



GTC Ref: East Midlands/34132623/456769

GTC Contact: Alan Bentley

07747 566473 / Alan.Bentley@gtc-uk.co.uk

01359 240154 / sales@gtc-uk.co.uk

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Electric, Fibre, Water and Wastewater 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, Fibre and Water infrastructure and adoption of the wastewater network constructed by you (based on the terms of offer set out in this quotation).

Breakdown of Offer

On-site works	
You pay GTC	£524,689.59
Off-Site Works	
You pay GTC	£986,302.57
Upstream Network Operator Costs	
Electricity:	£95,051.67
Water:	£110,108.00
Wastewater:	£0.00
Total	
You pay GTC	£1,716,151.83

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:	£288,300.00

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	£124,930.00



Charges Often Levied by the Water Company Included in GTC's Standard Offer

Description	Included or Excluded in GTC's Offer
Water Meter supply and fit	Included
Service connection to boundary box / manifold	Included
Design Fees / Deposits / Vetting	Included
Inspections	Included
Chlorination and testing	Included
Costs for Abortive visits	Included
Additional Visits	Included

Infrastructure Charge and Income Offset Credits*

Charges and Credits	Per Plot	Site Total
Water Infrastructure Charge:	£239.00	£229,679.00
Water Income Offset Credit:	-£66.92	-£64,310.12
Wastewater Infrastructure Charge:	£596.00	£572,756.00
Wastewater Income Offset Credit:	-£131.12	-£126,006.32
Net Infrastructure Charge:	£636.96	£612,118.56

* Infrastructure Charges and Income Offset Credits are a pass through from the incumbent water and wastewater company. Infrastructure Charges and Income Offset Credits are not included within the quotation. The values shown above are for the current charging period and are subject to annual review by each incumbent. The rate applied by GTC will be the published rate at the time of plot connection by you and any subsequent housebuilders. GTC will apply for any discounts to infrastructure charges offered by incumbent water or wastewater companies subject to you or subsequent housebuilder providing evidence that the specific conditions for any discount has been achieved.



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
Water	19	96	105	67	67	244	76	163	67	19	38	961
Wastewater	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)
Retail	450
D1	150
School extension	250
TOTAL	850

Fibre

Plot Name
Retail
D1
School extension

Water and Wastewater

Plot Name	Water Demand (l/s)
Retail	0.09
D1	0.14
School extension	0.03
TOTAL	0.26

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 25 December 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. GTC's construction lead time for water is a minimum of 22 weeks following acceptance, this lead time includes the Ofwat timescales for granting GTC a NAV licence for this development. The construction lead time may be able to be reduced if the incumbent water deems the site status as unserved. No plot connections can be made until the NAV licence has been approved and completed.



Electric Terms

This quotation is based on an expired firm point of connection (PoC) offer from the upstream Distribution Network Operator (DNO) / Independent Distribution Network Operator (IDNO). The offer made by the DNO/IDNO expired on 01 September 2021 and is therefore subject to change upon receipt of an updated quotation.

The POC offer GTC received was 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. 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.

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 be required to complete works under the bridge. 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 aerals and dish. The FIRS aerals 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.

Additional Developer contribution for FIRS	
Welbeck Land pays GTC	£225,457.44

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>



Water Terms

This quotation is based on budget point of connection (PoC) costs to the upstream network provided by the incumbent network operator.

This quotation includes the budget costs for the off-site water connection work. GTC has assumed a PoC from the existing main in New Road (381057,125812) following information provided by the developer. The firm costs for the water connection will be confirmed after acceptance of this quotation and will be passed through for payment by the Developer at cost.

The costs of carrying out any necessary diversions to the existing water network are excluded from this quotation.

The Developer shall be responsible for all on-site excavation and reinstatement. GTC shall supply and install water infrastructure inclusive of the main, communication pipe, meter box and meter. The Developer shall complete installation of the meter boxes to the final finished level. Please refer to GTC technical guidelines GW-TGI-IG-0017 for further details and definitions.

GTC has sized the mains for the commercial demand. This quotation does not include the cost for the supply and installation of the mains and services to supply the commercial units.

This quotation is based on all water meters located in the footpath or publicly accessible metalled surface. No steelwork, risers or internal meter locations (including porch, bin store and garage) are included in this quotation. GTC will install a capped water main to the base of any blocks of flats and issue meters for the individual domestic plots, the Developer shall install all pipework between this bulk supply and the meter.



