

PROJECT REF: BS 2246
DATE: SEPTEMBER 2026
REVISION: 00

**ABBAY GARDENS, READING
EXTENSION TO SOUTH BLOCK**

FOUL DRAINAGE AND UTILITIES ASSESSMENT

PREPARED FOR:

Randalswood Construction
137-139 High Street
Beckenham
Bromley
Kent
BR3 1AG

PREPARED BY:

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PROJECT REVISION SHEET

<u>Revision No.</u>	<u>Date</u>	<u>Details</u>	<u>Changes</u>	<u>Author</u>	<u>Approved</u>
00	September 2026	First Issue		MR	MR

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1.0 EXECUTIVE SUMMARY

This report has been prepared by Norman Bromley Partnership on behalf of Randalswood Construction. The report details the findings of a foul drainage and utilities assessment carried out for the permitted scheme at Abbey Gardens, Abbey Street, Reading RG1 3BD.

South Block – Residential units to be provided to over 9 floors, ground to eighth floor, to provide 122 no. dwelling. This includes maisonettes to a roof top extension, eighth floor lower and upper. A covered car park and ancillary accommodation is provided to the lower ground floor and basement.

North Block – Residential units to be provided to over 4 floors, second to fifth floor, to provide 53 no. dwelling. This includes maisonettes to a roof top extension, fifth floor lower and upper. The lower ground floor, ground floor, first and second floors includes office accommodation, which is occupied and outside the area of works.

Central Block – Residential units to be provided to over 8 floors, lower ground to sixth floor, to provide 58 no. dwelling. This includes maisonettes to a roof top extension, sixth floor lower and upper. A covered car park and ancillary accommodation is provided to the lower ground floor and basement.

The mechanical, electrical and drainage services have been designed in line with the RIBA Plan of Work to Stage 4.

This document is produced to support the planning applications for the following: -

- Lower Ground Floor extension of the Centre Block
- Undercroft extension to the South Block at Ground and Lower Ground Floor

The Architecture, Structural Engineering, Costing and Landscaping have been carried out by other parties with Norman Bromley Partnership assisting with co-ordination. This report is to be read in conjunction with the other design team reports.

This report details the extent of the statutory services that are in the vicinity of the site and impact on the proposed development works.

Obtaining approval and agreements from the utility providers for any necessary diversion/modifications of existing services, connection to existing services and the provision of new services to serve the development, including the following: -

- Existing Thames water, water connection to the building to be retained to serve the apartments.
- The existing SSN sub-station within the building shall be disconnected with a new transformer installed in the existing sub-station location.
- Existing Openreach services to be disconnected from the site. New fibre services to be installed to the apartments and provide information for their design.

- Existing Thames Water sewer connections to the North, Centre and South Blocks to be retained, but with an additional 150mm sewer connection installed to the South Block.

The utilities identified within the vicinity of the site include the following:-

- Electricity – Scottish and Southern Electricity Networks
- Gas Mains – SGN (Service Disconnected)
- Water Mains – Thames Water
- Sewers – Thames Water
- Telecoms – Openreach, Virgin Media and Vodafone

All services disconnections and diversions have been arranged. Energeyes Utility Tracker is included in Appendix C.

No other services have been identified on the site which will require diverting.

The utilities record drawings for affected services are included in Appendix A.

2.0 INTRODUCTION

The report details the findings of a foul drainage and utilities assessment carried out for the permitted scheme at Abbey Gardens, Abbey Street, Reading RG1 3BD.

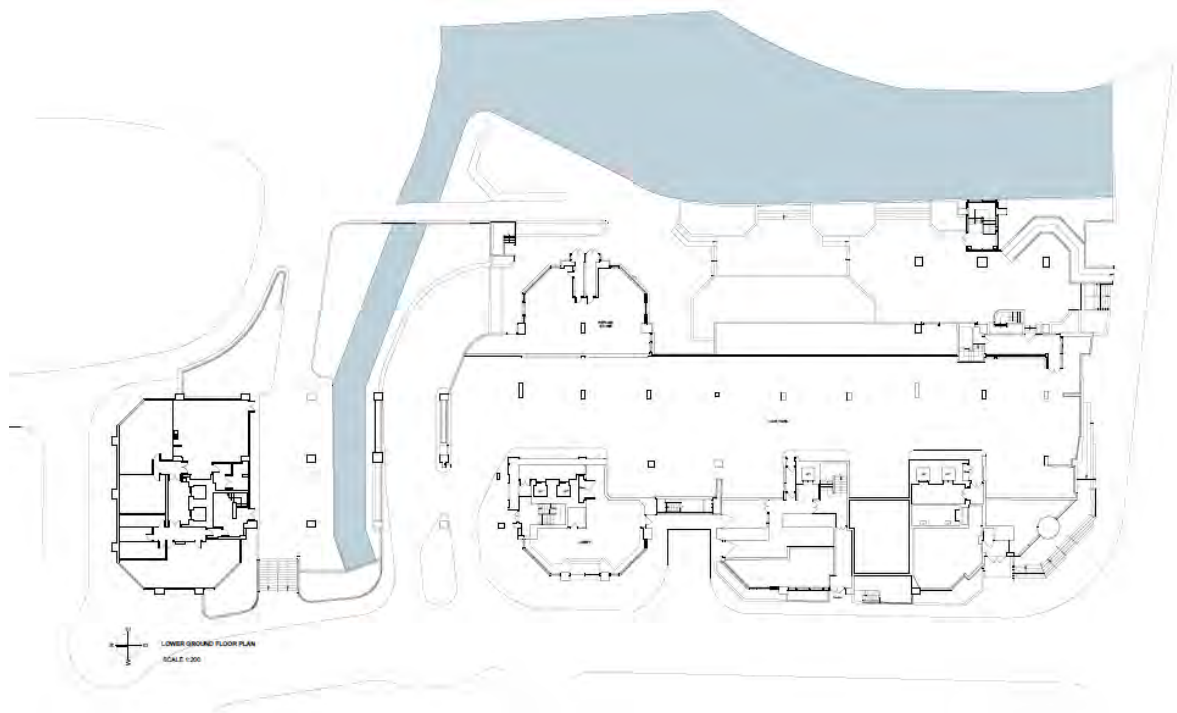
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Central Block – Residential units to be provided to over 8 floors, lower ground to sixth floor, to provide 58 no. dwelling. This includes maisonettes to a roof top extension, sixth floor lower and upper. A covered car park and ancillary accommodation is provided to the lower ground floor and basement.

The mechanical, electrical and drainage services have been designed in line with the RIBA Plan of Work to Stage 4.

