

SustainLive

Network Installation Proposal

Example House

Single-storey new build, Hampshire

UniFi Smart Network, Security & Access System

Prepared: October 2026 v1

Sample proposal for an example house. Prices are current Ubiquiti UK prices and are illustrative only; this is not a quotation.



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Design Brief

Example House is a single-storey new build with four bedrooms, an open-plan living, dining and kitchen space, a study and a plant room, set in a garden with a carport and a shed. It will be fitted with a Ubiquiti UniFi system covering WiFi inside and out, three security cameras, and video entry with access control at the front door, all run from a small rack in the study.

System Overview

The installation has five parts, all managed from the UniFi Dream Machine Special Edition:

Network & WiFi: The Dream Machine Special Edition is the gateway and system controller. It links to a Pro XG 10 PoE switch over a 10G SFP+ uplink cable, and the switch powers and connects the access points, one camera and the door hub. Three U7 Pro XG indoor access points cover the house: one in the study, one in the hall between bedrooms 3 and 4, serving the dining room and kitchen, and one by the dressing area of the master bedroom. Each has a 10G uplink and broadcasts on the 2.4GHz, 5GHz and 6GHz bands. Two U7 Pro Outdoor access points cover the grounds: one on the north elevation facing the driveway and carport, and one on the south elevation over the terrace outside the living room. All visible equipment is specified in white.

Security Cameras: Three AI Turret cameras watch the approaches: one at the north-west corner covering the parking area and driveway, one at the north corner by the utility room covering the carport and the lawn, and one at the south-east corner by the master bedroom covering the terrace and the garden. Detection of people and vehicles runs on the cameras themselves, and footage is recorded locally on a 16 TB enterprise drive in the Dream Machine, with no cloud subscription.

Recording Time: With every camera recording continuously, the system writes about 420 GB of footage a day. The UniFi Design Center estimates that the 16 TB drive holds around 21 days of footage at full quality and around 283 days at reduced quality, with the drive split equally between the two. Recording on motion only, rather than continuously, keeps footage for longer. These figures are estimates; actual retention depends on the scene, the recording settings and how busy each camera is.

Door Access: A G6 Pro Entry at the front door combines a 12MP camera, a 3" touch display and two-way audio, so visitors can be seen and spoken to from the app, and residents can unlock with an NFC card or a Touch Pass on their phone. A Door Hub Mini inside the hall powers the G6 Pro Entry and switches the electric strike or maglock. The lock itself, its door preparation and any making good are by the main contractor and are not priced here.

Rack & Power: A 6U toolless mini rack in the study holds the Dream Machine, the switch, the rack's 24-port keystone patch panel, a vented panel and a UniFi UPS 2U. The UPS keeps the network, cameras and door access running through short power cuts and can shut the Dream Machine down cleanly if the battery runs flat, which protects the recordings. The switch uses 147W of its 400W PoE budget, which leaves room to add devices later.

Structured Cabling

The design needs 10 Cat6a device links: the five access points, the three cameras, the Door Hub Mini, and the G6 Pro Entry, which runs from the door hub. The main contractor supplies, installs and terminates the cables and fixes the equipment in place at the positions on our drawings; we test and certify every link before the system is configured. No wired client outlets are included in this design. Extra Cat6a outlets for televisions, desks or AV can be added, and the switch has three spare 10G PoE ports for them.

Further Options

These are not included in this proposal. We can discuss any of them with the client:

Intruder Alarm: Wireless motion and glass-break sensors on a UniFi SuperLink gateway, with a PoE siren. It is self-monitored: alerts go to the app and nominated keyholders, and it will not obtain police response.

Smoke and CO Alerts: UniFi smoke and CO alarms on the same gateway raise an alert in the app. They do not replace the mains-powered, interlinked alarms Building Regulations require in a new house.

5G Failover: A UniFi 5G antenna that takes over as the internet connection if the broadband drops. It needs a SIM and data plan.

Further Wired Outlets: Additional Cat6a outlets for televisions, desks and AV equipment, fed from the switch's spare ports.

Design Features

All access points, cameras and the entry station are powered over Ethernet (PoE), so they need fewer additional electrical outlets and are quicker to install.

