

leap



Unlocking value through transparent NAV water solutions

leaputilities.co.uk

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Network adoptions done right

About Leep

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 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 largest NAV's with over 7+ years' experience and over 150,000 sold and licensed water 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 also have a full set of multi-utility network adoption solutions – water, electricity, heat networks – we do it all with the same focus on doing it right.



150,000+

sold and licensed connections

7+

years delivering NAV solutions

Trusted and secure.

Our NAV services are backed by a legacy of successful delivery at iconic projects and landmark developments.

With powerful financial backing and decades of industry experience, Leep is a partner you can rely on for the long haul. Our presence on trusted frameworks ensures you're working with a proven, secure provider.

Why Leep

Why choose a NAV like us over an incumbent?

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.



Developer-centric approach

We want to build long lasting value-driven relationships with our clients. To do that we build our processes around the developer, not the other way around.



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.

Regulated and Reliable

We are regulated by Ofwat just like incumbents, meaning developers can have the same level of confidence in service standards, water quality, and consumer protections.

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.

Industry-leading Customer Service platform

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



AMI included as standard

Including AMI on all our NAV projects is a real positive for Developers, enabling early leak detection, reducing post-handover disputes and rectification costs, and supporting compliance with water efficiency targets.

Trusted and secure

Our NAV 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.

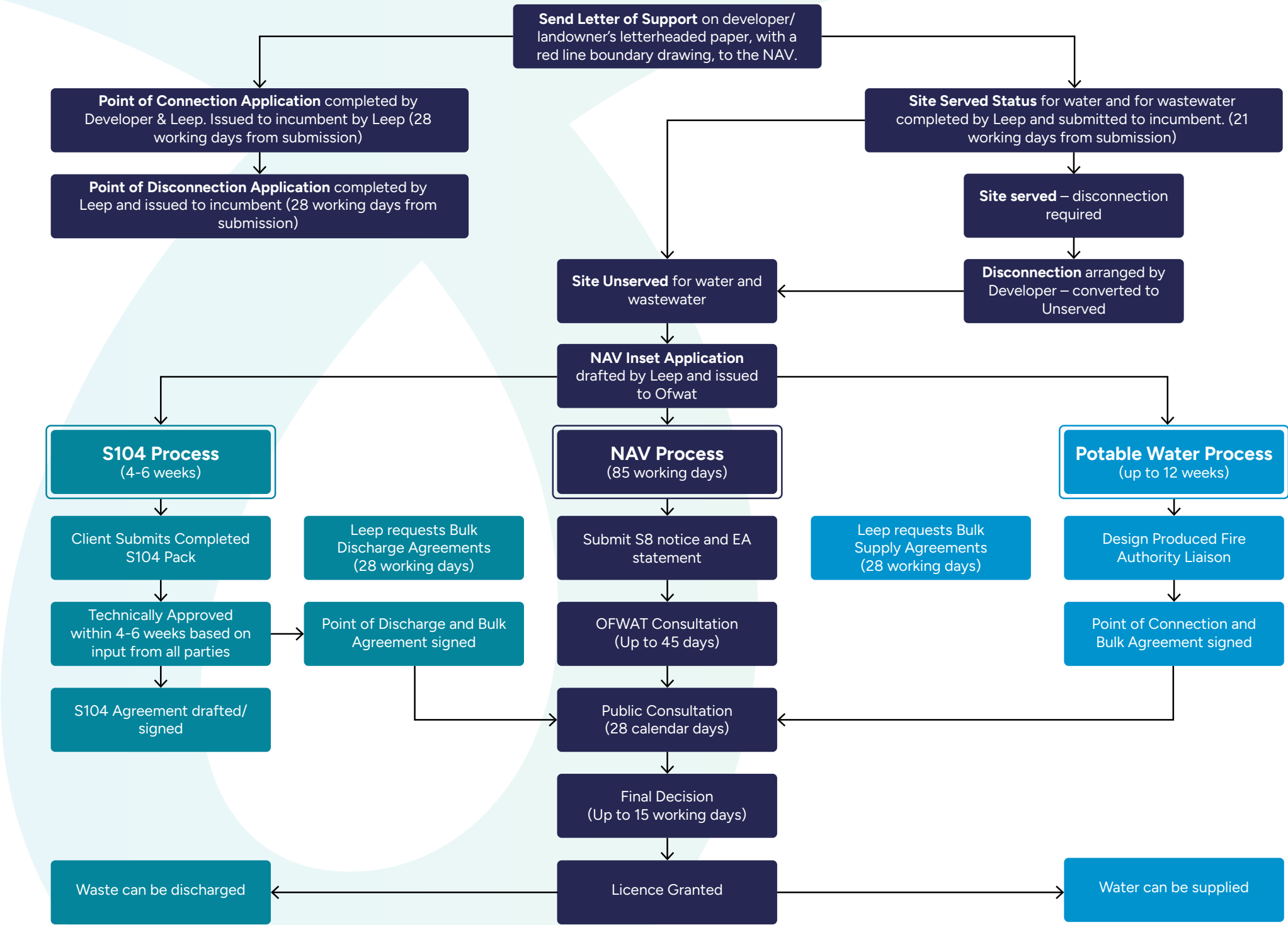
Value through transparency

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.

How it works

Process from appointment of a scheme to inset by Ofwat

The following process illustrates the key steps and paths for a NAV to be appointed by Ofwat to provide water and/or sewerage services to a development.



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.



Viadux

Adopting one of Manchester's most prestigious developments

Leep 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.



Woodberry Down

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

Leep 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.



Success stories

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 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 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 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

“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.

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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.



Water

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