



Network adoptions done right | 2025

leep utilities<sup>TM</sup>.co.uk

We are Leep	1
Our clients	4
Our services	12
Our success stories	19
How we do things right	26
Contact us	30



We are Leep

# Network adoptions done right

At Leep Utilities, we're not just providing essential services like water, electricity, and heat. We're shaping the future of sustainable infrastructure across the UK. We work with leading developers to provide sustainable and quality utility services to our partnered communities, playing a key role in innovative projects that are transforming the way people live and work.

Leep Utilities is the result of a joint venture between the independent infrastructure investment manager, Ancala, and one of the UK's leading private real estate investment and infrastructure companies, The Peel Group.

Our investors are supporting Leep Utilities to deliver on its significant order book and roll out new sites across the UK and further expand our service offering.

**150,000+**

Water connections

**125,000+**

Equivalent domestic electricity connections



**132kV**

Capability

**2017**

Founded in NW England

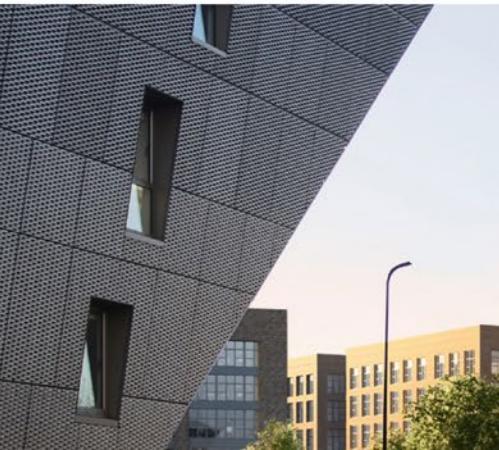
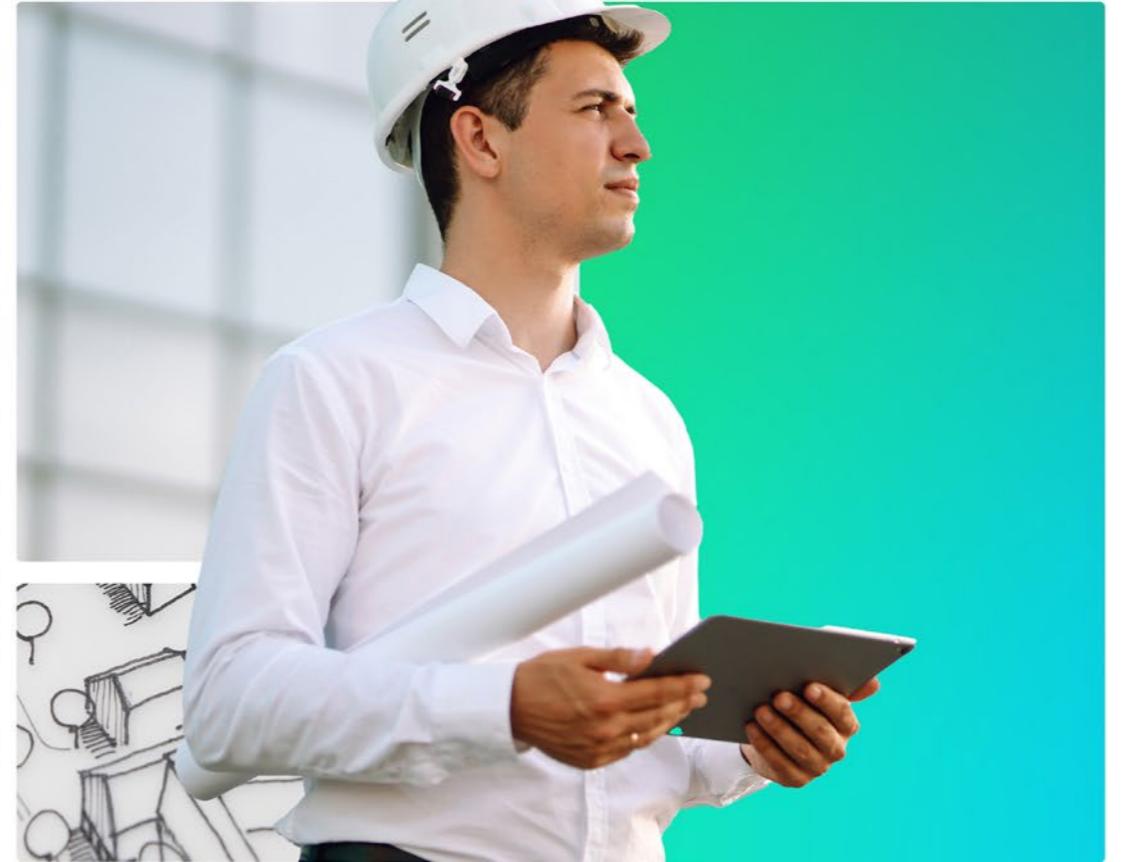
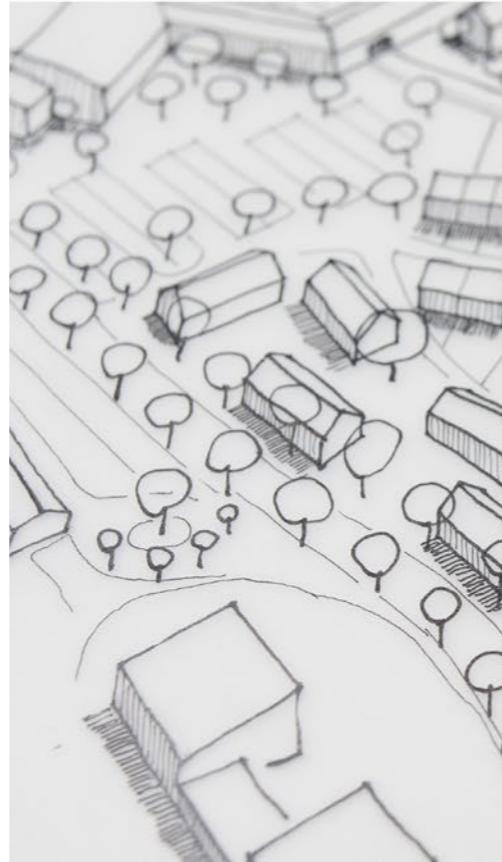


We are Leep

# The Smart Choice

What makes us the smart choice for network adoptions? At Leep Utilities, we deliver unmatched value by blending innovation, transparency, and a customer-centric approach.

- **Seamless delivery:** We specialise in delivering utility solutions without disruption. Our commitment to excellence ensures that every project - from masterplans to single-phase developments - is completed with precision and care.
- **Flexibility to deliver:** We understand that no two projects are the same. That's why we offer flexible technical, commercial, and funding structures, ensuring our solutions align perfectly with your requirements.
- **Customer-first approach:** We invest heavily in customer service platforms and have highly trained UK-based teams to ensure a seamless onboarding process. This commitment not only enhances customer satisfaction but also protects and elevates the reputation of the companies who choose us as their utilities partner.



## Transparency

Creating value through transparency is at the heart of everything we do. From our clear commercial offerings to our open communication channels, we prioritise ensuring that our clients and their stakeholders understand every step of the process. This openness unlocks hidden potential in your supply chain while protecting your margins.

