

British Land Plc  
York House  
45, Seymour Street  
London  
W1H 7LX

Date: 6 October 2023

Our Ref: 8600028974 / QID 3600010634

Customer Ref: Primary supply works

Dear Mr.

## Site Address: 286 Euston Road London NW1 3DP

I am writing to you on behalf of London Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in the Quote as "UK Power Networks". Thank you for your recent enquiry regarding the above site. I am pleased to be able to provide you with this Quote to carry out the work requested.

The Works will enable an initial Import Capacity of 1,500kVA with phased increases in the Import Capacity in accordance with Appendix 1 up to a maximum Import capacity of 7,600kVA.

### Summary of Your Request

The proposal is to extend switchboard at Georgiana Street primary substation by two panels and install two new unit protected feeders from Georgiana Street primary substation to customer site. The proposal also includes installing 5-panel board with two incomers, one bus-section and two HV customer services. For the initial phase only one of the two HV services will be in use to supply requested TBS load of 1,500kVA. Engineers time will be charged at the later stages of phased connection when both HV services will be in use for phase 2 and phase 3 of ramped capacity connection. Works related to disconnection of existing services and relocation of existing network substations on-site are covered under separate NTR project 8600028965.

This Quote does not provide for EV, solar generation, or any other short-term or long-term parallel generators connections. When your capacity requirements for PV generation and EV have been confirmed, you will need to submit a new application for a connection for them. Please note that you are not authorised to install any generators or generation being connected on your site that can parallel with UK Power Networks' network without UK Power Networks' prior written approval.

Please note that this Quote does not include for any back-up supply for your site. You have made a separate application for a connection for that back-up connection which is covered by a quote with reference 8600029775.

UK Power Networks would like to carry out all of the requested work for you. However, other companies can do some or all of the work for you; these are known as Independent Connection Providers (**ICPs**). You can approach NERS accredited ICPs directly, or you can approach an Independent Distribution Network Operator (**IDNO**) to request this work and they will arrange for an ICP to carry out the Contestable Works. To find out more about which ICPs work in our area and what work they can undertake please [click here](#).

To give you as much choice as possible we are able to offer you **the following options** for getting your work done:

How much is it going to cost?		Price excluding VAT	Price including VAT
<b>A</b>	UK Power Networks carries out all of the requested 'contestable' and 'non-contestable' works required for your connection	<input type="text"/>	<input type="text"/>
<b>B</b>	UK Power Networks carries out all the 'non-contestable' work and the 'contestable closing joint'. The ICP carries out all other requested 'contestable' work	<input type="text"/>	<input type="text"/>
<b>C</b>	UK Power Networks carries out the 'non-contestable' works only. The ICP carries out all of the works classified as 'contestable'	<input type="text"/>	<input type="text"/>

A short guide is available to help you understand the three different Prices (options A, B and C). To see this guide please [click here](#).

### Phased Capacity Connection(s)

The Works will enable the provision of an Import Capacity that increases in phases from an initial 1,500kVA up to 7,600 kVA in accordance with Appendix 1. The Export Capacity is 0 kVA.

### Provisional Price

I would like to draw to your attention to the provisional nature of the Quote. At the date of issue, the detailed design and/or the procurement process is not complete and the proposed design is dependent on securing Consents and Land Rights that have not yet been obtained from third parties. We will notify you in writing if the Works, the completion date or the Price need to be adjusted once the detailed design and the procurement process is complete and the Consents and Land Rights have been obtained.

### Terms and Conditions

The Quote is subject to version 7 (September 2016) of our **Terms and Conditions For Connection and Diversionary Works** (the "**Terms and Conditions**") which you can view [here](#). Alternatively, please let me know if you would like me to send you a copy in the post. **The Terms and Conditions create legally binding obligations and, amongst other things, contain caps and exclusions on UK Power Networks' liability to you and grounds for variation and termination. Therefore, it is important that you take the time to read and understand them.** They also contain definitions of terms used in this document and in the linked pages on our website, which you may find helpful such as "DNO" and "DNO Works".

### Queue Management and Connection Milestones

UK Power Networks operates a connections queue management regime in response to feedback received from our customers and Ofgem. This is intended to prevent sterilisation of capacity by projects that are not progressing within an acceptable period, thereby releasing the capacity for other projects that are progressing more quickly.

The Quote is conditional upon you achieving the Milestones set out in the Milestone Table below and providing evidence of the same to UK Power Networks within the corresponding period given in the Milestone Table below. For further information click [here](#).

