Substation Civils Re-Opener

East Claydon 400kV – Main Control Building Roof Replacement and Refurbishment Enhanced Project Investment Paper

Section Author	Steve Barnett	Date Started	16/08/2022
Reference Number	2017-138		

1. Scheme Summary by Regulatory Category

Unique Identifier	Site	Asset	RIIO Financial Category	Output Year	Total Costs (£m)
2017-138	East Claydon 400kV Substation	Main control building.	Site buildings (and roof)	2024	

2. Project Summary

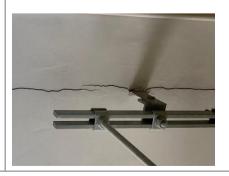
	Complete refurbishment of the main control building at East Claydon 400kV substation including reroofing to prevent water ingress and structural changes to the building to adequately cater for future occupancy in terms of office/welfare and facilities. Replacement of flat roof with an overclad roof system to remove existing leaks.
Project Overview	Installation of an overclad roof system
	Complete internal refurbishment of office and welfare areas
	Removal of curtain wall cladding and replacement with new cladding and double glazed window system
	Replacement of heating and electrical systems
	2017-138
Plant Status Link:	2017 130

Enhanced Investment Paper Page 1 of 6

Scope Diagram

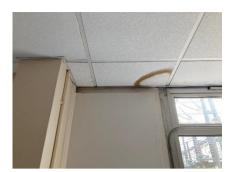












Other Options Rejected.

- 1) Do nothing This option was deemed not suitable as the condition of the building would only further degrade. With the planned increased occupancy this option was deemed unfeasible.
- 2) A flat roof consisting of a single ply membrane was considered however the pitched roof is considered to have greater longevity. With the ability to route rainwater pipes external to the building, minimising the potential for water ingress in later years.

3. Supporting Documents

Please list any other relevant documents that are key to the Gatekeeper's decision					
Ref	Document Title Description				
Α					

4. Project Summary

Enhanced Investment Paper Page 3 of 6

Page 4 of 6

Programme	8 months					
Outage Requirements & Ops Resource	N/A - works take place outside of HV compound.					
Land & consents	N/A - works take place on NGET owned land.					
Key Risks and Hazards	The curtain walling is known to contain asbestos and will need to be removed in controlled conditions Working at Height.					
Design to Be Resolved	None identified.					
Development Strategy	n/a					
Assets In Ellipse:	ECLA4SBLD					
Contract Strategy	Competitive tender via the Minor Civils Framework					
Delivery Vehicle	Local zone embedded delivery team, or former ET minor schemes delivery team. Delivery Vehicle Engaged?					

5. Delivery & Procurement Strategy

Procurement Strategy	Competitive tender via the Minor Civils Framework		
Bundled Schemes	N/A		
Material sourcing	N/A		

6. Key Risks and Opportunities

Programme Risks	Asbestos within the curtain walling.
NG Project Risks	
Envisaged Contractor Project Risks	Management of sub-contractors, particularly roofing, curtain walling and asbestos.
Opportunities	None identified.

7. Baseline Cost Estimates

All costs in this section are base costs (pre-out-turned), to 2 decimal places								
Base Year	2018/19							
Base Cost totals (£m)	Plant Status No.	Costs incurred to date (£m)	Design Costs (£m)	Contractor Prelims (£m)	Contractor Constructio n Cost (£m)	Contractor Temporary Works (£m)	Continge ncy (£m)	Total Project Cost (£m)
	2017-138							
Notes:								

Enhanced Investment Paper Page 5 of 6

8. Interacting Projects

No interacting projects have been identified. The following works are planned at East Claydon as part of the Civil Related Works submission:

Project Number	Project title	Driver Number	Delivery Date (ACL)
N/A	Fixed Wiring – East Claydon		2024

9. Sustainability

Sustainability Action Plan:	N/A
What were the most significant opportunities implemented	
within the scheme?	

10. Outage Bookings

This section identifies outages relating to the works.

Outage Number	Description	Outage Start	Outage Finish	ERTS
N/A	No outages are required for this work.	N/A	N/A	N/A

11. Declarations

Approval		oval Name Signature		Date Declaration	
1	Commercial and Portfolio Manager	Sheena Froggatt		23/08/22	The Investment Team Manager has determined that this scheme is in line with overall business goals and objectives.
2.	Asset Management Lead	Damien Culley		22/08/22	The Asset Management Lead has determined that this scheme is in line with overall business goals and objectives.

Enhanced Investment Paper Page 6 of 6