The gateway, switch and indoor access points are linked at 10G, so the network has headroom for fast broadband and large file transfers across the house.

Footage stays on the drive in the rack. Nothing is sent to a cloud service, and there is no recording subscription.

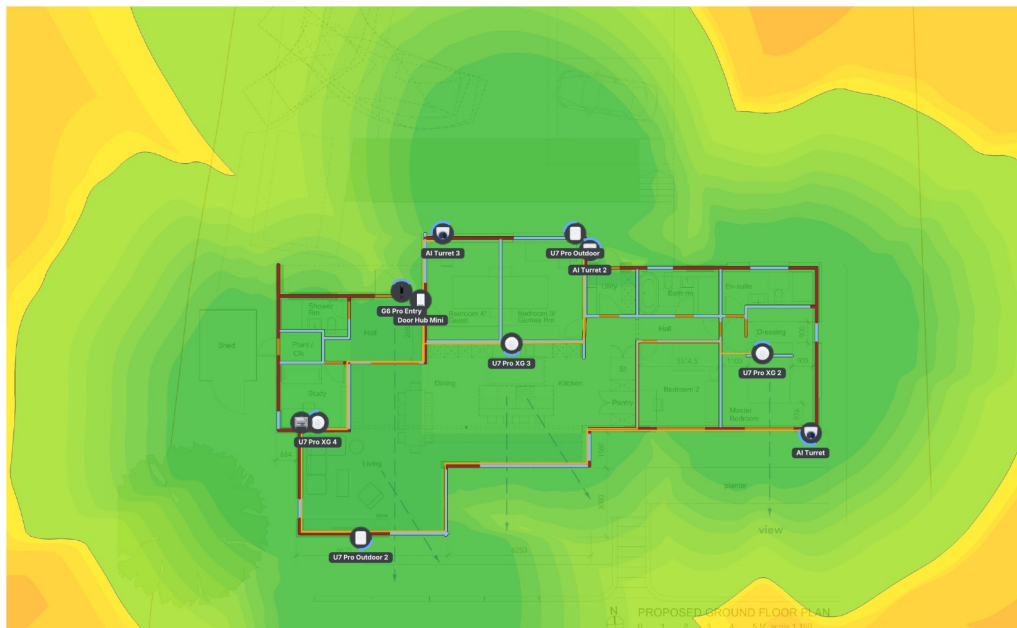
Networking, cameras and door access all run on one UniFi platform with no monthly subscription, and you manage the lot from a single app.

Coverage Maps

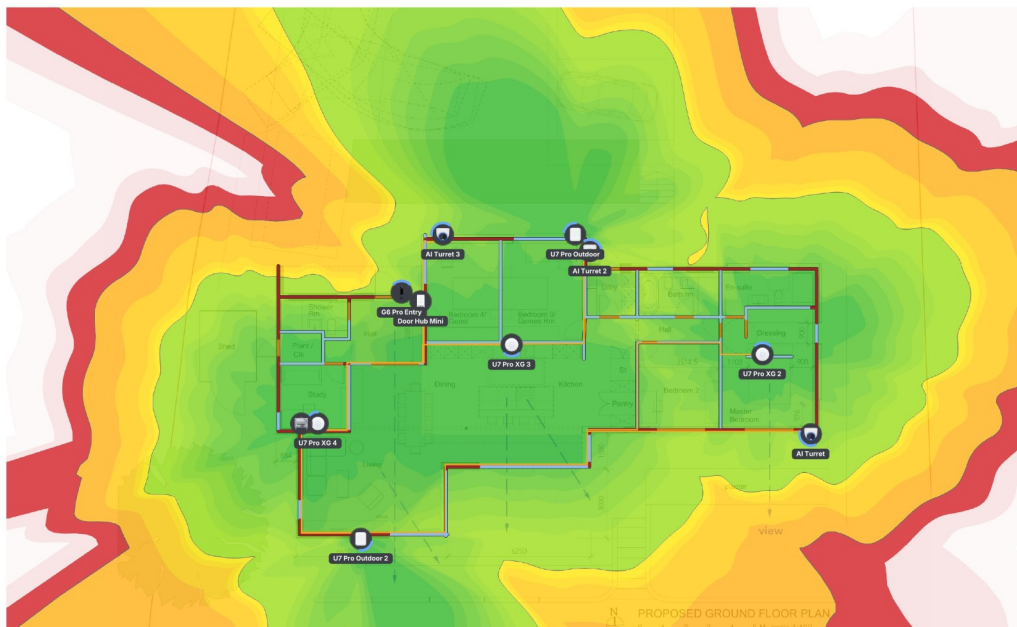
These maps come from the UniFi Design Center, drawn from the architect's general arrangement drawings. They show where every device sits and the estimated WiFi signal strength on each of the 2.4GHz, 5GHz and 6GHz bands. Camera field of view is shown for the ground floor, where all the cameras are.