This report details the identified foul drainage and utilities works associated with the proposed development.



Proposed Extension to the South Block (not to scale)

3.0 **ELECTRICITY**

Scottish and Southern Electricity Networks (SSEN) who are the local Distribution Network Operator (DNO) has provided plans indicating the high and low voltage services within the vicinity of the proposed development.

An existing SSEN sub-station is located on the site at basement level. There are no existing or proposed services in the location of the proposed extensions.

The sub-station will be re-provided within the existing sub-station by Energieyes and their design proposal drawings are included in Appendix B.

An application for the new service and sub-station diversion will be submitted to UKPN during stage 3 design stages.

The SSEN record drawings are included in Appendix A.

4.0 TELECOMS

Openreach have provided asset plans for the site. Their existing services into the building are being disconnected.

It is proposed that new Openreach fibre services shall be installed to the dwellings.

The Openreach record drawings are included in Appendix A.

There are no telecoms services identified in the locations of the proposed extensions.

5.0 WATER MAINS

Thames Water who are the mains water provider has provided asset plans indicating the services within the vicinity of the proposed development.

The existing Thames Water services to the building shall be retained to serve the dwellings and landlord's service.

A new water service shall be installed to serve the dwellings with meters for the flats and landlord areas located in the services riser.

The Thames Water record drawing is included in Appendix A.

There are no water services identified in the locations of the proposed extensions.

6.0 SEWERS

Thames Water who are responsible for the sewer's has provider asset plans indicating the services within the vicinity of the proposed development.

Existing foul drainage connections to the north, centre and south blocks have been surveyed and are suitable for re-use.

An additional 150mm diameter foul drainage connection shall be provided to the south block, and details have been agreed with Thames Water.

The Thames Water record drawings are included in Appendix A.

7.0 GAS SERVICES

Cadent Gas who are the main gas provider for the area have provided asset plans indicating the services within the vicinity of the proposed development.

The SGN gas service to the building has been disconnected and removed.

The proposed development will be heated via electric panel heaters, so no new gas services are required.

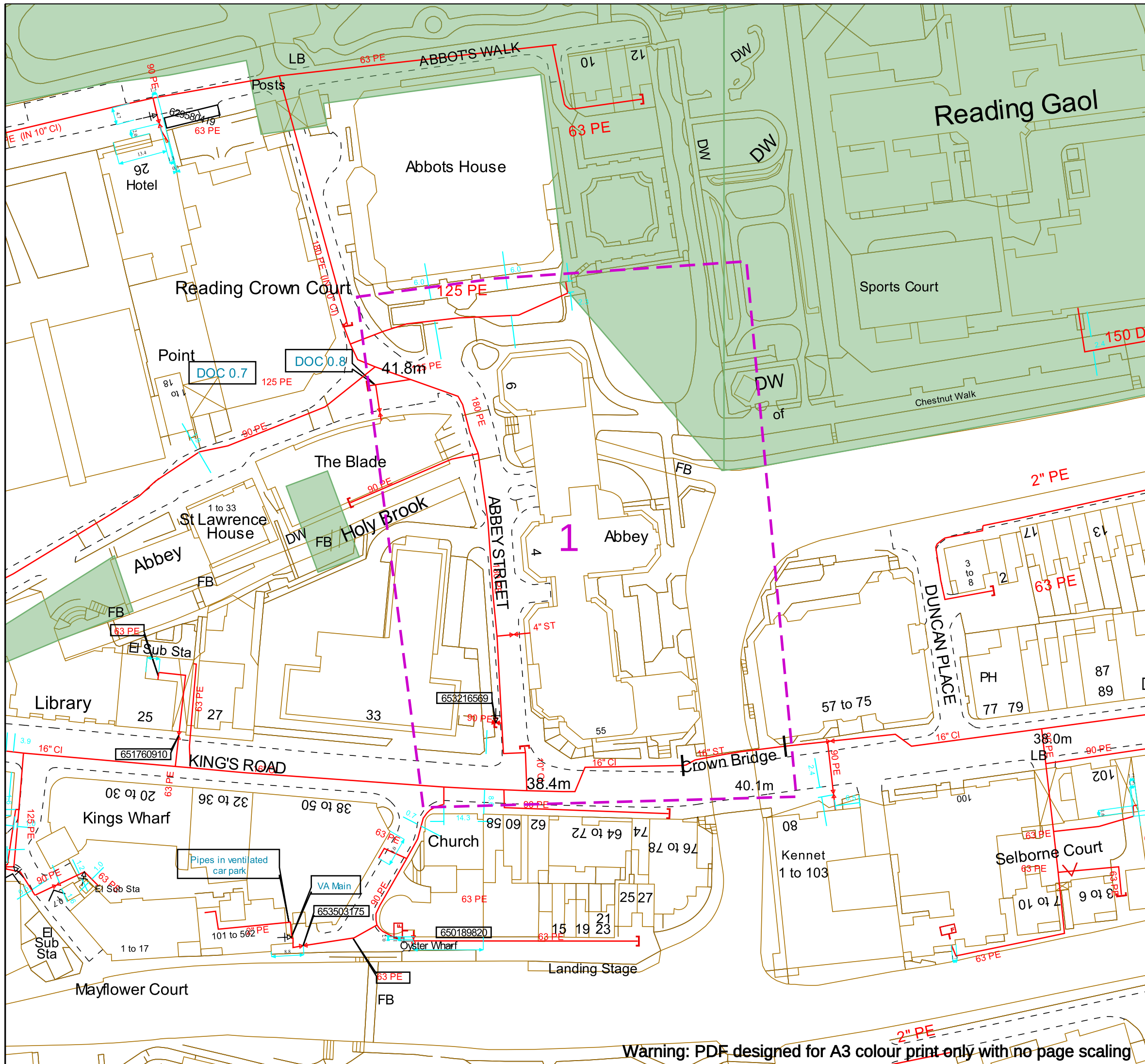
The SGN Gas record drawing is included in Appendix A.

There is no gas services identified in the locations of the proposed extensions.

APPENDIX A

UTILITIES SEARCHES (AFFECTED SERVICES)

UK Power Networks
Cadent Gas
Thames Water
BT Openreach



SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:

0800 912 1722

Email:

plantlocation@sgn.co.uk

Date Requested: 02/06/2026

Job Reference: 41718131

Site Location: 471918 173367

Requested by: Mrs Sarah Howard

Your Scheme/Reference: BS 2246

Scale: 1:1000 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

H100 Hydrogen Network

GTs



Some Examples Of Plant Items

Valve



Syphon



Depth of Cover



Diameter Change



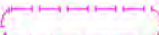
Material Change



Digsite: Line:



Area:



This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.

