



Cox & Wyman
Cardiff Road, Reading, RG1 8JR

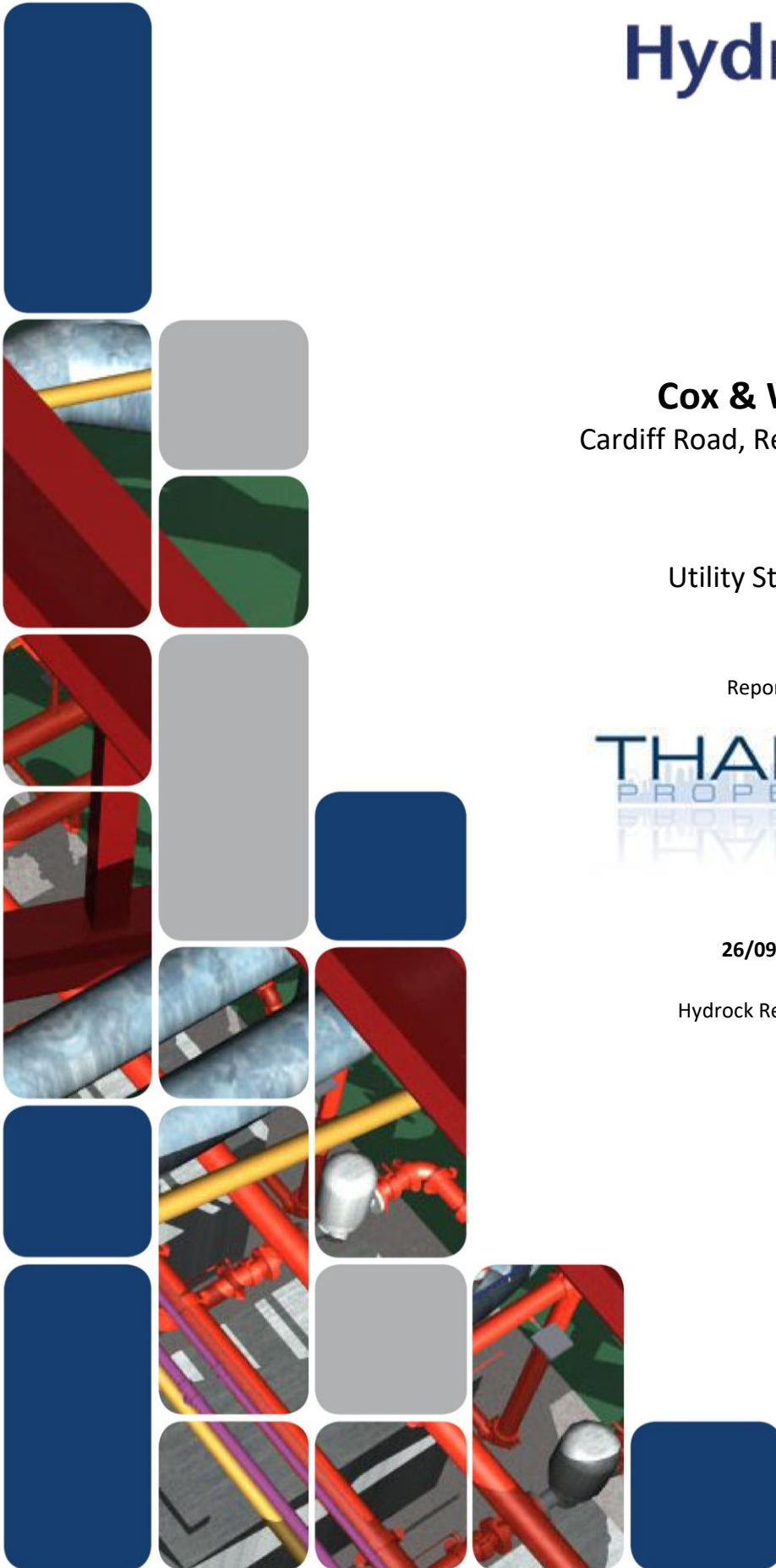
Utility Statement

Report for:



26/09/2017

Hydrock Ref: C-07081



DOCUMENT CONTROL SHEET

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Client: Thames Properties

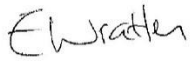
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Checked & Approved		Linzie Brown Utility Manager	

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P01	Planning	28/06/2017	First issue
P02	Planning	25/09/2017	Final issue

Hydrock Consultants Limited has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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1.0 TERMS OF REFERENCE & OBJECTIVES:

Hydrock have prepared this report for Thames Properties in support of a planning application for proposed development at the former Cox & Wyman printworks site in Reading.

Hydrock were tasked to investigate whether the existing nearby utility infrastructure could support the new residential development as described below. This document is provided to give an overview of existing utility services, provision for new connections and establish any underlying requirements for diversionary works.

2.0 SITE INFORMATION:

2.1 Site Location:

The proposed development site is located on Brownfield land formally used as a printworks. The site is situated in central Reading, within a mixed residential and industrial area. To the north of the site is Meadow Road and a number of industrial units. Addison Road runs to the east, providing access to a row of residential Victorian terraced properties. Located to west of the site along Milford Road, is an old car park which formerly belonged to the Cox and Wyman building. To the south is Cardiff Road and a row of residential dwellings, with the main train line through Reading westwards towards Didcot Parkway located further south.

The full address and Ordnance Survey Grid Reference are given in Table 1 below.

Site Address:	Former Cox and Wyman site, Cardiff Road, Reading
Site Grid Reference:	470933, 174107

Table 1 - Site referencing information

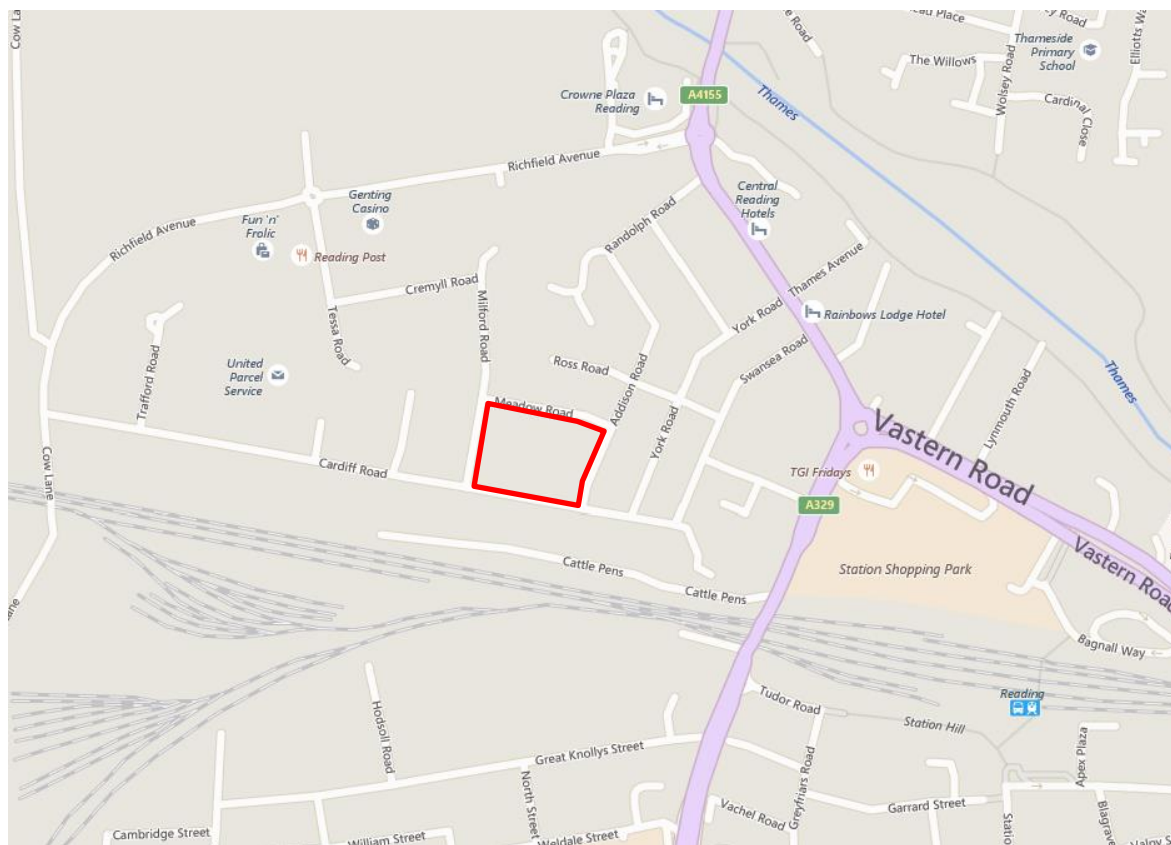


Figure 1 - Site location plan with redline boundary

2.2 Existing Land Use:

The area within the redline boundary is hardstanding concrete, comprising of a mixture of brick office buildings and warehouses. Access into the site is currently via Cardiff Road, Addison Road and Meadow Road.



