AMI at new high-rise developments

A quick guide for developers

leep utilities.co.uk

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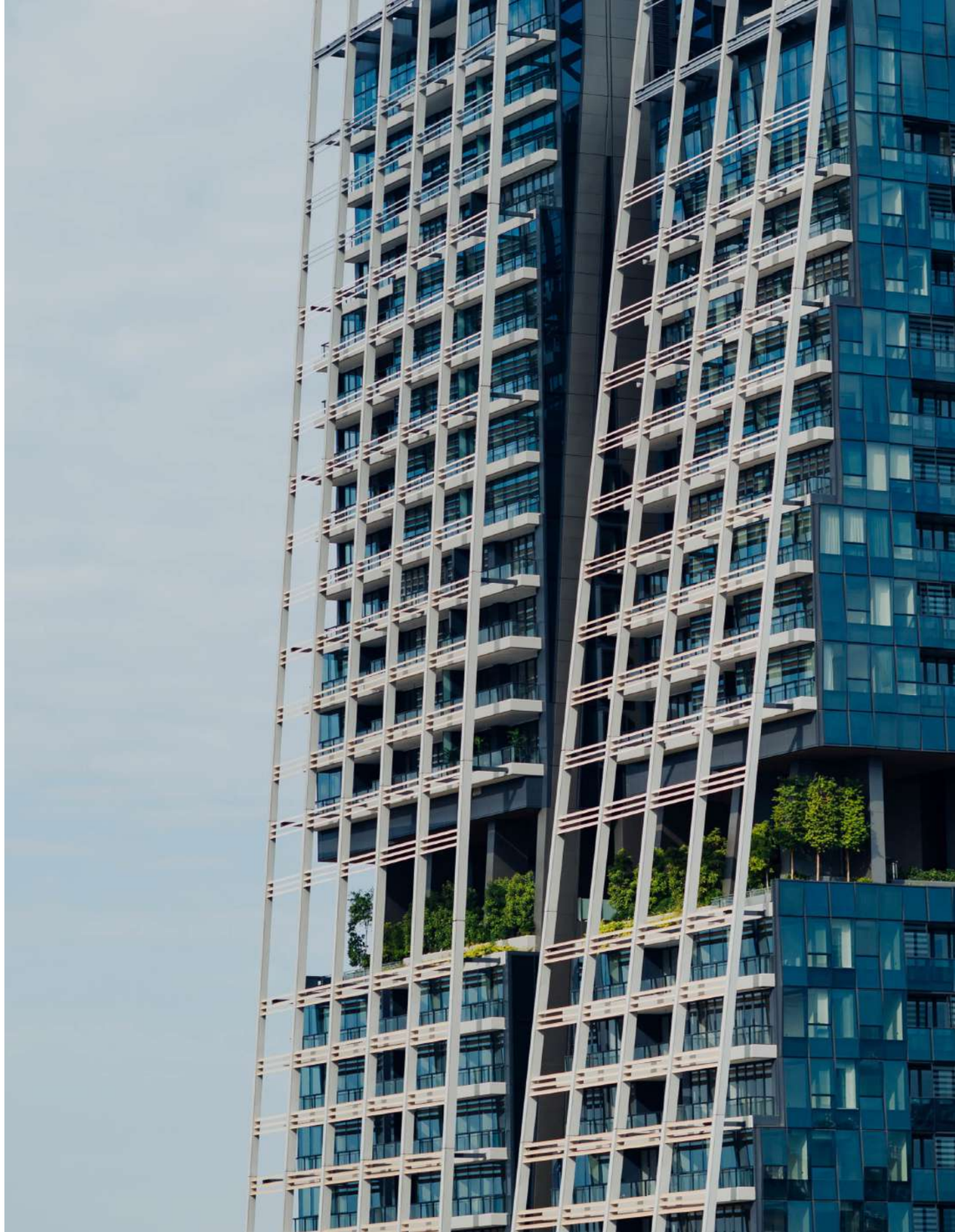
Smarter metering. Greater efficiency. A more sustainable future.

Advanced Metering Infrastructure (AMI) enables remote collection of water meter readings, helping developers, building operators and residents benefit from more accurate consumption data, improved leak detection and more efficient utility management.

To make sure AMI can be installed successfully, we ask developers to incorporate the necessary power and communications infrastructure into their project plans from the outset.



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The benefits of AMI

Why facilitate AMI at your development?