Warning: PDF designed for A3 colour print only with no page scaling

Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general reference only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

		Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	×	Built	
PCP				Planned	
Pole				Inferred	
Box				Duct	
Manhole				Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.	
Cabinet					
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>	
Power Cable					
Power Duct				N/A	

BT Ref : APS10101H

Map Reference : (centre) SU7196473438

Easting/Northing : (centre) 471964,173438

Scale : 1:250

Issued : 02/06/2026 10:10:52

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk



Date Requested: 02/06/2026
Job Reference: 41718131
Site Location: 471918 173367
Requested by:
Mrs Sarah Howard
Your Scheme/Reference: BS
2246

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.75m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legende

- Service Cable
- LV Mains
- 2-1.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

-  Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
-  Duct Route
-  Cross Section Route

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

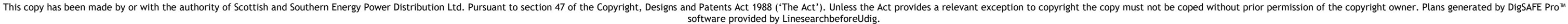
If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

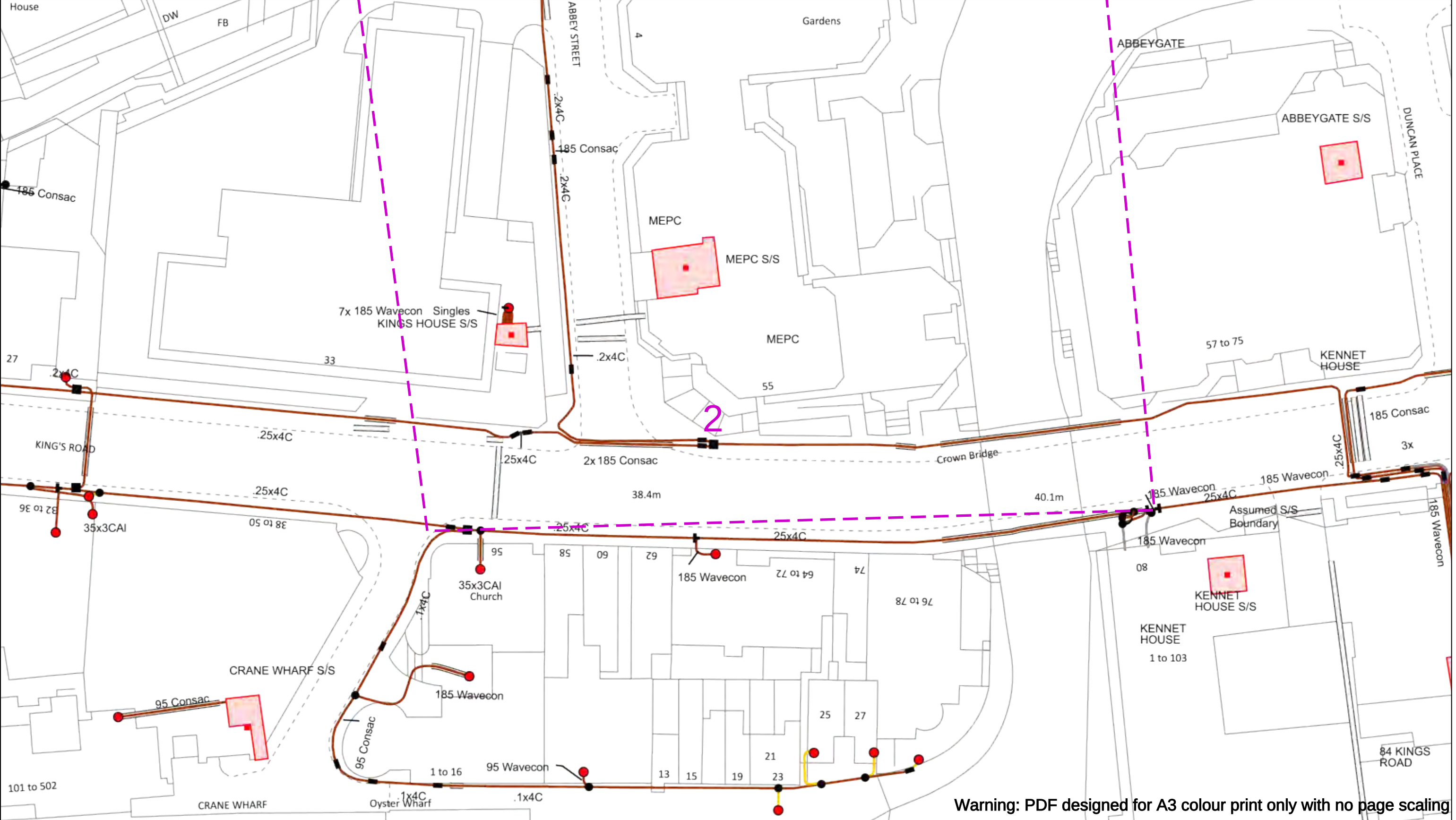
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Asset.Data@sse.com
 01256 337 294

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050m

Dig Sites

Area:

Line:

Date Requested: 02/06/2026

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Site Location: 471918 173367

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Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Southern Electric Power Distribution plc

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43 Forbury Road Reading RG1 3JH

