Davidson House

WiredScore building report

Certification ID: 42885

WiredScore GOLD

Expiry date
30 June 2025

Classification
WiredScore - V3 - Office - Single Building - Occupied

Building Size
124,056 Sqft

Address
The Forbury, Reading
RG1 3EU, United Kingdom

Section	Credits
A: Connectivity	36/48
B: Infrastructure	36/41
C: Readiness	5/11
D: Innovation	0/5
Total	**77/100**

Welcome to WiredScore

WiredScore certification is the digital connectivity rating system for real estate. It empowers landlords to understand, improve, benchmark and promote their building's digital infrastructure and champions the modern day necessity for cutting-edge technology in real estate by providing the definitive standards for the digital connectivity of commercial buildings.

Digital connectivity is vital to the way we live and work. In an increasingly tech-driven economy, connectivity is fast becoming the most critical factor for tenants when selecting office space. The widely recognised WiredScore certification seal is a trusted symbol that identifies buildings that have been independently certified to provide the best-in-class connectivity infrastructure that businesses require to thrive.

Used by landlords globally, WiredScore to date, has certified over 60m square metres/650 million square feet of commercial office space, impacting 6 million office workers across 10 countries since its launch in New York in 2013.

WiredScore Level	45 CERTIFIED	63 SILVER	77 GOLD	90 PLATINUM

In this report

Minimum requirements for certification

Section	Title	Status
M: Minimum Requirements	M1- Provider service	✅

Section	Title	Status
M: Minimum Requirements	M1- Provider service	✅
B: Infrastructure	B4- Telecommunications room access and usage	✅
B: Infrastructure	B5- Telecommunications room capacity	✅

Section	Title	Status
M: Minimum Requirements	M1- Provider service	✅
B: Infrastructure	B15- Riser capacity	✅

Section	Title	Status
M: Minimum Requirements	M1- Provider service	✅
A: Connectivity	A7- In-building mobile performance	✕
B: Infrastructure	B2- Points of entry diversity	✅
B: Infrastructure	B3- Points of entry capacity	✅

Internet service providers (ISP) list

Name of provider	Provider Type	Point of entry	Equipment location	Riser	Full distribution
Openreach	Fiber - Primary	POE #1 - Abbey Square	BT Intake Room	Riser #1 - East Riser, Riser #2 - West Riser	Yes
Openreach	Copper/Coaxial	POE #1 - Abbey Square	BT Intake Room	Riser #2 - West Riser	No
Openreach	Low-cost	POE #1 - Abbey Square	BT Intake Room	Not present	No
Vodafone	Fibre - Direct-to-tenant	POE #1 - Abbey Square	Not present	Riser #1 - East Riser	No
CityFibre	Fibre - Direct-to-tenant	POE #2 - The Forbury	Not present	Not present	No
Virgin Media	Fiber - Primary	POE #3 - Abbey Square	Car Park	Riser #1 - East Riser, Riser #2 - West Riser	No
Virgin Media	Low-cost	POE #3 - Abbey Square	Car Park	Not present	No
Virgin Media	Dark fiber	POE #3 - Abbey Square	Car Park	Not present	No

Improvement overview

Required for Platinum level

To meet WiredScore Platinum level the building must achieve:

Minimum requirements   A7

Additional credits   +13

To meet a WiredScore certification level, you must achieve both the minimum requirements and the credit requirements for that level.

You are currently WiredScore Gold with 77 credits.

Our recommendation plan

To get to the next level, we recommend implementing the following:

Minimum requirements

> **A7- In-building mobile performance** Assessment of mobile performance, comprising voice & data coverage & quality for all mobile network operators.

