

01 · PLAN

Technical and regulatory site due diligence

A desktop study identifies obvious site risks. Full site due diligence identifies the ones that are not obvious, and those are the ones that become expensive.

WHAT THIS SERVICE COVERS

This is a Go or No-Go gate, and the decision needs to be based on physical evidence rather than desktop assumptions.

The Technical and Regulatory Site Due Diligence service is structured in two phases. Phase One, Initial Analysis, is a four to six week rapid risk screening engagement designed to identify any show-stopper risks before significant further investment is committed to a site. Phase Two, Detailed Analysis, is a full investment-grade due diligence engagement covering geotechnical investigation, environmental impact assessment, air quality monitoring, flood plain assessment, sun path analysis for solar interference, and full regulatory compliance mapping. Both phases produce structured deliverables formatted for AHJ submission and investor presentation. The service is available as Phase One only, or as a sequential Phase One into Phase Two programme.

Two-phase, Initial and Detailed

AHJ-ready deliverables

Go/No-Go gate, investment-grade evidence

WHAT WE DELIVER

Deliverables from this engagement

01

TVRA & TRAM Analysis

Threat, vulnerability and risk assessment, and threat and risk assessment methodology, covering physical, environmental, and operational risks.

02

Geotechnical Survey Report

Physical soil investigation including borehole sampling and bearing capacity analysis, confirming foundation design requirements.

03

Environmental Impact Assessment

Phase 1 desktop review of historical land use and records. Phase 2 physical sampling where Phase 1 identifies potential contamination.

04

Sun Path & Solar Interference Analysis

Assessment of solar interference risk on cooling systems and exclusion zone requirements. Mandatory for hyperscaler campuses.

05

Grid & Utility Feasibility Report

Confirmation of available grid capacity, timeline and cost for dedicated feeder installation, fibre route, and water availability.

06

Regulatory Compliance Report

Full mapping of planning and building regulations, environmental consents, AHJ-specific requirements, and approval timelines.

WHY TECHNAVIOUS

What makes our site due diligence approach different

- 1 DC-specialist firm with fully integrated site DD**
 Most site due diligence is conducted by civil or environmental consultants who are not data centre specialists. Sun path analysis, dedicated grid feeder requirements, and TIA 942C site-level constraints are addressed as standard, not added retrospectively.
- 2 AHJ-ready deliverables from the first submission**
 All deliverables are structured to meet the documentation requirements of the relevant regulatory authorities. In the large majority of engagements, reports are accepted at first submission.
- 3 Phase One as a fast-track screening gate**
 Phase One identifies show-stopper risks in four to six weeks at a fraction of the cost of a full Detailed Analysis. Clients with multiple sites can run Phase One across all of them before committing to Phase Two on a shortlisted site.

HOW WE WORK

Five phases: screening, then investment-grade evidence

01	02	03	04	05
Initial analysis	Mobilisation	Field investigation	Laboratory analysis	Report delivery
Rapid risk screening. Desktop review, TVRA, utility feasibility, preliminary regulatory mapping. 4–6 weeks.	Site access, sampling programme, and contractor mobilisation for physical surveys.	Geotechnical surveys, environmental sampling, air quality monitoring, physical infrastructure checks.	Sample testing and data analysis. Results integrated with regulatory and utility findings.	Full report suite delivered with AHJ submission package and Go/No-Go recommendation.

ENGAGEMENT OPTIONS

Available as Phase One only, or as a sequential programme

Phase One only, rapid risk screening

Phase One into Phase Two, sequential

Multi-site Phase One screening before shortlisting

CASE STUDIES

Assessment and compliance work we have delivered

PRIVATE SECTOR BANK

DC health-check and operations assessment across 40+ infrastructure tests and an eight-category O&M process audit. 500+ days of uninterrupted operations and 100% SLA performance achieved following remediation.

AUTOMOBILE MANUFACTURING PLANT

DC audit after planned UPS maintenance took 40–50% of racks offline for 8–9 hours. Root cause corrected across all 50 racks, with full N+1 redundancy restored.

INFRASTRUCTURE PROJECT CLIENT

Risk assessment of pending post-IST documentation, commissioning reports, and handover packages. All four high-risk documentation streams reduced to low risk with measurable closure milestones.

FREQUENTLY ASKED QUESTIONS

Questions we are regularly asked about site due diligence

What is the difference between a desktop study and full site due diligence?

A desktop study uses publicly available records to identify known or obvious site risks. Full site due diligence involves physical field investigation, geotechnical boreholes, laboratory sample testing, environmental sampling, and physical infrastructure checks. Desktop studies identify what is on record; full site DD identifies what is actually in the ground.

Do we need both phases, or can we go straight to Detailed Analysis?

For most greenfield sites, running Phase One first is more cost-effective because it identifies show-stopper risks before the cost of a full Detailed Analysis is committed. If a site has already passed prior screening, we can proceed directly to Detailed Analysis. The decision is made at scoping.

Is sun path analysis mandatory for all sites?

It is mandatory for hyperscaler sites and included as standard in all Detailed Analysis engagements. For smaller enterprise or MTDC sites, it is included based on site orientation and local solar resource levels, confirmed at scoping.

How long does a full Detailed Analysis engagement take?

Typically ten to sixteen weeks from mobilisation to final report delivery, depending on the complexity of the regulatory pathway, the number of laboratory samples required, and site availability for physical investigation.

Ready to scope your site due diligence engagement?

Tell us the site location, target capacity, and whether you need Phase One, Phase Two, or both.

[Talk to us today](#)