## Milestone Table

#	Milestone Description Further details including information on evidence to be provided to UK Power Networks for each of the milestones is available <a href="#">here</a>	Date by which the Milestone must be completed
4	Where applicable to the development of Your Site all relevant <b>Transmission System Interface</b> processes as required under the CUSC are completed including where you have: <ul style="list-style-type: none"> <li>initiated and continued the process (including a separate application to the Transmission System Operator if applicable);</li> <li>made the necessary payment(s) to UK Power Networks in connection with the Statement of Works or Project Progression;</li> <li>accepted any corresponding variation to the Quote or contract offers resulting from the Statement of Works as the case may be.</li> </ul>	Not Applicable
1	You have <b>initiated statutory consents including Planning Permission</b> for the development of Your Site.	01.12.2023
2	You have <b>secured statutory consents including Planning Permission</b> for the development of Your Site.	01.05.2024
3	You have <b>obtained the necessary Land Rights</b> for the development of Your Site.	24.03.2025
5	If applicable, You have submitted a compliant design for the <b>Contestable Design Works Submission</b> .	23.05.2024
6	You have provided an agreeable <b>Construction Plan</b> (and/or ICP programme of works) demonstrating how You will achieve the agreed connection date.	23.05.2024
7	You must demonstrate that the project has the necessary <b>Project Commitment</b> / backing which is necessary for it to proceed.	23.05.2024
8	You must <b>commence and complete the construction of Your Works</b> in line with the Construction Plan	01.03.2025

If your development requires an Environmental Impact Assessment before planning permission will be granted you must write to UK Power Networks confirming that this is the case and provide reasonable supporting documentation. UK Power Networks may then issue a revised Milestone Table which will reflect that it may take longer to get the necessary planning permission for your development.

If factors outside of your control impact upon the achievement of your milestones you must write to UK Power Networks as soon as practical and provide reasonable supporting documentation. UK Power Networks may (but is not obliged to) issue a revised Milestone Table.

If you fail to either (i) discharge any of the milestones or (ii) provide to UK Power Networks reasonable evidence of their discharge within the relevant period in accordance with the Milestone Table (or any such later revision of the Milestone Table that UK Power Networks may issue), UK Power Networks may write to you giving you 30 days to provide suitable evidence to UK Power Networks that you have discharged the relevant milestone. If you fail to provide such evidence within 30 days (or such longer period as UK Power Networks may agree in writing) you shall be deemed to have committed a material breach of the Quote and UK Power Networks may terminate the Quote by giving you written notice.

If UK Power Networks terminates the Quote due to your failure to achieve a milestone or provide evidence that it has been achieved within the relevant period you will be required to pay UK Power Networks such sums as

would be payable to UK Power Networks under clauses 15.3, 15.4 and 15.8 of the Terms and Conditions as if the DNO had terminated the Quote in accordance with clause 15.1.1.

To reflect the above connections queue management regime clause 3.3.3(ii) of the terms and conditions is deemed to be deleted and replaced with “not used”

## Special Conditions

The Quote is based on a high-level desktop study. Therefore, both the Quote and the connection are subject to, and conditional upon, the following special conditions:-

### Special Conditions applicable to the Quote

#### General - Consents

The Quote is based on the use of an approved solicitor from UK Power Networks' panel to obtain and complete the associated legal consents and Land Rights for UK Power Networks. If an approved solicitor from UK Power Networks' panel is not used, UK Power Networks shall be entitled to vary either or both of the Price and the date for completion to reflect any additional Costs and/or delays associated with not using a panel solicitor.

#### UK Power Networks Substation - Site Survey – Circuit breaker extension

Following acceptance of the Quote, UK Power Networks will carry out detailed design studies to establish if there is sufficient space available inside the Georgiana Street Primary substation to accommodate an additional circuit breaker section and to extend the existing switchboard. If UK Power Networks determines that there is insufficient space then UK Power Networks may need to extend the Georgiana Street Primary substation boundary or pursue alternative options for delivering the connection. If there is insufficient space, UK Power Networks will notify you in writing if the Works, date for completion or the Price need to be adjusted and shall be entitled to vary the Works, the date for completion and the Price accordingly.

#### Cable Route – Cable route from the Point of Connection to your site

The Quote is based on a high level desktop study of the proposed cable route but has not considered any specific requirements that may make the installation of the cable route more difficult or expensive such as (but not limited to):

- engineering difficulties
- the presence of Adverse Ground Conditions
- the presence of concrete
- the presence of underground structures or any gas, electric mains, or oil pipelines in the vicinity of the Site
- the presence of culverts
- the presence of archeologically or environmentally sensitive areas (e.g. SSSI)
- measures to mitigate the impact of the DNO Works on the environment and ecosystem
- the presence of tree roots or the need for tree and vegetation clearance
- the need to cross watercourses or railways
- route restrictions
- traffic management requirements
- the presence of or the need to repair any existing land drains encountered
- the availability of the necessary Land Rights and Consents on terms acceptable to UK Power Networks
- the requirement for any non-standard road or footway finishes/reinstatements or any lines or markings
- the requirement for an excavation to be re-instated with a material other than that which was excavated
- any requirements that may be requested by the relevant local authorities

If the detailed design or route-proving indicates that there are impediments with using the proposed cable route which make the proposed route unsuitable or the installation of the cable route more difficult or expensive, or which change the manner in which UK Power Networks will need to carry out the DNO Works, UK Power Networks will notify you in writing if the Works, date for completion or the Price need to be adjusted and shall be entitled to vary the Works, the date for completion and the Price accordingly.

