Emitting Diodes) light sources for all new installations and for replacement lighting heads.
- 9.3 The Commission will constantly review new and emerging technologies to ensure that the most technically and economically advantageous street lighting technology is utilised.

9.4 When resources permit the Commission will investigate a Central Management System (CMS) to facilitate dimming and remote monitoring.

10. New Developments and Adoptions

10.1 The Commission requires developers to follow this policy should they wish the Commission to adopt street lighting.

10.2 Developers are required to make early contact with the Commission prior to commencing street light design, and to obtain formal agreement to adopt prior to installation.

10.3 Street lighting will only be adopted on completion of all construction works and in conjunction with Appendix 1 of this document.

10.4 Street lighting designs for new developments must satisfy current British Standards and incorporate LED lighting heads & Lucy Zodion central management system.

10.5 Further design guidance for developers may be obtained through RTC.

11. Maintenance

11.1 The Commission contracts the maintenance and management of its lighting installations.

11.2 The Commission require the contractor and its staff to hold relevant and up to date qualifications to prove maintenance & installations are carried out in line with British standards and good industry practice.

11.3 The contractor will undertake regular inspection of all installations to ensure satisfactory operation.

11.4 The Commission will provide a system for public reporting of faults through its website and via the Town Hall. All reports will be transmitted to the contractor for investigation and repair / recommendation within 3 working days.

11.5 The contractor are required to undertake repairs to faulty lights either identified during inspection visits or reported by the public or local authority office within 14 days although the contractor will use reasonable endeavours to make repairs as rapidly as possible on a priority basis.

12. Policy Review

12.1 This policy will be subject to review by the Commission every four years and will be presented to the Board for such purpose at the June meeting in the year of each General Election, commencing 2020.

13. Responsible Officer

- 13.1 This policy falls under the responsibility of Works and Development and any question in relation thereto, and responsibility for application, management, review and reporting thereon is vested in the Technical Services Manager.

Appendix 1.

Adoption (Accrual) of Street Lighting and Illuminated Apparatus

Street Lighting services within Ramsey are provided through a maintenance contract on behalf of Ramsey Town Commissioners (RTC). It is a condition of this continuing agreement that any illuminated apparatus which is intended to be maintained by the contractor must have been designed and installed to their satisfaction.

Without exception, all apparatus which is intended to be adopted, hereafter referred to as Accrued Apparatus, into the scope of the maintenance contract, must be compliant with the British Standard for street lighting (BS5489) . A copy of the latest version can be obtained from RTC.

Within the agreement the flexibility exists for Developers to select to either produce their own street lighting design or the utilise the contractors design service. In the event that you elect to undertake your own lighting design, these designs will have to be subjected to a design check by RTC'S contractor.

Similarly, Developers may choose to undertake to install the apparatus or alternatively elect to use the contractors installation service, in the event that the installation works are not carried out by the contractor then all works must be subjected to an installation check.

Further details of each of the various options are set out below and representative costs can be obtained from RTC. The cost of the installation service will require a specific quotation to be provided.

Design Service:

If a Developer requires proposed Accrued Apparatus to be designed, RTC shall notify the contractor in writing providing details of the Proposed Development. Upon receipt of the development details a design will be produced by the contractor

The costs of the design service payable by the Developer will be in accordance with the appropriate costs as detailed in the quote provided by RTC. Having prepared the design on behalf of the Developer, it will automatically follow that the Developer will not be eligible to pay the Design Check Fee and the works are assumed to be fully compliant with the Development Standard Specification.

Design Check:

If a Developer undertakes the design of proposed Accrued Apparatus in respect of its proposed development, RTC & the contractor will be entitled to undertake a review of the design in order to confirm whether or not the design complies with the British Standard for street lighting (BS5489). Such review shall be completed by RTC's contractor.

The cost of the design check payable by the Developer will be in accordance with the appropriate costs. When in the reasonable opinion of the contractor the design fails to meet the DSS the Developer must undertake further work so as to bring the design up to the requirements of the DSS. Further Design Checks will be undertaken until such time as the contractor believes the design to meet the British Standard for street lighting (BS5489) or until RTC confirms that the proposed Apparatus will not be accrued.

Installation Service:

If a Developer requires proposed Accrued to be supplied and installed and connected, RTC shall notify the contractor in writing providing details of the proposed Development. The contractor shall undertake the supply and installation and connection of the proposed Accrued Apparatus within a timescale to be agreed.

The costs of the supply, installation and connection of the proposed Accrued Apparatus, payable by the Developer, will be as detailed in the contractors quotation provided prior to the commencement of the works. Having installed the apparatus on behalf of the Developer, it will automatically follow that the Developer will not be eligible to pay the Installation Check Fee and the works are assumed to be fully compliant with the British Standard for street lighting (BS5489) and will immediately be accrued into the scope of the maintenance contract.

Installation Check:

If a Developer undertakes the supply, installation and connection of proposed Accrued Apparatus in respect of its proposed Development, RTC will be entitled to undertake a review of the supply, installation and connection undertaken in order to confirm whether or not the installation and connection complies with the DSS. Such review shall be completed by RTC's contractor.

The cost of the installation check payable by the Developer will be in accordance with the appropriate costs. When in the reasonable opinion of RTC's contractor the supply, installation or connection fails to meet the DSS the Developer must undertake all necessary further work so as to bring the supply, installation and connection up to the requirements of the British Standard for street lighting (BS5489).

Further installation checks will be undertaken, up to a maximum of 2, until such time as RTC's contractor believes the supply, installation or connection to meet the British Standard for street lighting (BS5489). In the event that following the 2nd installation check remedial works remain outstanding, RTC may elect to instruct the contractor to undertake all necessary remedial works after which time the apparatus will be immediately accrued into the scope of the maintenance contract and the Developer will be recharged in full the actual cost of the remedial works undertaken or RTC may confirm that the proposed Apparatus will not be accrued.

With effect from the date of confirmation received by RTC from the contractor, that the Apparatus meets or exceeds the British Standard for street lighting (BS5489), the apparatus becomes accrued in to the scope of the maintenance contract project.

You are requested to indicate your preference with regards to the above options, you must select one either the design service or design check and one of either the installation service or installation check.

Once your preferences are known I will be in a position to provide you with the appropriate documentation.