

shared access[™]

Anna-Marie Thomas
Shared Access
The Shipyard
Bath Road
Lymington
Hampshire
SO41 3YJ



07824 376954 - 01590 630152
anna.thomas@sharedaccess.com

Thursday 15th September 2016

F.A.O; Janine Howells
Town Hall
High Street
Thame
OX9 3DP

Dear Janine,

I am keen to arrange a non-committal meeting to discuss the funding opportunity available for the location at Thame Town Cricket Club.

This opportunity available is for the current existing facilities at Thame Town Cricket Club - which is a site, identified as important for telecoms purpose thus is required, to improve the network coverage locally. Shared Access can offer a cash incentive, in return to discreetly install telecoms apparatus at an agreed location on site.

For background on Shared Access; over €60 million was spent and is currently maintained in Irish Government contracts thus Shared Access are increasing their portfolio as a property business that specializes in build for telecommunications and in conjunction with both The Football Association and The Lawn Tennis Association have developed an innovative programme which seeks to improve digital connectivity. By viewing our website; www.sharedaccess.com you can see Former Arsenal and England International footballer; Ian Wright and Irish International footballer; Gerry Armstrong marketing our company.

Our in house deployment team have extensive experience of planning applications with all risk and cost incurred by Shared Access with no commitment required by you. Noticed thus far is the site is within a conservation area, Grade II listed building in the south eastern corner, Grade I listed Church to the west. Surrounding residential properties back on to the site and the club house has 6-7m flagpole.

I have enclosed documents which include a briefing note, NHS leaflet and the cash offer document for £30,000.00.

Shared Access are more than happy to come to the Council and meet to discuss all of the above in more detail. Please contact me if you would like this to be arranged.

shared access[®]

I look forward to hearing from you.

Kind regards,



Anna-Marie Thomas
Project Administrator - Shared Access

**Shared Access Ltd
Site Solutions - Cash Offer**

Shared Access Ltd offers to acquire a lease from the Grantor on the terms set out below. The offer is made on a subject to contract basis.

Grantor/Club ('Grantor') name	Thame Town Council
Grantor - site address	Thame Town CC, Church Meadow, Church Road, Thame, Oxfordshire, OX9 3AJ
Grantee	Shared Access Ltd - Navigation House, The Shipyard, Bath Road, Lymington, SO41 3YJ
Duration of Lease and commencement	30 years.
Consideration - Cash	£30,000.00 payable on completion of the Lease.
Operator Condition	Completion of the Lease is conditional on Shared Access granting a site licence agreement to a mobile network operator ("Telecoms Agreement") within 12 months. The Operator may be: <ul style="list-style-type: none"> - CTIL (for use by its permitted sharers Telefonica UK Ltd and Vodafone Ltd) or - EE Limited and/or Hutchison 3G Ltd - Vodafone, Telefonica, H3G or EE either on a stand-alone basis or in a sharer combination
Planning Condition	Completion of the Lease is also conditional on Shared Access securing Planning Permission for the Shared Access Works within 12 months.
Shared Access Works	On the fulfillment of the two conditions (Planning and Telecoms Agreement), Shared Access will supply and build a telecommunications installation for the Operator on the site. The design & specification of the works will be agreed and shown on drawings ('GADs') attached to the agreement. After exchange, Shared Access will have the right to make reasonable amendments to the GADs either to help secure planning permission, or a Telecoms Agreement, subject to the approval of the Grantor, approval not to be unreasonably withheld.
Additional Works	Shared Access may carry out additional works during the Term subject to the Grantor's approval, approval not to be unreasonably withheld, either for the Operator or to facilitate the grant of site licences to additional operators during the Term.
Permitted Use	Deployment and use of telecommunications mast and Electronic Communications Apparatus.
Form of documentation	Agreement for Lease and Lease to follow the Shared Access proforma, subject to Grantor legal due diligence.
Grantor's Solicitor	Ratio Law LLP 21 Victoria Avenue, Harrogate, HG1 5RD Attn: Nick Trowell - Partner Tel: 01423 507886 Mobile: 07733 322904 E mail nick.trowell@ratiolaw.co.uk