## Special Conditions applicable to the Quote

### Cable Route - Local Authority charges

The Quote does not include for any Costs that may be incurred in obtaining Consents from the local authority or road authority or for charges payable to the local authority or road authority that may be incurred in the carrying out of the Works, including (but not limited to) traffic management charges, lane rental charges, parking bay suspensions, red route closures and street charges. UK Power Networks will notify you in writing if it determines that the Works, date for completion or the Price need to be adjusted to reflect delays in obtaining or complying with Consents from the local authority or road authority and any associated charges and UK Power Networks shall be entitled to vary the Works, the date for completion and the Price accordingly.

### Cable Route - 11kV Cable Rating – Connection at the Primary substation

Please note that if you undertake the Contestable Works you must use 300mm<sup>2</sup> copper cable for the whole route of 11kV cable connected to the proposed feeder circuit breaker at the Georgiana Street Primary Substation. It is assumed that it is cheaper to install 300mm<sup>2</sup> copper cable instead of 630mm<sup>2</sup> Al cable without requesting accurate civil works quotation. Alternatively, after receiving accurate quote if we establish that it is cheaper to install 630mm<sup>3</sup> Al cable then variation will be required.

### Customer Substation - Temporary road or access requirements

You must provide all temporary and permanent site access at Your Site in accordance with UK Power Networks' requirements to enable UK Power Networks to carry out the DNO Works in a continuous, efficient and logical progression so that the DNO's Works can be completed and Energisation can take place on or before the date for completion stated in the Quote.

### Customer Substation - Location of substations

The location of the substations required to enable the connection to be made have not yet been finalised. Once the substation locations are finalised and the associated Consents and Land Rights have been granted, UK Power Networks will notify you in writing if it determines that the Works, date for completion or the Price need to be adjusted and UK Power Networks shall be entitled to vary the Works, the date for completion and the Price accordingly.

### Customer Substation - Network interconnection / Paralleling

You must ensure that the HV Services to your Connection Point are not interconnected at any time. At such time as UK Power Networks may require and in any event before energisation you must install and keep installed an interlock system in accordance with UK Power Networks' requirements to prevent the interconnection of HV Services to your Connection Point.

### Customer Substation - Temporary Building Supplies

Please note that your connection is conditional upon all temporary building supply connections and existing connections to Your Site being disconnected prior to the permanent connection that is the subject of this Quote being energised.

### Customer Substation - Auxiliary Supply

The Quote does not include for the provision of an auxiliary supply. At such time as UK Power Networks shall request and in any event before energisation, you must provide an auxiliary supply/supplies as set out in the Engineering Design Standards EDS 08-0112 "Substation LVAC Supplies".

When UK Power Networks is undertaking the detailed design, it will determine if a dedicated substation supplied from UK Power Networks' HV network is required for your connection. Following the completion of the detailed design UK Power Networks will notify you in writing if the Works, date for completion or the Price need to be adjusted to include for a dedicated substation supplied from UK Power Networks' HV network and UK Power Networks shall be entitled to vary the Works, the date for completion and the Price accordingly.

### System/Others - Programme of work

Please note that the Quote assumes and is based on the DNO Works being carried out in a continuous logical programme of work.

### System/Others – Site induction

No costs have been included in this Quote for any site inductions for UK Power Networks' employees and contractors. UK Power Networks shall be entitled to vary the Quote to reflect any additional Costs or delays to the date for completion connected with UK Power Networks' employees and contractors being required to participate in site inductions or connected with any requirements imposed as a result of site inductions that may require UK Power Networks and its contractors to work otherwise than in accordance with their normal working practices.

## Special Conditions applicable to the Quote

### System/Others - Import/Export capacities

Please note that the Quote provides for import capacity only and does not allow for any export capacity. If at any stage you wish for the connection to allow for export capacity (for example, if you were to install solar panels or battery storage) you will need to make a separate application to UK Power Networks and you may be asked to demonstrate compliance with ER P28, ER P29 and/or ER G5/5.

## When can you expect your electricity connection?

Once you have accepted the Quote we will call you to discuss a programme of Works. Subject to the terms of the Quote, the DNO Works referred to in the Quote will be completed on or before 01 March 2025.

We will try to meet your requested dates wherever possible but the completion date will be dependent on: The date that the Quote is accepted;

- How much of the Works you wish UK Power Networks to complete;
- Any further discussions we may have with you regarding the programming of the DNO Works;
- The completion of work by other people or companies that must be done before we can complete our DNO Works;
- Approval of your design and programme for the Contestable Works by UK Power Networks (if applicable);
- Obtaining full access to the Site;
- UK Power Networks obtaining all necessary Consents and Land Rights in a timely manner;
- Any delay to the Works due to: unplanned outages (i.e. breakdown or failure of electric power); or availability of planned outages (i.e. temporary suspension or withdrawal of electric power) to carry out certain works on UK Power Networks' distribution system;
- Completion of all cable route feasibility studies;
- All conditions precedent being met by you and/or your appointed ICP where applicable;
- Your Site being ready for energisation before the target energisation date; and
- Energisation falling suitably within the outage period.

