WiredScore Overview

Hodge House – Wired Certified Gold

What is WiredScore?

- WiredScore is the international scheme that rates and provides transparency on the infrastructure, connectivity, and technological capacity of office buildings through the Wired Certification rating. Wired Certification is a trusted benchmark for commercial property and provides greater transparency for occupiers to help them make an informed decision before signing a lease.
- WiredScore was originally founded in 2013 in New York City and launched in the UK in 2015 after winning a mandate with the Greater London Authority. WiredScore expanded to France, Ireland, Germany and Canada in 2017 and Australia and the Netherlands in 2019. To date, WiredScore has certified over 500M sq. ft globally, with over 80M sq. ft within the UK.

What does it mean to be Wired Certified Gold?

A Gold rating means a building has been designed to incorporate the features of connectivity that matter most to tenants: service providers in the area, redundancy and resiliency of telecom infrastructure, ease of installation and capacity to readily support new telecom services. Other Wired Certified Gold buildings include Derwent's **Tea Building,** Stamford Land's **8 Finsbury Circus**. Tenants in Wired Certified Gold buildings include leading tech firms, consultancies and global banks such as Sony, HSBC and Ernst & Young.

Hodge House – The First Wired Certified Building in Wales!

Key Connectivity Features

- ***The building has three independent fibre providers:*** *BT Openreach, Virgin & Vodafone.*
    - **What this means**: this is great – having multiple independent providers allows tenants to choose and negotiate the service that best suits their connectivity without compromising the speed they require (as fibre can be as fast as required, it just depends on how much a business is willing to pay for it). It also means if a tenant has an existing relationship with one of the providers they can easily get set up in that building, rather than having to dig up the road to bring in their preferred carrier.

- ***The building has two diverse intake locations on different sides of the building and diverse risers:*** *Intake 1 enters at basement level into the Plant Room on the south-east side from Guildhall Place. Intake 2 enters at basement level into the Deed Room on the north-east side from Saint Mary Street.*
    - **What this means:** having diverse intakes into the building is fantastic as it is the most resilient option for tenants to create diverse routes and remove any single point of failure. Tenants increasingly require diverse pathways to reduce the likelihood of an interrupted connection should, for instance, a point of entry be cut by roadworks in the street (which happens more often than you think!). Diverse risers then enable tenants to run diverse routes to their demise to create further resiliency and again help remove any single point of failure for the comms cabling routes.

- ***Telco equipment is secure****: the building's telco equipment is securely located to protect against service disruption.*
    - **What this means**: this is becoming increasingly important to today's tenants; secure telecommunication equipment means that tenants do not have to worry about the physical security of their internet. This can be crucial for data-sensitive tenants such as traders, banks, lawyers, etc. that want to avoid potential security risk from data theft.

- ***Standard Wayleave Agreement:*** *the landlord has a Standard Wayleave Agreement on file.*
    - ***What this means:*** this can significantly reduce the time it takes for any additional ISP to service a building as the legal terms to do so are already outlined, removing the need to start these negotiations from scratch.

Hodge House

114-116 Saint Mary Street
Cardiff, CF10 1DY

WIRED CERTIFIED GOLD

Available Carriers

Carrier	Cable Type	Wayleave Present
BT Openreach	Copper Pairs (ADSL)	No
BT Openreach	Direct fibre connection	No
Virgin	Direct fibre connection	Yes
Vodafone	Direct fibre connection	Yes

Key Features of Connectivity

- Choice available of 3 unique sources of high-speed wireline fibre connectivity including BT Openreach | Virgin | Vodafone
- The following carriers fully distribute fibre throughout the building to support ease of tenant access: BT Openreach | Virgin | Vodafone
- BT Openreach is present which provides the ability of other carriers to service tenants in the building if requested.
- Multiple communications intakes and dual riser cupboards support redundancy and diversity requirements for carriers and tenants.
- Telecom cables are kept in protected, secure riser cupboards throughout the building to minimize risk of damage.
- Additional riser cupboard space is available to support future needs of tenants and carriers throughout the entire building.
- Public Wi-Fi is provided by building management in common areas to enhance access to connectivity throughout the building.
- Management has documented wayleave agreements in place with carriers to support seamless and timely provision of services to tenants.

Wired Certification Fact Sheet Explainer

Cabling Type	Use	Maximum Speed (Bandwidth rates)
Copper	Used in older Asymmetrical Digital Subscriber Line (ADSL) networks, these networks use copper telephone lines to provide internet access to customers.	20 Mbps Down 1 Mbps Up
Coaxial	Used in most Cable provider networks. Coax cable is used to provide shared internet access which is not a dependable connection.	152 Mbps Down 20 Mbps Up
Fixed Wireless	Rooftop based antenna networks are used for both primary and secondary forms of connectivity. Top choice for redundant connection because it doesn't rely on existing wireline cabling into a building.	1,000 Mbps (1 Gig) Down and Up
Fibre	Most technologically advanced form of cabling used in buildings. Direct fibre provides dedicated high speed connections with equal download and upload speeds.	10,000 Mbps (10 Gig) Down and Up

Distribution Type	Definition
Direct to Occupier Space Only	The standard cable distribution method in the UK. A carrier will run fibre from their equipment in the telecom room directly to the occupier. Each time a new occupier needs services, a new fibre will be ran to that occupier.
Full Distribution	Full distribution means that multiple fibres are pre-run throughout the building to make connections to occupiers faster. Fibre will be run from the basement to top floor and will have accessible termination points every 4 floors (or fewer). This set up drastically reduces the time it takes for occupiers to receive new service.

Other Items	Definition
BT Openreach	Openreach is an infrastructure platform open to over 500 secondary providers. These providers can lease fibre and copper from Openreach to provide service to occupiers.
Back-Up Electricity	Internet services are provided over equipment that is powered by electricity. Having back-up electricity mitigates the risk of a power failure disrupting internet service.
Standard Wayleave	Standard wayleave agreements describe the landlord's rules for installing, maintaining, and removing telecom equipment. Presence of these proactively developed terms & conditions help ensure there is a streamlined process in place to allow new and existing providers to supply service to occupiers within the building.