Shared Access's UK General Counsel	Neil Brown – Shared Access Ltd. Mob: 07831 490808 Neil.brown@sharedaccess.com
Fees contribution	£1,250.00 Shared Access will pay the fees contribution if the Agreement for Lease is exchanged. The fees contribution (other than the Due Diligence Fee) is not payable if the Grantor withdraws before exchange, or is unable to proceed.
Due Diligence	Shared Access will at their own risk pay an agreed fee of £250.00 plus VAT to Ratio Law to fund an initial Due Diligence Report to verify the Grantor's title, and to check for consent and other issues to be addressed. Shared Access will undertake to Ratio Law to pay the cost of this Report on behalf of the Grantor whether or not the matter proceeds.
Offer Expiry	Shared Access reserved the right to withdraw this offer if the Grantor has not has not appointed a solicitor who has confirmed their appointment by 31ST October 2016 (Expiry Date).
Grantor's lead contact details	Name: Janine Howell Designation: Asset Manager for Thame Town Council Telephone: 01844 212833 E mail: janine.howells@thametowncouncil.gov.uk
Other comments/terms	

.....
For and on behalf of Shared Access Ltd
Duly Authorised.

DATE.....12/09/2016.....

Grantor's Checklist:

- **Contact/engage with solicitor – Ratio Law LLP Attn: Nick Trowell**
Tel: 01423 507886 Mobile: 07733 322904
- **Formal legal identity of Grantor who will sign the Agreement.**
- **Check details of Grantor's ownership – freehold or leasehold?**
- **Grantor's Title Number? Copy of Grantor's Lease, complete with plans?**
- **Consents required:**
 - **Mortgagee(s)?**
 - **Landlord?**
 - **Brewery/commercial partner?**
 - **The FA/Sports Authority?**



So what is the best advice when using a mobile phone?

There is no immediate need for concern when using mobile phones or having a base station in your area. This is because, despite much research, there is no convincing evidence that either will cause harm. However, we have only been using mobile phones widely for the last decade or so and we need more research to look at the situation, particularly in the long term.

The body and nervous system are still developing into the teenage years. Therefore, as a precaution, the UK Chief Medical Officers advise that children and young people under 16 should be encouraged to use mobile phones for essential purposes only, and to keep calls short. If you are concerned, you can take steps to reduce your exposure such as using hands free kits or texting.

To see the evidence available so far, visit the websites given at the back of this leaflet.



Where can I find more information?

The Department of Health website www.dh.gov.uk/en/PublicHealth/Radiation has a list of places to find a whole range of information about:

- scientific research
- international guidelines
- radio wave measurement standards
- European regulations
- planning for base stations
- exposures from base stations
- the law on mobile phones and driving
- many other issues associated with mobile phone use.

Further information

World Health Organization – www.who.int/mediacentre/factsheets/fs193/ev/index.html

Health Protection Agency – www.hpa.org.uk
Type 'mobile telephony and health' into the search bar

NHS Choices – www.nhs.uk/conditions/mobile-phone-safety/pages/introduction.aspx

Directgov – www.direct.gov.uk
Type 'mobile phones' into the search bar

Ofcom Sitefinder website about base station emissions – www.sitefinder.ofcom.org.uk

© Crown Copyright 2011
405348 1p Feb 11
You may reuse the information in this leaflet free of charge in any format or medium, under the terms of the Open Government Licence.
To view this licence, visit www.nationalarchives.gov.uk/doc/open-government-licence/
This leaflet is available to download from www.dh.gov.uk (enter 'mobile phones' in search box).



Mobile phones and base stations



Health advice on using mobile phones



Around nine out of ten households in the UK have access to a mobile phone and they are now part of our way of life. This leaflet briefly outlines how mobile phones and networks work, provides some answers to the questions you might have about them and offers guidance on where to go for further information.

How do mobile phones work?