Figure 2 - Existing site with redline boundary



Figure 3 - Existing site entrance, Cardiff Road



Figure 4 - Existing site entrance, Addison Road



Figure 5 - Existing site entrance, Meadow Road

2.3 Proposed Development:

The proposed development is for the construction of 96no. residential units, comprising a mixture of houses and apartments. The schedule of accommodation is as follows;

Apartments

Floor	1B	2B	3B	Total
GF	1	2	5	8
1F	7	5	2	14
2F	5	7	2	14
3F	3	8	1	12
Total	16	22	10	48

Houses

Type	1B	2B	3B	Total
Type C	0	0	4	4
Type D	0	0	10	10
Type E	0	0	34	34
Total	0	0	48	48

The scheme will demolish all existing on-site infrastructure to provide the following development;

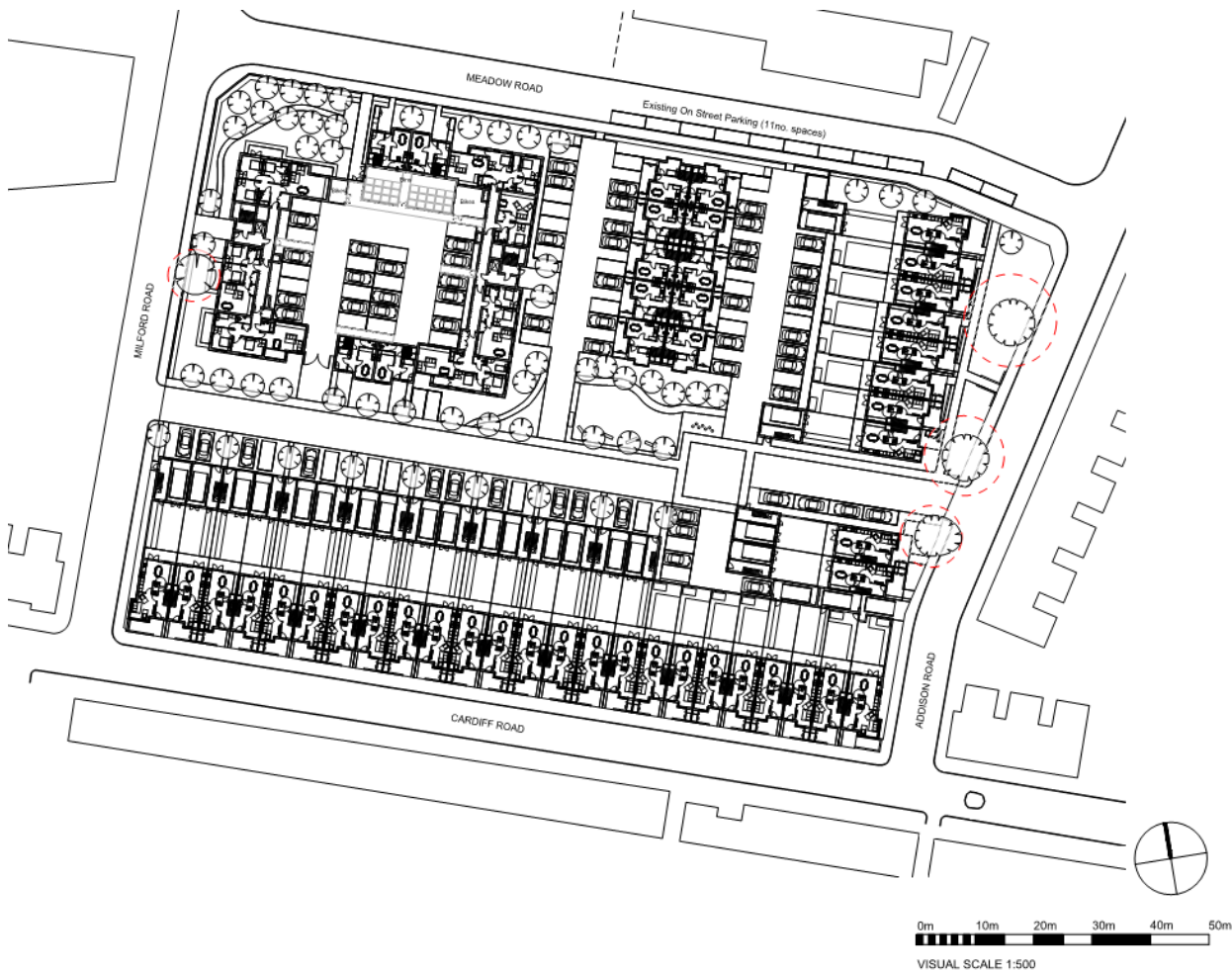


Figure 6 - Proposed site layout

3.0 EXISTING SERVICES

This Utilities Statement is based upon utility information that has been provided by the respective utility providers in relation to the services within the vicinity of the development site. Hydrock has taken all reasonable steps, within the available timescales, to obtain the information from the respective utility companies. The information received has been summarised within this report. In the event that the information is relied upon and is subsequently found to be incorrect, Hydrock Consultants Ltd accepts no responsibility for any direct and/or consequential loss that may occur as a result.

The utility services that exist either within the site or its immediate surrounds are detailed below.

3.1 Gas – Southern Gas Networks (SGN)

SGN are the incumbent distribution network operator for this service area. Records received from SGN show a network of low pressure (LP) mains running to the north, south, east and west of the site, all outside of the site boundary. Records show an existing 180mm polyethylene (PE) main running in Millford Road to the west and a 125mm PE LP main running in Meadow Road, Addison Road and Cardiff Road to the north, east and south. No gas mains are shown to be present on-site.

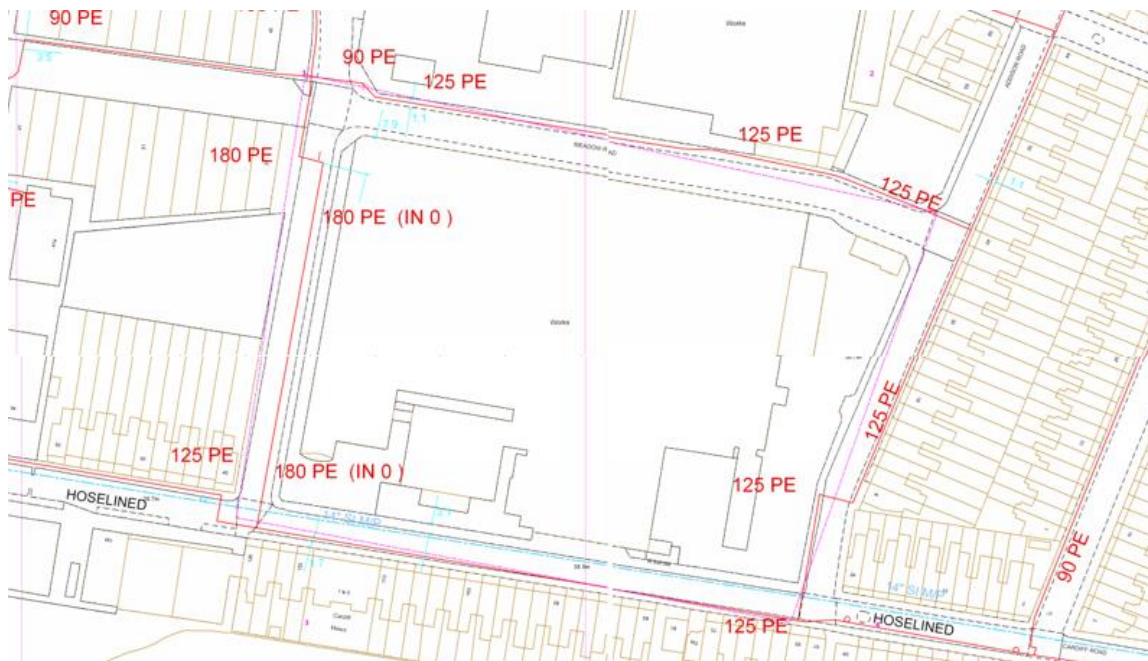


Figure 7 - Existing SGN apparatus

LP MAINS	—
MP MAINS	- - -
IP MAINS	. . .
LHP MAINS	- . - .
HISTORY DATA	—
LAs	—
GTs	■
SSSIs	■

There is a conflict identified on Millford Road at the location of the proposed site access and through road, as the existing 180mm LP main is running in the near-side footpath.

Gas mains are typically buried at a depth of 600mm, so subject to the proposed depth of excavation for the new access road, alteration / protectionary works may be required.

An enquiry has been raised with SGN to provide a budget cost for diverting the existing apparatus through the new access road and footpath. Should protection of the main be sufficient, then the apparatus could be encased in concrete where it crosses underneath the new road. This work can be undertaken by a contractor.

3.2 Power – Scottish and Southern Electric (SSE)

SSE are the incumbent distribution network operator for this service area. Records received from SSE show an existing 11kV distribution substation located within the south of the site, off of Cardiff Road. Buried high voltage (HV) and low voltage (LV) cables run from the substation along Cardiff Road to supply the wider area. LV cable is also shown to run in Addison Road to the east and Meadow Road to the north. Buried 11kV cable is also shown running in the far-side footpath of Meadow Road.

