

ISLINGTON & SHOREDITCH HOUSING ASSOCIATION

SATELLITE DISHES & AERIALS POLICY

1. Policy Statement

Islington & Shoreditch Housing Association (ISHA) is committed to providing a high quality service to tenants and leaseholders in relation to the application for erection of satellite dishes and TV aerials with any associated costs and maintenance.

Residents and leaseholders must obtain permission in writing from ISHA before putting up a satellite dish. Residents may be required to take down dishes that are put up without permission. ISHA reserves the right to remove dishes and charge the cost to the resident when permission has not been obtained.

ISHA will approach every request sensitively and promptly with the intention of giving permission if possible. However there are health and safety, maintenance, planning and environmental considerations which must be taken into account before permission can be granted.

ISHA will ensure that no individual is socially excluded or disadvantaged in accessing this service.

2. Purpose

This policy explains how ISHA will deal with requests from tenants and leaseholders to erect a satellite dish to their property.

3. Policy Objectives

The main objectives of this policy document are:

To provide a formal policy framework for housing staff who are involved in dealing with requests from individual tenants and leaseholders for permission to erect a satellite TV dish to their home; and cases where it is has become apparent that a tenant or leaseholder has erected a satellite dish without permission and in breach of any planning regulations or guidance.

To adopt a clear and firm but fair approach to permission requests from tenants and leaseholders residing in ISHA's properties.

To provide an awareness of the relevant planning regulations that applies to the fitting of satellite TV dishes and other antenna to buildings.

4. Definition

There are no definitions required.

5. Restrictions on our ability to give permission

There are a number of reasons why permission for a satellite dish will or may be refused. These are listed below:

5.1 Scheme planning or purchase restrictions

There are some schemes where it is a condition attached to our planning permission or our purchase of the land that no individual satellite dishes be installed.

5.2 New Developments where a communal satellite dish is provided

In new schemes ISHA has installed a communal satellite dish usually situated on the roof. In these schemes permission for an individual satellite dish will be refused.

5.3 Schemes where dishes would damage the fabric of the building

There are schemes where the method of construction means that fixing a satellite dish to the fabric of the building may damage it or affect the overall performance of the building. In these schemes permission for an individual satellite dish will be refused.

5.4 Unsafe dish locations

Permission will also be refused where a satellite dish and associated equipment will over hang areas where people have the right of access e.g. balconies, footpaths, play areas, to prevent potential future health and safety issues from arising.

5.5 Planning Permission, Listed Buildings, Conservation Areas

There are some schemes, where planning permission, listed building or conservation area consent for a satellite dish will need to be obtained. If planning permission is required, listed building consent or conservation area consent needed then we will not be able to give permission until the applicant provides copies of the relevant permissions.

5.6. Planning Guidance

Under the Town and Country Planning (General Permitted Development) Order 1995, (as amended), the following conditions apply:

For flats in a block over 15 meters high:

- There must be no more than 4 satellite dishes/aerials already on the block.
- The property must not be located in a conservation area.
- The property must not be a listed building.
- The dish must not be more than 130 centimetres across.

For single dwelling houses or flats in a block less than 15 meters high:

- There are no more than 2 satellite dishes/aerials already on the block.
- The property is not located in a conservation area.
- The property is not a listed building.
- The dish is not more than 100 centimetres across.

NB 15 meters is roughly equivalent to 5 storeys.

In the event that any of these conditions are not met the relevant planning permission or listed building/conservation area consent must be obtained before the application is submitted.

6. Applications

Applications for satellite dishes will be handled on a first come first served basis. The Planning regulations mean that if prior planning permission for the installation of a dish is not obtained when required or the information given in applying for planning permission was incorrect, ISHA will ask for the dish to be moved or removed.

Enforcement action will be taken if such requests are refused and if necessary ISHA will carry out the work and recharge the resident.

The resident or leaseholder applying for permission to install a satellite dish should complete the Satellite Dish Application Form and return it to the appropriate Tenancy Services Manager.

The Tenancy Services Manager should respond in writing within **10 working days** following a site visit to establish the information on the application is correct and that planning permission is not required.

7. Diversity Issues

ISHA recognises that some cultural groups need access to their own language channels. Where such access cannot be provided by the existing communal provision, we will look favourably on a request to fit a satellite dish subject to the other requirements of this policy.

8. Dishes erected without permission

If a resident has put up a satellite dish without first getting permission from ISHA we may ask them to apply for permission. If the resident does not apply within a specified timescale or if they do apply but permission is refused we will write to the resident and give them 28 days to remove the dish and cabling themselves. If the resident does not remove the dish themselves ISHA will remove the dish and cabling and recharge the cost of the work to the resident.

9. Legislation

- Housing Act 1985 (Sections 97 and 99 Tenants' right to improvement)
- Housing Act 1996
- Town and Country Planning (General Permitted Development) Order 1995, as amended by, the Town and Country Planning (General Permitted Development) Order (as amended)
- Planning (Listed Buildings and Conservation Areas) Act 1990

10. Related documents & publications

- A Householder's Planning Guide for the installation of Antennas, including Satellite Dishes – ODPM (2005)
- Tenancy Agreement
- ISHA Tenants Handbook (Issued [January] 2007)

11. Review

The satellite dishes and aerials policy will be reviewed every 5 years or sooner if legislative changes or other events dictate.

Dexter Edward
Senior Tenancy Services Manager

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