Additional credits

> **A7- In-building mobile performance** Assessment of mobile performance, comprising voice & data coverage & quality for all mobile network operators.   +6

> **C1- Signed access agreements** Evaluation of the existence of signed access agreement documents indicating that agreements are in place between the landlord and service providers that own cabling and equipment in the building.   +2

> **C2- Tenant connectivity guide** The building has a collated set of documentation for tenants, should they request it, outlining the means of bringing new service providers to the tenant's area. The following information is required for credit: - Contact information for the building manager, facility manager, on-site security as necessary to gain access to the site. - Telecommunications room, riser and cable route information as relevant to the installation and maintenance of telecommunications equipment in landlord areas - Installation guidelines and procedures for installation of new equipment into the building   +4

> **B10- Climate control in telecommunications room** Provision of climate control in telecommunications rooms, by active air conditioning or ventilation.   +1

A: Connectivity
Opportunities for improvement

The building has **22 credits** left to achieve in the A: Connectivity section.

Achievable within 45 days +6 credits

Criteria	Type	Improvement	Benefits	Resources	Credits
A7	Service	Assessment of mobile performance, comprising voice & data coverage & quality for all mobile network operators.	Provide tenants with an understanding of the mobile performance within the building and improve it where necessary.	**Guide available**	+6

Cost Effort £1,000 - £10,000

*These cost and time ranges are typical and should only be used for guidance. Other factors and the size of buildings can result in different costs and implementation times.

⏱ Likely to take 3 months or more +16 credits

Criteria	Type	Improvement	Benefits	Resources	Credits
A2	📱 Service	At least one fixed wireless connectivity option must be available to multiple tenants in the building.	Provide an over-the-air high-speed connectivity option to tenants.	**Guide available**	+5
		Cost Effort £1,000 - £10,000			
A4	📱 Service	Evaluation of physical presence of multiple primary fiber & fixed wireless service providers, highlighting connectivity options to the building.	Provide prospective tenants with visibility of connectivity offerings available to them in the building.	**Guide available**	+9
		Cost Effort £1,000 - £10,000			
A9	📁 Maintenance	Provision of building-owned backbone cabling for the distribution of systems and services throughout the building.	Meet evolving tenant needs by providing infrastructure for rapid deployment of in-building technology systems.	**NA**	+2
			Cost Effort £25,000+		

*These cost and time ranges are typical and should only be used for guidance. Other factors and the size of buildings can result in different costs and implementation times.

B: Infrastructure
Opportunities for improvement

The building has **18 credits** left to achieve in the B: Infrastructure section.

🕐 Achievable within 45 days **+3 credits**

Criteria	Type	Improvement	Benefits	Resources	Credits
B10	Service	Provision of climate control in telecommunications rooms, by active air conditioning or ventilation.	Protect tenant connectivity services from loss of service due to internal environmental factors.	NA	+1
		Cost Effort £0 - £1,000			
B11	Maintenance	Installation and maintenance of all parts of the telecommunications installations in an orderly manner with unobstructed access to equipment and cabling.	Protect tenants from loss of service to their connectivity services due to inappropriate installation practices.	NA	+2
		Cost Effort £0 - £1,000			

*These cost and time ranges are typical and should only be used for guidance. Other factors and the size of buildings can result in different costs and implementation times.

Achievable within 3 months +7 credits

Criteria	Type	Improvement	Benefits	Resources	Credits
B4	Structural	Secure designated telecommunications spaces.	Protect tenants from data theft and loss of service to their connectivity services due to unauthorized access and damage from other services.	NA	+3

Cost Effort £1,000 - £10,000

Criteria	Type	Improvement	Benefits	Resources	Credits
B9	Maintenance	Location of a telecommunications room above the floodplain level local to the room, and protection measures in place against internal leaks / flooding, for the protection of tenant's connectivity services. Consideration will be given for site-level and city-level flood preventive measures such as basement level tanking or localized flood barriers. Localized flood prevention solutions can include bunding, drainage, raised floor etc. In all instances design intent to ensure the prevention of water accumulating in the telecommunications room must be evident. Where necessary numerical justification of design intent will be requested, eg height of bunding.	Protect tenant connectivity services from external flooding or internal leaks.	NA	+2

Cost Effort £1,000 - £10,000

Criteria	Type	Improvement	Benefits	Resources	Credits
B17	Maintenance	Provision of diverse cable routes between telecommunications rooms and telecommunications risers offering physical cabling separation of at least 3m (10ft).	Prevent single point of failure on horizontal routes for tenant connectivity services.	NA	+2

Cost Effort £10,000 - £25,000

*These cost and time ranges are typical and should only be used for guidance. Other factors and the size of buildings can result in different costs and implementation times.