When you make a call on a mobile phone, the phone transmits radio waves to the antenna of a nearby base station. The base station then transmits the call using the mobile telecommunications network to the phone of the person you are calling.

In towns or cities, where there are many phone users, more base stations are needed than in the countryside. The antennas of base stations may be mounted on masts, buildings or other structures.

A useful animation of how mobile phone networks operate can be found here: www.mmfai.org/public/start.html

So how safe are base stations and mobile phones?

Radio waves from base stations in this country comply with international health and safety guidelines. The levels of radio waves emitted from base stations in places where the public have access are generally found to be hundreds or thousands of times below the health and safety guideline limits. And, although the levels of radio waves from mobile phones are higher than from base stations, all mobile phones comply with international and UK health and safety guidelines.

What does the science say about safety?

Research focusing on mobile telephony over the last ten years has shown no convincing evidence that the radio signals from mobile phones and base stations cause adverse health effects (refer to World Health Organization (WHO) website).

In the UK, the Health Protection Agency (HPA) closely monitors all mobile phone and health research. Apart from an accident risk when using a phone while driving, it states, '...there is no clear evidence of adverse health effects from the use of mobile phones or from phone masts.' However, as people have only been using mobile phones for relatively few years, the HPA advises that more research be carried out, especially to investigate whether there might be longer term effects.



Is it possible to get too close to base stations and their antennas?

Radio waves get weaker as you get further away from antennas. Many different structures are used to host base stations and measures are always put in place to ensure a safe distance between the public and the antennas.

Do radio waves cause cancer?

The UK Mobile Telecommunications and Health Research programme reported in 2007 that no association was found between mobile phone use of less than ten years and cancers of the brain and nervous system. However, as the situation for long-term exposures is less clear, the HPA continues to monitor the scientific evidence.

What about mobile phones heating up the brain?

Any increase in brain temperature that may occur from using a mobile phone close to the head is very small, well within the normal body heating from everyday activities such as exercise and is not considered by the WHO to be harmful to health.

Briefing Note: Shared Access Telecoms Parks Scheme (Thame Town Council).

1.0 Introduction:

1.1 This briefing provides information on Shared Access and its integrated floodlight scheme, which is currently being presented to local authorities in London. Further details also contained include the prospective financial and infrastructure offers available to Thame Town Council should agreement be obtained to discreetly host telecoms antenna within the council's park sites and outdoor leisure facilities.

2.0 Background and offer:

- 2.1 Shared Access is a telecommunications infrastructure company who, in partnership with The FA and Lawn Tennis Association (LTA), have developed an initiative to improve sporting facilities via the establishment of shared wireless mobile and broadband infrastructure across the United Kingdom.
- 2.2 The company has identified over 1250 potential investment sites across London (and UK), and is currently working with a number of organisations (i.e. local authorities/sports organisations/schools) to develop on-site telecoms solutions, which are driven by wider investments into community sporting facilities (i.e. floodlight schemes)
- 2.3 Shared Access would like to discuss the ground associated with **Thame Town Cricket Club** as a potential site that could either involve an integrated floodlight scheme or the discreet installation of telecoms apparatus in sites considered appropriate by the local authority (i.e. parks). This is due to Mobile Network Operators (MNOs) requiring additional infrastructure to improve mobile and broadband coverage – particularly 4G technology. However, unlike phone operator agreements, Shared Access will pay both a capital sum and an annual income, which can then be used to finance on-site improvements to sports facilities.
- 2.4 As mentioned, Shared Access also operates a floodlight scheme (hence the FA/LTA partnership) whereby the company installs floodlights at no cost to the landowner/sports clubs. In some circumstances this offer is considered a more economically advantageous proposition to organisations seeking to generate extra revenue from the asset via user fees. Within this agreement, Shared Access will also cover the yearly maintenance for the lifetime of the contract (25 years). However, due to floodlights being inappropriate in some locations (i.e. proximity to housing), Shared Access has varied its offer to include a cash settlement that is paid to either landowner/lease owner and involves the discreet installation of telecommunications infrastructure only.
- 2.6 Where a site has been identified by mobile phone operators as important for improving mobile phone coverage, and where an aspiration for floodlights exists, Shared Access will install a full set of floodlights to the required sporting standard (FA/LTA/RFU). However, to expedite operator requirements the company will install a single integrated model that incorporates telecoms apparatus. Alternatively, should floodlights already exist at the location, Shared Access will replace a single lighting column with an integrated version and provide a cash settlement and revenue stream to the landowner (i.e. Council). To provide further flexibility, Shared Access will also split infrastructure where the company will discreetly install telecoms apparatus at one site, and furnish another location with floodlights.