## Adoption mastery

As the UK's leading adopter of utility networks, we bring unparalleled expertise to ensure smooth and effective network transitions. Our adoption-first model minimises conflict and maximises value.

## Owning the complexity

Utility challenges can be intricate, but we take ownership from the outset. Our dedicated teams, empowered decision-makers, and proven processes allow us to handle complexities, ensuring efficient and timely project delivery.

# Our values

At Leep Utilities, our values form the foundation of everything we do.

They drive our decisions, shape our culture, and guide how we work with customers, partners, and each other. Each value plays a vital role in helping us deliver exceptional service and build trusted, long-term partnerships.

## Safety

Safety is integral to what we do – guiding the behaviour of our team and ensuring they always work to the highest standards, never cutting corners. We create a safe workplace, for employees to bring new ideas to the table and have their own voice.

Externally, delivering and maintaining safe and dependable assets to customers is critical, as well as providing a service which minimises the impact on the environment.

## Reliability

It is imperative that our clients, delivery partners, customers and stakeholders are able to rely on our ability to deliver. As an organisation, we ensure every promise is seen through, no matter the project or task. This enables those we work with to trust that our assets are correctly maintained and operational, to the highest levels of availability.

## Customer promise

At Leep Utilities, we aim to deliver exceptional service to all customers- providing them with straightforward connections.

Working collaboratively with trusted delivery partners, we ensure all end consumers have a reliable service, with a friendly and experienced team on hand to help should any issues arise.

## Accountability

We highly value the ability of our team and the ownership each employee takes in what they do. We measure ourselves against the highest criteria within the industry and ensure we deliver all tasks and projects to these standards.

We hold ourselves accountable, never passing the blame and always ensuring positive outcomes.

## Respect

As a company, we respect every single member of our team and the role that they provide. Each bringing their own knowledge, skills and experience to the table, we understand that business success does not sit with just one individual; it's something we all must achieve together. A dedicated and highly professional team, we ensure this level of respect feeds through all interactions, internally and externally with all stakeholders, delivery partners, customers and clients.

## Flexibility

We pride ourselves on our ability to be flexible with client needs – we are not as restrictive as incumbents and are able to truly work with our clients to develop positive solutions. To enable us to deliver straightforward connections, our team are also encouraged to work flexibly, with cross-skilling and interdepartmental working a huge part of our internal operations.

# Our clients

- Electricity 
- Water 
- EHV 
- Heat Networks 
- Multi-Utility 



## Who we work with

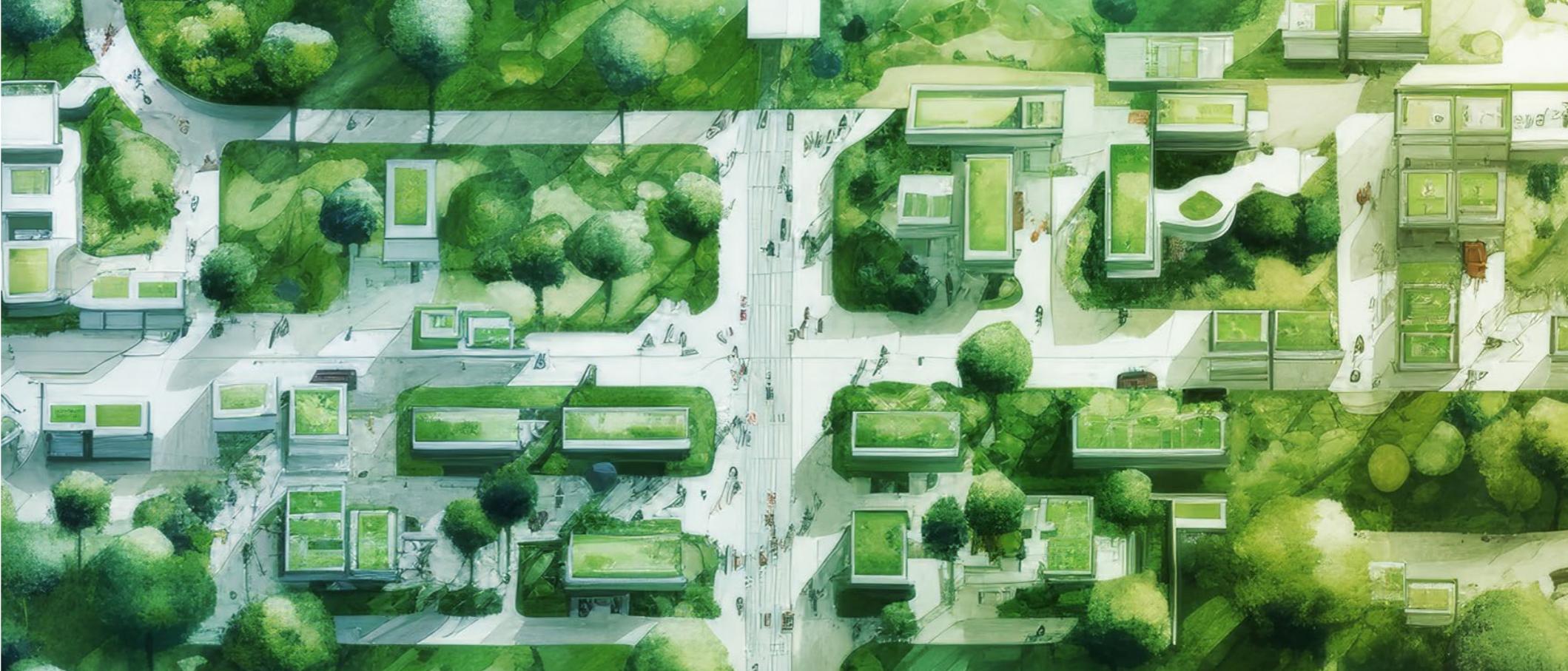
# Developers

We understand the challenges for developers seeking reliable and scalable utility solutions across diverse environments.

Managing utility services often involves significant obstacles. Projects can face delays, escalating costs, and compromised quality due to inconsistencies in delivery processes that hinder efficiency.

Achieving maximum AV potential becomes challenging in the face of DNO and regional water supplier inflexibility. Issues discovered late in the project lifecycle can result in additional costs and fines, while reputational risks threaten both current and future sales.

Coordinating multiple utility suppliers complicates workflows, and maintaining cash flow during critical build phases becomes a balancing act. The lack of transparency from bundled services can erode margins, while the potential for future partner failures adds further uncertainty to the process.



### A partner you can trust

We take ownership of utility complexities, offering multi-utility solutions that enhance efficiency and create real value. Our proven delivery playbook ensures reliable results while maintaining the flexibility to adapt in ways that traditional DNOs and incumbents cannot. We pursue Inset grants with systematic determination and provide transparent AV payments that can be staged to support cash flow.

By focusing on an adoption-only approach, we create value throughout the supply chain while ensuring stability through secure, well-funded operations. We are not limited to whose network builds we will adopt. Our investment in the Kraken platform enables us to deliver industry-leading customer service, further setting us apart.

### Keeping your project on track

Our goal is to keep your projects viable, starting from the pre-sell phases. We maximise margins by optimising supply chain value and ensure on-time delivery to meet your timelines. Positive purchaser experiences with utility suppliers are a priority, so we've put the processes and systems in place to ensure a smooth and positive onboarding experience.

