

A quick guide the Network mapping process:

1. Land Ownership

The first requirement is to identify the landowner of the area crossed by the route.

This can be done by asking around, getting together in a small local group or by organising a public meeting (the steering can help with maps, an equipment and advice). At meetings, some have been able to agree on the route and sign wayleaves, especially for smaller landowners.

But make sure the key checkpoints for the route is gone over

If the land is tenanted we will need to contact them to go over the route with them or maybe the landowner will contact them

2. Agree on Routes

Once you know the landowner, agree with them the route of the core network and spurs across their land and any chambers that may be there. You don't need to worry where about ducting needed over someone's land to feed their own property. We only need wayleaves where core parts of the network go over private land to connect adjacent property.

3. Key checkpoints for building the network

The route needs to be practical so you need to go over these with the landowner.

The trunking 16mm and 7mm are dug into a depth of 45cm or 18 inches unless it's a ploughed field.

The network normally follows field boundaries (less likely to be damaged with field drainage work at a later date).

Chambers need to be accessible by the splicing teams 4x4 vehicle and trailer.

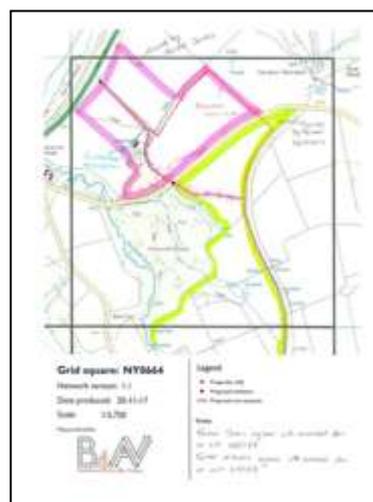
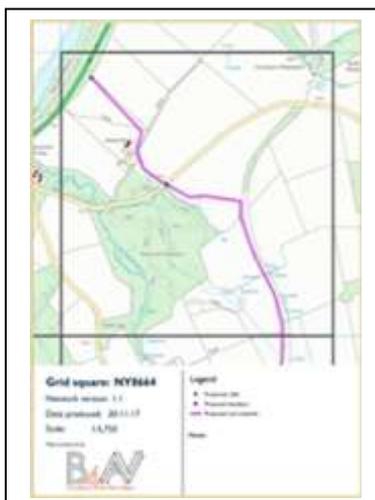
The quickest option is a tractor with a mole plough for suitable land.

For more challenging areas mini diggers can be used

For tight areas, we can use a ditch cutter that's operated by walking behind or digging by hand.

Also, the landowner can do the work under the work for shares scheme. We will just need to make sure he can do it to our specification at £1.50 per meter.

Make a note of changes and anything that we need to be aware of that will need avoiding. Watercourses, boggy areas, proposed building plots, utility conditions of bridges if we are intending to cross, gateways with deep ruts (experience has shown it can be better to go under a wall).



4. Maps and Wayleave

Drawing on any amendments and the property boundaries on the map. **Also, make sure the map is marked with the landowner's name as on the wayleave.**

Get the wayleave signed based on the agreed route.

5. Return the map to Ed

Either emailed (scanned or photographed) to ed@hudspeth.co.uk
or

Deliver it to 5 Allen Mill Cottages, Allendale, NE47 9EQ (by the football field)

Return the signed copy of the wayleave agreement to Ed or any Community Champion, who will, in turn, get this to B4RN.

B4RN
Wayleave Agreement

Name: _____
Address of Owner: _____
Post Code: _____ Phone Number: _____
Address of property if different: _____
Post Code: _____

The owner of the land shown on the attached map, agrees to let Broadband for the Rural North Ltd (B4RN) install its network across our land following the route shown on this map. We have also agreed on the map the location of any buried services of which we are aware so that B4RN can avoid any potential damage to them whilst installing its network.

- B4RN agrees to take every care to minimise any inconvenience during the installation and also to make good any damage done.
- B4RN agrees that the landowner is not liable for any costs associated with subsequent accidental damage to the network across their land.
- Other the owners of the land agree to let B4RN have access to the land for the purpose of maintaining or repairing the network.
- B4RN will endeavour to arrange for any work to be carried out at mutually agreeable times and to minimise any disruption and damage to the land caused by the work. Any accidental damage done will be made good to B4RN.
- Other the owners of the land also agree that if any work to install this agreement will give B4RN at least 12 months notice to remove their network components from our land. This is necessary so that B4RN can install new network cabling and avoid disrupting services to other members of the community.
- B4RN is not for profit community benefit society and agrees not to provide broadband services to the rural communities where commercial services are not prepared to go. In recognition of this we the landowner agree to accept any proposal for the granting of the wayleave.
- Should the network ever transfer to a commercial profit making company the owner of payments for wayleave would cease and instead the landowner will have to negotiate with the owner.

Agreed on behalf of the landowner: _____
Print Name: A. Hays Date: 1-1-19

Agreed on behalf of B4RN: _____
Print Name: Ed Date: 1-1-19

Broadband for the Rural North Ltd. Company Registration Number: 3112026
Registered Office: B4RN Ltd, Station Yard, Welling, UK, LE10 3JG. Phone: 01509 500000

6. The Wayleave

- Gives legal permission to build
- Indemnifies landowner
- Agree on the route with the landowner
- Map shows ownership and route
- Landowner name and address
- Address of property if different
- B4RN staff countersigns
- A Copy returned to landowner

7. FAQ

Why don't you dig up the road rather than going over private land?

We do have code powers to dig up the roads but its very expensive

The only way we can afford to build a community network is with the co-operation and generosity of landowners

What would happen if the cables were accidentally dug up or damaged in the future?

There would be no physical danger to land workers (there's no electricity in the duct)

We (ie B4RN / B4AV) would repair the damage at no cost to the landowner

Who owns the ducts and cables?

B4RN does on behalf of the community.



Email info@B4AVorg

webpage <http://www.b4av.org>

Follow us on

[Facebook](#)

[Twitter](#)