The lines drawn between devices show which switch each device connects back to. They are not cable routes. Actual routes will be confirmed on site with the main contractor.

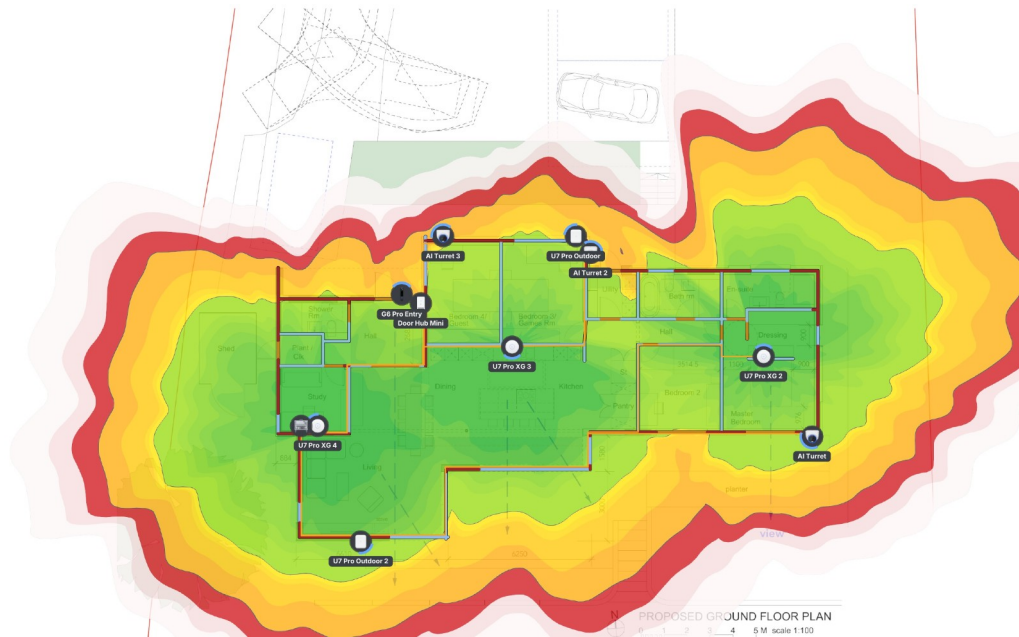
Ground Floor: Estimated 2.4GHz WiFi Coverage