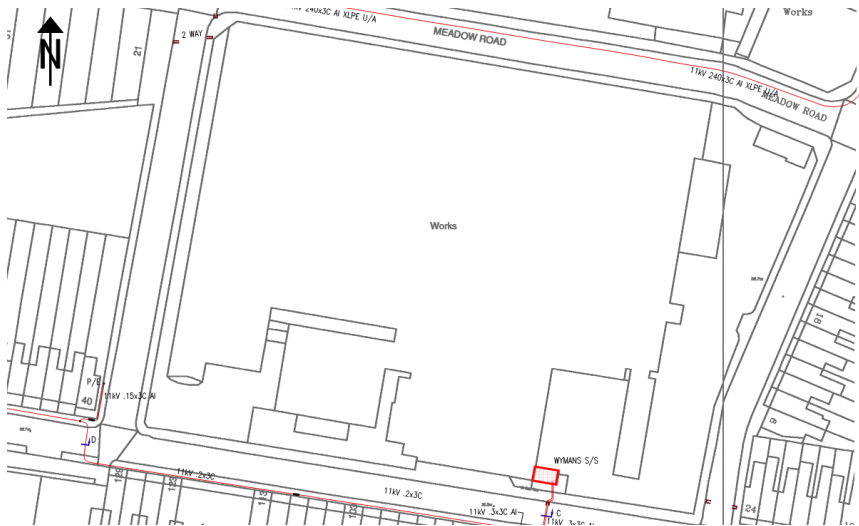


Figure 8 - Existing SSE HV apparatus

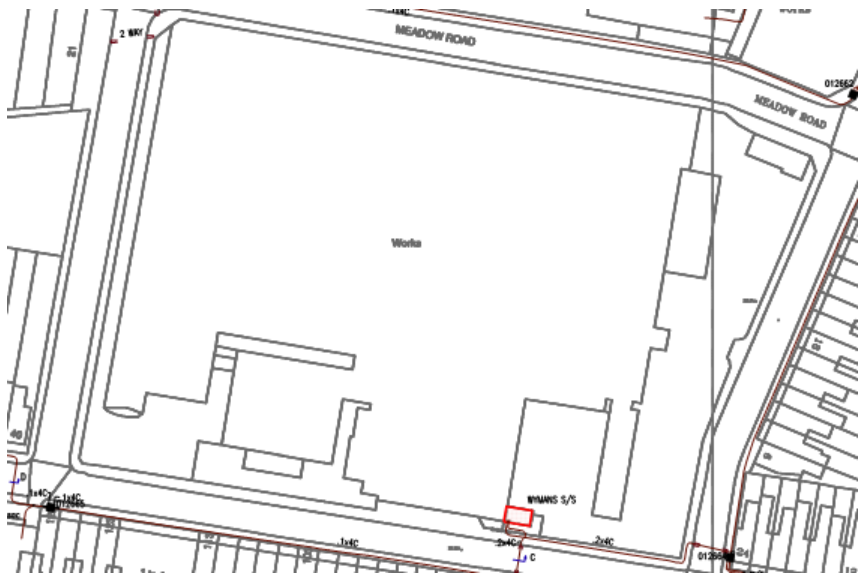


Figure 9 - Existing SSE LV apparatus

As the existing substation conflicts with the location of the proposed housing, an enquiry has been raised with SSE to provide a budget cost for relocating the substation to a 4m x 4m parcel in the north of the site, as shown in figure 10.



Figure 10 – Proposed location for diverted substation on-site

Due to the location of SSE's cabling, no further diversionary works will be required.

3.3 Water – Thames Water

Thames Water are the incumbent distribution network operator for this service area. Records received from Thames Water show a 4" potable water distribution main and 3no fire hydrants running in the far-side footpath on Meadow Road. Records also show a 3" water main running in the far-side footpath of Addison Road from 3" apparatus in Cardiff Road. The existing Cox & Wyman building is supplied from this infrastructure in Cardiff Road.

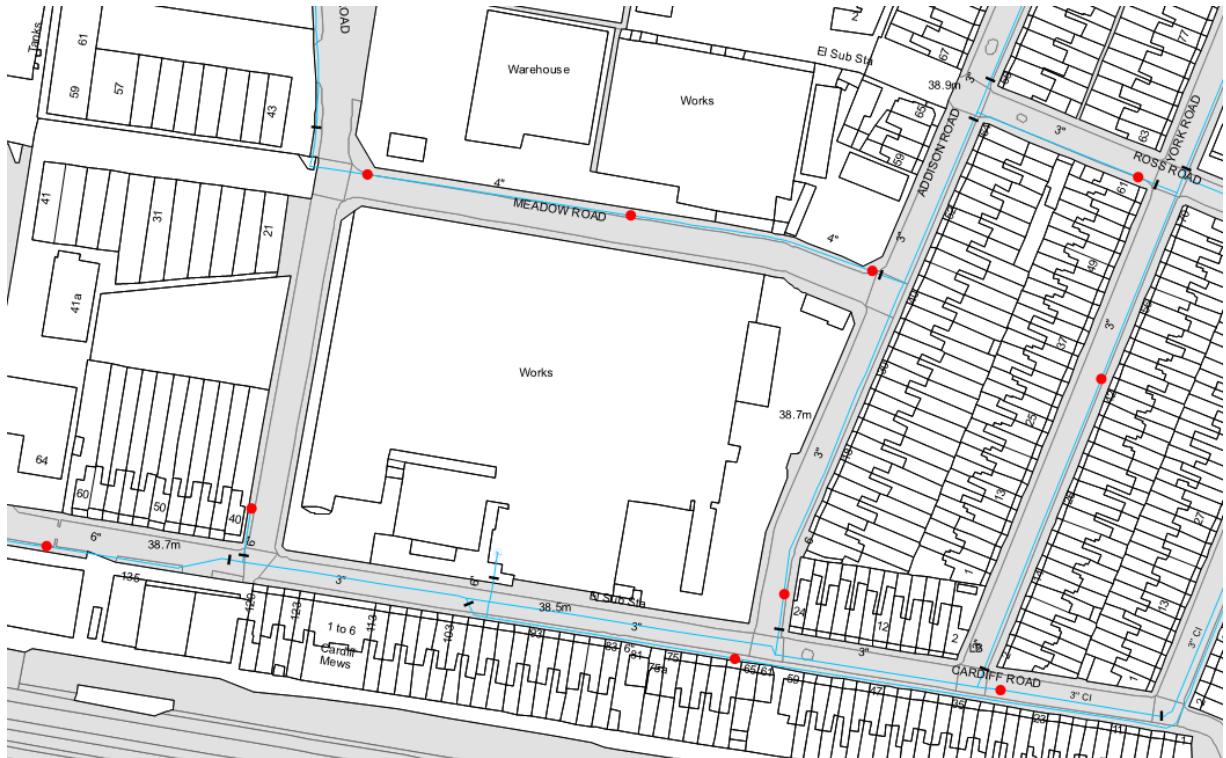


Figure 11 - Existing Thames Water (potable) apparatus

It is assumed that all live services to the Cox & Wyman building will be disconnected prior to demolition. Due to the location of Thames Water mains, no diversionary work will be required to facilitate development of the site.

3.5 Other Independent Utility Companies

Hydrock have undertaken a utility enquiry search using the Linesearch.org website. The results of the search conclude that the following companies do not have plant and equipment in zone of interest;

AWE Pipeline	Ineos Manufacturing (Scotland and TSEP)
BOC Ltd (A Member of the Linde Group)	Lark Energy
BP Midstream Pipelines	Lightsource SPV Limited
BPA	Mainline Pipelines Limited
Carrington Gas Pipeline	Manchester Jetline Limited
CATS Pipeline c/cWood Group PSN	Manchester Jetline
Cemex	Manx Cable Company
Centrica Energy	Marchwood Power Ltd (Gas Pipeline)
Centrica Storage Ltd	Melbourn Solar Ltd
CLH Pipeline System Ltd	National Grid Gas (above 7 bar) National Grid Gas (above 2 bar) and Electricity Transmission
Concept Solutions People Ltd	Northumbrian Water Group
ConocoPhillips (UK) Ltd	NPower CHP Pipelines
DIO (MOD Abandoned Pipelines)	Oikos Storage Limited
Dong Enegery (UK) Ltd	Perenco UK Limited
E-on UK CHP Ltd	Petroineos
EirGrid	Phillips 66
Electricity North West Limited	Premier Transmission Ltd (SNIP)
ENI & Himor c/c Penspen Ltd	Prysmian Cables
ESP Utilities Group	Redundant Pipelines - LPDA
ESSAR	RWEnpower (Little Barford and South Haven)
Esso Petroleum Company Limited	SABIC UK Petrochemicals
Fulcrum Pipelines Ltd	Scottish Power Generation
Gamma	Seabank Power Ltd
Gateshead Energy Company	Shell (St Fergus to Mossmorran)
Gigaclear	Shell Pipelines
Humbly Grove Energy	Total UK
IGas Energy	Transmission Capital
Ineos Enterprises Ltd	Uniper UK Ltd
INEOS Manufacturing	Vattenfall
Intergen	Veolia

Lark Energy	Wingas Storage UK Ltd
Mainline Pipelines	Zayo Group UK Ltd c/o JSM Group Ltd

Please note that Hydrock Consulting is unable to guarantee the accuracy of information provided by others. This report is based on information available at the time.

The following companies charge a disbursement for copies of their asset records, and as such have not been provided:

Virgin Media
Vodafone

4.0 CAPACITY

An exercise was undertaken to estimate what utility loads the proposed development will require.

4.1 Loads

The total number of units used in the assessment was 96 no. It was assumed that the primary source of heating fuel is natural gas. Hydrock has used its experience in designing buildings as the basis of this assessment. It has also drawn from the following guidance documents:

- CIBSE Guide F – Energy Efficiency in Buildings
- BSRIA – BSRIA Rule of Thumb

The following loads are the expected requirements for the assumed development area. These loads were used when requesting capacity information from the utility undertakers and used in consideration for any network reinforcement that may be required to support the scheme.

Utility	Load	Notes
Electric	241kVA (ADMD)	2B House: 2.5kVA @ 6no = 15KVA 2B House: 3kVA @ 42no = 126kVA 1B + 2B Apartment: 2kVA @ 40no = 80kVA 3B Apartment: 2.5kVA @ 8no = 20kVA Total: 241kVA
Gas (heat)	4320kWh peak 3456kW AD	Houses: 60kW x 48 = 2880kW Flats: 30kW x 48 = 1440kW Total: 4320kW peak / 3456kW AD assuming 80%
Water	1l/s average	Houses + Flats 3B: 4.5people x 56 = 252 people Flats 2B: 3.5people x 22 = 77 people Flats 1B: 1.5people x 18 = 27 people Assume 356 people on site using 120l per day. Total: 42,720l/day; 0.99l/s average load

Table 2 - Calculated energy loads

4.2 Enquiries

Enquiries have been made to the relevant DNO authorities to undertake a capacity assessment on their local network and provide budget estimates for new connections and diversions, where applicable.

4.3 SGN

SGN have completed a budget connection quote based on supplying 48 houses and 48 flats (total of 4320kWh peak load). SGN's quote is based on installing appropriately sized gas infrastructure to a suitable location. They will carry out all the necessary excavation and reinstatement works in public land. The client will be responsible for all excavation and reinstatement works in private land. No meters or meter works is included.

SGN's full response and budget cost for the new connections is found in Appendix B.

4.4 SSE

SSE have undertaken an assessment to establish the requirements for providing 96 x 1phase supplies (244kVa) to the site and have provided a budget estimate based on connecting the site to the local HV network.

SSE have assumed that there is no need for reinforcement works to accommodate the connection although this would be clarified at the stage of receiving a firm quotation.

