



**GTC Ref: East Midlands/34132623/456819**

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**Electric and Fibre Quotation**

**Ham Farm and New house Farm, GILLINGHAM, Dorset, SP8 5JG**

**Prepared for Welbeck Land (c/o Tetra Tech)**



## 1.0 Introduction

### Summary of Offer

Following your request for a utility networks quotation for the development at Ham Farm and New house Farm, GILLINGHAM, Dorset, SP8 5JG GTC has developed a detailed costing for a bespoke network to meet your requirements. GTC's offer is inclusive of Electric and Fibre infrastructure (based on the terms of offer set out in this quotation).

### Breakdown of Offer

On-site works	
You pay GTC	<b>£474,842.87</b>
Off-Site Works	
You pay GTC	<b>£986,302.57</b>
Upstream Network Operator Costs	
Electricity:	£95,051.67
Total	
You pay GTC	<b>£1,556,197.11</b>

### Fibre Rebate Information

GTC's offer above is inclusive of a fibre rebate of **£300.00 per plot** (£100 of which is conditional upon you pre-wiring the plot to enable the resident to receive Sky Q television services, via satellite dish or communal Fibre Integrated Reception System (FIRS), in accordance with the enclosed Sky Approved Developer Terms). This rebate has been deducted upfront from the on-site total giving the advantage of no administration burden for you to claim the individual plot rebates as they are connected.

Fibre Rebate Included in This Offer Already Deducted From the On-site Total	
961 plots with a £300.00 per plot rebate:	<b>£288,300.00</b>

### Additional Fibre Network Value to Help with Comparison to Other Providers Quotes

In addition to the rebate above, this offer is based on GTC's innovative fibre installation method which means Welbeck Land will no longer have the cost or hassle of laying a duct and chamber network. GTC estimates that this gives a further construction cost saving to Welbeck Land of £130.00 per plot which you may need to take in to account when comparing to other quotes.

Estimated Value to Welbeck Land of Construction Costs Saved	
961 plots with £130.00 per plot saving	<b>£124,930.00</b>



## 2.0 PLOT TYPE DETAILS

### Schedule of Domestic Plots

Property Type	1BF	2BF	2BS	2BT	3BD	3BS	3BT	4BD	4BS	4BT	5BD	Total
Electricity	19	96	105	67	67	244	76	163	67	19	38	961
Fibre	19	96	105	67	67	244	76	163	67	19	38	961

### Schedule of Industrial and Commercial Plots

#### Electric

Plot Name	Electricity Max. Demand (kVA)
School extension	250
Retail	450
D1	150
TOTAL	850

#### Fibre

Plot Name
School extension
Retail
D1

### Schedule of Disturbing Loads

Description	Qty	Starting Current (A)	Maximum Power Rating (kVA)	Total (kVA)
EVCP (single phase)	2	0	8	16
Pumping Station (three phase)	1	345	75	75

## 3.0 TERMS OF OFFER



### General Terms

#### Validity Period

This quotation is subject to the enclosed GTC Standard Terms and Conditions (GU-COB-TC-0001) and is valid until 27 November 2021. If there is any conflict between the provisions of this quotation and the provisions of the enclosed GTC Standard Terms and Conditions (GU-COB-TC-0001), the provisions of this quotation will take precedence.

#### Lead Times

This quotation is based on a minimum lead time of 6 weeks from the date upon which you accept this quotation in accordance with paragraph 5 and provide all information requested by us in relation to the scheduling of the onsite network installation. The lead time to energise the electricity network is a minimum of 18 weeks from the date upon which you accept this quotation in accordance with paragraph 5. The lead time to provide a live working fibre connection is a minimum of 20 weeks from acceptance of our quotation in accordance with paragraph 5.



### Electric Terms



This quotation is based on an firm point of connection (PoC) offer from the upstream Distribution Network Operator (DNO) / Independent Distribution Network Operator (IDNO).

The POC offer GTC received is interactive, therefore there is limited capacity in the upstream electricity network. The DNO can withdraw their offer at any time subject to another party accepting an alternative quote to connect to the same network.

GTC has assumed a High Voltage (HV) connection. Due to the size of the site 6 substations will be required and the costs are included in this quote. GTC has assumed that the Developer will carry out all civil works associated with the substations at their own cost.

