



## Lawley Village – Courtyard/Street Lighting

### Reporting

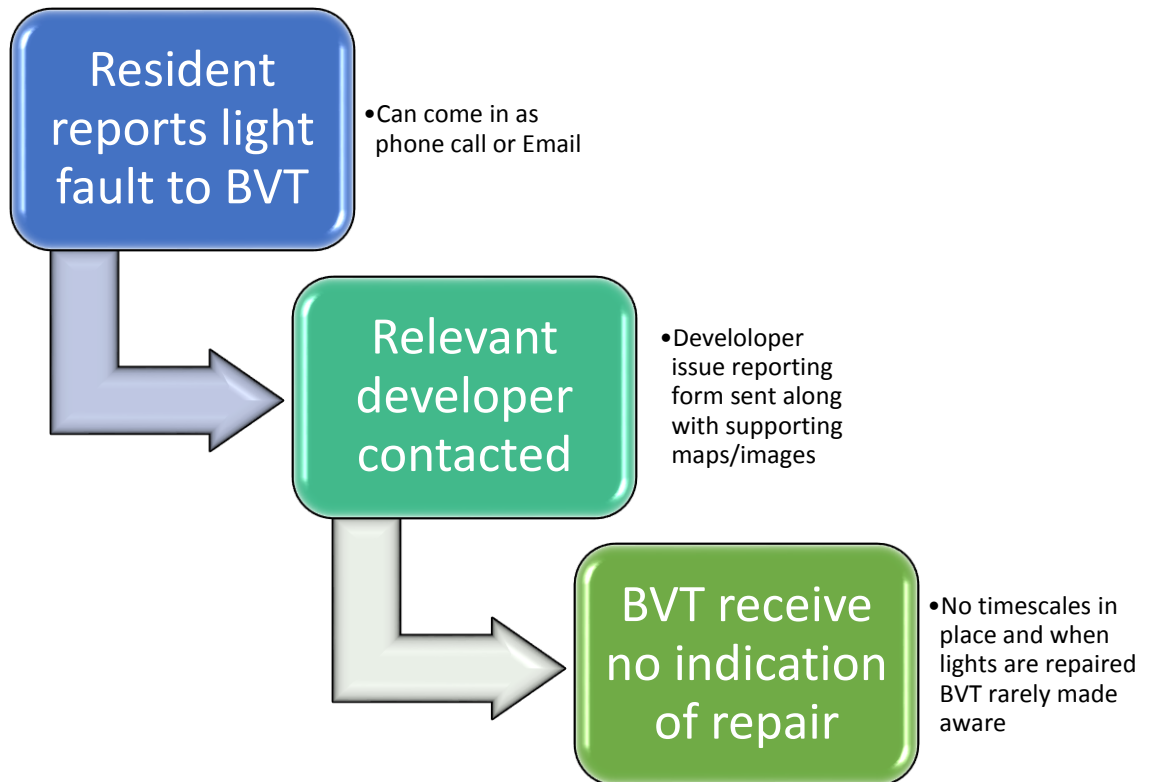
#### Current Situation

- All courtyard lights/street lights in all locations currently the responsibility of each respective developer (based on site phasing)
- BVT currently have no responsibility for courtyard/street lighting in any area of Lawley Village.
- Current repair times for Courtyard/street lights is not standardised – Repair times can vary from a week to a month all the way up to 2 years