SSE have also quoted for relocating the existing onsite substation, moving it to the north of the site on the Meadow Road boundary. They propose installing 2no. 145m of 11kV, 150mm 3 core XLPE cable along the Millford Road footpath, a further 2no 225m of LV, 300mm 4-core Wavecon cable from Cardiff Road and along Millford Road and dismantling the existing sub-station and removing the equipment.

Both quotes assume that all on site excavation will be provided by the developer. SSE's full response and budget cost for the new connections and diversion is found in Appendix B.

4.5 Thames Water

In response to a new connection and capacity request, Thames Water have provided a budget estimate that advises on a number of points. First, in order to assess the capacity requirements for the site in relation to the current availability through the network, they would charge £770+VAT. They have also confirmed there are no diversionary works required for the proposed development.

	Enter Outer postcode e.g. RG12	Enter number of properties proposed e.g. 240
PLEASE ENTER DATA HERE =>	RG1	96
OUTCOME =>	Your development is not within a very sensitive area, but the number of properties to be built might be significant to our water network. - in the Thames Valley area (excluding very sensitive zones) we consider whether a Flow and Pressure test is needed for developments of 25 – 49 properties. The test is mandatory for over 50 properties. - in the London area (excluding very sensitive zones) we consider whether a Flow and Pressure test is needed for developments of 50 – 99 properties. Please contact our Asset Development team via 0800 009 3921 (Helpdesk) or email developer.services@thameswater.co.uk for further advice.	

To connect the site to the mains supply, Thames Water have put together two quote options; a statutory budget cost and a self-lay budget cost. These works include: laying 36x25mm metered MDPE services with 20mm diameter meters, 3x63mm diameter metered supply (50mm diameter bulk meter) and 60x20mm diameter Internal Advanced Meter Reading Meters. They also quote for laying approximately 330m of 90mm diameter HPPE water main in unmade ground onsite. Offsite Mains Reinforcement works will only be determined from the outcome of the Flow and Pressure Test Investigation when testing the available capacity.

Thames Water's full response and quote can be found in Appendix B.

4.6 British Telecoms

A fibre connectivity search was undertaken to establish whether BT's local infrastructure could support fibre in this area. At this time, superfast fibre is not available but it is assumed that a normal broadband connection will be possible.

Enter your full landline or postcode

Search

Please note that it can take two weeks after a cabinet goes live to appear as accepting orders on our map.

Address Check

Cox & Wyman Limited, Cardiff F

Go

Please select your address from the dropdown above.

Fibre Journey

WE ARE EXPLORING SOLUTIONS

IN SCOPE

DESIGN

FIELD SURVEY

BUILD

CONNECT

ACTIVATE

SUPERFAST ACCEPTING ORDERS

We're working with government and industry to explore ways to bring Superfast fibre to as many people as possible but don't have a plan for your area yet.

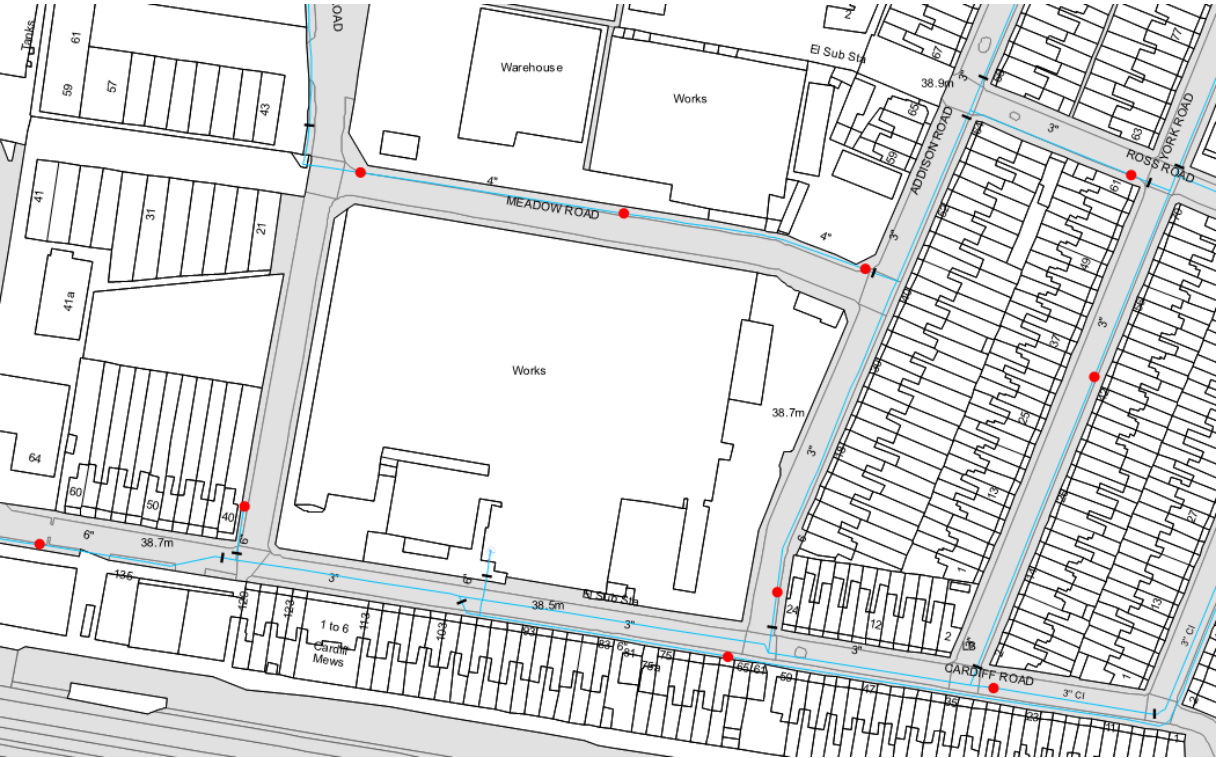
You might consider [co-funding](#) fibre access in your community. Knowing there's a healthy demand in your area can also really help.

Exchange name: Reading Central
Exchange status: Fibre enabled
Cabinet number: 22
Technology: -

Hydrock Consultants

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Thames Water



6.0 APPENDIX B – UTILITY RESPONSES



03/05/17

Our Ref: 1364833
Your Ref: Cox & Wyman

SGN Connections
St Lawrence House
Station Approach
Horley
Surrey
RH6 9HJ

Customer Service **0800 912 1700***

Ms. Eleanor Wratten
Hydrock
Merchants House
5th Floor
Wapping Road
Bristol
Avon
BS1 4RW

Dear Ms. Eleanor Wratten,

New connection at Cardiff Road, Reading, Berkshire, RG1 8JR

Thank you for choosing us to give you a budget indication for a new connection at the above site, and please find our estimate below.

Work to be carried out

SGN Connections to install appropriately sized gas infrastructure to a suitable locations to feed 96x domestic houses. SGN Connections to carry out all the necessary excavation and reinstatement work in public land. Customer to undertake all excavation and reinstatement in private land. No meters or meter works is included.

Your budget indication is £62,000.00 (inc VAT)

Please note that this figure is a budget indication only, it is based upon 48x hourly load of 60 kW and an annual quantity of 20600 kWh and 48x hourly load of 30 kW and an annual quantity of 15000 kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

We're assuming no easements or third party permissions are required to carry out the work.

Please note that this budget indication doesn't allow for any diversion of our existing infrastructure if we find it's necessary. You can get further detail on this by calling our customer service line on the number at the top of this page and asking to speak with the Mains Diversions and Isolations team.

If you have any further questions, please feel free to contact me by calling our customer service team on the number at the top of this letter and asking to speak with the undersigned.

Yours sincerely

Vaughan Carver
Design Assistant

Smell gas?
Call 0800 111 999

* All calls are recorded and may be monitored

SGN Connections Limited
Registered in England & Wales No. 05618886
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ

NF129b v5.0



Scottish & Southern
Electricity Networks

Our reference: EJD550/1
Your reference:

MS ELEANOR WRATTEN
HYDROCK
HYDROCK 5TH FLOOR
MERCHANTS HOUSE, WAPPING ROAD
BRISTOL, AVON
BS1 4RW

SSE
Primary Road
Chalvey
Slough
SL1 2UD



01753 695 736



01753 695 751



Krystallia.Kapeni@sse.com



www.ssepd.co.uk

28/04/2017

Dear Eleanor,

Budget Quotation for 96x 1ph supplies, at 10 CARDIFF ROAD, READING, BERKSHIRE

Thank you for your recent enquiry. I am pleased to provide you with my budget estimate for the new electricity connections at the above development. My initial proposals will be subject to our obtaining all necessary legal consents to carry out the work as indicated, including any consents required from third parties.



97-106,000.00

This budget estimate has been calculated exclusive of VAT and does not constitute an offer of terms

You should be aware that this estimate reflects the current situation and cannot be guaranteed into the future. Before making any financial commitments based on the indicative price above, please contact me to request a firm quotation.



The budget estimate has been calculated based on a high level assessment, my local knowledge and experience, the information you have provided and the assumptions listed overleaf. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary proposes only.

I trust the information I have provided is of assistance and if I can help further please do not hesitate to contact me. Alternatively, you may find answers to any questions you may have on our web site www.ssepd.co.uk.

Yours sincerely,

Krystallia Kapeni
Connections Designer

Inverlmond House, 200 Dunkeld Road, Perth PH1 1QJ



ssen.co.uk

Scottish and Southern Electricity Networks is a trading name of: Scottish and Southern Energy Power Distribution Limited Registered in Scotland No. SC213459; Scottish Hydro Electric Transmission plc Registered in Scotland No. SC213461; Scottish Hydro Electric Power Distribution plc Registered in Scotland No. SC213460; (all having their Registered Offices at Inverlmond House 200 Dunkeld Road Perth PH1 1QJ); and Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having its Registered Office at 55 Vastern Road Reading Berkshire RG1 8BU which are members of the SSE Group www.ssen.co.uk



96x 1ph supplies, at

Additional assumptions and charges

- I have assumed that there is no need for reinforcement works to accommodate your new connections. This may not be the case. I can include these costs (or confirm that none apply) if you pay for a feasibility study or request a firm quotation.
- All on site excavation and reinstatement will be provided by the developer.
- Our initial proposal includes installing cable on third party land. Legal consent, from third parties, may not be readily forthcoming and could cause delays in providing your connection. This may also affect the cost for the proposed connection.
- Some Highway Authorities are proposing to introduce "Lane Rental Charges" where Utility Companies carry out excavations in the Public Highway. These costs will be passed through to you, together with a small administration cost, should this affect your connection. This charge has not been included in this estimate.