We can also work seamlessly with your preferred contractors as our adoption-only model helps to avoid conflicts while maintaining alignment with your commercial objectives. The potential for future partner failures adds further uncertainty to the process.

## The value we bring to consultants

- Detailed bespoke proposals loaded with proof points, showcasing technical expertise, reliability, and cost-efficiency.
- Deep understanding of your project's unique requirements, with the experience to deliver every time.
- Involved from the outset, enabling us to identify and solve potential issues before they arise.
- Proactive stakeholder management to protect and enhance your reputation.
- Finding partners experienced in handling diverse environments.
- Navigating the complexities of utility solutions and regulatory compliance.
- Ensuring infrastructure aligns with future growth and technological advancements.

## Why Leep?

- **Experts in adoption:** Extensive experience in adopting multi-utility networks.
- **Support growth:** Flexible, scalable infrastructure solutions to support future growth and technological advancements.
- **Tailored solution:** Tailored IDNO and NAV offerings to always satisfy Tender obligations.
- **End-to-end:** End-to-end project management, from initial design to ongoing operation and maintenance.
- **Collaborative:** Effective collaboration with contractors and stakeholders to ensure smooth project execution.
- **Seamless delivery:** Our adoption-first approach removes friction, ensuring seamless delivery.
- **Track record:** Strong track record of compliance with regulatory standards and renewable energy integration.
- **Reliability:** Reliable timelines for project delivery, ensuring minimal delays and cost efficiency.



## Who we work with

# Consultants

Our expertise and innovative approach make us the ideal partner for consultants seeking reliable and scalable utility solutions across diverse environments.

At Leep Utilities, we specialise in delivering tailored multi-utility network adoptions.

We're proud to already work with many of the leading construction consultants. Here's why they consistently choose Leep Utilities to adopt, own, and operate the utility aspects of their projects.

Ready to learn more about how Leep Utilities can help your projects succeed?

Contact us today and experience the difference we can make for your consultancy and your clients.

## Who we work with

# Masterplan developers

What sets us apart is our proven track record. Iconic developments such as MediaCityUK, Battersea Power Station, and Canada Water stand as testaments to our master-planning capabilities.

Utilities often present significant obstacles during project delivery, contributing to delays, escalating costs, and compromised quality. They're frequently blamed by subcontractors for delays, resulting in penalty costs and frustration. Late discovery of problems, adoption U-turns, and inflexibility from DNOs further hinder progress.

Achieving maximum AV potential becomes elusive, while contractor conflicts and slow decision-making processes compound the challenges.

## Proactive and transparent

Our focus is on network adoptions, done right. That means we alleviate these pains by embedding ourselves in your project from the start. Our proactive approach ensures that requirements are thoroughly reviewed to enhance issue identification early on.

By taking ownership of utility complexities, we streamline the process with a dedicated team that offers continuity, putting the same trusted faces on-site and empowering them to make impactful decisions. With direct access to C-suite leadership, we expedite resolutions efficiently, leveraging proven experience and a solution-first mindset. Our transparent AV processes unlock additional value through the supply chain, while our flexible network design adapts to your specific needs.



## You're in safe hands

We transform utilities from a potential project drag into a catalyst for successful delivery. By leaving the utilities to us, you benefit from unrivalled expertise, adoption-only solutions, and a partner-agnostic approach. Our operating model eliminates conflict, ensuring smooth collaboration and dependable outcomes for your project.

What sets us apart is our proven track record. Iconic developments such as MediaCityUK, Battersea Power Station, and Canada Water stand as testaments to our master-planning capabilities. With a dedicated, highly experienced, and empowered team at your service, we deliver exceptional results with clarity, commitment, and efficiency. Network adoptions, done right.





## Solutions first

At Leep Utilities we eliminate these barriers with a fresh approach. Unlike traditional DNO practices, our innovative commercial strategies and extensive expertise are designed to meet your specific needs. By leveraging comprehensive data points and securing project viability in the early phases, we reduce risks and provide clarity.

Our approach requires no advance reservation charges and focuses on flexible, efficient network design that adapts to the unique demands of your project.

## Our proven approach

We are dedicated to keeping your project on track while allowing you to focus on your core business. From the start, we actively work with you to identify and resolve potential issues before they arise.

Our adoption process ensures a safe, secure, and reliable power supply, giving you peace of mind. If additional support or adjustments are needed, our design flexibility allows us to adapt seamlessly to your requirements.

## Who we work with

# Data Centre owners

Securing a reliable power supply for your projects can be fraught with challenges. We understand the challenges – and deliver.

From navigating advance reservation charges to dealing with the complexities of sourcing power before it's needed, the process often leads to oversourcing and increased costs. Distribution Network Operator (DNO) intransigence and delivery delays can further complicate timelines, leaving projects vulnerable to becoming unviable near completion. Transparency over power availability is often lacking, making it even harder to make informed decisions at critical moments.

### A track record of delivery and creating value

What sets us apart is our proven track record in DC adoption backed up by our ongoing investment in team qualifications to stay ahead in the industry. We're trusted by some of the world's leading Blue-Chip companies to deliver. Transparency is at the heart of what we do, ensuring that every adoption process creates real value for our clients. With us as your partner, you gain the confidence of working with a team that prioritizes your success at every step.

## Who we work with

# Heat network operators

At Leep Utilities, we provide tailored, future-ready solutions that align with your goals – whether adopting an existing network, designing and building a new one, or enhancing legacy assets.

Delivering successful heat network projects requires expertise, adaptability, and a collaborative approach, which is all in a day's work for us.

Our comprehensive services include network acquisition, decarbonisation strategies, and securing grant funding to support investment. With flexible partnering models, we create shared value, ensuring risks and rewards are balanced to foster long-term collaboration.

Leep stands out by offering technology-agnostic, cost-effective heat solutions customised for each project. Our end-to-end build solutions take full responsibility for construction and future expansion, leveraging a broad network of providers to deliver exceptional value. For completed schemes, we provide adoption through competitive Asset Adoption Value payments.



## What sets us apart

What sets us apart is our ability to design, build, retrofit, and acquire heat networks with a focus on innovation and commercial viability. With a proven track record, including landmark projects like MediaCityUK, we bring masterplan expertise to every engagement.

Our open approach to technology and partnerships, combined with competitive asset valuations and innovative commercial models, ensures the best possible outcome for our clients.

## Positioned perfectly to lead the way

Leep brings extensive expertise in managing regulated utilities such as water, waste, and electricity. This positions us perfectly to lead the way in adapting to new regulations for heat networks.

With our proven track record, we confidently embrace these changes, ensuring compliance while delivering innovative, future-proof solutions to meet evolving industry standards.

## The value we create for you

We specialise in multi-utility adoption solutions designed to simplify and optimise the development process for landowners. By partnering with us, you gain access to:

- **Optimised utility potential:** Transparent assessments to make informed decisions about your land.
- **Adoption-only asset valuation payments:** Enabling you to extract additional value from contractors through the transparency created.
- **Innovative solutions:** Creative problem-solving that delivers results traditional DNOs often can't or won't provide.



