

London Diocesan Advisory Committee



Telecommunication Installations

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This paper is designed to help your church respond to any approaches by telecommunications companies who would like to install a telecoms base station in your church, or on church property. It explains how to deal with the aesthetic, technical, legal and ethical factors involved.

1. INTRODUCTION

(a) There are considerable financial advantages potentially to be gained from introducing a telecoms installation into suitable properties. Many housing estates and hospitals, as well as some churches, have installed such systems as a way of earning additional income.

(b) Careful consideration needs to be given to a range of questions, before a church decides if it wants to install a telecoms system. Many people are concerned at possible risks associated with telecoms aerials; and there are special issues related to aerials in churches, which have to be thought through before deciding to take up such an opportunity. Some of the factors to take account of are of a technical or practical kind, some architectural and aesthetic. Other criteria, especially those of the use of aerials, and any health & safety implications, are partly ethical and moral in character.

Concerning the technical aspects, this booklet is not to be taken as expert advice on any telecoms system. Any PCC accepting such a system must obtain independent professional advice and carefully consider it before coming to a final decision (see [4.2.1](#) below).

(c) Architectural and aesthetic questions may include any alterations to the building fabric, as well as the effect on a church's appearance and on its external setting. Health and safety concerns are very much in the public mind, and they are among several issues with an ethical dimension: especially important in the context of a Christian church. Finally, any church should reflect upon the theological implications of telecoms systems and how they may be employed by churches. The church is a place of worship and prayer, of mission to the world. Will this promote our worship and mission? What message are we sending out into the world?

(d) Before you can install a telecoms system in your church, you need a Faculty and cannot go ahead without one. The Diocesan Advisory Committee (DAC) gives advice to the Chancellor on buildings matters before he decides whether to grant a Faculty, and also helps PCCs to develop proposals which will be suitable from this point of view. But the Diocese and DAC cannot dictate a particular point of view to parishes. Rather, the DAC wants parishes to be given balanced information and guidance to help them think through all the issues for themselves before deciding whether to take advantage of offers from telecoms companies, and to apply for permission. This booklet can offer information, and provide pointers. But each PCC and church member must decide for themselves,

based on their own circumstances and judgment, what is right for their own community.

2. BACKGROUND INFORMATION

2.1. Types of telecoms installation

(a) Communications installations are not limited to mobile phone base stations. Sometimes they are for the use of the emergency services, taxi network relays, traditional telephone signal transmitters, or wireless transmitters for radio or TV. Recently, the need has arisen for broadband internet transmitters.

(b) However, for the time being mobile telephones are what we are mainly concerned with, because the market is so active with most of the population owning mobile phones. As a result there are high rentals to be had, making the idea attractive to many churches. This can result in pressure to accept - even when some in a church may have misgivings.

(c) Rentals have decreased slightly in recent months as a result of network mergers between several of the major operators, for instance the signal sharing arrangements between T mobile and Orange, and between O2 and Vodafone. This has made competition for transmission sites somewhat less intense.

2.2. What are '2G' and '3G'?

(a) During the development of mobile phones there have been successive generations of technology, sometimes called '1G', '2G' and '3G'. '1G' refers to the original cellphones. These were unsophisticated compared to today's phones, bulky and expensive. '2G' is the ordinary miniature mobile phone, which most people have had for a few years now. It was the first system to penetrate the mass market.

(b) '3G' was marketed by governments as the future of mobile telecommunications, to include video as well as internet access and other services, which would require broadband technology. Companies paid the Government huge sums for licences, but for a long time the technology could not be developed. Finally, in March 2003, one company made it to the High Street with a '3G' system.

(c) To plug the gap before any '3G' system was available, companies were developing what some referred to as '2¹/₂G'. This

was an enhanced service based on '2G', but with limited internet access, the capacity to send pictures and emails, and so on. Companies have been chasing a diminishing pool of sites for new stations using this transitional technology. '3G' is now widespread, however, and is available on all mobile phone networks.