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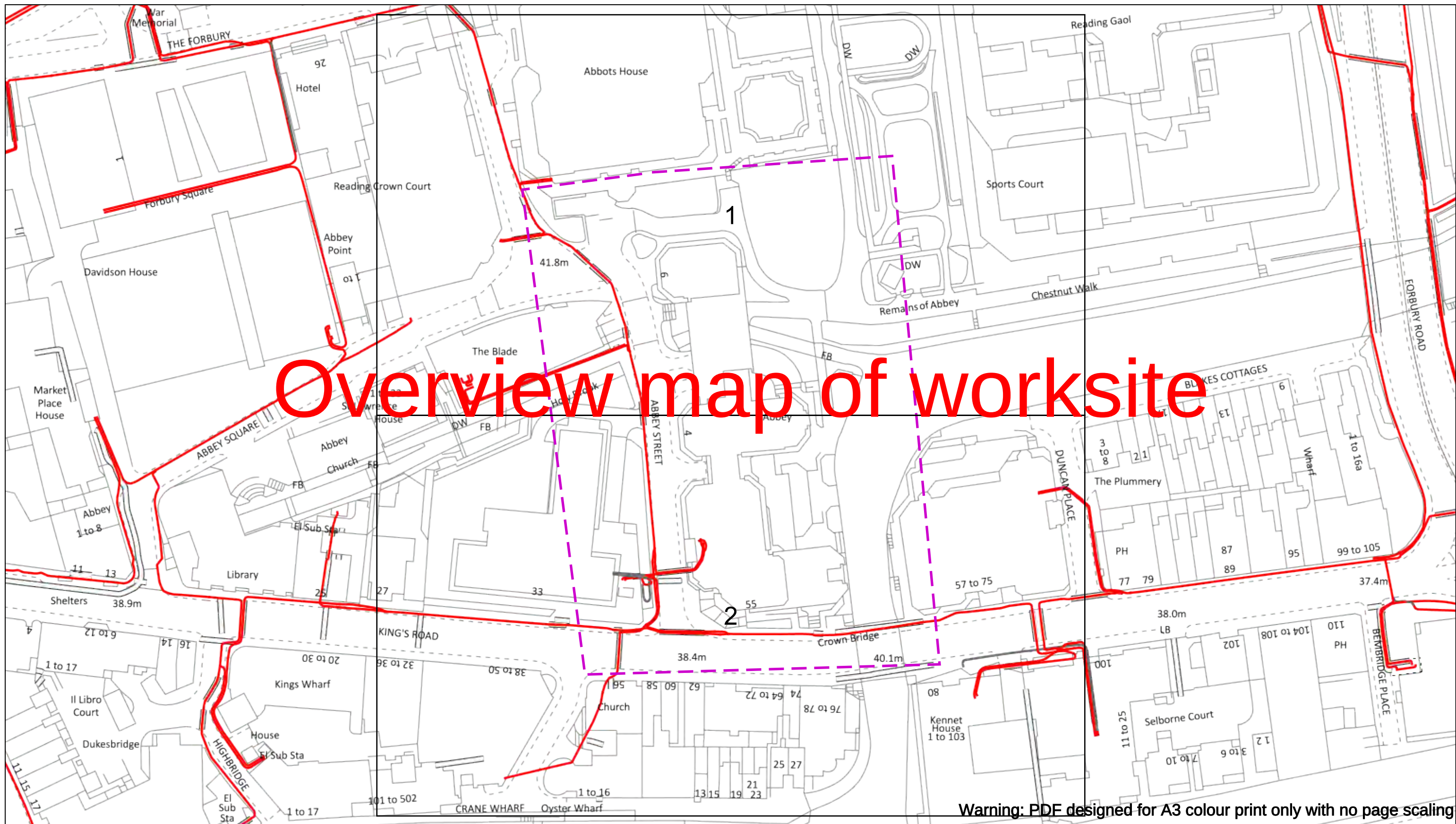
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Dig Sites Area:  Line: 



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Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
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Legend

- Service Cable
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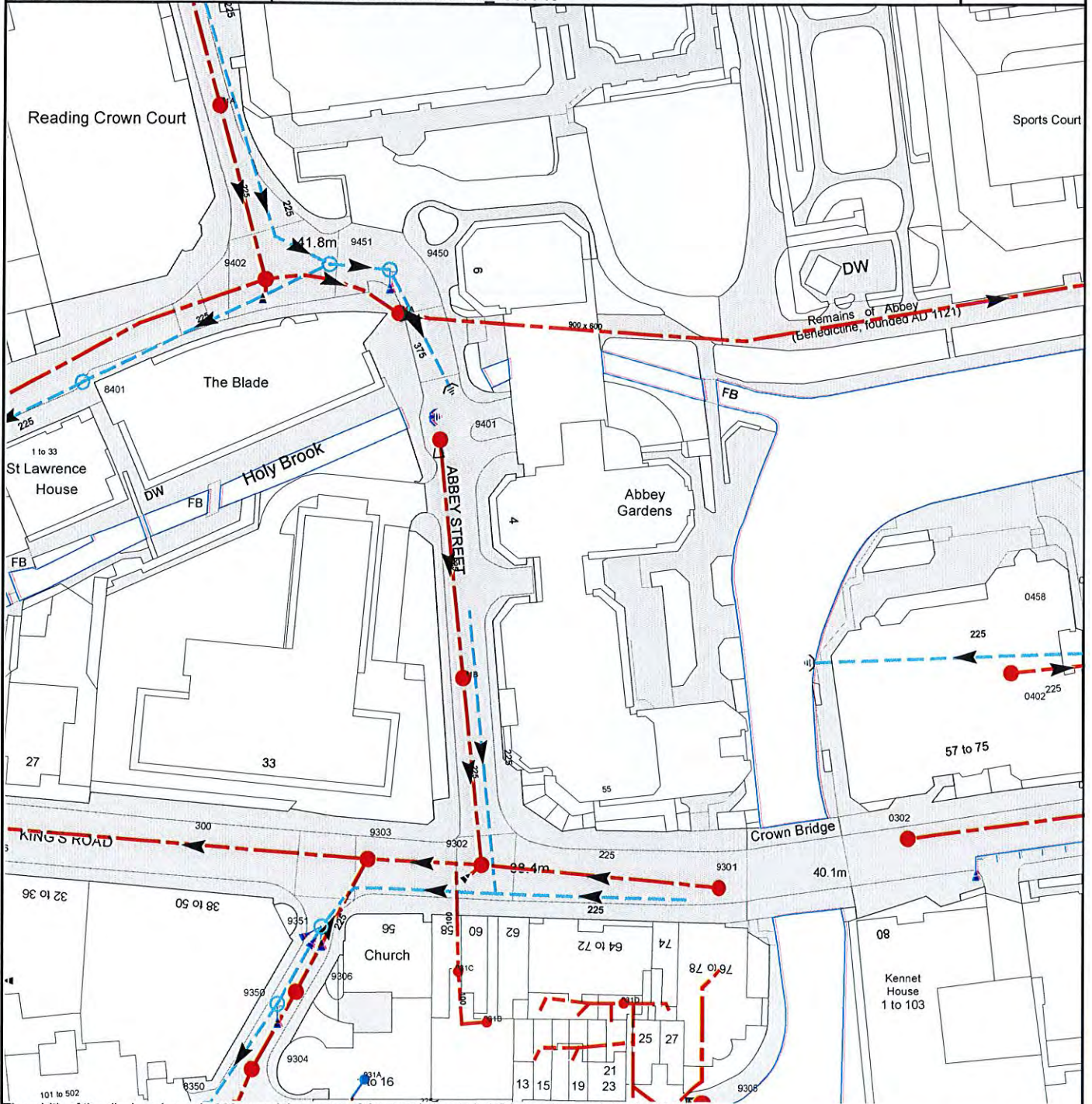
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Asset Location Search Sewer Map - ALS/ALS Standard/2026_5337740