Important notice: Traffic Management Act - Street Works Permit schemes

Local Authorities in England and Wales are likely to introduce a new Permit Scheme for street works that will include charges for providing the permits. It is not clear at this time which Local Authorities will introduce this scheme, when the scheme will be introduced, which streets will be affected or what the level of charges will be. These charges are not within Southern Electric Power Distribution plc's control, and cannot be absorbed by us.

This quotation excludes any charges that may be levied by the Local Authority in respect of these charges. It is important to note that any such charges which are relevant to this project will be subsequently passed on to you through a separate invoice. In addition to the actual charges from the Local Authority, we will charge £25.00 + VAT to cover our administrative charges. Acceptance of this quotation means that you also accept these additional charges.

You may wish to seek clarification on how these charges may affect you from the relevant Local Authority.

Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ  ssn.co.uk

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Safety

We ask you to take note of the following:-

In accordance with the Health & Safety Guidance Note GS6, you are required to take every precaution to ensure that cranes, tipper lorries, scaffolding, ladders and other plant employed on your works are kept at a safe distance from overhead electric lines and their supports and that such supports are not disturbed by excavations. Goal posts with height restriction will need to be placed at appropriate locations for vehicles passing underneath Scottish and Southern Energy Power Distribution's overhead lines.

In accordance with Health & Safety Executive Guidance Note HS (G) 47 care will also be necessary when digging in proximity to underground cables, particular if mechanical excavators are used.

Overhead lines, underground cables and other electrical plant must be regarded as being "live". Before commencing work in proximity to such plant written notification must be given to Scottish and Southern Energy Power Distribution.

If during the course of your works, any cable should be damaged by you/or your contractors, then this fact must be reported to our Emergency Service Centre on 08000 72 72 82 (Southern Electric Power Distribution plc) immediately. The cost of any repairs will be fully rechargeable.

Locating cables on site

To obtain the latest copies of our cable records please send a plan of the area in question together with your contact details to:

Mapping Services
Scottish and Southern Energy Power Distribution
P O Box 6206
BASINGSTOKE
RG24 8BW

Tel: 01256 337294
Fax: 01256 337295

requesting details of any Scottish and Southern Energy Power Distribution plant and cables in the area. You must excavate hand-dug trial holes to establish the actual positions of all cables before any mechanical excavation works commence.

Inveralmond House, 200 Dunkeld Road, Perth PH1 1QJ

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Our reference: EJF946/1

Scottish and Southern Electricity Networks
Walton Park
Walton Road
Cosham
PO6 1UJ

Hydrock
Ms Eleanor Wratten
Merchants House Wapping Road
Bristol
Avon
BS1 4RW

01753 695 611
Sean.keogh@sse.com
www.ssen.co.uk

Date: 04 July 2017

Dear Ms Eleanor Wratten,

Proposed Diversion works at: Cox And Wyman, Cardiff Road, Reading, Berkshire

Thank you for your recent enquiry. I am pleased to provide you with my quotation for the electricity network diversions at the above location. My proposals are subject to our obtaining all necessary legal consents to carry out the work as planned, including any consent required from third parties.

 **139,812.44**

This charge has been quoted inc. VAT (as applicable) and is valid for 90 days from the date of this letter.

You can see a full breakdown of these calculations on the next page. Please note that we will not be able to schedule works until we have received your acceptance and your full payment for the works detailed in this quotation.

-  The quotation has been calculated based on the information provided to date but please be aware that we will charge for any additional work required that has not been included in this schedule of works. Therefore, it's really important to make sure you check the quote thoroughly to avoid incurring any further charges. In addition to this, it is important to note that the price stated in this offer is valid for acceptance for 90 days. This price will then be valid for one year from the date of acceptance. All work must be completed within this year, at which point we will reserve the right to revise the terms of our contract with you, unless any delays to the completion of work have been within our control.
-  I have calculated this quotation on the assumption that you will carry out all of the excavation and backfilling of the cable trenches required, on the land in your or your clients' ownership.

I have enclosed with this letter an information pack, which I hope will prove useful. I trust the information I have provided is of assistance and if I can help further please do not hesitate to contact me. Alternatively, you may find answers to any questions you may have on our web site www.ssen.co.uk.

Yours sincerely,



What we will do:

- Carry out all off site excavations and reinstatements.
- Install x2 approx. 145m of 11kV 150mm 3-core XLPE cable.
- Install new 500kVA unit sub-station in GRP enclosure (Base by customer).
- Install x2 approx. 225m of LV 300mm 4-core Wavecon cable.
- Dismantle existing sub-station and remove equipment.

Additional charges and assumptions

Where you are undertaking any cable trenching, you must also excavate and reinstate any joint holes along these cable routes as required, during the works. Our Team Manager will discuss the requirements with you should you wish to proceed.

Important notice: Traffic Management Act - Street Works Permit schemes

Local Authorities in England and Wales are likely to introduce a new Permit Scheme for street works that will include charges for providing the permits. It is not clear at this time which Local Authorities will introduce this scheme, when the scheme will be introduced, which streets will be affected or what the level of charges will be. These charges are not within Southern Electric Power Distribution plc's control, and cannot be absorbed by us.

This quotation excludes any charges that may be levied by the Local Authority in respect of these charges. It is important to note that any such charges which are relevant to this project will be subsequently passed on to you through a separate invoice. In addition to the actual charges from the Local Authority, we will charge £25.00 + VAT to cover our administrative charges. Acceptance of this quotation means that you also accept these additional charges.

You may wish to seek clarification on how these charges may affect you from the relevant Local Authority.

All on site excavation and reinstatement is to be carried out by the developer



Job reference: EJF946/1

Proposed Diversion works at: Cox And Wyman, Cardiff Road, Reading, Berkshire

You can pay for your quotation via cheque or bank transfer. Please complete all the boxes on this form where applicable and return it with your cheque. If paying by bank transfer payment you must instruct your bank to transfer funds before returning this form to:

Scottish and Southern Electricity Networks
Connections and Engineering
Walton Road
Portsmouth
PO6 1UJ

Please make cheques payable to Southern Electric Power Distribution plc. If paying by bank transfer, please ask your bank to label your payment with the job reference as given above. Our bank account details are:

Account name:	Southern Electric Power Distribution plc
Bank:	NatWest
Sort code:	60-17-21
Account number:	89542592
IBAN code:	GB77 NWBK 6017 2176 793869
UTR:	64581 10616
VAT registration number:	553 7696 03

Amount enclosed:



Choose your method of payment:

☐ Cheque

☐ Bank Transfer

PRINT payer's
name and
address:



The details supplied on this form will be used on any VAT receipt.



If we receive your payment without this completed acceptance form, we will assume that you have accepted our terms and conditions, enclosed herewith.



If you cancel your project before completion we will return any monies due minus an administration fee.



Signed:

Date:



Information pack

For your information, we have attached this pack which we hope you will find useful. This pack contains all of the information you should need relevant to the work for which you have been quoted. However, if you have any further questions at all, please don't hesitate to contact us.

Contents

Safety

When we carry out any job, Safety is our first priority. Our motto is, "We do it safely, or not at all". Please read the enclosed information carefully and if in any doubt, please ask us to explain.

Your site requirements schedule

This gives details of any site works you will need to complete for us to meet your requirements. It includes what you need to know about cable routes and trenching.

We ask you to take note of the following:-

In accordance with the Health & Safety Guidance Note GS6, you are required to take every precaution to ensure that cranes, tipper lorries, scaffolding, ladders and other plant employed on your works are kept at a safe distance from overhead electric lines and their supports and that such supports are not disturbed by excavations. Goal posts with height restriction will need to be placed at appropriate locations for vehicles passing underneath Scottish and Southern Electricity Networks overhead lines.

In accordance with Health & Safety Executive Guidance Note HS (G) 47 care will also be necessary when digging in proximity to underground cables, particular if mechanical excavators are used.

Overhead lines, underground cables and other electrical plant must be regarded as being "live". Before commencing work in proximity to such plant written notification must be given to Scottish and Southern Electricity Networks.

If during the course of your works, any cable should be damaged by you/or your contractors, then this fact must be reported to our Emergency Service Centre on 08000 72 72 82 (Scottish and Southern Electricity Networks) immediately. The cost of any repairs will be fully rechargeable.



Locating cables on site

The drawings that I have enclosed with this quotation are not suitable for locating cables on site. To obtain the latest copies of our cable records please send a plan of the area in question together with your contact details to:

Mapping Services

Scottish and Southern Electricity Networks

P O Box 6206

BASINGSTOKE

RG24 8BW

Tel: 01256 337294

Fax: 01256 337295

Requesting details of any Scottish and Southern Electricity Networks plant and cables in the area. You must excavate hand-dug trial holes to establish the actual positions of all cables before any mechanical excavation works commence.



Your site requirements schedule

Including any detailed requirements for our on-site works, what you need to know about cable routes and trenching.

Scottish and Southern Electricity Networks Reference: EJF946/1

Site address: Cox And Wyman
Cardiff Road
Reading
Berkshire

Quotation date: 04 July 2017

This schedule gives details of the site works you will need to complete for us to meet your requirements. Please read this document carefully as any problems with these works may result in additional charges and/or delays. If you need any assistance please contact me.

When we attend to undertake our works you must ensure that any substation site/s, cable routes and any associated overhead line positions are clear of all encumbrances and ready for on site construction.