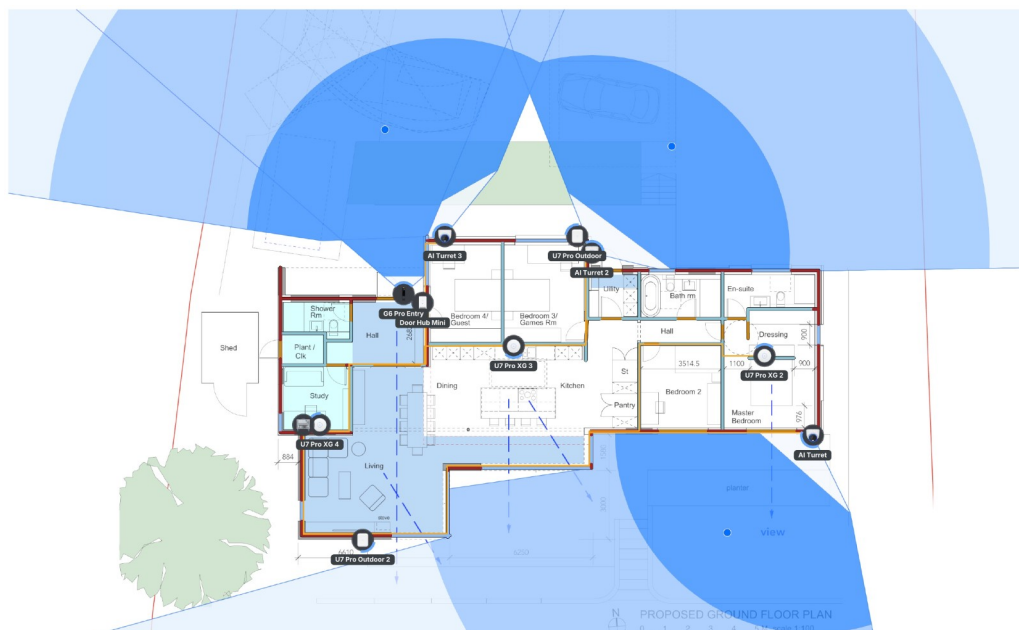
Ground Floor: Estimated 5GHz WiFi Coverage



Ground Floor: Estimated 6GHz WiFi Coverage



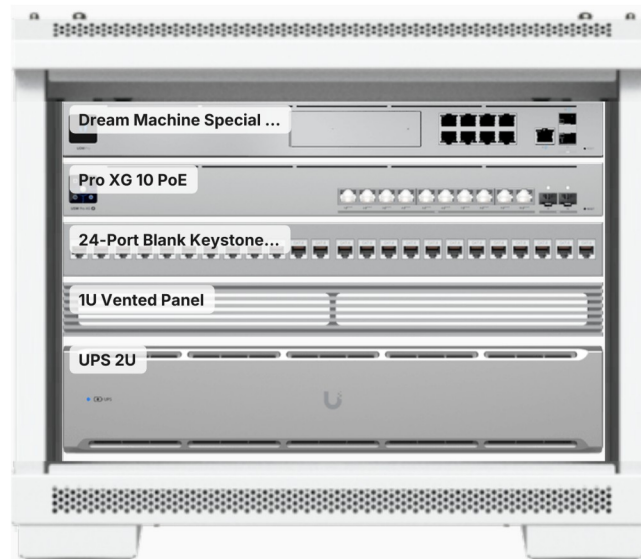
Ground Floor: Camera Coverage



Rack Layout & Port Assignment

The diagrams below show the proposed rack elevations and the port assignment for each switch, as modelled in the UniFi Design Center. They are here for coordinating with the electrical subcontractor and for reference at handover.

Rack Elevation



Port Assignment: Dream Machine Special Edition, Pro XG 10 PoE & Door Hub Mini



Schedule of Equipment

All prices are ex-VAT as of October 2026 and may be subject to change. The base system includes all equipment, installation labour and travel. Where Ubiquiti adds a surcharge to a product, it is shown on its own line under that product.