## Why Leep?

We're not just another utility provider, we're a trusted partner for landowners looking to maximise the potential of their property. Here's why we're different:

- **Unique commercial model:** Our adoption-only approach ensures a transparent and value-driven process.
- **Proven track record:** Major clients include Peel and iconic developments like Canada Water, Battersea Power Station, and MediaCityUK.
- **Unmatched flexibility:** From residential developments to heavy industrial projects, we adapt to meet your specific needs.
- **Future-ready capabilities:** Built-in adaptability ensures we're ready for evolving market demands and your unique requirements.

## Who we work with

# Landowners

From understanding utility capacity to navigating regulatory hurdles, we're here to provide the expertise and support you need to unlock the true value of your land.

As a landowner, you understand the importance of maximising the potential of your assets. However, the evolving and complex world of utilities often creates challenges that can impede your progress.

### The challenges landowners face

- **Uncertainty around utility potential:** Without detailed insights into nearby water, power, and other utility capacities, it's hard to assess the true value of your land.
- **Complex utility landscape:** Keeping up with evolving standards, technologies, and regulatory requirements demands time and expertise that most landowners don't have.

**“Leep’s expertise and willingness to assist has ensured works, no matter how complex, are completed on time and in a safe manner.”**

James Ward, Technical Services Director, Battersea Power Station Development Company

# Our services

- Electricity 
- Water 
- EHV 
- Heat Networks 
- Multi-Utility 



## Our services

# Electricity

Our network adoptions take us beyond the limitations of traditional Distribution Network Operators (DNOs).

Our Independent Distribution Network Operator (IDNO) solutions are designed with flexibility, innovation, and a developer-first mindset, ensuring that your project benefits from bespoke utility networks tailored to its unique needs.

Through our adoption-first approach, we create value by streamlining utility delivery, minimising friction with contractors, and offering multi-utility adoption solutions that simplify supplier relationships and reduce resource strain. That's network adoptions, done right.

Leep Utilities has delivered power to some of the most challenging and prestigious developments, including Battersea Power Station, where we

successfully delivered 36 substations in a basement location.

- **Complex environments:** Our expertise enables us to overcome logistical challenges and deliver reliable solutions in constrained spaces.
- **Landmark developments:** From urban regeneration to cutting-edge commercial projects, our portfolio showcases our ability to adapt and innovate.

Backed by experience and real-world data with decades of expertise and years of real world data, Leep Utilities brings unmatched insight to every project.

- **Anticipate power requirements:** Drawing on historical usage trends, we can accurately predict your project's needs and ensure optimal delivery.
- **Deliver in challenging environments:** From high-density developments to constrained sites, our experience ensures success in even the toughest conditions.



## 125,000+

equivalent domestic electricity connections

## 8+

years as an IDNO

## Complete support, every step of the way.

Our end-to-end service ensures that we take ownership of every aspect of utility delivery, so you can focus on what matters most.

- Proactive involvement.
- Owning the complexity.
- Long-term commitment with financial backing.
- In-depth expertise and support.



150,000+

sold and licensed connections

7+

years delivering NAV solutions

## Our services

# Water



We specialise in empowering developers to maximise value across the utility lifecycle with our NAV (New Appointment and Variations) services.

By adopting an **adoption-first approach**, we create transparency that allows developers to extract additional value during the design and build phases through the **unbundling of asset valuation offers**.

Our unique approach, combined with flexible commercials and industry-leading expertise, sets us apart as the partner of choice for forward-thinking developers.

### Complete support

Leep Utilities goes beyond utilities to provide proactive, end-to-end support. From owning the complexity of utility infrastructure to delivering complete ownership throughout the contract, we make utilities one less thing to worry about.

- **Proactive involvement:** From project inception, we simplify and optimise utility planning.
- **Utility complexity ownership:** We manage the details so developers can focus on the bigger picture.
- **We know what works:** Lean into our experience and expertise to ensure your projects deliver against time, quality, and cost metrics.

### Industry-leading platforms

Our investment in the innovative Kraken customer service platform ensures an exceptional supplied customer experience that helps to protect your reputation.

## Our services

# EHV

A dedicated Extra High Voltage (EHV) team, strengthening our position as one of the UK's leading Independent Distribution Network Operators (IDNOs).

We understand the unique challenges faced by data centres and other high-consumption industrial and commercial users.

Our specialist EHV team is equipped to provide global data centre operators with utility grid connections, 132kV networks, and smart battery energy storage solutions for local heat networks. This ensures your operations benefit from reliable, cost-effective, and sustainable power systems.



### Our EHV solutions

- 132kV Networks & Utility Grid Connections:** We deliver bespoke utility connections that align with your power requirements, ensuring your systems are efficient, flexible, and future proofed.
- Smart Battery Energy Storage:** By integrating battery storage solutions, we help optimise energy use and reduce dependence on the grid, enhancing both your energy efficiency and sustainability credentials.
- Repurposing Waste Heat for Local Networks:** We help data centre operators increase their revenue by harnessing waste heat, repurposing it to power local heat networks. This innovative approach reduces grid reliance and boosts sustainability.

Discover how Leep Utilities can help optimize your energy usage and improve your sustainability with our specialized EHV services.

Contact our team today to discuss your project and how we can support your business growth.