Cable routes and ducts on your own site

Before we can lay our cables you will need to set out kerb lines, establish levels where roads or footpaths are not yet being constructed and, provide routes clear of obstructions or building materials. We will charge you for any subsequent alterations to our cables because of changes to the site layout.

You will need to install 150mm diameter road crossing ducts. These must be twin walled black polyethylene ducting such as Ridgiduct, complying with the current edition of the ENATS specification 12-24 or, internally glazed vitreous earthenware pipes specifically intended for electricity cables as specified in the current edition of BS 65.

Duct crossings must be laid at a depth of not less than 600mm and not more than 800mm below the finished road surface. The crossings should extend approximately 150mm beyond the kerb line on either side of the road and the ends should be blanked off to prevent ingress of spoil.

Please ensure that ducts provided for our use are spaced at least 1.0m clear of inspection pits and other duct lines to ensure working clearance at the ends of the ducts.

Trenching and inspection of cables

Where you are trenching for our cables, further information is available in our 'Mains Trenching Guide'. Please ask our Team Manager for a copy. This will ensure you meet our requirements and comply with the NJUG recommendations.

We will blind our cables using suitable material which must be free of sharp stones and rocks etc. Where the excavated material is not suitable, you will need to provide us, free of charge, an alternative material for this purpose, typically sand. You will be responsible for backfilling and reinstatement of the trenches. Please contact our Team Manager a few days before you start works on site and he will visit and advise you on any additional requirements.

Removal of Scottish and Southern Electricity Network equipment

The Company's Standard Terms and Conditions

Version	Date
1.0.1	14/09/2018
Definitions:	
The "Company":	Shall mean either Scottish Hydro Electric Power Distribution plc or Southern Electric Power Distribution plc as specified in the Offer Letter;
The "Adoption Agreement":	The agreement between the Customer and the Company for adoption of any Contestable Connection Works undertaken by the Customer;
The "Agreement":	The agreement constituted by the Offer and the Customer's acceptance and any permitted variation from time to time;
The "Agreement Date":	The date of the Customer's acceptance of the Offer;
The "Company's Requirements":	
The "Connection Agreement":	The Company's technical requirements as set out on the Website and the Offer;
"Consumer"	The agreement between the Company and the Customer relating to the connection of the Customer's premises;
	Means an individual acting for purposes which are wholly or mainly outside the individual's trade, business, craft or profession;
	Means the Supplementary Consumer Terms and Conditions attached to these Standard Terms and Conditions.
"Consumer Terms and Conditions"	
The "Contestable Connection Works":	The part of the Works that the Customer may elect to undertake or appoint an appropriate third party to undertake;
The "Cost Apportionment Contribution":	A financial contribution made with respect to the costs of connection from the Company in favour of the Customer;
The "Customer":	The person, firm or company whose name and address is shown in the Offer Letter;
The "Equipment":	The equipment, plant and/or apparatus the Company will supply as detailed in the Offer Letter;
The "Land Rights":	Means rights in, under or over land for the construction, installation, operation, repair, maintenance, renewal or use of the Contestable Connection Works and/or the Works;
The "Land Rights Criteria":	The criteria as set out on the Website providing the Company's requirements for Land Rights;
The "Offer":	These standard terms and conditions and the Offer Letter;
The "Offer Letter":	The letter and attached pages sent to the Customer by the Company setting out details of the Works, the Quotation and other matters relating to the connection;
The "Quotation":	The Quotation for the Works as set out in the Offer Letter;
The "Site Information & Customer Requirements":	The customer requirements document supplied with the Offer;
The "Website":	The website at http://www.sseand.co.uk or at such other domain name as the Company may use from time to time; and
The "Works":	The works that the Company will carry out as detailed in the Offer.

- The Offer remains open for acceptance in writing for 90 days from the date of issue, unless notified by the Company in writing to the contrary. The Company reserves the right to amend or withdraw the Offer at any time prior to the Customer accepting it.
- If the Customer has entered into the contract as a Consumer, the Consumer Terms and Conditions shall be incorporated into these terms and conditions and to the extent of any inconsistency, the terms of the Consumer Terms and Conditions shall prevail.
- The Customer will provide the Company with the facilities reasonably necessary to enable it to complete the Works in the most economical manner. In default the Customer shall pay the Company such reasonable additional costs that may result.
- Where any changes to the Works are required other than as a result of the Company's negligence the Company shall submit written details of the additional cost to the Customer who shall be entitled to terminate the contract upon giving the Company written notice within 5 working days of the date of submission of such details. In the event of termination the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any wayleaves and consents.
- In accordance with the Land Rights Criteria, the Customer will (i) grant any Land Rights for cables, overhead lines, substations and all other apparatus to be installed over or within their property, (ii) provide and install ducts for on site road crossings and for service cable entry and (iii) agree service terminations in a position acceptable to the Company and provide and install service tubes from the back of the footpath to the premises to which the connection is required terminating where possible in an external meter reading cabinet.
- The Customer will meet (i) their own agent's legal and other fees and expenses, (ii) the legal and other fees and expenses of the Company, and (iii) the legal and other expenses of any consenter or other third party in connection with the grant of the Land Rights.
- The Company reserves the rights not to install the Works on contaminated land. Where contamination is found by or becomes known to the Company, additional charges may be rendered to the Customer in accordance with Condition 4.
- The Customer will, at no cost to the Company and to a satisfactory standard reasonably specified by the Company, be responsible for carrying out all on site cable trenching for services, LV and HV mains cable, other than within substation sites and for backfilling and trench reinstatement once the Company has laid and covered the aforesaid cabling.
- The Customer will be responsible for all building costs associated with the supply intake and any meter cabinets.
- The Customer will provide service termination facilities, in a position acceptable to the Company.
- The Offer is subject to the Company obtaining all required Land Rights and statutory consents for carrying out the Works. Unless otherwise stated the Offer assumes that all plant and equipment will be placed in the adopted public highway or land owned or controlled by the Customer who will provide all Land Rights free of charge. The Customer will pay the full cost of obtaining any Land Rights required from third parties (including settlement of all properly reimbursed claims thereunder) in addition to the charges identified in the Quotation provided that where these have a significant impact on the overall cost the Customer shall be entitled to terminate the contract upon written notice to the Company. In the event of termination the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any Land Rights.
- It is assumed that the Company will carry out all Works during normal working hours. There will be an additional charge for any overtime working at the Customer's request.
- The Quotation is based on material and labour costs prevailing at the date of the Offer Letter. The Company shall have the right to vary the Quotation in accordance with any variations in the material or labour costs subsequent to the date of the Offer Letter (unless otherwise stated in the Offer Letter) upon submitting written details of the additional cost to the Customer who shall be entitled to terminate the contract upon giving the Company written notice within 5 working days of the date of submission of such details. In the event of termination the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any Land Rights.
- Unless otherwise agreed the Company requires full payment 28 days prior to commencement of the Works. All other arrangements will be subject to status.
- The Company may submit progress invoices to the Customer, in respect of the amount of labour expended and materials delivered to site and the Company's stores up to the date of the progress invoice.
- Adjustments will be made to the rates of VAT to those applicable at the date of invoice or payment, whichever is the earlier.
- The Customer must settle invoices within 28 days of the date of the invoice.
- If any amount remains unpaid after the due date, the Company shall (in addition to any other remedies) be entitled to charge interest on the amount unpaid at the annual rate of 3% over the base rate of the Bank of England from the due date to the date of payment in full.
- Unless otherwise agreed in writing by the Company time is not of the essence in relation to the Company's Works.
- The Company shall have no liability to the Customer whether in contract, tort or delict (including negligence), for breach of statutory duty, or otherwise arising under or in connection with this Agreement for any indirect or consequential loss, any loss of profit, revenue, generation, business, savings, (anticipated or otherwise) or any other form of economic loss (whether or not occurring in connection with physical damage) provided that this Condition 20 shall not exclude or restrict the liability of the Company for death or personal injury or any other liability which cannot be limited or excluded by applicable law.
- The Company's liability under or in connection with this Agreement shall be limited to £1 million in the aggregate. This limit shall apply however that liability arises, including, without limitation, a liability arising by breach of contract, arising by tort or delict (including negligence) or arising by breach of statutory duty provided that this Condition 21 shall not exclude or restrict the liability of the Company for death or personal injury or any other liability which cannot be limited or excluded by applicable law.
- The Customer acknowledges and confirms that it does not enter into the Agreement in reliance on any oral representation, warranty or undertaking not fully reflected in the terms of the Agreement and that no amendment, modification or substitution to the Agreement shall be effective unless executed in writing by both parties.
- The Equipment shall at all times remain the property of the Company. On completion of the Works and, with respect to any Contestable Connection Works undertaken by the Customer, the Customer both satisfactorily completing any Contestable Connection Works and an Adoption Agreement with the Company covering the Contestable Connection Works, the whole of the Works, Equipment and the aforesaid Contestable Connection Works shall become the property of the Company. The Customer shall protect the Equipment from any damage or interference between delivery to the site and completion of the Works and shall indemnify the Company for any loss or damage to the Equipment during such period. The Company shall be responsible for the final connection of the Works to its distribution system.
- The Quotation is net of any Cost Apportionment Contribution due to the Customer and no further contributions or allowances are applicable. The value of the Cost Apportionment Contribution has been calculated on the basis of, inter alia, the Equipment specified in the Offer Letter, the available capacity agreed for the development, the build rate and the electrical heating the Customer has declared will be installed. The value of Cost Apportionment Contribution made in favour of the Customer by the Company will be indicated in the attached Quotation and its value may be recalculated by the Company to reflect any alteration to the basis of the calculation and the Customer will refund any excess Cost Apportionment Contribution made by the Company upon demand. The Customer shall be liable to pay to the Company the full value of the Cost Apportionment Contribution received from the Company in the event this Agreement is terminated prior to the completion of the Connection. In such event, the Customer shall be liable to pay to the Company a proportion (to be determined by the Company) of the Cost Apportionment Contribution.
- It is a condition of the Offer that the Customer or the end customer who will be responsible for the associated charges shall (where applicable) enter into a Connection Agreement with the Company prior to energisation of the Connection.
- The Customer will carry out the site work specified in the Site Information & Customer Requirements document.