2.3. New Edge Telecommunications Ltd (NET)

(a) It is most likely that you will be approached with a proposal for a telecoms installation by a company called New Edge Telecommunications Ltd, otherwise known as NET. In 2007 NET bought the portfolio of Quintel S4 Ltd, the company with which the Archbishops' Council had made the "National Agreement" for telecoms installations in church buildings in 2002.

(b) NET are engineers and installers, and work independently of the mobile phone operating companies. If they install telecoms equipment in your church your contract will be with NET only, and NET will then have separate contracts with the operating companies. NET will approach the "cell planners" at the operating companies to establish if an installation at a particular church site would suit their needs, and then approach the PCC of that church to find out if they would consider hosting the equipment. Effectively, therefore, NET act as facilitators of an agreement between themselves and the PCC on the one hand and the mobile phone operating companies on the other.

(c) In the first instance, NET will produce a feasibility study explaining their method of work and outlining a number of options for an installation at your church. At this stage the PCC is not committed to the installation. The feasibility study is the principal document from which the PCC can work in considering its options and coming to a decision. The intention is to take a consultative approach to the design and to reach a conclusion which minimises the effect on the fabric of the building and on the life of the church community.

3. REACHING A DECISION

3.1. Sources of advice

(a) Several heritage and amenity groups have produced guidance of their own in relation to telecoms installations, and can be contacted directly for further advice. These include the Society for the Protection of Ancient Buildings and the Central Council of

Church Bellringers. Their leaflets may be obtained directly from those organisations, and online (see Appendix B below).

(b) Having gathered advice from these sources, as well as from the Diocesan Property Department (see Appendix B below) it is for the PCC in the first instance to decide whether it wants to go forward with any proposal for a telecoms installation, subject to consultation and permissions. More is said about this later in this booklet, but first we set out some of the issues for a PCC to think about and discuss at the outset. In relation to a church building, the DAC will consider some of these (see [4.3.3.](#) below), in particular those in sections [3.3.3.-3.3.5.](#) - but the PCC should do so first.

3.2. Other options: church-owned sites and buildings

(a) Not all buildings or land for which a PCC is responsible may be part of the Church itself, or even within its curtilage. If you want to erect a mast or other installation on any other church property such as a detached piece of land, you should consult the Diocesan Property Department (see Appendix B below). Questions in relation to the effect on adjacent properties, any visual impact, health and safety issues, planning permission, will all still need to be explored in depth.

3.3. Questions your PCC should consider

3.3.1. Ethical matters in respect of telecoms systems

(a) The Church is concerned that telecoms systems in churches limit themselves to moral and appropriate uses. An Incumbent and PCC have a duty to ensure the church is not used for purposes inimical to the Christian Gospel and good morals. The Faculty system is there to support them in this, but it is impossible to control other people's conversations and only rarely possible, in this context, to control the material which they choose to view online.

(b) Access to the internet via 2½ and 3G systems raises the stakes: issues concerning access to unsavoury websites, child protection and 'grooming' via mobile phones and the internet have been much in the news. In 2007 the Consistory Court of the Diocese of Chelmsford ruled that a telecoms installation in a church could not proceed because of the risk of inappropriate material being transmitted through the equipment. This ruling was subsequently overturned by the Court of Arches later in the same year, but the ethical questions remain. You may feel that the existence of a mobile phone mast itself is morally neutral, and that it is the way in which the service is used which is the moral issue. Equally you may consider the opposite to be the case.

(c) A PCC must consider all of these factors and come to a decision on the right way forward for them, preferably in consultation with the wider congregation.