## 132kV

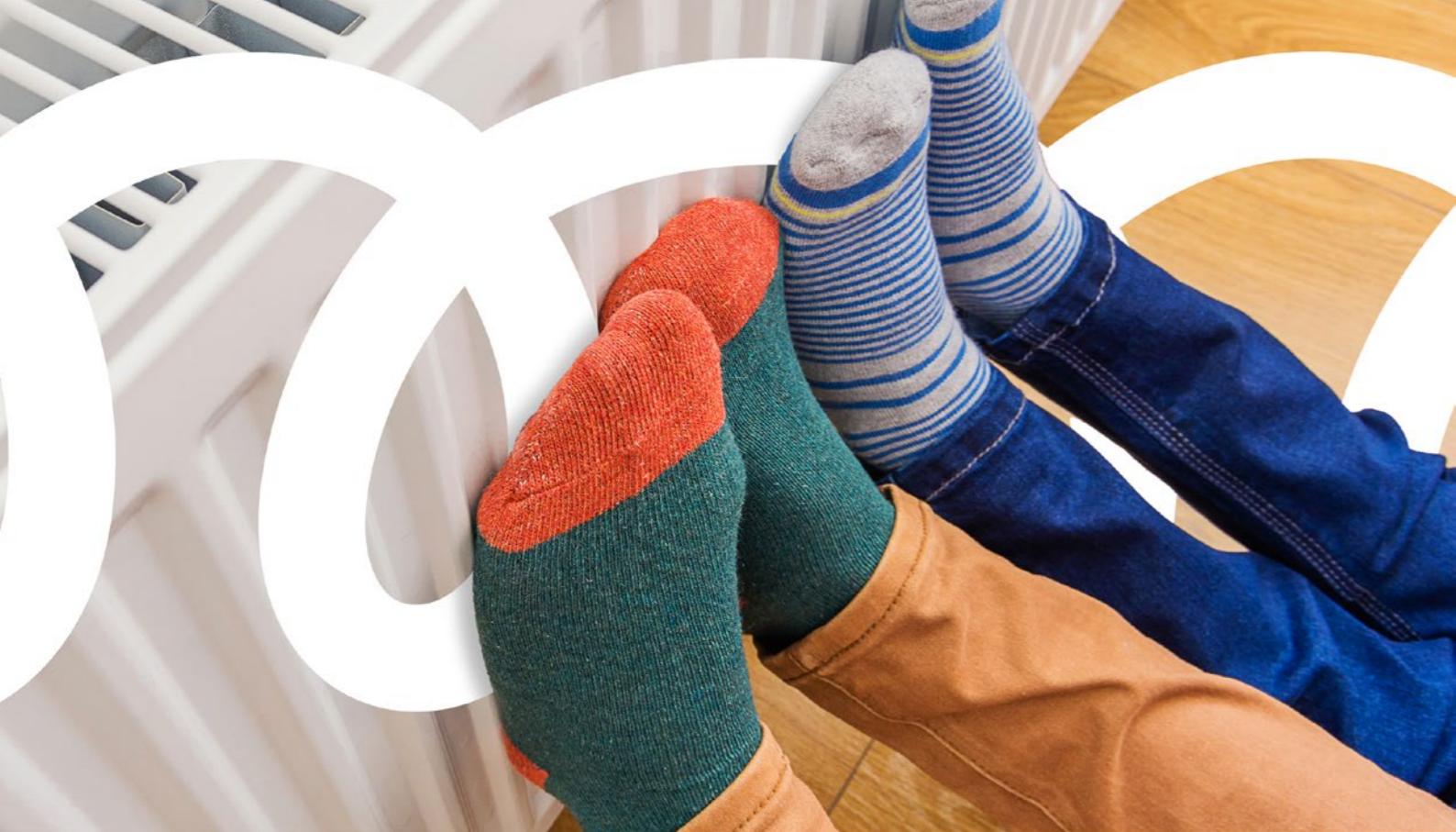
Networks and Utility Grid Connections



Smart Battery Energy Storage Solutions

Tailored, flexible solutions for high-consumption users.

As an IDNO, we stand apart by offering greater flexibility in network design and plant specifications, enabling us to provide bespoke solutions that best meet your needs. With our transparent, adoption-only model, we ensure a streamlined process and optimal cost-efficiency, helping to keep projects on track, even at critical cashflow junctures.



Extensive In-House Experience



Seamless heat network acquisition and management

## Why Leep?

- A proven track record in operating within regulated environments.
- Expertise in decarbonisation and future-proofing heat networks.
- A customer-first approach that enhances satisfaction and reliability.
- Flexible acquisition models tailored to your needs.

## Our services

# Heat networks

As heat networks transition into a regulated environment, managing them requires expertise, resources, and a strategic approach.

Leep Utilities is here to simplify this process, offering a seamless acquisition and management service that ensures efficiency, compliance, and long-term sustainability.

Leep Utilities provides a straightforward and hassle-free solution for heat network owners looking to divest. We take on the full responsibility of operating, maintaining, and enhancing heat networks, ensuring long-term success for all stakeholders.

## Our Heat solutions

- **Comprehensive Management:** We oversee all aspects of heat network operations, from maintenance and repairs to equipment replacements, ensuring optimal performance.
- **Decarbonisation Strategy:** We design and implement a tailored transition plan to move towards low-carbon, electrified heat solutions.
- **Customer-Focused Expertise:** With extensive experience in customer service, we ensure a seamless experience while maintaining high service levels.
- **Operational Excellence:** From complex billing systems to customer service and bad debt management, we handle all operational challenges with expertise.
- **Attractive Commercials:** We offer tailored acquisition models and, on a project-by-project basis, may provide an Asset Valuation payment to maximise value for network owners.



## Our services

# Multi-Utility

We specialise in taking that burden off your shoulders, delivering seamless, efficient, and reliable multi-utility network adoption solutions.

Managing the utilities element of any construction project can be one of the most complex and stressful aspects for developers. From ensuring compliance to securing optimal solutions, the challenges are significant.

### We can take care of all this for you

Joined-up solutions: We provide any combination of heat, water, and electricity, tailored to your development's specific needs.

- **Proven, flexible options:** We deliver tailored yet proven solutions without the constraints faced by traditional DNOs and incumbent water providers.



- **Innovative commercials:** Attractive and flexible AV payments that reflect your commitment in awarding us multi-network adoption agreements.
- **Optimised performance:** Our networks are designed to complement each other, delivering optimal performance and efficiency for your development.
- **Focus on sustainability:** We prioritise innovation and sustainability, identifying crossover opportunities to create value and efficiency.
- **Seamless coordination:** We collaborate with your partners to ensure smooth and timely delivery, eliminating delays and overruns.
- **Transparent adoption:** Our adoption-first solutions ensure clear and transparent pricing from all project partners, ensuring you get the best value.
- **Trusted expertise:** With a proven record of delivering safe, reliable networks, we enhance your reputation as a developer of choice.



Transparent adoption



Seamless coordination

Simplifying the utilities complexity for developers

By partnering with Leep Utilities, you gain a team dedicated to simplifying utility management, ensuring compliance, and delivering innovative, sustainable solutions. Let us manage the complexity of multi-utility network adoptions so you can focus on what you do best: creating exceptional developments.

“Leep Utilities is a recently appointed water framework partner, and we’re delighted to sign off on yet another contract and to meet this milestone with them.”

Dean Wigley, Group Head of Utility Assets & Engineering, Persimmon Homes

# Success stories

- Electricity 
- Water 
- EHV 
- Heat Networks 
- Multi-Utility 



# Battersea Power Station Development

Provision of electricity and infrastructure support, and adoption and ongoing management of supply.

Leep are adopting the various phases of the electricity network supplying over 3,500 apartments with a large and varied mix of retail, restaurants and commercial connections.



## art'otel

A comprehensive and proactive solution, brought to life by deep expertise.

Leep Utilities leveraged its expertise to deliver tailored, innovative, proven solutions that ensured the project's success. Involvement from the project's inception allowed us to oversee the network's construction, ensuring quality and reliability before adoption.



# MediaCityUK

To meet the energy needs of this dynamic community, Leep Utilities developed, owns, and operates a state-of-the-art trigeneration centralised Energy Centre.

Leep own and operate the water, sewerage and electricity networks via our regulated businesses, and private electric distribution, alongside an industry-leading system of power generation and distribution.



## Canada Water

Canada Water stands out as a masterplan like no other, both in scope and complexity.

This mega-project is a total re-imagining and re-purposing of a former brownfield site, aiming to create a mixed-use development incorporating expansive open spaces, homes, workspaces, and retail areas, all designed with community engagement in mind.





**42 acres**

comprising 8 phases

**3M sq ft**

commercial & residential space

**25,000**

population

**36**

basement substations

## Success stories

# Battersea Power Station Development

### Energising a historic London landmark

The £9bn regeneration project is transforming the iconic Battersea Power Station into a vibrant, mixed-use development. Given the site's historical significance as a Grade II listed building, the project involved numerous challenges, especially in preserving the heritage structure while delivering modern infrastructure solutions. Our involvement began after the completion of the first phase, bringing in our expertise, especially in dealing with complex infrastructure like basement substations.