## Interactivity

UK Power Networks has not received a request from any other customer for connections to the same part of our Distribution System, but to find out what happens if they do, please [click here](#).

## Variation of Works

If there is a variation to the scope of the Works where the Price is expected to increase, then an additional payment will be due. Your on-site representative, who must have your authorisation to agree variation to the Works, will be asked to sign a variation form or send an email agreeing to this variation. If this is not received, then this could result in a delay to the Works and further charges due to remobilising of resources to complete the Works.

Please note that subject to any variations and changes to the Price as a result of other conditions set out in the Quote, the Price as identified in the Quote will remain valid for 12 months from the date of acceptance of the Quote. As stated in clause 6.2.3 of the Terms and Conditions, any DNO Works delivered after this date may be subject to a variation in Price reflecting any increase in Costs that will be incurred by UK Power Networks to deliver the DNO Works.

## What you need to do next

Before you decide to proceed it is very important that you take note of our **Terms and Conditions**, any **special conditions** detailed above as well as the details in **Your Information Pack** including the information contained within the hyperlinked text, all of which constitute the **Quote**.

If you would like to accept the Quote you will need to ensure that the requested payment is in UK Power Networks' nominated bank account in full and cleared funds and that we have received your signed Acceptance Form from section 5 below by 5pm on 04 January 2024.

If you would like UK Power Networks to carry out all of the Contestable Works and Non-Contestable Works please accept option A. If you would prefer to use an ICP to carry out the Contestable Work (or an IDNO to arrange for an ICP to carry out the Contestable Works), you can pass the Quote to them and they can accept either option B or option C. Alternatively, you can accept option B or option C yourself, but you will need to ensure that your appointed ICP or IDNO understands what they must do, and what UK Power Networks will do for these options. **You can only accept one option.**

### Do you need more information?

If you have any questions about the Quote or need more information, please do not hesitate to contact me.

Yours sincerely



Jahangir Saif

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Email: JAHANGIR.SAIF@UKPOWERNETWORKS.CO.UK



To download your free safety leaflets and resources visit  
[UK Power Networks - Safety Page](#)

## Your Information Pack

The following pack provides all of the information you should need to successfully complete your electrical connection for the work you have been quoted. Please pay particular attention to the information that is specific to your project.

Do not hesitate to contact me should you require any further support.

- Section 1** The Scope of Works
- Section 2** Cost Breakdown
- Section 3** Your Responsibilities
- Section 4** Information To Help You As You Plan For Your Work
- Section 5** Acceptance Form To Proceed With The Works



## Section 1 Scope of Works

Please read the details in this section in conjunction with the customer proposal plan (referred to in the Drawing Schedule in Section 4).

A

- Install 5-panel Genie Evo board with Solkor protection plant at the proposed substation room at lower ground level (minus 1) and associated commission works. This also includes battery charger required to operate the Genie Evo board, RTU and the RTU conversion box required to communicate with UK Power Networks 11kV control systems.
- 11kV outage to carryout proposed works and commission RTU.
- Associated civil works to excavate, lay and reinstate HV trenches for the whole route.
- Install 2No 11kV copper cables and pilot cables in separate ducts for 2400 meters, from Point of Connection to site.
- 2No COP 3 boxes for metering.
- LV supply to the substation room for small power and lighting.
- 11kV and pilots contestable jointing.
- Non contestable works at primary substation to extend switchboard by two panels and associated cabling works.
- Associated Prelims costs.
- Operation and maintenance charges.
- Assessment and Design charges.

UK Power Networks carries out all the Contestable and Non-Contestable Works.

B

- 11kV outage to carryout proposed works and commission RTU.
- 11kV and pilots contestable jointing.
- Non contestable works at primary substation to extend switchboard by two panels and associated cabling works.
- Operation and maintenance charges.
- Assessment and Design charges.

You will need to arrange for the completion of the remaining Contestable Works by an accredited ICP.

If option B is accepted, your appointed ICP will be responsible for the production of all detailed constructible designs, which you must submit to UK Power Networks for review and approval prior to the commencement of any Contestable Works. No charge will be made by UK Power Networks for this service.

C

- 11kV outage to carryout proposed works and commission RTU.
- Operation and maintenance charges.
- Non contestable works at primary substation to extend switchboard by two panels and associated cabling works.
- Assessment and Design charges.

You will need to arrange for the completion of the Contestable Works by an accredited ICP.

If option C is accepted, your appointed ICP will be responsible for the production of all detailed constructible designs, which you must submit to UK Power Networks for review and approval prior to the

commencement of any Contestable Works. No charge will be made by UK Power Networks for this service.