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 471956,173431

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
931A	n/a	n/a
9304	37.28	35.69
9350	37.68	36.03
9306	37.67	35.58
9351	37.85	36.24
9303	38.13	35.28
8401	n/a	n/a
941A	n/a	n/a
9402	41.42	34.2
9450	40.34	38.47
9451	41.04	39.53
851A	n/a	n/a
9401	38.79	36.09
931C	n/a	n/a
941B	n/a	n/a
9302	38.49	35.4
931B	n/a	n/a
931D	n/a	n/a
9305	37.08	n/a
9301	39.82	37.11
0302	39.68	n/a
0402	n/a	n/a

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Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

	Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Storm Sewer
	Sludge Sewer
	Foul Trunk Sewer
	Surface Trunk Sewer
	Combined Trunk Sewer
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Vacuum
	Thames Water Proposed
	Vent Pipe
	Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer
	Culverted Watercourse
	Proposed
	Decommissioned Sewer
	Content of this drainage network is currently unknown
	Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Ancillary
	Control Valve
	Drop Pipe
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Inlet
	Outfall
	Undefined End

Other Symbols

Symbols used on maps which do not fall under other general categories.

	Change of Characteristic Indicator
	Public / Private Pumping Station
	Invert Level
	Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

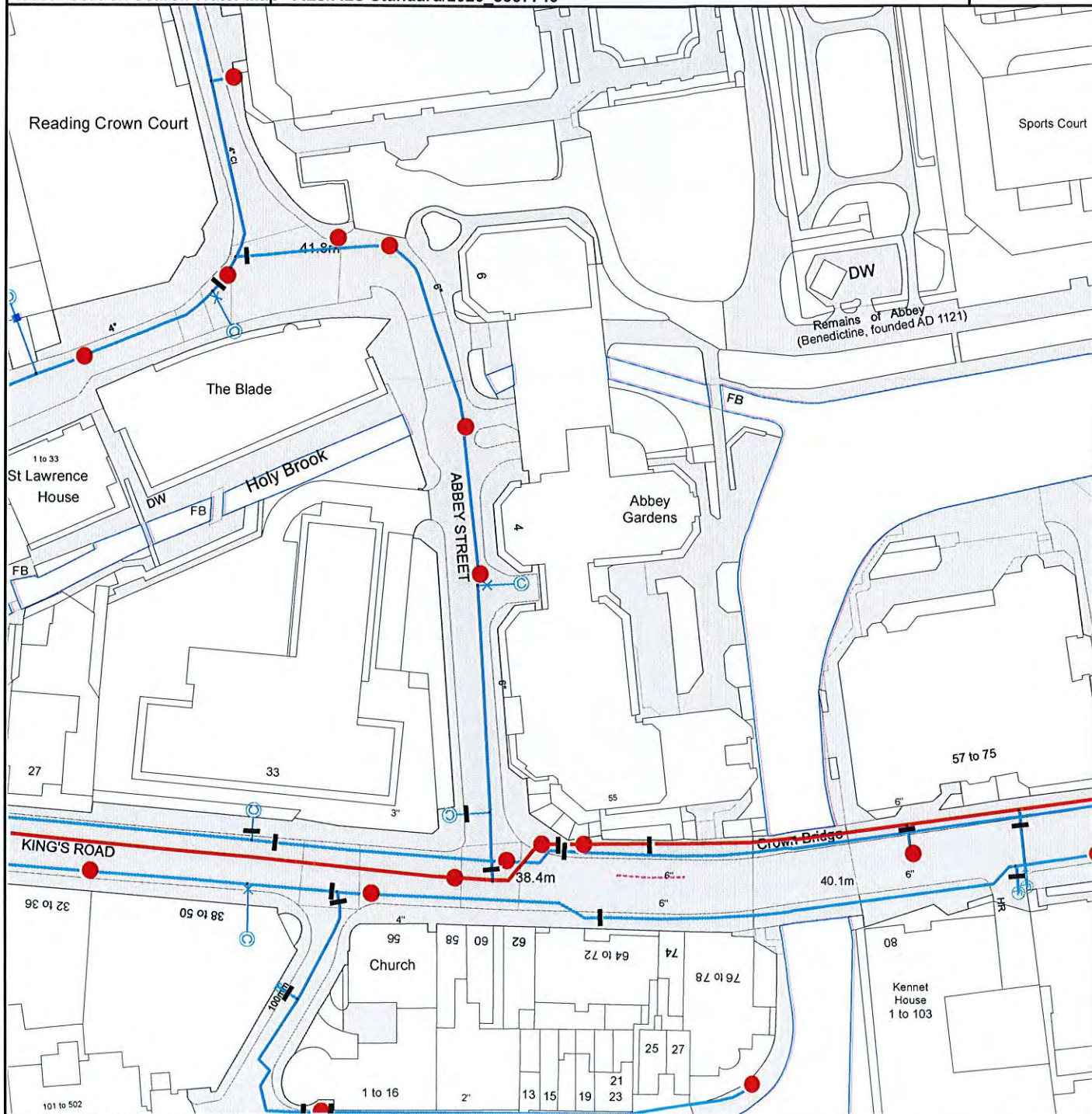
Ducts or Crossings

	Casement
	Conduit Bridge
	Subway
	Tunnel

Ducts may contain high voltage cables. Please check with Thames Water.

5) 'na' or 'V' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 471956, 173431.

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

- Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

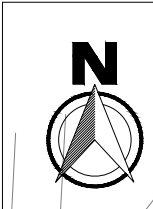
- Data Logger
- Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

APPENDIX B

ENERGEYES ELECTRICAL CONNECTION AND SUB-STATION PROPOSALS



Existing puddle flange and cable ladder infrastructure assumed suitable for the installation of proposed LV cables to the new 1500kVA Integral Substation. No allowance has been made for containment upgrades, structural alterations, or route modifications

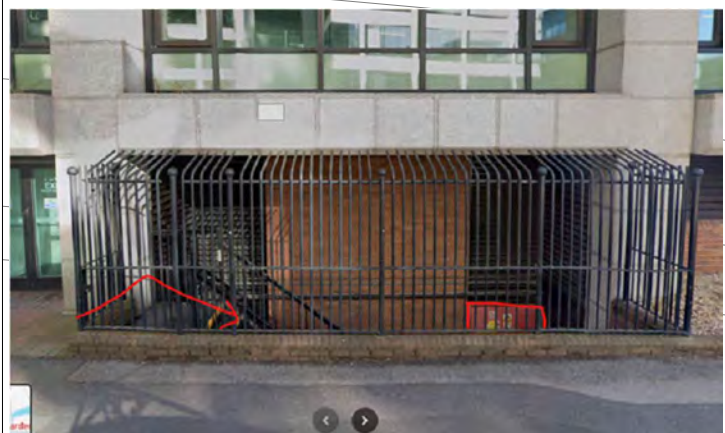
All Off-Site Excavation and Civil works to be completed by Energyeyes
All On-Site Excavation and Civil works to be completed by Client