Item	Product Code	Qty	Unit Price (ex-VAT)	Line Total (ex-VAT)	Notes
Cloud Gateway					
Dream Machine Special Edition	UDM-SE-UK	1	£395.00	£395.00	Gateway, controller and camera recorder
Ubiquiti surcharge, Dream Machine Special Edition	—	1	£40.00	£40.00	Per unit
Enterprise 3.5" HDD, 16 TB	UACC-HDD-E-16TB	1	£555.00	£555.00	Camera recording
Switching					
Pro XG 10 PoE	USW-Pro-XG-10-PoE-UK	1	£555.00	£555.00	10G PoE switch
Ubiquiti surcharge, Pro XG 10 PoE	—	1	£56.00	£56.00	Per unit
Uplink Cable 0.15 m (SFP+/SFP28)	UACC-Uplink-SFP28-0.15M	1	£23.00	£23.00	In-rack link between the gateway and switch SFP+ ports
WiFi					
U7 Pro XG Access Point	U7-Pro-XG	3	£159.00	£477.00	White
Ubiquiti surcharge, U7 Pro XG	—	3	£16.00	£48.00	Per unit
U7 Pro Outdoor Access Point	U7-Pro-Outdoor	2	£220.00	£440.00	White
Ubiquiti surcharge, U7 Pro Outdoor	—	2	£22.00	£44.00	Per unit
Cameras					
AI Turret Camera	UVC-AI-Turret-W	3	£315.00	£945.00	White
Ubiquiti surcharge, AI Turret	—	3	£32.00	£96.00	Per unit
Door Access					
G6 Pro Entry	UVC-G6-Pro-Entry	1	£300.00	£300.00	Front door entry station
Ubiquiti surcharge, G6 Pro Entry	—	1	£30.00	£30.00	Per unit
Door Hub Mini	UA-Hub-Door-Mini	1	£85.00	£85.00	Front door
Ubiquiti surcharge, Door Hub Mini	—	1	£8.00	£8.00	Per unit
Rack & Power					
6U Toolless Mini Rack	U-Rack-6U-TL	1	£239.00	£239.00	Includes 24-port keystone patch panel
1U Vented Panel	UACC-Rack-Panel-Vented-1U	1	£23.00	£23.00	—
UPS 2U	UPS-2U-EU	1	£220.00	£220.00	Rack UPS
Ubiquiti surcharge, UPS 2U	—	1	£22.00	£22.00	Per unit
Etherlighting Patch Cable 0.15 m	UACC-Cable-Patch-EL-0.15M-W	10	£3.00	£30.00	Rack patching
Etherlighting Patch Cable 0.3 m	UACC-Cable-Patch-EL-0.3M-W	1	£4.00	£4.00	Rack patching
Installation					
Miscellaneous sundries	—	1	£50.00	£50.00	Estimate: mounts, labels, fixings
Network design fee	—	1	£350.00	£350.00	Design from the floor plans

Item	Product Code	Qty	Unit Price (ex-VAT)	Line Total (ex-VAT)	Notes
Installation labour	—	2	£350.00	£700.00	2 installers x 1 day, travel included
Subtotal (Ex-VAT)				£5,735.00	
VAT (20%)				£1,147.00	
Total (Inc-VAT)				£6,882.00	

Labour is charged at £350 per person per working day. The allowance above covers 2 person-days, with two installers on site for the one installation day. Travel to site for the three attendances set out in the Programme is included in the labour and design rates.

Schedule of Works & Attendances

This table sets out who is responsible for each element of the installation:

Task	SustainLive	Main Contractor / Electrical Subcontractor
Mains power to the rack location	Specify requirements	Supply and install
Structured cabling (Cat6a runs)	Specify requirements and routes; test and certify every link	Supply, install and terminate the cables
Network equipment (gateway, switch, rack and UPS)	Supply and configure	Fix in place
Camera mounting & positioning	Supply, set positions and configure	Fix in place; making good any damage to finishes
WiFi access points	Supply and configure	Fix in place; making good any damage to finishes
Door access hardware (G6 Pro Entry, Door Hub Mini)	Supply and configure	Fix in place; making good any damage to finishes
Door locks and door preparation	Specify requirements	Supply, install and make good
Broadband connection	Specify requirements	Order and install the service to the rack
Ducts, back boxes and extended brackets	—	Supply, install and make good
System configuration & testing	Full responsibility	—
Client handover & training	Full responsibility	Attend handover session
Decorative making good (painting etc.)	—	All making good

We will arrange an on-site meeting with the electrical subcontractor before installation starts, to agree cabling routes, power supply and any preparatory works.

Programme

The installation runs over one working day with two installers on site, and labour is priced on that basis. The contracted day is the installation day; the coordination meeting and client handover are separate attendances. We expect to attend site three times in total: the initial meeting, the installation day and the client handover visit.

