WiredScore Report

Tanfield
1 Tanfield
Edinburgh, EH3 5DA

Building Location
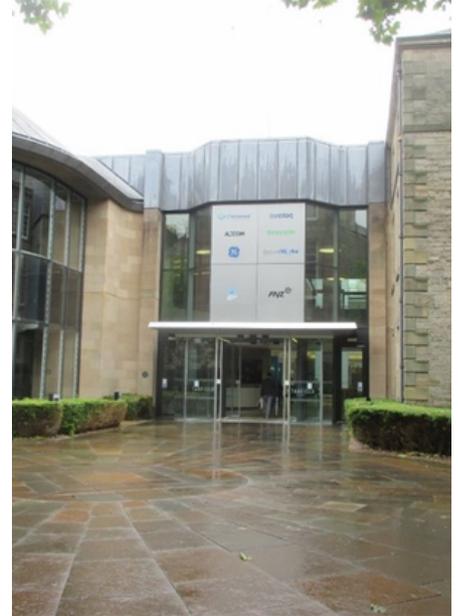
Building Profile

Address:	1 Tanfield, Edinburgh, EH3 5DA
Rentable Sqft(k):	191

Section	Audit Reported Points
Building Connectivity	37 / 45
Building Infrastructure	28 / 41
Readiness	14 / 14
Total	79 / 100
Wired Certification Level	Gold

Auditor Notes

Offering a natural environment within Edinburgh's City Centre, Tanfield is just moments away from the Water of Leith, the mature gardens of The Royal Botanic Gardens and Inverleith.

From a connectivity perspective, the building has four fibre providers who are present and available to service tenants.

These include Vodafone (Scottish Telecom), Virgin and CityFibre who can offer tenants dedicated, super-fast internet access upon request.

In addition to this, BT Openreach has blown fibre into the building which allows occupiers to procure high speed internet services through over 500 different service providers.

From an infrastructure perspective, there is ample capacity available within the intake ducts to accommodate future communications cabling installations and within the secure dedicated Comms Room for service providers to terminate their equipment.

The building has multiple diverse riser spaces which penetrate to the top floor.

From a readiness perspective, the building has a Standard Wayleave Agreement on file which streamlines the installation process for new providers.

Score Report

	Final Score
Wired Certification Score	79 / 100
Wired Certification Level	Gold

Opportunities for Improvement	Points
Building Connectivity	
Bring in a fixed wireless provider to create an alternate form of connectivity into the building from internet service providers entering from street level.	+5pts
Install additional fibre or fixed wireless providers to improve the number of internet service options for tenants within the building.	+3pts for 1 additional
Building Infrastructure	
Install a universal comms chamber to allow carrier to easily access the building without needing extensive construction.	+1pt
Create a diverse Point of Entry for cables entering the building to mitigate the risk of a single point of failure for all internet services within the building.	+8pts
Provide direct connections to backup electricity for telco equipment to ensure that a commercial power failure will not affect the building.	+2pts
Create diverse pathways to all risers from POEs to give the building diverse horizontal pathways.	+2pts
Total Points	21

Building Connectivity

Name of Carrier	Transmission Medium	Intake Locations	Location of Telco Equip in Building	Riser Present In	Full Distribution	Wayleave Agreement Present
BT Openreach	Copper Pairs (ADSL)	Intake 1	Comms Room	Main Riser	No	Yes
BT Openreach	Direct fibre connection	Intake 1	Comms Room	Main Riser	Yes	Yes
Vodafone	Direct fibre connection	Intake 1	Comms Room	Unconfirmed	No	Yes
Virgin	Direct fibre connection	Intake 1	Comms Room	Main Riser	No	Yes
CityFibre	Direct fibre connection	Intake 1	Comms Room	Main Riser	No	Yes

#	Question	Points
1.	Type of cabling that currently exists for the building: Copper, Coax, FTTC, or FTTP	3 / 3
2.	Type of cabling that currently exists for the building: Fixed Wireless	0 / 5
3.	Type of cabling that currently exists for the building: BT Openreach Fibre	11 / 11
4.	Carrier has direct fibre connection or Carrier has existing equipment present to deliver service over Openreach	9 / 9
5.	Number of existing fibre or fixed wireless internet providers available that have a physical presence in the building.	11 / 14
6.	If the building has fibre, is the fibre fully distributed for occupiers to easily connect to?	3 / 3

Building Infrastructure

1) Is WiFi present in the lobby for tenants and guests alike?

Audit Reported: Yes	Points: 2 / 2

Question Description:

Does building management, tenant, or retail offer free internet in the lobby and common spaces of the building?

Auditor Notes

Tanfield provides free WiFi in the common areas.