Likely to take 3 months or more +8 credits

Criteria	Type	Improvement	Benefits	Resources	Credits
B1	Maintenance	Provision of below-ground telecommunications cable pathways to the property line or universal communications chambers (UCCs) (or "meet me chambers") located near the property line (often under pavements or footpaths) that contain below-ground cable pathways from multiple providers' networks and transition them to below-ground telecommunications cable pathways that enter the building.	Facilitate seamless connections from service providers to tenants, with reduced installation costs and risks.	NA	+2

Cost Effort £10,000 - £25,000

Criteria	Type	Improvement	Benefits	Resources	Credits
B6	Structural	Availability of separate telecommunications rooms for providers to terminate their equipment.	Prevent single point of failure of tenant wired connectivity services at building telecommunications rooms.	Guide available	+2

Cost Effort £1,000 - £10,000

Criteria	Type	Improvement	Benefits	Resources	Credits
B8	Service	Provision of a building backup power source with capabilities to supply emergency power to telecommunications equipment, installed in the landlord's areas, for short-term and long-term outages. In lieu of a permanently installed backup generator, infrastructure, in the form of a generator tap box, could be installed to enable mobile generators to be connected and supply emergency power.	Provide a backup power source, or the ability to connect an external mobile power source to the building, to supply backup power to the telecommunications feeds.	NA	+4

Cost Effort £25,000+

*These cost and time ranges are typical and should only be used for guidance. Other factors and the size of buildings can result in different costs and implementation times.

C: Readiness
Opportunities for improvement

The building has **10 credits** left to achieve in the C: Readiness section.

🕐 Achievable within 45 days **+4 credits**

Criteria	Type	Improvement	Benefits	Resources	Credits
C2	📁 Documentation	The building has a collated set of documentation for tenants, should they request it, outlining the means of bringing new service providers to the tenant's area. The following information is required for credit: - Contact information for the building manager, facility manager, on-site security as necessary to gain access to the site. - Telecommunications room, riser and cable route information as relevant to the installation and maintenance of telecommunications equipment in landlord areas - Installation guidelines and procedures for installation of new equipment into the building	Assist tenants in getting connected faster.	**Template available**	+4

Cost Effort £0 - £1,000

*These cost and time ranges are typical and should only be used for guidance. Other factors and the size of buildings can result in different costs and implementation times.

Achievable within 3 months +6 credits

Criteria	Type	Improvement	Benefits	Resources	Credits
C1	Documentation	Evaluation of the existence of signed access agreement documents indicating that agreements are in place between the landlord and service providers that own cabling and equipment in the building.	Protect tenant connectivity services from future problems related to landlord / service provider agreements.	**Guide available**	+2

Cost Effort £0 - £1,000

Criteria	Type	Improvement	Benefits	Resources	Credits
C3	Documentation	Commitment to provide service, from multiple high-quality service providers, highlighting connectivity options available to the building.

This can be enacted via letters of intent to provide service containing at least two of the following:
1. Service offering capability
2. Lead time of installation
3. Distance from providers network, if Excess Construction Charges (ECC) apply | Provide prospective tenants with visibility of planned connectivity offerings available to them in the building. | **Template available** | +4 |

Cost Effort £0 - £1,000

*These cost and time ranges are typical and should only be used for guidance. Other factors and the size of buildings can result in different costs and implementation times.