Day	Phase	Activities
Initial	Site Meeting	Meet the main contractor and electrician to agree the rack position, cable routes, device and mounting positions, power and door preparation; hand over the device schedule and the drawings for first fix
Day 1	Rack, Network & Commissioning	Assemble the rack and fit the Dream Machine, switch, vented panel and UPS; patch the terminated links and fit the uplink cable; test and certify every link; adopt and configure the five access points, three cameras, G6 Pro Entry and Door Hub Mini once the contractor has fixed them in place; set camera fields of view, optimise the WiFi channel and power plan and run a full system test
Handover	Handover	Client walkthrough of the finished system; set up the UniFi app, user accounts and Touch Passes; documentation and training

How the System Works

All devices connect back to the UniFi Dream Machine Special Edition, which runs the whole system. It hosts three applications:

UniFi Network: Manages your WiFi, wired connections, VLANs and internet routing. You can see all connected devices, set bandwidth limits, and create separate networks (for example a guest WiFi).

UniFi Protect: Records and manages all security camera footage locally. You can view live feeds, review recordings, answer the doorbell and receive motion alerts via the mobile app.

UniFi Access: Manages the controlled door: issuing and revoking credentials, setting schedules, and keeping an audit trail of every entry.

You can reach everything from the UniFi mobile app (iOS/Android) and the web interface. There are no monthly subscriptions; every feature comes with the hardware.

Timeline of Payment

Payment is made in three stages:

Stage	Description	Percentage	Amount
1	Deposit on contract signed	50%	£3,441.00
2	On commencement of work on site	25%	£1,720.50
3	Completion, system commissioned & handed over	25%	£1,720.50

Payment amounts are based on the total contract value of £6,882.00 (inc VAT) for the base system. Invoices will be issued at each stage with 7-day payment terms.

Scope & Terms

1. SustainLive Ltd. will supply, configure and commission all network, camera and door access equipment as specified in the Schedule of Equipment.
2. Labour is charged at £350 per person per working day. The estimated installation labour is 2 person-days with two installers. Travel to site for the attendances set out in the Programme is included in the labour and design rates.
3. Equipment prices are those published by Ubiquiti at the date of this proposal; should Ubiquiti change their retail pricing before the equipment is ordered, the difference will be passed on at cost. Labour and travel costs may also change if the scope changes. If additional work or equipment is agreed with the client, or more time is needed because of something we could not foresee, the price will be adjusted accordingly. Any change to the contract value will be agreed with the client in advance.
4. SustainLive Ltd. is responsible for the supply, configuration and commissioning of all UniFi equipment, and for the testing and certification of the structured cabling. Supply, installation and termination of the cables, fixing the equipment in place, mains electrical work, the broadband connection, door preparation and any building modifications are the responsibility of the main contractor.
5. The client has a 14-day cooling-off period from the date of signing the contract, during which they may cancel without penalty, provided equipment has not yet been ordered.
6. If equipment has been ordered within the cooling-off period, the client will be liable for any non-refundable costs or restocking fees.
7. Payment is due in three stages as set out in the Timeline of Payment section.
8. All equipment carries the manufacturer's standard warranty. SustainLive Ltd. provides a 30-day workmanship guarantee covering installation defects.
9. A pre-installation site meeting with the electrical subcontractor is required to confirm cable routes, power supply locations, and any preparatory works.
10. Coverage maps are estimates produced by the UniFi Design Center from the architect's drawings. Actual signal strength will vary with final construction materials and furnishings.
11. SustainLive Ltd. will provide post-installation training on the UniFi mobile app and web interface, covering all installed systems.
12. SustainLive Ltd. can provide further support for reconfigurations and upgrades on request.
13. This proposal is valid for 28 days from the date of issue.

Equipment Specification

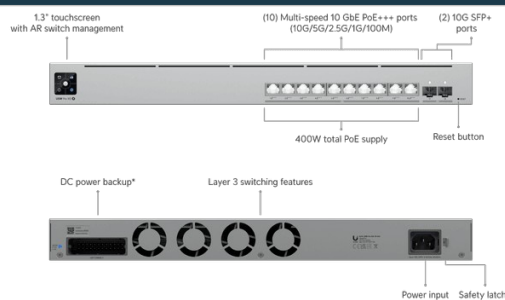
These tables give the main technical specifications for each Ubiquiti device in the base system. They are a summary, not the full datasheet. The product link in each table leads to the complete specifications.