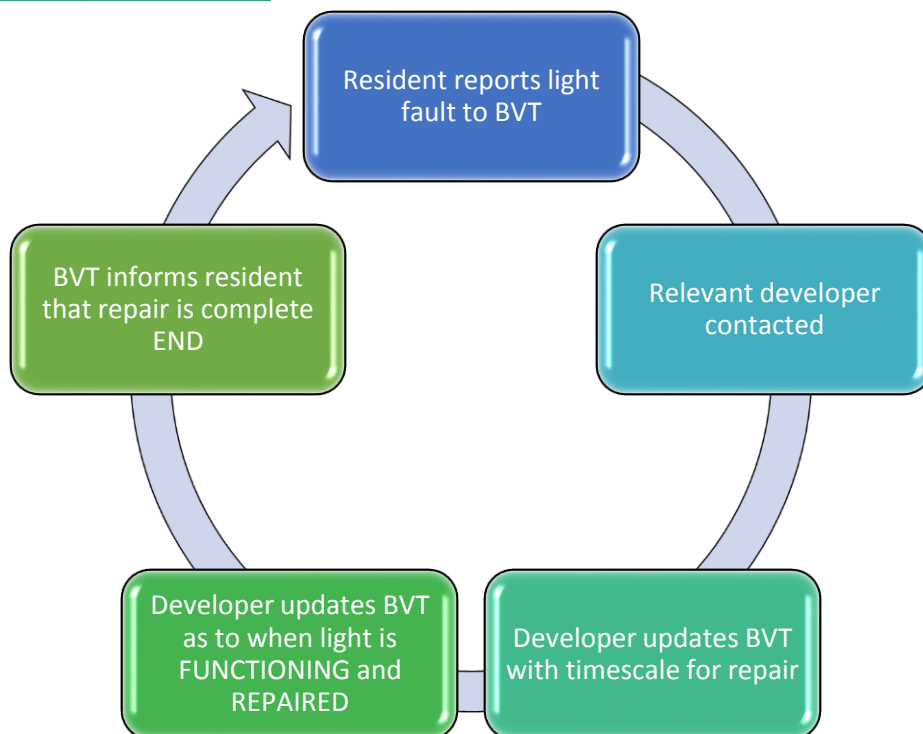
#### Current standards

- As BVT receives complaints regarding courtyard/street lights we are then reporting these faults to the relevant developer teams for repair.
- In most cases we do not receive acknowledgment of the repair request.
- BVT have created a developer issue reporting form to assist with keeping track of repairs.
- There have been several occurrences of on-site developer teams denying that they are still responsible for the lights, and directing residents to us as it is now 'BVT responsibility'.
- Some residents have injured themselves due to lack of lighting in courtyards.
- Many residents feel understandably unsafe in unlit areas late at night- this has led to an increase in requests for security lighting and CCTV.
- In some areas courtyard/street lighting does not even exist, and it is proving difficult to obtain a date as to when the lighting will be installed.
- Courtyard lighting/street lighting is not regarded as a final finishes item- there has been several incidents where courtyards have been completed and then the surface has been disturbed to install lighting columns.
- There has also been several incidents where columns have been installed with no lights on the top.

### Current reporting flowchart



### Ideal reporting flowchart



Reporting Problem	Solution
No single point of contact for reporting lighting faults	Developers to supply single point of contact for all lighting repairs across all phases of Lawley Village
No reporting back to BVT	Clear lines of communication between single point of contact and BVT
Developers taking responsibility for lighting is not consistent	Clearly defined lighting plans made available to residents, (via BVT website) that clearly shows which developer is responsible for which lights
No updates as to when lighting will be installed	Clearly defined work specifications detailing when street lights are due to be installed and in which areas

## Current issues onsite



### Phase 1A




Location	Issue
Yew Tree Moor	Light not working (July 2016)
Peppermill	Day Burner (2014)

### Phase 1B

Location	Issue
Small Hill Road courtyard	Light not working

### Phase 3

Location	Issue	Photo
Light Lane courtyard	No bulb on light	
Light Lane courtyard	No bulb on light	

<p>Light Lane courtyard</p>	<p>Block paving removed, hole in street 6 months +</p>	
<p>Light Lane entrance</p>	<p>Light installation incomplete wrong location</p>	
<p>Hobbins Lane</p>	<p>Light column installed, block paving not replaced correctly</p>	
<p>Hobbins Lane Courtyard</p>	<p>No Lights installed</p>	


Wulfgeat Lane	No Lights Installed	
Birchfield Way	No Lights installed	
Birchfield Way	No Lights installed	
Grice Lane	Installation not finished	
Plimmers Lane courtyard	No lights installed	

**Phase 4**

Location	Issue
Higgs Row frontage	No lights installed
Symon Fold Courtyard	Lights not repaired (2)
Birchfield Way Courtyard	No lights working (2)

### Phase 6

Location	Issue	Photo
Bailey Grove	No lights installed	
The Cloisters/Bailey Grove Courtyard	No lights installed	
Duddell Street Courtyard	Light not working	
Candlin Way	Day burner	
Lineton Close Installation	Correct location?	

The Cloisters	Incorrect installation?	
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### Park Frontage areas

With regards to park frontage areas, there does not appear to be any street lighting installed at all. I am unsure as to whether this is a design element and that no street lighting is required, but I have had calls from concerned residents as to why there is no street lighting present in these areas.