

UTILITIES STATEMENT



**THE HEIGHTS PRIMARY
FREE SCHOOL**

BSD Project Ref No: 170210

MARCH 2017

Revision: P1



Building Services Design
Consulting Engineers

Boundary House
7-17 Jewry Street
London
EC3N 2EX

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Utilities Report

Project	The Heights Primary Free School
Client	Turner and Townsend
Produced By	AE

Project No	170210
Report No	Utilities 1
Date	17/03/17

Status: S2 – Information**Revision: P1**

The current situation with utility applications for each incoming service is as follows: -

Gas – SGN Gas

Application made on 24 February 2017, calculated required hourly load of 336 kW and an annual quantity of 220,000 kWh.

SGN responded on 7 March 2017 (Ref:1335067) with a budget indication of £2,600 (inc. VAT)

The service will be metered at the site boundary in an external kiosk.

Water – South East Water

Application made on 22 February 2017 for 1x50mm MDPE metered supply.

Thames Water responded on 7 March 2017 (Ref: 20060290) with a New Service Connection Quotation at £6,781.85 (inc. VAT)

Electricity – Scottish and Southern Power

Application made on 10 March 2017 for a 200A 3 phase supply with on site PV generation.

A response is anticipated with 45 days of the application; as such an allowance has been made for an on site substation should no local LV supplies be available.

Telecommunications

No applications have presently been made for new telecommunication services to the new School. These will depend on the requirements of the school as the design develops. It should be noted that Fibre Optic cabling is available from the Caversham Exchange (FTTC) and is installed on the adjacent Upper Woodcote Road and Knowle Close.



7 March 2017

Our Ref: 1335067

Your Ref: N/A

Alex Elliott
BSD
Boundary House, 7-17 Jewry Street
London
EC3N 1U

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

Customer Service **0800 912 1700***

Dear Mr Elliott

New connection at 129 Woodcote Road, Caversham, Reading, Berkshire, RG4 7HA

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

Work to be carried out

SGN Connections to install appropriately sized gas infrastructure to a suitable boundary location to feed 1 non domestic property.

SGN Connections to supply and install No. 4 free standing kiosk.

Customer to supply concrete base for No. 4 free standing kiosk.

SGN Connections to carry out all the necessary excavation and reinstatement work in public up to the site boundary.

Customer to carry out all the necessary excavation and reinstatement within the site boundary.

No meter works are included.

Your budget indication is £2,600 (inc VAT)

Please note that this figure is a budget indication only, it is based upon an hourly load of 336 kW and an annual quantity of 220,000 kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

Please note that this figure is a budget indication only, based on the information you've given us, and doesn't represent an offer to carry out the work.

Upon acceptance of a firm quotation, Southern Gas Networks will need to run further analysis to ensure that the existing gas infrastructure can manage your new gas loads (Security of Supply Check). If the existing infrastructure requires reinforcing to accommodate your loads, then this will incur time delays to the installation of your gas supplies.

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

Jon White
Design & Quote Team (Southern)

* All calls are recorded and may be monitored

New Service Connection Quotation

**Thames Water
Developer Services**

3rd Floor West
Clearwater Court
Vastern Road

Reading RG1 8DB

Phone 0800 009 3921

developer.services@thameswater.co.uk

Date 07 March 2017

Quotation 20060290

Notification 80142511

Reference DS4025555

Bill to party details:

Name Building Services Design

Company Name

Address 7-17 Jewry Street

Site Address 129 Upper Woodcote Road
Reading
RG4 7LH

City, Post Code LONDON EC3N 2EX

Phone

Lane Rental Charges are not included within this quotation and Thames Water will be required to recover these charges prior to progressing the works (or after completion of any works) if they are applicable to your connections. Please refer to the letter accompanying this quotation for further information.

