



Where Infrastructure  
meets Property

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A close-up of a blue Ethernet cable connector with its clear plastic housing removed, showing the internal metal pins and colored wires. The background is a dark blue gradient with numerous out-of-focus pink and purple bokeh lights, creating a sense of digital connectivity and data flow.

Acquisition, Planning  
and Wayleave Services

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## **Introduction**

Up-Connect is a property surveying firm that specialises in the acquisition and planning of PoP/Fibre Exchange sites, wayleave delivery and project and estate management for infrastructure companies within the UK.

We have acted for all of the major fixed line and mobile telecoms companies within the UK.

## **How We Can Help You**

We recognise the importance of building full fibre networks and the challenges that UK infrastructure providers face rolling out their networks and have a proven track record in this field. Our experienced team ensure that accuracy and speed of delivery are our key drivers. Where fibre meets the property industry, we provide a robust professional approach to all of our services using our expert knowledge within each sector.

## **Our Services**

- Acquisition and Planning Services
- Wayleave Delivery
- Wayleave Route Planning (Design)
- Project Management

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**We are well versed in the whole end to end process of acquiring property for the positioning of PoP sites and have managed numerous projects for other UK fixed line clients.**

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### **Data Centre (PoP) Acquisition - Sector Knowledge**

**Picking The Right Site:** Up-Connect understand the fundamental principles of Network Planning and take into consideration geographical obstacles such as rivers, railways and look to minimise dead dig to ensure the right sites are progressed.

**Local Authority Engagement:** Dialogue with the Local Authority is vital to the acquisition process. We would recommend that engagement with Local Authorities is conducted at the earliest possible opportunity and at the highest level.

**Risk Analysis:** It is important that all potential risks are assessed and investigated in order to mitigate any issues ahead of time and to minimise any future delays and potential acquisition failures. Each site is assessed with the following in mind:

Geographical features (SED's), Flood Risk Assessment, Ecology/Environmental Assessment, Highways issues/section 58's, Land Registry check, superior Landlord/third party involvement, contaminated land, T&C planning assessment, potential hazards and ongoing access/maintenance.

**Construction:** It is important that the acquisition and design team consider a construction area, space for welfare facilities, cabin delivery, crane positioning and storage of materials. We ensure that clients have 24/7/365 unfettered access to their site following completion for construction and ongoing maintenance.

**Backup Sites:** We would advise that clients seek to twin track backup options for each area in the event that a site were to fail for whatever reason, i.e. planning, power costs or legal.

**Power and Stat Searches:** In the past, clients have experienced lengthy delays in production of power quotes from DNO's therefore we always recommend submitting budget power quotes as soon as possible following site nomination. We also recommend clients order stat searches on potential candidate sites as early as possible to avoid any other existing utilities within the area and identify any easement restrictions imposed on them.

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Up-Connect recognise the importance of delivering fixed line wayleaves. Our experienced team understand the challenges that the UK faces in 'getting connected' and are well versed in overcoming any obstacles laid down by landowners or their representatives since we acknowledge that all wayleaves are different in their own right.

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## **Wayleaves - Sector Knowledge**

We have many years' experience in delivering challenging cases for numerous fixed line providers

We can serve as a fully outsourced model or work with your in-house wayleave team

We act as a single point of contact to manage all interactions between various stakeholders throughout the wayleave process

Our experience has taught us that tenacity is key to the speed of delivery and our wayleave delivery team are as tenacious as they come!

We go the extra mile to find those hard to reach landlord's

Our wayleave delivery team have negotiated wayleaves with large scale institutions to small independent landlords across the UK so have the breadth of knowledge to be able to deal with all types of landlords

We take a robust stance on negotiations with a view to minimising customer exposure to consideration & compensation payments

Where applicable, we will review any customer property lease to assess all rights and obligations

We provide a tailored wayleave support service dependent upon your project or business needs

Up-Connect work with partners who can also provide route planning services if required



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