This quotation excludes the costs for any fire hydrants. The cost for these will be chargeable upon confirmation from the local Fire Authority on the quantity and location of hydrants required.

This quotation does not include for the construction or adoption of any booster pumps by IWNL. Should these be required, this quotation is based on the assumption that these will be adopted by the incumbent water company.

This quotation assumes there is no contamination onsite and therefore all mains pipe has been costed as standard polyethylene (PE) pipe. No allowance has been made for any barrier pipe in this quotation.

The Developer is to supply, free of charge, suitable concrete for thrust blocks as necessary for the water mains.

Any works in respect of the water distribution network will be conditional upon IWNL having been granted a NAV by Ofwat and acceptance by IWNL of a formal offer from the Host Water Company to: (i) connect the Network to the Host Water Company's network; (ii) convey water from the Host Water Company's network; and (iii) perform any tasks ancillary to those contemplated in (i) or (ii) above.

Infrastructure charges for water are payable on a per plot basis and will be chargeable in-line with the charges applicable at the time the water service connection is made to the building. Water infrastructure charges are revised on an annual basis and are regulated by OFWAT, for clarity this offer excludes these charges.

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



Wastewater Terms

This quotation is based on provisional connection costs to the incumbent network operator's network.

GTC has assumed that a suitable wastewater point of discharge (PoD) for the whole development is available at the site entrance. Once the incumbent network operator has provided a formal offer for these works GTC will pass this through for payment by the Developer.

The costs of carrying out any necessary diversions to the existing incumbent's wastewater network are excluded from this quotation.

The Developer shall design and install all wastewater infrastructure. The Developer shall be responsible for all on-site excavation and reinstatement. Please refer to GTC technical guidelines GW-TGI-IG-0017 for further details and definitions.

GTC has assumed the Developer will design and construct the wastewater network for the commercial demand.

This quotation includes for the adoption of the pumping stations by IWNL if the need for this cannot be mitigated through design or adopted by the incumbent wastewater company. The Developer shall design, supply and install all pumping station equipment and complete all civils works associated with the pumping station to IWNL specifications.

This quotation does not include for the adoption of any sustainable drainage systems (SuDS).



Development of the site should take place with separate systems for sewage and surface water drainage. The separate sewer system should extend to the public sewer. A discharge application will be made by IWNL to the incumbent authority for the discharge of sewage. This application will be for domestic wastewater only, IWNL must be consulted in respect of any proposed trade effluent discharge to the public sewer. Land and highway drainage have no right of connection to the public sewer network. Land drainage will not be allowed into a public sewer. Highway drainage, however, may be accepted under certain circumstances; for instance, if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, you will be required to enter into a formal agreement with IWNL under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network. GTC reserves the right to request the Developer provides a surety (e.g. an independent bank or financial institution such as NHBC) not exceeding 10% of the estimated construction value of the works (minimum value of the indemnity being £5,000 or the value of the works if less than £5,000).

All wastewater design approvals and network inspections as deemed necessary by GTC (both those undertaken during construction works and for final adoption of the network) are included within this offer, this is for design submissions and construction of the works that are of a conventional nature and are in accordance with the recommendations set out in the latest version of the Sewerage Sector Guidance, Design and Construction Guidance. In the event that submissions or construction of the works falls below these standards GTC reserves the right to recover any additional costs incurred as a result of such occurrence.

Any works in respect of the wastewater network will be conditional upon IWNL having been granted a NAV by Ofwat and acceptance by IWNL of a formal offer from the Host Water Company to: (i) connect the Network to the Host Water Company's network; (ii) convey wastewater to the PoD on the Host Water Company's network; and (iii) perform any tasks ancillary to those contemplated in (i) or (ii) above.

Infrastructure charges for wastewater are payable on a per plot basis and will be chargeable in-line with the charges applicable at the time the water service connection is made to the building. Wastewater infrastructure charges are revised on an annual basis and are regulated by OFWAT, for clarity this offer excludes these charges.

GTC's Technical Guidelines for Wastewater 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 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>

Homeowners will receive their water and wastewater billing directly from Independent Water Networks Ltd (IWNL). NAV networks do not result in any additional costs to the homeowner therefore their bills will be no higher than the local incumbent's charges.

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) or the Sales Support Team (01359 240154 / sales@gtc-uk.co.uk) to discuss further.