Delivering gigabit-capable broadband to new developments – Guidance for developers

Demand for gigabit-capable full fibre broadband is growing fast with businesses and households, as connectivity is now an essential part of everyday life, it is expected by all consumers. Access to broadband is now likened to essential utilities such as gas and water, ones that are taken for granted in new developments.

The ‘Future Telecoms Infrastructure Review’ outlines the Government’s plans for 15 million premises to have full fibre by 2025, and nationwide coverage by 2033. Superfast South Yorkshire (SFSY) is keen to work with developers to ensure that all new developments, residential or commercial, are equipped with the digital connectivity needs of the future occupants.

New developments are not part of the SFSY programme, the responsibility of providing broadband connectivity lies with the developer.

South Yorkshire is undergoing a transformation of broadband infrastructure, and coverage is expanding all of the time. With any new development the earlier you engage with broadband infrastructure providers the more cost effective the solution and deployment will be, in some cases this can be provided free of charge.

Residential Developments
Residents in new developments expect to be able to take full advantage of everything the internet has to offer including: connecting to the cloud, streaming in HD or ultra-HD, video calls, low-latency online gaming, online shopping and connecting with people on social media. The provision of gigabit-capable full fibre broadband will make the properties more attractive to buyers, and will meet the resident’s broadband expectations.

Commercial Developments
Having the right level of connectivity is crucial for commercial developments to ensure businesses have the complete infrastructure available from the first day. This will also help developers sell and fill the site. Suppliers are equally interested in working to provide connectivity at commercial sites, but critically need to be made aware of developments at the earliest possible opportunity to enable the best solution.

Gigabit-capable full fibre (FTTP – Fibre to the premise) - The future-proof broadband infrastructure option developers should provide in new developments:

What is full-fibre? Full-fibre networks use fibre optic cables to connect the exchange directly to each premise. Full-fibre connections are capable of delivering speeds greater than 1 gigabit per second (Gbps; 1 Gbps is equal to 1000 Mbps). Full-fibre networks are more reliable than copper-based networks and cheaper to maintain and operate. Full-fibre networks are also important for supporting high capacity mobile broadband networks, particularly future 5G networks. Full-fibre
networks, also referred to as fibre-to-the-premises (FTTP) or fibre-to-the-home (FTTH), consist of fibre optic cables running from the local exchange directly to each premises. Fibre optic cables transmit data using light and can carry more data with faster speeds and significantly less signal loss with distance compared to copper cables.

Developers will be asked to consider installing multiple full fibre infrastructure suppliers in order to provide choice and competition to consumers. Occupiers should be able to access broadband ideally from a choice of at least two providers upon occupation of the premises. Developers should also consider their ability to upgrade the infrastructure in the future in order to minimise disruption to occupiers/users.

**Broadband Infrastructure Suppliers:**

**Openreach:**
Sites of 30+ plots (Free): [https://www.openreach.com/newsites-registration-form--30--plots-1](https://www.openreach.com/newsites-registration-form--30--plots-1)
Sites of 2 -29 plots: [https://www.openreach.com/network-services/](https://www.openreach.com/network-services/)
General information: [https://www.openreach.com/fibre-broadband/fibre-for-developers](https://www.openreach.com/fibre-broadband/fibre-for-developers)

**PLEASE NOTE:** Openreach will be dropping the threshold for new sites getting fibre without developer charge from 30+ plots to 20+ plots for sites registered after 1st April 2020, below 20 plots there will still be a revised rate card for developers to contribute to getting their sites fully fibre enabled


**CityFibre:** [https://www.cityfibre.com/property/](https://www.cityfibre.com/property/)

**Hyperoptic:** [https://hyperoptic.com/](https://hyperoptic.com/)

**Gigaclear:** [http://www.gigaclear.com/](http://www.gigaclear.com/)

(This list in not exhaustive)

**To discharge a planning condition relating to gigabit-capable full fibre broadband, developers should provide:**

- A contract or invoice for the installation of gigabit-capable full fibre broadband infrastructure (must match the stipulation in the planning condition)
- Confirmation of the speed that will be achieved by the gigabit-capable full fibre broadband infrastructure from the supplier

**Other support:**
The Superfast South Yorkshire Team is available to offer advice and discuss connectivity solutions to new sites with developers and can be emailed at hello@superfastsouthyorkshire.co.uk

For more information please visit: [http://www.superfastsouthyorkshire.co.uk/sfsy/developments](http://www.superfastsouthyorkshire.co.uk/sfsy/developments)