Cable entry to basement LV Room via Existing puddle flange and continue at high level on the existing cable ladder to New Proposed 1500kVA Integral Substation See Attached Images

Proposed HV Point of Connection
2 x HV Straight Joints onto existing HV Main

Abbey St

Off-Site
On-Site



- Site Ownership Boundary
- Existing Substation Location
- Proposed Substation Location
- Existing DNO HV Cable
- Proposed HV Cable Route
- Proposed HV Point of Connection
- HV Metering
- Existing DNO LV Cable
- Proposed LV Cable Route
- Proposed LV Point of Connection
- Heavy Duty Cut Out
- 400A rated, 2-Way Link Box
- LV Breech/Straight/Pot End joint
- LV Service Termination Cubicle
- LV Service Breech Joint
- 1 Ph Service Cut-Out Location
- 3 Ph Service Cut-Out Location

FOR TENDER
PURPOSES ONLY

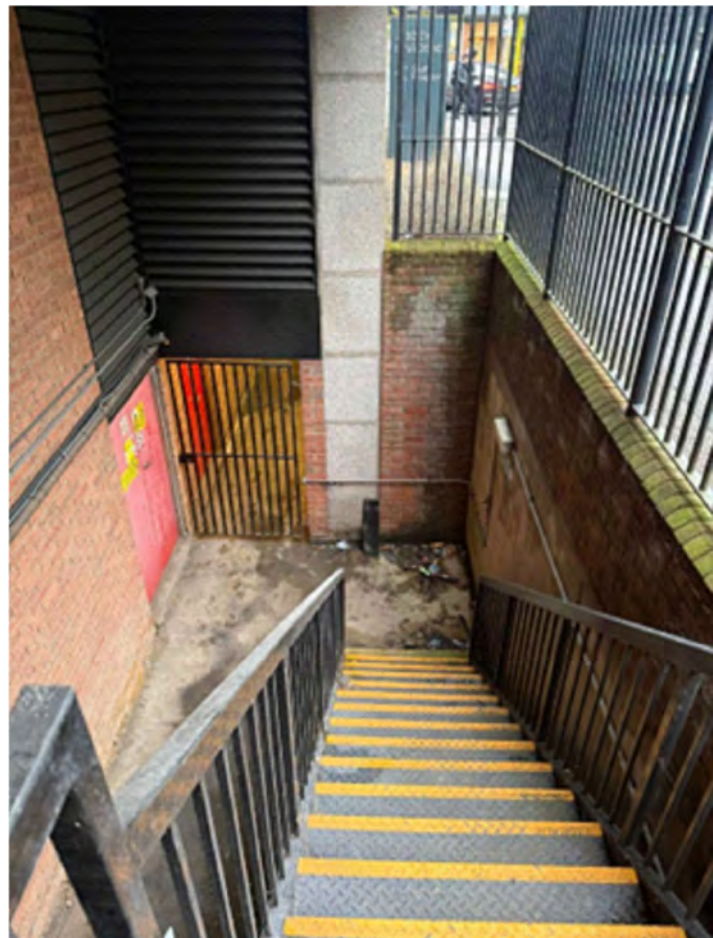
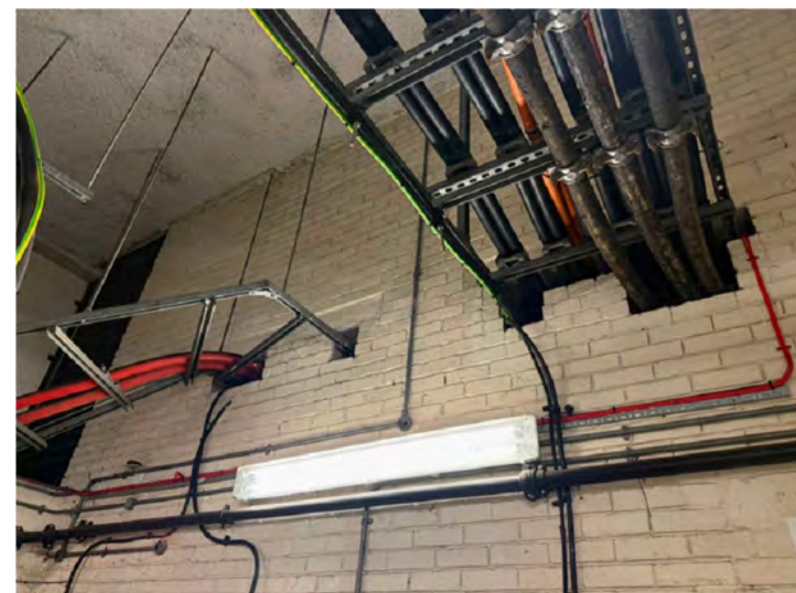
1	Plan Amended	02/07/2026	AA
0	First Issue	30/03/2026	AH
REV	AMENDMENT	DATE	BY



56-58 High Street, Sutton, SM1 1EZ
www.energyeyes.me

Client RANDALSWOOD CONSTRUCTION UK LIMITED			
Project AIS2930			
Title Abbey Gardens Abbey Street Reading RG1 3BA			
Drawn By AA	Checked By AR	Date 02/07/2027	
Scale 1:150	Sheet No. 1/2	Original Size A1	
Drawing No. T-AIS2930-ESTIMATING PLAN			Rev 1
Drawing Status For Information Only			

Site Layout & Cable Routes



Existing Unistrut

Off-Site
On-Site

Proposed 1500kVA Substation

Min 500mm working space around Cabinet Enclosure and 1500mm hard standing access to front of Cabinet Enclosure to be made clear and level.

Proposed 11 x 4c 300mm² Al Waveform Termination into 2500A Service Termination Cubicle to feed BNO Arrangements:

- 139 x 1 Bed Apartments = 150.6kVA
- 84 x 2 Bed Apartments = 161.8kVA
- 7 x 3 bed Apartments = 344.95kVA
- 1 x Landlord Supply = 790kVA

Total Demand Load = 1447.35kVA

Service Termination Cubicle location shown Indicatively, location to be confirmed by the Client.