We leveraged our prior experience at Wood Wharf, where we successfully delivered basement substations in a similarly complex environment. This project further demonstrated our ability to handle complex regeneration efforts while complying with regulatory and heritage building restrictions.

The customer's primary need was the installation of basement substations to maximise usage of high-value land.

The basement substations were essential for saving costs on high-value land, which would otherwise have been needed for above-ground solutions.

Our role involved:

- Getting 36 substations into basement locations, critical to the project's success given the land prices in the area.
- Mitigating the high land cost risk that could have jeopardised the project if an above-ground approach had been necessary.
- Drawing from our previous success at Wood Wharf, where we delivered complex basement substations, providing a cost-effective and space-efficient solution.

## Success stories

# MediaCityUK

### Operating a state-of-the-art trigeneration centralised Energy Centre

To meet the energy needs of this dynamic community, Leep Utilities developed, owns, and operates a state-of-the-art trigeneration centralised Energy Centre.

MediaCityUK, a 200-acre mixed-use development in Salford, Greater Manchester, has established itself as one of Europe's leading creative, technology, and digital hubs. The development integrates residential, public sector, leisure, and office spaces.

The facility we operate simultaneously produces heat, cooling, and electricity, delivering sustainable and efficient energy to over 50 commercial entities—including studios, universities, and hotels—as well as nearly 900 residential customers.

Leep Utilities focused on delivering through-life value for money for both the developer and customers. The design of the Energy Centre was carefully balanced to avoid being over-specified or "gold-plated," ensuring affordability while maintaining efficiency and reliability. A key strategy to reduce upfront investment was implementing a phased plant build, ensuring assets were not deployed significantly ahead of heat load demand. The Energy Centre includes space and connection points for expansion, minimizing high initial costs and ensuring seamless supply continuity.

Leep's experienced team applied a robust sourcing strategy across its utility projects. Preferred suppliers are identified for services such as design, and their performance is regularly reviewed to ensure quality and competitiveness. This approach is complemented by keeping abreast of market developments, identifying new entrants capable of delivering high-quality and cost-effective services.



## 200 acres

mixed-use development

## 900

residential customers

## 50

commercial entities



Built to be future-ready



## Restricted available space

The urban location brought space limitations, making it difficult to access areas to install equipment.

## High energy demand

Provisioning sufficient load for a 27-floor development while adhering to space constraints posed significant engineering challenges.

## Unconventional site layout

The irregular shape of the building led to non-standard room designs and the site required two substations alongside a temporary building supply.

## Technical constraints

The tight space required reliance on top-entry and top-exit equipment challenges.

## Success stories

# art'otel

## Powering an iconic luxury London hotel

Delivering power in central London always comes with its unique hurdles, and this project was no exception.

Located in the heart of London, art'otel London Hoxton is the second site in the capital for the PPHE Group brand. Designed by Squire & Partners, this iconic 27-floor hotel boasts 357 guest rooms, including 48 luxury suites, blending cutting-edge design with premium hospitality. Supporting such an ambitious project required a bespoke approach to meet its complex energy needs—that's where Pascon, the appointed ICP, called us in.

Leep Utilities leveraged its expertise to deliver tailored, innovative, proven solutions that ensured the project's success. Here's how we overcame the challenges:

- **Proactive problem-solving:** Through repeat site visits and multi-partner workshops, we identified potential issues early, enabling us to collaboratively resolve them with minimal project delivery disruption.
- **Temporary supply solutions:** To keep the project on track, we implemented a unique approach that allowed the temporary building supply to remain operational. By constructing a temporary structure around the supply, we ensured power access during construction, avoiding delays.
- **Collaborative approach:** From Day 1, we worked in partnership with the client's appointed teams to address spatial and engineering challenges. Our collaborative mindset ensured smooth coordination and creative problem-solving.
- **Tailored engineering:** By drawing on our extensive experience, we designed bespoke solutions that deviated from standard UKPN design standards, enabling us to overcome space constraints while delivering the required power capacity.

# Canada Water

### Reimagining a former brownfield site - Transforming a 53-acre brownfield site into a modern urban hub.

Canada Water stands out as a masterplan like no other, both in scope and complexity. This mega-project is a total reimagining and repurposing of a former brownfield site, aiming to create a mixed-use development incorporating expansive open spaces, homes, workspaces, and retail areas, all designed with community engagement in mind. The vision behind the project is to create a sustainable urban centre, addressing not just the needs of today but those of future generations. cost-effective services.

The challenges associated with this project are immense, as it involves working within one of the world's busiest cities. The complexity

includes navigating constraints such as space limitations, power supply issues, and the ever-present unpredictability of working on a massive brownfield site. There are also unique challenges that arise from unknown factors, such as what could potentially be found underground as construction progresses. These factors add to the already intricate nature of the project.

Our solution was comprehensive and proactive. By embedding ourselves early in the design process, we were able to identify potential issues and challenges before they could manifest as expensive reworks or delays. This early involvement allowed us to address critical concerns, particularly with utilities, to ensure a smooth implementation that kept future phases on track.

With a project as complex and lengthy as Canada Water, where there are numerous phases over several years, our foresight allowed for future-proofing each phase, ensuring that one phase's success would pave the way for the next.



**3,000**  
new homes

**1M sq ft**  
retail and leisure space

**2M sq ft**

business workspace

**12 acres**  
public space



## NAV appointment secured

NAV appointment secured for clean and wastewater networks despite complex urban constraints.

## 375 plots successfully adopted

Successfully adopted during Phase 1 of this ambitious and complex project.

## Sustainable practices embedded

Working in partnership with Domis, our expertise helped enhance the development's environmental credentials.

## Project kept on track

Thanks to expert navigation of regulatory and technical hurdles, the Leep team delivered another on-time project to exacting standards.

## Success stories

# Viadux

## Adopting one of Manchester's most prestigious developments

Partnering with Domis Construction to adopt clean and wastewater networks.

Delivering utility infrastructure in a complex urban environment is never straightforward. Viadux's central location, surrounded by dense public infrastructure, presented significant technical and regulatory challenges, particularly in securing insets.

Leep Utilities was appointed by Domis as the NAV (New Appointment and Variation) for the adoption of clean and wastewater networks at Phase 1 of the development, a decision built on our proven record of partnership and delivery and the requirement for a network adoption partner with deep expertise and flexibility.

Our flexibility, responsiveness, and clear communication allowed us to align with Domis's project timelines and sustainability goals, demonstrating the benefits of working with a utility partner who can adapt and deliver beyond the industry norm.

Our role involved:

- Securing the insets in a highly constrained and high-profile city centre location.
- Maintaining momentum on site, ensuring utilities did not become a blocker to construction progress.
- Advising on and implement Water Saving Initiatives, helping Domis embed sustainability and water conservation into the fabric of the development.

Having worked successfully with Domis on multiple developments, the relationship between our teams is well established and built on trust. This gave Domis the confidence to appoint Leep Utilities at Viadux, knowing we would deliver.

# Woodberry Down

## Delivering NAV services for a landmark regeneration scheme

Pragmatism, partnership, and problem-solving with Berkeley Homes.

Woodberry Down is one of London's most ambitious regeneration projects, a transformative 64-acre development that blends city living with nature, featuring 42 acres of open water and 15 acres of landscaped parkland.