3.3.2. Health & safety

(a) Some people think that there is a risk that the electromagnetic waves carrying mobile phone signals might be harmful to health. The difficulty in establishing this lies in the fact that mobile phones have only been in widespread use for a few years, making the long term effects on health impossible to measure. This booklet cannot offer formal advice in this area. There is a growing body of research which PCCs should consider, however. The websites of the World Health Organisation and the International Council on Non Ionising Radiation Protection (ICNIRP) provide summaries of and links to the most recent independent research, while the website of the UK Health Protection Agency provides more general information. Details of all of these sources are given in Appendix B below.

(b) One principle to be aware of is that the radiation from a handset, close to the mobile user, is very much greater than from an aerial some distance away. It seems to follow that any risk is mainly to mobile phone users themselves.

(c) Any risk depends on the distribution of transmitters, in relation to buildings and population. The output of your handset adjusts itself according to distance from the transmitter, being greatest for handsets at the limit of an aerial's range, but least for those close to a transmitter. By putting an aerial on the tower, if you are filling a gap, you might therefore be reducing the risk to some users. But passive non-users are in a different position: signals may be least strong in a trough between several aeriels, strongest close to an aerial. This suggests that a new transmitter should not be placed close to a school or other building containing young or vulnerable people. Also, the effect on occupants of tall buildings should be thought of: if a tower block stands in front of a transmitter, this may cause maximum exposure to those at the same height. The PCC should ask the operator to give you an analysis of the overall effect in your specific case.

(d) Don't forget visitors to the church coming from elsewhere. If a system is hidden for aesthetic reasons, the visitor will not know it is there. This could give grounds for complaint, particularly from families with children. Advisory notices might be considered; a PCC should discuss the pros and cons of this.

(e) If the public fears there might be a risk from a transmitter in the Church, they may not want their own children to attend a church nursery or Sunday School. This could damage the church's worship and mission - which are of greater value than the rental from the telecoms company - as well as jeopardising the financial benefit. How a possible hazard is perceived may have more impact than the scientific evidence.

3.3.3. Aesthetic aspects

(a) A telecoms installation may affect the appearance of the church, sometimes also its setting, e.g. if a new outbuilding or freestanding cabinet is needed for equipment. It is often possible to conceal the aerials, but this will need to be done with care. Any proposal for a church which is listed or in a conservation area will need to be sensitive to this in its design.

(b) It is sometimes assumed that a telecoms installation will be small and discreet. While the aerials used are becoming more compact they are often only a small part of the total installation. There may need to be an equipment room, which may require breaking through the structure to make openings for substantial ducts running up and down the tower. External equipment cabinets and excavations to install a new power supply may be required.

(c) There could be a long-term effect on the appearance of the church building. Many telecoms installations in churches are concealed behind replacement bell chamber louvers made from glass reinforced plastic (GRP, otherwise known as fibreglass) in order to strengthen the transmission of the signal. GRP is used elsewhere in some installations, for instance new flag poles containing the required antennas. Generally GRP is a good match for the material it imitates but the DAC is likely to ask that any GRP installations are agreed in advance by the church's quinquennial inspector, that any original parts are stored safely for eventual reinstatement, and that there should be provision for replacement of the GRP parts if they should fade over time. Any entirely new GRP structures must be designed to a suitably high standard.

3.3.4. Building structure & fabric

(a) In addition to ducts and cables, the equipment may require a new steel support structure. You will need the advice of a Structural Engineer (see [4.2.1\(v\)](#) below) about the stability of the tower with the structure in it, and in the future if and when it is removed. It must be possible to take the installation apart safely in the future.

(b) Many churches are listed as buildings of special architectural or historic interest, and many others are located in conservation areas. Older churches contain historic material which should be safeguarded. It may well not be acceptable to replace historic fabric. Loss of, or openings through, historic material should be minimised. To avoid this, the DAC usually asks for a detailed photographic survey of the affected areas with the proposed wiring routes and other installations clearly marked. Any features of historical interest can therefore be avoided. In cases where excavation is required an archaeological desk based assessment and possibly a watching brief on the construction work may be required. In the case of installations in older church buildings (usually those built before the early 19th century) archaeological research and supervision may also be required in the building itself before and during the installation work.