- 2.7** The company currently also has operations in the Republic of Ireland, where the company facilitated €110M worth of investment along with the Irish Government's Office of Public Works to modernise and manage telecommunication sites at Garda Police stations, and public and government buildings in Dublin.
- 3.0 Next Steps:**
- 3.1** For next steps, Shared Access request a full list of Council sites (i.e. Parks/Leisure Facilities) that the authority consider (i) appropriate to host telecoms (ii) where floodlights are required.
- 3.2** Shared Access also seek permission to conducted panoramic photos (PANs) at varying heights at identified sites, which will be used to inform operators of the site's potential for telecoms purposes. Following this, a Multi Skilled Visit (MSV) will be scheduled by which radio technology operatives visit the site to assess feasibility and mast design (also informed by the PANs). Only by carrying out both tasks will MNOs be able to advise on the extent of coverage (broadband and 4G) the proposed infrastructure would deliver – although the intention would be to cover as wide an area as possible (i.e. main residential area).
- 3.2** It should be noted that neither tasks (set out above) commit the Landowner to any agreement with Shared Access or their partners and are only employed for the purpose as described (3.2).
- 3.3** Once complete, Shared Access will draft a proposal with plans (drawings) and provide a legal agreement, and with landowner's consent, proceed to planning. A draft copy of the lease agreement can be provided on request.
- 3.4** To ensure widespread notification of the proposals, all Shared Access schemes go through a full planning process and only progress on landowner's consent being secured. However, due to telecoms infrastructure sometimes generating concern amongst residents – particularly around the perceived health impacts, Shared Access always undergo a pre-planning consultation in order publicise the plans to relevant interested parties (i.e. parks users, local residents, schools).
- 3.5** The locating of phone apparatus on Council property can also reduce the need (and proliferation) for street based infrastructure, and provides a direct income stream to the authority. The below photo provides an example of telecoms 'street furniture'.



3.6 It should be noted that the above site would go through the prescribed Permitted Development Rights (PDR) process that broadly can be split into the following two categories:

- Those that allow minor forms of development without the prior approval of the local planning authority, such as the installation of antennas (i.e. small cells) onto buildings and structures, and the installation of equipment cabinets (volume less than 2.5 cubic metres)
 - Those relating to more significant developments, such as phone masts (up to 15m in height) extended or replacement masts up to 20 metres. For this, MNOs must follow a prior approval procedure, under which the local planning authority is given the opportunity to inform the sitting and appearance of the installation. For example, the planning authority has 56 days, starting from the day it receives the prior approval application to make a decision on whether it approves the installation. However, if the planning authority fails to notify of its decision(s) within the allocation timeframe, permission is deemed to have been granted.
- 3.7 Due to the MNO following the above process, and with the infrastructure now being considered critical to coverage requirements, the ability of the Council to remove these sites can prove very difficult. However, if a suitable alternative location can be identified (i.e. parks) in the early stages, then operators will consider this a credible option – particularly if a street based installation is likely to generate local concern from the community. It should be noted that MNOs pay no rents or fees for street based masts.
- 4.0 Finances:**
- 4.1 Shared Access have developed a specific agreement that benefits organisations responsible for multiple sites (i.e. Councils). This agreement can include the installation of floodlights (with telecoms), standalone telecoms infrastructure or a mixture of both – all being dependent on mobile operator interest.
- 4.2 In terms of the financial offer available for the installation of telecoms only, Shared Access will pay the council **£30K** per installation (25 Year term):
- 4.3 As mentioned, if floodlights are required, then Shared Access will install to the required sporting standard, which will be gifted to the landowner (excluding the telecoms apparatus). This also includes their full maintenance for the duration of the contract (25 years).
- 5.0 UK Productivity Plan:**
- 5.1 The Government are also considering changes to laws governing telecoms infrastructure to support near universal ultra-fast mobile broadband (4G) and voice call coverage across the UK. This includes the Government recently initiating a consultation exercise on further changes to planning laws to encourage faster deployment of mobile infrastructure. Measures being investigated include the government extending permitted development rights to taller mobile masts that would enable MNOs to construct without having to apply to the local planning authority. Further items include 'time limiting' planning approvals for mobile apparatus, and updating the Code of Practice.
- 5.2 This is due to the government's recognition of the importance of telecommunications to the economy, and follows the publication of their 'Productivity Plan Paper' that sets out a range of policies intended to encourage long-term investment into the UK. The paper includes a commitment to taking decisive action to make it easier for the market to roll out fixed and mobile infrastructure considered essential to UK needs. As well as the potential extension of permitted development rights, these actions will include reforming the Electronic Communications Code, and assessing whether to make 2013 planning relaxations supporting fixed high speed broadband infrastructure rollout permanent.