1. Application of these Terms and Conditions

These Supplementary Consumer Terms and Conditions apply to an Offer issued by Southern Electric Power Distribution plc (the **Company**) to a consumer. Where applicable these Supplementary Consumer Terms and Conditions shall be incorporated into the terms of the Offer and where inconsistent with any term of the Offer, these Supplementary Consumer Terms and Conditions shall prevail.

2. Right to Cancel

You have the right to cancel your contract with us within 14 days of us receiving your acceptance without giving any reason. The cancellation period will expire after 14 days from the day we receive your acceptance. This right is in addition to any other right to cancel that you have under our standard terms and conditions.

To exercise the right to cancel, you must inform us of your decision to cancel this contract by a clear statement (e.g. a letter sent by post or e-mail). You may use the attached model cancellation form, but it is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your communication concerning your exercise of the right to cancel before the cancellation period has expired.

3. Effect of Cancellation

If you cancel the contract in accordance with paragraph 2 above, we will reimburse to you all payments received from you.

We will make the reimbursement without undue delay, and not later than 14 days after the day on which we are informed about your decision to cancel the contract.

We will make the reimbursement using the same means of payment as you used for payment, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of the reimbursement.

If you requested that we begin the performance of works during the cancellation period, you shall pay us an amount which is in proportion to what has been performed prior to your cancellation of the contract, in comparison with the full works provided for in the contract.



MODEL CANCELLATION FORM

(Complete and return this form only if you wish to withdraw from the contract)

To: Connections And Engineering

 Walton Park

 Walton Road

 Cosham

 PO6 1UJ

 connections@sse.com

I/We [*] hereby give notice that I/We [*] cancel my/our [*] contract for the supply of the following service [*],

Offer accepted on [*],

Name of customer(s),

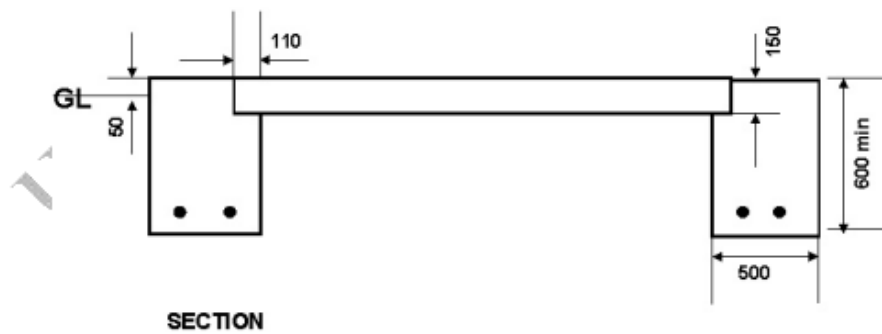
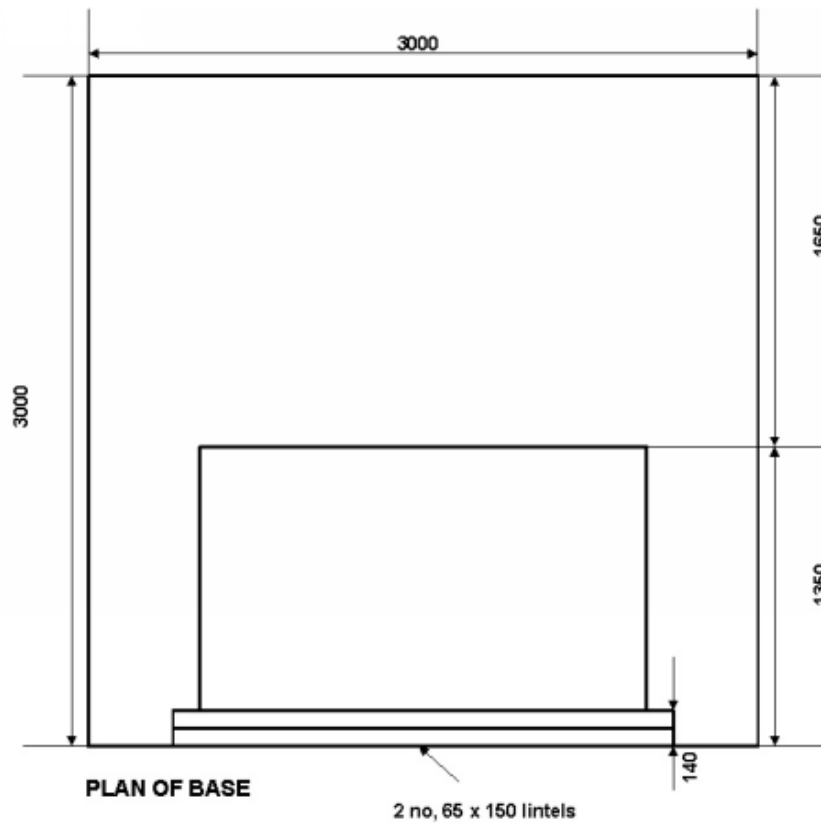
Address of customer(s),

Signature of customer(s) (only if this form is notified on paper),

Date

[*] Delete as appropriate

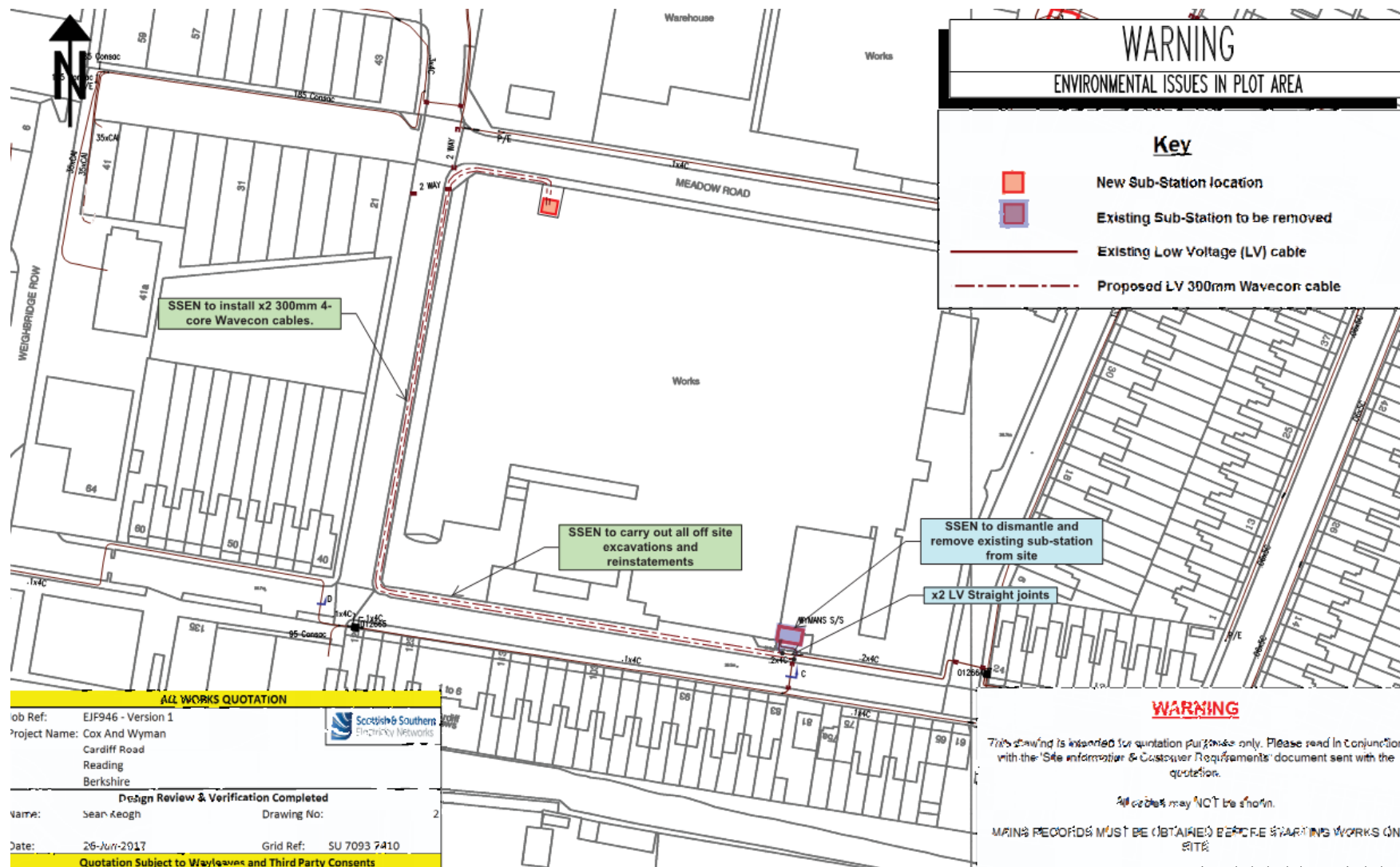
Applies to: Power Systems Staff	FOUNDATION ARRANGEMENTS FOR ENVICO OR MORGAN MARINE GRP ENCLOSURES (not including 1500kVA transformers)	TG-PS-584	
Prepared by: John Baker, Network Services	Uncontrolled if printed	Rev: 1.02	
Approved by: Stewart Reid	Issue Date: February 2009	Review Date: December 2013	No of this copy:



Applies to: Power Systems Staff	FOUNDATION ARRANGEMENTS FOR ENVICO OR MORGAN MARINE GRP ENCLOSURES (not including 1500kVA transformers)	TG-PS-584
Prepared by: John Baker, Network Services	Uncontrolled if printed	Rev: 1.02

GRP Bases – Construction and Installation Instructions

- 1 Install base to setting out dimensions and top datum level supplied by SSE Power Distribution. Datum will be 50mm above finished ground level.
- 2 Concrete base to 600mm minimum depth, but increase depth to suit site conditions. Concrete grade designation C30D.
- 3 Foundations will be reinforced by 2 no, 20mm diameter mild steel bars to BS 4449, minimum cover 50mm.
- 4 A face shutter may be used around the perimeter of the base but the area in front of the transformer base must have a full depth shutter.
- 5 Form rebate in each side of foundation for the concrete lintel
- 6 Install 2 precast, reinforced concrete lintels, 65mm x 150mm , across front of enclosure. This will be carried out after the electrical works are complete. (note, pre-stressed concrete lintels must not be used due to the camber).
- 7 The area in front of the transformer base shall be filled and covered with 100mm of stone chippings. This will be carried out after the electrical works are complete.
- 8 The GRP Enclosure shall be erected on Compriband (or equivalent) self adhesive, pre-compressed sealant strip, 100mm wide and 20mm thick.