3.3.5. Service installations

(a) The electrical supply to a telecoms installation can either be provided by means of a new dedicated supply or by means of a sub-metering arrangement with the church's supply. As installers NET prefer the latter approach subject to there being sufficient immediate and long term capacity, and subject to the location of the existing power supply in relation to the proposed telecoms equipment. This avoids the installation of external meter cabinets and core drilling through the building. Generally, when a sub-metered supply is used, the PCC is paid quarterly in advance based on forecast consumption and the payment is then adjusted thereafter to match the actual usage.

(b) Any effect on the functioning of lightning conductors needs to be checked. Back-up power systems and the kind of batteries needed may be bulky. They generate heat, so the equipment chamber may have to be ventilated or even air-conditioned.

(c) Equipment and cables must not be allowed to interfere with church bells or their operation. The clock is also likely to be affected. In particular, quartz clock mechanisms may be adversely affected by radiation from telecoms aerials.

(d) The DAC will always require good detailed drawings to a sufficient scale and these are generally provided by NET. It will usually be a condition of a DAC recommendation for a telecoms installation that the quinquennial inspector should have seen and agreed these drawings, with amendments at their request where necessary.

(e) The PCC is responsible for ascertaining the presence of any asbestos which may be affected by an installation, and informing NET. The Control of Asbestos Regulations will apply. The Property Department has commissioned a survey of asbestos in all church buildings in the Diocese which has now been completed. If you are considering a telecoms installation, please contact the Church Buildings Advisor (see Appendix B below for contact details) for a copy of the report compiled in respect of your church.

3.3.6. Maintenance

If any of the equipment malfunctions, it will need to be fixed quickly. The PCC's contract with NET should specify the likely frequency of maintenance visits, but the PCC should bear in mind that access for emergency maintenance might be required at any time.

3.3.7. Access & security

(a) Any person needing to go up the tower should be able to do so safely. Responsibility for safe access, and who is liable in the event of damage, accident or injury, must be clear from the contract. The DAC will usually need to see written confirmation from the church's bellringing team that they are content with all of the details of an installation in a church tower.

(b) Problems have been experienced in shared buildings where telecoms companies have had installations, because keys can be passed between their sub-contractors. It can become unclear who has access, and premises can be left insecure. Generally, NET's operations are in-house, but the PCC should check that this is stipulated in their own contract and that the agreement can be terminated if security provisions are breached.

3.3.8. Future and multiple installations

As explained in 2.3 (b) above the church's contract would be with NET alone, who then arrange a further contract between themselves and an operating company. It is possible that NET may arrange further contracts with a second or third company, in which case the revenue due to the church might increase beyond that originally projected. New installations would of course require a further DAC certificate and a Faculty.

4. THE PROCESS

Each of the steps below does not have to be completed before embarking on the next. Time and trouble may be saved by taking some actions in parallel. If you are unsure what to do next, speak to

your Archdeacon and the Church Buildings Advisor (see Appendix B below).

4.1. Guidance and decision-making

(a) The PCC determines if they wish to proceed in principle with an installation. To help, the DAC offers general guidance for the PCC to consider, in the form of this booklet. The Parish should speak to their Archdeacon, for guidance on how to handle the whole matter. Then the PCC must discuss and decide.

(b) If the PCC wishes to proceed the following course of action should be pursued.

4.2. Advice, Negotiation, and Consultation

4.2.1. Obtaining legal and professional advice

(a) It is important not to assume anything and even the draft agreement may or may not be suitable for the particular circumstances of an individual church. A PCC could be in breach of the law if it were simply to go ahead without reading through an agreement in detail and without seeking independent legal advice. Each PCC should study all terms and conditions carefully themselves, and obtain their own independent professional advice from the following:

(i) Valuation Surveyors

- You should instruct Surveyors to negotiate a rental on your behalf. This may vary greatly from one area to another. Anecdotal evidence from another parish is not a sufficient guide to a suitable price. There is nothing wrong about seeking a good market rate. Indeed, it is highly unlikely that a Faculty would be granted without evidence that proper valuation advice has been taken.
- The Surveyors will also work with the Solicitors in negotiating terms and conditions of the contract.