2) Building has a universal communications chamber for easy connections to street infrastructure?

Audit Reported: No	Points: 0 / 1

Question Description:

Universal communications chambers are underground spaces located near the property line (often under the pavement) that contain conduits from the manhole and transition them to conduits that enter the building. Universal chambers allow for faster installations to tenants in the building since they remove the need to construct new connections to the grid every time a cable is needed.

Auditor Notes

The building is not serviced via universal communication chambers.

3) Building has multiple communications intakes - Points of Entry (POEs)?

Audit Reported: No	Points: 0 / 8

Question Description:

Multiple POEs means that there are telecom cable entry points into the building from different locations or sides of the building; this creates a physical separation so that if the connectivity on one side of the building is disrupted (construction, fire, flooding, etc.], connectivity from the other side can still be functional. Conduit supporting cables must

be separated by at least 7m to support true diversity of connection. In order to be considered a "conduit location," access to the building must come through a below-ground conduit vs. a non-protected or exposed cable that is draped around the building.

Auditor Notes

The building has one intake location entering at ground floor level: Intake 1.

Intake 1 enters the building from Inverleith Row on the north-east side, where twenty four ducts enter directly into the ground floor Comms Room.

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4) Communication Intakes (POEs) have capacity for additional wireline providers to place cables?

Audit Reported: Yes	**Points:** 4 / 4

Question Description:

There is at least 60% open space in at least one 100mm standard conduit.

Auditor Notes

Intake 1 has ample capacity available within the ducts to accommodate future communication cabling installations.

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5) The building has comms areas present for ISP termination equipment and locates them in a:

Audit Reported: Dedicated telco room under lock and key	**Points:** 4 / 4

Question Description:

Telecom equipment within a building can be easily damaged or cut, creating risk of service interruption. Thus, where this equipment is located and how it is secured is an important factor affecting service. Options:

- No communal room for ISP termination equipment.

- Hallway or open space: ISP equipment is located in an open work area.

- Shared utility closet or room: ISP equipment is shared with other utilities i.e. Water/Electricity.

- Dedicated telco room under lock and key: a separate, designated, protected space for ISPs to place equipment.

- Answers should be selected based on the lowest threshold observed (e.g. if even one carrier has equipment in a hallway in an open environment, this answer should be selected)

Auditor Notes

There is BT Openreach copper, BT Openreach fibre, Vodafone (Scottish Telecom) fibre, Virgin fibre and CityFibre fibre terminated within the ground floor Comms Room where Intake 1 enters the building.

This is a secure and dedicated comms location for service providers to terminate their equipment.

6) Is there spare capacity to install new telecommunications equipment in the telco room/ comms intake room?

Audit Reported: Yes	Points: 3 / 3

Question Description:

Space for additional equipment suggests that a new carrier could easily come into the building and provide service to tenants without major infrastructure work needed to create space for equipment. Ensure there is space in a secure room for at least 1 post rack (1mx1m) or 1 wall mount backboard (1mx1m) depending on the size of the building and its requirements.

Auditor Notes

There is ample floor and wall space available for future communications equipment installations within the secure Comms Room.

7) Building provides option of direct connections to backup electricity for telco equipment present?

Audit Reported: No	Points: 0 / 2

Question Description:

Does the building provide the option of direct connections to the building's backup electricity for telco equipment present?

Auditor Notes

There is no back-up power available for communication services within the building.

8) Building has riser space that goes from the basement to the top floor in a closed, protected environment?

Audit Reported: Yes	Points: 4 / 4

Question Description:

This question evaluates the state of riser pathways that support the existing telecom cabling. To answer Yes, the following two requirments should be satisfied: 1) There is dedicated riser space that runs vertically from the basement to the rooftop, and 2) The vertical riser is protected in a secure environment so that the cables cannot be easily accessed or damaged.

The building has multiple communication riser locations which are secure and penetrate to the top floor. The Main Riser is located in the centre of the building and there are risers situated next to each stairwell.

9) Building riser cupboards have room for additional cabling?

Audit Reported: Yes	Points: 3 / 3

Question Description:

This question evaluates the capacity of the existing riser pathways to support any new telecom cabling to be added to the building. Easily supporting the addition of any new ISPs means that the building has space in the risers (there is at least 40% spare tray capacity) to provide access for new providers to the building without significant infrastructure upgrades.

Auditor Notes

There is ample capacity within the riser pathways for future communications cabling installations.

10) Is there capacity for horizontal run from the riser space to tenant telecom closet?

Audit Reported: Yes	Points: 4 / 4

Question Description:

Needs to have one of the following:

1. Conduits or trunking from riser to tenant

2. Dropped ceiling space from riser to tenant

3. Raised floors from riser to occupier

Auditor Notes

Horizontal cabling from the risers can be installed within the raised flooring available on each floor.

