



ALEXANDRA PARK AND PALACE CHARITABLE TRUST

BOARD MEETING

13 DECEMBER 2021

Report Title: Street Lights and lighting in the Park
Report of: Emma Dagnes, Deputy CEO
Purpose: To inform the Trustee Board of the condition of external lighting across the site and the improvement measures being taken.

Local Government (Access to Information) Act 1985 N/A

1. Recommendations

1.1 To note the content of this report.

2. Executive Summary

- 2.1 The amount of feedback that the Trust has received about street lights and lighting in the Park has increased in recent years and the Trust has been working through a backlog of faults across the site, including recurring power outages and ageing infrastructure.
- 2.2 The lights are regularly inspected. Improving the Park lighting was identified as a strategic project prior to the pandemic, however, budgets were cut to a level where only critical works have been possible.
- 2.3 In 2021 a survey was undertaken and, as expected, the 40 year old infrastructure is at the end of its life. The Trust does not have the estimated £1m+ resources required to upgrade the lighting network, which is now on the list of 'unfunded priority works required', and the Trust is actively seeking funding options.
- 2.4 This report sets out the Trust's policy on lighting the Park and strategic routes and temporary measures being taken and the funding options being considered.

3. External lighting policy

- 3.1 There are three elements of external lighting, which are managed in different ways according to operational requirements:
- Globe lighting on the South Terrace – which also serves as emergency lighting
 - Park lighting – around the Park and the Park pathways
 - Alexandra Palace Way street lighting – a strategic transport route

- 3.2 Where a report of a faulty street or park light is received the Trust's facilities team will assess and repair as soon as possible, with lights on strategic transport and main routes taking priority. Often it is not a straight forward case of changing a lightbulb, in most cases the wiring infrastructure that supports the street or park light has failed and cannot be easily resolved.
- 3.3 It is the Trust's Policy that the existing lighting in the Park will not be increased. The priority for lighting is to ensure adequate lighting is provided for the Trust to undertake its activities effectively and not to create unnecessary disturbance to wildlife, caused by lighting. The main routes are; the road and pavement along Alexandra Palace Way, the path along the Old Deer Enclosure and the passage from Duke Avenue underneath the railway bridge. This creates a well lit route for people to arrive and leave events and activities at the Palace from our car parks, public transport and neighbouring streets. We also acknowledge that this route enables people to access the W3 bus route.

These main routes remain well lit and are our priority to fix when the infrastructure and budgets allow.

- 3.4 Recent works in November include;

- Following regular power outages, the Council's Highways Team provided assistance in powering up the Dukes Avenue passage lights. We had intended to pilot the use of a solar light in this area, which has now been relocated to the pathway opposite the Grove Car park.
- Installing a solar powered light on the pathway to Gate 1 (near the Old Deer Enclosure), which has received positive feedback and the Trust will be purchasing three additional units to instal along this path.

- 3.6 There have been requests for additional lighting in other areas of the site, such as the path beside the playground to Dukes Avenue, which have to be considered very carefully in terms of risks to nature conservation and increasing anti-social behaviour in the playground at night.

4. Next steps and options being considered

- 4.1 The current style of lampposts on site (and fitting sulphur bulbs) are no longer manufactured due to changes in industry standards and the Trust is searching for suppliers that are holding stock, in order to replace the 4 condemned lampposts, expected to cost in the region of £30,000.
- 4.2 Haringey Council's Highways team have been extremely supportive in assisting to improve the street lighting on site and further conversations will be taking place at the end of November to discuss the possibility of replacing the street lights on AP Way with modern, energy efficient LED lights that is consistent with street lighting across the borough. This would enable the Trust to enter into a service level agreement with the Council's highways team for repairs and maintenance of the street lights.
- 4.3 Park lighting was found to be less urgent than expected and, although initially we considered this to be a full rewiring project at a cost of £1m+, through the success of the solar trials and with support from Haringey Council we are moving closer towards sustainable solutions that would prevent the need to rewire and replace the existing infrastructure. This is a huge achievement and we will continue to monitor the

performance and the lighting levels of the trial solar powered lights to ascertain the most suitable light fitting for different locations within the Park.

5. Risks

- 5.1 Reputation and perception of safety in the Park - Whilst we understand the concerns particularly in light of recent high profile crimes and particularly against women, we do not advocate anyone walking through a dark park at night time off these main routes. Even when there is some lighting. There is a lot of evidence to suggest that lighting can create dark spots that can create hazards, including places for people to hide and ambush.
- 5.2 Impact on the heritage – The historic warm Victorian style of lighting is no longer viable from a cost and sustainability perspective. White LED lighting is more compliant.
- 5.3 Impact on biodiversity – The lighting at Alexandra Palace has been in existence for decades. We've had no professional ecological advice on the lighting scheme. One of the test units produces light with wavelengths thought to have a lower impact on bats.