M: Minimum Requirements – Criteria

✓ M1– Provider service

Criteria Description
Evaluation of physical presence of multiple service providers, highlighting connectivity options to the building.

Credit Allocation
Certified: for 1 service provider supplying services to the building
Silver: for 2 service providers supplying services to the building
Gold, Platinum: for 3 service providers supplying services to the building

Auditor Notes
The building meets the minimum requirement for WiredScore Gold and WiredScore Platinum by having at least 3 service providers.

A: Connectivity – Criteria

A1– Fiber connectivity

Credits

10/10

Criteria Description
At least one fiber connectivity option must be available in the building.

Credit Allocation
Full credit allocation: for having at least one fiber connectivity option in the building.

Auditor Notes
At least 1 fiber connectivity option is available to provide high-speed connectivity services to tenants.

A2– Fixed wireless connectivity

Credits

0/5

Criteria Description
At least one fixed wireless connectivity option must be available to multiple tenants in the building.

Credit Allocation
Full credit allocation: for having at least one fixed wireless connectivity option in the building.

Auditor Notes
There is no fixed wireless connectivity option available to provide over-the-air high-speed connectivity services to tenants.

A3– Copper connectivity

Credits

3/3

Criteria Description
At least one coaxial / copper connectivity option must be available in the building.

Credit Allocation
Full credit allocation: for having at least one coaxial / copper connectivity option in the building.

Auditor Notes
At least 1 coaxial or copper connectivity option is available to provide lower-cost connectivity services to tenants.

A4– Fiber & fixed wireless providers

Criteria Description
Evaluation of physical presence of multiple primary fiber & fixed wireless service providers, highlighting connectivity options to the building.

Credit Allocation
7 credits: for 2 compliant providers supplying services to the building
11 credits: for 3 compliant providers supplying services to the building
14 credits: for 4 compliant providers supplying services to the building
16 credits: for 5+ compliant providers supplying services to the building

Auditor Notes
The building is served by 2 connectivity options provided by:

Fiber - Openreach
Fiber - Virgin Media

✓ A5– Alternative providers

Criteria Description
Evaluation of physical presence of multiple alternative providers and additional high-speed service providers, highlighting connectivity options to the building.

Credit Allocation
2 credits: for each secondary provider, direct-to-tenant provider, dark fiber provider, low-cost provider, 2nd+ copper / coaxial provider and 6th+ fiber / fixed wireless provider,
up to the maximum credits available

- Secondary service providers utilize other providers' cabling to bring services to the building.
- Direct-to-tenant providers terminate their incoming cabling directly within a tenant area, without a breakout point in a landlord area that will enable service provision to other tenants in the building.
- A dark fiber service offers businesses a dedicated dark (unlit) fiber between two locations so that businesses can manage their own equipment, security, traffic and maintenance.
- Low-cost providers offer affordable connectivity services targeting small and medium-sized businesses (SMBs).

Credits
8/8

Auditor Notes
The building is served by 5 alternative connectivity options provided by:

Direct-to-tenant Provider - Vodafone
Direct-to-tenant Provider - CityFibre
Dark Fiber Provider - Virgin Media
Low-cost Provider - Virgin Media
Low-cost Provider - Openreach

✓ A6– Provider fiber distribution

Criteria Description
Service provider fiber infrastructure, distributed in the building.

Credit Allocation
Full credit allocation: for having at least one service provider with installed fiber termination points, including spare coils or splice boxes, throughout the building.

Credits
3/3

Auditor Notes
At least one provider has fiber splice equipment within five floors of all tenants.

Provider(s) with full distribution:
Openreach

A7– In–building mobile performance

PLATINUM

Criteria Description
Assessment of mobile performance, comprising voice & data coverage & quality for all mobile network operators.