Existing cable ladder systems are assumed to have adequate mechanical capacity, available space, and suitable access for the installation of the proposed LV cables. No allowance has been made for containment surveys, load assessments, ladder replacement, or support modifications. Any additional works required following site verification shall be subject to additional cost

Site Layout & Cable Routes

- Site Ownership Boundary
- Existing Substation Location
- Proposed Substation Location
- Existing DNO HV Cable
- Proposed HV Cable Route
- Proposed HV Point of Connection
- HV Metering
- Existing DNO LV Cable
- Proposed LV Cable Route
- Proposed LV Point of Connection
- Heavy Duty Cut Out
- 400A rated, 2-Way Link Box
- LV Breech/Straight/Pot End joint
- LV Service Termination Cubicle
- LV Service Breech Joint
- 1 Ph Service Cut-Out Location
- 3 Ph Service Cut-Out Location

FOR TENDER
PURPOSES ONLY

1	Plan Amended	02/07/2026	AA
0	First Issue	30/03/2026	AH
REV	AMENDMENT	DATE	BY

smarter utility connections
energyeyes

56-58 High Street, Sutton, SM1 1EZ
www.energyeyes.me

Client RANDALSWOOD CONSTRUCTION UK LIMITED			
Project EE2964			
Title Abbey Gardens Abbey Street Reading RG1 3BA			
Drawn By AA	Checked By AR	Date 02/07/2027	
Scale 1:150	Sheet No. 2/2	Original Size A1	
Drawing No. T-EE2964-ESTIMATING PLAN			Rev 1
Drawing Status For Information Only			

APPENDIX C

ENERGEYES UTILITIES TRACKER

Utilities Tracker

Project Name:	Abbey Gardens Abbey Street, Reading, RG1 3BA	Date:	13/02/2026
Project No:	EE2964	Client:	Randalswood Construction Ltd
Project Description:	Electricity, gas, water and telecoms disconnection; New electric, water and telecoms connections Contact: David Stapleton MRICS Commercial Manager Randalswood Construction Ltd, 36 Mount St Upper, Dublin 2 Randalswood Construction UK Ltd, Beckenham, BR3 1AG M: +44 7414289771 dstapleton@randalswood.com Site contact: Gerry Scanlon T: 07958 515567		

Quotation Tracker

Utility	Network/Supplier	Summary of Works Applied For	Application Sent	Application Ref	Contact/ Telephone	Next Action and Date	Quotation Issued	Notes
Electricity disconnection	SSEN	MPANs for Disconnection: 2000009895521, 2000009895512, 2000009895530, 2000027367640, 2000027367678, 2000053970835, 2000057249196	05/08/2025	FGF477	Ruth Mwadime Connections Designer M: 07721 446 874 E: ruth.mwadime@sse.com	Client to review the quote provided by SSEN	Issued: 21/01/2026 Expires: 19/04/2026	21/10/2025 SSEN completed the site survey. 21/11/2025 SSEN completed second site survey. 21/11/2025 EE requested a site survey report. 26/11/2025 SSEN provided the report; 01/12/2025 – meeting with SSEN; 05/12/2025 - meeting with Dean Walker on Monday, 08/12/2025

								regarding permanent substation and LV supply to feed the MOJ; 19/01/2026 Site survey with Will Auloni arranged for Monday, 19 January 2026; 10:30 21/01/2026 SSEN provided a quote. 30/01/2026 Quote sent to client; client to review and send the signed acceptance form
Water disconnection	Thames Water	Disconnection of the existing supply	05/08/2025	DS6145719	Thames water <u>Developer.services@thameswater.co.uk</u> 0800 009 3921	Thames water and the client advised that no disconnection is required.	N/A	22/10/2025 Site Visit with TW completed. 27/11/2025 Thames water advised that there is no fee for the disconnection.
Gas disconnection	SGN	To be disconnected main connection from Abbey Street entering the site	14/10/2025	Cancelled: 2823362 Outsourced Ltd ref: 2799577	Keith Foreman Connection Services Assistant +44 0131 365 0229 admindesk@sgn.co.uk	Client advised that Outsourced Ltd. are dealing with the gas disconnection for this site.	14/10/2022 Refreshed: 05/12/2025 Quote expiry: 05 /03/ 2026	15/08/2025 Client to confirm whether they would like to proceed with the disconnection. 22/10/2025 — site survey with SGN completed. 22/10/2025 SGN issued the quote 24/10/2024 Quote submitted to Client— Awaiting acceptance 04/12/2025 — A request has been sent to SGN to amend the quote details so the client can proceed with the payment 05/12/2025 SGN provided the quote. 08/12/2025 Client accepted and signed SGN acceptance form. The form has been sent to SGN. 23/01/2026 Client advised that Outsourced Ltd. are dealing with the gas disconnection for this site.
Telecoms disconnection	Virgin Media	Existing Virgin Media – To be disconnected - main connection from Abbey Street entering the site	05/08/2025	VM/CIP/488360	Nathan Booth Diversionary Works <u>DiversionarySupportTeam@virginmediao2.co.uk</u>	Upfront payment to be arranged- £600 + £120 VAT	TBC	08/10/2025 Upfront Payment to be arranged – £600 + £120 VAT required for producing the specification and detailed estimate. Awaiting Client confirmation/acceptance 11/02/2026 EE requested Virgin media to confirm if disconnection is required