6. Is the decision/ action consistent with the Charity's Vision, Mission Purpose and Values? Five Year Plan priority pillars?

The options of LED and Solar lighting being considered are in line with:

- 6.1 The charitable purposes to repair, restore and maintain the Park and Palace for public benefit and will support resilience as we re-open and resume *enriching lives, through great experiences*.
- 6.2 Our values, specifically bring *resourceful*, to repair and protect the charitable assets, under exceptional circumstances, in the most cost and time effective way possible.
- 6.3 All three Pillars of the Five Year Plan:
 - **Pillar 1** *Put in place and maintain the highest achievable standards of heritage & environmental stewardship for the Park, Palace & Collections*
 - **Pillar 3** *Improve our overall resilience*

7. Equality, Diversity & Inclusion

- 7.1 The actions outlined in this report are assessed as having no adverse impact on any protected characteristics groups or any other groups.

8. Legal Implications

- 8.1 There is no legal requirement around the provision of lighting in the Park and on Alexandra Palace Way, which is charity land, however the Occupiers Liability Act 1984 applies. In prioritising repairs to lighting on the main routes through the site, the Trust is meeting its statutory duty as a landowner to keep visitors safe.
- 8.2 The Council's Head of Legal & Governance has been consulted in the preparation of this report, and has no comments.

9. Financial Implications

- 9.1 The wiring that supports the Park Lighting is past its life span and in certain areas of the park has deteriorated to a point where it is not feasible to bring the lights on without major infrastructure repairs. Replacing the existing network (cabling and hardware) like for like would be £1.8m+ (based on £7,400 per lamppost replacement and digging up cabling £1m). If the solar trials continue to a successful conclusion solar installation is estimated to cost £504,000 (based on £2k per light x 252 lampposts). The Trust remains unable to fund the full solar installation as a wholesale change but could look to do it in stages if no external funding is forthcoming.
- 9.2 Replacing all street lighting on Alexandra Palace Way with the standard lampposts installed across the borough will be significant and have yet to be costed.
- 9.3 The Council's Chief Financial Officer has been consulted in the preparation of this report, and has no comments.

10. Use of Appendices

Appendix 1 – Summary of 2021 Lighting Survey

Appendix 2 – Map of external lights on site, highlighting strategic main routes

11. Background Papers – None

Lighting report – Appendix 1

Summary of 2021 Survey of Lighting Network

1 A full survey of external lighting across the site was carried out over three weeks in 2021, which looked at both structural and electrical infrastructure. As expected, the 40 year old infrastructure is at the end of its life with some areas in a much worse state than others.

2 South Terrace Globe Lighting

This infrastructure has reached the end of its life and is being managed and maintained as best as possible within the Charity's resources. A quote received for replacing these with a rewired LED system to allow colour change to soft glow from white light is estimated at £1m.

3 Park Lighting

The survey found that, although the infrastructure is old, it wasn't in as bad a condition as expected.

4 Alexandra Palace Way Lighting

4.1 The structural survey assessed all 252 lampposts across the site for damage, deterioration, defects and unsafe conditions. Each lamppost was rated against the following criteria:

GREEN: - No structural defects that affect the columns continuing performance, next inspection within 72 months or 36 months for a column that has received just a visual inspection. **82 lampposts were assessed as green.**

AMBER: - A single or several structural defects that affect the units continuing performance and the next inspection within 36 months. **166 lampposts were assessed as amber.**

RED: - A single or several very significant structural defects that affect the units continuing performance and the unit is replaced as soon as is reasonably practicable.

4.2 **4 lampposts were red rated** and recommended for replacement:

- No 23 on AP Way opposite the building.
- No. 39 on the path opposite The Grove car park
- No 56 on AP Way between The Grove and Hornsey Gate
- No. 131 on the footpath at the far end of The Grove car park

4.3 Due to the road being a strategic transport route there are different criteria to be considered in the performance of the street lighting on AP Way, compared to park lighting and we are working with Haringey to find a sustainable solution for the future.

5 The estimated cost for addressing the entire lighting network including underground cabling, on a like for like basis, exceeds £1m. The Trust does not have the resources to undertake these works which are now on the list of 'unfunded priority works required' and the Charity will be actively looking for funding schemes to apply for and have requested additional grant from Haringey Council to address priorities on this list. The lighting is included.