11) Building has two or more diverse riser cupboard locations?

Audit Reported: Yes	Points: 4 / 4

Question Description:

Risers are vertical shaft ways that house telecom cabling and provide access from the equipment in the basement to all floors. Two or more diverse riser locations (separated by at least 7m) creates route diversity for one or more carriers, and helps to protect against outages if there are damages to one conduit or riser. This improves the resiliency of connectivity for tenants to keep their systems up and running.

Auditor Notes

The building has multiple communication riser locations which are separated by more than 7m.

12) If yes to the previous question, are the risers serviceable through two separate pathways?

Audit Reported: No	Points: 0 / 2

Question Description:

Risers are serviced by diverse routes, meaning they can be serviceable from providers in the basement through at least 2 pathways in case of disruption at one.

Auditor Notes

It is not possible to create diverse routes to the risers from Intake 1.

Readiness

1) Building has signed Wayleave Agreements in place with carriers?

Audit Reported: Yes - All Agreements on File	Points: 5 / 5

Question Description:

Signed Wayleave Agreements documents (also called "Right of Entry" or "Right of Way" contracts) indicate that an agreement is in place between the Landlord and the Internet Service Provider that owns cables and equipment in the building. The agreements limit the potential for future conflicts or challenges between landlord and carrier that may threaten the ability of tenants to maintain their current or future internet connectivity. The carrier's relationship to the building should be transparent to the tenant.

Auditor Notes

There are wayleave agreements held on file for:
BT Openreach
Virgin
Vodafone
CityFibre

2) Does building management have a standard wayleave on file to expedite service to new tenants?

Audit Reported: Yes	Points: 8 / 8

Question Description:

Standard Wayleave agreements for telecommunications (also known as Telecom Policies and Procedures) describe the landlord's rules for installing, maintaining, and removing telecom equipment. Existence of these pro-actively developed terms & conditions help ensure there is a streamlined process in place to allow new providers to supply service to the building. Standard Wayleave should include:

1. A description of the telecoms 'permitted apparatus', including wires and ducts.

2. Terms dealing with the supply in advance of drawings and specifications of the telecoms/apparatus installation.

3. Details of the obligations of all parties regarding avoidance of nuisance, installation, maintenance, improvement, alteration and removal of the apparatus.

4. Arrangements for alterations of the apparatus.

5. Provisions regarding assignment and termination.

Question may be adjusted to incorporate an official standard wayleave agreement requirement

3) Schematics for telco routes are on file?

Audit Reported: Yes	**Points:** 1 / 1

Question Description:

Are there schematics or drawings in place that can be used in conjunction with Wayleaves to streamline the installations process? Plans should outline telecommunication spaces and possible cable routes.

Auditor Notes

There are schematics on file which will help streamline the installation of new cabling within the building.

Additional Questions

1) In the wayleave agreement terms, who bears the cost of wayleave negotiations?	Occupier

Auditor Notes

The occupier is responsible for the cost of any wayleave negotiations.

2) In the wayleave agreement terms, does the building charge the carriers rent?	No

Auditor Notes

There are no rental charges to carriers within the building.

3) Does the building have space on the roof for the placement of fixed wireless, cellular, or satellite equipment?	Yes

Auditor Notes

There is space on the building's roof for the placement of devices.

4) Does building management allow placement of devices on roof?	Yes

Auditor Notes

Occupiers can place devices on the roof with consent of the landlord.

5) Does the building have diverse power entry into the building?	No

Auditor Notes

The building does not have diverse power feeds.

6) If Wifi is present in common spaces, is it provided by an internal business or through building management (either directly or through a managed service provider)?	Yes

Auditor Notes

Free WiFi is provided in the common areas by Building Management.

7) Is there a Distributed Antenna System (DAS) in place for mobile phone service?	No

Auditor Notes

There is no DAS in place.

8) Is there carrier mobile phone equipment in place for mobile phone service throughout the building?	No

Auditor Notes

The building has no cellular boosting equipment.

9) Is telecommunications equipment in your building located above grade (to prevent possible damages from flooding)?	Yes

Auditor Notes

Carrier equipment is terminated in the ground floor Comms Room where Intake 1 enters the building.

10) Have you or your service providers implemented any Green / Sustainability measures for reducing the environmental impact of the connected building provisions at this location?	No

Auditor Notes

There have been no green / sustainability measures put in place.

11) Does your building have a Building Management System (BMS) to control and monitor the building's mechanical and electrical equipment?	Yes

Auditor Notes

There is a BMS in place.

12) What is the external wall material (e.g. Brick, Stone, Glass, etc)	