Credit Allocation
Minimum requirement for Platinum: Any credit scored, or an awareness plan in place to understand and improve the mobile performance for tenants

1 credit: for building undertaking an RF assessment which shows shortcomings in all mobile performance

OR

Per mobile network operator evaluated:
1 credit: for acceptable or above voice or data performance
2 credits: for acceptable or above voice and data performance
3 credits: for good or above voice and data performance
1 additional credit: for acceptable or above voice and data performance in parking garages or elevators or rooftop amenity areas
up to the maximum credits available

Auditor Notes
The building owner has not installed an in-building mobile coverage solution, submitted a Radio Frequency (RF) survey showing cellular provider mobile performance within the building, or submitted an awareness plan to understand and improve the mobile performance for tenants.

A8– Public Wi-Fi

Credits

3/3

Criteria Description
Provision of a functional Wi-Fi service, as a free amenity to tenants and guests.

Auditor Notes
Public Wi-Fi is available in at least one common area.

Credit Allocation
Full credit allocation: for provision of a free Wi-Fi service in a common area

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A9– Backbone cabling

Credits

0/2

Criteria Description
Provision of building-owned backbone cabling for the distribution of systems and services throughout the building.

Auditor Notes
No building-owned backbone cabling has been installed for the distribution of systems and services throughout the building.

Credit Allocation
Full credit allocation: for a backbone cabling installation with suitable connection setup in the telecommunications room and distributed in the building.

A10– Rooftop space

Credits

2/2

Criteria Description
Provision of space on the rooftop and access to the rest of the telecommunications infrastructure of the building to prepare the rooftop to be utilized for telecommunications purposes.

Where a formal rooftop installation plan is not in place, space allowances must include:
- One 1.5m x 1.5m (5ft x 5ft) area being available for rooftop installations. The smallest side of the available space should not be less than 1.5m (5ft).

Auditor Notes
The building's rooftop has suitable space available to accommodate future fixed wireless or other communications equipment installations.

Credit Allocation
Full credit allocation: for rooftop space allocation for communications equipment

B: Infrastructure – Criteria

B1– Service entry options

Criteria Description

Provision of below-ground telecommunications cable pathways to the property line or universal communications chambers (UCCs) (or "meet me chambers") located near the property line (often under pavements or footpaths) that contain below-ground cable pathways from multiple providers' networks and transition them to below-ground telecommunications cable pathways that enter the building.

Credit Allocation

1 credit: for one or more POEs, each with below-ground telecommunications cable pathways to the property line
3 credits: for at least one UCC with below-ground telecommunications cable pathways entering the building

Credits

1/3

Auditor Notes

The building has at least one POE with cable pathways to the property line.

B2– Points of entry diversity

Criteria Description

Provision of multiple telecommunications points of entry (POEs). Additionally, resiliency can be enhanced by having diverse paths continued to the telecommunications room(s) or riser(s).
POEs must be separated by at least 7m (20ft) and internal routes by at least 3m (10ft), to enable diversity of connection.

Credit Allocation

Minimum requirement for Platinum: Any credit scored

5 credits: for diverse POEs separated by at least 7m (20ft)
3 additional credits: for POEs being on different sides of the building
2 additional credits: for diverse routes from diverse POEs to the telecommunications room(s) or riser(s), separated by at least 3m (10ft)

Credits

10/10   PLATINUM

Auditor Notes

The building has two or more protected telecommunications POEs located on different sides of the building, which are separated by at least 7 meters (20 feet).

Telecommunications Point of Entry locations:
POE #1 - from Abbey Square - enters in the BT Room
POE #2 - from The Forbury - enters in the Car Park
POE #3 - from Abbey Square - enters at the external roller shutter

The building has two or more diverse telecommunications cabling routes which are separated by at least 3 meters (10 feet) connecting the POEs to the building infrastructure.

Additional notes:
POE #3 is external to the building and enters the building at ground floor level on the south-east side from Abbey Square.

B3– Points of entry capacity

Credits

5/5

PLATINUM

Criteria Description
Spare capacity available at the points of entry of the building.