Telecoms disconnection	Vodafone	Existing Vodafone – To be disconnected- main connection from Abbey Street entering the site	05/08/2025	3500/011402/O.40008353.400/C4	Kevin Govender Networks Specialist Project Budgeting & Governance +447827981607 kevin.govender@vodafone.com	Client to arrange for the payment to Vodafone - £7,204.01+VAT	20/10/2025 Quote expiry: 20/11/2025	08/10/2025 Client to provide Account Number so EE can progress with Vodafone Client to provide a date within the next couple of weeks and available times so EE can arrange a site survey. 10/10/2025 Client to confirm acceptance of the fee proposal for Vodafone 15/10/2025 EE applied for C4 Disconnection 20/10/2025 Vodafone Confirm C4 Estimate £7,204.01+VAT 11/02/2026 EE requested Vodafone to confirm if disconnection is required
Telecoms disconnection	OCU	Existing OCU – To be disconnected - main connection from Abbey Street entering the site	05/08/2025	E07-25-1143	Joseph Drum Project Manager 07388385773 Email: Joseph.Drum@ocugroup.com	Site survey payment to be arranged - £2,500 + VAT	TBC	15/08/2025 Client to confirm whether they would like to proceed with the disconnection of: Existing OCU – To be disconnected (main connection from Abbey Street entering the site) 08/10/2025 – Client to provide a dates within the next couple of weeks and available times so EE can arrange a site survey. 10/10/2025 Client to confirm acceptance of the fee proposal for OCU 24/10/2025 OCU confirm. A site survey for this scheme will cost £2,500 + VAT 11/02/2026 EE requested confirmation if the disconnection is required;
Telecoms disconnection	Openreach	Existing Openreach – To be disconnected (main connection from Abbey Street entering the site)	05/08/2025	IS445554	Lee Povey Repayment Project Engineer 07802 866578 lee.povey@openreach.co.uk	Disconnection needs to happen back at the DP(internal)	TBC	11/11/2025 Awaiting Survey fees 11/11/2025 Network rearranged, confirm quote for a site survey within 20 working days (9 December 2025) 11/12/2025 – Meeting with Lee Povey from OR; He confirms the diversion is not needed. OR have asked at which point the disconnection needs to happen - disconnection back at the DP(internal) or a complete disconnection back to the street; 19/01/2026 Disconnection needs to happen back at the DP(internal)
Telecoms disconnection	Cityfibre	To be disconnected (main connection from Abbey Street entering the site)	05/08/2025			No further actions required	N/A	08/10/2025 City fibre confirms there is no live connection to the building

New Electricity connection	SSEN	Install 2 substations Lay approximately 46m of HV cable and 110m of LV cable. x1 new BNO supply to facilitate 228 units - 1403kVA required. SSEN to generate the relevant MPANs. SSEN to install x2 300mm XLPE cables. SSEN to install x2 800kVA substations on-site to facilitate the BNO supply. Both subs to be looped together. SSEN to install x7 185mm LV bunched wavecon cables to terminate into the customer's CT chamber from each sub (x2 sets). The load is to be diminished to 1000 kVA	05/08/2025	FGL204	Ruth Mwadime Connections Designer M: 07721 446 874 E: ruth.mwadime@sse.com	Payment for Upfront (Non-Contestable Costs) – £ 10,898.96 + VAT has been received. Conversation with the IDNO to finalize the substation design. Further update to be provided no later than Friday, 20/02/2026	03/11/2025 Expires on: 02/05/2026	15/08/2025 – Client to Provide Letter of Authority (LOA) to enable EE to proceed with enquiries and applications on their behalf. 21/10/2025 – SSEN site visit completed. 21/11/2025 EE have requested a site visit report Electric Permanent supply: Expires on: 02/05/2026 Non-contestable cost: £10,898.96 +VAT Electric Load: 1403kVA 23/01/2026 The load is to be diminished to 1000 KVA; 23/01/2026 EE applied for 150 kVA LV POC for MOJ 23/01/2026 Fee proposal for non-contestable works to be sent to client; Client to review and accept. The sketch to be sent to client for review. 27/01/2026 Fee proposal for Upfront (Non-Contestable Costs) - £ 10,898.96 + VAT has been sent to client. Client signed the acceptance form. Client to arrange for the payment. 04/02/2026 Payment for Upfront (Non-Contestable Costs) - £ 10,898.96 + VAT has been received. Paid to SSEN 13/02/2026 Conversation with the IDNO to finalize the substation design;
New Electricity connection MOJ	SSEN	140 kVA	28/01/2026	FHL758/1	Ruth Mwadime Connections Designer M: 07721 446 874 E: ruth.mwadime@sse.com	Due date for the quote – 18/02/2026		Application form submitted Due date for the quote – 18/02/2026
Electric TBS	SSEN	240 kVA	21/01/2026	FHL795/1	Ruth Mwadime Connections Designer M: 07721 446 874 E: ruth.mwadime@sse.com	Due date for the quote – 18/03/2026;		22/01/2026 Application form submitted; SSEN requested LOA to be provided. 23/01/2026 Client to provide the LOA 27/01/2026 Client provided the LOA LOA sent to SSEN; Due date for the quote – 18/03/2026
New water connection Capacity check	Thames Water	Pre-planning application-capacity check	07/10/2025	DS6149364	Chris Seaman Clean Water Pre-Planning Engineer 07747 645341 Developer.services@thameswater.co.uk	Thames water to review the provided information Approximately 4 weeks.	TBC	24/10/2025 Thames Water required additional info Application fee of £160+VAT - Application fee of £160+VAT - Where you'd like to add the connection point

								- Your site location plan (red line boundary map) - The type and number of properties you are planning - For commercial properties: - Internal floor area (m²) - What the peak flow rate (litres/sec) will be - The date you plan to connect your site And, if you're able to supply it at this stage: - Your phasing plan - The date you plan to start construction - If applicable, storage tank form (attached) 22/01/2026 Thames water confirms the payment has been received. 22/01/2026 Client provided the information; The information has been sent to Thames water. Approximately 4 weeks. Approx. 20/02/2026
New water connection	Thames Water	Thames Water to validate that the existing supply into the BCW tank is sufficient and arrange for new meters to be installed; the supply to serve 230 apartments as well as commercial unit for the MOJ.	06/02/2026	DS6155413		Thames water requires application and design fees of £16,884.00 including VAT to be paid. Thames water requested additional information and application and design fees to be paid		06/02/2026 Application form submitted. 12/02/2026 Thames water requested additional information and application and design fees to be paid;
New Telecoms connection	Openreach	229N new connections	09/10/2025	RG/03M	John Nugent 07484023484 john.p.nugent@openreach.co.uk	Client to advise once the site is ready for the initial site meeting with OR.	TBC	28/11/2025 OR requested additional information: - The ground floor plans need to be fully numbered including their plot numbers. We know the plans for the other floors are the same so they are fine but we need to ensure we have at least the ground floor plans fully numbered. We can use the accommodation schedule to work out the other floors. - Also the total on the accommodation schedule

								appears to only be 199 units, whereas the registration is for 223 so we will need an up-to-date accommodation schedule. 02/12/2025 – Client advised that there 229 units. 02/12/2025 – Information sent to Openreach 03/12/2025 – OR advised that registration has now been fully completed and passed on to their designers to issue their proposed designs. The site is then passed on to FBC. 18/12/2025 – FBC assigned 19/12/2025 – Sent email chaser to the FBC 05/01/2025 – Sent email chaser to the FBC 08/01/2026 – Client to advise once the site is ready for the initial site meeting with OR. 13/01/2026 Openreach issued a proposal letter; sent to client
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