nationalgrid

RIIO-T3

ET3 Atypical Non-Load, Non-Lead Interventions EJP Summary

Operational Estate

UKLP

National Grid Electricity Transmission's Business Plan

December 2024

Operational Estate: Executive Summary

Background to the Site

National Grid Electricity Transmission (NGET) owns and manages the high-voltage transmission network in England and Wales, overseeing over 7,000 km of overhead lines, 22,000 pylons, 700+ km of underground cables, and more than 300 substations. These substations form an operational estate property portfolio spanning approximately X million square feet across six geographical regions. The portfolio includes various building types such as control buildings, office buildings, overhead lines (OHL) buildings, welfare blocks, workshops, and storage buildings.

In 2023, NGET conducted an extensive surveying exercise to assess the existing condition and expected lifespan of the buildings within their operational estate. Based on the insights gained, a Property Strategy was developed, and an investment of £X million is requested to deliver necessary improvements across the identified areas.

Drivers for Investment

Condition of Buildings

The operational estate is aging, with X of the buildings approaching the end of their original design life. This aging infrastructure presents risks to compliance with regulatory standards and the protection of CNI housed within the estate. Addressing these issues is critical to maintaining the security of supply and facilitating the transition to a decarbonised power system.

Improving Standards for the Workforce

The significant growth in the energy transition requires a skilled and diverse workforce. To attract, train, and retain such a workforce, we must provide workplaces that meet modern standards and are inclusive and adaptable to diverse needs, including disabilities, neurodiversity, gender, and religion.

Options Considered

Six options were assessed to address the investment drivers:

- Option 1: Compliance and Gender Inclusive Facilities
- Option 2: Compliance, Gender Inclusive Facilities, X Full Refurbishments, and High Priority Defects
- Option 3: Compliance, Gender Inclusive Facilities, X Full Refurbishments, High Priority Defects, and X% Wellbeing & Engagement
- Option 4: Compliance, Gender Inclusive Facilities, X Full Refurbishments, High Priority Defects, and all Wellbeing & Engagement
- Option 5: Compliance, Gender Inclusive Facilities, X Full Refurbishments, High Priority Defects, and X% Wellbeing & Engagement
- Option 6: Compliance, Gender Inclusive Facilities, All High Priority Defects, and All Wellbeing & Engagement

Each option was evaluated against criteria including contribution to primary drivers, technical feasibility, cost-effectiveness, confidence in outcome, and delivery risk.

Preferred Solution

Option 5 was identified as the preferred solution. This option addresses the primary drivers by delivering X full refurbishments, compliance works, gender-inclusive facilities, all high priority defects, and X% of the wellbeing and engagement improvements required across the estate. It ensures the delivery of inclusive workplaces within a 60-minute drive for X% of the operational workforce and provides critical protection for CNI equipment.

Timeline

The project will be phased over the five-year RIIO-T3 period, with a proposed spend profile as follows:

- FY27: £X million
- FY28: £X million
- FY29: £X million
- FY30: £X million
- FY31: £X million

A second phase of investment for the RIIO-T4 period will be reviewed and prioritised during RIIO-T3 to fully address the needs case.

Conclusion

This investment proposal aims to modernise and future-proof our operational estate, ensuring compliance, inclusivity, and robust protection for CNI. By addressing building defects and improving workplace standards, we will be better positioned to attract and retain a skilled workforce necessary for the energy transition. Option 5 provides a balanced approach to meeting the investment drivers while delivering value for money for consumers.

The proposed investment of £X million over the RIIO-T3 period is essential to achieving our goals of delivering the grid of tomorrow and transforming the way we work.