

Substation Civils Re-Opener
Basic Project Investment Paper
Hams Hall 275kV – Demolition of Roundhouse Building

Author	Steve Barnett	Date Started	14/06/2022
Reference Number	2008-086		

1. Scheme Summary by Regulatory Category

Unique Identifier	Site	Asset	RIO Financial Category	Output Year	Total Costs (£m)
2008-086	Hams Hall 275kV Substation	Control Building	Buildings	2026.	■

2. Driver Summary

Project Overview	<p>There is a building asset called Roundhouse at Hams Hall 275kV Substation. The building sits outside of the substation boundary but has not been utilised for over 14 years. The building poses a hazard and requires demolition.</p> <p>Roundhouse was originally the main control building of the 275kV substation. Access to the building does not require outages or H.V. system access as it is remote from the substation, situated on a road to a new commercial development called Hams Hall Prologics Park.</p> <p>Owing to the age of the building there is a significant number of hazards involved with this project. Asbestos is present so a full category 3 demolition survey will be required before the commencement of work.</p>
Plant Status Link:	2008-086

**Scope
Diagram/Photographs**



3. Project Summary

Overview

Demolish the former 275kV substation control building, known as 'the roundhouse'. The 275kV substation was demolished some years ago and the site cleared.

Programme/Duration

Ecological Mitigation Works – 2 weeks (longer if bats are confirmed).
 Demolition works expected to take around 3 months:
 Asbestos Survey – 1 week.
 Asbestos Removal – 2 to 3 weeks.
 Demolition – 6 to 7 weeks.
 Renovation of area – 2 weeks.

Outage Requirements & Ops Resource	No outages are required for this work. Operations staff will be required to give access and monitor the works.
Key Risks and Hazards	The building is known to contain a substantial quantity of asbestos containing materials. These will need to be removed in controlled conditions prior to the commencement of demolition works. The building may also be a bat roost and an ecological assessment will first be required before any works begin on site.
Design to Be Resolved	The project has not yet entered the 'design' phase, but design will be focussed on logistics planning as this is a demolition project as opposed to a development project. Any temporary works required during the demolition will be undertaken by the demolition contractor.
Development Strategy/Interacting Works	Not known at this time, but none expected.
Assets In Ellipse:	HAMS2SBLD
Contract Strategy	The works will be competitively tendered via NGETs existing demolition framework.

4. 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	Design Costs	Contractor Prelims	Contractor Construction Cost	Contractor Temporary Works	Contingency	Total Project Cost
	2008-086	■	■	■	■	■	■	■
Notes:	Contingency at ■% of works value. Ecological Survey Work							

5. Declarations

Approval		Name	Signature	Date	Declaration
1	Commercial and Portfolio Manager	Sheena Froggatt		03/08/22	The Investment Team Manager has determined that this scheme is in line with overall business goals and objectives.
2.	Asset Management Lead	Damien Culley		24/08/22	The Asset Management Lead has determined that this scheme is in line with overall business goals and objectives.