## Your Connections

The table below provides a summary of the technical characteristics and the connection types you have requested:

Type of Property	No. of MPANs	Metering Voltage	Phase Type	Import Capacity (kVA)	Export Capacity (kW)
Temporary Building Supply	2	11kV	Three Phase, 50HZ	7600	0
Meter Position	Service Cable	Fuse Size	Earthing	Metering	
Internal Meter box	Customer to size service cables		PME(TN-C-S)	HV Metering	

## Phases of work

Our delivery time scale of the DNO Works may be subject to our performance standards, as detailed in 'Our Connections Standards of Performance' leaflet that can be found [here](#). The standards make reference to the DNO Works in totality, including the delivery of the work that you may request to be completed in discrete parts (which are referred to as phases). The Quote covers 1 phase(s) of work.

## Section **2** Cost Breakdown

### Totals

Option	A	B	C
<b>Net Price (Excluding VAT)</b>			

### Breakdown of Costs

Description of CONTESTABLE WORK that is included in option	A	only
Work involved	Net price (£)	
<b>HV Plant and Switchgear</b>		
<ul style="list-style-type: none"> <li>Associated activity to establish an 11kV switch room in a brick-built enclosure. Includes unit protection and switch room ancillaries.</li> <li>Supply only of 2No extensible metering 630A circuit breaker with remote operation and IDMT protection for top entry cables.</li> <li>Supply only of 2No extensible incoming non-metering 630A circuit breaker with Solkor protection and remote operation for top entry cables.</li> <li>Supply only of 1No 630A metering bus section switch with remote operation.</li> <li>Off-load &amp; erection of each panel.</li> <li>Pre-commission of extensible switch or bus section per unit.</li> <li>Pre-commission of extensible circuit breakers per unit.</li> <li>Pre-commission of non-metering extensible circuit breakers with Solkor protection per unit.</li> <li>Connect and install COP3 HV metering termination cubicle and multicore termination.</li> <li>RTU conversion box</li> <li>High voltage injection test</li> <li>Installation of a Remote Terminal Unit (RTU).</li> <li>Transport of plant to in normal weekday working hours.</li> <li>Battery charges for relays</li> <li>Testing and commissioning of completed works.</li> <li>Provision of civil records.</li> <li>Legal fees for a Freehold/Leasehold for the establishment of a substation in a new physical location.</li> <li>Project Manager in normal working hours.</li> <li>Install lighting and power for an indoor substation.</li> </ul>		
<b>HV Underground Mains</b>		
<ul style="list-style-type: none"> <li>Installation of 4.8 km of 300mm 11kV copper triplex cable into conduits, trunking or ducts.</li> <li>Installation of 4.8km of pilot cable into conduits, trunking or ducts.</li> <li>Tile tape (up to 22kV) per 40m roll.</li> <li>Supply 125mm Ridgiduct Solid .</li> <li>Supply &amp; install cable sealing system.</li> <li>Excavate &amp; lay 2.4km of 4x125mm HV ducts cable in carriageway trench not exceeding 1.5m depth.</li> <li>Permanent reinstatement 2.4km of HV carriageway trench for 4 ducts.</li> <li>Transport for London (TfL) Lane Rental Scheme - Medium charge per day for occupation of cycle track or carriageway.</li> <li>Transport for London (TfL) Lane Rental Scheme - High charge per day for occupation of cycle track or carriageway.</li> <li>Traffic Management costs.</li> <li>Supply only of multicore pilot cable.</li> <li>Supply only 4.8km of 11kV 300mm copper Triplex mains cable.</li> <li>11kV 300mm to 300mm Triplex intermediate straight joints.</li> </ul>		

<ul style="list-style-type: none"> <li>Intermediate Joints of 7 core pilot cable.</li> <li>Excavate &amp; Reinstate 11kV intermediate joint holes.</li> <li>11KV Cable Test.</li> <li>Labour for Jointer in normal working hours.</li> <li>Provision of Heras fencing to trench work.</li> <li>Provision of Eco Barriers to Heras fencing.</li> <li>Provision of site office.</li> <li>Provision of site stores.</li> <li>Provision of site canteen.</li> <li>Provision of services to site accommodation.</li> <li>Senior Authorised Person in normal working hours.</li> <li>Authorised Person in normal working hours.</li> <li>Project Manager in normal working hours.</li> <li>Site Supervisor in normal working hours.</li> <li>SHEQ Advisor in normal working hours.</li> <li>Supply of low smoke 11kV 300mm copper single core cable (x3).</li> </ul>	
<b>TOTAL</b>	

Description of CONTESTABLE FINAL CLOSING JOINT WORK that is included in option	A	and in option	B	
Work involved				Net price (£)
<b>HV Underground Mains</b>				
<ul style="list-style-type: none"> <li>11kV 300mm to 300mm Triplex straight joints.</li> <li>Joints of 7 core pilot cable.</li> </ul>				
<b>TOTAL</b>				