Dream Machine Special Edition (UDM-SE-UK)



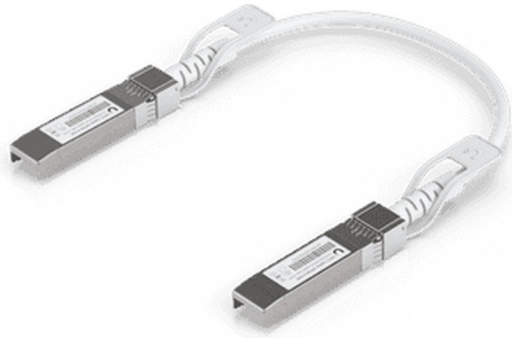
Product Link	https://uk.store.ui.com/uk/en/products/udm-se
Type	Cloud Gateway, NVR and Controller
Quantity	1
Technical Specifications	
Form Factor	Rack mount (1U)
Routing	10G Cloud Gateway, 3.5 Gbps IPS routing
Scale	100+ UniFi devices, 1,000+ clients
Ports	(8) GbE RJ45 with PoE/PoE+, (1) 2.5 GbE RJ45 WAN, (2) 10G SFP+ (WAN + LAN)
PoE Budget	180W
Storage	128 GB internal SSD plus (1) 3.5" HDD bay for UniFi Protect recordings
Display	1.3" touchscreen status display
Applications	UniFi Network, Protect, Access, Talk pre-installed

Pro XG 10 PoE (USW-Pro-XG-10-PoE-UK)

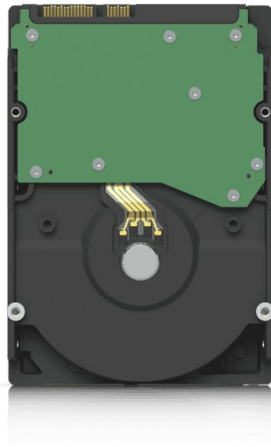


*Requires UniFi RPS.

Product Link	https://uk.store.ui.com/uk/en/products/usw-pro-xg-10-poe
Type	Managed 10 GbE PoE Switch (access points)
Quantity	1
Technical Specifications	
Form Factor	Rack mount (1U)
Dimensions	442.4 x 285 x 44 mm
Weight	4.6 kg
Ports	(10) 10 GbE RJ45, all PoE+++, (2) 10G SFP+
PoE Output	Up to 90W per port
Total PoE Budget	400W
Switching Capacity	240 Gbps
Power	Internal 550W supply, 65W excluding PoE output

Uplink Cable (UACC-Uplink-SFP28-0.15M)

Product Link	https://uk.store.ui.com/uk/en/products/uacc-uplink-sfp28
Type	Direct Attach Uplink Cable (in-rack)
Quantity	1
Technical Specifications	
Length	0.15 m
Supported Data Rate	25 / 10 / 1 Gbps with auto link optimisation
Connector	SFP28 to SFP28 (SFP+ compatible)
Wire	Copper
Jacket	White

Enterprise 3.5" HDD, 16 TB (UACC-HDD-E-16TB)

Product Link	https://uk.store.ui.com/uk/en/products/uacc-hdd-e-16tb
Type	Surveillance Hard Drive (UniFi Protect recordings)
Quantity	1
Technical Specifications	
Capacity	16 TB
Form Factor	3.5" SATA
Grade	Enterprise, for storage-intensive camera security and NAS use
Workload Rating	550 TB per year
MTBF	2.5 million hours
Fits	UDM-SE internal 3.5" drive bay

U7 Pro XG (U7-Pro-XG)

Product Link	https://uk.store.ui.com/uk/en/products/u7-pro-xg
Type	WiFi 7 Access Point (indoor)
Quantity	3
Technical Specifications	
WiFi Standard	WiFi 7 (802.11be), tri-band
Streams	6 spatial streams (2x2 on 2.4 / 5 / 6 GHz)
Uplink	10/5/2.5/1 GbE RJ45
Power	PoE+
Mounting	Ceiling mount (wall capable)

U7 Pro Outdoor Access Point (U7-Pro-Outdoor)