- 5.3 Implications falling out of the changes include the potential proliferation of street based Infrastructure whereby MNOs apply to the local planning authority (Permitted Development Rights) to install phone masts at street level. It should be noted that whilst these are greatly contentious for local residents, MNOs will pursue these types of proposals if no alternative sites are proposed (i.e. due to a moratorium), with a further implication that the operator will pay no costs for or revenue to the landowner once in place.
- 5.4 Therefore, the locating of phone apparatus on Council property (as proposed by Shared Access) provides an effective alternative to street based plans to help reduce the need for their implementation, and provides a direct income stream to the authority. As specified above (3.4), all Shared Access schemes go through a full planning process, with the site provider (i.e. Council) involved throughout the process to identify suitable locations and help design appropriate solutions.
- 6.0 Using Public Sector Property for Telecoms (Government Advice):**
- 6.1 In September (2015), the Ministers of State for Housing and Planning (Brandon Lewis MP); Minister for Culture and Digital Economy (Ed Vaizey MP) and Chancellor for the Duchy of Lancaster (Rt. Hon Oliver Letwin MP) sent a joint letter to the leaders of each local authority advising public bodies to consider utilising their assets for improving mobile phone and digital coverage.
- 6.2 The letter follows a decision by central government to make available to MNOs government owned buildings and freehold land for the purpose of hosting communications apparatus, and encourages local authorities to:
- Review their property portfolios to identify locations considered appropriate to host telecoms,
 - Consider applying the government's standardised commercial terms,
 - Consider the implementation of a central broking service to match sites to MNO needs,
 - Agree to the creation of a single source map (via ePIMs) to identify all public sector sites.
- 6.3 In addition to the above, the letter also makes clear the government's commitment to the digital agenda and to providing improved mobile phone reception across the UK with the recently published Digital Communications Infrastructure Strategy. A copy of the Strategy can be found by clicking the following link: <https://www.gov.uk/government/publications/the-digital-communications-infrastructure-strategy>. A copy of the central government letter to local authority leads is also attached as **Appendix One**.
- 6.4 For further information on the above, please contact Malcolm Sutherland, Cabinet Office (Government Property Unit). malcolm.sutherland@cabinetoffice.gov.uk
- 7.0 Phone Masts Moratoriums:**
- 7.1 Since 2000, and following issues raised at the time around the perceived health risks regarding mobile phones, a number of local authorities implemented moratoriums that effectively prohibited communications apparatus on council own land and assets. However, for many local authorities, such 'blanket' moratoriums have had the opposite effect (i.e. reduction in the number of masts) as MNOs have instead installed infrastructure on private land, or on the highway where MNOs have statutory rights.

