

# External lighting

Requests and conditions of approval



North  
Tyneside  
Council

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## **Introduction**

This document provides advice on the installation of external lighting on your properties.

There are a number of things to consider and this guidance note will assist you in considering all factors in your external lighting.

As a tenant you have a right to make certain improvements to your home but only with the Council's advance written permission. We will not refuse permission unless there is a good reason. The right to make improvements applies to secure tenants only, if you are an introductory tenant, you must not carry out any alterations or improvements to your home or property.

Please make sure you read and consider this guidance before applying to make any alterations or improvements.

If you have any questions or queries, please get in touch with us directly and we'll be able to advise.

## Installation requirements

We have a number of conditions that must be met before we can give agreement for the installation of CCTV or camera doorbells:

- Beams must not be pointed directly at windows or glazed doors of other houses.
- PIR lights must be adjusted to minimise nuisance to other neighbours and not be triggered by traffic or pedestrians outside the curtilage of the installation.
- The design of the external lighting installation must comply with Approved Document L, Conservation of fuel and power. A suggested solution would be to ensure each lamp does not exceed 150W per light fitting and the lighting automatically switches off both when there is enough daylight, and also when it is not required at night.

## **Responsibility for maintenance**

North Tyneside Council will maintain and repair any hardwiring leading up to the external lighting fitting, if you had gained our permission for the work in the first place and, when inspected after completion, they were passed fit (see Tenancy Agreement, Section 9.3.4).

Rewiring, or the provision of power and lighting or other electrical fittings (including smoke detectors) qualify under the Compensation for Improvements Regulations.

## **Reference to external guidance**

There are a number of places online where you can find additional information on before submitting your application. These include:

### **Approved Document L:**

[Merged Approved Documents](#)

## **Once you've completed the work**

Please email us with the completion details, any necessary certificates and warranty details. We may contact you to carry out a post-inspection.