Product Link	https://uk.store.ui.com/uk/en/products/u7-pro-outdoor
Type	WiFi 7 Outdoor Access Point
Quantity	2
Technical Specifications	
WiFi Standard	WiFi 7 (802.11be), dual-band, 6 spatial streams
Radios	5 GHz 4x4, 2.4 GHz 2x2 (DL/UL MU-MIMO)
Max. Throughput	8.6 Gbps (5 GHz), 688 Mbps (2.4 GHz)
Coverage / Clients	465 m², 300+ simultaneous clients
Uplink	(1) 1/2.5 GbE RJ45
PoE Required	PoE+, 21W max. consumption
Weatherproofing	IPX6 (IP67 with cable-gland door kit)
Dimensions	170 x 208 x 66.5 mm without mount
Weight	1.2 kg (1.33 kg with mount)

AI Turret Camera (UVC-AI-Turret-W)

Product Link	https://uk.store.ui.com/uk/en/products/uvc-ai-turret
Type	4K AI Turret Camera
Quantity	3
Technical Specifications	
Resolution	4K, 8MP 3840 x 2160 at 30 FPS
Sensor / Lens	1/1.8" 8MP, fixed focal length
Field of View	H 109.9°, V 56.7°, D 134.1°
IR Night Vision	40 m
Audio	Two-way
PoE Required	PoE+, 20W max. consumption
Weatherproofing	IP66, IK08 tamper resistance
Dimensions	118 mm diameter x 111 mm
Weight	990 g

G6 Pro Entry (UVC-G6-Pro-Entry)



Product Link	https://uk.store.ui.com/uk/en/products/uvc-g6-pro-entry
Type	Video Entry Intercom / Doorbell
Quantity	1
Technical Specifications	
Camera	12MP, 3024 x 4096 (3:4 portrait)
Field of View	100 deg H, 136.3 deg V, 176.4 deg diagonal
Display	3" touch display
Access	NFC Touch Pass, interface designer (requires an Access hub)
Audio	Two-way audio
Power	PoE
Included	10 free 1-year Touch Passes

Door Hub Mini (UA-Hub-Door-Mini)

Product Link	https://uk.store.ui.com/uk/en/products/ua-hub-door-mini
Type	Single-Door Access Controller
Quantity	1
Technical Specifications	
Role	Compact single-door access hub
Ports	(1) PoE uplink in, (2) PoE out for readers / intercoms (31W budget)
Door Hardware	Electric strike / lock control relay
Mounting	Wall / back-box, at-door installation

6U Rack Cabinet (U-Rack-6U-TL)

Product Link	https://uk.store.ui.com/uk/en/products/u-rack-6u-tl
Type	Toolless Mini Rack (open frame)
Quantity	1
Technical Specifications	
U Height	6U
Dimensions	519 x 460 x 485 mm with handle and casters
Weight	10.3 kg
Load Capacity	80 kg static, 45 kg rolling (single rack)
Material	SPCC steel frame, stainless steel handle
Features	Lockable casters, toolless device mounting, stackable

UPS 2U (UPS-2U-EU)

Product Link	https://uk.store.ui.com/uk/en/category/integrations-power-tech/collections/unifi-power-tech-ups/products/ups-2u-eu
Type	Line-Interactive Rack UPS
Quantity	1
Technical Specifications	
Form Factor	Rack mount (2U)
Capacity	1,500 VA / 1,000W
Dimensions	442.4 x 300 x 87.4 mm
Weight	13.7 kg
Battery	(2) 12V 9Ah lead acid, 6 to 8 hour recharge to 90%
Runtime	8 minutes at half load, 2.3 minutes at full load
Outlets	(4) C13 battery backup and surge, (4) C13 surge only
Input	220-240V AC via C14 inlet, 10A max.
Management	(1) 10/100 MbE port, (2) GbE surge in/out

Acceptance & Sign-Off

By signing below, the client confirms acceptance of this proposal and the terms set out herein. The 14-day cooling-off period begins from the date of signature.

Confirmed Specification

✓ Base System (Network, Cameras & Door Access)	Total inc VAT: £6,882.00

For and on behalf of the Client	For and on behalf of SustainLive Ltd.
Signature	Signature
Print Name	Print Name
Date	Date