

Satellite Dish, Aerial and External Installations Policy

Effective Date: 22 June 2026

1. Purpose

This policy governs the use and installation of satellite dishes and aerials at the property covered by Lease WT239733, with due regard to lease obligations, visual standards, and the property's designation as part of a Conservation Area under Swindon Borough Council.

2. Existing Satellite Dishes and Aerials

- Residents who have satellite dishes or aerials installed and in use as of the Effective Date may retain them under the following conditions:
 - The installation was lawful and complied with the terms of the lease at the time.
 - The dish or aerial is maintained in a safe and good condition.
 - The dish or aerial does not require replacement. No replacement units will be permitted.
 - Any redundant or unused dishes must be professionally removed at the leaseholder's expense within 2 months of the Effective Date.

3. Prohibition of New Installations

- From the Effective Date onward, no new satellite dishes or aerials may be installed on the property.
- This prohibition includes installations on roofs, walls, balconies, windows, or any other part of the building, including communal or external areas.
- Any unauthorised installation is a breach of the lease and will be subject to enforcement action.

4. Lease Requirements

This policy is in accordance with the lease terms:

- Clause 5.2(c): Prohibits structural or external alterations without written consent from the Landlord.
- Clause 5.3(d): Requires maintenance of existing fixtures in good condition and lawful compliance.

- Clause 8.1 and 8.2: Provide enforcement provisions for remedying breaches at the resident's expense.

5. Conservation Area Status

The site is within a designated Conservation Area, and as such, residents must comply with additional planning restrictions:

- Planning Permission is required for any satellite dish or aerial that is visible from a public highway or installed in a prominent location.
- Swindon Borough Council regulations and Article 4 Directions may further restrict permitted development rights.

Failure to comply with these requirements may result in Council enforcement action in addition to lease remedies.

6. Maintenance and Removal

- Residents are responsible for the ongoing safe condition of existing dishes or aerials.
- Any unit that becomes damaged, unused, or in need of replacement must be permanently removed.
- The Landlord reserves the right to order removal or to remove unauthorised or unsafe equipment at the resident's expense.

7. Exceptions

- No exceptions will be granted for new or replacement installations.
- Requests for exemptions will not be considered.
- No CCTV or similar equipment is permitted to be installed on the exterior structure

8. Enforcement

- Residents in breach of this policy will be issued a 14-day written notice to remove the non-compliant dish or aerial.
- If not remedied, the Landlord may remove the equipment and recover costs.
- Continued breach may lead to legal action in accordance with Clause 8.5 of the Lease.

For questions regarding this policy or planning permissions, residents are advised to contact Swindon Borough Council or consult the UK Planning Portal.