(ii) Solicitors

- Solicitors experienced in contracts of this type should be commissioned to work with the Surveyors in negotiating the terms of the contract so that all questions of ownership, responsibility, use, control, maintenance, access, security, insurance, payment, performance and termination are covered. The Chancellor will require evidence that the PCC has been advised by a solicitor with the relevant expertise, and that the PCC has considered that advice.

(iii) The Church's Insurers

- Always consult your insurance company at an early stage, follow their advice and adhere strictly to any requirements they may lay down. NET will usually offer to write to your insurers on your behalf to inform them of the proposals, and this is usually acceptable.
- Ascertain the limit of liability under your policy, especially third party liability. Make sure that the contract indemnifies you for liabilities exceeding this; such indemnity should be in perpetuity and insurance-backed after any termination.
- If you decide to proceed with negotiations, the PCC should ensure that a copy of its insurance policies are made available to NET (or the operator, if dealing directly) so that they are 'on notice' about any conditions or particular provisions which may relate to them. This could protect the PCC's position for the future.

(iv) The Church's Quinquennial Inspector

- The QI should be invited to comment on the proposal and all drawings, and his/her comments should be included in the application to the DAC (see [4.3.2.](#) below). The QI should not normally be asked to provide drawings, however – this will usually be done by NET. The QI's agreement of the scheme is usually a condition of a DAC recommendation.
- The QI should inspect the work as it progresses. He/she should point out any departure from the approved drawings and specification. However, it should be clearly understood that he/she is not supervising under the terms of the various contracts, and is not responsible for any defects.

(v) Structural Engineer

- A Structural Engineer may be required to verify that the building structure and fixings to it are adequate to support the new installation without detriment.
- Generally, NET use their own structural engineers where this is necessary. It is usually a condition of a DAC recommendation that the drawings and specifications produced by these engineers should be checked and agreed by one of the DAC's consultant structural engineers.

(vi) Lightning Conductor Consultant

- In some cases, especially those involving high level external installations of telecoms equipment, the advice of a lightning conductor consultant may be required.
- This person will probably be either a specialist lightning protection contractor, preferably a member of the National Federation of Master Steeplejacks; or an electrical consulting engineer, preferably a member of the Association of Consulting Engineers.

(b) The NET licence, following the form approved by the Archbishops' Council, requires the surveyor, solicitor, structural engineer and lightning conductor consultant to have at least five years of experience of ecclesiastical matters.

4.2.2 Fees

- The PCC should ensure that NET agrees at the outset to pay all fees, including for advice from the church's own Quinquennial Inspector, whether or not the matter proceeds to formal legal completion. Any fees incurred by the PCC should be agreed in writing beforehand. It is wise, for instance, to check with NET that the project is still being developed by them before consulting your QI.
- Fees should be payable on rendering of invoices, not waiting for signing of contracts (which might not happen).

4.2.3. Negotiation

(i) Financial

- NET will offer the PCC a rental rate which will be agreed before the contract is signed. As discussed above, it is essential to seek the advice of suitably qualified surveyors before accepting a proposed rate.

(ii) Legal aspects

- A standard draft agreement is available for telecoms installations in churches in this Diocese. This is only a draft, however, and the PCC must appoint suitably qualified solicitors with experience of ecclesiastical law and the Faculty Jurisdiction to check and amend the draft on their behalf to suit their circumstances.
- For church buildings, the agreement with a telecoms operator must generally be a 'licence under Faculty' (see [4.3.1.](#) below), not a lease. The Parish is advised to submit the Heads of Terms to the Diocesan Registrar, and seek his directions about any special terms or conditions which may be needed.