Eleanor Wratten
Hydrock
5TH Floor
Merchants House
Wapping Road
Bristol
BS1 4RW

 Our ref **IR1015007916**
 developer.services@thameswater.co.uk
 **08000 093 921**
Mon – Fri 8am-5pm
thameswater.co.uk/developerservices

8th May 2017

Dear Eleanor

Clean Water Budget Estimate

Cardiff Road, Reading, Berkshire, RG1 8ES.

Thank you for your correspondence regarding the above development consisting of 96 dwellings.

Please be aware that this report is based upon the details and drawings provided. Should there be any subsequent changes to the details and information on your drawing, the contents of this report would become invalid and would necessitate a new assessment.

Please find listed below the approximate costs to serve the site. Subject to survey, additional costs for traffic management may be applicable.

Single payments should be made for each activity (flow and pressure test, modelling report, impact assessment, etc.) and reference numbers must be quoted to avoid any delay.

Contaminated Land:

Should the site be deemed 'contaminated' for the use of plastic pipe work following the assessment of your full soil report, mains and service connections will need to be installed in Barrier Pipe.

Network Capacity:

To assist in assessing the impact of the new water demand on our existing mains network and resources it will be necessary to undertake a flow and pressure investigation at the above site

The charge for this service is £770.00 plus VAT (£924.00), which will remain valid for a period of 90 days from the date of this email. The results of the pressure test will normally be forwarded to you within 21 days of receipt of payment. However, please note that under the Traffic Management Act any testing in a traffic sensitive street will require an additional 10 days for issuing notices and to complete the pressure logging.

The results will determine whether any additional reinforcement is required to maintain the current flows and pressures to our existing customers before your proposal is supplied from the

Page 1 of 5



existing mains network and resources. The investigation will also provide information on the available pressures at the site. Please note that Thames Water's minimum pressure level is 1.0 bar (10m head) at the property boundary valve.

Payment is required in advance by cheque, made payable to Thames Water Utilities Ltd. and can be sent marked for my attention to:

Developer Services
First Floor West
Clearwater Court
Vastern Road
Reading
Berkshire
RG1 8DB

You can also call 0800 009 3921 and make payment by card quoting our reference number DS6033042. An invoice showing your payment will be sent on receipt of your instruction.

Alternatively, you can apply and pay for flow and pressure test online using the link below and quoting our reference number DS6033042: Please contact me directly when payment has been made on 0203 577 8737 or Karl.Tuchscherer@ThamesWater.Co.UK if you have any further questions.

Please note that we are not able to provide confirmation of whether a fire hydrant or sprinkler demand can be accommodated on a new connection. Please contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes.

Working near our assets:

If you're planning on undertaking significant work near our assets, it's important you minimise the risk of damaging our pipes and other apparatus, please visit the website below for more information.

<http://thameswater.co.uk/developers/18785.htm>

Diversionary Works:

According to our records, it is anticipated that there are no clean water assets within your development site and no mains diversions are required.

Please note that any diversion is charged at full cost, payable in advance.



New Main(s) and Water Supply Connections cost:

There are two options available for installation of mains and water supply connections:

- a) Statutory work undertaken by Thames Water Utilities Ltd
- b) Self-Lay option where a self lay organisation (SLO) undertakes the work on behalf of Thames Water Utilities Ltd (TWUL) and we adopt the asset

Table 1. Budget cost for works undertaken:

Activity required	Statutory Budget Cost	Self Lay Budget Cost
36x25mm metered MDPE services with 20mm diameter meters.	Total: £24,480.00	Total: £ 2,992.68 for 36x20mm diameter meters, supplies to be laid by the Self Lay Company.
3x63mm diameter metered supply (50mm diameter bulk meter) and 60x20mm diameter Internal Advanced Meter Reading Meters	Total:£9,404.01	Total:£ 5,561.16for 3 x50mm bulk meter and 60x20mm diameter Internal Advanced Meter Reading Meters Supply to be laid by the Self Lay Company
Onsite Main Laying; Lay approximately 330 metres of 90mm diameter HPPE water main in unmade ground. Offsite Mains Reinforcement: This can only be determined from the outcome of the Flow and Pressure Test Investigation	Total:£35,409.50 DAD: £1,393.40	Total: £35,409.50 Asset Payment: £29,008.10

Total - shows a total cost of the scheme

Discounted Aggregate Deficit (DAD) – shows Lump Sum Contribution payable by the developer towards the scheme cost

Asset Payment – shows the forecast sum to be paid to self lay organisation for asset installed and adopted by Thames Water Utilities Ltd



Infrastructure Charges:

Infrastructure Charges:		
96 x £365.45 for Water Infrastructure Charges =		£35,083.20
96 x £365.45 for Sewerage Infrastructure Charges =		£35,083.20

Please note infrastructure charge credits may be applicable based on the water consumption at the site within the last 5 years.

Building Water

A charge is made for water used for building purposes where an existing un-metered supply is used. The charge will be based upon the amount of water used or as a percentage of the development contract value, which is currently 0.17%.

<http://www.thameswater.co.uk/developers/688.htm>

Water Quality and Hardness

Please use the link below to check water quality in your area.

<http://secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm>

Extracts of Water and Waste Water Mains & Apparatus

Please use the link below to our Property Searches Team to ask for Extracts of Water and Waste Water Mains & Apparatus.

<http://www.thameswater-propertysearches.co.uk/>

All information enclosed in this letter is for budgetary purposes only and should by no means be taken as the actual cost for serving this development site.

Next Step

If you would like to proceed with your design please send your request for a capacity check if advised above, or apply for a formal quotation to developer.services@thameswater.co.uk for the attention of Design Team or Self-Lay Team.

Please visit <http://thameswater.co.uk/developers/1328.htm> for more information

More information about Self-lay option

<http://thameswater.co.uk/developers/686.htm>

Helpful Thames Water literature



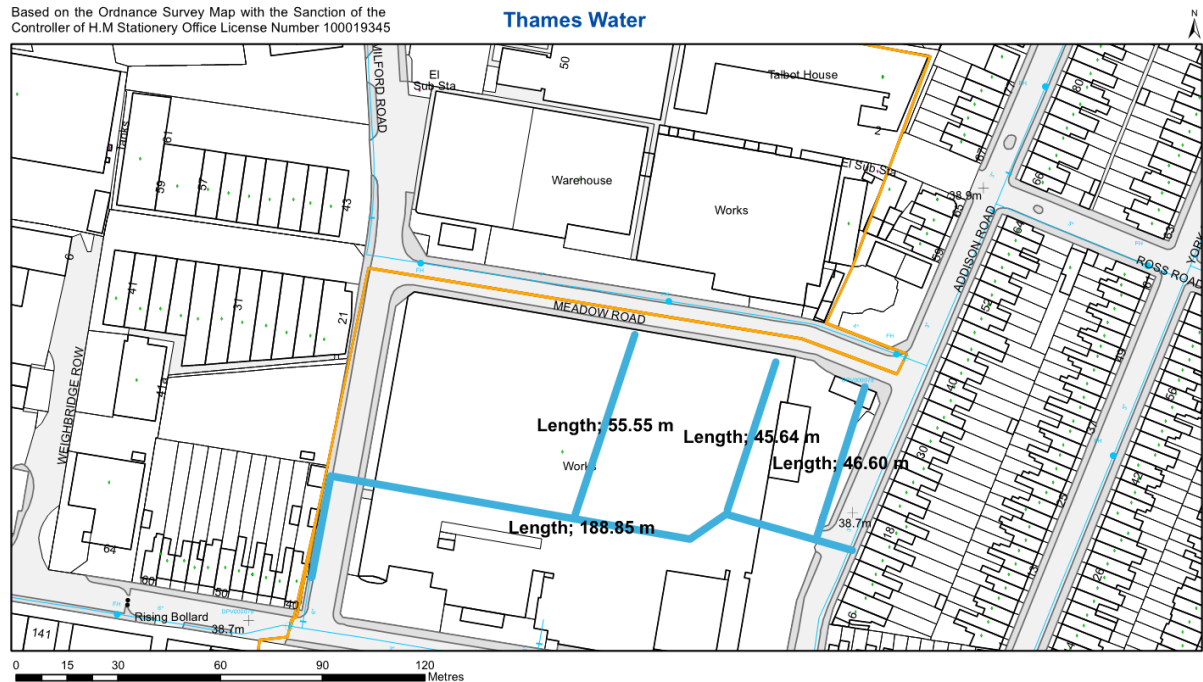
Our website at www.thameswater.co.uk has helpful information and advice. Please visit: www.thameswater.co.uk/literature.

I trust this information will be of assistance in your proposals, however should you require any further information, please do not hesitate to contact us.

Yours sincerely,

Karl Tuchscherer
Thames Water
Developer Services – Asset Development Team
developer.services@thameswater.co.uk
0800 009 3921

Based on the Ordnance Survey Map with the Sanction of the
Controller of H.M Stationery Office License Number 100019345



The position of any boundary or apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability of any kind whatsoever is accepted by Thames Water for any error or omission.