



# Telecommunications Act 1984

## 1984 CHAPTER 12

### PART VII

#### MISCELLANEOUS AND SUPPLEMENTAL

##### *Miscellaneous*

#### **96 Prohibitions and restrictions applying to lessees with respect to telecommunications**

- (1) Subject to subsection (4) below, where any provision contained in a lease to which this section applies, or in any agreement made with respect to premises to which such a lease relates, has the effect of imposing on the lessee any prohibition or restriction with respect to any of the matters falling within subsection (3) below, that provision shall have effect in relation to things which are done—
  - (a) inside a building, or part of a building, occupied by the lessee under the lease, or
  - (b) for purposes connected with the provision to the lessee by any telecommunications operator of any telecommunication services,as if the prohibition or restriction applied only where the lessor has not given his consent in relation to the matter in question and as if the lessor were required not to withhold that consent unreasonably.
- (2) Where a provision of a lease or agreement imposes (whether by virtue of this section or otherwise) a requirement on the lessor under a lease not to withhold his consent unreasonably in relation to any matter falling within subsection (3) below, the question whether that consent is unreasonably withheld shall be determined having regard to all the circumstances and to the principle that no person should unreasonably be denied access to a telecommunication system.
- (3) The matters falling within this subsection are—
  - (a) the running of relevant telecommunication systems ;

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*Status: This is the original version (as it was originally enacted).*

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- (b) the connection of any telecommunication apparatus to a relevant telecommunication system or of relevant telecommunication systems to each other ; and
  - (c) the installation, maintenance, adjustment, repair, alteration or use, for purposes connected with the running of a relevant telecommunication system, of any telecommunication apparatus.
- (4) The Secretary of State may by order provide, in relation to such cases, prohibitions or restrictions as are specified in the order, or are of a description so specified, that subsection (1) above shall not apply.
- (5) This section applies to any lease for a term of a year or more granted on or after the day on which this section comes into force; but the Secretary of State may by order provide that this section shall apply, subject to such transitional provisions as may be contained in the order, to leases granted before that day.
- (6) This section is without prejudice to paragraph 2(3) of the telecommunications code.
- (7) In this section—
- " alteration " and " telecommunication apparatus " have the same meanings as in Schedule 2 to this Act;
  - " lease " includes any leasehold tenancy (whether in the nature of a head lease, sub-lease or under lease) and any agreement to grant such a tenancy, and cognate expressions, and references to the grant of a lease, shall be construed accordingly;
  - " relevant telecommunication system" means a public telecommunication system or a telecommunication system specified for the purposes of this section in an order made by the Secretary of State, or a telecommunication system which is, or is to be, connected to a public telecommunication system or to a system so specified.