- The Heads of Terms should then be worked up into a contract by your solicitors in negotiation with NET, referring to the Registrar as necessary. Ownership and all responsibilities should be clearly defined, between the Incumbent & PCC on the one hand, and NET on the other.
- The inclusion of a clause to make sure that you have the right reasonably to demand that the installation should be removed, for example if health & safety concerns were to prove well-founded, is essential.
- Likewise, it is essential that a clause should be included to provide for the removal of the installation when it becomes redundant in due course.
- The PCC will need to consider the advice of its solicitor and record its decision in relation to that advice. A formal resolution will be required if the PCC wishes to proceed with its Petition for Faculty.

(iii) Consultation

- It is advisable to consult the local community before agreeing to a telecoms installation. The PCC must take the formal decision, but a discussion by the PCC is not sufficient in itself. It is better to consult the whole congregation before taking any decision to apply for a Faculty.
- If there is a local residents' group or amenity society, consult them too. If and when the DAC grants a certificate, then just as with any other Faculty, in addition to the Faculty form there is a public notice to be posted which alerts anyone passing or entering the church, so no-one is kept in the dark about what is proposed.
- Make sure any enquirer is given an opportunity to inspect plans and specifications in detail. Relevant documents must be available for consultation as stipulated on the Public Notice. All responses to consultation should be given serious consideration.

4.3. Getting permission for your telecoms installation

4.3.1. The DAC and Faculty

(a) Before going ahead with any installation in a church, you need a Faculty, just like for other works to the church. Even when using the standard draft agreement it cannot be assumed that a Faculty will be granted.

(b) A Faculty is granted by the Diocesan Chancellor, after considering the advice of the DAC. Before obtaining a Faculty you are required to consult the DAC. The DAC advises the Parish and the Chancellor on whether or not a scheme should be allowed to go ahead. Some applications are granted, others may not be, depending on the circumstances and exactly what is proposed. A favourable decision by the DAC does not guarantee that the Chancellor will grant a Faculty. The Chancellor will give great weight to the advice of the DAC, but he is not bound by it.

(c) If a Faculty is granted, it will give permission for the installation itself, and also for the legal agreement (see [4.2.3\(ii\)](#) above).

(d) Always wait for the Faculty - never risk going ahead with the work and do not enter into an agreement with NET without first obtaining a Faculty: to do so could be acting unlawfully.

4.3.2. Applying to the DAC

(a) When the PCC has obtained advice and made its decision, a DAC application should be made, with a view to a Faculty. The application is sometimes submitted directly by NET, and this is acceptable so long as it includes a copy of a PCC resolution confirming that the PCC intends to proceed with the scheme. NET should be responsible for the whole cost of preparing the application.

(b) Drawings and photographs should be submitted, including photographs with suitable overlays or montages to show any visual effect. The drawings should be in plan, cross-section and elevation, to scale and suitably large (usually 1:100 minimum, with details at larger scales). They should indicate means of access including new ladders, walkways and the like. Service ducts and trunking should be shown, along with details of the power supply, usually sub-metered from the existing supply. Any new structural steelwork should be drawn in full.

(c) All effects on existing fabric should be stated item by item, including installations such as the bells and clock. Any items to be removed, and any openings formed, should be detailed. Where steelwork is fixed to any fragile structures such as the upper part of a steeple, engineer's calculations should be supplied. Illustrated product literature and specifications should be included for all the equipment which is to be installed.

(d) In every case, the Church's Quinquennial Inspector must be consulted, and his/her comments included in the application as discussed above.

(e) The draft terms of contract (known as Heads of Terms) and the Health & Safety Plan under the Construction Design and Management Regulations 2007 should be supplied (if applicable, see [4.3.5.](#) below).