This quotation includes an indicative cost of £986,302.51 for the excavation and reinstatement costs in the public highway, which will be carried out by GTC as shown on 34132623-E-1 Mark Up. GTC has received an HV connection at the DNO Gillingham Primary Substation on Common Mead Lane. GTC has allowed for 2,952 metres of off-site work. The firm offsite costs will be confirmed post-acceptance, once a detailed offsite route survey is carried out.

GTC has assumed we will be able to enter the site at the western site entrance off New Road (B3092). GTC's offsite route has been chosen to avoid Section 58 work restrictions. GTC has identified an under bridge level crossing along the route of Common Mead Lane and has assumed that it can be crossed using standard open cut trench but, GTC advise that a provisional sum of c.£25,000.00 should be allowed for if additional permissions from Network Rail are required to complete this work. New Road (B3092) has been identified as a traffic sensitive road and subject to restricted working hours, GTC has therefore included an additional sum of c.£20,000.00 for out of hours working.

GTC has assumed that the Developer will construct a brick-built housing for the substations to GTC specifications.

If the development is in an area that the environment agency consider to be susceptible to a risk of flooding, then any electrical plant and equipment will need to be established at a level 600mm above the 1 in 100 year predicted flood level, or the Developer will need to guarantee that they have mitigated the risk of flooding by incorporating suitable flood defences.

Diversions or abandonment works may be required and are excluded from GTC's quote. The details can be obtained by contacting the upstream DNO.

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC has assumed all mains and services feeding 961 Plots will be in trenches pre-excavated by the Developer.

GTC's mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths. This quote does not include ducting as this is the responsibility of the Developer to install suitable ducts and jointing pits at the Developers cost to GTC specifications.

GTC's quote is based on 961 Plots having electric heating.

GTC has calculated the total load for the site to be 4,807kVA.

GTC's quote is based on meter positions for the houses to be external on the front elevation of each property. Where internal meters are to be fitted, the Developer will be responsible for establishing a metering location in accordance with GTC standards GE-TGI-IG-0015, details of which will need to be confirmed by the Developer.

GTC's quotation excludes meter boxes and hockey sticks. GTC can supply these at an additional charge of £22.10 each for standard meter boxes.

GTC has assumed a total of 2 EVCP single phase(s), each with a Maximum Power Requirement (MPR) of 8.0kW. The electrical specifications will need to be confirmed. Please note, alterations to this MPR and or changes to the technical specification of the equipment may require changes to the network design and could result in additional charges to the Developer.

GTC has assumed a total of 1 pump/pumping station three phase(s), each with a Maximum Power Requirement (MPR) of 75.0kW and maximum starting current of 345 Amps (soft start). The electrical



specifications will need to be confirmed. Please note, alterations to this MPR and or changes to the technical specification of the equipment may require changes to the network design and could result in additional charges to the Developer.

The load allowance for I&C units has been based on the information provided. Variance from these values for the I&C units may result in additional costs therefore please notify us if any changes are required.

GTC's quotation excludes the cost of Temporary Builders Supply (TBS). The indicative cost to connect this is £1,600.00, this cost assumes the Developer shall be responsible for all excavation and reinstatement; the Developer will provide a weatherproof lockable box/kiosk with suitable internal space to accommodate the meter board; the meter location is less than 25m from GTC's installed and energised mains; demand does not exceed 24kVA for single phase TBS or 69kVA for three phase TBS. This price includes for the disconnection of the temporary supply upon request.

GTC's quotation excludes the cost to connect adoptable street lighting columns. GTC can connect these for an additional charge, the current price for this work is £302.50 per column. This cost includes the supply and lay of 9m of service cable between GTC's existing Low Voltage (LV) mains and the street lights, in this cost GTC has assumed you will provide ducting and excavation to GTC specifications. Prior to the energisation of the street lights you will need to have appointed an electricity supplier for the supply of the street lights. Following the first energisation the terms of connection will be as set out in the National Terms of Connection or in a separate agreement between GTC and yourself.

GTC's Technical Guidelines for Electricity can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>



## Fibre Terms

This quotation includes any off-site excavation and reinstatement works required to be completed for a connection from the on-site fibre duct network on the development at the site entrance to the appointed Backhaul Provider. These works will be carried out by GTC.

This quotation is based on GTC installing the duct and chamber infrastructure and fibre network as detailed in GTC document GF-TGI-IG-0393. All the Developer will need to install is the 54mm fibre service duct and complete installation of the chambers.

The Developer shall be responsible for all on-site excavation and reinstatement associated with the installation of the fibre network, including the mains, services and On-Site Convergence Point (OSCP).

