

Dumers Lane, Radcliffe – Broadband Connectivity Assessment

Purpose

There is a requirement to ensure that new residences have access to superfast broadband speed (understood to mean a minimum of 24 Mbps) to ensure future occupants can obtain sufficient broadband services.

Process

The availability of broadband services and the associated speeds has been determined based on:

- Openreach coverage checker – which is available via the Openreach website and identifies available speeds in any area within the UK.
- Crosschecks with three of the main UK broadband providers.
- Investigation of the process for obtaining superfast broadband to the premises.

Results

Superfast Fibre broadband from Openreach in the form of Fibre To The Cabinet (FTTC) is available at a nearby address (177 Dumers Lane, Radcliffe, M26 2GE). Superfast fibre speeds of up to 67 Mbps are available and 'Ultrafast' speeds of up to 1130 Mbps

- Available internet speeds¹:
 - BT: Average Speeds of 67 Mbps
 - Sky: Average Speeds of 900 Mbps
 - Virgin: Average Speeds of 1130 Mbps

The proposed development comprises more than 19 residential units and therefore it is eligible for free provision of Fibre To The Premises (FTTP) from Openreach. This means that high-speed broadband (up to 1 Gbps) could be available within the proposed development;

Provision of FTTP would facilitate the highest available speeds for occupants of the proposed development however it is not a requirement based on the estimated speeds provided by BT, Sky and Virgin.

¹ The development postcode and, where applicable, nearest house number was submitted to each provider via their respective websites.

Conclusions and

Recommendations

Suitable superfast broadband speed, understood to mean a minimum of 24 Mbps, is available at the proposed development.

Openreach provide FTTC infrastructure and this is leased by BT and Sky whom provide suitable internet services, amongst other retail providers.

FTTP is available free of charge for this development subject to application to Openreach. This would ensure internet speeds are maintained between the cabinet and premises however it is not required based on the existing estimations provided by internet service providers. If the installation of FTTP were to be pursued, the application must be done at least six months before provision of the service to the first property is provided.

Types of Broadband

Broadband services in the UK can be provided in various ways. Options include:

- Asymmetric Digital Subscriber Line (ADSL) – which is provided via a copper telephone line.
- Fibre optic broadband – which is provided via a bespoke fibre network. Fibre optic broadband typically provides the highest speeds in the UK and can be further subdivided into:
 - Fibre To The Cabinet (FTTC) – a fibre connection is made between the exchange and a distribution point (cabinet), which in turn is connected to a residence via a copper cable.
 - Fibre To The Premises (FTTP) – a fibre connection is made between the exchange and the residence.
- Gfast – a new technology that delivers broadband via a copper cable, where the transmission is modified to increase the speed of the service.

Speed Requirements

The term 'superfast' is understood to mean speeds of 24 Mbps or higher. Available speeds for the technologies are as follows:

- Standard broadband – up to 24Mbps;
- Superfast broadband – up to 80Mbps (FTTC);
- Gfast Broadband – up to 330 Mbps (between FTTC and FTTP);
- Ultrafast Full Fibre – up to 1 Gbps7 (FTTP).

Current Availability

The availability of internet services at the proposed development has been explored in two ways:

- Assessment via Openreach – which shows the availability of their fibre network at UK locations via an automated service on their website.
- Enquiries with three main high-speed broadband providers in the UK, namely:
 - BT
 - Sky
 - Virgin.

The results are shown in the table below.

Provider	Findings	Comments
Openreach	The Openreach fibre network is accessible at the proposed development location.	Ultrafast Full Fibre speed (up to 1800 Mbps) is available at the nearest address that could be assessed via the service (177 Dumers Lane, Radcliffe, M26 2GE). The Openreach network is utilised by many providers. There are circa 650 suppliers at this address including the following: • BT • Plusnet • Sky • Structured Communications • Talk Talk • Vodafone • Zen
		Superfast Fibre speed (up to 80Mbps) is available at the nearest address that could be assessed via this service (177 Dumers Lane, Radcliffe, M26 2GE). The Openreach network is utilised by many providers. There are circa 650 suppliers at this address including the following: • BT • Plusnet • Sky • Structured Communications • Talk Talk • Vodafone • Zen

BT	Superfast fibre broadband is available at the development location.	Typical speeds in practice average at 73 Mbps for the nearest house number that can be verified (177 Dumers Lane, Radcliffe, M26 2GE).
Sky	Superfast, Gigafast and Ultrafast fibre broadband is available at the development location.	Typical speeds in practice average from 75 Mbps to 900 Mbps for the nearest house number that can be verified (177 Dumers Lane, Radcliffe, M26 2GE).
Virgin	Superfast, Gigafast and Ultrafast fibre broadband is available at the development location.	Typical speeds in practice average from 132 Mbps to 1130 Mbps for the nearest house number that can be verified (177 Dumers Lane, Radcliffe, M26 2GE).

Facilitation of Fibre Internet Services to Premises

FTTC is available at the proposed development and the proposed development will benefit from the option of FTTP. The benefit of FTTP over FTTC is that internet speeds are typically faster and the network has a greater capacity for higher speeds in the future, whilst being considered to be more reliable and consistent. The process and the cost of doing this varies depending on the development type and size. For developments comprising more than 19 plots, Openreach will install FTTP for free. The proposed development therefore qualifies for free facilitation of the fibre network from the exchange to the properties themselves. This requires registration of the site, specifically:

- Registration is required 6 months before provision of the service to the first property and eight weeks before development commences on site;
- The dates of commencement on site and required service must be provided;
- A description of the development including the number of plots, whether it is part of a larger development and associated phases;
- Contact details for the company building the properties and the person managing any queries from Openreach must be provided;
- Plans of the development must be provided including:
 - Location
 - Site plan at a minimum of 1:500;

- Schedule of accommodation that show how many plots per floor and their connection to a riser in cases of multiple cores.
- Registration is undertaken online, whereupon it will be assessed by the Openreach team. The timescale for this assessment is not defined, the customer service team advised that this varies according to the number of applications being processed at any given time, however a response from the assessment team should be received within five working days from submission of the registration form;
- Following assessment of the registration documents, an agreement will be provided by Openreach which must be signed and returned so that the application can be progressed by Openreach. This stage is not required if a framework agreement between the developer and Openreach has already been signed;
- Once the agreement has been signed it will be processed by the Openreach planning team, who will coordinate the connection process based on the development timescales.

Conclusion: Broadband Availability

Suitable superfast broadband speed, understood to mean a minimum of 24 Mbps, is available at the proposed development.

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