(f) Most important of all, a Statement of Needs should be supplied, explaining why the installation is necessary, not from NET's point of view, but in terms of the church's purposes. Finance may be part of the Need, but only insofar as it furthers the church's worship and mission. A Statement of Significance should also be provided, describing the general importance of the church architecturally and historically, and the particular importance of any features which will be altered or affected. Statements of Significance and Needs are Faculty requirements for any alterations, and apply just as much in this case.

(g) Before making a decision, the DAC may ask for more information or clarification. There may well be a period of discussion and amendment. Then the DAC will decide on the advice it should give.

(h) English Heritage and the statutory amenity societies (e.g. the Victorian Society) may need to be consulted in respect of the Faculty. NET are usually aware of the consultations which are required and will send packs of information to the relevant bodies.

4.3.3. Criteria for DAC advice

(a) The DAC considers those aspects within its remit, including scale and appearance, the effect on the building structure, historic fabric, archaeology, and installation details. Contract clauses and health & safety (including during installation) will not be appraised. It remains the responsibility of the PCC, with special knowledge of the local situation, to satisfy itself on all aspects of an installation to be made in the Church, or any other site for which it has responsibility.

(b) Under Faculty rules for projects generally, the DAC can 'Recommend' an application, or raise 'No Objection', or it may decide to 'Not Recommend' the proposal. Usually, if there are matters of concern, the Care of Churches Team will refer back to NET and the parish to reach a suitable agreement which can be taken back to the DAC, rather than issuing a certificate of 'Not Recommend' for the project.

4.3.4. Faculty Petition

(a) As soon as the proposal is being discussed with the DAC, the PCC should approach the Diocesan Registrar to discuss the License under Faculty which will be required.

(b) If the DAC is content a DAC certificate will be issued to confirm this, which may include a number of provisos. The DAC Secretary will provide NET with Faculty forms which NET will then complete and pass to the PCC for submission to the Registry with the agreed form of the legal documentation approved by the PCC's solicitor (see [4.2.](#) above). The Diocesan Chancellor will then make the final decision whether or not to grant the Faculty.

4.3.5. Planning Permission, Building & CDM Regulations

(a) In most cases involving external installations you will need planning permission. After consulting the Care of Churches Team, it is wise to check with the Local Planning Authority if you think there is any possibility that planning permission may be required. Building Regulations consent will be required in all cases. Make sure that NET have applied for planning permission if they are required to do so – but ask them to avoid doing this before a final decision has been made to proceed.

(b) The Construction Design & Management (CDM) Regulations 2007, which concern health & safety during the works, may apply. You can check this on the website of the Health & Safety Executive (see Appendix B below). If CDM does apply, NET must appoint the CDM Planning Supervisor and pay their fees.

4.4. Installation

(a) Before starting, you need to make sure that the church's insurance company has been informed in writing, giving all the information they require (see [4.2.1\(iii\)](#) above). Usually, NET will do this for you, but you must check that they have done so.

(b) The work must be executed in accordance with the specification and drawings which were recommended by the DAC.

(c) You can insist that your QI is retained and paid by NET to inspect and check everything is done right. In the event of any problems, please contact the Church Buildings Advisor in the first instance (see Appendix B below).

5. CONCLUSIONS

(a) We understand that many parishes may see an offer from a telecoms company as a lifeline in terms of funding. PCCs must make their own judgement, however, on whether an installation would be suitable in respect of concerns about ethical matters, community relations or possible effects on health.

(b) The opinion of the London DAC is that it is not prudent to give general encouragement to telecoms installations. But equally, the DAC does not object in principle to the introduction of a telecoms installation, nor to any individual company or system. Its policy is to evaluate each case on its merits.

(c) In summary, we urge parishes considering a proposal for a telecoms installation to take great care before deciding. If you need more advice, we will be happy to talk through any point in more detail.

