

Connectivity

Wayleaves



What new wayleave??

- **City of London digital infrastructure toolkit**
- "This standardised legal document will speed up the process for businesses to get superfast broadband and has been published by the City of London Corporation"



Fixed Line Broadband – new wayleave

SQUIRE
PATTON BOGGS

1. Fixed line cable broadband only
 1. Virgin
 2. COLT
 3. Hyperoptic
 4. BT
 5. Openreach
2. Announced August 2016 and backed by
 1. City of London
 2. Government
 3. RICS
 4. City of London Law Society
 5. Broadband Stakeholder Group
3. Practical guidance and negotiated precedent which is already in use
4. [Toolkit here](#)

squirepattonboggs.com

3

Who was involved in the negotiations?

SQUIRE
PATTON BOGGS



Brookfield

vodafone

squirepattonboggs.com

4

Should we adopt the new standard form wayleave?

- What's better about the new standard wayleave?
 - Licence to alter + wayleave.
 - Route for installation of equipment is better defined (subject to good plans!)
 - Indemnity is £10m aggregate per insurance year. Common standard practice is:
 - Virgin, BT and Vodafone - £10m in aggregate (not per year).
 - Colt - £5m in aggregate (not per year).
 - Insurance level is £10m for large buildings and £5m for small buildings. In many standard docs there are no minimum insurance levels.
 - It's been negotiated for 18 months and operators are coming under political pressure to adopt it.
 - Stricter control on location and amount of equipment.
- What's worse about the new standard wayleave?
 - Lift and shift - requires 3 months' notice rather than 60 days for VF, Colt and Virgin. Same as for BT.

What's next on standardisation?

- The Digital Infrastructure Wayleave will be revised to reflect the new telecoms code:
 - Alterations
 - Sharing
 - Additional equipment
- New standard form mobile agreement – query lease and wayleave? Backed by Central London Forward and government.