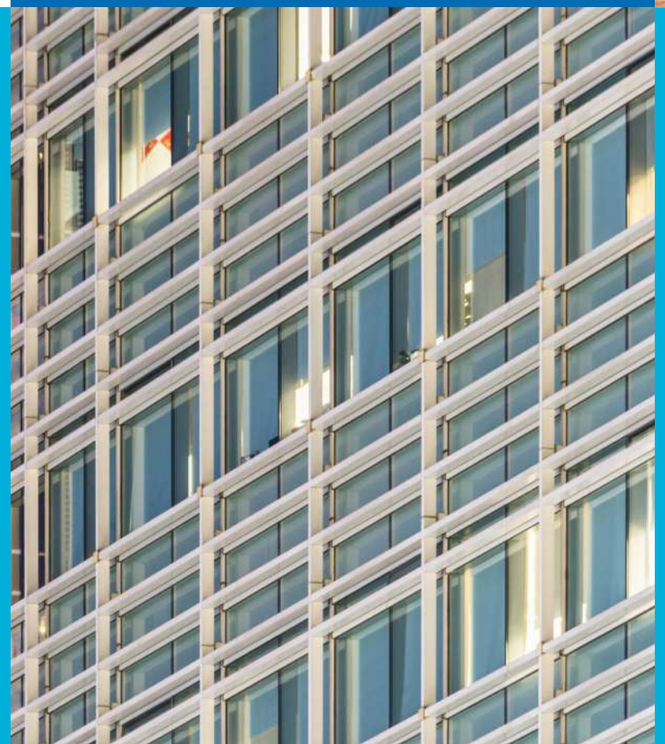
Support during construction

Accurate metering data helps developers monitor temporary building supply usage and manage water consumption throughout the construction phase.

Early leak detection

Access to consumption data can help identify unusual water usage and potential leaks earlier, helping to reduce water waste and avoid unwanted high bills.





Smarter facilities management

Supports the monitoring and management of water consumption across concierge amenities, communal areas and shared facilities.

Better information for residents

Helps residents understand their domestic water consumption and supports more informed decisions about water use.

Accurate change-of-tenancy readings

Provides meter readings to support accurate account changes when residents move in or out, reducing reliance on estimates.





Environmental leadership

Data-driven insight into water consumption can support wider sustainability objectives and reporting frameworks, including GRESB and ISO 14001, alongside ambitions aligned with the Future Homes Standard.

No need for manual meter access

Remote readings reduce the need for physical access to meters for routine reading, helping minimise disruption for residents and building managers.

The result

By facilitating AMI infrastructure during development, you can help create buildings that are easier to manage, more efficient to operate and better equipped to support sustainable water use.

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What developers need to provide - where AMI is required

Developers must facilitate AMI infrastructure for:

- All newly adopted high-rise developments of **three storeys or more.**
- Buildings where water meters are located in communal risers, meter cupboards, plant rooms or other centralised locations.



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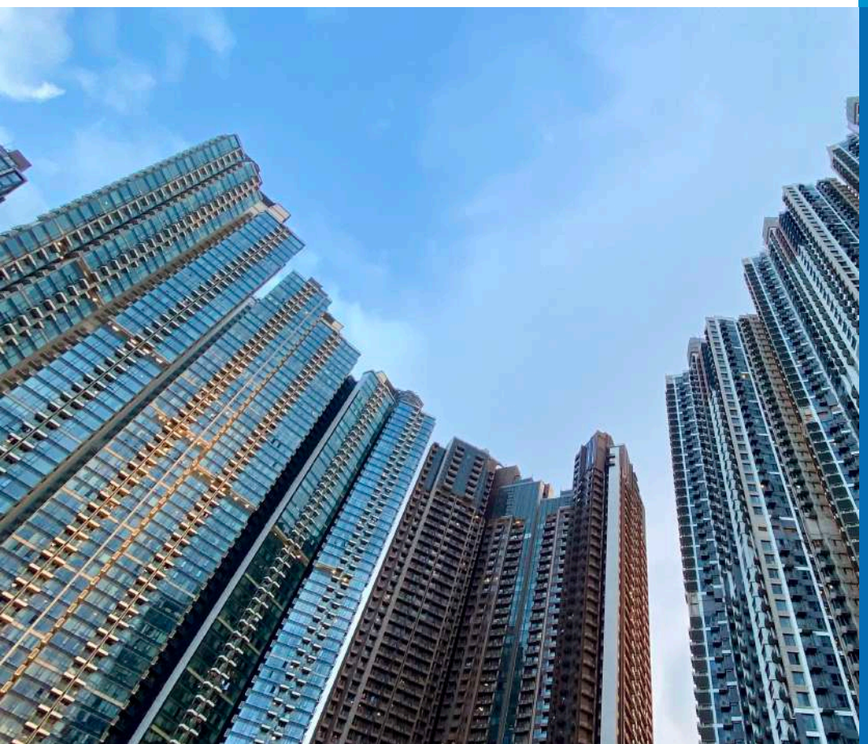
Developer infrastructure checklist

Please ensure the following provisions are incorporated into the building design and delivered as part of the project.



1. Power provision and dedicated socket

Provide power at a minimum of one designated AMI equipment location every five floors, per core, starting no higher than the third floor.

At each designated location, install a permanent, dedicated 230V double socket within a secure riser or communications cupboard.

2. Clear labelling

Clearly label each outlet as a **utility communications supply – do not disconnect** to prevent accidental disconnection during building operation or maintenance.

3. Ethernet connection

Provide a dedicated Ethernet (RJ45) connection at every designated AMI equipment location, matching the locations provided for power.

4. Structured cabling and internet connectivity

Ensure the structured cabling is connected to an available internet service and configured to allow the required communications traffic through any firewalls, enabling remote data transmission.

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Make AMI part of your project plan

To avoid delays, additional costs or retrospective installation work, we recommend that AMI requirements are considered at the design stage and coordinated with your electrical, IT, building services and construction teams.

Please ensure the required infrastructure is included in the relevant drawings, specifications and construction programme.



Need to discuss your development?

Water

Speak to your Leep Utilities contact early in the design process to confirm the proposed AMI equipment locations and coordinate the necessary infrastructure provision.

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