Credit Allocation
Minimum requirement for Platinum: Any credit scored

2 credits: for one below-ground telecommunications cable pathway with available capacity to run at least one additional fiber cable
5 credits: for two or more below-ground telecommunications cable pathways, each with available capacity to run at least one additional fiber cable

Auditor Notes
There are two or more below-ground telecommunications cable pathways with available capacity to run at least one additional communications cable into the building from the street.

POE #1 - capacity within 5 x 100-mm ducts
POE #2 - capacity within 1 x 100-mm duct

B4– Telecommunications room access and usage

Credits

1/4

SILVER

Criteria Description
Secure designated telecommunications spaces.

Credit Allocation
Minimum requirement for Silver: any credit scored

1 credit: for secure spaces, shared with other utilities
3 credits: for secure, dedicated spaces
4 credits: for secure, dedicated spaces, with identity-based authentication

Auditor Notes
Telecommunications equipment can be found in the following locations:

Secure space, shared with other utilities/storage:

Basement Level -1- BT Intake Room:
Openreach - fiber, copper

Basement Level -1- Car Park (High level containment):
Virgin Media - fiber

B5– Telecommunications room capacity

Credits

4/4

SILVER

Criteria Description
Availability of space for additional equipment enabling a new service provider to easily deliver service to the building without major infrastructure work needed to create space for equipment.
Useable space must be provided in a secure telecommunications room for at least one free standing rack and / or one wall mounted rack.

Auditor Notes
Floor and wall space available in the following location(s):

Basement Level -1- BT Intake Room - floor & wall space

Credit Allocation
Minimum requirement for Silver: Any credit scored

1 credit: for 0.6mx0.8m (24inx32in) floor space or 0.6mx0.8m (24inx32in) wall space availability
3 credits: for 1sqm floor space or 1sqm (10sqft) wall space availability
4 credits: for 1sqm floor space and 1sqm (10sqft) wall space availability

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B6– Telecommunications room diversity

Credits

0/2

Criteria Description
Availability of separate telecommunications rooms for providers to terminate their equipment.

Auditor Notes
The building has only one telecommunications room for equipment installation.

Credit Allocation
Full credit allocation: for having at least two non-adjacent areas for providers to terminate their equipment

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B7– Pathway from point of entry to telecommunications room

Credits

2/2

Criteria Description
Having the routes from the point of entries (POEs) to the telecommunications rooms in dedicated, secure cable pathways, or having the POEs enter directly into the telecommunications rooms, to protect the services from damage.

Auditor Notes
Incoming service provider cabling is routed directly to the telecommunications room(s) within protective cable pathways.

Credit Allocation
2 credits: for below-ground telecommunications cable pathways entering directly from POEs to the telecommunications rooms.
2 credits: for dedicated and secure cable routes in place from the POEs to the telecommunications rooms.

B8– Telecommunications equipment backup power

Credits

0/4

Criteria Description
Provision of a building backup power source with capabilities to supply emergency power to telecommunications equipment, installed in the landlord's areas, for short-term and long-term outages.
In lieu of a permanently installed backup generator, infrastructure, in the form of a generator tap box, could be installed to enable mobile generators to be connected and supply emergency power.

Credit Allocation
1 credit: for having a generator tap box connected to a telecommunications room
4 credits: for having an on-site backup generator connected to a telecommunications room

Auditor Notes
There is no confirmed backup power available for telecommunications services within the building.

B9– Leak / flood protection for telecommunications room

Credits

0/2

Criteria Description
Location of a telecommunications room above the floodplain level local to the room, and protection measures in place against internal leaks / flooding, for the protection of tenant's connectivity services.
Consideration will be given for site-level and city-level flood preventive measures such as basement level tanking or localized flood barriers.
Localized flood prevention solutions can include bunding, drainage, raised floor etc.
In all instances design intent to ensure the prevention of water accumulating in the telecommunications room must be evident.
Where necessary numerical justification of design intent will be requested, eg height of bunding.

