



Unlocking value through transparent
IDNO network adoption solutions

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Network adoptions done right

The first choice for the last mile



We deliver unmatched value by blending innovation, transparency, and a customer-centric approach. With our proven expertise in network adoption, we ensure seamless delivery tailored to your needs.

At Leep Utilities (Leep), 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 and landowners 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 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 to deliver on its significant order book and roll out new sites across the UK and further expand our service offering.

We are one of the UK's leading IDNO's with over 8 years' experience and over 125,000 equivalent domestic connections. We're a name you can trust for your utilities network adoptions.

With our pure focus on network adoptions, we create the transparency that can help you get the most value from the other parts of your partner supply chain. We're also have a full set of multi-utility network adoption solutions – water, wastewater, electricity, heat networks – we do it all with the same focus on doing it right.



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.
- Commercial, Domestic or combination of both

Why Leep

Why choose an IDNO like us over a DNO?

Commercial flexibility

We can tailor our commercial terms to fit with your project, even if your requirements change before completion.

Faster, more agile delivery

We can move quickly, ramping up our resources to ensure your project starts and ends to plan.



Client-centric approach

We want to build long lasting, value-driven relationships with our clients. To do that, we build our processes around the client and their project partners.



Sustainability and Innovation

We are driven by the desire to deliver sustainable and innovative solutions. By example, we include Advanced Metering Infrastructure (AMI) in all our proposals as standard.

Creative, adaptable, proven

Unlike DNOs, we are not constrained by rigid specifications or outdated technologies. Innovative in our approach, we choose the right parts, technologies, and methods to suit your project, ensuring efficiency and effectiveness.

Why we're different

What sets us apart from the crowd?

We're with you all the way

We go beyond other 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.

Trusted and secure

Our IDNO services are backed by a legacy of successful delivery at iconic projects and landmark developments. With powerful financial backing and teams with decades of industry experience, we're a partner you can rely on for the long haul. Our presence on trusted frameworks ensures you're working with a proven, secure provider.

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Value through transparency

Our adoption model provides developers with the clarity and flexibility they need to realise cost efficiencies and optimise outcomes. By separating the asset valuation process from design and build costs, we enable developers to better understand their suppliers pricing and where there may be the opportunity to drive a better deal.

Delivery in challenging environments

From high-density developments, iconic projects, to constrained sites, our tried and tested experience ensures success, even in the toughest conditions. Our portfolio showcases our ability to adapt and innovate.

Anticipate power requirements

Drawing on historical usage trends, we can accurately predict your project's needs and ensure optimal delivery.

Extra High Voltage network adoptions

Solutions for Data Centres and High Consumption customers



Specialist EHV expertise

Our dedicated 132kV and utility grid connection team delivers reliable, future-proofed networks and smart battery storage solutions tailored to data centres and high-consumption users.

Optimised energy and sustainability

We integrate battery storage and re-purpose waste heat for local heat networks, reducing grid reliance, improving efficiency, and boosting sustainability credentials.

Flexible, cost-efficient solutions

Our adoption-only IDNO model offers bespoke network designs, transparent asset adoption payments, and reduced capital expenditure to keep projects on time and budget.

Proven capability and certified team

Backed by City & Guilds-certified specialists in high-voltage systems, we deliver expert services that meet the growing demand for EHV networks in critical infrastructure.

Trusted partner for critical growth

Supporting the UK's data centre sector, recognised as Critical National Infrastructure, we provide scalable, cost-effective EHV solutions to enable long-term operational and economic 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.

Success stories

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.



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 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.



Canada Water

Re-imagining 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 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. 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

35%

open space



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

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 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.



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.

“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



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.

E: salesenquiries@leeputilities.co.uk

T: 0300 373 3540

Curious about what we do?

Visit leeputilities.co.uk to discover why we're the smart choice for multi-utility network adoptions.



Electricity



EHV

Leep Utilities

Metro Building Level 2,
33 Trafford Road
Salford
Manchester
M5 3NN

T: 0300 373 3540

W: leeputilities.co.uk

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