



Connecting the nation:

A local government digital connectivity summit

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Urban wayleaves

Who we are

1297AD, Magna Carta
back Lord Mayor – promotional
Private/Public
Contemporary Importance
Barbican Centre/ Guildhall Art Gallery
Policing
Education
5 Thames bridges
Open Spaces
Wholesale markets
We create the environment

The Problem

Lack of connectivity holding
growth
The need for speed



What's in it for me?

Businesses (money)

Residents (votes)

Devolution of business rates

Economic Development

More prosperous area with more content public



Why we took action -

- 80 million sq ft office space with cyclical development activity
- 30,000 TMT sector occupying 23% of City office space.
- 5000 new TMT jobs expected in next 10 years
- Slowest superfast
- Problem more acute in City of London due to volume of multi let buildings
- Jeopardises the attractiveness of the City as place to do business
- Issue for central London and other UK cities



Better Broadband. Faster

The Digital Toolkit

Coordinate

Facilitate

Negotiate



It's Free

What is in the Toolkit? – 5 Aspects

1. Guidance note helps you through the process of agreeing wayleaves
2. Key steps flow chart a guide to gaining timely agreement of wayleaves
3. Standardised Wayleave Agreement for existing and new buildings

Rights of the Operator

The Operator's Obligations

The Grantor's [and Tenant's] Obligations

[Tenant's [and Tenant's Guarantor's] Obligations to the Grantor

Alterations to Apparatus Required by the Grantor

Interference

Assignment and Sharing

Termination

Indemnity Provisions

Mediation of Disputes and Dispute Resolution

Notices

4. Key personnel contact log of key personnel details required
5. Model risk assessment and method statement step by step method statement which explains the risk control measures you plan on carrying out

- Thoughts/controversies
 - Government and Local Authority buildings should be offered on a non-exclusive basis for housing of mobile and wireless broadband infrastructure
 - Think about associated properties – leisure centres, social housing, libraries
 - Think about other assets – lighting, furniture
 - The London Plan / Local Authority planning policies should promote the need for greater indoor mobile coverage
 - More innovation from providers
 - Small cells integrated in new developments
 - Mobile
 - City is keen to be a 5G test bed



Digital Infrastructure Toolkit



Standardised Wayleave Agreement

Supported by



In partnership with



www.cityoflondon.gov.uk/standardisedwayleavetoolkit

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