



Heat Network Adoptions Done Right

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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.

Leep Utilities (Leep) is a national, independent multi-utility operator formed through a joint venture between Ancala, a leading independent infrastructure investment manager, and The Peel Group, one of the UK's foremost private real estate and infrastructure investment companies.

We specialise in the long-term ownership and operation of utility networks, with over 200,000

connections across electricity, water, and heat. Our proven expertise and scale make us a trusted partner for developers, landowners, and local authorities across the UK.

At Leep, our strategic focus is on adopting and managing low-carbon infrastructure that supports the UK's journey to Net Zero. We are committed to owning, operating, and managing future-ready networks that deliver lasting value to the communities we serve.



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.

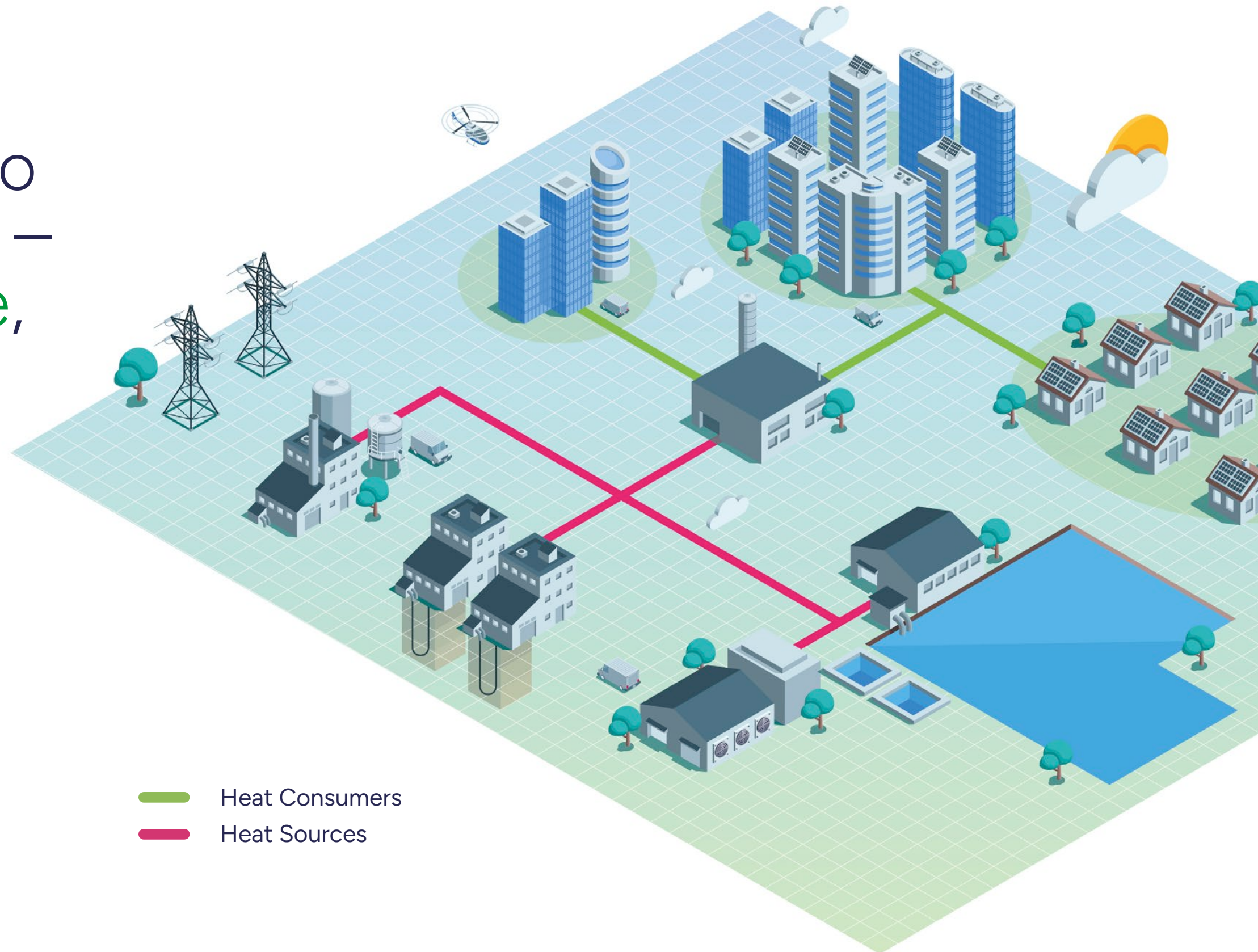
Our approach

Our approach to Heat Networks – Adopt, Operate, Manage.

By working closely with developers, we turn policy ambition into practical delivery, and a more sustainable future.

With heat network policy accelerating under Government-led decarbonisation plans, including the Future Homes Standard, developers face growing pressure to deliver compliant, low-carbon infrastructure.

We support this by providing a seamless acquisition and long-term management solution that unlocks capital post-construction. Our model gives developers the confidence to invest in high-quality heat networks from the outset, safe in the knowledge that a commercially viable asset realisation strategy is in place.



Our approach

Our Operations and Maintenance Model



24/7 monitoring, metering, and fault response



Proactive plant maintenance for asset longevity and efficiency



Customer-focused service backed by SLAs and KPIs



Transparent cost recovery via heat tariffs – regulatory ready



Decarbonisation pathways embedded in lifecycle planning



Why choose Leep?

What makes us the smart choice for network adoptions

At Leep, we provide tailored, future-ready solutions that align with your goals – whether adopting an existing network or enhancing legacy assets.

Delivering success through flexibility and collaboration.

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.

Adopting networks, creating value.

Leep stands out by offering technology-agnostic, cost-effective heat solutions customised for each project. We leverage a broad network of providers to deliver exceptional value, whether that's through competitive Asset Adoption Value payments, or through managing and owning any required future expansion.

Heat Networks are a vital part of our comprehensive multi-utility adoption portfolio. Whether you need a single utility adoption or a full multi-utility suite, we'll tailor our solution and the commercials to fit your exact requirements.



Why we're different

What sets us apart from the crowd?

We deliver competitive and innovative solutions

What sets us apart is our ability to 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.

We are perfectly positioned 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.

We've your reputation in mind

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 network adoption partner.

MediaCityUK

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

To meet the energy needs of this dynamic community, Leep 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 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

Team expertise

Our team's combined project experience



New build
at scale



Adopted and
upgraded to heat
pumps/biomass



Expansion of
Zero Carbon
network powered
by EfW



Delivery of Heat
Networks for
Local Authorities
and Developers



Strategic review
and transition
of heat assets,
including successful
applications for
Government funding.



5th Gen Heat
Networks



Industrial
Decarbonisation –
Replacing fossil fuel
plant with renewable
sources

Working in partnership

We work in partnership with you to create value for all



Collaborative engagement with Local Authorities and Private Developers.



Structured handover from D&B contractors or transitional operators.



Tailored commercial models - ESCo adoption, asset transfer, concession.



Relentless focus on delivering resilient and scalable heat systems.



Let's continue the conversation

Want to find out more about how
our network adoption solutions
can convert your heat network
ownership headaches into
commercial opportunities?

Ieman Barmaki
Director of Heat

E: ibarmaki@leeputilities.co.uk

Curious about what we do?

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



Heat Networks

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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