Credit Allocation
Full credit allocation: for a telecommunications room being located above the floodplain and local leak / flood protection being present within that room.

Auditor Notes
A telecommunications room is located above the local floodplain level; however, the room does not have local leak/flood protection.

B10– Climate control in telecommunications room

Credits

0/1

Criteria Description
Provision of climate control in telecommunications rooms, by active air conditioning or ventilation.

Credit Allocation
Full credit allocation: for a telecommunications room being climate controlled.

Auditor Notes
There are no climate control methods installed in any telecommunications room.

B11– Installation practice of telecommunications systems

Credits

0/2

Criteria Description
Installation and maintenance of all parts of the telecommunications installations in an orderly manner with unobstructed access to equipment and cabling.

Credit Allocation
Full credit allocation: for telecommunications systems installations being organized and not at risk of an immediate outage

Auditor Notes
Telecommunications equipment installations are not organized and at risk of an immediate outage in the following locations.

Additional notes:
Virgin Media fiber equipment was observed in the cable pathway in the Car Park at basement level -1. The telecommunications equipment should be wall mounted or installed in an orderly manner to mitigate the risk of accidental damage.

B12– Riser protection & access

Credits

1/1

Criteria Description
Presence of a telecommunications riser, protected within a closet or room on each floor and easily accessible by authorized users.

Credit Allocation
Full credit allocation: for a telecommunications riser having secure access from each floor that it serves.

Auditor Notes
The building has a protected and secure riser accessible on each tenant floor.

Suitable riser pathways:
Riser #1 - East Riser
Riser #2 - West Riser

B13– Riser topology

Credits

1/1

Criteria Description
Presence of a telecommunications riser traversing the building from the lowest point of entry (POE) and telecommunications room to the top tenant-accessible floor, as a defined, protected and organized vertical route for tenant connectivity services.

Credit Allocation
Full credit allocation: for a telecommunications riser running vertically through the building, from the lowest POE and telecommunications room to the top tenant-accessible floor.

Auditor Notes
A riser traverses the building from the lowest POE / telecommunications room to the top tenant floor.

B14– Riser diversity

Credits

5/5

Criteria Description
Provision of two or more diverse telecommunications riser locations.
Risers should be separated by at least 5m (15ft) in order to count as diverse risers.

Credit Allocation
2 credits: for provision of at least two telecommunications risers separated by a minimum 5m (15ft), serving 70% or more of the building floors (partial horizontal diversity)
2 credits: for provision of at least two telecommunications risers separated by a minimum 5m (15ft) serving 70% or more of the building's NLA (partial vertical diversity)
5 credits: for provision of at least two telecommunications risers, separated by a minimum 5m (15ft) throughout the building.

No credits awarded for designs with both partial horizontal and partial vertical diversity.

Auditor Notes
The building is served by at least two risers that maintain 5 metres (15 feet) of horizontal separation.

B15– Riser capacity

Credits

4/4

GOLD

Criteria Description
Availability of spare capacity in a telecommunications riser for telecommunications services.

Credit Allocation
Minimum requirement for Gold: Any credit scored

1 credit: for spare capacity being present at the base of a telecommunications riser
4 credits: for spare capacity being present throughout a telecommunications riser

Auditor Notes
Riser pathways with spare capacity throughout the riser:

Riser #1 - East Riser - Metal tray
Riser #2 - West Riser - Metal tray

B16– Pathway to tenant space

Credits

2/2

Criteria Description
Availability of a defined horizontal route from the telecommunications riser to the tenant area, to facilitate the installation of connectivity cabling.

Credit Allocation
Full credit allocation: for having dedicated cable pathway or suspended ceiling or raised floor from a telecommunications riser to the tenant spaces, for the installation of telecommunications cabling.

Auditor Notes
Available horizontal communications cabling pathways from a riser to the tenant space:

Riser #1 - East Riser - raised floor and suspended ceiling
Riser #2 - West Riser - raised floor and suspended ceiling

B17– Pathway to riser(s) diversity

Credits

0/2

Criteria Description
Provision of diverse cable routes between telecommunications rooms and telecommunications risers offering physical cabling separation of at least 3m (10ft).