Description of NON-CONTESTABLE WORK that is included in option	A	and in option	B	and in option	C	
Work involved						Net price (£)
<b>HV Plant and Switchgear</b>						
<ul style="list-style-type: none"> <li>RTU conversion box.</li> <li>Commissioning of a Remote Terminal Unit (RTU).</li> <li>Inspection of substation civil works.</li> <li>Non-standard Civil Design charge per sub-station.</li> <li>Locks for a UKPN or ICP installed substation.</li> </ul>						
<b>HV Underground Mains</b>						
<ul style="list-style-type: none"> <li>11kV outage associated with the provision of an 11kV substation.</li> </ul>						
<b>EHV Plant and Switchgear</b>						
<ul style="list-style-type: none"> <li>Extend switchboard at primary substation along with EHV outage to carryout associated works.</li> <li>Cabling works at Georgiana Street primary substation.</li> </ul>						
<b>Transactional Charges</b>						
<ul style="list-style-type: none"> <li>Assessment &amp; Design Charges</li> </ul>						
<b>Other charges</b>						
<ul style="list-style-type: none"> <li>Operation &amp; Maintenance Charges</li> </ul>						
<b>TOTAL</b>						

### Domestic Reverse Charge VAT Rate

You may be aware of a new VAT rate, effective from 1st March 2021 that is referred to as “Domestic Reverse Charge for Construction Services”. I would like to provide you with some clarification about how the Quote is affected.

Section 18 of the HMRC Guidance, which explains the reverse charge treatment for utilities states that “Services provided by utility businesses which do not fall within the domestic reverse charge include the:

- provision of a connection to a utility network, or diversionary works to allow the relocation of the network
- development and construction of a private network to be owned by the utility and leased or sold to the customer
- installation of a boiler (and ancillary supplies)”

You can see the Government’s guidance in full [here](#). So in summary, although UK Power Networks is registered under the Construction Industry Scheme (CIS), the provision of connection services to our customers is not regarded as construction services because the work is performed on our own assets. Consequently, there will be no change to the way in which we determine how VAT is applied to this job.

### **Provision of Service to Build IDNO Networks and VAT**

The VAT Rate applied to this job is applicable where UK Power Networks completes all the work (Option A). If you wish to accept Option B or C (where offered) and wish to approach an IDNO to arrange for the Contestable Works to be undertaken (see summary on page 1) the VAT Rate may change and we will issue an invoice to you for the outstanding VAT.

**Payment must be made in accordance with the stage payments listed on the Acceptance Form.**

## Section 3 Your Responsibilities

This section provides information about the work that you are responsible for should you accept the Quote.

We have made all of our general information about your responsibilities available in our Knowledge Centre on our internet site at [www.ukpowernetworks.co.uk](http://www.ukpowernetworks.co.uk). Links to each of the relevant articles are in the table below.

Please let me know if you think we can improve the information we have provided.

### Job Specific Responsibilities

Subject	Link to our Knowledge Library
On-site trenches and cable route	Section 3.1 <a href="#">Click here</a>
Ducts	Section 3.2 <a href="#">Click here</a>

### Generic Responsibilities Applicable to all Quotes

Subject	Link to our Knowledge Library
Construction (Design & Management) Regulations 2015 (CDM) <sup>1</sup> <sub>SEP</sub>	Section 3.25 <a href="#">Click here</a>
Appoint an electricity supplier	Section 3.26 <a href="#">Click here</a>
Works to be undertaken by the ICP/IDNO if UK Power Networks is undertaking the non-contestable Works only	Section 3.27 <a href="#">Click here</a>
Land rights for option B or C - where UK Power Networks is undertaking the non-contestable Works only	Section 3.28 <a href="#">Click here</a>

## Section 4 Information to Help You Plan For Your Work

### Drawing Schedule

The table below shows a summary of the standard drawings that may be useful for the Quote, along with hyperlinks to the drawings that are currently applicable. Our drawings are revised periodically so the links in the table below may not work in the future if the drawings are superseded. However the latest versions of all of our standard drawings can be found [here](#). If you have not used our G81 web pages before you will be asked to register your credentials for future logins and updates.

Drawing Number	Drawing Description
8600028974 Proposed plan	Customer proposal plan
ECS 02-0019	LV/HV/EHV cable trench details <a href="#">View</a>
EDS 08-2110.31a & 31b	COP 3/ COP 5 Meter chamber for HV and LV <a href="#">View</a>

### Job Specific Information

Subject	Link to our Knowledge Library
Supply characteristics for HV and EHV Points of Supply	Section 4.3 <a href="#">Click here</a>
Private generation	Section 4.6 <a href="#">Click here</a>
Interactive process	Section 4.10 <a href="#">Click here</a>

### Generic Information Applicable to all Quotes

Subject	Link to our Knowledge Library
Information common to all Quotes	Section 4.1 <a href="#">Click here</a>

If you are unhappy with our service please follow our Complaints Procedure Specific to Commercial and Industrial Projects which can be found [here](#). This document details your right to contact Ofgem for a formal determination if we have been unable to resolve the matter to your satisfaction.