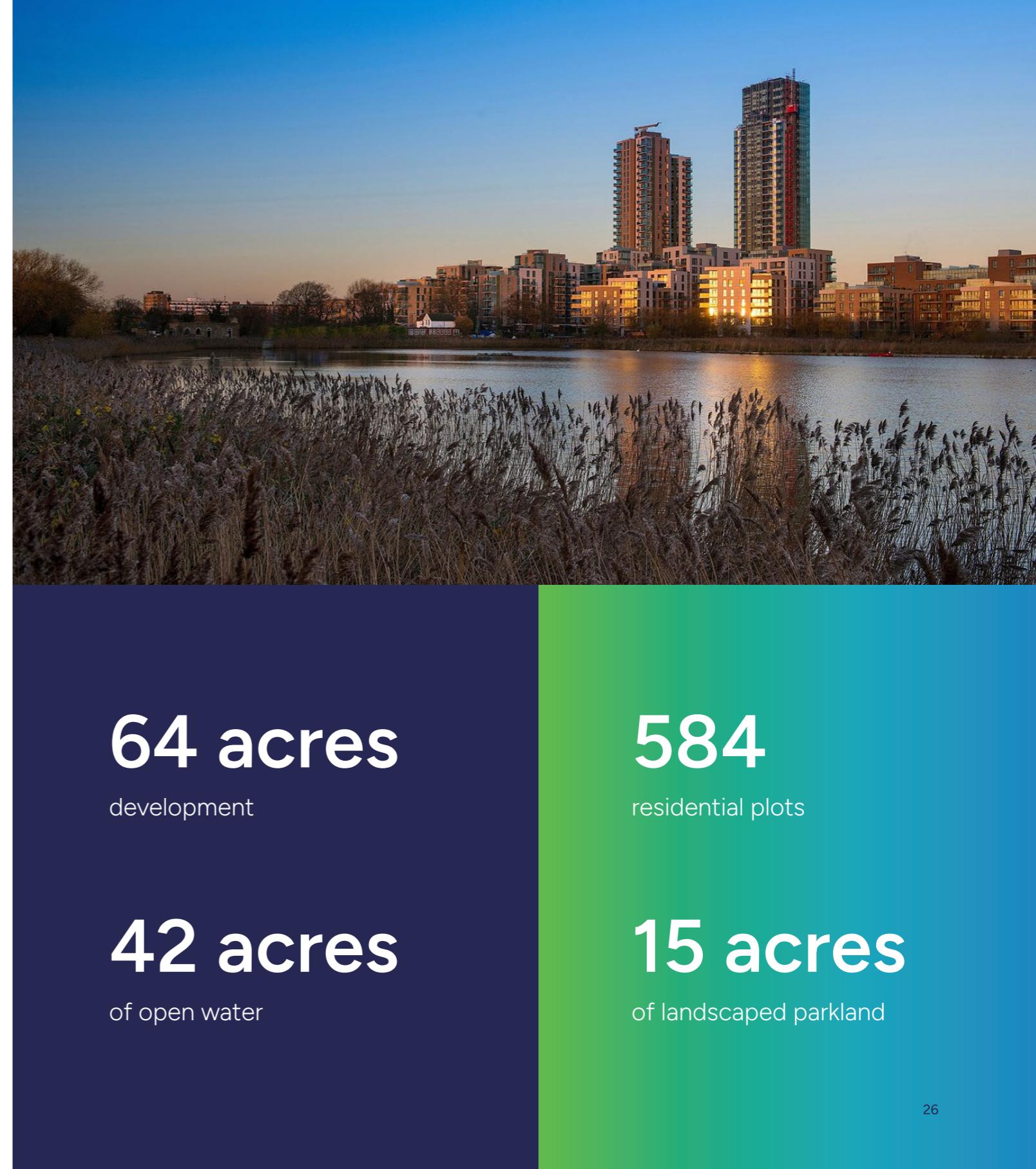
As a long-term regeneration led by Berkeley Homes, it sets the benchmark for high-quality, sustainable urban development.

Leep Utilities was appointed as the NAV partner for clean and wastewater network adoption on 584 residential plots. Our appointment reflected Berkeley Homes' need for a nimble, reliable, and experienced partner capable of managing complexity and delivering with agility.

At Leep, we specialise in solving problems others can't. Woodberry Down is a landmark project, and Leep delivered accordingly.

- We engaged a Self-Lay Provider (SLP) to assess and validate the existing infrastructure, working together to ensure a path to successful adoption.
- Our pragmatic but rigorous approach enabled us to keep the project on track, avoiding the delays that would have resulted from starting again.
- We leveraged our strong relationship with Thames Water, the incumbent, to overcome regulatory and technical roadblocks, stepping in as a trusted intermediary between Berkeley and Thames Water.
- This included securing a temporary water supply to support ongoing construction, a critical solution that enabled Berkeley to maintain momentum.

Our ability to think creatively, act pragmatically, and collaborate effectively ensured that Berkeley Homes could move forward with confidence.



**64 acres**

development

**42 acres**

of open water

**584**

residential plots

**15 acres**

of landscaped parkland



**375**  
residential homes

**35 acres**  
development



## Value delivered

The project demonstrates Leep's ability to deliver high-performing NAV solutions in complex and design-led residential environments, contributing to the creation of well-serviced, thriving communities.

## Success stories

# Castle Irwell

## Adopting a landmark 600-home riverside development

Clean water NAV adoption in partnership with Domis Construction.

Leep Utilities was appointed as the NAV to adopt and operate the clean and wastewater network for the entire Castle Irwell development. With high design standards and a strong focus on placemaking, it was critical that the water infrastructure supported the quality and long-term sustainability of the site.

We worked closely with Domis and project stakeholders from the outset to develop a water network solution that was both technically robust and aligned with the overall site layout and phasing. Our early involvement ensured that network design could be optimised to support delivery efficiency and to minimise disruption during construction.

Leep's team managed the full NAV application and regulatory process, including liaison with Ofwat and the incumbent water company, ensuring a smooth and timely inset appointment. Our detailed planning and hands-on engagement throughout the delivery stages helped maintain momentum and supported the developer's programme. When last minute alterations were required, we were able to work quickly, compliantly, and collaboratively to build them into the final deliverables.

The Castle Irwell development now benefits from a resilient, high-quality clean and wastewater supply operated by Leep. Customers enjoy excellent service standards and have access to our user-friendly digital portal, allowing them to manage their accounts, view usage, and handle billing with ease.

# Barking Riverside

## Transforming a vast brownfield site along the Thames

Given the sheer scale and long-term scope of Barking Riverside, Leep Utilities' role demanded strategic foresight and adaptability.

Barking Riverside is one of the UK's most ambitious regeneration projects, transforming a vast brownfield site along the Thames into a vibrant new community. Initially master planned for 10,800 new homes, the scheme has now applied for planning to extend up to 20,000 homes. Such an impressive scale requires a future-proofed, flexible utilities strategy.

Leep was appointed as the NAV for clean and wastewater adoption across the development. We were tasked with delivering a robust water network capable of serving the full scale of the project, while also ensuring it could evolve in line with future growth.