London Diocesan Advisory Committee
October 2006, revised and updated December 2010

**APPENDIX A:
Draft PCC Resolution in respect of a telecomms installation**

The Parochial Church Council ("the Council") hereby resolves as follows:-
WHEREAS the Council resolved on [*d a t e*] to pursue negotiations with New Edge Telecommunications ("NET") in relation to the possible use under Faculty of part of the church for telecommunications equipment, and to obtain professional advice in connection with the proposals the Council NOW RECORDS that

- (i) it has obtained formal valuation advice from a surveyor with relevant expertise and experience, has considered that advice and is acting in accordance with it;
- (ii) it has obtained formal legal advice from a solicitor with expertise and experience in dealing with proposals of this nature, and in particular in relation to ecclesiastical property subject to the Faculty Jurisdiction, has considered that advice and is acting in accordance with it;
- (iii) it has consulted the Quinquennial Inspector on the detailed proposals, the Council has considered the Inspector's comments, and the Inspector has indicated agreement of the scheme
- (iv) it has consulted a [structural engineer/bells specialist/etc] with relevant expertise and experience, has considered the advice it has received and is acting in accordance with it

OR

it has established that no further specific professional advice is required in this instance (*e.g. structural engineer, bells specialist, etc*)

- (v) it has consulted its insurers about the proposals, has considered their comments and is acting in accordance with the advice it has received
- (vi) it has carefully considered the views of the wider congregation and parish, and in particular has considered the possible pastoral and practical implications which the installation and use of the equipment might have

and the Council NOW RESOLVES

- (a) to approve the form of licence settled by the PCC's solicitor ("the Approved Licence") and any related works
- (b) to petition for a Faculty (in the name of the incumbent and the churchwardens) authorising the grant to NET of a licence substantially in the form of the Approved Licence and the carrying out of the related works
- (c) subject to the grant of a Faculty, to enter into the Licence, and for that purpose hereby authorises the Chairman and any two other members of the Council here present to execute all relevant documents in its name and on its behalf pursuant to section 3 of the Parochial Church Councils (Powers) Measure 1956
- (d) on or before legal completion of the Licence, to provide full details of the PCC's insurance to NET (including, but not limited to, details of any conditions, requirements or advice of the insurers, whether specifically in relation to the proposals or more generally)

[FOR CERTIFIED COPY RESOLUTION:-]

Dated
FOR

AGAINST

ABSTENTIONS

Total number of members of the Council:

Total number of members of the Council present at the meeting:

We hereby certify this to be a true and accurate record of the resolution passed at a meeting of the Parochial Church Council held at
on

Incumbent

PCC Secretary

APPENDIX B: Sources of further information

Diocesan Property Department

Michael Bye, Head of Property
020 7932 1243 / michael.bye@london.anglican.org
(For installations on land / buildings other than the church itself)

Matthew Williams, Church Buildings Advisor
020 7932 128 / matthew.williams@london.anglican.org
(For installations in a church building / applications to the DAC)

Independent advice from other organisations:

The Society for the Protection of Ancient Buildings
Technical Advice Line: 020 7377 1644
Email address for technical enquiries: technical@spab.org.uk
Link to SPAB statement on telecoms installations in churches:
<http://www.spab.org.uk/advice/statements/spab-statement-3-telecommunications-installations-in-churches/>

The Central Council of Church Bellringers
Link to CCCR advice on telecoms installations in churches:
<http://www.cccbr.org.uk/towersandbelfries/pubs/telecommGenl.php>

World Health Organisation (link to relevant section of website)
<http://www.who.int/peh-emf/en/>

International Commission on Non Ionising Radiation Protection
<http://www.icnirp.de/>

Health Protection Agency (link to relevant section of website)
http://www.hpa.org.uk/Topics/Radiation/UnderstandingRadiation/UnderstandingRadiationTopics/ElectromagneticFields/MobilePhones/info_MobilePhones/

Health & Safety Executive (link to relevant section of website)
<http://www.hse.gov.uk/construction/cdm.htm>