



## Broadcast Centre

Here East  
London, E20 3BS



### Carrier Information

Carrier	Cable Type	Installation Status
BT Openreach	Fibre	Physically present
SSE	Fibre	Physically present
Optimity	Fibre	Physically present
euNetworks	Fibre	Pending installation
Verizon	Fibre	Pending installation
Virgin Media	Fibre	Pending installation
Zayo	Fibre	Pending installation



### Key Features of Connectivity

#### Infrastructure

- Diverse points of entry on all sides of the building provide the option of full redundancy
- Diverse risers support redundancy and protect against potential disruption
- Telecommunications equipment can be kept in multiple dedicated telecommunications rooms that are temperature controlled and secure
- Universal communications chambers are present across Here East which allows for faster connection installations
- Conduits and containment throughout the building are sized appropriately to ensure that the building is future proofed to meet tenant connectivity needs

#### Power

- The building has diverse power feeds from alternate substations, minimising the risk of power failure
- There is space for occupiers to place private generators and backup power

#### Wireless Network Infrastructure

- The Landlord provides free WiFi in all common areas
- There is a designated Distributed Antennae System on site to enhance mobile phone coverage where required

#### Connectivity

- BT Openreach, SSE, and Optimity have fibre services available in the building
- euNetworks, Verizon, Virgin Media, and Zayo are installing fibre services
- The Landlord has a Standard Wayleave Agreement to streamline the installation process for new providers

# Wired Certification for Development & Redevelopment Fact Sheet Glossary

## Infrastructure

Description	Definition
Points of Entry (POE)	<p>It's advantageous to have dual intake locations with a separation of more than 7 metres to help avoid the risk of localised digging severing both intakes.</p> <p>Buildings should contain at least 2 x 100 mm conduits for cabling entering from the street.</p> <p>To maximise the diversity of the intakes it's advisable to have them enter from different sides of the building. Often local road works can dig along one street. Having intakes on different streets should circumvent this risk.</p>
Horizontal Containment	<p>Containment should be provided from the intake locations to the Telecoms rooms, from the Telecoms rooms to the riser/s and within the riser space.</p> <p>Where traywork is used it should be in a protected environment - at a high level or underfloor, it should be sized accordingly.</p>
Riser Topology	<p>It's advantageous to have the risers stacked and not offset to simplify installations.</p> <p>Buildings should contain a riser that transcends the entire building from the lowest floor to the roof. Riser cupboards on each floor should be clear of any debris and be secure.</p> <p>Best practice is to have a diverse riser location with a separation of more than 7 metres to avoid damage from localised fire or flooding.</p>
Telecom Room Space	<p>Buildings should have designated space for the placement of ISP (Internet Service Provider) equipment. It should not be in a publicly accessible location and should not be shared with other facilities.</p> <p>Best practice would be to ensure the room is above the floodplain, has a raised floor or flood drains and is secure.</p>

## Power

Building Power	<p>It's advantageous to have a back-up generator present with capabilities to supply emergency power to occupier and telecom feeds. In lieu of a generator, a Generator Tap Box hook up should be planned for to ensure that the building can receive power from a mobile generator.</p> <p>It's advantageous to have a building supplied by a diverse power feeds.</p> <p>Best practice would have both feeds being supplied from different power stations.</p>
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## Wireless Network Infrastructure

In Building Wireless Planning	<p>Radio Frequency (RF) testing should be considered for any new construction. This will confirm the mobile signal available. RF testing often occurs late in the development process so should be budgeted for as needed.</p> <p>Buildings 100,000 - 500,000 should plan for inclusion of in-building wireless support systems, allocating space for the future placement of DAS (Distributed Antenna System) or small cell equipment, and exploring ways to ensure quality mobile service.</p> <p>Buildings over 500,000 SF or with LEED or BREEAM Certification are required to contain plans to incorporate DAS or small cell infrastructure. Minimum of 300 SF of floor space along with 2 - 100 mm conduits or 200mm tray capacity from head end to top of building are required.</p>
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## Connectivity

Standard Wayleave Agreement	<p>Standard Wayleave Agreements for telecommunications describe the landlord's rules for installing, maintaining and removing telecom equipment. Existence of these pro-actively developed terms &amp; conditions help ensure there is a streamlined process in place to allow new providers to supply service to the building.</p> <p><b>Standard Wayleave should include:</b></p> <ol style="list-style-type: none"> <li>1. A description of the telecoms 'permitted apparatus', including wires and ducts.</li> <li>2. Terms dealing with the supply in advance of drawings and specifications of the telecoms/apparatus installation.</li> <li>3. Details of the obligations of all parties regarding avoidance of nuisance, installation, maintenance, improvement, alteration and removal of the apparatus.</li> <li>4. Arrangements for alterations of the apparatus.</li> <li>5. Provisions regarding assignment and termination.</li> </ol>
Coordination With Carriers	<p>Serviceability confirmation from multiple high-quality carriers delivering copper, coaxial, fibre to the cabinet, direct fibre, and fixed wireless by providing one of the following:</p> <ol style="list-style-type: none"> <li>1. Planned service delivery letter.</li> <li>2. Letters of intent to provide service if requested by occupier</li> <li>3. Price quotations to future occupiers.</li> </ol>