Credit Allocation
Full credit allocation: for diverse cable routes between telecommunications rooms and telecommunications risers, with a minimum 3m (10ft) separation.

Auditor Notes
The building has at least two diverse cable pathways between the telecommunications rooms and the risers, with a minimum 3 metre (10 feet) separation.

C: Readiness – Criteria

C1– Signed access agreements

Credits

2/4

Criteria Description
Evaluation of the existence of signed access agreement documents indicating that agreements are in place between the landlord and service providers that own cabling and equipment in the building.

Auditor Notes
There are signed access agreements on file for:
Virgin Media

There are no signed access agreements on file for:
Openreach
Vodafone
CityFibre

Credit Allocation
2 credits: for having compliant signed access agreements in place with at least one service provider present in the building
4 credits: for having compliant signed access agreements in place with all service providers present in the building

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C2– Tenant connectivity guide

Credits

0/4

Criteria Description
The building has a collated set of documentation for tenants, should they request it, outlining the means of bringing new service providers to the tenant's area.

The following information is required for credit:
- Contact information for the building manager, facility manager, on-site security as necessary to gain access to the site.
- Telecommunications room, riser and cable route information as relevant to the installation and maintenance of telecommunications equipment in landlord areas
- Installation guidelines and procedures for installation of new equipment into the building

Auditor Notes
A compliant tenant connectivity guide is not on file.

Credit Allocation
Full credit allocation: for having a compliant tenant connectivity guide in place

C3– High–speed provider service – planned

Criteria Description
Commitment to provide service, from multiple high-quality service providers, highlighting connectivity options available to the building.

This can be enacted via letters of intent to provide service containing at least two of the following:
1. Service offering capability
2. Lead time of installation
3. Distance from providers network, if Excess Construction Charges (ECC) apply

Credit Allocation
2 credits: for each primary service provider that compliant evidence is supplied for, up to the maximum credits available.

Primary service providers utilize their own cabling to bring services to the building.

Auditor Notes
No high-speed providers have been identified as having telecommunications infrastructure near the building with the ability to provide service to tenants upon request.

✓ C4– Standardized access agreement

Criteria Description

Creation of a standardized access agreement template for telecommunications (also known as telecommunications policies or procedures, or standard wayleave) setting out the landlord's rules for installing, maintaining, and removing service provider equipment.
A standardized access agreement should include but is not limited to:
- Terms dealing with the supply of drawings and specifications in advance of the telecommunications apparatus installation
- Details of the obligations of all parties regarding avoidance of nuisance, installation, maintenance, improvement, alteration and removal of the apparatus

Credit Allocation

Full credit allocation: for having a compliant standardized access agreement in place

Auditor Notes

There is a standardized access agreement on file for the building.

D1– Innovation

Criteria Description
Award of innovation credits for demonstrating above and beyond benefits to tenants. In order to apply for Innovation Credits, a formal application must be submitted and then reviewed internally by WiredScore.

Innovation benefits may include, but are not limited to:
- enhanced quality of daily connectivity
- improved connectivity which is bespoke to the building and / or occupier
- reduced internet installation times
- increased options for internet service
- increased resiliency of internet service

NOTE: Innovation credits are additional to the 100 credits available through the certification process. However, no building can score more than 100 credits including those awarded from this criteria.

Credit Allocation
Up to 5 credits: for innovations of demonstrable benefit to occupiers in a manner that is not covered elsewhere in the WiredScore certification

Each WiredScore certification may submit multiple Innovation Credits applications, up to the maximum credits available.

Credits
0/5

Auditor Notes
Up to 5 credits pending submission of a formal application to the WiredScore Global Connectivity Committee. Credit subject to committee review and approval.

No formal applications for innovation credits have been submitted to WiredScore for review.