- 7.2** Councils, therefore, have minimal involvement or control to the siting of mast installations other than when they exceed a height of 15m and full planning approval is required. As a consequence, and prompted by this lack of control, many local authorities have since either relaxed or repealed the policy, as in many circumstances the locating of phone infrastructure on Council property is considered more appropriate than at street level, or in areas likely to generate local concern.
- 7.3** Additionally, and as a further benefit, Councils are able to inform on the design and ensure the proposed infrastructure does not negatively impact the visual amenity – particularly when located near to residential property. An example of where a mast has been installed on private land where a Council has in place a moratorium can be highlighted by the below photo.



- 7.4 It should be noted, however, that it is not possible for Council officers to determine which Council owned site would be suitable for MNO coverage requirements, as this can only be determined by the operator's radio frequency planners (RF), which are based on existing, future expansion and upgrading plans.
- 7.5 Recognising the needs of MNOs to provide comprehensive network coverage has also informed Councils to remove or relax existing moratoriums – particularly where coverage is deemed essential for local businesses, or where a Council is looking to attract investments (e.g. Business Improvement Districts). For example, in both LB Waltham Forest and LB Southwark in place moratoriums were recently relaxed in order to drive digital connectivity across the borough – a key priority for both Councils.
- 7.6 With the economic pressures placed on Councils and decreasing budgets, the placing of telecoms on Council property can also provide much needed revenue. This is of particular relevance for non-statutory services (i.e. parks and leisure) where often income generation targets are employed to offset year by year reductions in funding.
- 8.0 Regional and Local Connectivity Plans:**
- 8.1 Further information on how regional and individual boroughs are progressing plans around better connectivity are provided below:
- **Greater London Authority (GLA): High Speed Connectivity (London Plan)** - The Mayor's ambitious plan to ensure London has the communications infrastructure to support its 'world city' status. Contact: Julia Harrowsmith julia.harrowsmith@london.gov.uk
 - **London Parks & Green Spaces Forum:** Developing a mobile app to promote London parks. The Forum has worked with Shared Access to promote the parks connectivity agenda to London local authorities. Contact: Tony Leach Tony.Leach@london.gov.uk
 - **LB Camden - Better Connectivity:** Recently approved by Cabinet, Camden are prioritising better connectivity as a key borough outcome for its business and residents. For more information please go to Alec.Hartopp@camden.gov.uk
 - **LB Lewisham – Income Generation:** The Council plan to use telecoms as an effectivity means to generate income. Plans currently going through Cabinet scrutiny. For more information please contact Katie Wood jack.fowler@lewisham.gov.uk
- 9.0 Health Information:**
- 9.1 In April 1999, the then Minister for Public Health (Tessa Jowell), requested the National Radiological Protection Board, to set up an Independent Expert Group on Mobile Phones (IEGMP) and consider the concerns around the possible health effects from the use of mobile phones, base stations and transmitters.
- 9.2 In 2000, the committee published the Stewart Report, which led to the creation of the Mobile Telecommunications and Health Research Programme (MTHR). The MTHR has now released two reports, one in September 2007 and one in February 2014 (completed in 2012), which pulled together all the evidence gathered.
- 9.3 The Advisory Group on Non-ionising Radiation (AGNIR) has also published reviews of the potential health effects of radio waves, the most recent of which was published in 2012.
- 9.4 Overall the lengthy research programme found no evidence that exposure to generally low frequency base station (mobile network) emissions during pregnancy affects the risk of

developing cancer in early childhood, and no evidence that use of mobile phones can lead to an increased risk of leukaemia. The MTHR's research also did not find any evidence to suggest some people suffer unpleasant symptoms caused by exposure to signals from mobile phones or masts. Its research programme included some of the largest and most robust studies of this question.

- 9.5 The MTHR recognised specific concerns regarding TETRA radios and base stations used by emergency services. However, the report released in 2014 found no evidence of specific adverse effects related to exposure to TETRA signals.
- 9.6 For more information, please refer to the attached Department of Health leaflet with this report (Appendix two).