The Developer shall be responsible for preparation within the Plots to ensure a Plot is ready to receive a fibre service. GTC will liaise with you on the specific requirements during the design stages and brief out final requirements at a fibre construction pre-start meeting.

To ensure that the homeowners moving into their new property can enjoy the maximum benefit from GTC's Ultra-Fast Fibre Optic Distribution Network, GTC strongly recommend the Developer follows the minimum in-home technical requirements as specified within the appropriate Fibre Technical Guidelines.

The Developer shall be responsible for ensuring that each Plot is pre-wired to enable the resident to receive Sky Q television services (via satellite dish or communal FIRS) in accordance with the enclosed Sky Approved Developer Terms and will highlight to purchasers of its Plots Sky Triple Play (being a phone, broadband and TV service offering provided by or on behalf of Sky) as well as the fact that Sky are the Developer's preferred solution for TV, broadband and phone services. The Developer will be required, in addition to (and separately from) GTC's Standard Terms and Conditions, to enter into (and to comply with) the Sky Approved Developer Terms. Sky pre-wiring specification documents can be found on GTC's website and via the link below.

This offer includes the option of FIRS. If selected, a FIRS signal survey will be performed following acceptance of the proposal to finalise the positioning of the aerials and dish. The FIRS aerials and dish will require a solid mounting within visibility of the terrestrial transmitters and satellite. This mounting would typically be on the wall of a substation, roof top of an apartment block or similar solid object. The mounting must be within approximately 20 metres of the OSCP or cabinet housing the FIRS equipment. If no such object is available an additional charge may be necessary to provide a mast or similar. Should a mast be required you will need to seek the appropriate planning permission for its deployment. Where FIRS equipment is deployed within an



apartment block riser it must be fed using a landlord supply and accessible to Open Fibre Networks Ltd (OFNL) to inspect, maintain, adjust and repair.

This quotation excludes the individual connections to the industrial and commercial units. When the details of the individual building requirements are known, GTC will be able to provide a quotation for these connections.

The Developer will need to ensure each Plot is correctly wired to ensure a Plot is ready to receive a FIRS service. Details on all in home requirements and all associated on-site build requirements can be found in the GTC FIRS Technical Standards GF-CIC-ES-0059.

<b>Additional Developer contribution for FIRS</b>	
Welbeck Land pays GTC	<b>£225,457.44</b>

GTC's Technical Guidelines for Fibre and FIRS and Sky Q Pre-wiring Technical Specifications can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>

## 4.0 CONFIDENTIALITY

This quotation and associated documentation is confidential between GTC, Welbeck Land and their associated parties for this project. It contains commercially sensitive information and should not be divulged to any other party without written permission from GTC.

## 5.0 ACCEPTANCE OF THIS QUOTATION

To accept this quotation please complete the attached Acceptance and Appointment of Transporters form (GU-SCM-FM-1005). In addition to this, please make arrangements for payment to be processed. If you wish to pay by BACS or require GTC's bank details please see GTC's Standard Terms & Conditions (GU-COB-TC-0001). Your completed Acceptance and Appointment of Transporters form and can be sent directly to [sales@gtc-uk.co.uk](mailto:sales@gtc-uk.co.uk) in order for it to be processed as quickly as possible.

This quotation is given on the basis that it does not create any legal relationship between you and GTC and no agreement will come into force between us until GTC dispatches an acknowledgement of the Acceptance and Appointment of Transporters. To the fullest extent permitted by law, GTC will have no liability in contract, tort (including negligence and negligent misstatement) or otherwise for any matter set out or referred to in this quotation unless and until such an agreement comes into force (in which case any such liability will be governed by GTC's Standard Terms and Conditions).

## 6.0 SUPPLIER INFORMATION

As you are aware, you are free to choose your own electricity supplier. If you have no contractual arrangements in place with a supplier, GTC would recommend British Gas to you for your electricity supply.

Information on the choice of ISPs available to homeowners on GTC's fibre networks can be found on the GTC website here: <http://www.gtc-uk.co.uk/fibre-service-providers>

## 7.0 CONTACT DETAILS

Should you require further details please do not hesitate to contact your GTC Sales Contact, Alan Bentley (07747 566473 / [Alan.Bentley@gtc-uk.co.uk](mailto:Alan.Bentley@gtc-uk.co.uk)) or the Sales Support Team (01359 240154 / [sales@gtc-uk.co.uk](mailto:sales@gtc-uk.co.uk)) to discuss further.