Work Description: 1x50mm MDPE metered supply (New Commercial)

This quotation is valid until 03 September 2017

DESCRIPTION	QTY	RATE	VAT	£AMOUNT
Connection(s) >32mm	1.00	n/a	534.31	2,671.54
Infrastructure Charges Clean Water	5.00	357.60	0.00	1,788.00
Infrastructure Charges Waste Water	5.00	357.60	0.00	1,788.00
SUBTOTAL				6,247.54
VAT Rate 20.00 %				534.31
TOTAL				6,781.85

TOTAL PAYMENT DUE **6,781.85**

Customer Acceptance

I accept that the quotation is subject to the conditions printed overleaf together with any additional conditions which may be specific in the accompanying letter.

Signed _____ Date _____ Amount paid _____

Print Name _____ Company Name _____

Address _____

CONDITIONS

1. The quotation has been calculated on the basis of information given in your application. If your requirements or specification change in any way, the changes will not be covered by this quotation and you must pay any additional costs incurred.
2. Any infrastructure charges and/or network charges detailed in the quotation are based upon our current charges. We review these charges annually. If the connection or connections are not made during this financial year, the infrastructure and/or network charges payable will be those in force at the time of connection.
3. VAT is quoted at the current rate. Should there be a change in the rate applicable before payment is made, you will be liable to pay at the new rate.
4. Connection charges must be paid in advance before we commence the works. Cheques should be made payable to "Thames Water Utilities Ltd". Post dated cheques will not be accepted. In addition to the payment on the quotation, you will also be responsible for paying any additional costs which arise because you have not complied with any of these conditions.
5. We do not accept conditions which may be contained in your own order forms or other documents and which are not consistent with these conditions.
6. Unless otherwise agreed in writing by us, a separate service pipe must be provided for each house or building and for each part of a building that is separately occupied.
7. We will lay the portion of the service pipe from the water main to the street boundary and it is your responsibility to provide and pay for the portion of the service pipe from the boundary and into the property. Our part of the service pipe includes a meter and controlling stop-valve for each supply and this will normally be sited in the street as near as practicable to the property boundary.
8. If the quotation includes building supplies, no such supply may be connected permanently to a property unless the plumbing installation has been inspected and approved by us, and the appropriate payment received.
9. The plumbing installations, both internally and externally within the premise boundary, must be in such a condition as to allow the fitting of a water meter. We will visit the site in order to verify these requirements for all external pipe work installations and a random sample of internal pipe work installations. You must ensure that external pipe work is uncovered for this inspection.
10. We require a minimum of 5 working days notice to enable us to schedule the appropriate inspections. You must correct any faults and then ask us to make a re-inspection of the internal or external pipe work before any water connections can be made.
11. Each water supply connection shall be metered and the meter reading will be used by us to determine the charges we raise for water and sewerage services.
12. We will normally install the meter at the location as indicated in clause 7. If for any reason it cannot be satisfactorily located underground in that position, we may require you to install the meter on the customer's pipe within the building in some instances, the need for an internal meter installation will only become apparent after we have started work on the street.
13. Where more than one service pipe is laid by the point of connection, the pipes must be suitably spaced to facilitate ease of connection. Each pipe must be tagged to indicate which unit or dwelling it serves.
14. Where new supplies are laid on new sites before completion of the roads;
 - i) You must take all reasonable steps to safeguard our apparatus against damage. You will be responsible for the cost of repair or replacement of any of our apparatus found damaged on site.
 - ii) Your meter boxes will be placed in position as accurately as is practical at the time of installation. You will keep these boxes clear of obstruction and adjust to suit finished levels. It must be considered that the meter boxes are integral, and only minimal vertical adjustment is possible. There is no provision for lateral adjustment.
 - iii) Ducts laid by you under new roads should be a minimum 100mm diameter UPVC, MDPE or salt glazed pipes only, and laid between 0.75m and 0.9m below finished road level. The line of the duct must be clearly marked on the curb at each side for ease of identification. If we cannot find the ducts, you will be charged for any extra work we have to do.