Central to the project was the design and installation of a major spine main, the critical backbone from which all development zones connect. This ensured consistent pressure, capacity and reliability for current and future residents.

Leep worked closely with BRL and a wider stakeholder group to integrate new infrastructure needs, including five new schools, a new London Overground Station, an Uber Boat by Thames Clippers Pier, and extensive community facilities. We deployed our specialist knowledge to streamline the Ofwat inset application process, including clearly defining the red line boundary to accelerate approval. Our delivery strategy also included proactive upgrades at the boundary point of connection, preparing the network for future phases and avoiding future disruption.

This landmark project demonstrates Leep's ability to deliver on East London's most complex and high-profile regeneration scheme. Our responsive and forward-thinking approach ensured that Barking Riverside is not only served today, but is ready for the demands of tomorrow.



10,800

residential homes

2km

riverside development



Value delivered

With over 3,000 homes now connected and in operation, residents are already benefitting from Leep's investment in innovative digital services. Our integration of the Kraken customer portal gives residents complete control over their accounts.

# Fairmont Windsor Park

## Adopting a standalone substation to support the hotel's operations

Formerly Savill Court Hotel & Spa, the site underwent a full redevelopment with Leep Utilities being appointed to adopt, own, and operate a standalone substation to support the hotel's operations.

The project required a dependable and efficient power solution that aligned with the redevelopment programme:

- A new 1MVA transformer substation was needed to meet the hotel's operational requirements.
- The power supply needed to be reliable to ensure continuity of day-to-day hotel operations.
- Delivery timelines were tight, with key milestones and events scheduled during the redevelopment.

Our flexibility, responsiveness, and clear communication allowed us to demonstrate the benefits of working with a utility partner who can adapt and deliver beyond the industry norm. Our role involved:

- **Proactive collaboration:** Working closely with the client's ICP, we leveraged a strong, established relationship to ensure smooth communication and coordination from the outset.
- **Efficient delivery:** We utilised our network of suppliers to source and deliver a suitable transformer quickly, supporting the client's programme and minimising disruption.
- **Tailored approach:** We took a flexible, client-focused approach to ensure the adopted plant met the hotel's operational needs.
- **Data-driven oversight:** Ongoing monitoring and analysis ensured the system operated reliably and efficiently, giving the client confidence in the network's performance.
- **End-to-end involvement:** Early engagement allowed us to oversee the network build and ensure quality and reliability prior to adoption.



# 1MVA

new transformer substation

# 251

bedrooms and suites

## Key outcomes

- A reliable power infrastructure designed to meet the hotel's operational needs.
- Timely delivery that supported critical project milestones.
- A trusted partnership that ensured a tailored and well-coordinated solution.

Leep Utilities provides ongoing confidence that the hotel's power infrastructure is managed by an experienced and responsive utilities partner. A great example of Network Adoptions Done Right.

“Leep’s expertise has contributed significantly to unlocking value across our supply chain and ensuring that the project is delivered on time, on budget and to the agreed specification.”

Symon Bacon, Senior Development Director, British Land

# How we do things right

- Electricity 
- Water 
- EHV 
- Heat Networks 
- Multi-Utility 

Network  
adoptions,  
done right.

At Leep Utilities, we deliver unmatched innovation, transparency, and a customer-centric approach. With our expertise in utility adoption, we ensure delivery tailored to your needs.





# A message from our CEO

At Leep Utilities, we are proud to be at the forefront of delivering last-mile utility connections with a pure network adoption approach. Our mission is simple yet powerful: to provide sustainable, future-proof solutions that bring communities to life and help them thrive. With dual offices and a growing team, we have seen year-on-year expansion, demonstrating the strength of our vision and the trust our partners place in us.

What makes me proud to lead this business is the exceptional team behind it. Their unrivalled knowledge, dedication, and passion drive our success, enabling us to deploy innovative solutions in iconic projects while making a tangible impact on people's lives. We are not just connecting utilities; we are shaping a more sustainable future.

Sustainability is at the heart of everything we do. We are accelerating the electrification of heat, reducing carbon emissions through proactive water conservation efforts, and advancing smart metering to detect leaks and optimise usage. Our ground-breaking adoption of Kraken technology is transforming how customers interact with their utilities, enhancing self-service capabilities while improving billing accuracy and overall efficiency.

Beyond our core operations, we are committed to making a positive social impact. We actively engage with local authorities, universities, and charities to contribute to the communities we serve, reinforcing our commitment to sustainability and social responsibility.

As we look to the future, the opportunities ahead are immense. We are not just growing; we are redefining what's possible in our industry. Thank you for being part of our journey, we are excited for what's to come.

*Louise*

**Louise Manfredi**  
CEO, Leep Utilities

How we do things right

# Delivering success

At Leep Utilities, we are committed to delivering **sustainable utility solutions** while providing **exceptional customer experiences**.

Our success is driven by the expertise and dedication of our teams, who work together to ensure seamless operations, innovation, and customer satisfaction.

All our teams work seamlessly to provide best-in-class utility solutions, ensuring efficiency, compliance, and outstanding customer service at every stage.

Here are some of the teams involved in that.



How we do things right

# Some of our specialist teams

## Our Strategic Projects Team

### Unrivalled Expertise

Our experienced team has successfully delivered some of the UK's most complex and iconic developments.

### Early-Stage Involvement

We proactively engage in projects from the outset, identifying and resolving potential issues before they impact timelines.

### Agile Decision-Making

Our team is empowered to make decisions quickly, with rapid escalation paths if needed.

### Maximising Value

Through our adoption-only approach, we create transparency within the supply chain, unlocking significant value for our partners.

## Our In-House Legal Team

### Industry-Specific Expertise

Our legal professionals have deep sector knowledge and work closely with all business areas to provide tailored, strategic legal advice.

### Proactive Risk Management

We identify and mitigate potential legal risks early, ensuring smooth operations and asset protection.

### Regulatory Compliance Excellence

Staying ahead of evolving regulations, we ensure full compliance to avoid risks and penalties.

### Innovative Legal Strategies

We think beyond conventional approaches, adapting our legal strategies to an ever-changing industry landscape.



## Our Customer Service Team

### UK-Based, Reliable Support

Our dedicated team provides telephone support from 8 AM to 6 PM, Monday to Friday, with emergency cover outside these hours.

### Technology-Driven Efficiency

Powered by Kraken, Octopus Energy Group's industry-leading platform, we offer seamless online account management for enhanced customer experience.

### Customer-Centric Approach

We provide flexible and responsive support, ensuring our developer clients can trust us as their network adoption partner, safeguarding their reputation through excellent service.

# Let's continue the conversation

Whether you're ready to explore a new project, have questions about our adoption process, or just want to understand how we can support your utility infrastructure needs, we're here to help.

## Already working with us?

Reach out to your **Leep Utilities Business Development Manager** directly, they'll be happy to guide you.

## New to Leep Utilities?

No problem. Drop us an email at [salesenquiries@leeputilities.co.uk](mailto:salesenquiries@leeputilities.co.uk) and a member of our team will be in touch shortly.

## Curious about what we do?

Visit [leeputilities.co.uk](http://leeputilities.co.uk) to discover why we're the smart choice for multi-utility network adoptions.

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**leep utilities**<sup>TM</sup>

**Network adoptions done right**