## Section 5 Acceptance Form

Job Reference: 8600028974 / 3600010634

Site Address: 286 Euston Road / LONDON NW1 3DP

Please return your completed form by post or email:

UK Power Networks (Operations) Ltd  
Connections Finance, 3<sup>rd</sup> Floor  
Energy House  
Hazelwick Avenue  
Three Bridges, Crawley, RH10 1EX

Email: [ConnectionAcceptance@ukpowernetworks.co.uk](mailto:ConnectionAcceptance@ukpowernetworks.co.uk)

Please indicate which option you accept:

	Please tick one only	Price excluding VAT	Price including VAT
<b>A</b> UK Power Networks carries out all of the requested 'contestable' and 'non-contestable' works required for your connection	<input type="radio"/>	<input type="text"/>	<input type="text"/>
<b>B</b> UK Power Networks carries out all the 'non-contestable' work and the 'contestable closing joint'. The ICP carries out all other requested 'contestable' work	<input type="radio"/>	<input type="text"/>	<input type="text"/>
<b>C</b> UK Power Networks carries out the 'non-contestable' works only. The ICP carries out all of the works classified as 'contestable'	<input checked="" type="radio"/>	<input type="text"/>	<input type="text"/>

### Payment Profile

I understand that the Price must be paid in accordance with the staged payments and that the first staged payment, including VAT, must be paid in full to accept the Quote. I also understand that where VAT has been charged a Tax Invoice for each staged payment will be issued by UK Power Networks in advance of each agreed payment date. My first staged payment of £500,000.00 (excluding VAT) is provided with this Acceptance Form

Please indicate your method of payment:

Cheque

Please make cheques payable to **UK Power Networks (Operations) Ltd** and put **our reference number on the back.**

Debit/Credit Card

Please call **0203 282 0610** and have your card to hand. We are sorry we cannot accept American Express/Diners Club.

BACS/CHAPS

**Account:** HSBC Bank Plc **Sort Code:** 40 05 30 **Account Number:** 02302934  
**UK Power Networks Ref. Number** 3600010634  
**(You MUST include this reference so we know which job is being paid):**



The Invoice Address	Your Site Contact
Name / Company name: British Land Property Management Ltd	Name / Company name: Ove Arup & Partners Ltd
Contact name:	Contact name:
Address:	Address:
York House, 45 Seymour Street, London, W1H 7LX	8 Fitzroy Street, London, W1T 4BJ
Telephone:	Telephone:
Email:	Email:

### Your Acceptance

I accept UK Power Networks' Quote for carrying out the DNO Works in accordance with the option I have chosen overleaf.

To accept the Quote, the signed Acceptance Form and payment in cleared funds must reach UK Power Networks by 5pm on 4 January 2024. Acceptance Forms and payments received after this date may be returned and you will need to request a new Quote.

### Staged Payments

The table below shows the staged payment schedule:

Payment #	To be made	NET amount (before VAT is added)		
		A	B	C
1	On acceptance of the Quote			
2	22 weeks after acceptance of the Quote			
3	35 weeks after acceptance of the Quote			
	Total			

Signed:	Date: 18/02/2024
Print name:	
Agent acting on behalf of: British Land Property Management Limited	
Telephone:	
Email:	

Job Reference: 8600028974 / 3600010634

## Acceptance Form Part 2

### Land Rights

If you are appointing a Solicitor to complete any legal work associated with acquiring substation sites and easements work, please provide UK Power Networks with their details by completing the table below.

Please also provide us with the name and address of the owner of any affected land.

#### Solicitor's Information

Name / Company name: Hogan Lovells

Contact name:

Address:

Atlantic House, Holborn Viaduct, London, EC1A 2FG

Telephone:

Email:

#### Land Owner's Information

Name / Company name: British Land Property Management Limited

Contact name:

Address:

York House, 45 Seymour Street, London W1H 7LX

Telephone:

Email:

Job Reference: 8600028974 / 3600010634

# Appendix 1 - Phased Import Capacity

**Site Name:** 286 Euston Road NW1 3DP  
**Job Reference:** 8600028974 / 3600010634

## Phased Capacity Table

Subject to the terms of the Quote, the Works will enable the provision of Import Capacity for your connection in accordance with the following phases:

Import Capacity for the period between these dates is the amount stated in the final column			
	<b>Date From</b> <b>("Phase Start Dates"</b>	<b>Date To</b>	<b>Import Capacity (kVA)</b>
<b>Phase 1 (Energisation)</b>	01 March 2025  (the "Phase 1 Start Date")	31 October 2029	1500
<b>Phase 2</b>	01 November 2029	30 September 2030	3800
<b>Phase 3</b>	01 October 2030	Ongoing	7600 (the "Final Phase Capacity")

Please note that:

1. Subject to the Terms and Conditions you shall have no entitlement to Capacity other than as set out in the above Phased Capacity Table (as amended below) as the same may be amended in accordance with this Appendix 1.
2. Where the carrying out and completion of the Works is delayed for any reason whatsoever UK Power Networks shall be entitled to amend the above Phased Capacity Table as it sees fit in its absolute discretion to reflect the delayed start of Phase 1. UK Power Networks shall notify you in writing of any such changes to the Phased Capacity Table.
3. Before Energisation, UK Power Networks will issue to you a Connection Agreement which includes the Phased Capacity Table (as varied). UK Power Networks shall not be required to Energise the connection until it has received from you a signed copy of the Connection Agreement.
4. The Phased Capacity Table determines your connection's Agreed Supply Charge (ASC) (Capacity Charge) which will be changed to reflect the Phased Capacity Table (as varied from time to time) with no further reference to you.
5. You can only apply to UK Power Networks to change the Phased Capacity Table to increase or decrease the Import Capacity available in a Phase or change a date once in any 12 month period and in any event no change will take effect until after the first anniversary of date of Energisation.
6. UK Power Networks will assess your request to change the Phased Capacity Table and, in its absolute discretion, will decide whether or not to vary the Phased Capacity Table. UK Power Networks requires a minimum of three months to consider any request to vary the Phased Capacity Table. Any variation of the Phased Capacity Table shall not be effective until both Parties have signed it.

7. UK Power Networks may programme the carrying out its reinforcement works and any DNO Works in line with the above Phased Capacity Table. This may mean that if you wish to request a change to the Phased Capacity Table it may not be possible to change the date that Import Capacity becomes available.
8. If the Parties agree to reduce the Import Capacity available to the Customer during any Phase there will be a corresponding reduction in Import Capacity from the Import Capacity available in all subsequent Phases too and UK Power Networks shall be free to allocate that reduction in Import Capacity to third parties as it sees fit in its absolute discretion.
9. You may not request to increase the Import Capacity such that at any time Import Capacity is greater than the Final Phase Capacity stated in the Phased Capacity Table. If you request an increase in the Import Capacity in earlier Phases UK Power Networks may require you to pay any additional Costs (if any) that it may incur in the provision of such additional Import Capacity.
10. It is your sole responsibility to satisfy yourself that the above Phased Capacity Table and the associated conditions referred to in this Appendix 1 are suitable for your requirements.

**Where your Quote involves a phased increase in Capacity the following amendments to the Terms and Conditions apply:**

1. Clause 2.1.2 of the Terms and Conditions shall be deemed to have been deleted and replaced with:

“2.1.2 You must at your expense give the DNO:

  - (i) unobstructed pedestrian and vehicular access (including the provision of any load bearing surfaces required by the DNO) to and within Your Site; and
  - (ii) site facilities, including provision of main services, site huts, parking, storage and a secure facilities compound on your site,

as it shall require to enable it to complete the DNO’s Works by the Phase 1 Start Date.”
2. Clause 2.3.8 (vi) of the Terms and Conditions shall be deemed to have been deleted and replaced with:

“(vi) In accordance with the Programme and in such a manner as will enable the DNO to carry out the DNO’s Works in a continuous, efficient and logical progression so that the DNO’s Works can be completed and Energisation can take place on or before the Phase 1 Start Date.”
3. Clause 2.3.14 of the Terms and Conditions shall be deemed to have been deleted and replaced with:

“2.3.14 You shall carry out Your Works at your own cost before the DNO begins the DNO’s Works on Your Site and they must be of the quality specified by the DNO, comply with relevant Legislation and be carried out in such a manner that will enable the DNO to carry out the DNO’s Works in a continuous, efficient and logical progression so that the DNO’s Works can be completed and Energisation can take place on before the Phase 1 Start Date.”
4. Clause 2.6.3 of the Terms and Conditions shall be deemed to have been deleted and replaced with:

“2.6.3 Subject to clause 2.7.2 neither You nor anyone occupying the Premises for which connection to the Distribution System is to be made pursuant to the Notice will have any

express or implied entitlement to any Capacity on the Distribution System other than that set out in the Phased Capacity Table above (as the same may be amended from time to time by the written agreement of Parties) and then only if Energisation of your connection has taken place within 12 months of the Phase 1 Start Date. If either

- (i) Energisation has not occurred within 12 months of the Phase 1 Start Date; or
- (ii) You have not taken up and used the Import Capacity referable to Phase 1 within 12 months of the Phase 1 Start Date,

You and anyone occupying the Premises for which the connection to the Distribution System is to be made pursuant to the Notice shall cease to have any express or implied entitlement to any Capacity on the Distribution System and UK Power Networks shall be entitled to terminate the Notice by giving you written notice.

5. Clause 2.7.2 of the Terms and Conditions shall be deemed to have been deleted and replaced with:

“2.7.2 If You are in breach of any of your obligations under the Notice or Estimate as the case may be and such breach causes the completion of the Works to be delayed beyond the 12 month anniversary of the Phase 1 Start Date, You and the occupiers of the Premises for which the connection to the Distribution System is to be made shall lose entitlement to Capacity that You and such occupiers may have pursuant to clause 2.6.3 without further notice to You and UK Power Networks shall be entitled to terminate the Notice by giving you written notice.”

6. Clause 20 of the Terms and Conditions is not applicable and shall be deemed to have been deleted.